



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: June 26, 2018

Applicant: Conch Construction

Application Number: 18-1601

Addresses: #635 United Street

Description of Work

After-the-Fact application for the installation of six air conditioning window units.

Site Facts

The building located at 635 United Street is a contributing structure according to the survey, and first appears in the 1912 Sanborn map. It is a one-story frame vernacular house.

Guidelines Cited in Review

Air Conditioning Units, Antennas, Trash Facilities, and Satellite Dishes (pages 42-43), specifically guidelines 1 through 7.

Staff Analysis

The Certificate of Appropriateness in review is for the installation of multiple air conditioning units through the walls of a historic house. The units were in the windows of the building and staff cannot find any previous approvals for those. Google Streetview from different years shows that the building did not always have window a/c units in the same windows.

Consistency with Guidelines

1. The guidelines are clear that a/c units shall be sited in a location least visible from the public right-of-way whenever possible. The guidelines also state that the installation of through-the-wall air conditioner unit shall be placed in openings that align with the existing historic window frames.

It is staff's opinion that the proposed project fails to meet the guidelines due to the location of the through-the-wall a/c units. None of the units are aligned with the existing historic window frames, and the units are very visible from the right-of-way.

APPLICATION

Permit # 18 1601

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER 18-1601		INITIAL & DATE	
FLOODPLAIN PERMIT		ZONING		REVISION # 1	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %		

ADDRESS OF PROPOSED PROJECT:

635 UNITED ST

RE # OR ALTERNATE KEY:

NAME ON DEED:

HERCE III ANTONIO MANUEL

OWNER'S MAILING ADDRESS:

2001 HARRIS AVE

KEY WEST, FL 33040

CONTRACTOR COMPANY NAME:

CONCH CONSTRUCTION LLC

CONTRACTOR'S CONTACT PERSON:

Benny Lowe

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

# OF UNITS	
PHONE NUMBER	
EMAIL	
PHONE NUMBER	
EMAIL	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$1800.00 ✓

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

MOVE AC WINDOW UNIT INTO ADJACENT WALL X 6. REMOVE 1 STUD AND ADD TOP & BOTTOM FRAMING. SEE ATTACHED AC'S

Printed name of property owner or licensed contractor.

Benny Lowe

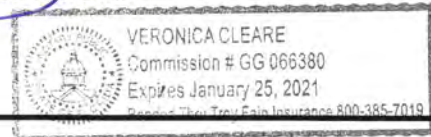
Signature.

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

Personally known or produced

as identification.

5/14/18



Official Use Only:

Paid \$50.00
for HARC only.

4006-15711-01c

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☐ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5 V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

☐ RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ☐ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION:

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER:

BUSINESS LICENSE #

Date: 5/31/18 53
2018 1601

PT * BUILDING PERMITS-NEW
1.00 \$750.00

Trans number: 3127324
VM VISA/MASTERC \$750.00

Trans date: 5/31/18 Time: 11:22:58

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE

Oper: KEYWVXC Type: BP Drawer: 1
Date: 5/14/18 53 Receipt no: 13936
2018 1601

PT * BUILDING PERMITS-NEW
1.00 \$50.00

Trans number: 3126671
VM VISA/MASTERC \$50.00

Trans date: 5/14/18 Time: 11:17:17

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.			
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:	\$400.00	H2
Demolition of non-historic or non-contributing structures	\$100.00	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$400 x 2	HF

TOTAL OF APPLICATION FEE: \$ 800

Project Address: 635 United ~~STAT~~ Street

Comments: Need updated number of A/C wall units

Date of Pre-Application Meeting: 8/31/18

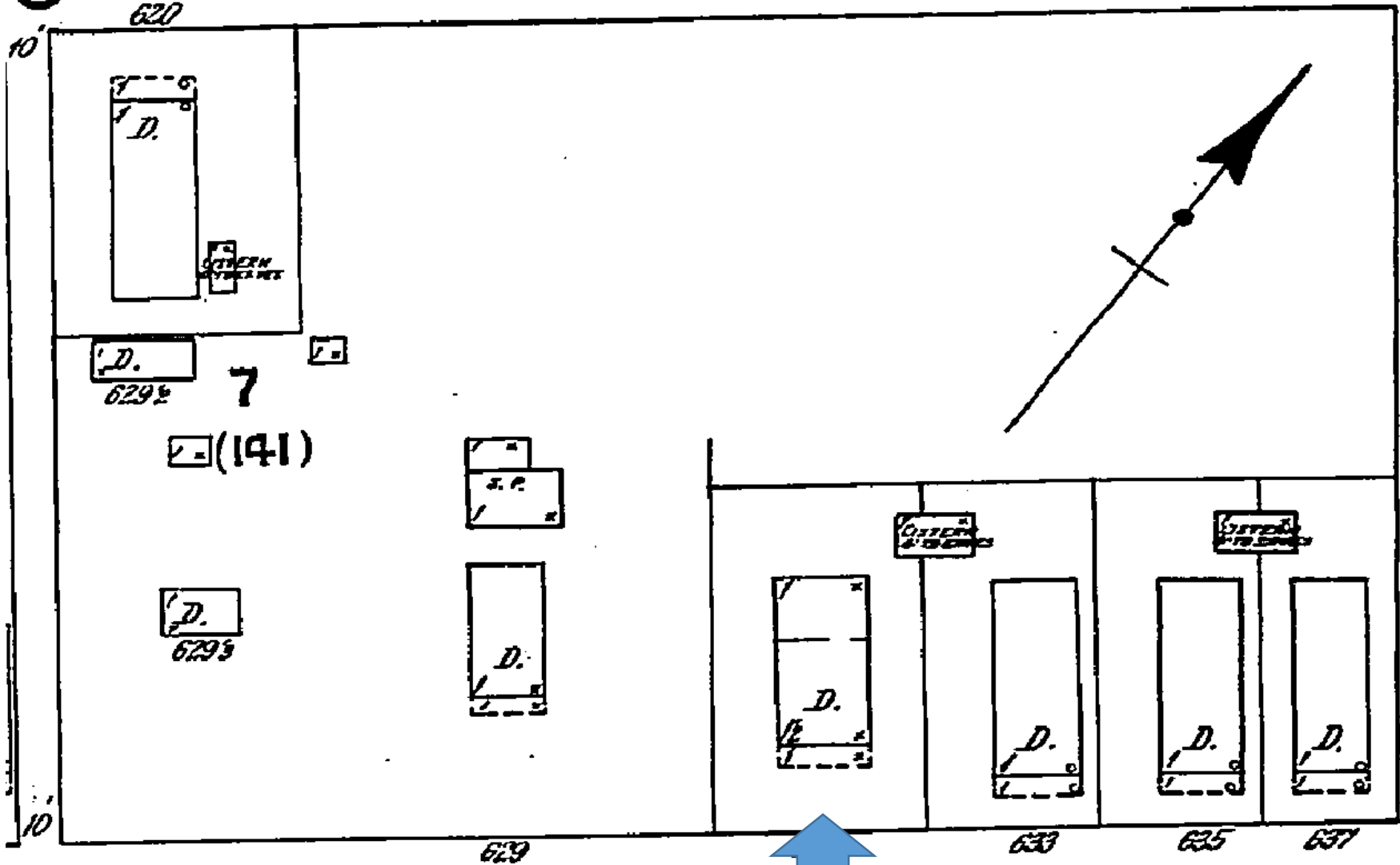
By Staff: Kelly [Signature]

Oper: KEYWVXC Type: BP Drawer: 1
Date: 5/31/18 53 Receipt no: 15086
2018 1601
PT * BUILDING PERMITS-NEW
1.00 \$750.00
Trans number: 3127324
VM VISA/MASTERC \$750.00
Trans date: 5/31/18 Time: 11:22:58

SANBORN MAPS

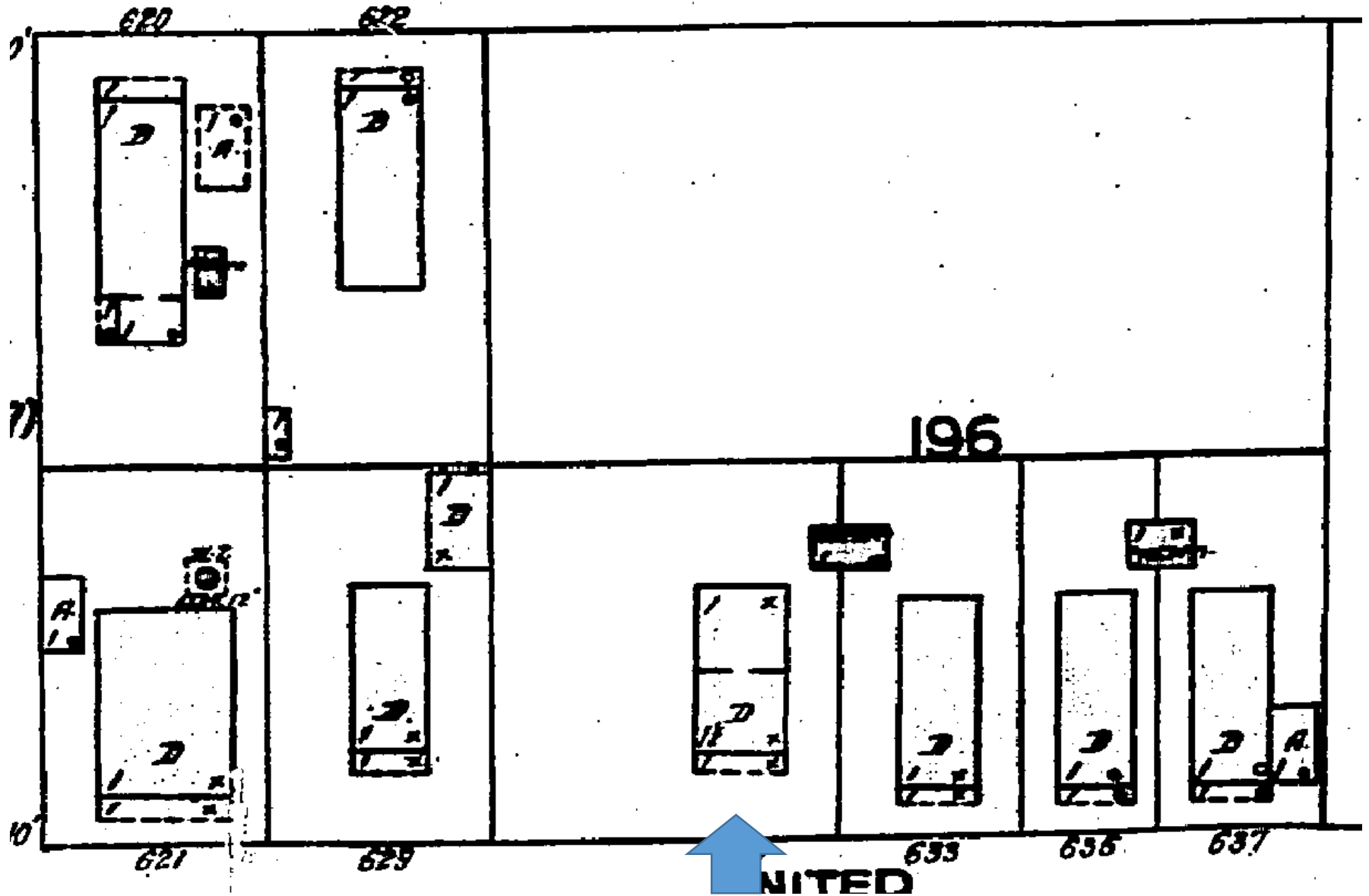
8 LOUISA

30'



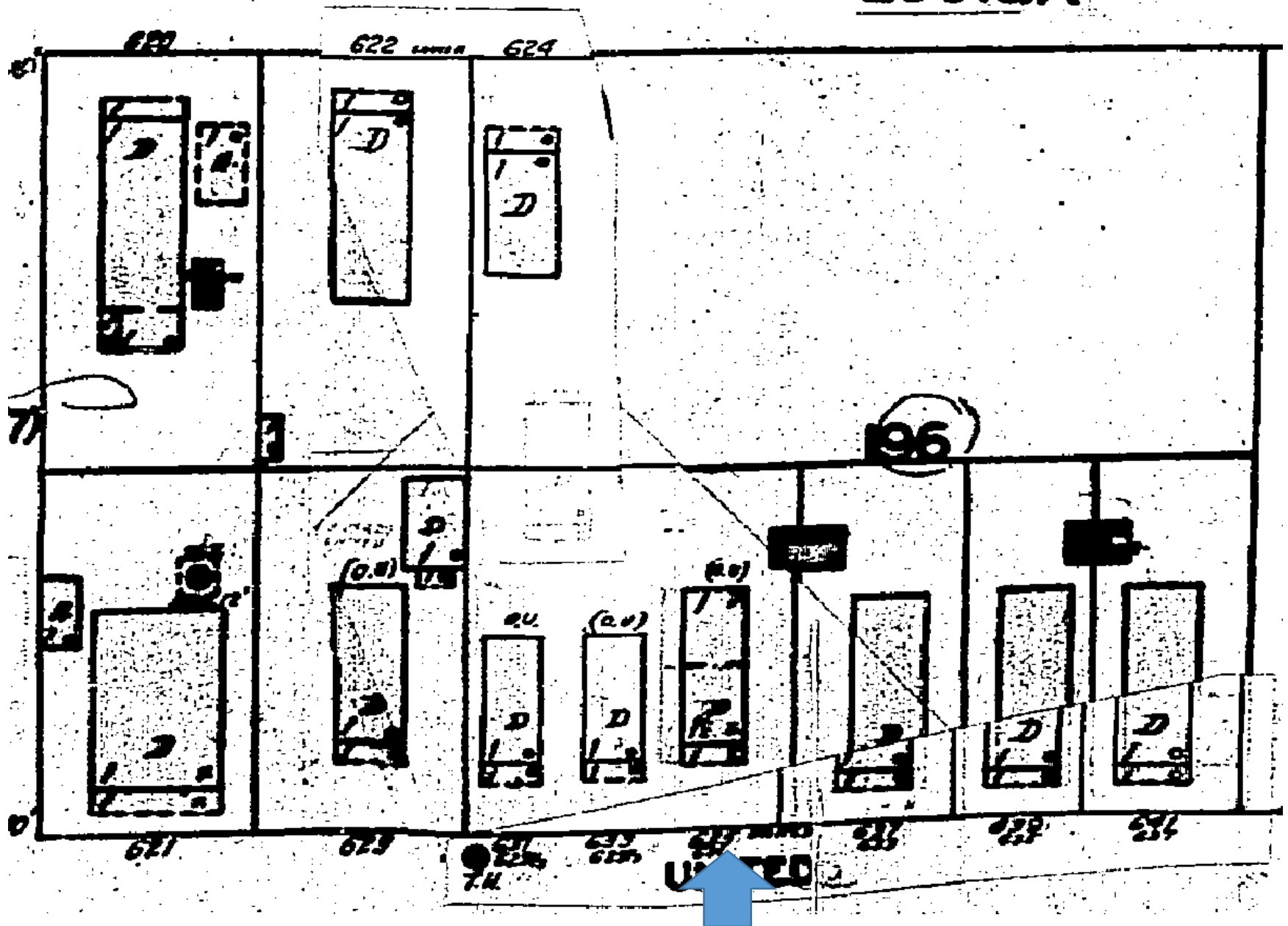
1912 Sanborn Map

LOUISA

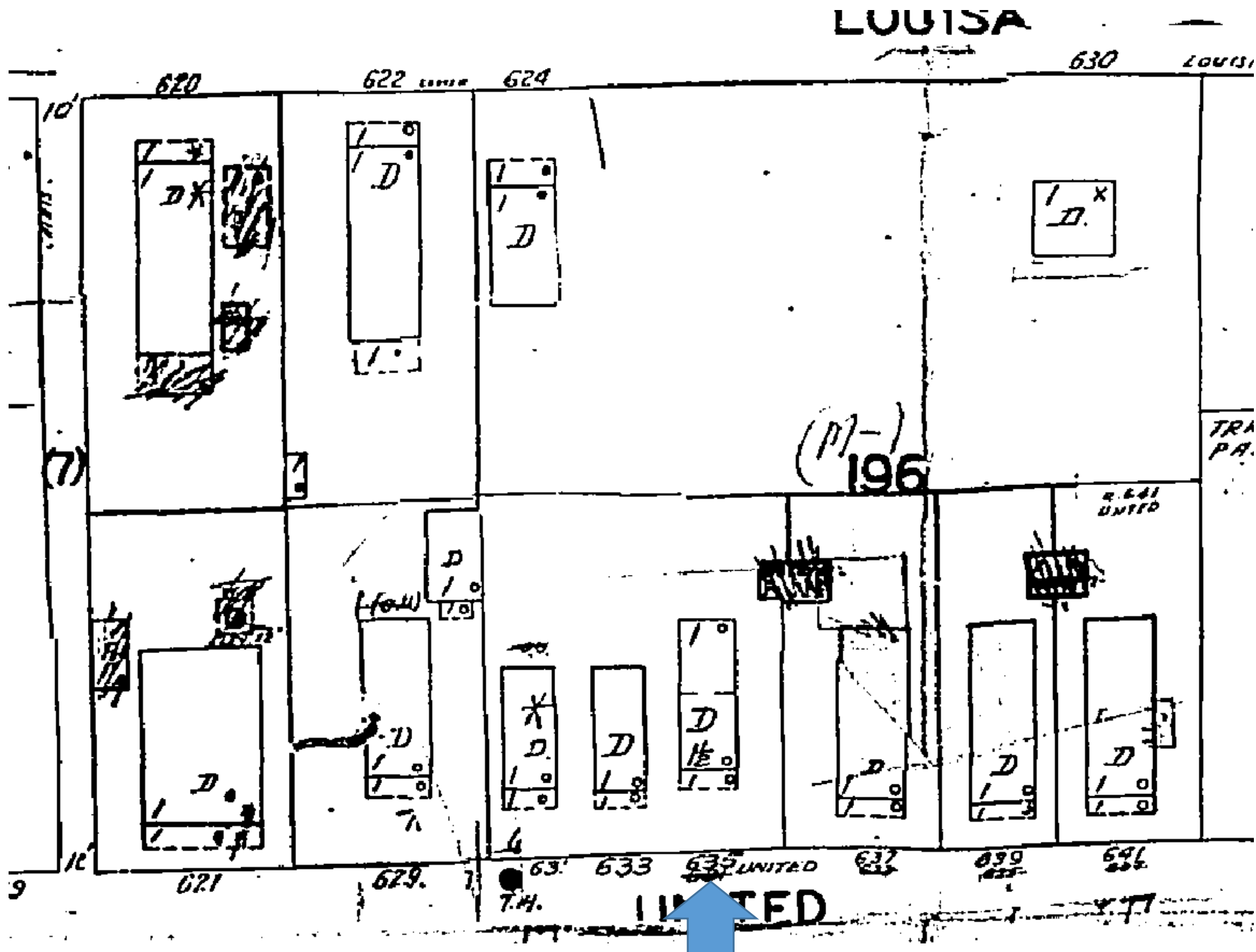


1926 Sanborn Map

LOUISA



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.













MISCELLANEOUS INFORMATION



To See Inventory
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wall air conditioner



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Sort By: Best Match

wall air conditioner Returned 0 Results

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Compare



Compare



Compare

Top Filters

Brand

- ☐ Amana (10)
- ☐ Keystone (10)
- ☐ GE (7)
- ☐ LG Electronics (7)
- ☐ Arctic King (6)

+ See All

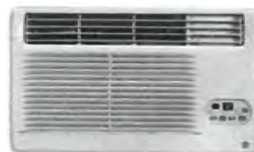
Price

Set custom price range:

 to

- ☐ \$300 - \$400 (4)
- ☐ \$400 - \$500 (16)
- ☐ \$500 - \$600 (15)
- ☐ \$600 - \$700 (5)

+ See All



GE 11,600 BTU 230/208-Volt Through-the-Wall Air Conditioner with Heat and Remote
Model# AJEM12DCF
★★★★ (27)
[Add to Cart to See Price](#)

✓ Free delivery

[Add to Cart](#)



Keystone 8,000 BTU 115-Volt Through-the-Wall Air Conditioner with LCD Remote Control
Model# KSTAT08-1C
★★★★ (9)

\$365⁰⁶

✓ Free shipping
Not at your store
Free ship to store for pickup

[Add to Cart](#)



Keystone 12,000 BTU 115-Volt Through-the-Wall Air Conditioner with LCD Remote Control
Model# KSTAT12-1C
★★★★ (51)

\$423⁸⁶

✓ Free shipping
Not at your store
Free ship to store for pickup

[Add to Cart](#)



Keystone 10,000 BTU 115-Volt Through-the-Wall Air Conditioner with LCD Remote Control
Model# KSTAT10-1C
★★★★ (10)

\$419⁰³

✓ Free shipping
Not at your store
Free ship to store for pickup

[Add to Cart](#)

Looking for something more specific?

Live Chat

Feedback

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 26, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER-THE-FACT APPLICATION FOR
THE INSTALLATION OF SIX AIR
CONDITIONING WINDOW UNITS.**

FOR #635 UNITED STREET

Applicant – Conch Construction

Application #18-1601

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00030570-000000
Account # 1031356
Property ID 1031356
Millage Group 10KW
Location 635 UNITED St , KEY WEST
Address
Legal KW FOGARTY HARRIS SUB PB 1-57 PT OF TR 12 G25-106 OR582-510 OR772-823
Description OR1011-1949D/C(VE) OR1275-620P/O/A(CMS) OR1275-621/23(CMS)
 OR1275-624/25Q/C(CMS)
 (Note: Not to be used on legal documents)
Neighborhood 6096
Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

HERCE III ANTONIO MANUEL
 2001 Harris Ave
 Key West FL 33040

HERCE PATRICIA LEE
 2001 Harris Ave
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$121,969	\$120,643	\$123,139	\$108,940
+ Market Misc Value	\$638	\$638	\$554	\$504
+ Market Land Value	\$316,426	\$473,950	\$520,085	\$313,894
= Just Market Value	\$439,033	\$595,231	\$643,778	\$423,338
= Total Assessed Value	\$439,033	\$443,568	\$403,244	\$366,586
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$439,033	\$595,231	\$643,778	\$423,338

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	6,444.00	Square Foot	0	0

Buildings

Building ID 2370
Style
Building Type M.F. - R2 / R2
Gross Sq Ft 1740
Finished Sq Ft 1440
Stories 1 Floor
Condition POOR
Perimeter 184
Functional Obs 0
Economic Obs 0
Depreciation % 45
Interior Walls WALL BD/WD WAL
Exterior Walls WD FRAME
Year Built 1929
EffectiveYearBuilt 1970
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CONC S/B GRND
Heating Type NONE with 0% NONE
Bedrooms 3
Full Bathrooms 2
Half Bathrooms 0
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,440	1,440	0
OPF	OP PRCH FIN LL	300	0	0
TOTAL		1,740	1,440	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1929	1930	1	120 SF	1
PATIO	1949	1950	1	45 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/1/1993	\$158,000	Warranty Deed		1275	0621	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
9903620	10/25/1999	11/30/1999	\$1,850		ASPHALT SHINGLE ROOF
9800397	2/1/1998	11/30/1999	\$800	Residential	REPAIR 140 SQ FT PORCH
B941523	5/1/1994	12/1/1994	\$1,700		REPAIRS
B940598	2/1/1994	5/1/1994	\$1,000		INTERIOR RENOVATIONS
B932897	10/1/1993	5/1/1994	\$700	Residential	INTERIOR RENOVATIONS

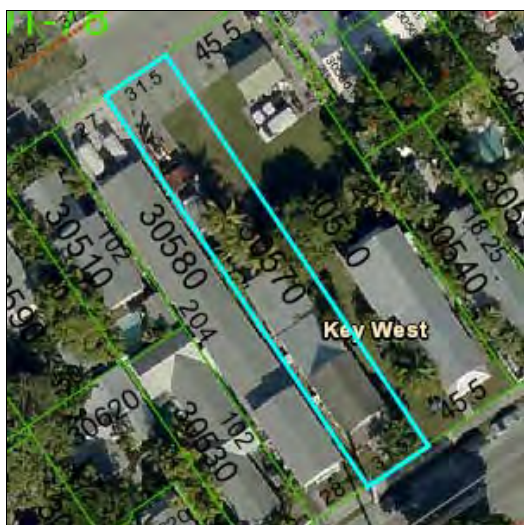
Sketches (click to enlarge)

8	OPF (160)
72	20 FLA (1440)
7	20 OPF (140)

Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Developed by

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