



Staff Report for Item 10

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: August 25, 2015

Applicant: Schroeder Builders/Dana Winchell

Application Number: H15-01-0931

Addresses: #1013 Truman Avenue

Description of Work

Wood hanging sign exceeding 5 square feet.

Site Facts

The building located at 1013 Truman is a contributing structure, erected c.1895 according to the survey. It is a traditional two-story frame vernacular building with classical revival details, such as pediments decorating each fenestration. This building is an example of the Classical Revival style in Key West.

Guidelines Cited in Review

Commercial Storefronts & Signage (page 46), specifically guideline 3.

Banners, Flags, Signage and Lighting (pages 49-50), specifically guideline 1.

Staff Analysis

The Certificate of Appropriateness in review is for the installation of a new hanging sign for Sushi Cupcake off of the front porch of the historic building. The oval hanging sign will be made of wood and will be 47 inches long and 30.5 inches tall, totaling 7.81 square feet. The size and placement of the sign will cover the top of the central window, covering the classical pediment ornamentation.

Consistency with Guidelines

1. The guidelines are clear regarding the size of hanging signs. They must be a maximum of 5 SF, and the proposed sign will be almost 8 SF.
2. The guidelines also state that signage for storefronts should be appropriately scaled and must not obscure a building's historic character or features. The proposed sign is out of scale with the building and will obscure important architectural details of the historic structure.

It is staff's opinion that the proposed project fails to meet several guidelines due to the size of the sign. Therefore, staff believes that the proposed project is inconsistent with the guidelines and will have an adverse effect on the historic district.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



Office
City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.keywestcity.com

HARC PERMIT NUMBER <i>15-01-931</i>	BUILDING PERMIT NUMBER <i>15-2481</i>	INITIAL & DATE <i>WJBS 5/15/15</i>
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %		

ADDRESS OF PROPOSED PROJECT:

1013 Truman Ave.

OF UNITS

RE # OR ALTERNATE KEY:

1021733

NAME ON DEED:

Money Pitt Investment Trust

PHONE NUMBER

305-293-9600

OWNER'S MAILING ADDRESS:

728 Duval St

EMAIL

Schroedkw@aol.com

CONTRACTOR COMPANY NAME:

Schroeder Builders Inc

PHONE NUMBER

305-293-9600

CONTRACTOR'S CONTACT PERSON:

Joseph Schroeder

EMAIL

Schroedkw@aol.com

ARCHITECT / ENGINEER'S NAME:

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: YES ___ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

500.00

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.,

Replace existing

*sign with tenant provided wood sign. 2'-6" x 4'-0" Oval
Hang on existing 5/8" eye bolts and chains*

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:

OWNER PRINT NAME: <i>Money Pitt Investment Trust / Joseph Schroeder</i>	QUALIFIER PRINT NAME: <i>Schroeder Builders / Joseph Schroeder</i>
OWNER SIGNATURE: <i>[Signature]</i>	QUALIFIER SIGNATURE: <i>[Signature]</i>
Notary Signature as to owner: <i>[Signature]</i>	Notary Signature as to qualifier: <i>[Signature]</i>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <i>9</i> DAY OF <i>JUNE</i> , 20 <i>15</i>	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <i>9</i> DAY OF <i>JUNE</i> , 20 <i>15</i>
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

No fee

5244214463 010

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: *BRUY 3 sq ft*

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN OTHER:

GENERAL: DESCRIPTION FROM PART B: *Replace hanging sign with wood oval 2.5' x 4.0'*

PROJECT SPECIFICATIONS

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<i>No</i>	<i>wood</i>	<i>wood</i>

DEMOLITION: ATTACHED IS HARC APPENDIX FOR PROPOSED DEMOLITION

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER:

BUSINESS LICENSE

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE

Oper: KEYWBLD Type: BP Drawer: 1
 Date: 6/17/15 50 Present no: 25289
 2015 1000351
 PT * BUILDING PERMITS-NEW
 1.00 \$50.00
 Trans number: 3053375
 \$50.00
 Trans date: 6/17/15 Time: 12:21:49

Oper: KEYWBLD
 Date: 6/17/15
 2015
 PT
 Trans number: 3053375
 \$50.00
 Trans date: 6/17/15
 Time: 12:21:49

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.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<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 AUTHORITY, 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.

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

PROJECT PHOTOS



Property Appraiser's Photograph, c. 1965. Monroe County Public Library.



PROPOSED DESIGN



The size of the sign will be 47" long and 30.5" tall. The material To be used will be wood board with vinyl lettering.



774-627-8703



CUPCAKE
SUSHI™

A Very Unique Bakery

1013



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 25, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

WOOD HANGING SIGN EXCEEDING 5 SQUARE FEET.

FOR- #1013 TRUMAN AVENUE

Applicant – Schroeder Builders/Dana Winchell

Application #H15-01-0931

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.

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.

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: 1021733 Parcel ID: 00020990-000000

Ownership Details

Mailing Address:

MONEY PITT INVESTMENT TRUST 6/15/2012
728 DUVAL ST
KEY WEST, FL 33040-7400

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 10KW

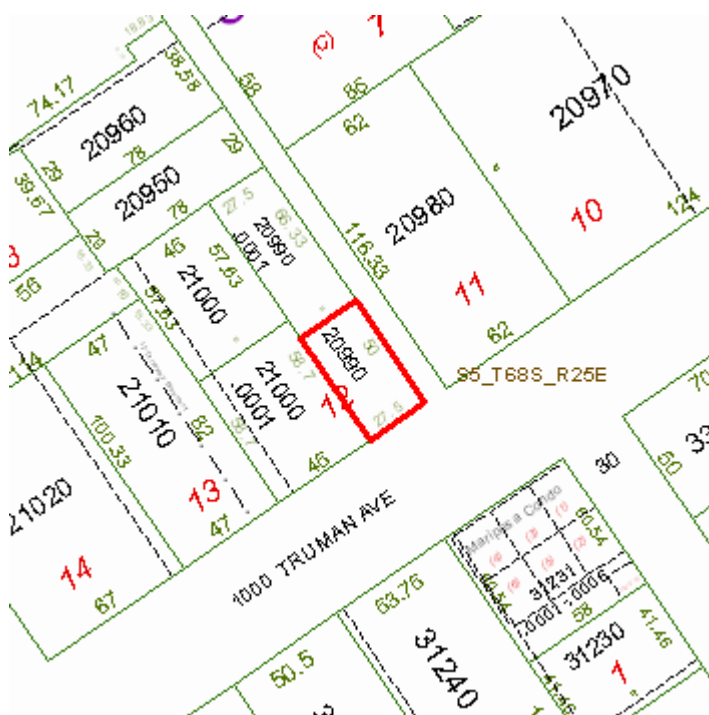
Affordable Housing: No

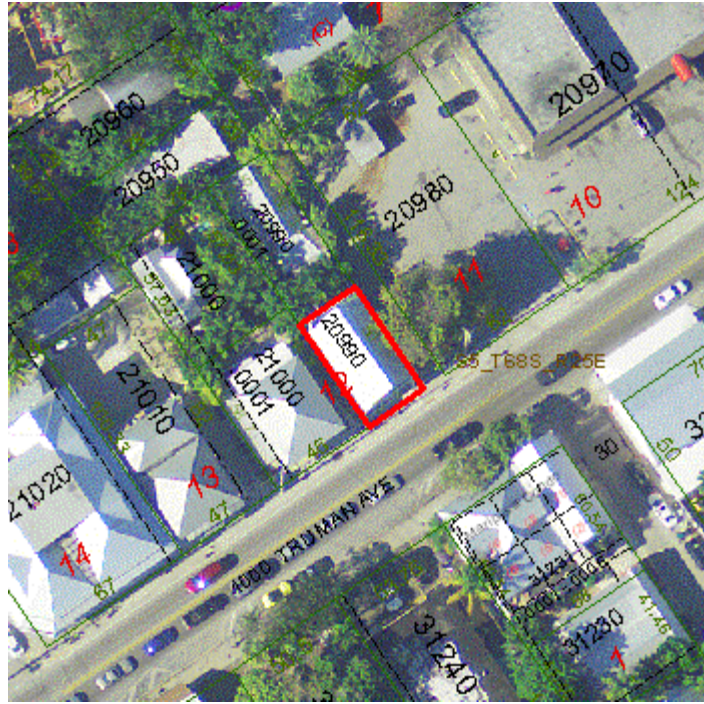
Section-Township-Range: 05-68-25

Property Location: 1013 TRUMAN AVE KEY WEST

Legal Description: KW PT LOT 12 SQR 3 TR 6 E1-152 OR1013-81/82 OR1026-1118/21 OR2595-985/86 OR2629-1168/69

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	28	50	1,375.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 1440
Year Built: 1918

Building 1 Details

Building Type
Effective Age 18
Year Built 1918
Functional Obs 0

Condition G
Perimeter 216
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 1,440

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 12

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	<u>FLA</u>		1	1918					720
2	<u>OPX</u>		1	1918					144
3	<u>OPF</u>		1	1918					120
4	<u>CPU</u>		1	1999					240
5	<u>FLA</u>		1	1918					720
6	<u>OPX</u>		1	1918					120
7	<u>OUU</u>		1	1999					240
8	<u>OPX</u>		1	1918					144
9	<u>FAT</u>		1	1918					864
10	<u>OUU</u>		1	1990					72

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	N	Y
	3468	OFF BLDG-1 STY-B	100	N	Y
	3469	APTS-B	100	N	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	366 SF	61	6	1989	1990	2	30

Appraiser Notes

EAST-DALTON GENERAL CONTRACTORS, SCHROEDER BUILDERS

2003-01-30 (SKI) 1 TRANSIENT RENTAL UNIT

TPP 8932298 - SCHROEDER BUILDERS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	06-0783	02/08/2006	09/27/2006	1,000 Commercial	REPLACE MISSING GINGER BREAD ON HANDRAILS.
1	13-1218	04/09/2013		1,000 Commercial	REPLACE 50 PIECES OF WOOD GINGER BREAD AND APPROX. 25 L.F. OF WOOD RAIL CAP (FRONT & BACK PORCH) AND PAINT WHITE.
1	B940890	03/01/1994	12/01/1994	3,600 Commercial	DECK & FENCH DOORS
1	9701395	05/01/1997	12/01/1997	5,000 Commercial	EXTERIOR REPAIRS
1	9701500	09/01/1997	12/01/1997	4,000 Commercial	ADD CARPORT
1	0000588	05/10/2000	08/11/2000	1,500 Commercial	PAINT ROOF

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
2014	186,411	512	115,038	301,961	301,961	0	301,961
2013	207,089	512	115,038	322,639	322,639	0	322,639
2012	207,089	512	115,038	322,639	322,639	0	322,639
2011	212,266	512	115,038	327,816	327,816	0	327,816
2010	220,032	512	106,919	327,463	327,463	0	327,463
2009	220,032	512	234,883	455,427	455,427	0	455,427
2008	225,209	512	504,450	730,171	730,171	0	730,171
2007	176,195	551	240,625	417,371	417,371	0	417,371
2006	156,132	602	110,000	313,090	313,090	0	313,090
2005	159,805	641	96,250	313,090	313,090	0	313,090
2004	159,798	679	82,500	313,090	313,090	0	313,090
2003	159,798	730	41,250	313,090	313,090	0	313,090
2002	156,124	769	41,250	298,181	298,181	0	298,181
2001	156,124	807	41,250	298,181	298,181	0	298,181
2000	157,950	1,309	28,875	188,134	188,134	0	188,134
1999	157,950	1,344	28,875	188,169	188,169	0	188,169
1998	105,513	1,379	28,875	135,767	135,767	0	135,767

1997	103,126	367	26,125	129,618	129,618	0	129,618
1996	93,751	381	26,125	120,257	120,257	0	120,257
1995	93,751	395	26,125	120,271	120,271	0	120,271
1994	93,147	414	26,125	119,686	119,686	0	119,686
1993	93,147	428	26,125	119,700	119,700	0	119,700
1992	93,147	443	26,125	119,715	119,715	0	119,715
1991	93,147	462	26,125	119,734	119,734	0	119,734
1990	80,727	0	20,969	101,696	101,696	25,000	76,696
1989	79,104	0	20,625	99,729	99,729	25,000	74,729
1988	52,965	0	12,375	65,340	65,340	0	65,340
1987	47,350	0	24,952	72,302	72,302	0	72,302
1986	47,613	0	24,952	72,565	72,565	25,000	47,565
1985	46,140	0	14,616	60,756	60,756	25,000	35,756
1984	43,012	0	14,616	57,628	57,628	25,000	32,628
1983	43,012	0	14,616	57,628	57,628	25,000	32,628
1982	43,889	0	13,642	57,531	57,531	25,000	32,531

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
5/14/2013	2629 / 1168	329,500	<u>WD</u>	<u>30</u>
10/16/2012	2595 / 985	330,000	<u>WD</u>	<u>38</u>
9/1/1987	1026 / 1118	115,000	<u>WD</u>	<u>Q</u>
5/1/1987	1013 / 81	128,000	<u>WD</u>	<u>Q</u>

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