

Staff Report

- 6 Install three digital prints total size 125" wide by 94" tall. Sign copy Pandora jewelry with background art - **#423 Front Street - Category 5 signs/ Jay Wilson (H11-01-1659)**

This staff report is for the review of a Certificate of Appropriateness for a request to replace an existing window sign with a new one. The existing business transferred their license from another location in October 2008. There is no Certificate of Appropriateness application or any approval for the existing window sign that has a photo of a watch, an aircraft and Breitling signs. The business used to have another four unpermitted signs that were removed recently. The application includes two different prints, one containing the words *Pandora unforgettable moments*. The highest letters in the graphic are 7" tall. The graphics will cover the entire bay window, which is located on the south side of the building. This is the only bay window found in the building.

The building located on #423 Front Street is listed as a contributing resource. The Harbor House building was built circa 1886 and is a superb example of masonry vernacular architecture. The building stands alone and is surrounded by three streets, therefore can be considered a corner building.

Staff understands that the following guidelines can be applied when reviewing this application;

Banners, flags, signage and lighting (pages 49-51);

(6) A business shall not have more than two permitted signs, a primary and a secondary sign, unless located on a corner, in which each case three signs are allowed, provided that all other sign guidelines for historical zones are met.

The LDR's clearly states the amount of signage that businesses are allowed to have in the historic district:

Sec. 114-104- Restriction of number of signs permitted

No business shall display more than two permitted signs at its location; provided, however, that a business located on a street corner may display up to three permitted signs upon approval of the historic architectural review commission. A business shall be determined by its business tax receipt.. Any sign displayed in a store window shall count toward the maximum number of allowed signs under this section...

The existing business has already three permitted signs. The new signs will exceed the allowed number of signs.

Moreover the definition of sign, under Chapter 114- Signs of the LDR, Sec. 1, clearly defines sign as;

Any display of characters, letters, illustrations or any ornamentations or the complete structure on which any such characters, letters, illustrations or ornamentations are supported or applied, except that guys or their anchorages or the poles of pole signs will not be considered to be any part of a sign.

It is staff's opinion that the proposed design exceeds the maximum signs allowed on a corner lot; therefore the proposal is inconsistent with the guidelines and the LDR. Staff understands that the scale of the signs detract from the historic character of the building.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT #11-01-1659
CERTIFICATE OF APPROPRIATENESS
APPLICATION # ~~11-01-1659~~

OWNER'S NAME: OLD HARBOR HOUSE, INC. DATE: 12-8-11
OWNER'S ADDRESS: 423 FRONT STREET/ 2ND FLOOR PHONE #: 305 294 7905
KEY WEST, FL 33040
APPLICANT'S NAME: LITTLE SWITZERLAND HOLDING, INC. PHONE #: 305 923 1804
GLEE HIGGINS
APPLICANT'S ADDRESS: 423 FRONT STREET, KEY WEST, FL 33040
ADDRESS OF SIGN LOCATION:
423 FRONT STREET, KEY WEST, FL 33040

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE: ☐ WALL ☐ DETACHED
☐ HANGING ☒ WINDOW
☐ AWNING ☐ TRANSOM

MATERIALS DESCRIPTION:
Replace existing digital print
Images on display case window
Materials 3M/laminated digital prints

SIGN COPY: PANDORA JEWELRY
W BACKGROUND ART

SIZE OF SIGN:
(3) DIGITAL PRINTS TOTAL SIZE
125" WIDE/ 94" TALL

TYPE OF ILLUMINATION:
NONE

OF EXISTING SIGNS ON PREMISES:
1

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

.....
This application for Certificate of Appropriateness must precede applications for building permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

REQUIRED SUBMITTALS

<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
<input checked="" type="checkbox"/>	SCALED DRAWING OF PROPOSED SIGN
<input checked="" type="checkbox"/>	SCALED SITE PLAN INDICATING LOCATION OF SIGN
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 12-8-11

Applicant's Signature: *Glee Higgins*

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN



HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

OLD HARBOR HOUSE - CONTRIBUTING RESOURCE

BUILT C. 1880.

Guidelines for signage (pages 49-51)

LDR - Chapter 14 - signs in historic
district.

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

DUVAL GROUP, INC.

423 FRONT STREET, SECOND FLOOR
KEY WEST, FLORIDA 33040

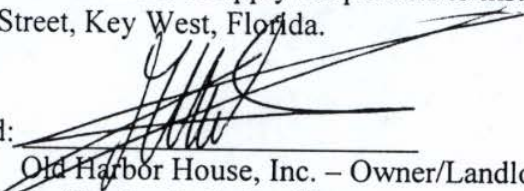
Telephone 305-294-7905
Fax 305-294-7856

December 5, 2011

Re: Letter of Authorization
Little Switzerland Holding
423 Front St.
Key West, Florida 33040

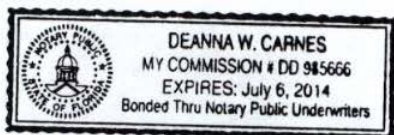
To Whom It May Concern:

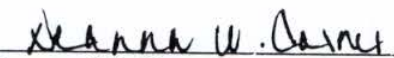
The owner/landlord of the Old Harbor House building at 423 Front St., hereby gives permission to Little Switzerland to apply for permits to install new signage by their leased space at 423 Front Street, Key West, Florida.

Signed: 
Old Harbor House, Inc. – Owner/Landlord
By Charles Ittah, President

State of Florida
County of Monroe

Signed in my presence this 5th day of December, 2011, by Charles Ittah, who is personally known.




Deanna W. Carnes
Notary Public
State of Florida at Large

My commission expires: July 6, 2014



DUVAL GROUP, INC.

423 FRONT STREET, SECOND FLOOR
KEY WEST, FLORIDA 33040

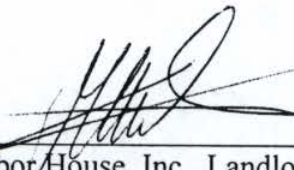
Telephone 305-294-7905
Fax 305-294-7856

December 5, 2011

Re: Verification of Tenancy
Little Switzerland Holding
423 Front St.
Key West, Florida 33040

To Whom It May Concern:

Little Switzerland is our tenant in the building known as the Old Harbor House, 423 Front Street, Key West, Florida.

Signed: 
Old Harbor House, Inc., Landlord
By Charles Ittah, President



ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT AND ASSUMPTION OF LEASE (the "Assignment") is made on this 3rd day of October, 2008, by and between JEWELS SALON & BOUTIQUE, LLC, a Michigan limited liability company, having a corporate address of 354 Indusco Court, Troy, Michigan 48083 (the "Assignor"), and L.S. HOLDING (FLORIDA), INC., a Florida corporation, having a corporate address of 354 Indusco Court, Troy, Michigan 48083 (the "Assignee"), and OLD HARBOR HOUSE, INC., a Florida corporation, having a business address of 423 Front Street, 2nd Floor, Key West, Florida 33040 (the "Landlord"):

WITNESSETH:

WHEREAS, by a Lease dated January 9, 2004 (the "Lease"), by and between Landlord and Jewels Salon & Boutique, LLC as Assignor and Tenant, Landlord leased to Assignor certain premises being identified in said Lease as building known as 423 Front Street, units B and C (the "Leased Premises"), located in Key West, Florida;

WHEREAS, said Lease is for a initial term of five (5) years, which term commenced on May 1, 2004 and shall thereby expire on April 30, 2009; provided however, the parties acknowledge the Option Terms available pursuant to the terms and conditions of Section 20 of the Lease; and

WHEREAS, Assignor desires to assign its interest as Tenant in the Lease to Assignee, and Assignee is willing to accept an assignment of said Lease.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration received by Assignor from Assignee, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby assign, transfer and convey to Assignee all of its right, title and interest as Tenant in and to the Lease as hereinabove described.

Assignee hereby expressly assumes and agrees to pay rent and all other charges (the "Rent"), and perform all other terms, covenants and conditions stated in said Lease to be performed by Tenant for the remainder of the term in the same manner as if Assignee had been designated as Tenant therein. Assignee shall conduct business under the name of LITTLE SWITZERLAND unless another name is subsequently approved by Landlord.

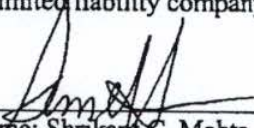
The effective date of this Assignment shall be October 15, 2008 (the "Effective Date"). Commencing upon the Effective Date, Assignee shall be liable for the payment of all Rent required to be paid under said Lease and the performance of the terms, covenants and provisions of the Lease, including all Rent which accrued prior to said Effective Date and shall pay such amounts to Landlord upon demand. Assignor shall surrender all rights and be released from any and all liabilities and/or obligations arising under the Lease. Landlord hereby expressly acknowledges said release of liability and obligation and agrees to look solely to Assignee for any and all liabilities and obligations arising under the Lease. Furthermore, Landlord hereby acknowledges possession of \$97,000.00 held as a Security Deposit under the Lease and

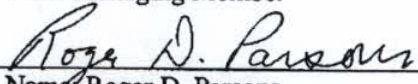


IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the day and year first above written.

(ASSIGNOR)

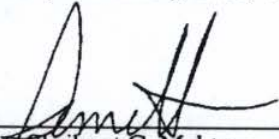
JEWELS SALON & BOUTIQUE, LLC, a
Michigan limited liability company

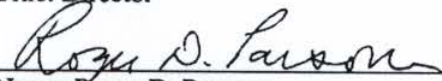
By: 
Name: Shrikant C. Mehta
Title: Managing Member

Attest: 
Name: Roger D. Parsons
Title: Corporate Counsel

(ASSIGNEE)

L.S. HOLDING (FLORIDA), INC., a Florida
corporation

By: 
Name: Shrikant C. Mehta
Title: Director

Attest: 
Name: Roger D. Parsons
Title: Corporate Counsel

(LANDLORD)

OLD HARBOR HOUSE, INC., a Florida
corporation

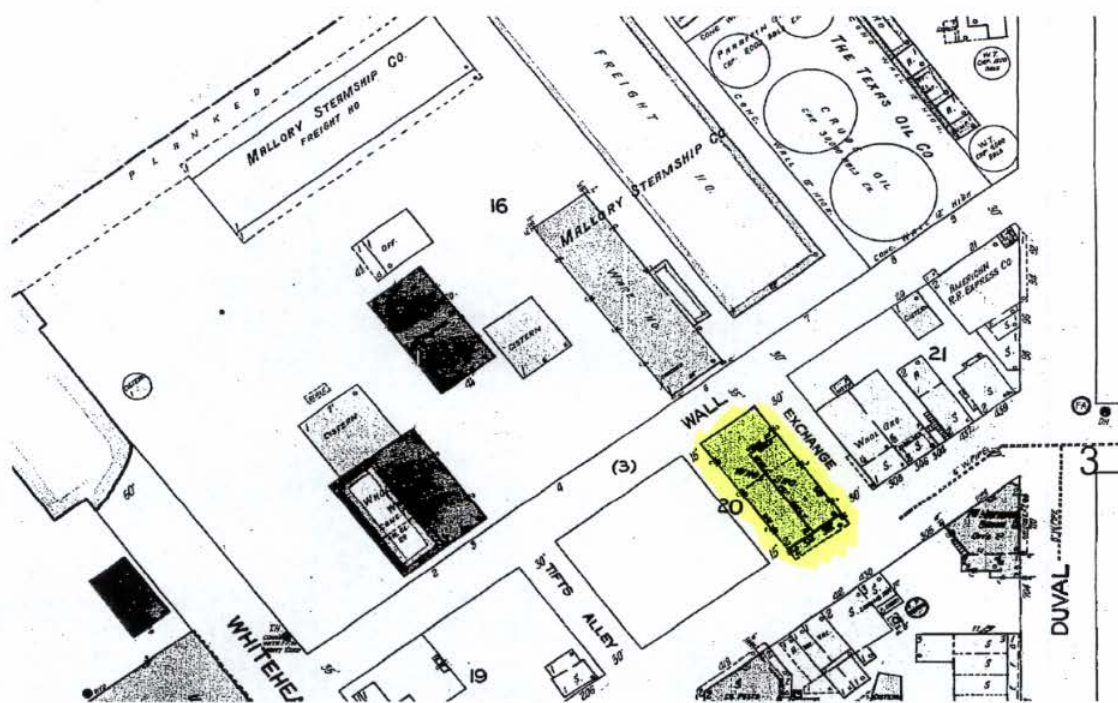
Landlord Witness

By: _____
Name:
Title:

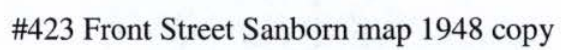
Landlord Witness



Sanborn Maps



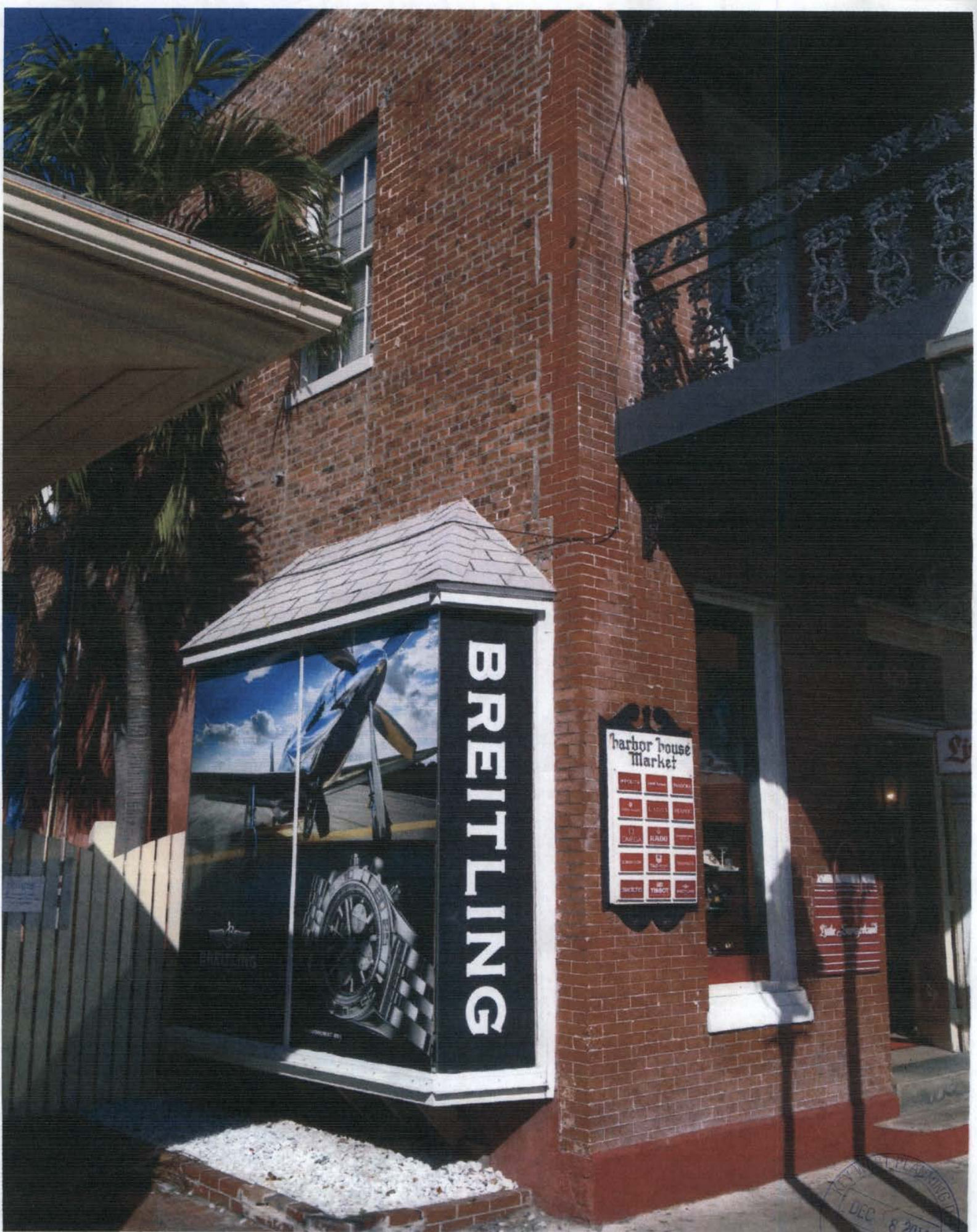
#423 Front Street Sanborn Map 1926 copy



Project Photos



The Harbor House at 423 Front Street C 1960s. Photo from the Monroe County Library Collection



EXSISTING PRINTS ON DISPLAY CASE WINDOW

Survey

WALL STREET (30' R/W)

Exterior
Wall

2790.0± Square Feet

ALLEY

Centerline
Wall

1707.27± Square Feet

Display Case
18.68 s.f.Replace existing print
Images on this window

EXCHANGE ST. (28' R/W)

FRONT STREET (50' R/W)

I Hearby certify that the areas are correct to the best of my
knowledge and belief:

Frederick H. Hildebrandt
P.L.S. No. 2749
P.E. NO. 36810
State of Florida
Date: _____



Harbour House LTD.
423 Front Street, Key West, FL 33040

Lease Area

Dwn No.:
07-174

Scale: 1"=15'

Ref.

Flood panel No.

Dwn. By: F.H.H.

Date: 3/14/07

192-37

Flood Zone:

Flood Elev.

REVISIONS AND/OR ADDITIONS

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237

t/dwg/fred/kw/block3/harbour

Proposed design



WWW.CATEGORY5SIGNS.COM CATEGORY5SIGNS@GMAIL.COM
3201 FLAGLER AVE. #501 KEY WEST, FL 33040
305-295-0026 (P) 305-293-4503 (F)



Proposed replacement three digital prints for the existing display windows.
125" Wide x 95" Height/Total 81.51 sq./ft.

©2010, Category 5 Design

SIGNATURE:

DATE:

PLEASE PROOF EVERYTHING INCLUDING NAMES, PHONE NUMBERS, SIZES AND SPELLING.
WE ARE **NOT** RESPONSIBLE FOR ERRORS ONCE A PROOF IS APPROVED.

FINAL PRODUCTION COLORS MAY VARY SLIGHTLY FROM THIS PROOF. THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF CATEGORY 5, DESIGN



WWW.CATEGORY5SIGNS.COM CATEGORY5SIGNS@GMAIL.COM
3201 FLAGLER AVE. #501 KEY WEST, FL 33040
305-295-0026 (P) 305-293-4503 (F)



Proposed Replacement Three Digital Prints
125Wide x 95 Height/ 82.47 sq/ft

423 Front St.



Current Front Elevation



Current Rear Elevation



Current Side Elevation

©2010, Category 5 Design

SIGNATURE:

DATE:

**PLEASE PROOF EVERYTHING INCLUDING NAMES, PHONE NUMBERS, SIZES AND SPELLING.
WE ARE **NOT** RESPONSIBLE FOR ERRORS ONCE A PROOF IS APPROVED.**

FINAL PRODUCTION COLORS MAY VARY SLIGHTLY FROM THIS PROOF. THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF CATEGORY 5, DESIGN

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 6:00 p.m., January 11, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALL THREE DIGITAL PRINTS TOTAL SIZE 125" WIDE BY 94" TALL. SIGN COPY PANDORA JEWELRY WITH BACKGROUND ART #423 FRONT STREET

Applicant- Category 5 Signs -Application Number H11-01-1659

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 809-3973 or visit our website at www.keywestcity.com .

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

The offices of the Property Appraiser will be closing at Noon on Friday, December 30th for the New Years Holiday. Our offices will re-open Tuesday, January 3rd, at 8 am.

Property Record View

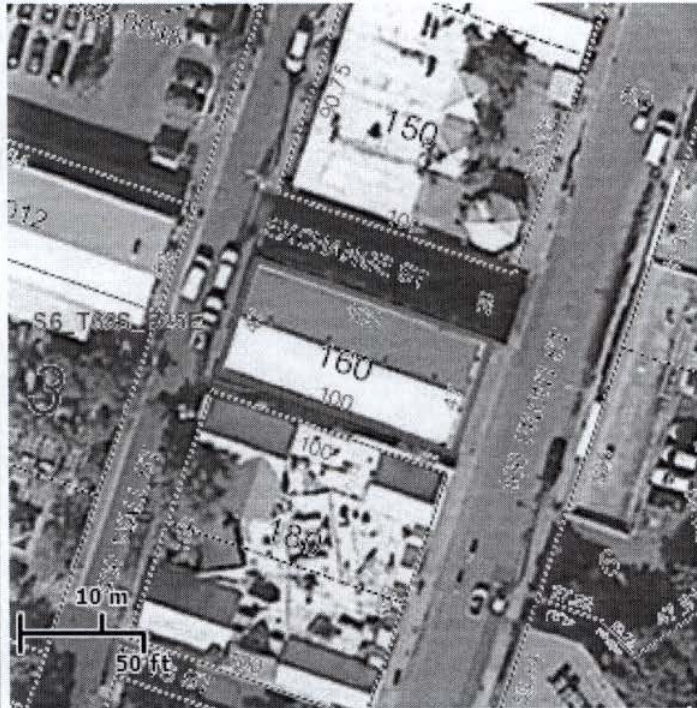
Alternate Key: 1000159 Parcel ID: 00000160-000000

Ownership Details

Mailing Address:
OLD HARBOR HOUSE INC
C/O DUVAL COMPANY
423 FRONT ST
KEY WEST, FL 33040

Property Details

PC Code: 16 - COMMUNITY SHOPPING CENTERS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 423 FRONT ST KEY WEST
Legal Description: KW PT LOT 3 SQR 3 OR217-406-407 OR893-2200/2201 OR894-572/573AFF OR1072-2153

Parcel Map (Click to open dynamic parcel map)**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	47	100	4,700.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 9024
Year Built: 1900

Building 1 Details

Building Type
Effective Age 17
Year Built 1900
Functional Obs 0

Condition A
Perimeter 572
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 9,024

Inclusions:

Roof Type
Heat 1
Heat Src 1

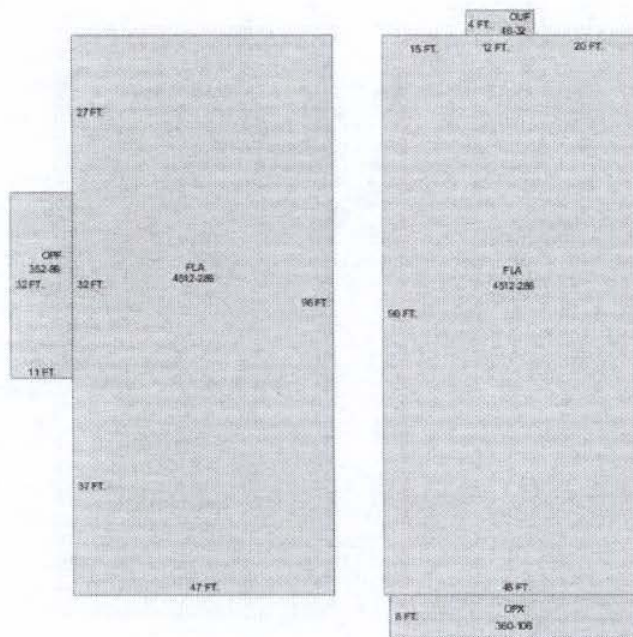
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 6

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
2	FLA		1	1990					4,512
3	OPF		1	1990					352
4	OUP		1	1990					360
5	FLA		1	1990					4,512
6	OUP		1	1990					48

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	116	1 STY STORE-A	100	N	Y
	119	OFF BLDG 1 STY-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
28	BRICK	100

Appraiser Notes

2004-05-21 HAD A FIRE IN 1986-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
28 08-0324	02/07/2008		1,700	Commercial	CHANGE FACIA BOARD ABOVE PORCH 60 LN FT
08-0902	03/28/2008		38,000	Commercial	TUCK PAINTING OF BRICK WALK
9 03-3132	09/04/2003	10/07/2003	3,500	Commercial	CHANAGE OUT 7.5 A/C
8 03-0059	01/09/2003	10/07/2003	6,000	Commercial	ROOFING
10 02-1976	07/22/2002	08/30/2002	5,000	Commercial	REPLACE LATERAL
13 01-1377	03/27/2001	10/30/2001	2,500	Commercial	REPLACE 5 TON COND.
12 01-1058	03/14/2001	10/30/2001	1,100	Commercial	SIGN
11 01-0484	01/29/2001	10/30/2001	700	Commercial	INSTALL 2 OUTDOOR LIGHTS
14 00-2733	09/20/2000	11/08/2000	3,000	Commercial	HURRICANE SHUTTERS
17 99-2515	07/19/1999	11/04/1999	1,400	Commercial	REPLACE AC UNITS
16 99-0374	02/02/1999	11/04/1999	32,000	Commercial	EXTERIOR REPAIRS
15 99-0262	01/21/1999	11/04/1999	16,000	Commercial	FIRE DAMAGE
19 98-2291	07/21/1998	11/05/1998	2,000	Commercial	MECHANICAL
18 98-0062	01/08/1998	11/05/1998	150	Commercial	ELECTRICAL
21 97-2429	07/01/1997	08/01/1997	3,400	Commercial	CHANGEOUT 5 TON AC
20 97-1642	05/01/1997	08/01/1997	600	Commercial	CHANGEOUT 5 TON AC
24 96-3739	09/01/1996	12/01/1996	7,000	Commercial	REMODELING
23 96-3252	08/01/1996	12/01/1996	4,800	Commercial	MECHANICAL
22 96-1046	03/01/1996	12/01/1996	2,000	Commercial	MECHANICAL
25 E953602	10/01/1995	12/01/1995	685	Commercial	SECURITY ALARM
26 B94241	01/01/1994	12/01/1994	985	Commercial	REPAIR BROKEN WINDOW
5 04-2955	09/16/2004	12/17/2004	2,000	Commercial	SIGNS
3 04-2726	08/27/2004	12/17/2004	480,350	Commercial	RENOVATE
7 04-0423	02/11/2004	09/30/2004	800	Commercial	R&R EXT LIGHTS
6 04-0341	02/09/2004	09/30/2004	20,000	Commercial	R&R TRIM - PAINT
4 04-3390	11/08/2004	12/17/2004	49,302	Commercial	STUCCO / METAL REPAIRS

1	06-4589	08/02/2006	09/14/2006	2,450	Commercial	PAINT BRICKS ON WEST SIDE
2	06-4698	08/09/2006	09/14/2006	1,800	Commercial	CHANGE OUT 3 TON CONDENSOR
27	07-0111	01/11/2007		2,000	Commercial	INSTALL TWO FULL LIGH DOORS(DOORS WERE VANDALIZED)

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
2011	1,142,786	0	1,821,776	2,964,562	2,964,562	0	2,964,562
2010	1,142,786	0	1,612,923	2,755,709	2,755,709	0	2,755,709
2009	1,199,220	0	2,052,802	3,252,022	3,252,022	0	3,252,022
2008	1,199,220	0	1,245,500	3,681,930	3,681,930	0	3,681,930
2007	854,742	0	1,245,500	3,681,930	3,681,930	0	3,681,930
2006	874,854	0	658,000	3,202,082	3,202,082	0	3,202,082
2005	874,854	0	517,000	2,551,732	2,551,732	0	2,551,732
2004	884,903	0	470,000	2,477,410	2,477,410	0	2,477,410
2003	884,903	0	385,400	2,477,410	2,477,410	0	2,477,410
2002	884,903	0	385,400	2,477,410	2,477,410	0	2,477,410
2001	945,807	0	385,400	2,279,907	2,279,907	0	2,279,907
2000	945,807	0	244,400	2,221,038	2,221,038	0	2,221,038
1999	952,038	0	244,400	2,221,038	2,221,038	0	2,221,038
1998	634,692	0	244,400	1,397,128	1,397,128	0	1,397,128
1997	634,692	0	235,000	1,397,128	1,397,128	0	1,397,128
1996	504,869	0	235,000	979,035	979,035	0	979,035
1995	504,869	0	235,000	979,035	979,035	0	979,035
1994	504,869	0	235,000	979,035	979,035	0	979,035
1993	504,869	0	235,000	901,960	901,960	0	901,960
1992	504,869	0	235,000	901,960	901,960	0	901,960
1991	504,869	0	235,000	901,960	901,960	0	901,960
1990	337,306	0	245,575	901,960	901,960	0	901,960
1989	337,306	0	244,400	889,185	889,185	0	889,185
1988	267,899	0	215,025	482,924	482,924	0	482,924
1987	0	0	141,000	141,000	141,000	0	141,000
1986	0	0	141,000	141,000	141,000	0	141,000
1985	0	0	141,000	141,000	141,000	0	141,000
1984	249,198	0	56,400	305,598	305,598	0	305,598
1983	249,198	0	48,175	297,373	297,373	0	297,373
1982	216,533	0	45,120	261,653	261,653	0	261,653

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.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/1/1988	1072 / 2153	952,800	WD	Q
10/1/1983	893 / 2200	850,000	WD	U

This page has been visited 30,770 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176