

Staff Report

Historic Architectural Review Commission

Staff Report Item 5

Meeting Date:	November 13, 2012
Applicant:	Southernmost Signs Inc.
Application Number:	H12-01-1314
Address:	#400 Whitehead Street
Description of Work:	Request to install two detached signs. Copy "Parking" with arrow.
Guidelines Cited in Review:	Banners, Flags, Signage and Lighting (pages 49-50). Additions, Alterations and new construction (pages 36-38a), specifically guidelines 5 Compatibility of page 38a.

Staff Analysis

On September 11, 2012 the Commission postponed the review of this application requesting that the signs will be smaller in size and be done in wood. Staff has been working with the applicant trying to create smaller signs that will be more compatible with the surroundings. The applicant stated during a meeting with staff that a pole sign was located on the same spot that they are proposing more than three years ago but that the post and sign were removed.

The revised proposal includes two detached signs. One will be on a 10' aluminum post on the corner of Whitehead and Eaton Street and the second will be on two aluminum posts, 4'-5" tall, located at the entrance of the parking, on Eaton Street. The signs will be made of wood with white vinyl letters and a blue background. A Stop sign is located close to the corner on Eaton Street.

Consistency with Guidelines

1. The signs should be reviewed as new structures, since they will be supported with poles.
2. The corner sign should take into account the existing Stop sign which gives a scale and a height for a sign in the area.

It is staff's opinion that the proposed entry sign is in keeping with the surrounding context. It is staff's opinion that the proposed corner sign should be lower in height in order to be more in keeping with the existing surroundings, understanding that the sign will be very close to the historic ficus tree.

Application



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

APPLICATION # LC 12-01-1177

OWNER'S NAME: US Postal Service
UNITED STATES OF AMERICA DATE: 7/10/12

OWNER'S ADDRESS: ATLANTA, GA 30348 PHONE #:

APPLICANT'S NAME: SOUTHERNMOST SIGN SERVICE PHONE #: 294-1877

APPLICANT'S ADDRESS: 913 EATON ST. KEY WEST, FL 37040

ADDRESS OF SIGN LOCATION:
400 WHITEHEAD

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:

<input type="checkbox"/> WALL	<input checked="" type="checkbox"/> DETACHED
<input checked="" type="checkbox"/> HANGING	<input type="checkbox"/> WINDOW
<input type="checkbox"/> AWNING	<input type="checkbox"/> TRANSOM

MATERIALS DESCRIPTION:
PVC SIGN WITH ALUMINUM POST 4" x 4"

SIGN COPY:
"PARKING + ARROW"

SIZE OF SIGN:
12" w x 60" h

OF EXISTING SIGNS ON PREMISES: 1

TYPE OF ILLUMINATION:
NONE

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.

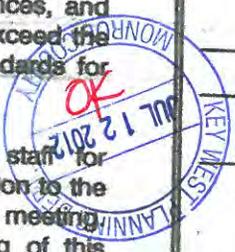
Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 7/10/12
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: \$ _____



HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

Postponed to redesign smaller wooden version 09/11/2012

HARC Comments:

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

Date: *09* _____

Signature: _____

Historic Architectural
Review Commission





THE CITY OF KEY WEST
Planning Department
Post Office Box 1409 Key West, FL 33041-1409

September 17, 2012

David Ball
Southernmost Signs Services
913 Eaton Street
Key West, Florida 33040

RE: 400 Whitehead Street - Application #H12-01-1314
Request to install two detached signs. Copy "Public Parking" with arrow.

Dear Mr. Ball,
This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above-mentioned project at the public hearing held on Tuesday, September 11, 2012. The Commissioners motioned to postpone the item and requested that the sign size and materials be revised and true to scale drawings be submitted.

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,



Donald Leland Craig
Planning Director
305-809-3728

Correspondence



Enid Torregrosa <etorregr@keywestcity.com>

US Postal Service parking lot proposed sign

3 messages

Enid Torregrosa <etorregr@keywestcity.com>
 To: Paul Williams <pwilliams@keywestcity.com>

Tue, Jul 17, 2012 at 3:54 PM

Dear Paul:

We spoke about this proposal briefly last week and you requested from me to send you an email with the scanned application. This sign proposal will be to advertise the parking lot at 400 Whitehead Street. The applicant is proposing an aluminum post, which will require augers close to an old cluster of trees.

I will appreciate your comments for this application

Enid

 SKMBT_C45212071716510.pdf
 1616K

Paul Williams <pwilliams@keywestcity.com>
 To: Enid Torregrosa <etorregr@keywestcity.com>

Tue, Jul 17, 2012 at 4:42 PM

Enid,

I have reviewed the HARC application and attached information provided for the request to install a parking sign on public property.

The following sections of the City Code are provided for you and the HARC Commissioners to be aware of the Tree Protection requirements associated with this application.

Sec. 110-321. - **Tree Permit Required.** (a)

"Unless a tree removal permit approved by the tree commission and issued by the landscaping division has been obtained, **no person, whether on publicly or privately owned land, shall cause tree abuse or other harm, or maintenance to, hatracking, transplanting, topping or removal of the following**":

(4) "Any plants located on public property".

Sec. 110-256. - Tree abuse. (b) **Prohibited acts.** (c) *Additional prohibitions.* (2) **No person shall cut or otherwise damage a root or roots of a tree located on public property without first obtaining a permit from the tree commission.**

Sec. 110-367. - Fences and walls. 

The root systems of existing trees shall be taken into consideration when installing fences and walls. **Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary to avoid damage to major roots.** Continuous footers for masonry walls shall be ended at the point larger roots are encountered and the roots bridged.

In my opinion, if the Harc Commission approves the application, **the applicant will be required to apply for a tree permit to work in the root zone of public trees.**

Please let me know if you or the applicant needs additional information.

Paul Williams, Urban Forestry Manager

[Quoted text hidden]

Enid Torregrosa <etorregr@keywestcity.com>
To: Paul Williams <pwilliams@keywestcity.com>

Tue, Jul 17, 2012 at 4:49 PM

Dear Paul:

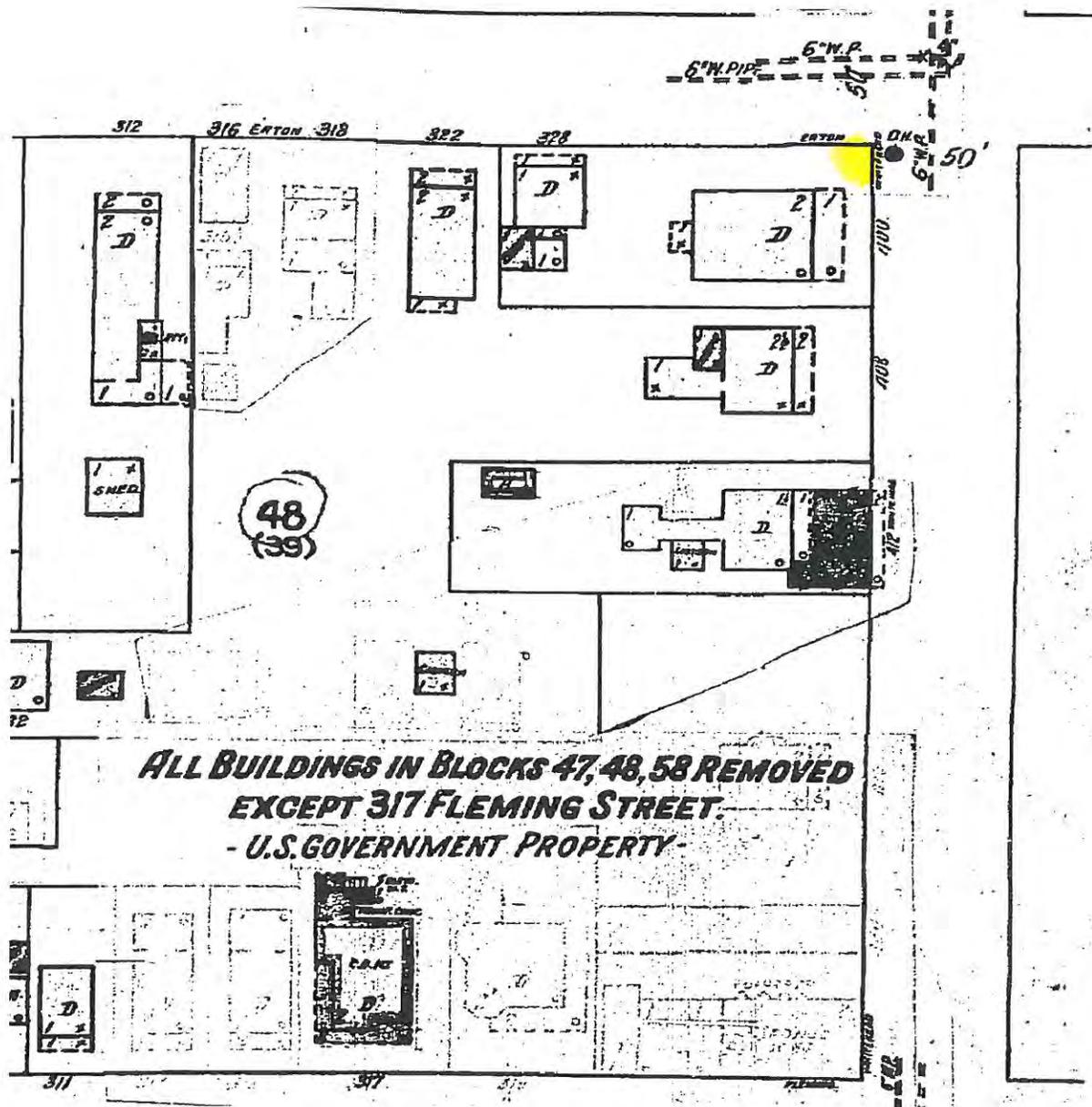
Thank you so much for your help and quick respond!

Take care

Enid

[Quoted text hidden]

Sanborn Maps



#400 Whitehead Street Sanborn map 1948

Project Photos

From: Stephen Walker <walk444@gmail.com>
Date: August 9, 2012 11:03:27 AM EDT
To: Stephen walker <walk444@gmail.com>



▶ 1 Attachment, 124 KB



Sent from my iPhone

Revised Signs



© 2012 Google
© 2012 Google
US Dept of State Geographer
© 2012 INEGI

Google earth

Google earth



DATE: 11/05/12

CLIENT: Steve Walker

FAX TO: 000-000-0000

Steve Walker

INVOICE #: S.O. NO. 1981

CONTACT: 509-4110

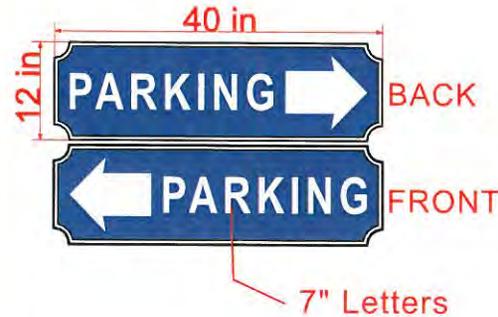


305-294-1877 FAX 305-295-6699
smsigns@bellsouth.net www.SouthernmostSigns.com

Version 5 Page 1

Quantity 1

Whitehead Street
Double-sided wood hanging sign
Hanging from 4" x 4" single
aluminum pole.
Sign face to be: 40"w x 12"h x 3/4"
Copy to read: "Parking,
Arrow"
Lettering to be White vinyl
Background to be Blue



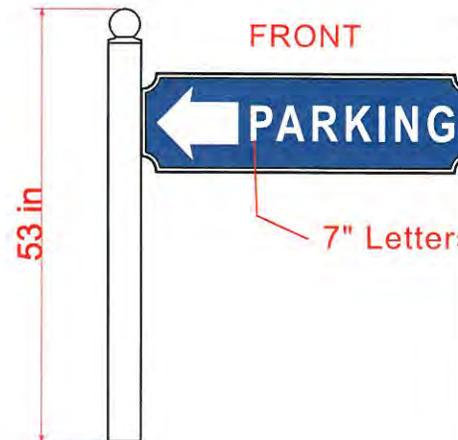
Quantity 1

Eaton Street
Single-sided wood dual-post sign
4" x 4" aluminum poles.
Sign face to be: 40"w x 12"h x 3/4"
Copy to read: "Parking, Arrow"
Lettering to be White vinyl
Background to be Blue

96 in

127 in

53 in



*Please fax back
your signature* →

X

Client Signature - Approval to Fabricate

DATE: 11/05/12

CLIENT: Steve Walker

FAX TO: 000-000-0000

Steve Walker

INVOICE #: S.O. NO. 1981

CONTACT: 509-4110



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

Version 5 Page 2



Whitehead St.

*Please fax back
your signature*



Client Signature - Approval to Fabricate

DATE: 11/05/12

CLIENT: Steve Walker

FAX TO: 000-000-0000

Steve Walker

INVOICE #: S.O. NO. 1981

CONTACT: 509-4110



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

Version 5 Page 4



*Please fax back
your signature*



X _____

Client Signature - Approval to Fabricate

DATE: 11/05/12

CLIENT: Steve Walker

FAX TO: 000-000-0000

Steve Walker

INVOICE #: S.O. NO. 1981

CONTACT: 509-4110



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

Version 5 Page 3



Eaton St.

*Please fax back
your signature*



Client Signature - Approval to Fabricate

**Previous Postponed Signs
September 11,2012**

DATE: 08/22/12
FAX TO: 000-000-0000
INVOICE #: S.O. NO. 1981

CLIENT: Steve Walker
Steve Walker
CONTACT: 509-4110

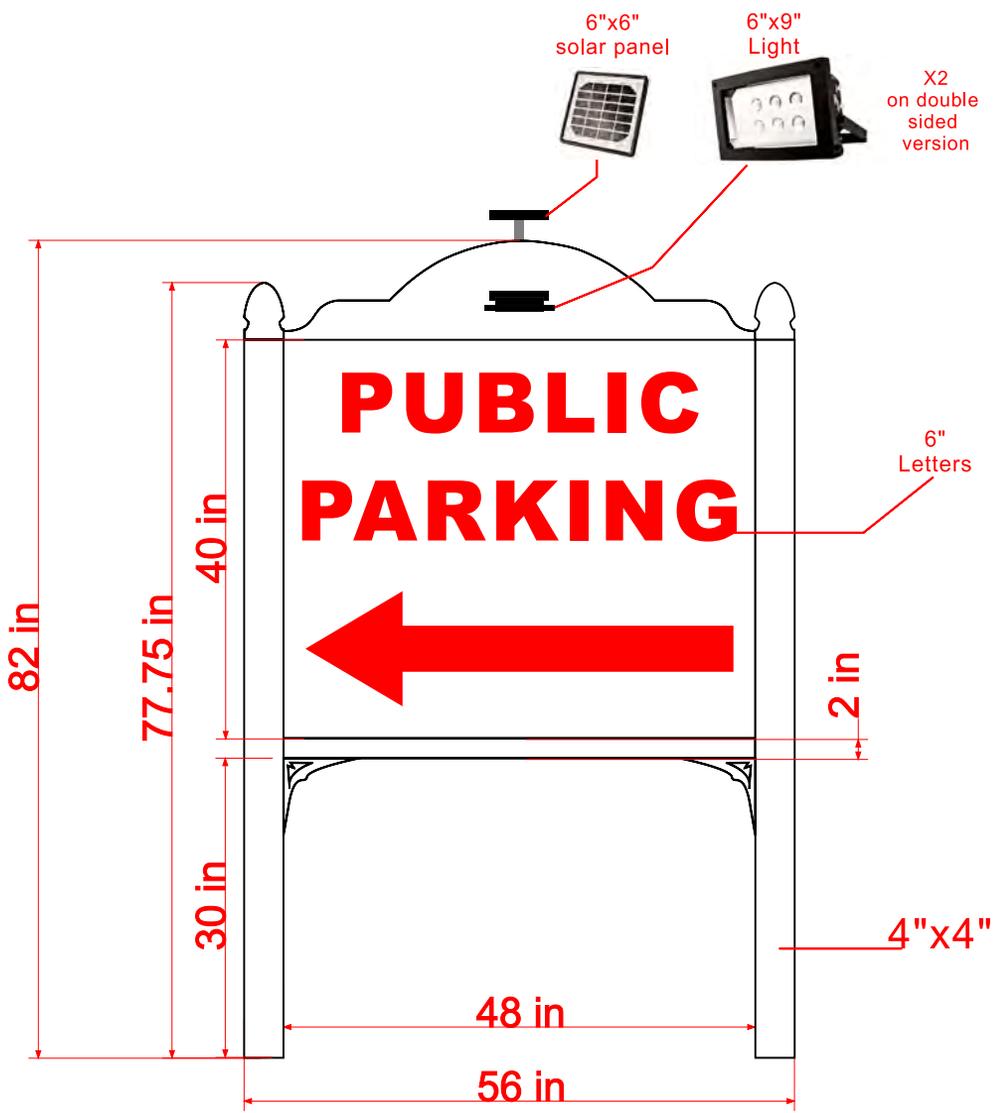


305-294-1877 FAX 305-295-6699
smsigns@bellsouth.net www.SouthernmostSigns.com

Version 4 Page 1

Qty. 1
Eaton St.
Single sided sign
Actual Sign Size: 40"h x 48"w
Overall Size: 82"h x 56"w
Copy to read: "Public Parking, Arrow"
Lettering to be red vinyl
Background to be white
Solar panel and light added to sign

Qty. 1
Whitehead St.
Double sided sign
Actual Sign Size: 40"h x 48"w
Overall Size: 82"h x 56"w
Copy to read: "Public Parking, Arrow"
Lettering to be red vinyl
Background to be white
Solar panel and light added to sign



Please fax back your signature → X

Client Signature - Approval to Fabricate

DATE: 08/22/12

CLIENT: Steve Walker

FAX TO: 000-000-0000

Steve Walker

INVOICE #: S.O. NO. 1981

CONTACT: 509-4110



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

Version 4 Page 4



Location of signs: ★

*Please fax back
your signature* →

X

Client Signature - Approval to Fabricate

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DATE: 08/22/12

CLIENT: Steve Walker



FAX TO: 000-000-0000

Steve Walker

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

INVOICE #: S.O. NO. 1981

CONTACT: 509-4110

Version 4 Page 2



Whitehead St.

*Please fax back
your signature* →

X _____
Client Signature - Approval to Fabricate

DATE: 08/22/12

CLIENT: Steve Walker



FAX TO: 000-000-0000

Steve Walker

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

INVOICE #: S.O. NO. 1981

CONTACT: 509-4110

Version 4 Page 3



Eaton St.

Please fax back your signature →

X

Client Signature - Approval to Fabricate

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 13, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW DETTACHED SIGNS COPY “ PARKING” WITH AN ARROW

#400 WHITEHEAD STREET

Applicant- SOUTHERNMOST SIGNS Application Number H12-01-1314

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

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

Property Record Card -
Map portion under construction.

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1006939 Parcel ID: 00006700-000000

Ownership Details

Mailing Address:
UNITED STATES OF AMERICA
ATLANTA, GA 30345

Property Details

PC Code: 88 - FEDERAL OTHER THAN (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 400 WHITEHEAD ST KEY WEST
Legal Description: KW PT SQR 39 & PT LOTS 1 & 2 SQR 40 & PT THOMAS ST (3.6794 AC) G-59-223/226 (POST OFFICE)





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
17 - FEDERAL GOV'T	14,967,552.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	3.68 AC

Building Summary

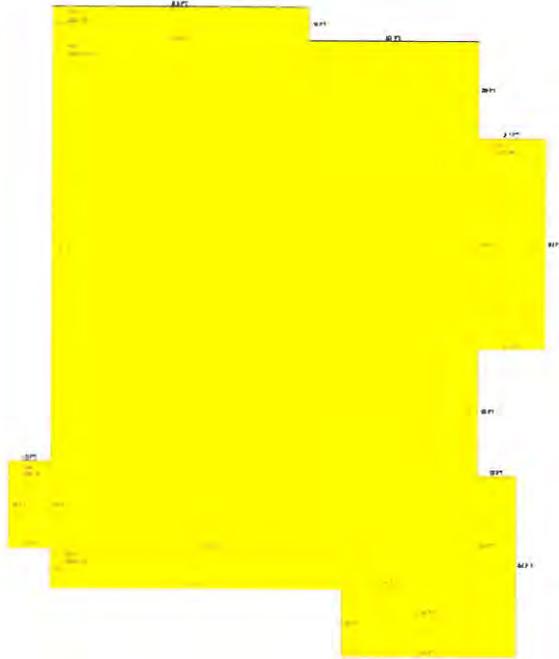
Number of Buildings: 2
 Number of Commercial Buildings: 2
 Total Living Area: 22412
 Year Built: 1985

Building 1 Details

Building Type Effective Age 16 Year Built 1985 Functional Obs 0	Condition E Perimeter 610 Special Arch 0 Economic Obs 0	Quality Grade 450 Depreciation % 19 Grnd Floor Area 20,816
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		Vacuum 0 Garbage Disposal 0

4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 13

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	1986					20,816
2	OPX		1	1986					2,484
3	OPF		1	1986					338
4	CPF		1	1986					800
5	CPF		1	1986					1,323

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1664	FEDERAL BLDGS A	100	Y	Y
	1665	OPX	100	N	N
	1666	OPF	100	N	N
	1667	CPF	100	N	N
	1668	CPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
455	BRICK	100

Building 2 Details

Building Type
 Effective Age 16
 Year Built 1985
 Functional Obs 0

Condition E
 Perimeter 160
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 19
 Grnd Floor Area 1,596

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

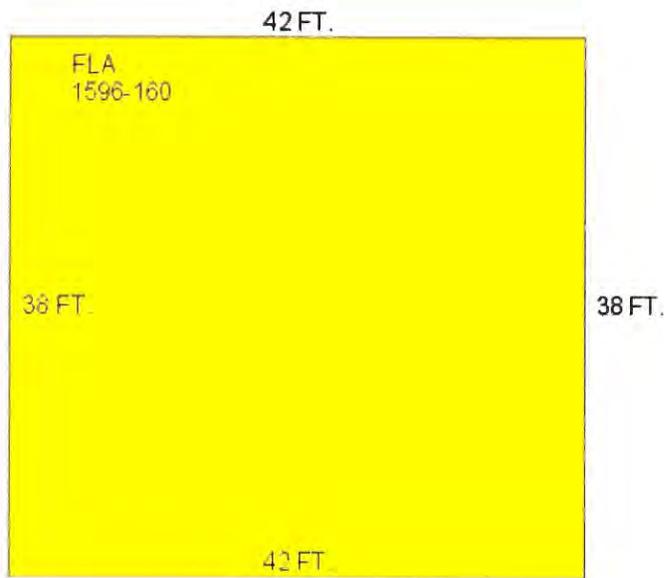
Roof Cover
 Heat 2
 Heat Src 2

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 0

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	1986					1,596

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1669	FEDERAL BLDGS C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %

456

BRICK

100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	83,827 SF	0	0	1984	1985	2	25
2	PT3:PATIO	8,511 SF	0	0	1984	1985	2	50
3	CL2:CH LINK FENCE	7,160 SF	895	8	1984	1985	1	30

Appraiser Notes

BLDG #1= POST OFFICE PROPER BLDG #2= REPAIR SHOP IN REAR

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9903505	11/08/1999	12/04/1999	500		SIGN
	9700174	01/01/1997	08/01/1997	18,000		ADDITION CONVERSION

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	3,824,158	104,756	11,040,000	14,968,914	14,968,914	14,968,914	0
2010	4,013,006	106,118	11,040,000	15,159,124	15,159,124	15,159,124	0
2009	4,013,006	107,480	12,311,101	16,431,587	16,431,587	16,431,587	0
2008	4,013,006	108,842	12,311,101	16,432,949	16,432,949	16,432,949	0
2007	2,759,412	109,659	12,311,101	15,180,172	15,180,172	15,180,172	0
2006	2,759,412	111,021	6,331,072	9,201,505	9,201,505	9,201,505	0
2005	2,791,130	112,383	6,331,072	9,234,585	9,234,585	9,234,585	0
2004	2,854,558	113,745	3,286,166	6,254,469	6,254,469	6,254,469	0
2003	2,854,558	115,106	3,286,166	6,255,830	6,255,830	6,255,830	0
2002	2,854,558	116,803	3,286,166	6,257,527	6,257,527	6,257,527	0
2001	2,854,558	118,612	3,286,166	6,259,336	6,259,336	6,259,336	0
2000	2,870,513	55,180	3,286,166	6,211,859	6,211,859	6,211,859	0
1999	3,760,915	62,161	3,571,920	7,394,996	7,394,996	7,394,996	0
1998	2,512,529	66,677	3,571,920	6,151,126	6,151,126	6,151,126	0
1997	2,228,708	67,044	3,571,920	5,867,672	5,867,672	5,867,672	0
1996	2,026,099	71,288	3,571,920	5,669,307	5,669,307	5,669,307	0
1995	2,026,099	75,531	3,571,920	5,673,550	5,673,550	5,673,550	0
1994	2,026,099	79,775	3,571,920	5,677,794	5,677,794	5,677,794	0

1993	2,026,099	84,019	3,571,920	5,682,038	5,682,038	5,682,038	0
1992	2,026,099	88,263	3,571,920	5,686,282	5,686,282	5,686,282	0
1991	2,026,099	92,506	3,571,920	5,690,525	5,690,525	5,690,525	0
1990	1,947,544	96,750	1,300,000	3,344,294	3,344,294	3,344,294	0
1989	1,947,544	100,994	1,300,000	3,348,538	3,348,538	3,348,538	0
1988	1,699,053	69,730	1,300,000	3,068,783	3,068,783	3,068,783	0
1987	1,678,271	72,489	1,200,514	2,951,274	2,951,274	2,951,274	0
1986	0	0	387,902	387,902	387,902	387,902	0
1985	0	0	387,902	387,902	387,902	387,902	0
1984	0	0	387,902	387,902	387,902	387,902	0
1983	0	0	387,902	387,902	387,902	387,902	0
1982	0	0	387,902	387,902	387,902	387,902	0

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 80,189 times.

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