Historic Architectural Review Commission
End of the Year Report
2017-2018

ENID TORREGROSA-SILVA . KELLY PERKINS

PLANNING DEPARTMENT

CITY OF KEY WEST

HARC Members

- Bryan Green- Chair
- Richard McChesney-V. Chair
- Bert Bender
- Letisia Powell
- Joel Cognevich
- Joe Moody
- William Shepler

Commissioner Davila
Commissioner Weekley
Mayor Johnston
Commissioner Kaufman
Commissioner Lopez
Commissioner Hoover
Commissioner Wardlow

Certificate of Appropriateness Review Statistics

HARC STATISTICS
FISCAL YEAR 2017-2018

HARC Monthly Summary							
Fiscal year 2017-2018							
	Oct	Nov	Dec	Jan	Feb	Mar	
Received applications	**93**	**109**	**113**	**147**	**149**	**156**	
Staff Reviewed							
Staff approved	83	102	105	134	143	149	
Void/ Withdrawn	0	0	2	1	0	0	
Incomplete	2	0	1	3	2	3	
Commission Reviewed	8	7	5	9	4	4	
Commission approved	5	7	0	7	3	2	
Denials	0	0	1	0	1	0	
Postponed	3	0	4	2	0	2	
Withdrawn	0	0	0	0	0	0	
	Apr	May	June	July	Aug	Sep	**Cumulative**
Received applications	**148**	**178**	**169**	**143**	**145**	**143**	**1,693**
Staff Reviewed							
Staff approved	136	160	153	133	137	133	**1,568**
Void/ Withdrawn	0	5	0	1	2	0	**11**
Incomplete	1	3	4	2	0	3	**24**
Commission Reviewed	11	10	12	7	6	7	**90**
Commission approved	9	8	8	7	4	7	67 + 12 =79
Denials	0	1	0	0	0	0	**3**
Postponed	2	0	3	0	2	0	18-12= **6**
Withdrawn	0	1	0	0	0	0	**1**
Approved Resolutions			1				**1**

Certificate of Appropriateness Review Statistics

- In 2017-2018 Fiscal Year Staff approved 1,568 Certificates of Appropriateness or 92% of received applications.
- During the Fiscal Year HARC held 12 public meetings and one workshop for the preservation of the Diesel Plant. Staff prepared reports and packages for all public meetings.
- During the 2017-2018 Fiscal Year the Commission reviewed 90 applications, 79 of those applications were approved, 3 were denied, and 7 were withdrawn or postponed. The Commission drafted one resolution for the preservation of the Diesel Plant, which was unanimously approved and adopted by the City Commission.
- In 2017-2018 Fiscal Year the city collected $266,861 in HARC applications, reviews, inspections, and fines fees.
- During 2017-2018 Fiscal Year there was an increase of 79 Certificates of Appropriateness if compare to 2016-2017 Fiscal Year.

Certificate of Appropriateness Review Statistics

- **16,433** Certificate of Appropriateness have been received and reviewed in the past 9 years! Of those **126** applications, or **.7%,** were denied.
- In the past year **cero** applications were appealed to the Special Magistrate, still **one** appeal from the 2015-2016 fiscal year is under review in Circuit Court.

Certificate of Appropriateness Review
421-423 Simonton Street

Before

After

Certificate of Appropriateness Review

421-423 Simonton Street

Before

After

Certificate of Appropriateness Review
1119 Whitehead Street

Before

After

Certificate of Appropriateness Review

223 Truman Avenue

Before

After

Certificate of Appropriateness Review
824 Thomas Street

Before

After

Certificate of Appropriateness Review
704 Eaton Street

Before

After

Certificate of Appropriateness Review
712 Ashe Street

Before

After

Certificate of Appropriateness Review
512 Amelia Street

Before

After

Goals for 2019

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 2019

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.

Goals for 2019

- Revisions to appeal procedures which are in conflict with current or proposed changes to Chapter 102.
- Draft of new guidelines for windows - doors and fenestrations, guidelines for materials, fencing and colors.
- Draft of new guidelines for adaptive reuse.
- Survey of historic interior public spaces.
- More public education on Historic Preservation and what we do.