

# Historic Architectural Review Commission

## Staff Report Item 4

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<b>Meeting Date:</b>	August 27, 2013
<b>Applicant:</b>	Southernmost Signs Inc.
<b>Application Number:</b>	H13-01-069
<b>Address:</b>	#423 Caroline Street
<b>Description of Work:</b>	Remove existing hanging sign and replace with projecting sign with neon tube letters <del>internal illuminated opalina glass letters</del> . Sign copy " <i>Liquors Mr. Cheapies</i> " with an arrow.
<b>Building Facts:</b>	The building is listed as a contributing resource. The two story brick masonry vernacular structure was built in 1909. The structure was built as a house and converted as commercial. The 1962 Sanborn map depicts that the structure was used as a dwelling. In the 1970 Polk city directory states that the building was vacant; on the 1981-82 Polk's edition the property shows as a transient dwelling.
<b>Guidelines and Ordinance Cited in Review:</b>	Banners, Flags, Signage and Lighting (pages 49-50), specifically guideline 1 of page 49 and guidelines 18 and 19.

### Staff Analysis

On February 12, 2013 the Commission postponed the review of a Certificate of Appropriateness for a new projecting neon sign with copy "*Liquors Mr. Cheapies*" with an arrow. Also, on July 23, 2013 the Commission postponed the review of a revised proposal which included internal illuminated opalina glass letters. The proposed sign will be a replacement of an existing hanging sign. The projecting sign will be double sided. The new sign is proposed to be located on the lower portion of one of the second floor front porch post. The word liquors will be in green neon and Mr. Cheapies words will be made with blue

neon tube. The border of the sign will be made of red neon tube. The sign will be made with black aluminum and the front and back of the sign will have a clear protective casing. The sign will have an overall height of 3.27 feet; will be less than 5 square feet and letters will not exceed 12 inches in height.

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 1909 as a dwelling and is one of the fewest brick houses still stand in our historic district. The first floor was changed to commercial use at some point in the 1980's. There is no evidence that this particular building used to have any historic sign.

It is staff's opinion that the proposed project is inconsistent with some of the guidelines, since it will be a projecting illuminated sign and there is no evidence of any previous historic similar sign in the property. Nevertheless the proposed sign complies with size requirements for the signage and font. There is historic evidence that projecting neon signs were used in commercial buildings in Key West.

# **Application**



**CITY OF KEY WEST**  
**BUILDING DEPARTMENT**  
**CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H13-01-0069

OWNER'S NAME:

RAMOS AATELDE GENCROSA TRUST

DATE:

11/30/12

OWNER'S ADDRESS:

9999 SW 8TH CT, MIAMI, FL

PHONE #:

APPLICANT'S NAME:

SOUTHERNMOST SZGW

PHONE #:

294-1877

APPLICANT'S ADDRESS:

913 EATON ST.

ADDRESS OF SIGN LOCATION:

423 CAROLINE

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN

TYPE:

☐

WALL

☐

DETACHED

☒

HANGING

☐

WINDOW

☐

AWNING

☐

TRANSOM

MATERIALS DESCRIPTION:

ALUMINUM, GLASS

SIGN COPY:

"LE QUOR, MR CHAPPEL"

SIZE OF SIGN:

39 X 18"

# OF EXISTING  
SIGNS ON  
PREMISES:

1

TYPE OF ILLUMINATION:

NEON

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

TO REPLACE EXISTING HANGING SIGN

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: 11/30/12

Applicant's Signature: [Signature]

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: \$ \_\_\_\_\_

END ISD

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred ✓ \_\_\_\_\_

Reason for Deferral or Denial:

2/12/13 - postponed Plaintiff

7/23/13 - postponed applicant executed Plaintiff

HARC Comments:

Building is listed as contributing. Brick masonry vernacular two story structure build in 1909.

Guidelines for signage (49.51)

Ordinance for signage Chapter 114.

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

Date:

7/23/13

2/12/13

Signature:

Rudy McIntosh

Rudy McIntosh

Historic Architectural  
Review Commission



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

July 31, 2013

Mr. Carl Reid  
Southernmost Signs Inc.  
#913 Eaton Street  
Key West, Florida 33040

**RE: REMOVE EXISTING HANGING SIGN AND REPLACE WITH  
PROJECTING SIGN WITH NEON INTERNAL ILLUMINATED OPALINA  
GLASS LETTERS. SIGN COPY "LIQUORS MR. CHEAPIES"  
FOR: #423 CAROLINE STREET - HARC APPLICATION # H13-01-069  
KEY WEST HISTORIC DISTRICT**


Dear Mr. Reid:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday, July 23, 2013. You agreed to postpone the item in order to review the application based on the comments from the Commissioners.

I will reschedule this item on the next agenda, which will be for August 27, 2013. Please be advised that I need to receive all documents that you wish the Commissioners review no later than August 9, 2013. The Commission will not review any documents that are submitted the day of the meeting. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

February 14, 2013

Mr. Carl Reid  
Southernmost Signs Inc.  
#913 Eaton Street  
Key West, Florida 33040

**RE: REMOVE EXISTING HANGING SIGN AND REPLACE WITH  
PROJECTING SIGN WITH NEON. SIGN COPY "LIQUORS MR.  
CHEAPIES"  
FOR: #423 CAROLINE STREET - HARC APPLICATION # H13-01-069  
KEY WEST HISTORIC DISTRICT**


Dear Mr. Reid:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project on the public hearing held on Tuesday, February 12, 2013.

I will reschedule this item on the next agenda, which will be for February 26, 2013. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

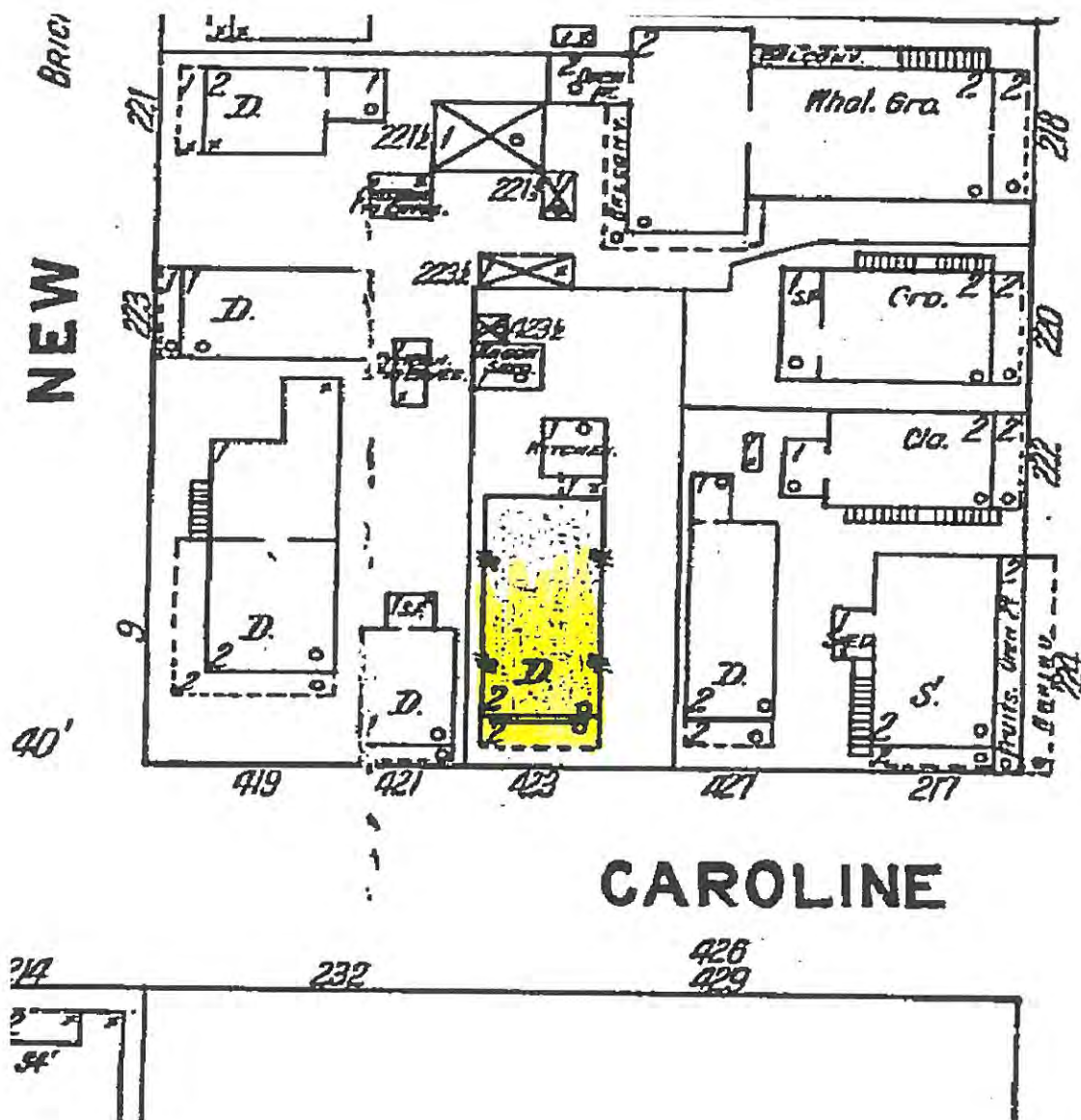
  
Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

# **Sanborn Maps**





#423 Caroline Street Sanborn map 1912

## **Project Photos**



Photo taken by Property Appraiser's office c1965; 423 Caroline St.; built 1909, Monroe County Library









R. CHEAPEE'S LIQUOR & STUFF

**Revised Sign**



DATE: 10/29/12

FAX TO: 000-000-0000

INVOICE #: S.O. NO. 0000

CLIENT: Mr. Cheapies

Dennis Liddy

CONTACT: 305-923-4092, dennis907@comcast.Net

SOUTHERNMOST

SIGNS

305-294-1877

FAX 305-295-6699

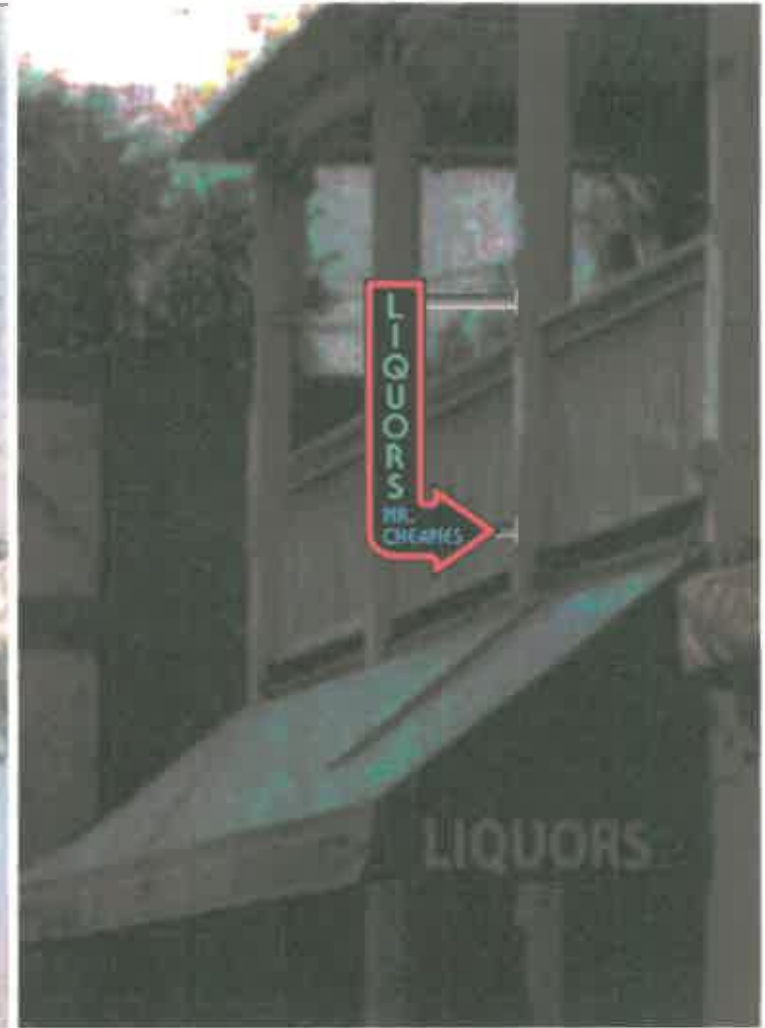
smsigns@bellsouth.net

www.SouthernmostSigns.com

Version 1 Page 2



Day



Night

*Please fax back  
your signature* → X

**Client Signature - Approval to Fabricate**

COPYRIGHT 2009, SOUTHERNMOST SIGNS, INC. ALL ARTWORK AND LAYOUT DESIGNS PROVIDED BY OUR GRAPHICS DEPARTMENT AND THEIR COPYRIGHTS REMAIN THE PROPERTY OF SOUTHERNMOST SIGN SERVICE, INC. UNTIL PAYMENT FOR ALL DESIGN / LAYOUTS HAS BEEN PAID IN FULL. CONVEYANCE OF THIS PROOF TO A THIRD PARTY DOES NOT CONSTITUTE A LICENSE TO REPRODUCE, USE, OR COPY THIS WORK OF AUTHORSHIP IN ANY MANNER.

DATE: 10/29/12

FAX TO: 000-000-0000

INVOICE #: S.O. NO. 0000

CLIENT: Mr. Cheapies

Dennis Liddy

CONTACT: 305-923-4092, dennis907@comcast.Net



305-294-1877

FAX 305-295-6699

smsigns@bellsouth.net

www.SouthernmostSigns.com

Version 1 Page 1

Qty. 1

Single or Double sided hanging sign

5 Sq. Ft.

Black aluminum box

Size to be: 39.25"h x 18"w

Neon copy

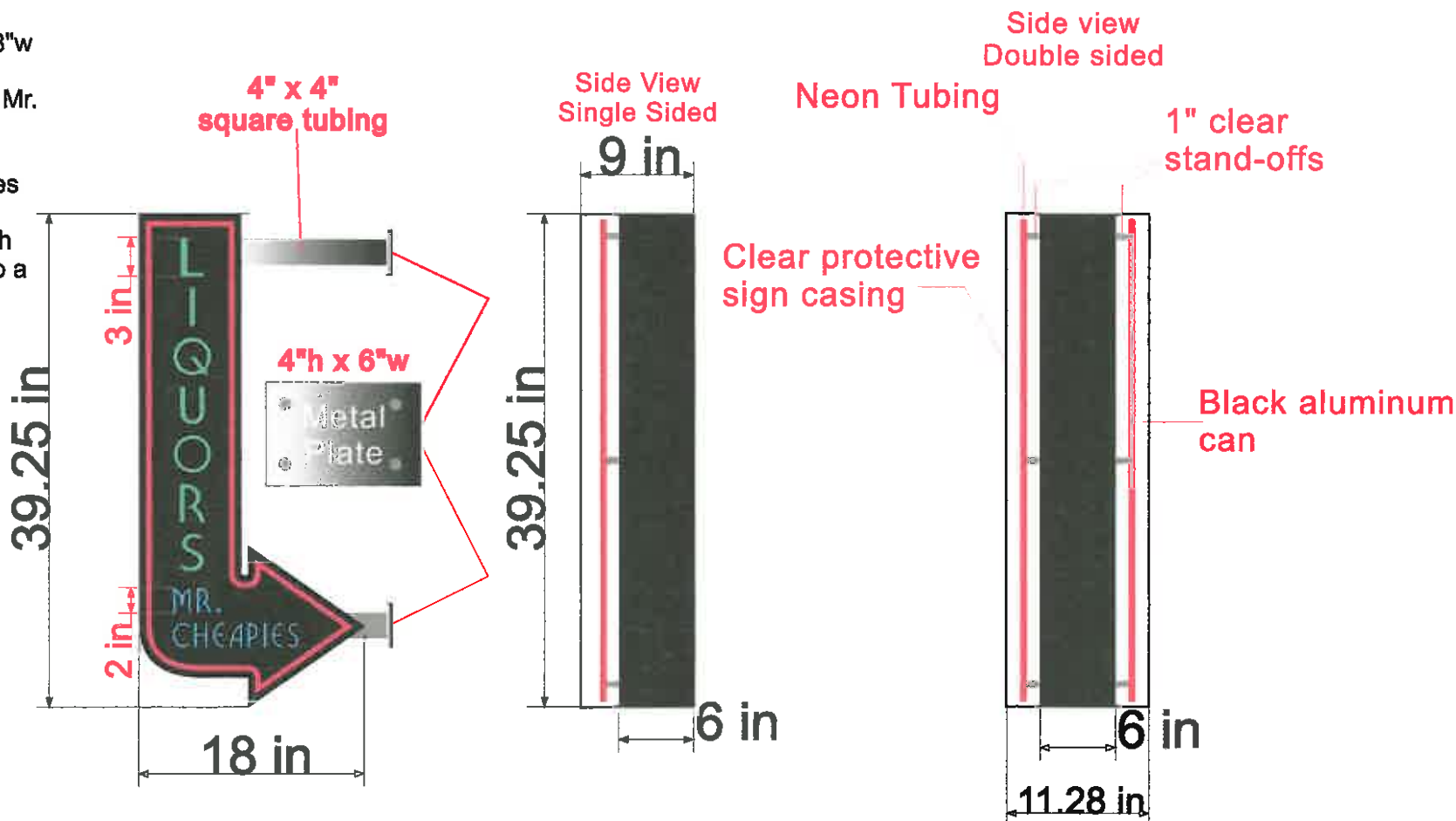
Copy to read: "Liquors, Mr. Cheapies"

Green Neon: Liquors

Blue Neon: Mr. Cheapies

Red Neon: Border

Attached to building with  
4" x 4" square tubing, to a  
4"h x 6"w x 1/2" plate.



Please fax back  
your signature

→ X

Client Signature - Approval to Fabricate



**Examples of Other  
Projecting and Hanging Signs  
In The Historic District  
Submitted By the Applicant**



Lato's

RISTORANTE









Big Daddy  
Conch's



Key West  
SPEEDWAY



# SOUTHERN CROSS HOTEL

BIKINI  
VILLAGE

Play Time



326 Duval St.

**Previous Proposed Sign  
Postponed July 23, 2013**



DATE: 06/25/13

FAX TO: 000-000-0000

INVOICE #: S.O. NO. 2145

CLIENT: Mr. Cheapies

Dennis Liddy

CONTACT: 305-923-4092, dennis907@comcast.Net



305-294-1877 FAX 305-295-6699  
smsigns@bellsouth.net www.SouthernmostSigns.com

Version 2 Page 1

Qty. 1

Double sided projected sign

5 Sq. Ft.

Black aluminum box

Size to be: 39.25"h x 18"w

Historic opalina glass copy

Copy to read: "Liquors, Mr. Cheapies"

Green opalina: Liquors

Blue opalina: Mr. Cheapies

Red opalina: Border

Attached to building with

6"L x 1/4"Diameter threaded bolts.

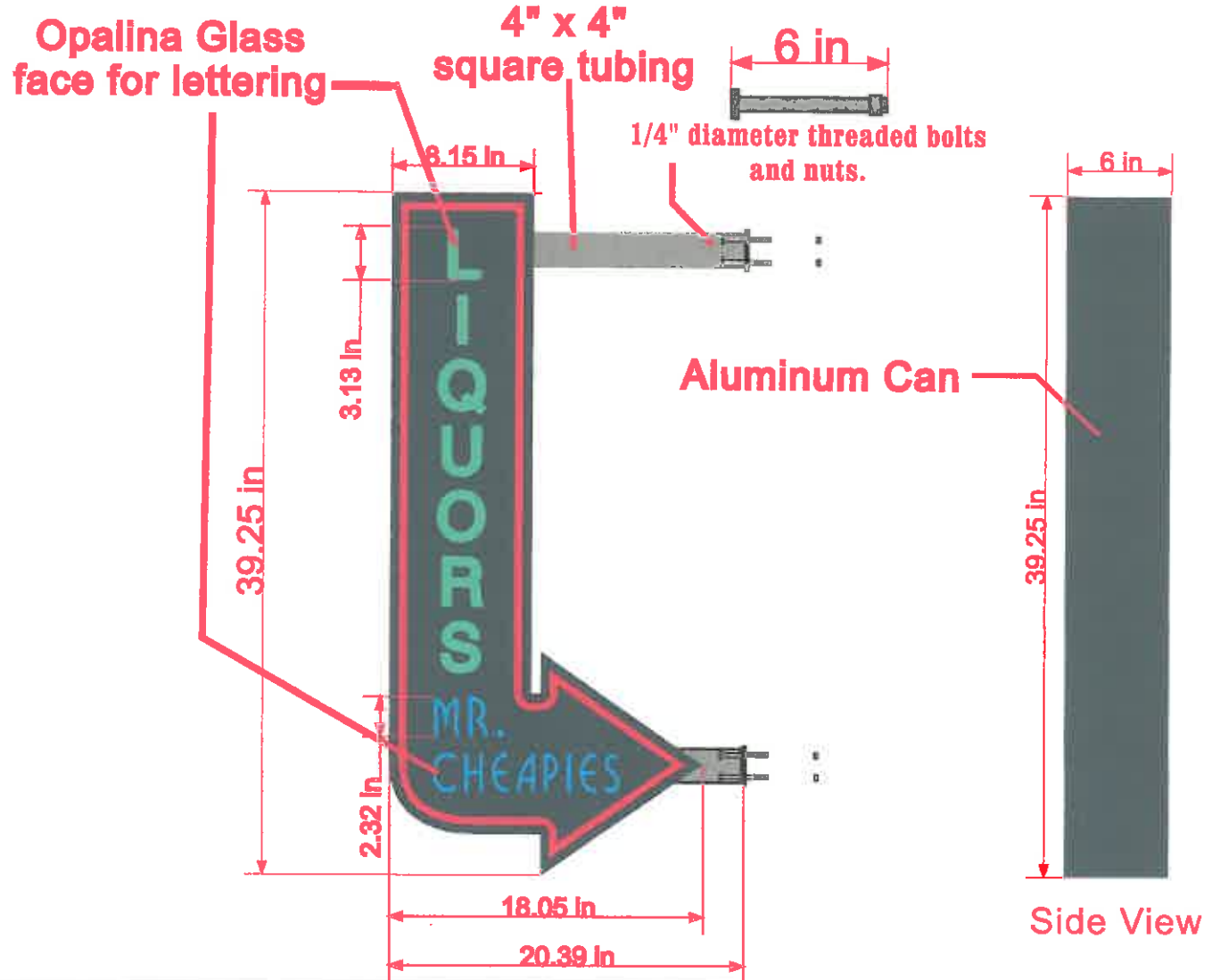
5"h x 6"w x 1/2" plate

welded to a 4" x 4"

square tubing.

Location: 423 Caroline St

Key West, FL 33040



Please fax back  
your signature



Client Signature - Approval to Fabricate

DATE: 06/25/13

FAX TO: 000-000-0000

INVOICE #: S.O. NO. 2145

CLIENT: Mr. Cheapies

Dennis Liddy

CONTACT: 305-923-4092, dennis907@comcast.Net



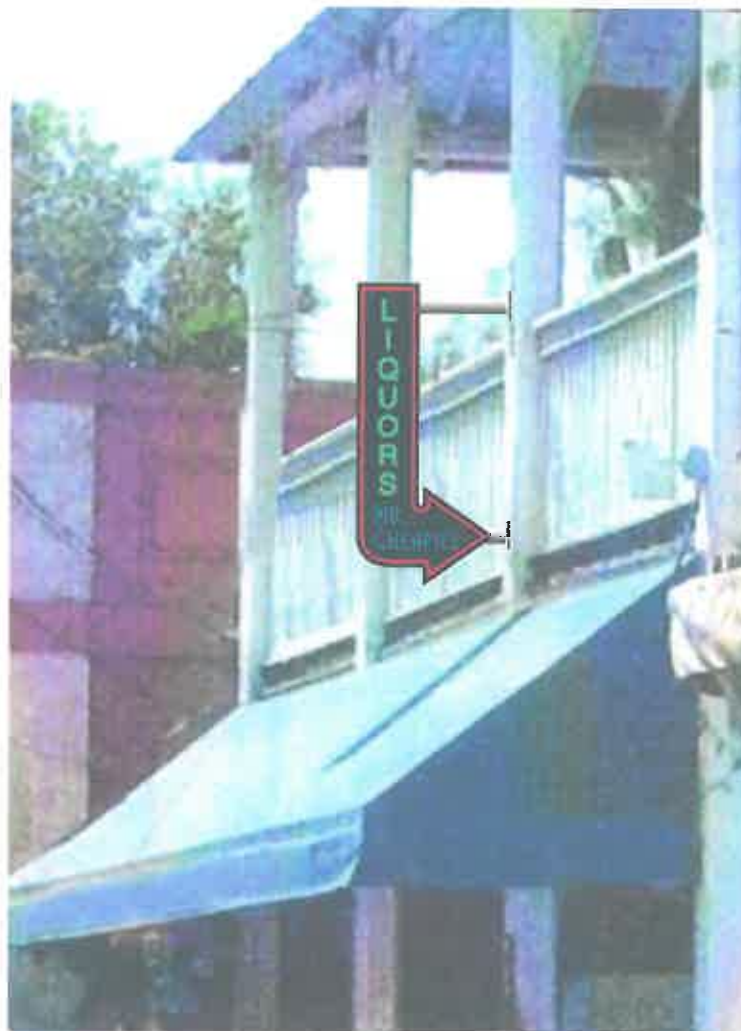
305-294-1877

smsigns@bellsouth.net

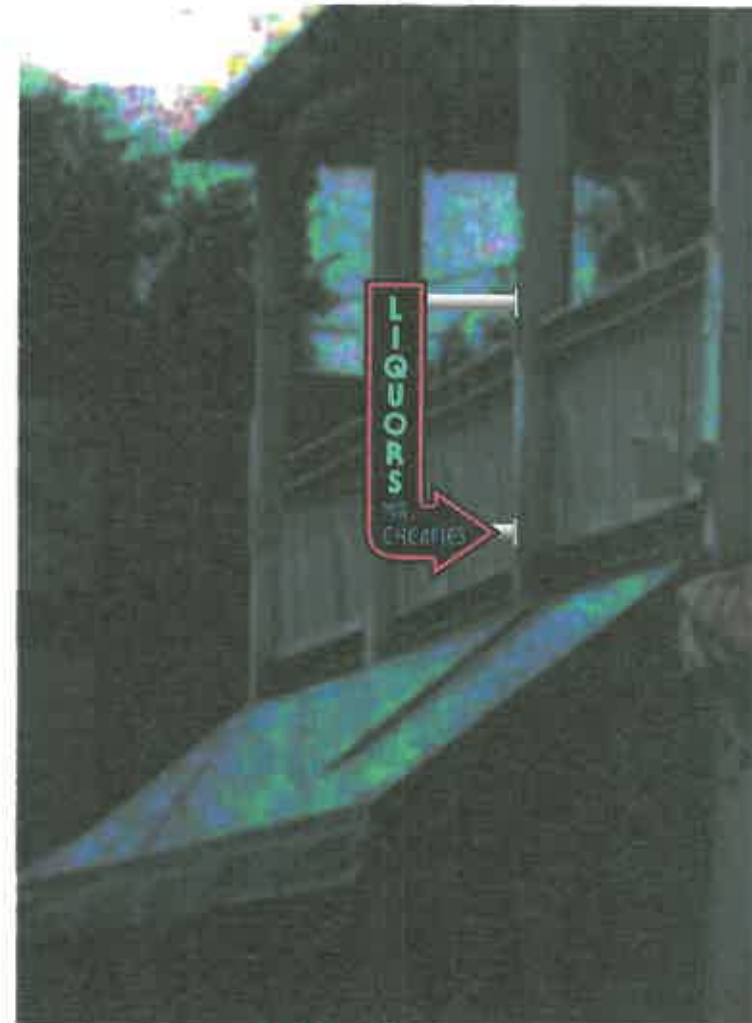
FAX 305-295-6699

www.SouthernmostSigns.com

Version 2 Page 2



Day



Night

*Please fax back  
your signature* →

X

**Client Signature - Approval to Fabricate**

**Previously Proposed Sign  
Postponed February 12, 2013**



DATE: 10/29/12

FAX TO: 000-000-0000

INVOICE #: S.O. NO. 2145

CLIENT: Mr. Cheapies

Dennis Liddy

CONTACT: 305-923-4092, dennis907@comcast.Net

SOUTHERNMOST

SIGNS

305-294-1877

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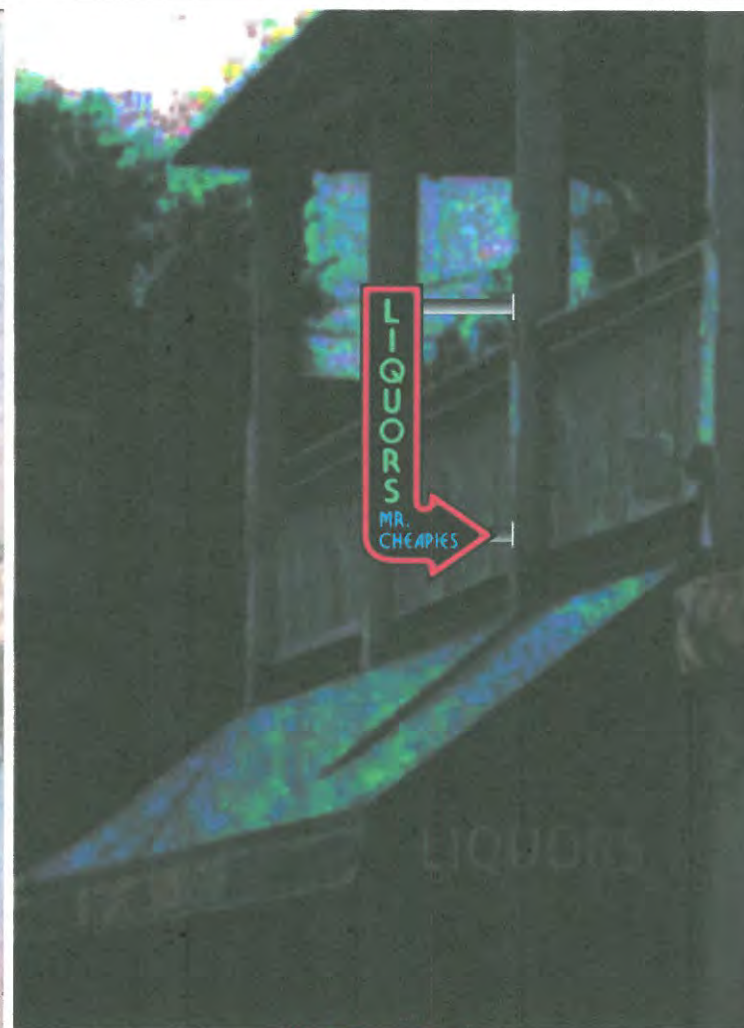
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Version 1 Page 2



Day



Night

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your signature* →

X

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# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 23, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVE EXISTING HANGING SIGN AND REPLACE WITH PROJECTING SIGN WITH NEON INTERNAL ILLUMINATED OPALINA GLASS LETTERS**

**FOR- #423 CAROLINE STREET**

**Applicant- Southernmost Signs**

**Application # H13-01-069**

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](http://www.keywestcity.com).

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

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., February 12, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVE EXISTING SIGN AND REPLACE IT WITH PROJECTING SIGN WITH NEON.**

**FOR- #423 CAROLINE STREET**

**Applicant- Southernmost Signs**

**Application # H13-01-069**

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](http://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 James Tolliver, 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:  
423 CAROLINE ST. KEY WEST, FL on the  
7 day of FEBRUARY, 2013.

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 FEBRUARY 12, 2013.

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 H13-01-069

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

Signed Name of Affiant:

Date: 2-7-13

Address:

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 07th day of February, 2013.

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

NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires May 26, 2015





# R & STUFF





BRAZA  
Brazilian Street

OPEN  
NO COVER

Public  
Meeting  
Notice



# **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 -**  
**Map portion under construction.**

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

**Alternate Key: 1001384 Parcel ID: 00001360-000000**

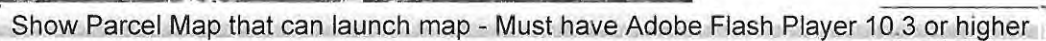
**Ownership Details**

**Mailing Address:**

RAMOS MATILDE GENEROSA REV TRUST 05/25/2007  
C/O RAMOS MATILDE G TRUSTEE  
9999 SW 87TH CT  
MIAMI, FL 33176-2905

**Property Details**

PC Code: 12 - STORE/OFF/RES OR COMBINATION  
Millage Group: 10KW  
Affordable Housing: No  
Section-Township-Range: 06-68-25  
Property Location: 423 CAROLINE ST KEY WEST  
Legal Description: KW PART LOT 1 SQR 15 D2-550 H1-208 CO JUDGE DOCKET 9-192 OR672-429E OR935-97L/E OR1116-704/05WILL CASE#89-553-CP OR2301-1669/71 OR2301-1672/74



Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	40	111	4,000.00 SF

## Number of Buildings: 1

Number of Commercial Buildings: 1  
 Total Living Area: 2150  
 Year Built: 1909

## Building 1 Details

Building Type  
 Effective Age 28  
 Year Built 1909  
 Functional Obs 0

Condition P  
 Perimeter 272  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 35  
 Grnd Floor Area 2,150

### Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

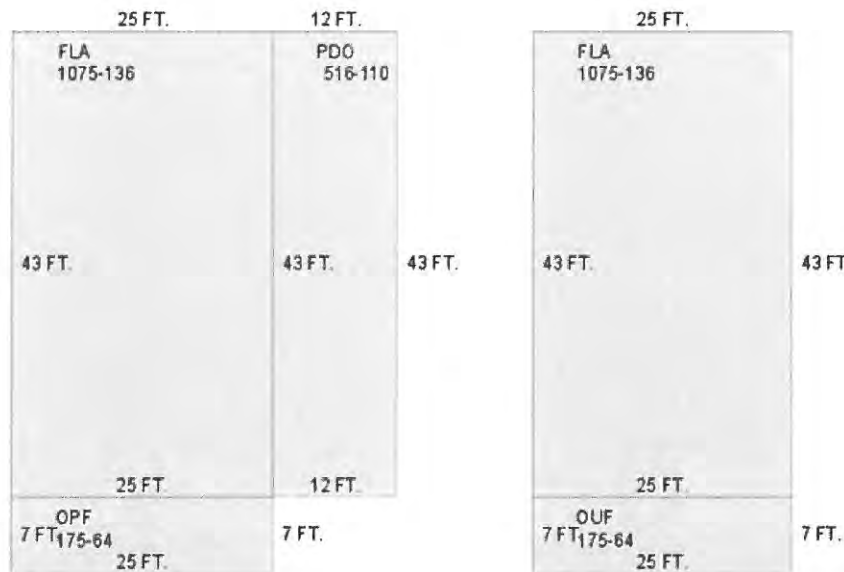
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

### Extra Features:

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

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
1	FLA		1	1988					1,075
2	OPF		1	1988					175
3	PDO		1	1988					516
4	FLA		1	1988					1,075
5	OUF		1	1988					175

## Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	512	NIGHT CLUBS, BARS D	100	N	N
	513	OPF	100	N	N
	514	PDO	100	N	N
	515	APTS-D	100	N	N
	516	OUF	100	N	N

## Exterior Wall:

Interior Finish Nbr	Type	Area %
167	CUSTOM	100

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	405 SF	0	0	1983	1984	4	40
2	FN2:FENCES	312 SF	0	0	1985	1986	2	30
3	PT3:PATIO	168 SF	14	12	1975	1976	2	50
4	WD2:WOOD DECK	189 SF	0	0	1983	1984	1	40
5	PT2:BRICK PATIO	714 SF	0	0	1979	1980	4	50
6	AC2:WALL AIR COND	1 UT	0	0	1996	1997	1	20
7	AC2:WALL AIR COND	1 UT	0	0	1996	1997	1	20

## Appraiser Notes

--

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B941750	05/01/1994	10/01/1994	3,000		POINI-UP BRICK WK REM-GUT
	9602933	07/01/1996	06/01/1997	21,700		REPAIR/REMODELING
	9602933	07/01/1996	06/01/1997	2,000		REPAIR/REMODELING
	9603093	07/01/1996	06/01/1997	4,000		ELECTRICAL
	9602978	07/01/1996	06/01/1997	6,000		PLUMBING
	9604453	11/01/1996	06/01/1997	500		SIGN
	0200253	01/30/2002	08/14/2002	2,000		ELECTRICAL REPAIRS
	03-1151	04/02/2003	07/21/2003	8,000		REPLACE 5 WINDOWS
	03-1165	04/02/2003	07/21/2003	10,000		NEW METAL ROOFING
	04-3010	09/15/2004	10/13/2005	16,000		INSTALL METAL ROOF COVER
	05-1220	04/18/2005	10/13/2005	14,000		PERMIT UPGRADE(#04-3010)
	05-1192	04/25/2005	10/13/2005	2,900		RECOVER AWNINGS



## 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
2012	260,280	7,396	615,503	825,000	825,000	0	825,000
2011	268,289	7,396	683,892	825,000	825,000	0	825,000
2010	268,289	7,396	513,648	789,333	789,333	0	789,333
2009	280,302	7,546	529,822	817,670	817,670	0	817,670
2008	280,302	7,736	549,000	837,038	837,038	0	837,038
2007	201,277	8,159	1,060,000	1,269,436	1,269,436	0	1,269,436
2006	231,197	8,504	340,000	533,462	533,462	0	533,462
2005	231,197	8,952	240,000	480,149	480,149	0	480,149
2004	231,187	9,324	240,000	415,163	415,163	0	415,163
2003	233,179	9,246	160,000	415,163	415,163	0	415,163
2002	225,771	9,622	160,000	395,393	395,393	0	395,393
2001	225,771	6,337	160,000	392,108	392,108	0	392,108
2000	225,771	4,312	152,000	382,083	382,083	0	382,083
1999	225,771	4,505	152,000	382,276	382,276	0	382,276
1998	150,514	4,655	152,000	307,169	307,169	0	307,169
1997	102,173	5,593	144,000	251,766	251,766	0	251,766
1996	92,885	5,772	144,000	242,657	242,657	0	242,657
1995	92,885	5,986	144,000	242,871	242,871	0	242,871
1994	86,947	6,162	144,000	237,109	237,109	0	237,109
1993	86,947	6,383	144,000	237,330	237,330	0	237,330
1992	86,947	6,557	144,000	237,504	237,504	0	237,504
1991	86,947	6,773	144,000	237,720	237,720	0	237,720
1990	92,837	6,952	124,320	224,109	224,109	0	224,109
1989	92,837	7,166	119,880	219,883	219,883	0	219,883
1988	85,063	1,922	107,670	194,655	194,655	0	194,655
1987	96,920	1,986	66,600	156,822	156,822	0	156,822
1986	97,322	2,028	66,600	143,861	143,861	0	143,861
1985	92,893	2,092	39,600	134,585	134,585	0	134,585
1984	11,865	0	39,600	51,465	51,465	0	51,465
1983	11,865	0	21,223	33,088	33,088	0	33,088
1982	14,524	0	20,468	34,992	34,992	0	34,992

## 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.

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