



**Historic Architectural Review Commission
End of the Year Report
2018-2019**

**ENID TORREGROSA-SILVA . KATHLEEN MCDONALD
HARC PLANNERS**

**PLANNING DEPARTMENT
CITY OF KEY WEST**

HARC Members

- Bryan Green- Chair
- Richard McChesney-V. Chair
- Bert Bender
- Letisia Powell
- Joel Cognevich
- Joe Moody
- Michael Ingram
- Commissioner Davila
- Commissioner Weekley
- Mayor Johnston
- Commissioner Kaufman
- Commissioner Lopez
- Commissioner Hoover
- Commissioner Wardlow



Certificate of Appropriateness Review Statistics

HARC STATISTICS FISCAL YEAR 2018-2019

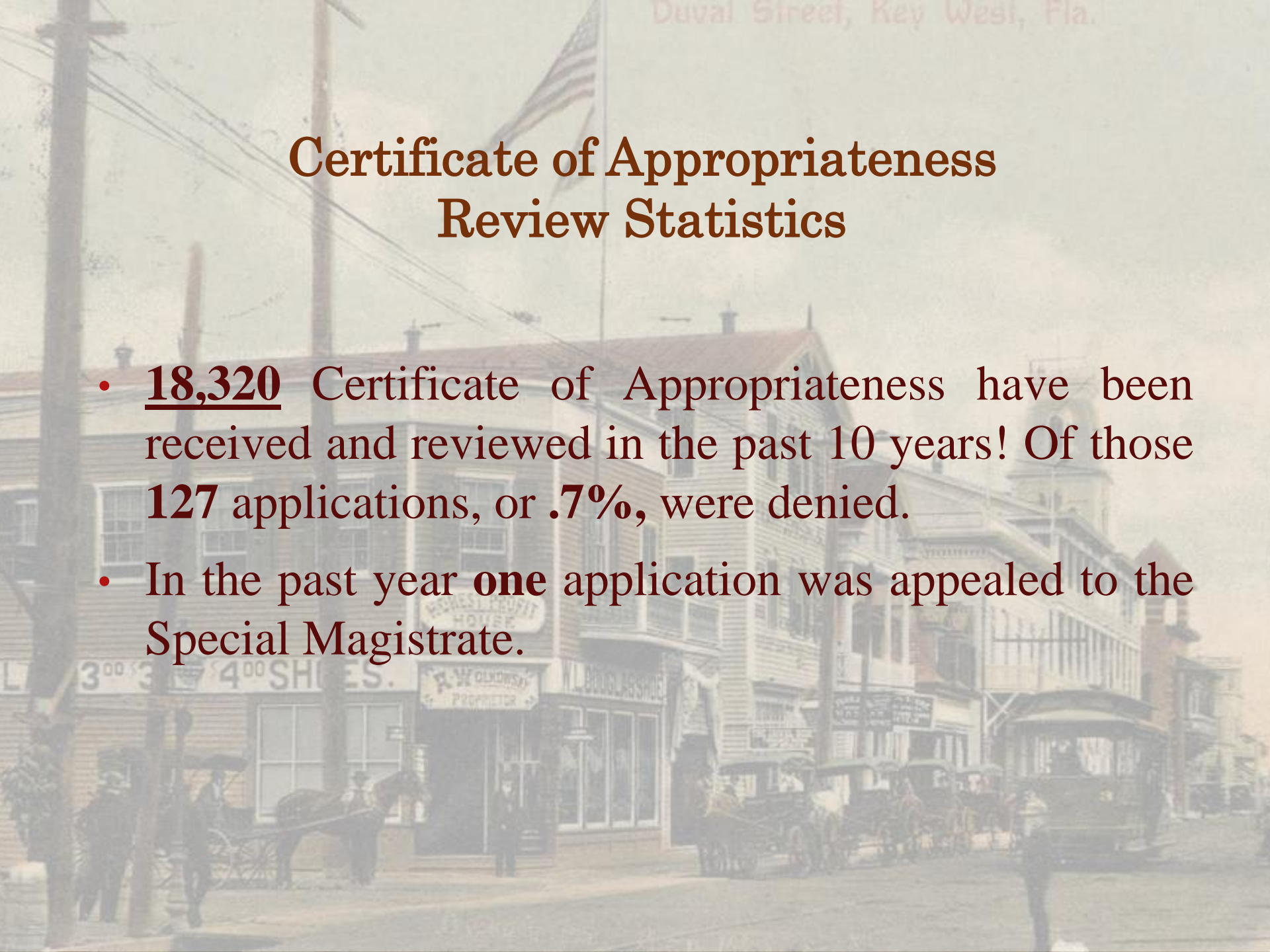
HARC Monthly Summary							
Fiscal year 2018-2019							
	Oct	Nov	Dec	Jan	Feb	Mar	
Received applications	201	182	117	100	147	159	
Staff Reviewed							
Staff approved	189	173	105	95	145	154	
Void/ Withdrawn	1	0	3	0	0	1	
Incomplete	2	3	4	1	0	3	
Commission Reviewed	9	6	5	4	2	1	
Commission approved	7	6	4	3	2	1	
Denials	0	0	0	0	0	0	
Postponed	1	0	1	1	0	0	
Withdrawn	1	0	0	0	0	0	
	Apr	May	June	July	Aug	Sep	Cumulative
Received applications	164	134	146	178	174	185	1,887
Staff Reviewed							
Staff approved	156	123	141	172	166	178	1,797
Void/ Withdrawn	0	2	0	1	3	0	11
Incomplete	0	0	0	0	1	0	14
Commission Reviewed	8	9	5	5	4	7	65
Commission approved	6	9	3	5	3	7	56
Denials	0	0	1	0	0	0	1
Posponed	0	0	0	0	1	0	4
Withdrawn	2	0	1	0	0	0	4
Approved Resolutions							

Certificate of Appropriateness Review Statistics

- In 2018-2019 Fiscal Year Staff approved **1,797** Certificates of Appropriateness or **95%** of received applications.
- During the Fiscal Year HARC held **13** public meetings and one joint workshop for the Thompson Fish House Complex. Staff prepared reports and packages for all public meetings.
- During the 2018-2019 Fiscal Year the Commission reviewed **65** applications, **56** of those applications were approved, only one application was denied, and **8** were withdrawn or postponed. The Commission drafted recommendations for the preservation and appropriate adaptive use for the Thompson Fish House Complex.
- In 2018-2019 Fiscal Year the city collected **\$384,660** in HARC applications, reviews, inspections, and fines fees.
- During 2018-2019 Fiscal Year there was an increase of **194** Certificates of Appropriateness if compare to 2017-2018 Fiscal Year.

Certificate of Appropriateness Review Statistics

- 18,320 Certificate of Appropriateness have been received and reviewed in the past 10 years! Of those **127** applications, or **.7%**, were denied.
- In the past year **one** application was appealed to the Special Magistrate.



Achievements

- Received an outstanding evaluation from the Florida State Historic Preservation Office as a Certified Local Government that included the past four years. This evaluation has never been done.
- City Commission approved the HARC Inspector position.
- Staff administratively closed 997 open Certificates of Appropriateness pertaining paint only and signage.
- HARC Staff is more involved with other city departments that are proposing projects within the historic district.
- Creation and adoption of list of city owned properties within the historic district.

Certificate of Appropriateness Review

724 Caroline Street

Before



After



Certificate of Appropriateness Review

1316 Whalton Street

Before- declared unsafe

After



Certificate of Appropriateness Review

215 Eneas Street

Before



After



Certificate of Appropriateness Review

Pocket Park 1500 Block Duval Street

Before



After



Certificate of Appropriateness Review

618 William Street

Before



After



Certificate of Appropriateness Review 818 Shavers Lane

Before



After



Certificate of Appropriateness Review

1435 Simonton Street

Before



After



The background of the slide is a faded, sepia-toned photograph of a historic building, likely a city hall or government building, featuring a prominent clock tower. An American flag is visible on a tall pole in the foreground to the left. The overall tone is historical and official.

Goals for 2020

Approval to changes of Chapter 102 and other portions of the Land Development Regulations.

Highlight of changes:

- **Definitions- new and revisions.**
- **Prevention of Demolition by Neglect by Affirmative Maintenance.**
- **New compliance hardship and economic hardship for demolition criteria.**
- **Creation of Historic Landmarks Designation.**
- **Clarification of the need of a Certificate of Appropriateness for certain new construction, demolition and maintenance of historic materials, sculptures and mausoleums.**
- **Change of “non-contributing value” to change of designation status.**
- **Revisions to demolition and relocation criteria.**



Goals for 2020

Highlight of proposed LDR's changes:

- New article for activities within the commercial corridors that will include:
 - Criteria for installation of carts, booths, and kiosks.
 - Outdoor display exceptions.
 - Light fixtures and sound.
- Regulations for city owned historic resources, as stipulated under the Comprehensive Plan.
- Adoption of all Secretary of Interior's Standards, and NPS Preservation Briefs, Technical Notes and Nomination publications under Chapter 90.