

Historic Architectural Review Commission

Staff Report Item 10

Meeting Date:	March 25, 2014
Applicant:	Carrie D. Johnston
Application Number:	H14-01-0369
Address:	#810 Duval Street
Description of Work:	Hanging sign with halo effect and wall sign with neon tube. Copy " <i>Vinos Wine Bar</i> ".
Building Facts:	The building is listed as a contributing resource. The one story frame vernacular structure was built in ca. 1938. The structure was built as a house and converted as a commercial structure. The 1962 Sanborn map depicts the structure as a dwelling. The actual establishment open their business in that location in 2010. By that time a Certificate of Appropriateness was approved by staff for the installation of a wall and hanging sign.
Guidelines Cited in Review:	Banners, Flags, Signage and Lighting (pages 49-50), specifically first paragraph (location) and guideline 1 and 3 of page 49 and guidelines 16, 18 and 19.

Staff Analysis

The Certificate of Appropriateness in review is for the removal of two previously approved signs and the installation of two new signs. One of the sign will be a wall sign with neon tubing letters and border. The proposed sign will be round in shape, 30' in diameter, and will be located in the pediment of the building. The word *Vinos* will be done in red neon and the words *Wine Bar* will be done in white neon. The letters will be less than 12' tall and will be installed over a black backing. A white neon tube will surround the circular shape of the sign.

A second sign, rectangular in shape is proposed to replace a previous approved hanging sign. The new hanging sign will be a metal panel with cut out letters

and logo. Behind the metal panel there will be white LED lights that will diffuse to a back panel with color finishes that will project to the cut out that forms the letters Vinos, wine bar, fine wine, craft beer, lite fare and their logo. All cutout letters

There is no evidence that the existing building had a historic sign of any kind on its front façade since it was historically used as a residence.

Consistency with Guidelines

1. The guidelines are clear regarding hanging and projecting signs; a non-illuminated projecting or hanging sign not exceeding five feet in area is permitted. The proposed sign will have illuminated letters.
2. The historic building was built in before 1920's but there is no evidence that this particular building used to have any historic sign.
3. The proposed designs meet the size requirements for both hanging and wall signs.
4. Although guideline 3 of page 49 refers only to a two story building, it is staff opinion that a pediment is not an appropriate location for any type of sign. If observing the two stories building on the south side of the structure the second floor window sills are lower than the proposed location of the sign. The sign will be obscuring an existing roof vent located on the pediment. Also the wall sign will stand out visually if installed in that location.

It is staff's opinion that the proposed project is inconsistent with some of the guidelines, since it proposes a projecting illuminated sign and a neon sign and there is no evidence of any previous historic similar sign in the property. Nevertheless the proposed signs comply with size requirements for the signage and fonts. The before photo submitted by the applicant for this application shows a removed round vent that is actually located on the pediment. Instead they are proposing to install the round sign. On the before photo they removed the oculi, or vent on the pediment.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**
APPLICATION # _____

OWNER'S NAME:

Georgia/Carolina Land LLC

DATE:

3-18-14

OWNER'S ADDRESS:

1215 Varela St. KW

PHONE #:

APPLICANT'S NAME:

Carrie D. Johnston

PHONE #:

305-517-6870

APPLICANT'S ADDRESS:

1805 Staples Ave. #104

ADDRESS OF SIGN LOCATION:

810 Duval St.

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN

TYPE:



WALL



DETACHED



HANGING



WINDOW



AWNING



TRANSOM

MATERIALS DESCRIPTION

- 1) Black Aluminum panel with artwork routed out of metal and mounted to Panel 1 with anodized aluminum stand offs. which will allow led lighting to halo thru the cut out shapes and around the edge of the sign.
- 2) Neon letters on front facia of building.

SIGN COPY:

Vino's Wine Bar

SIZE OF SIGN:

16"x30" hanging
30"x30" neon

OF EXISTING
SIGNS ON
PREMISES:

0

TYPE OF ILLUMINATION:

LED halo, Neon on building

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, right of way 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.

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:

3/18

Applicant's Signature:

Carrie Johnston

Required Submittals

PHOTOGRAPHS OF EXISTING BUILDING
AND SIGN LOCATION

SCALED DRAWING OF PROPOSED SIGN

SCALED SITE PLAN INDICATING
LOCATION OF SIGN

ILLUSTRATIONS OF MANUFACTURED
PRODUCTS TO BE USED SUCH AS PAINT
COLOR CHIPS AND AWNING FABRIC
SAMPLES

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:

*Building is listed as contributing. one story frame
vernacular built ca. 1938
Guidelines for signage (pages 49-50)*

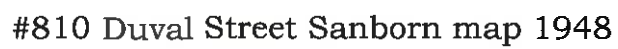
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps





#810 Duval Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 810 Duval St.; built c1938. Monroe County Library



Google earth



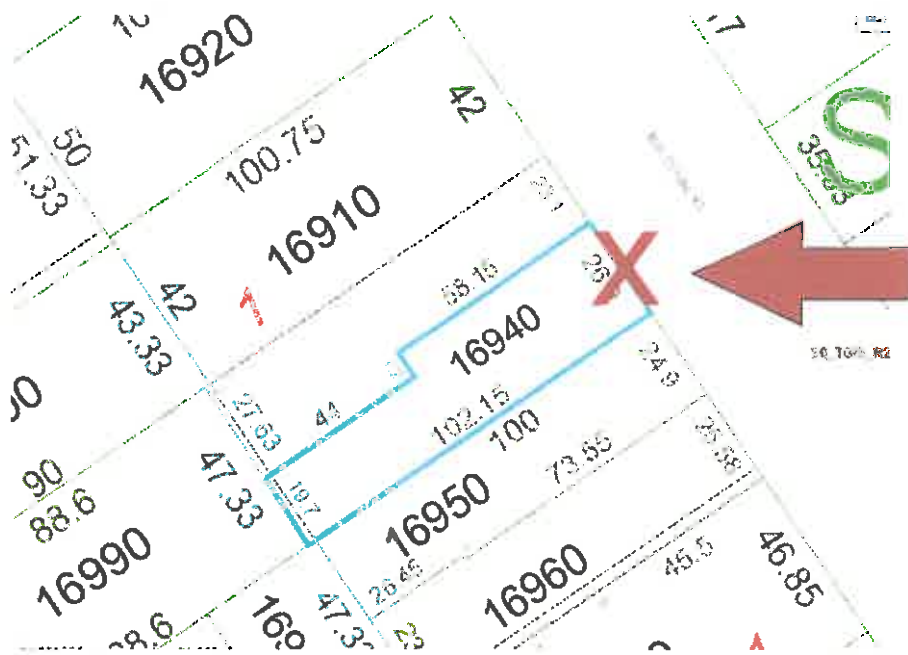
Proposed Signs

CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870



Vino's Wine Bar
810 Duval Street
Key West, Fl 33040
RE:(00016940-000000)
Alternate Key #1017353

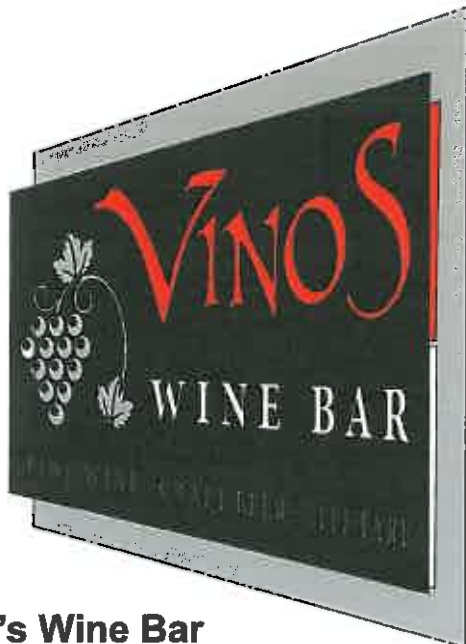
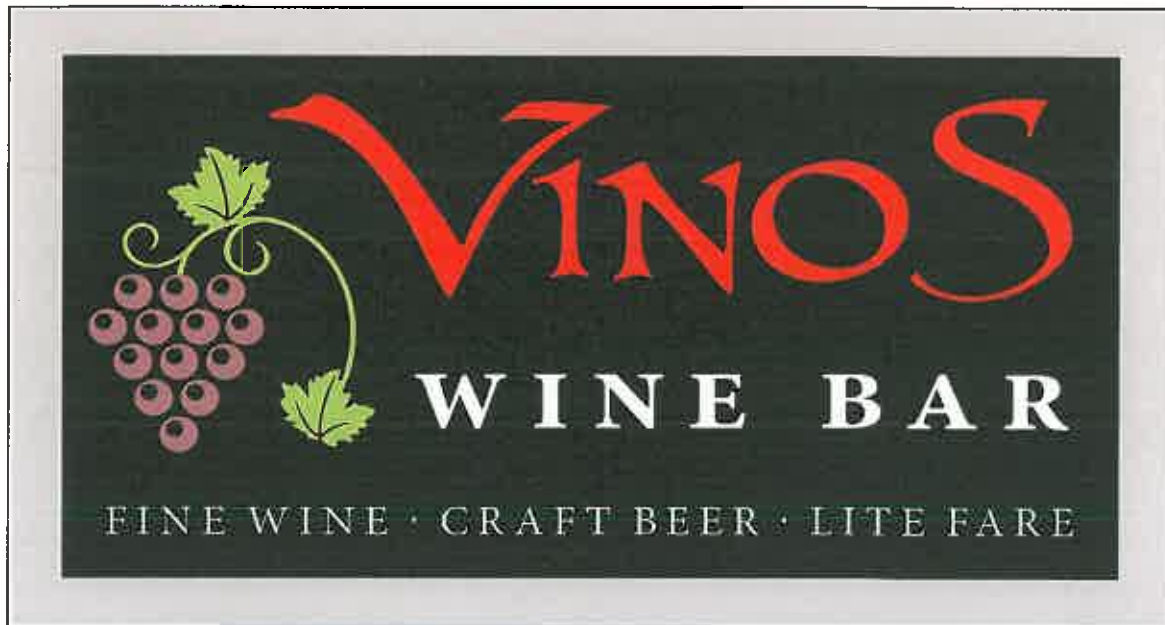
CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

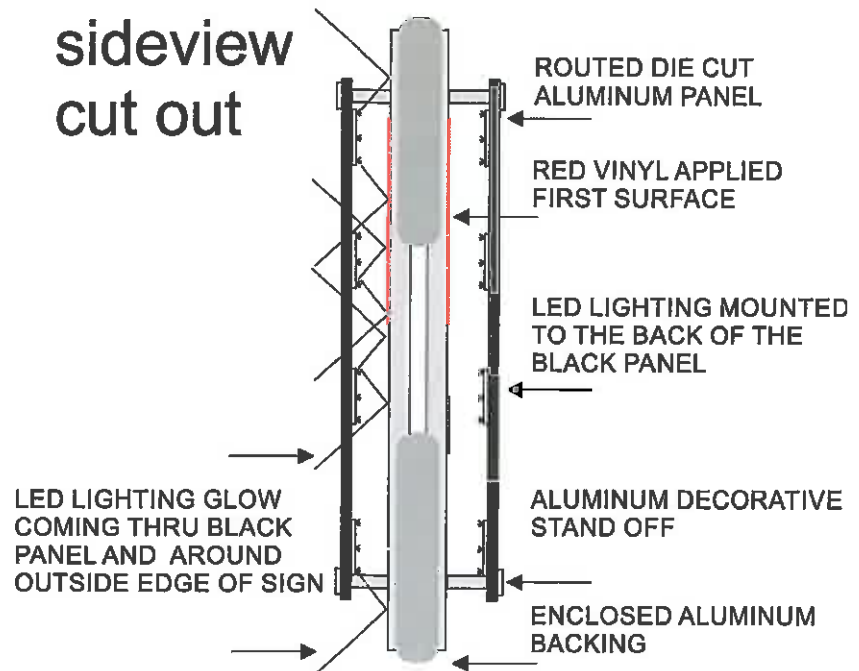
Monroe County #11787

phone: 305-517-6870

1)



sideview
cut out



Vino's Wine Bar
810 Duval Street
Key West, FL 33040
RE:(00016940-000000)
Alternate Key #1017353

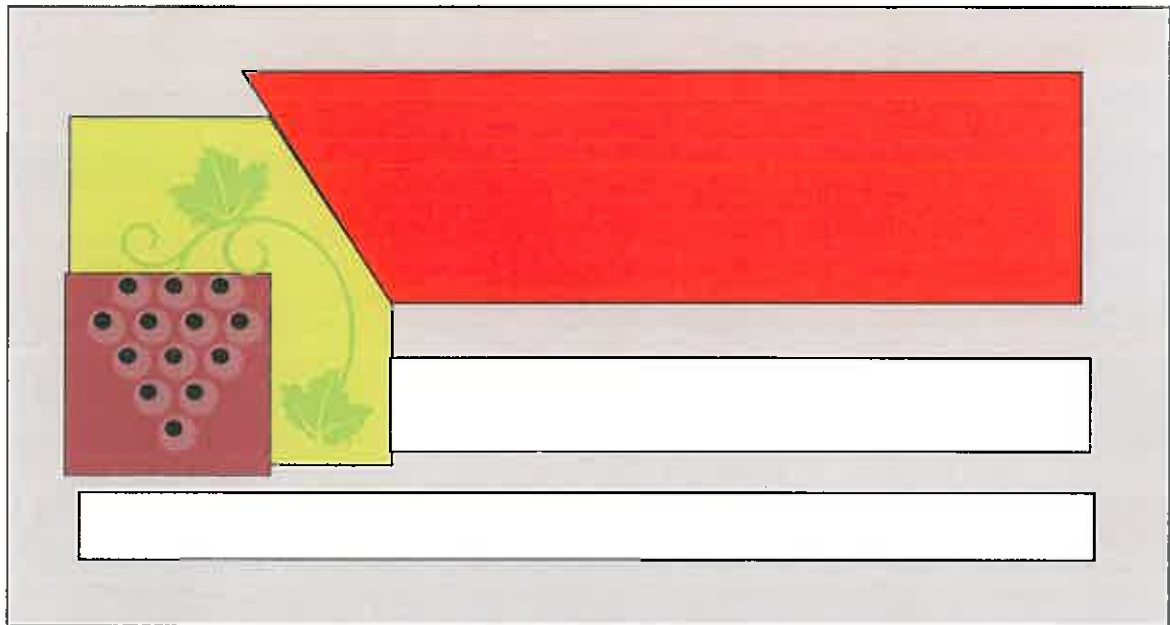
CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870

PANEL 1



Aluminum Panel with vinyl mounted first surface. Matte finish to difuse lighting Hung on existing bracket. 16" x 30".

PANEL 2



Black Aluminum panel with artwork routed out of metal and mounted to Panel 1 with anodized aluminum stand offs. which will allow lighting to halo thru the cut out shapes and around the edge of the sign.

Vino's Wine Bar
810 Duval Street
Key West, FI 33040
RE:(00016940-000000)
Alternate Key #1017353



FINE WINE · CRAFT BEER · LITE FARE

CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870

2)



30" x 30" neon shaped to read "Vino's" in red at 7" tall and Wine Bar in white at 2" tall, with a black backing. Installed to the front of the building above the door.

Vino's Wine Bar
810 Duval Street
Key West, FL 33040
RE:(00016940-000000)
Alternate Key #1017353

CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870



Before
existing signs to be
taken down



**Vino's Wine Bar
810 Duval Street
Key West, Fl 33040
RE:(00016940-000000)
Alternate Key #1017353**

CARRIE D. JOHNSTON, CONTRACTOR

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Monroe County #11787

phone: 305-517-6870



#2

After



#1

Vino's Wine Bar
810 Duval Street
Key West, FL 33040
RE:(00016940-000000)
Alternate Key #1017353

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 25, 2014, at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**HANGING SIGN WITH HALO EFFECT AND WALL SIGN WITH NEON TUBE.
COPY "VINOS WINE BAR".**

FOR: 810 DUVAL STREET

Applicant-Carrie D. Johnston

Application # H14-01-0369

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Carrie D. Johnston, 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: 810 Duval Street on the 20th day of March, 2014.

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 March 25, 2014.

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 H1401-0369

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

Signed Name of Affiant:

Carrie D. Johnston
Date: 3-20-14
Address: 1805 Steples Ave. #104
City: Key West
State, Zip: FL 33040

The foregoing instrument was acknowledged before me on this 20 day of March, 2014.

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

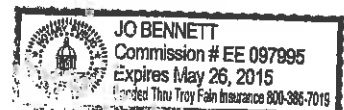
NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public, State of Florida (seal)

My Commission Expires: May 26, 2015



Public
Meeting
Notice

Speciality
Cheese & Meat
Plates
•
Paninis
•
Desserts

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.

Website tested on IE8,
 IE9, & Firefox.
 Requires Adobe Flash
 10.3 or higher

Alternate Key: 1017353 Parcel ID: 00016940-000000

Ownership Details

Mailing Address:
 GEORGIA/CAROLINA I AND D LLC
 1215 VARELA ST
 KEY WEST, FL 33040-3313

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 810 DUVAL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 6 TR 4 G49-335/36 OR635-158 OR789-1999 OR809-485 OR809-486/487-C OR937-765/766 OR958-934/935R/S OR960-1392/1395-E OR996-1423/1424 OR999-330Q/C OR1016-2214/2215-C OR1968-491/492 OR1968-612/620-E(LG)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	28	74	2,431.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 1
Total Living Area: 1468
Year Built: 1928

Building Type
Effective Age 10
Year Built 1928
Functional Obs 0

Condition E
Perimeter 140
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 13
Grnd Floor Area 948

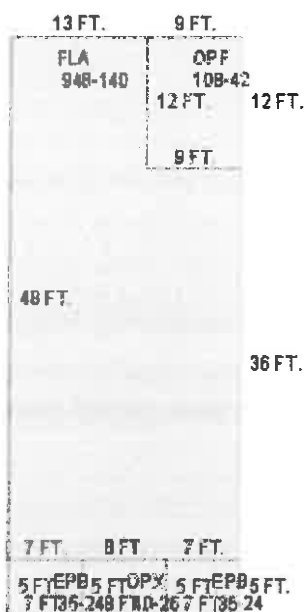
Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

2 Fix Bath	0
3 Fix Bath	2
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	8

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



Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	EPB		1	1990					35
2	OPX		1	1990					40
3	EPB		1	1990					35
4	FLA		1	1990		Y			948
5	OPF		1	1990					108

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3052	EPB	100	N	N

3053	OPX	100	N	N
3054	EPB	100	N	N
3055	1 STY STORE-B	63	N	N
3056	APTS-B	37	N	N
3057	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
801	AB AVE WOOD SIDING	100

Building 3 Details

Building Type R1	Condition A	Quality Grade 450
Effective Age 10	Perimeter 119	Depreciation % 8
Year Built 1938	Special Arch 0	Grnd Floor Area 520
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONCRETE SLAB

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0

Vacuum 0

3 Fix Bath 0

Garbage Disposal 0

4 Fix Bath 0

Compactor 0

5 Fix Bath 0

Security 0

6 Fix Bath 0

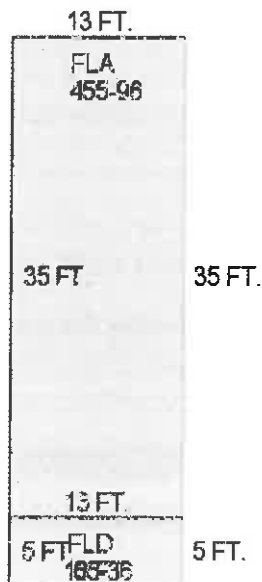
Intercom 0

7 Fix Bath 0

Fireplaces 0

Extra Fix 0

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME/COMPOSITE	1	1990	N	N	0.00	0.00	455
2	FLD	1:WD FRAME/COMPOSITE	1	1990	N	N	0.00	0.00	65

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	224 SF	0	0	1981	1982	1	40
2	FN2:FENCES	324 SF	0	0	1984	1985	5	30

Appraiser Notes

810 DUVAL ST

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-1107		09/24/2010	1		CHANGE USE OF COMMERCIAL STRUCTURE FROM MIXED USE STRUCTURE RETAIL/RESIDENTIAL TO RETAIL/BAR/RESIDENTIAL, PURSUANT TO PB RES 2010-029 AND 2010-032
13-0167	01/25/2013		2,400	Commercial	REMOVE 2 CONCRETE & WOOD SUPPORT COLUMNS, REPLACE WITH 2 NEW WOOD SUPPORT POSTS

10-1726	05/28/2010	0	PLUMBING FOR 1 TOILET, 1 LAVE, 1 COMP, BAR SINK, HAND SINK, AND SMALL SINGLE SINK, WATER HEATER AND FLOOR DRAIN.				
1	A951796	06/01/1995	12/01/1995	100	Commercial	PAINT SIGN	
2	98-1277	06/03/1998	12/31/1998	2,000	Commercial	SIGN	
3	98-1930	06/29/1998	12/31/1998	250	Commercial	HANG SIGN	
4	98-2200	07/23/1998	12/31/1998	500	Commercial	REPAIR/REPLACE FLOWER BOX	
5	98-2414	08/20/1998	12/01/3198	400	Commercial	REMOVE/REPLACE SIGN	
6	00-0969	04/25/2000	11/02/2000	500	Commercial	SIGN	
7	04-0756	03/12/2004	11/08/2004	1,300	Commercial	INSTALL 2 AWNINGS	
8	04-0498	02/23/2004	11/08/2004	3,800	Commercial	REPLACE DOOR WITH FRENCH DOOR/REMOVE STEPS,FENCE FRM PORCH	
9	04-0756	03/12/2004	11/08/2004	1,300	Commercial	INSTALL 2 AWNINGS OVER STOREFRONT	
10	04-0783	03/19/2004	11/08/2004	2,480	Commercial	REPALCE 5 FIXTURES	
11	04-0213	10/24/2006	10/24/2006	1	Commercial	renovation & conversion of 8-4-#1&#unit#2	

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
2013	201,373	1,901	367,385	570,659	570,659	0	570,659
2012	202,101	1,901	367,385	571,387	571,387	0	571,387
2011	205,071	1,901	367,385	574,357	574,357	0	574,357
2010	205,799	1,901	367,203	574,903	574,903	0	574,903
2009	210,984	1,901	534,636	747,521	747,521	0	747,521
2008	211,711	1,901	1,084,887	1,298,499	1,298,499	0	1,298,499
2007	176,771	1,901	619,905	662,500	662,500	0	662,500
2006	177,525	1,901	218,790	625,000	625,000	0	625,000
2005	170,662	1,946	194,480	625,000	625,000	0	625,000
2004	138,101	1,976	145,860	566,100	566,100	0	566,100
2003	138,101	2,022	123,480	518,534	518,534	0	518,534
2002	100,805	2,149	123,480	518,534	518,534	0	518,534
2001	100,805	2,324	123,480	389,526	389,526	0	389,526
2000	106,779	713	105,840	379,468	379,468	0	379,468
1999	107,362	754	105,840	379,468	379,468	0	379,468
1998	76,148	798	105,840	238,701	238,701	0	238,701
1997	76,148	839	100,800	238,701	238,701	0	238,701
1996	71,228	874	100,800	197,992	197,992	0	197,992
1995	71,228	924	100,800	197,992	197,992	0	197,992
1994	71,228	959	100,800	187,571	187,571	0	187,571
1993	71,228	1,000	100,800	190,426	190,426	0	190,426
1992	71,228	1,044	100,800	190,426	190,426	0	190,426
1991	71,228	1,085	100,800	190,426	190,426	0	190,426

1990	56,045	291	81,270	190,426	190,426	0	190,426
1989	56,045	305	80,640	190,426	190,426	0	190,426
1988	51,606	219	68,040	159,357	159,357	0	159,357
1987	50,770	226	31,171	125,276	125,276	0	125,276
1986	41,466	236	30,270	104,293	104,293	25,000	79,293
1985	75,132	0	51,388	126,520	126,520	25,000	101,520
1984	71,655	0	48,365	95,757	95,757	0	95,757
1983	68,560	0	31,967	100,527	100,527	0	100,527
1982	64,742	0	24,947	89,689	89,689	0	89,689

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
1/14/2004	1968 / 0491	666,900	WD	Q
12/1/1986	996 / 1423	210,000	WD	U
5/1/1979	789 / 1999	85,000	00	Q

This page has been visited 336,253 times.

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