



---

## Staff Report for Item 14

**To:** Chairman Bryan Green and Historic Architectural Review Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** September 27, 2016

**Applicant:** Michael Skoglund

**Application Number:** H16-01-0975

**Address:** #1322 Olivia Street

---

### Description of Work

After-the-fact- Installation of window air conditioning units.

### Site Facts

Located at the corner of Florida and Olivia Street, this site shares two properties (1320 and 1322 Olivia), but neither are contributing to the district or are historic. The 1962 Sanborn map shows a one-story frame structure with a porch, but the 1965 property appraiser's photograph shows a one-story frame structure without a porch. It appears that the one-story building was severely altered and significantly added onto between 1965 and 1968, as the 1968 aerial photograph shows the building as a two-story structure.

This building came before HARC in 2015 for major renovations.

### Guidelines Cited in Review

Air Conditioning Units, Antennas, Trash Facilities, & Satellite Dishes (pages 42-43), specifically guidelines 3, 5, and 7.

### Staff Analysis

The Certificate of Appropriateness in review proposes the installation of multiple through-the-wall air conditioning units on a street-side elevation of 1322 Olivia Street.

### **Consistency with Guidelines**

1. The guidelines state that the installation of through-the-wall or window air conditioner unit is not appropriate on the front façade of any building in the historic district. As this property is located on a corner, the street-side façade is considered as important as the front façade. The building has multiple window and through-the-wall air conditioning units that directly face Olivia Street and are highly visible.

It is staff's opinion that the proposed design is inconsistent with the guidelines regarding air conditioning units. The applicant should relocate the air conditioning units so they are out of sight of the public right-of-way. The introduction of highly visible air conditioning units is not appropriate and inconsistent with the guidelines.

# APPLICATION

**COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC**

\$50.00 APPLICATION FEE NON-REFUNDABLE



**City of Key West**

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER <b>H10-01-975</b>		BUILDING PERMIT NUMBER <b>10-2721</b>		INITIAL DATE <b>7/16/16</b>
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:

**1322 OLIVIA ST.**

# OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

**KILBER KRICAT**

PHONE NUMBER

OWNER'S MAILING ADDRESS:

EMAIL

CONTRACTOR COMPANY NAME:

**KILBY CORP**

PHONE NUMBER

**(305) 296-2632**

CONTRACTOR'S CONTACT PERSON:

**M. SKOCLOLD**

EMAIL

ARCHITECT / ENGINEER'S NAME:

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

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: **# 1000**

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.

PROJECT TYPE:  ONE OR TWO FAMILY  MULTI-FAMILY  COMMERCIAL  NEW  REMODEL  
 CHANGE OF USE / OCCUPANCY  ADDITION  SIGNAGE  WITHIN FLOOD ZONE  
 DEMOLITION  SITE WORK  INTERIOR  EXTERIOR  AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

**INSTALL 2 HC**

**WATERWORKS**

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: <b>M. SKOCLOLD</b>
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <i>M. Skocold</i>
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>7</u> DAY OF <u>July</u> , 20 <u>16</u> .	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>7</u> DAY OF <u>July</u> , 20 <u>16</u> .
Personally known or produced as identification:	Personally known or produced as identification:

23824 / 20449 ok

DEPT. OF PERMITS  
 BUILDING PERMITS  
 15:20:58  
 00:05:58  
 305:809:3956  
 950.00  
 15:20:58



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.		

<b>OFFICIAL USE ONLY:</b>			<b>HARC STAFF OR COMMISSION REVIEW</b>				
<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.

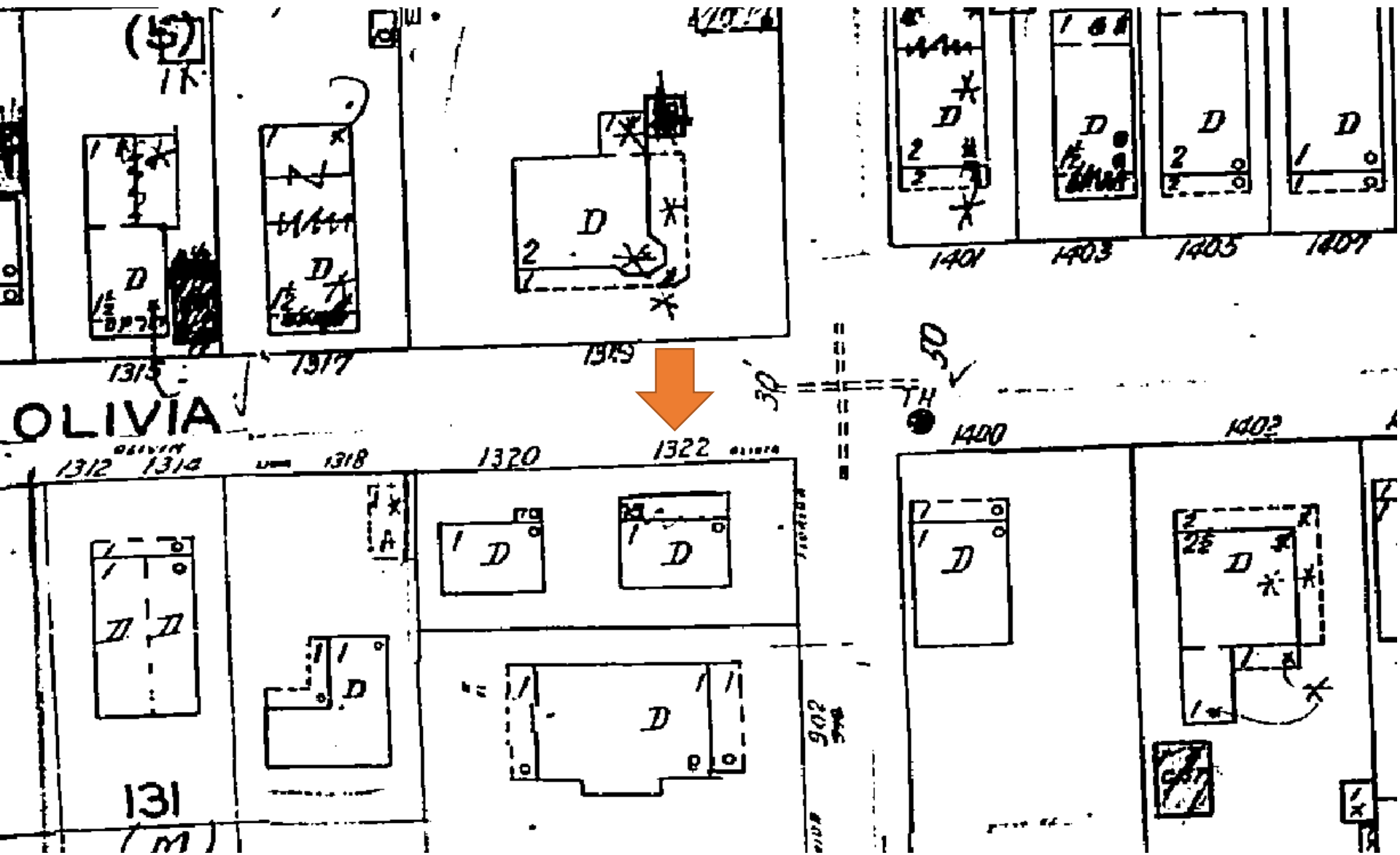
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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 ATHORITY, 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.

<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

# SANBORN MAPS



1962 Sanborn Map



# PROJECT PHOTOS



1968 Aerial Photograph



2011 Google Earth Image



1965 Property Appraiser's Photograph



1322











1878



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 27, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## **AFTER-THE-FACT – INSTALLATION OF WINDOW AIR CONDITINING UNITS.**

### **FOR- #1322 OLIVIA STREET**

**Applicant – Michael Skoglund**

**Application #H16-01-0975**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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.

1322

# Public Meeting Notice

AFTER-THE-FACT - INSTALLATION OF WINDOW AIR CONDITIONING UNITS.

FOR: 41121 OLIVE STREET

APPLICANT: Frank's Property Management, LLC  
ADDRESS: 41121 OLIVE STREET, UNIT 101, WASHINGTON, DC 20015  
PHONE: (202) 462-1111  
FAX: (202) 462-1112  
E-MAIL: FRANK@FRANKSPROPERTYMANAGEMENT.COM  
WEBSITE: WWW.FRANKSPROPERTYMANAGEMENT.COM

1322

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Kelly Perkins, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1322 Olivia Street on the 20th day of September, 2016.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on September 27, 2016.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H16-01-09.75

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Kelly Perkins

Date: 09/22/16

Address: 3140 Flagler Ave

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 22 day of September, 2016.

By (Print name of Affiant) Kelly Perkins who is personally known to me or has produced personally known as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: [Signature]  
Print Name: Miriam Cleare

Notary Public - State of Florida (seal)  
My Commission Expires: 03/30/19



# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 9103736 Parcel ID: 00024850-001200**

**Ownership Details**

**Mailing Address:**

415 BAHAMA KEY CORP  
1331 DUNCAN ST  
KEY WEST, FL 33040-3446

**Property Details**

**PC Code:** 04 - CONDOMINIUM

**Millage Group:** 10KW

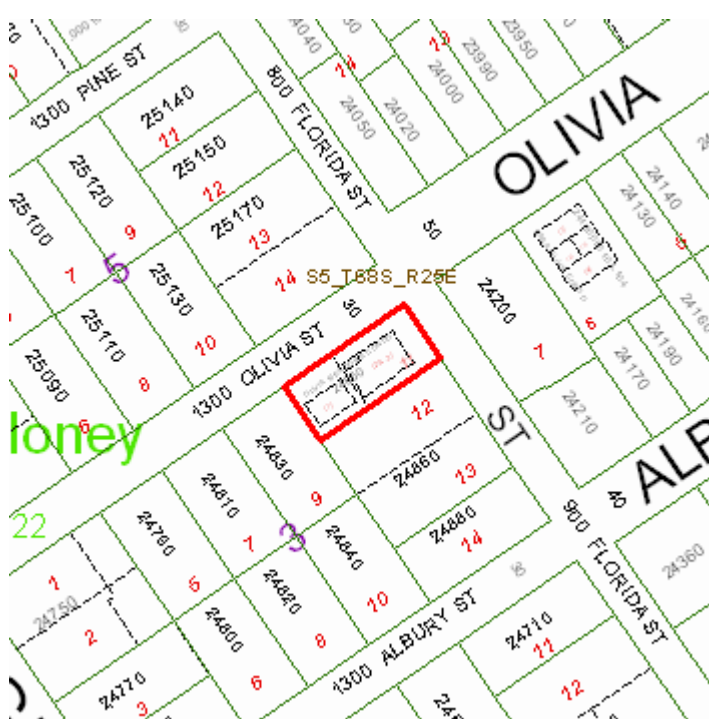
**Affordable Housing:** No

**Section-Township-Range:** 05-68-25

**Property Location:** 1322 OLIVIA ST LOWR: KEY WEST

**Legal Description:** UNIT 2 OLIVIA MEADOWS CONDOMINIUM OR2775-2260/2317DEC

**Click Map Image to open interactive viewer**







### Appraiser Notes

PROPORTIONATE LAND VALUE, 50 PER CENT TO EACH OF UNITS 2 & 3. THEY ARE NOT SUBSTANTIALLY COMPLETE.

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	0	0	0	111,323	111,323	0	111,323

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 139,130 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176