



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: June 23, 2020

Applicant: William Horn

Application Number: H2020-0017

Address: #201 William Street

Description of Work:

Historic Seaport wayfinding sign package.

Site Facts:

The site of this proposed application is the Key West Bight. This proposal spans several areas within the Bight, including the plazas, seaport, harbor walk and related parking areas.

Guidelines and SOIS Cited on Review:

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 2 and 23.

Staff Analysis:

This application is proposing a wayfinding sign package for specific areas within the Key West Bight. There are to be 4 types of wayfinding signs: A, B, C and D.

Type A will be a 12 foot tall "Plaza Marker Sign." It will display a plaza marker number on an aluminum panel, and it will also display a directory and map plan in a wood frame. The sign is to be topped with a faux copper finial, and it will have a small LED downlight to illuminate the directory sign.

Type B will be a 6 foot tall “Large Trail Blazer Sign.” It will display directional messages on a 4.9 square foot phenolic panel.

Type C will be a 7 foot tall “Small Trail Blazer Sign.” It will also display directional messages on a smaller, 1.5 square foot phenolic panel.

Type D will be an 11 foot tall “Parking Sign.” It will display a parking symbol on an aluminum panel, and it will also display a street indicator arrow on a painted wood panel. The sign is to be topped with a faux copper finial.

All wayfinding signs are proposed to be installed on wood posts with rope-wrapping detail. The posts vary in size according to sign type.

Consistency with Cited Guidelines and SOIS:

Staff reviewed this application based on the guidelines for New Construction, as the proposed wayfinding signs are seen as independent structures, rather than business-advertising signage.

Staff finds that the proposed wayfinding sign package is consistent with the guidelines. The wayfinding designs are compatible in size, scale, material and character with the Key West Bight area. Staff feels the proposal reflects the sense of place and creates a continuity of character in the seaport with the cohesiveness of the design.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	201 William Street	
NAME ON DEED:	City of Key West	PHONE NUMBER 305-809-3803
OWNER'S MAILING ADDRESS:	PO Box 1409	EMAIL kolson@cityofkeywest-fl.gov
	Key West, FL 33040	
APPLICANT NAME:	William P. Horn Architect PA	PHONE NUMBER 305-296-8302
APPLICANT'S ADDRESS:	915 Eaton Street	EMAIL joe@wphornarchitect.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	<i>Joan Scarpelli</i>	DATE 6/18/2020

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Historic Seaport Wayfinding Sign Package. The signage scope includes 4 directory signs (sign type A) in each one of the seaport plazas at Elizabeth St., William St., Margaret St. and Grinnell St. The scope also includes signage for parking areas around the seaport (sign type D); these parking areas are the Caroline St. lot in front of waterfront brewery, the Margaret St. lots behind Flagler rail station and the Grinnell St. lot at the ferry terminal. The last part of this signage scope is what we call trailblazer signs (sign type B&C). These signs are much smaller in nature than types A and D. The directory signs will have a lighting element that shines down on the map from the pier that is taller behind it. All other signs will not have lighting.
MAIN BUILDING:	N/A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): N/A	

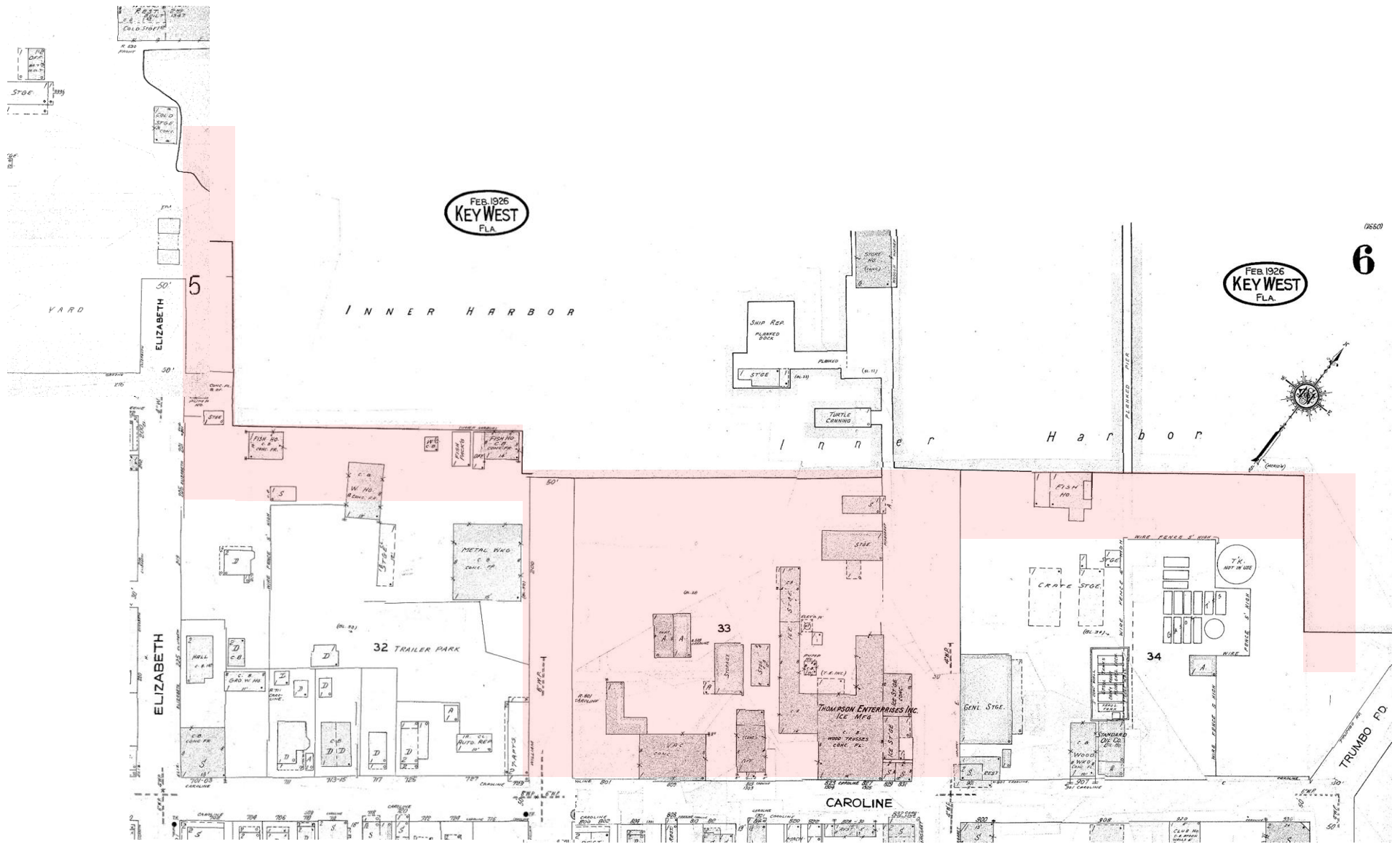
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): N/A	
PAVERS: N/A	FENCES: N/A
DECKS: N/A	PAINTING: N/A
SITE (INCLUDING GRADING, FILL, TREES, ETC.): N/A	POOLS (INCLUDING EQUIPMENT): N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): N/A	OTHER: N/A

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
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MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



1926 Sanborn map indicating area of proposed work.

PROJECT PHOTOS



Historic photo of the Key West Bight from 1960.

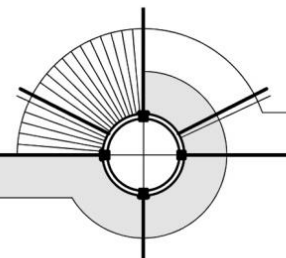


GRINNELL STREET

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



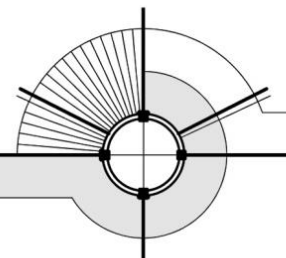


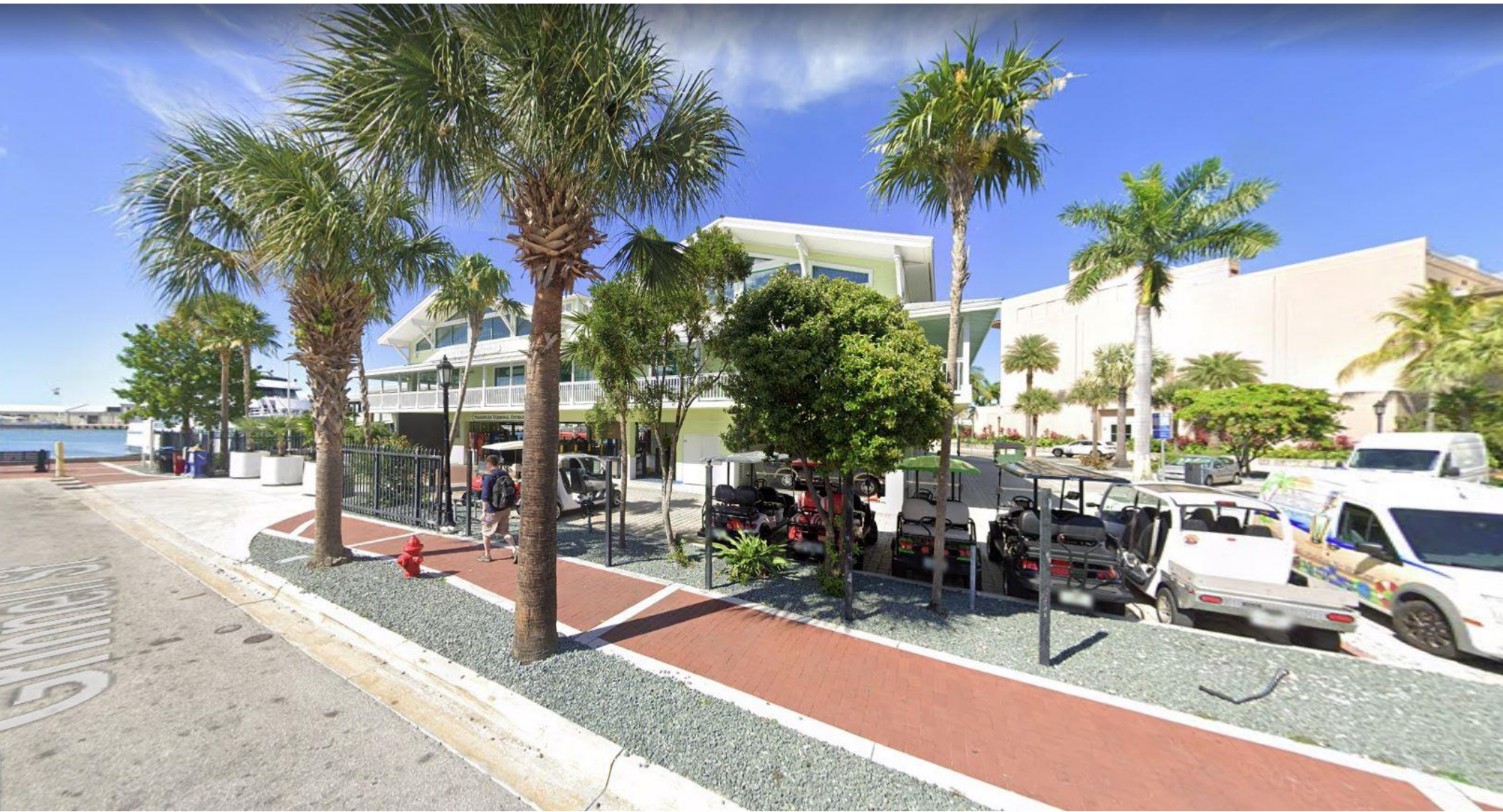
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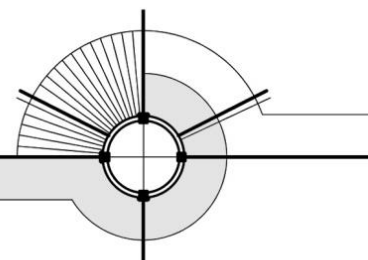


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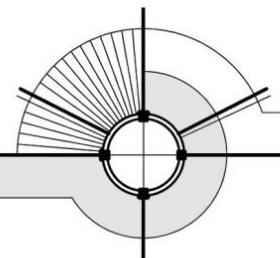


CAROLINE STREET / MARGARET STREET

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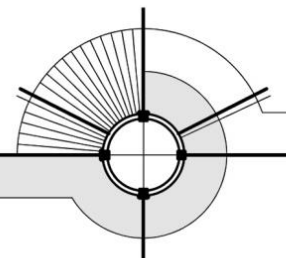


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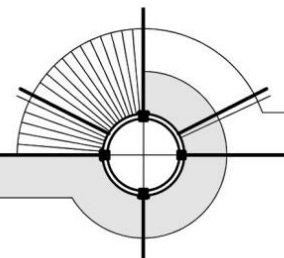


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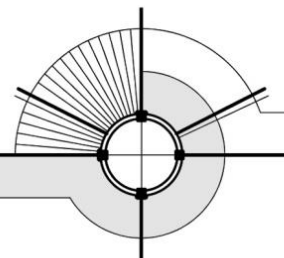


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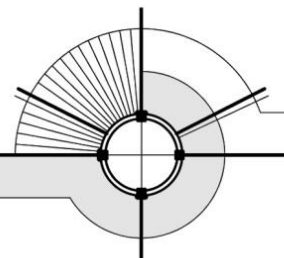


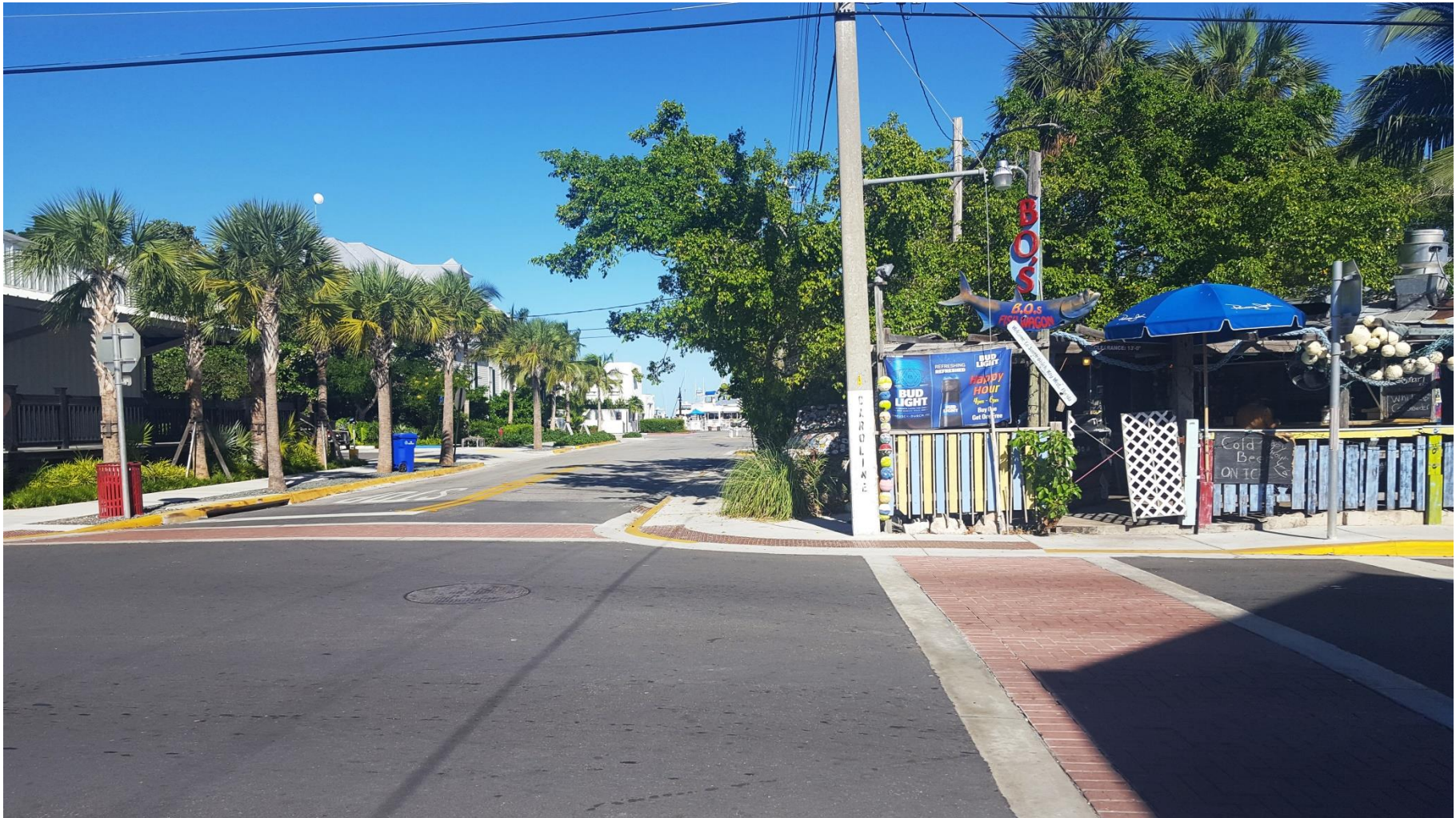
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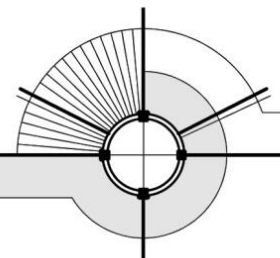


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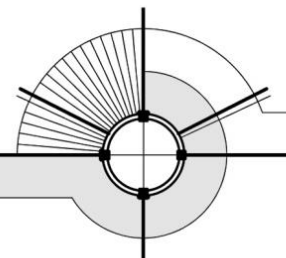


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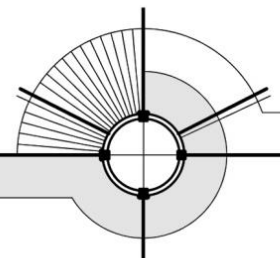


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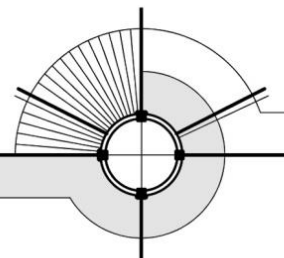


ELIZABETH STREET

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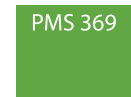
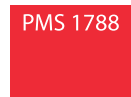
PROPOSED DESIGN



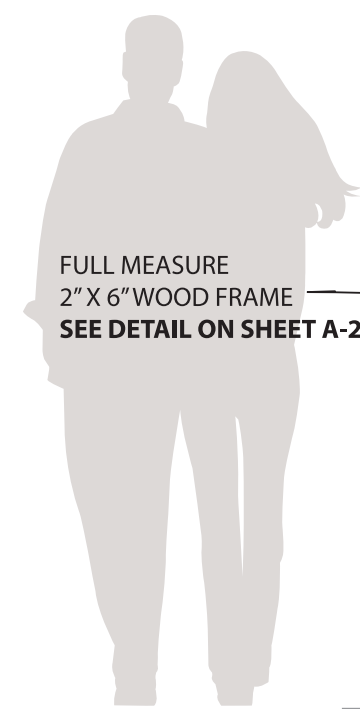
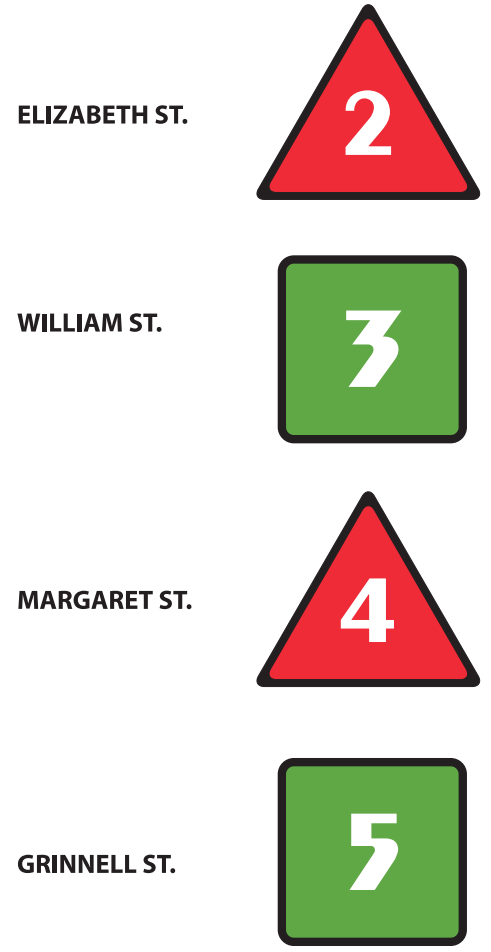
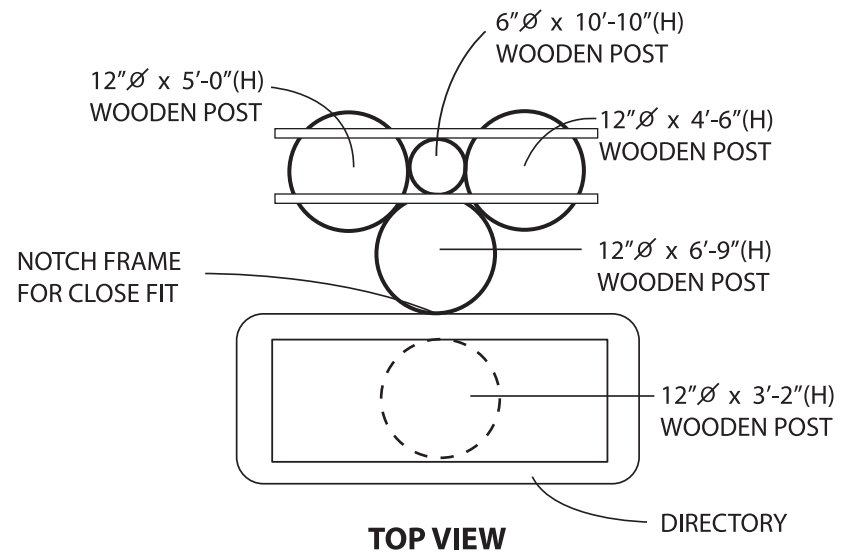
Symbol Legend

- ★ Sign Type A - Plaza ID Marker & Directory
- Sign Type B - Large Trail Blazer Directional
- Sign Type C - Small Trail Blazer RR Directional
- ▲ Sign Type D - Parking Directional/ID

SIGN TYPE A

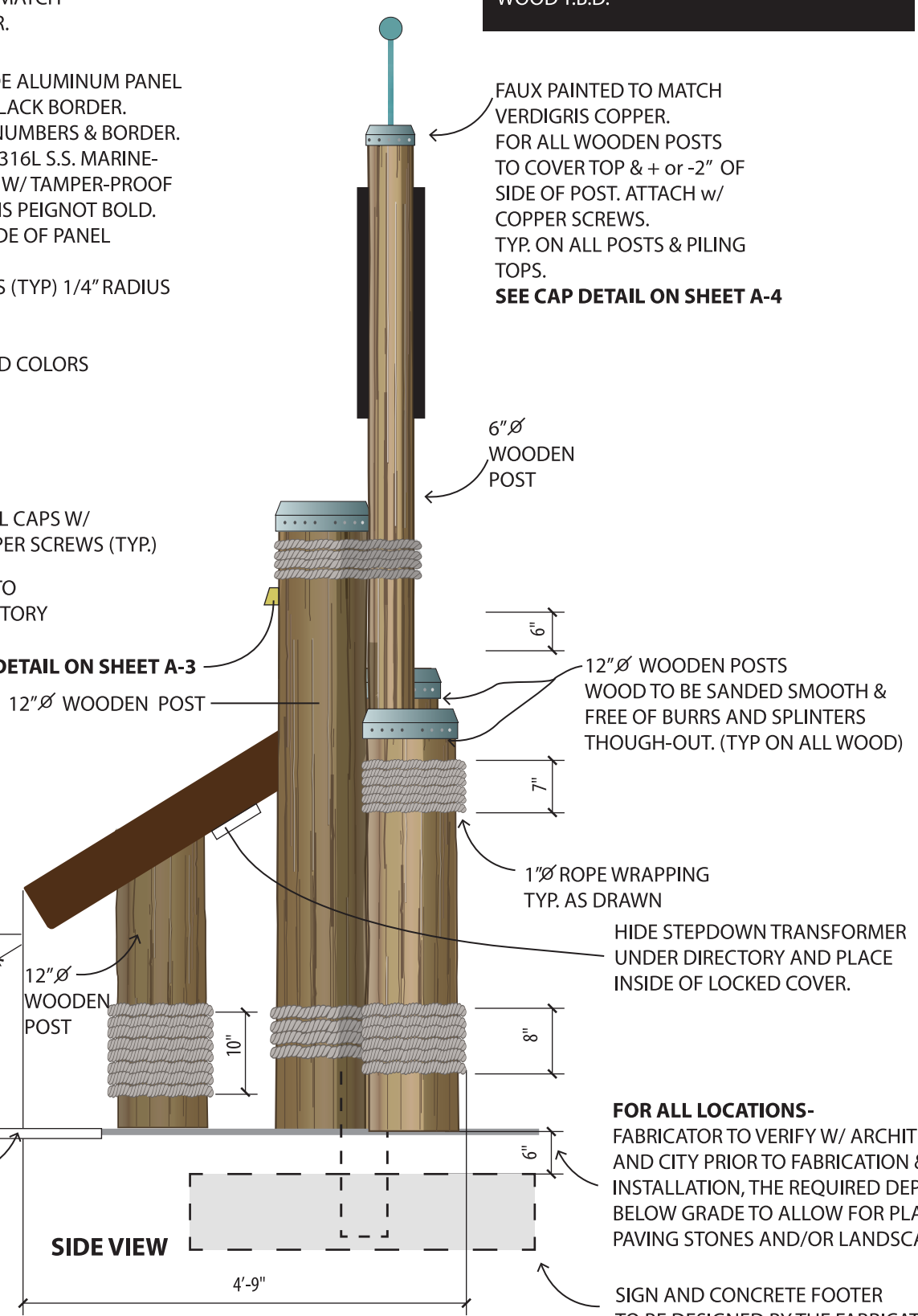
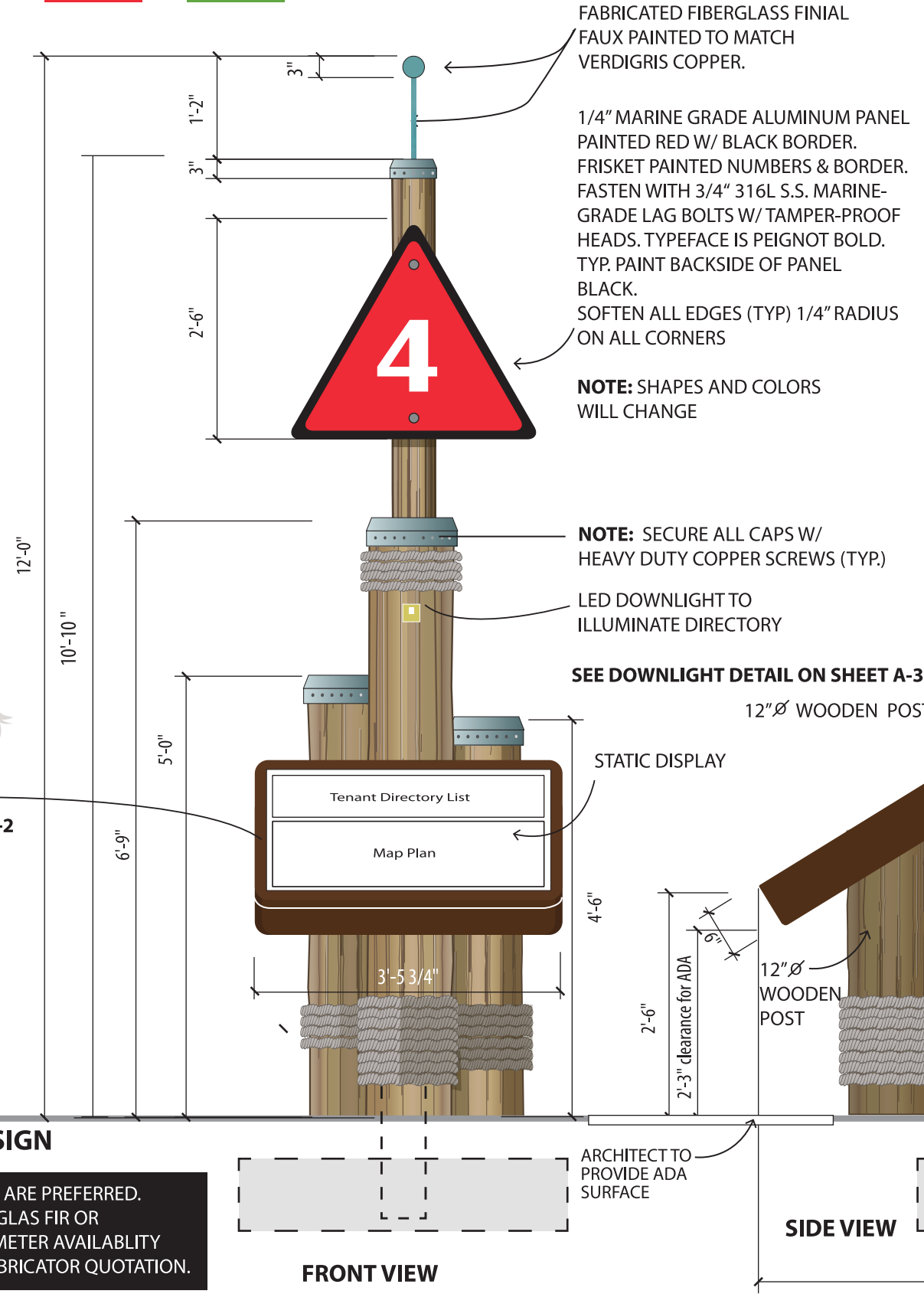


OPTION 1 - NATURAL FINISH THE PREFERRED FINISH OPTION. SELECT WOOD ACCORDINGLY.
 OPTION 2 - SATIN TRANSPARENT STAIN FOR WOOD T.B.D.



PLAZA MARKER SIGN

GREENHEART WOOD PILINGS ARE PREFERRED. OPTIONS ARE: TREATED DOUGLAS FIR OR SOUTHERN PINE. CHECK DIAMETER AVAILABILITY AND NOTE ON YOUR SIGN FABRICATOR QUOTATION.

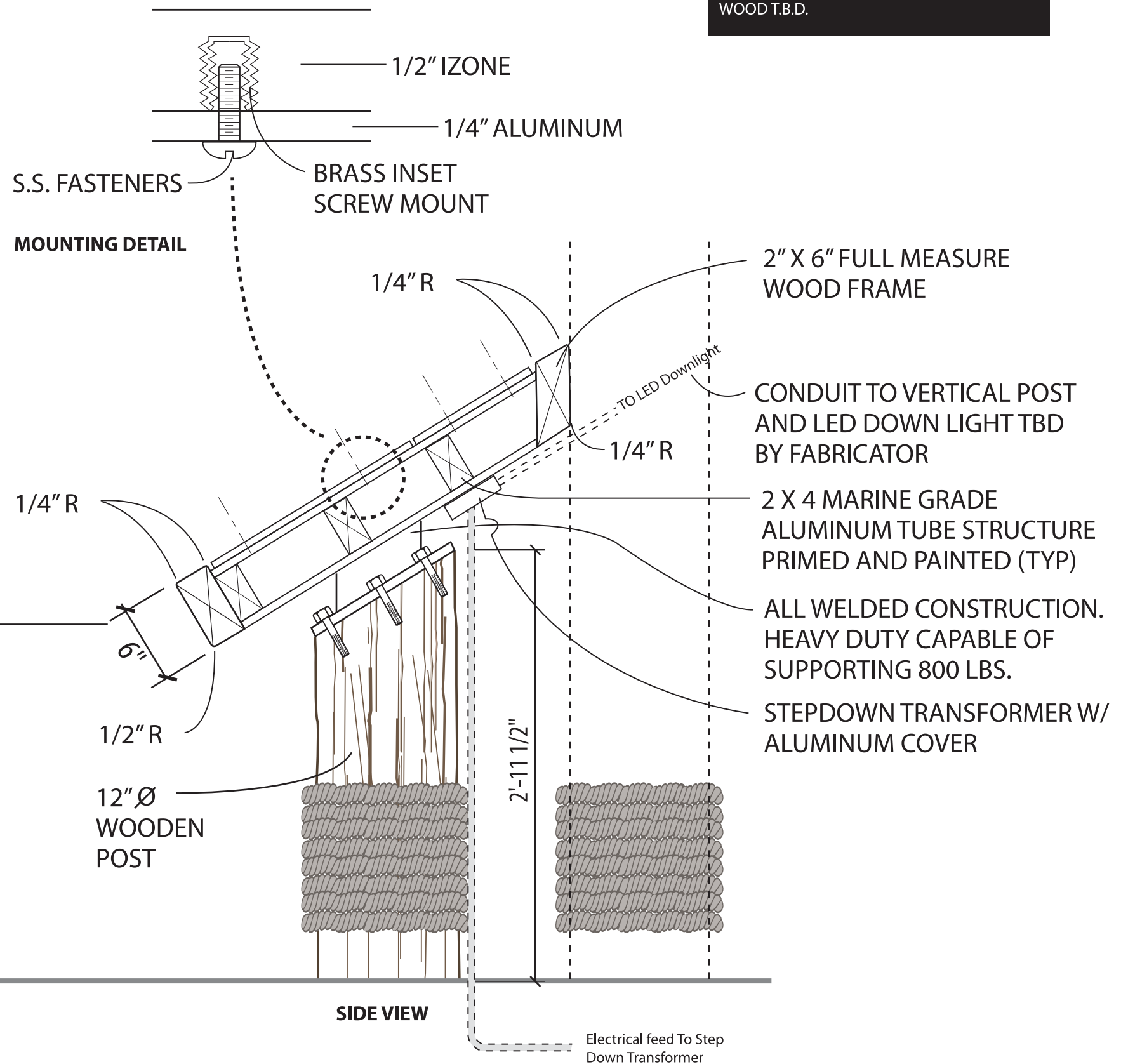
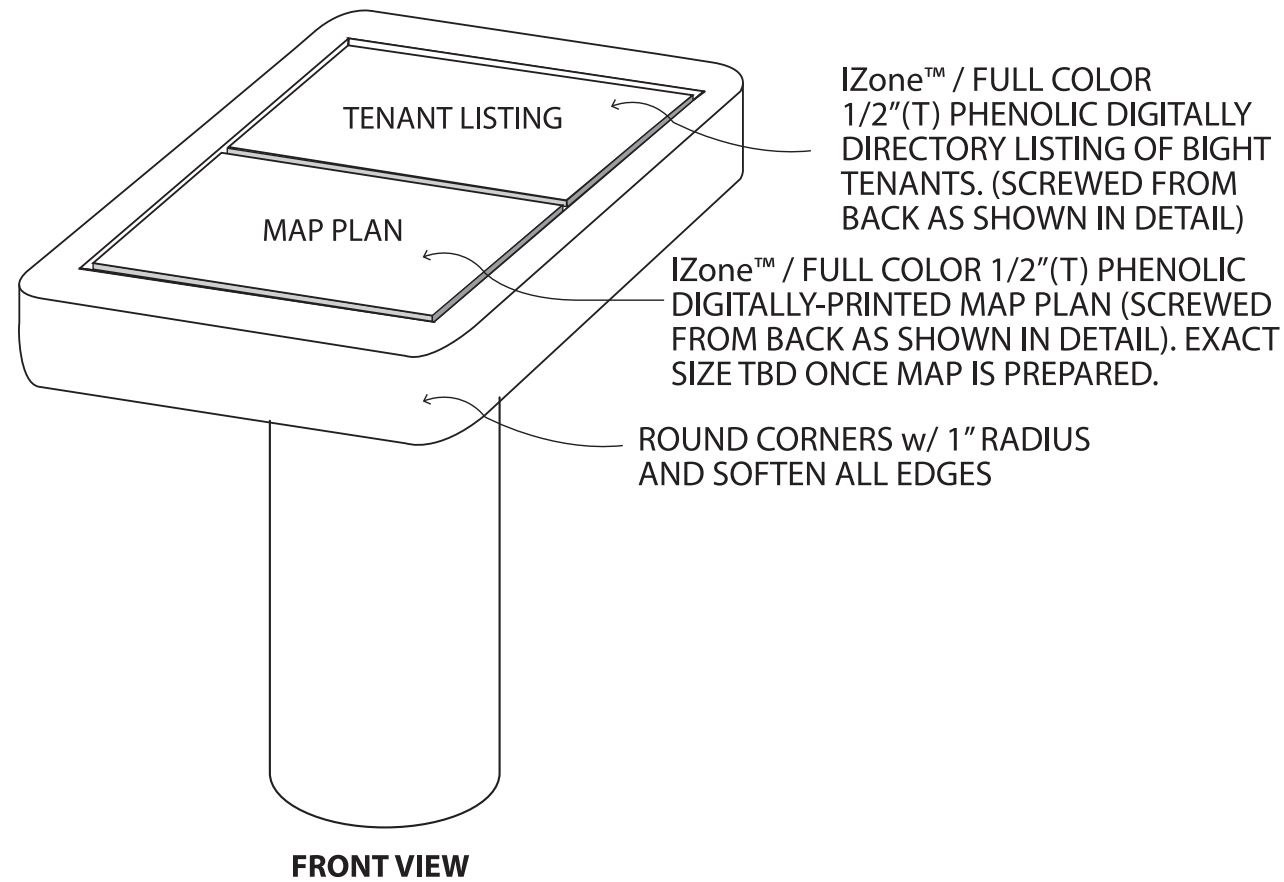


FOR ALL LOCATIONS- FABRICATOR TO VERIFY W/ ARCHITECT AND CITY PRIOR TO FABRICATION & INSTALLATION, THE REQUIRED DEPTH BELOW GRADE TO ALLOW FOR PLAZA PAVING STONES AND/OR LANDSCAPING.

SIGN AND CONCRETE FOOTER TO BE DESIGNED BY THE FABRICATOR'S FLA LICENSED ENGINEER.

SIGN TYPE A

OPTION 1 - NATURAL FINISH THE PREFERRED FINISH OPTION. SELECT WOOD ACCORDINGLY.
 OPTION 2 - SATIN TRANSPARENT STAIN FOR WOOD T.B.D.



GREENHEART WOOD PILINGS/STRUCTURE IS PREFERRED. OPTIONS ARE: TREATED DOUGLAS FIR OR SOUTHERN PINE. CHECK DIAMETER AVAILABILITY AND NOTE ON YOUR SIGN FABRICATOR QUOTATION.

SIGN TYPE A

Cascade Lighting
3395 Miller Park Road, Suite 1
Akron, OH. 44312
1.800.758.6359

FXLuminaire



NOTES SELECTED DOWN LIGHT
FABRICATOR TO VERIFY BEAM SPREAD
W/ 1ST SAMPLE FIXTURE BEFORE FULL
PURCHASE, w/ A MOCKUP IN THEIR SHOP

LED Wall Lights

ORDERING INFORMATION

LED

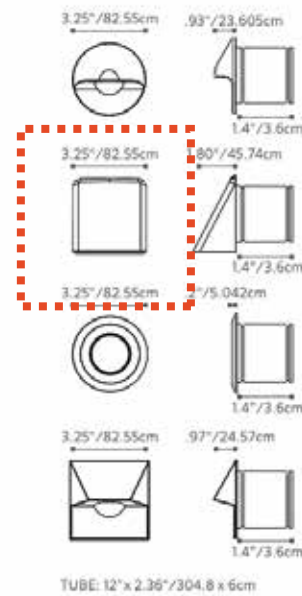


The MO offers the frosted glow of the PO in a larger 3LED for more light output and is the only 20 watt equivalent wall light compatible with the Luxor® system. Four interchangeable faceplates provide versatility, including use as a walkway light and recessed-style can light.

Cascade Lighting - Exterior Waterproof Down Light
MO-WW-BS - 20W 3 LED (2700k -12V)

MO: Wall Lights

NUMBER OF LEDS:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY):		
RD	18.38	20.84
SQ	17.64	20.36
ST	35.20	42.93
WW	6.28	8.15
MAX LUMENS:		
RD	35.80	83.50
SQ	34.10	81.70
ST	68.10	169.44
WW	12.90	33.20
CRI (Ra):	81.80	81.50



MO: Wall Lights

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 + 5

Step	Description	Code
1	FIXTURE	MO
2		
3	LAMP	3LED (50,000 avg. life hours)
4	FACEPLATE	WW (Wall Wash),
5	FINISH	AB*, AT*, NP*, BS, WG, FW, AL, BZ, DG, WI, VF, SB, FB.

EXAMPLE: MO-ZD-1LED-RD-BZ = MO - ZD Option - 1LED Board - Round Faceplate - Bronze Metallic Finish.

PHOTOMETRICS:



NOTE: THIS IS A SOLE SOURCE ITEM.
NO SUBSTITUTIONS WITHOUT CITY AND
ARCHITECT APPROVAL OF A SUBSTITUTION.

METALS

- AB = Antique Bronze* (On Brass)
- AT = Antique Tumbled* (On Brass)
- NP = Nickel Plate*
- BS = Natural Brass

POWDER COAT

- WG = White Gloss
- FW = Flat White
- AL = Almond
- SV = Silver
- BZ = Bronze Metallic
- DG = Desert Granite
- WI = Weathered Iron
- VF = Verde Speckle
- SB = Sedona Brown
- FB = Flat Black

All MO wall lights come standard with amber, blue, and green filters

The MO includes a mounting conduit, 9 ft lead wire, and choice of LED board and faceplate finish.

* May require longer lead time

Photometric Charts: Beam angle is calculated using LM-79 method for SSL Luminaires. Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.



Learn more about FX Luminaire wall lights. Visit fxl.com

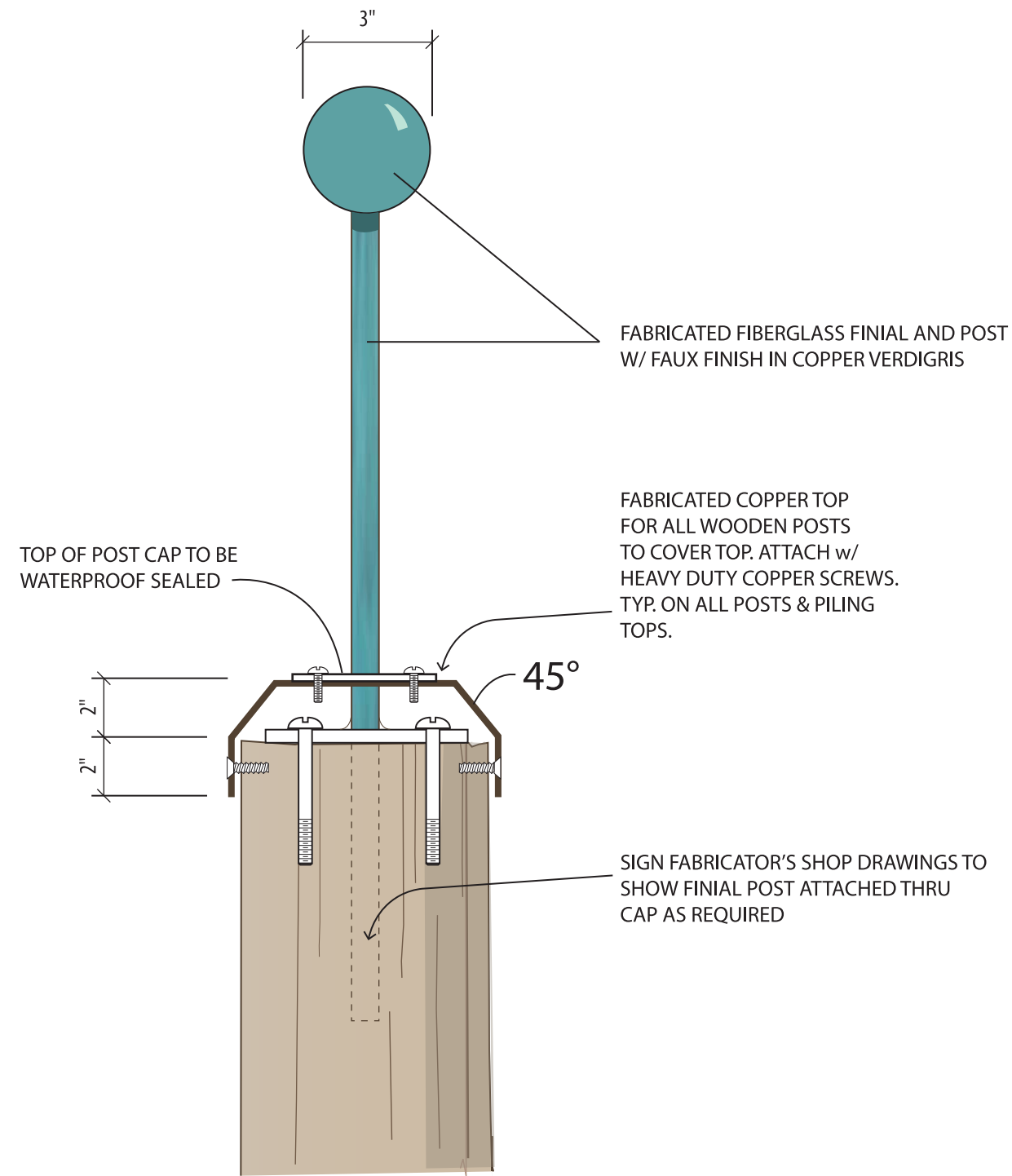
760.744.5240 | fxl.com

760.744.5240 | fxl.com FXL17-1M_SS_MO 01/14

FXLuminaire

SIGN TYPE A

OPTION 1 - NATURAL FINISH THE PREFERRED FINISH OPTION. SELECT WOOD ACCORDINGLY.
 OPTION 2 - SATIN TRANSPARENT STAIN FOR WOOD T.B.D.



GREENHEART WOOD PILINGS ARE PREFERRED. OPTIONS ARE: TREATED DOUGLAS FIR OR SOUTHERN PINE. CHECK DIAMETER AVAILABILITY AND NOTE ON YOUR SIGN FABRICATOR QUOTATION.

SIGN TYPE B

NOTE: SIGN FACE CAN BE INSTALLED ON WALL SEPARATELY

SIGN FACE CAN BE DOUBLE-SIDED IF REQ'D

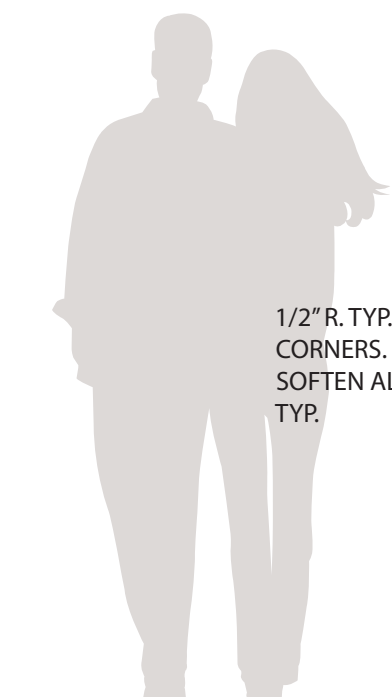
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OPTION 1 - NATURAL FINISH THE PREFERRED FINISH OPTION. SELECT WOOD ACCORDINGLY.
OPTION 2 - SATIN TRANSPARENT STAIN FOR WOOD T.B.D.



STYLE PANEL

- SIGN TEXT AND VECTOR LOGO TO BE PROVIDED BY CITY TO THE FABRICATOR.
- TEXT ON EACH SIGN WILL VARY BY LOCATION. SEE SIGN MESSAGE SCHEDULE FOR EACH LOCATION.
- SIGN MAY BE SINGLE FACED OR DOUBLE FACED. VERIFY WITH CITY, PROVIDED TEXT & APPROVED MESSAGE SCHEDULE.



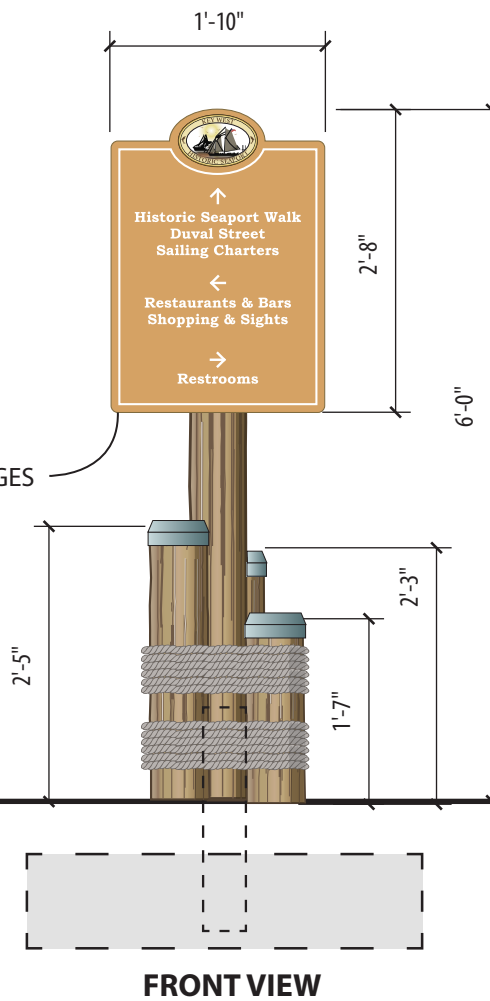
1/2" R. TYP. ALL CORNERS. SOFTEN ALL EDGES TYP.

LARGE TRAIL BLAZER SIGN

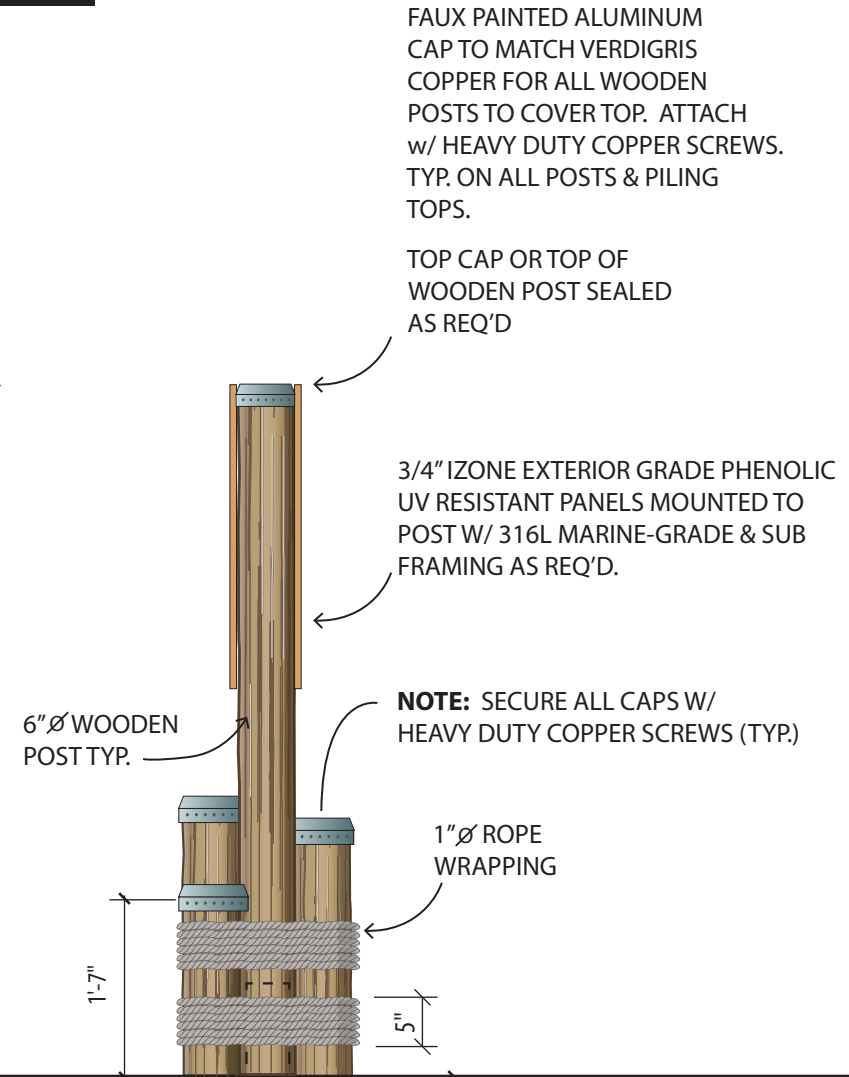
3/4" IZONE EXTERIOR GRADE UV RESISTANT PHENOLIC PANELS MOUNTED TO POST WITH S.S. FASTENERS

SIGN MAY BE SINGLE FACED OR DOUBLE FACED. SEE MESSAGE SCHEDULE AND LOCATION PLAN

OR.....SIGN MAY BE MOUNTED TO A BUILDING OR FENCE AT THE DESCRETION OF THE CITY. EACH LOCATION TO BE VERIFIED BY THE CITY WITH FARICATOR'S INITIAL WALK-THRU WITH CITY.



FRONT VIEW



SIDE VIEW

FAUX PAINTED ALUMINUM CAP TO MATCH VERDIGRIS COPPER FOR ALL WOODEN POSTS TO COVER TOP. ATTACH w/ HEAVY DUTY COPPER SCREWS. TYP. ON ALL POSTS & PILING TOPS.

TOP CAP OR TOP OF WOODEN POST SEALED AS REQ'D

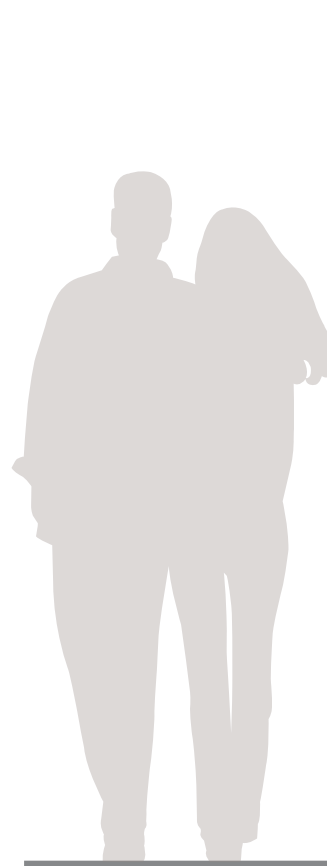
3/4" IZONE EXTERIOR GRADE PHENOLIC UV RESISTANT PANELS MOUNTED TO POST W/ 316L MARINE-GRADE & SUB FRAMING AS REQ'D.

NOTE: SECURE ALL CAPS W/ HEAVY DUTY COPPER SCREWS (TYP)

FOR ALL LOCATIONS- FABRICATOR TO VERIFY W/ ARCHITECT AND CITY PRIOR TO FABRICATION & INSTALLATION, THE REQUIRED DEPTH BELOW GRADE TO ALLOW FOR PLAZA PAVING STONES AND/OR LANDSCAPING.

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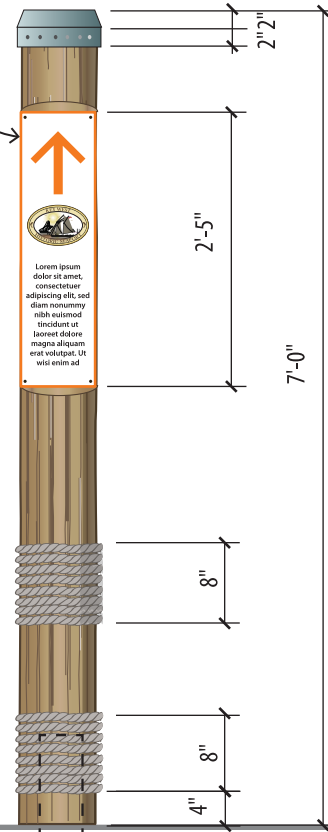
SIGN TYPE C



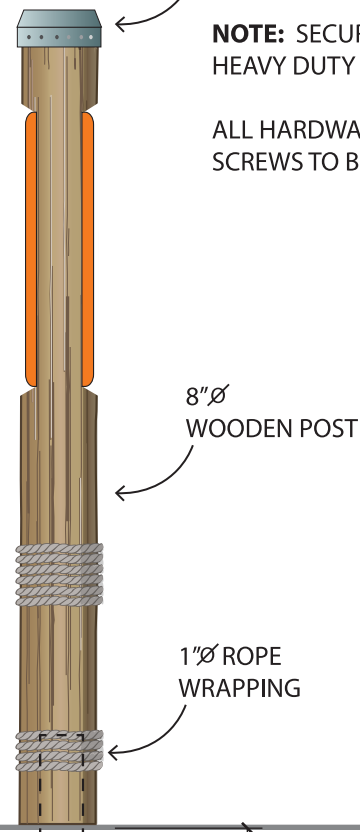
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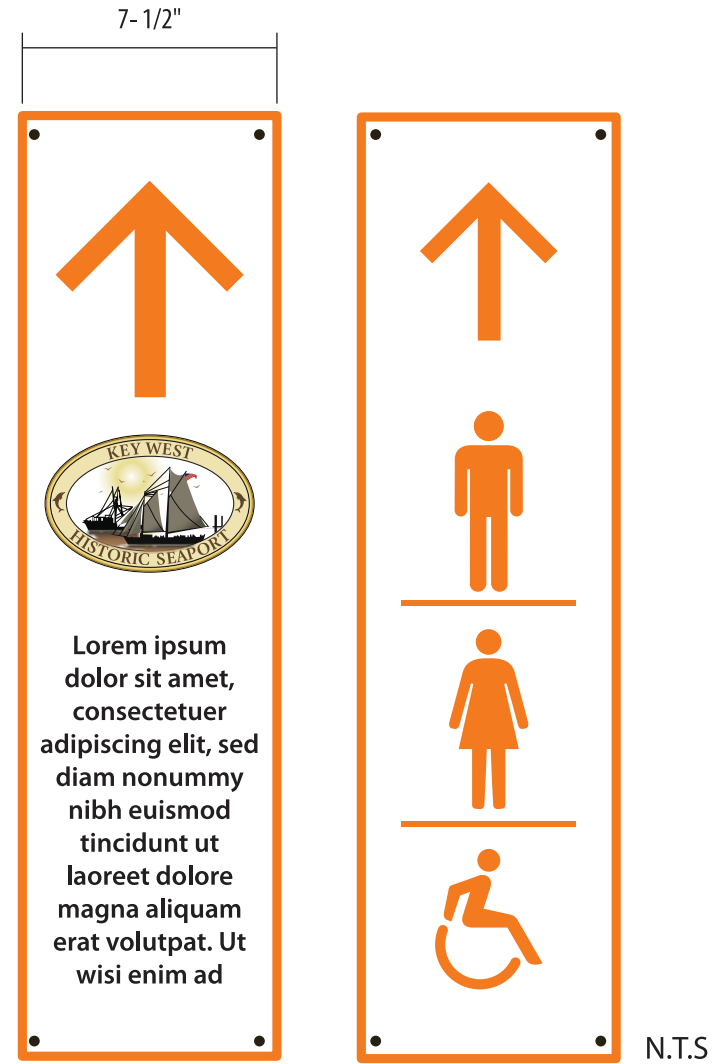
NOTE: SECURE ALL CAPS w/ HEAVY DUTY COPPER SCREWS (TYP.)

ALL HARDWARE OTHER THAN COPPER SCREWS TO BE MARINE-GRADE 316L S.S.

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FOR ALL LOCATIONS-
FABRICATOR TO VERIFY w/ ARCHITECT AND CITY PRIOR TO FABRICATION & INSTALLATION, THE REQUIRED DEPTH BELOW GRADE TO ALLOW FOR PLAZA PAVING STONES AND/OR LANDSCAPING.

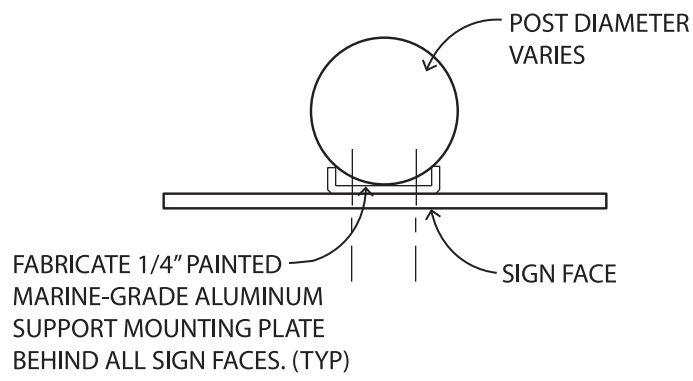
SIGN AND CONCRETE FOOTER TO BE DESIGNED BY THE FABRICATOR'S FLA LICENSED ENGINEER.



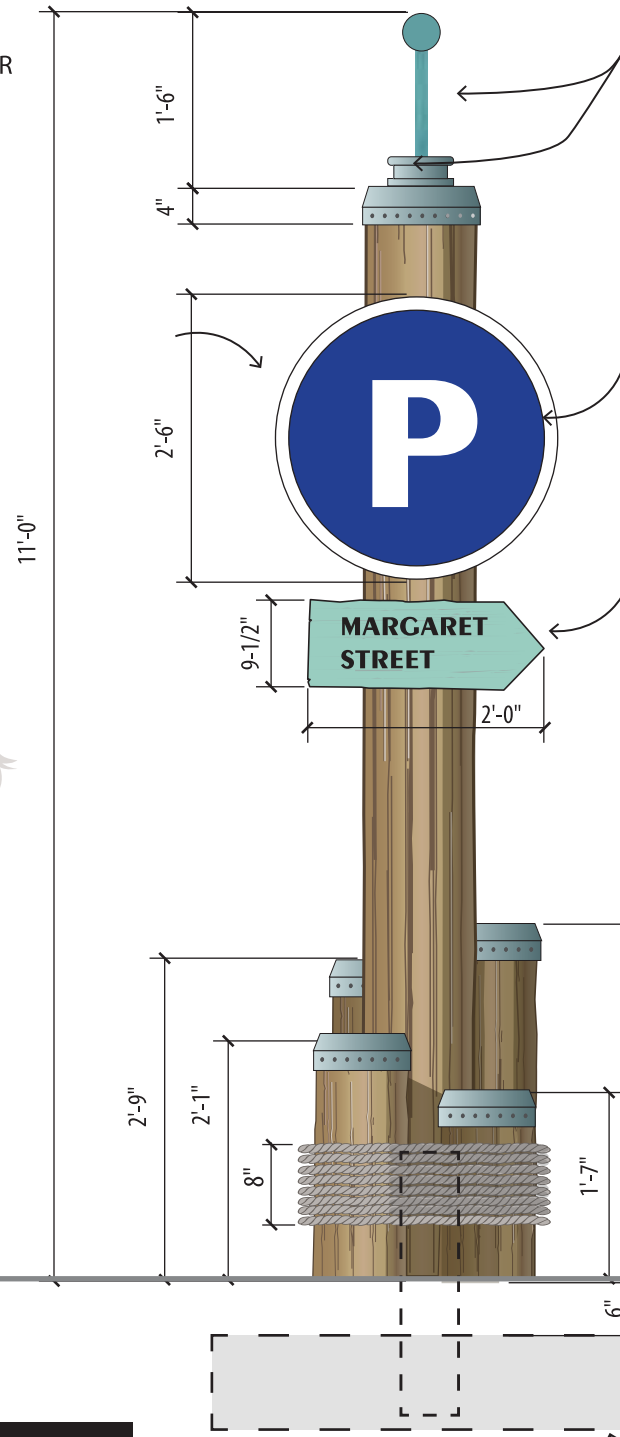
FACE LAYOUTS

SIGN TYPE D

OPTION 1 - NATURAL FINISH THE PREFERRED FINISH OPTION. SELECT WOOD ACCORDINGLY.
 OPTION 2 - SATIN TRANSPARENT STAIN FOR WOOD T.B.D.



SIGN FACE MOUNTING BRACKET



FABRICATED FIBERGLASS FINIAL FAUX PAINTED TO MATCH VERTIGRIS COPPER. SECURE TOP W/ HEAVY DUTY COPPER SCREWS.

1/4" MARINE GRADE ALUMINUM PANEL FRISKET PAINTED PMS 294 W/ WHITE BORDER. FASTEN WITH 3/4" MARINE-GRADE S.S. LAG BOLTS W/ TAMPER-PROOF HEADS. TYPEFACE IS PEIGNOT BOLD.

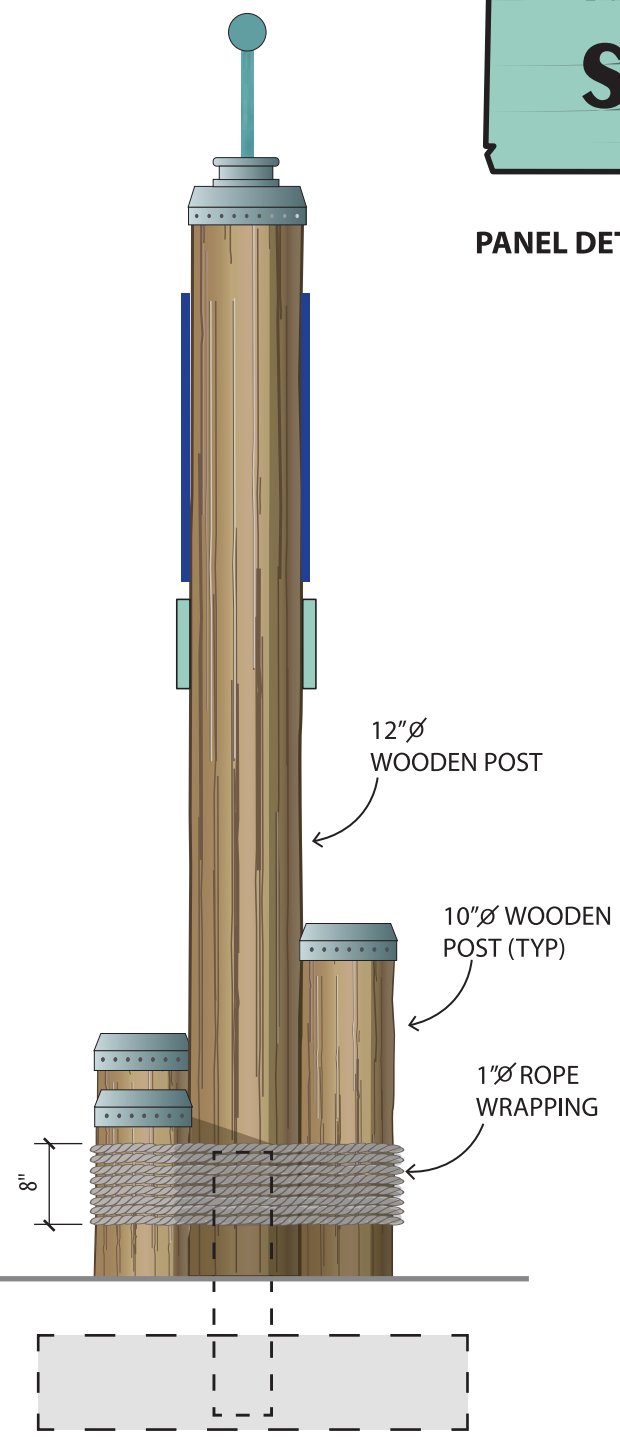
SOFTEN ALL EDGES (TYP)

1/2" WOODEN PANEL WITH ROUTED TEXT FILLED WITH BLACK PAINT (DOUBLE SIDED) PAINT BACK OF PANEL SAME COLOR. SOFTEN ALL EDGES (TYP)

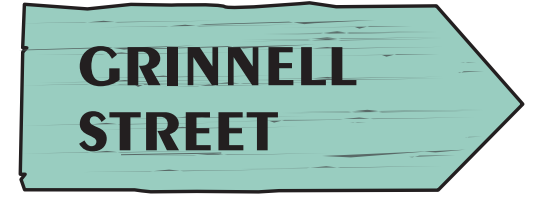
NOTE: STREET NAMES WILL CHANGE

FOR ALL LOCATIONS- FABRICATOR TO VERIFY W/ ARCHITECT AND CITY PRIOR TO FABRICATION & INSTALLATION, THE REQUIRED DEPTH BELOW GRADE TO ALLOW FOR PLAZA PAVING STONES AND/OR LANDSCAPING.

NOTE: SECURE ALL CAPS W/ COPPER SCREWS (TYP.)



PANEL DETAIL SHOWING TYPICAL SHAPE & WOOD GRAIN
 N.T.S



GREENHEART WOOD PILINGS ARE PREFERRED. OPTIONS ARE: TREATED DOUGLAS FIR OR SOUTHERN PINE. CHECK DIAMETER AVAILABILITY AND NOTE ON YOUR SIGN FABRICATOR QUOTATION.

GREENHEART WOOD PILINGS ARE PREFERRED. OPTIONS ARE: TREATED DOUGLAS FIR OR SOUTHERN PINE. CHECK DIAMETER AVAILABILITY AND NOTE ON YOUR SIGN FABRICATOR QUOTATION.

PARKING SIGN

FRONT VIEW

SIDE VIEW

SIGN AND CONCRETE FOOTER TO BE DESIGNED BY THE FABRICATOR'S FLA LICENSED ENGINEER.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 23, 2020**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1

The purpose of the hearing will be to consider a request for:

HISTORIC SEAPORT WAYFINDING SIGN PACKAGE.

#201 WILLIAM STREET

Applicant – William Horn Application #H2020-0017

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3973 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
JOANNA WALCZAK, 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:
201 WILLIAM STREET on the
6TH day of JUNE, 2020.

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 JUNE 23RD, 2020.

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 H2020-0017.

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

Signed Name of Affiant:

JOANNA WALCZAK
Date: 06/12/2020
Address: 3217 HARRIET AVE.
City: KEY WEST
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this _____ day of _____, 20____.

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

NOTARY PUBLIC

Sign Name: _____

Print Name: _____

Notary Public - State of Florida (seal)

My Commission Expires: _____





PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00072082-004200
 Account# 8818602
 Property ID 8818602
 Millage Group 12KW
 Location Address 201 WILLIAM ST, KEY WEST
 Legal Description KW PT LOT 2 SQR 10 (WATERFRONT BUILDING) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)
 (Note: Not to be used on legal documents.)
 Neighborhood 32120
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



Owner

CITY OF KEY WEST
 PO Box 1409
 Key West FL 33041

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$4,541,840	\$4,051,265	\$3,293,861	\$3,888,374
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$2,162,040	\$1,675,581	\$1,675,581	\$1,670,905
= Just Market Value	\$6,703,880	\$5,726,846	\$4,969,442	\$5,559,279
= Total Assessed Value	\$6,299,530	\$5,726,846	\$4,969,442	\$5,559,279
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$6,703,880	\$5,726,846	\$4,969,442	\$5,559,279

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2100)	25,140.00	Square Foot	180	348

Commercial Buildings

Style	RESTAURANT & CAFETRA / 21C			
Gross Sq Ft	33,204			
Finished Sq Ft	46,276			
Perimeter	0			
Stories	7			
Interior Walls	C.B.S.			
Exterior Walls	C.B.S.			
Quality	400 ()			
Roof Type				
Roof Material				
Exterior Wall1	C.B.S.			
Exterior Wall2				
Foundation				
Interior Finish				
Ground Floor Area				
Floor Cover				
Full Bathrooms	0			
Half Bathrooms	0			
Heating Type				
Year Built	1970			
Year Remodeled	0			
Effective Year Built	2000			
Condition	GOOD			
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	60	0	0
FLA	FLOOR LIV AREA	27,610	46,276	0
CLP	LOAD PLATFM	570	0	0
OPU	OP PR UNFIN LL	2,607	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPF	OPPRCHFINLL	135	0	0
ULP	UNFIN LOAD PLT	2,087	0	0
SBF	UTILFIN BLK	135	0	0
TOTAL		33,204	46,276	0

Permits

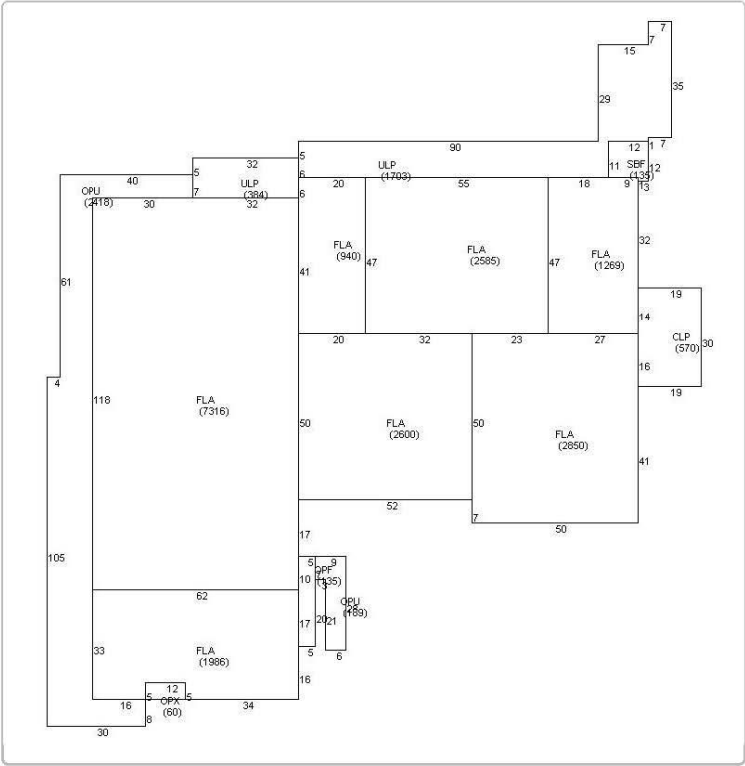
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-3335	10/15/2019		\$34,900	Commercial	Replace 3 - 4" MJ underground Gate Valves, 15' of 3" - 4" pipe. Connect to existing 3" Sch 80.
BLD2019-3431	10/3/2019		\$72,967	Commercial	Contractor to repair/replace existing electric system as needed to make safe.
BLD2019-3338	9/26/2019	12/5/2019	\$34,908	Commercial	Replace 34" MJ Gate valves; install 15' +/- pipe to connect to existing 1" water main; reconnect 4 dock pedestals 3/4" hose bibbs.
BLD2019-2672	8/15/2019		\$1,600,000	Commercial	Seawall replacement and repair
BLD2018-1470	12/12/2018	2/14/2019	\$160,765	Commercial	DOCK REPAIR AND PILING REPLACEMENT D-DOCK @ KEYWEST SEAPORT. **NOC REQUIRED** HARC INSPECTION REQUIRED** JVD ** ALL CONDITIONS LISTED ON THE ACOE AND FDEP PERMITS MUST BE FOLLOWED (USE OF TURBIDITY SCREEDS AND ENDANGERED SPECIES PROTECTION AND OBSERVATIONS). KKD
18-0203	2/16/2018	11/29/2018	\$302,000	Commercial	REPAIR DAMAGES TO MARINA DOCKS CAUSED BY HURRICANE IRMA.
15-3663	9/24/2015	9/23/2017	\$15,800	Commercial	SAND SET BRICK PAVER WALK AREAS 1800" SQ/FT
15-2913	7/30/2015	9/2/2015	\$12,600	Commercial	INSTALL 1400SF METAL ROOFING
15-1257	4/13/2015	5/1/2015	\$4,800	Commercial	REMOVE OLD AND INSTALL NEW RHEEM AIR HANDLER (A/C SYSTEM) WITH DUCT WORK PER DRAWINGS.
13-3592	12/29/2014		\$810,000		REVISION #2 INSTALL FRAMING FOR ROLL UP DOOR, # 3 REMOVAL OF CMU AND INSTALL DOOR
13-3592	12/4/2014		\$610,000		ADD OFFICE BY ENTRY 1, RELOCATE NORTH WALL ON 1ST FLOOR KITCHEN ELO WATER SHAFT WITH ADJ. ADD STRUCTURAL WALL BY ELEVATOR SHAFT STAIR TERRACE DECK FRAMING CHANGE FROM ALLUMINUM TO STEEL ADD SUPPORT COLUMNS TO 2ND FLOOR
14-3584	8/27/2014		\$18,000		ICE CREAM SHOP BUILD OUT NEW DRYWALL REDO CONCRETE FLOOR NEW CEILING
14-3589	8/1/2014	6/24/2015	\$16,000	Commercial	INSTALL NEW EDWARDS VIGILANT VS1 FIRE ALARM SYSTEM AS PER PLANS. **** MC #L O. C EXEMPT** ***** MC T/S: 07/25/2014 12:53 PM KEYWMC ---
14-3342	7/30/2014	2/29/2016	\$102,900	Commercial	RETRO FIX EXISTING FIRE SPRINKLER SYSTEM. REPLACE & RELOCATE PIPING AND HEAD LOCATION. ALL WORK TO BE TESTED AND INSPECTED BY KWFD. TOTAL HEADS 272 AND SHALL BE GUIDE TYPE. NEED FILE NOC 7/13/2015 12:00:00 AM REVISIONS PER PLANS- 1ST FL. 6- GARAGE DOOR NEEDS HEADS. 1ST FL. MAIN BAR FLEXIBLE A/C DUCTWORK NEED HEADS AROUND THEM. 2ND FL. KITCHEN A/C HEADS NEEDS HEAD AROUND DUCTS. KITCHEN RE-WORK PIPE AROUND HOOD. 1ST & 2ND FL CANOPY HAS TO BE REWORK, THRU PIPING W/ DIFFERENT MATERIAL.
14-3097	7/7/2014	6/12/2015	\$30,000	Commercial	Repair columns and beams on interior/exterior of building.
14-2817	6/10/2014	4/29/2016	\$81,475	Commercial	ROOFING
14-0895	6/2/2014	4/14/2016	\$400	Commercial	EXTEND DOCK
14-2350	6/2/2014	6/12/2015	\$400	Commercial	EXTEND DOCK
14-0590	4/10/2014	5/13/2017	\$1,500	Commercial	REMOVE AND REPLACE DAMAGED V-CRIMP AND FASCIA.
13-3592	10/31/2013		\$610,000	Commercial	PHASE II - WATERFRONT BREWERY. BUILD OUT, EXTERIOR DECK.
13-1546	10/18/2013	2/2/2016	\$118,000	Commercial	REVISION: TO REROUGH AND SET THE FOLLOWING FIXTURES 7 EXISTING TOILETS 6 NEW; 1 EXISTING LAVS 7 NEW; 2 NEW DRINKING FOUNTAINS, 2 EXISTING HAND SINK 4 NEW, 1 EXISTING THREE COMP SINK 2 NEW; 1 EXISTING MOP SINK; 9 EXISTING FLOOR DRAIN, 5 EXISTING FLOOR SINKS
12-838	3/19/2012	10/20/2012	\$220,000		8cf OF SLAB & STAIR DELAMINATION, 110cf BEAM LINTEL & SILL DELAMINATION, 232cf OF COLUMN DELAMINATION, 773W OF EPOXY INJECTION CRACK REPAIR, R&R 10 WINDOWS PER PLAN R&R 5 EXTERIOR DOORS
10-00000140	1/15/2010	3/15/2011	\$2,000	Commercial	INSTALL TEMPORARY ELECTRIC HOOKUP FOR TWO OFFICE TRAILERS, MAIN EVENT TENT, AND VENDOR TENTS
10-00000003	12/12/2009	3/15/2011	\$9,780	Commercial	TEMPORARY TENTS FOR SAILBOAT RACES
080000544	3/4/2008	3/15/2011	\$500	Commercial	2 NEW PROPANE TANKS WITH APPROVED SLAB
07-5328	12/12/2007	3/15/2011	\$4,575	Commercial	REMOVE ALL NON-STRUCTURAL WALL AND CEILING COVERING
06-6826	12/29/2006	3/15/2011	\$2,000	Commercial	INSTALL TEMP. 200AMP AND LIGHTS FOR RACR WHEEL AT B.O. CHUCK WAGON
06-0141	1/1/2006	3/15/2011	\$2,000	Commercial	INSTALL TEMPORARY SERVICE & LIGHTS
05-4676	11/2/2005	12/31/2005	\$499	Commercial	HURRICANE WILMA DAMAGE MAINTENANCE OF ROOF
05-0105	1/13/2005	12/31/2005	\$800	Commercial	TEMPORARY SERVICE & LIGHTS
04-0938	3/26/2004	12/2/2004	\$7,000	Commercial	MURAL LIGHTS
03-3939	1/15/2004	12/2/2004	\$800	Commercial	INSTALL ROOFING
02-3453	1/8/2003	12/2/2004	\$2,000	Commercial	TEMP. TENT-30 DAYS
02-1630	7/1/2002	11/7/2002	\$3,800	Commercial	TRACK LIGHTING
02-1630	6/21/2002	11/7/2002	\$1,800	Commercial	INTERIOR RENOVATIONS
02-1154	5/10/2002	11/7/2002	\$1,000	Commercial	INSTALL HVAC EQUIP.
02-0844	4/30/2002	11/7/2002	\$1,000	Commercial	FINISH HOOD WK.
02-0626	3/21/2002	11/7/2002	\$4,000	Commercial	INSTALL TEMP. ELEC
02-0347	2/13/2002	11/7/2002	\$200	Commercial	SECURITY SYSTEM
02-0089	1/15/2002	11/7/2002	\$1,500	Commercial	EXHAUST FAN
01-4043	12/28/2001	11/7/2002	\$3,500	Commercial	INSTALL 1(2.5) TON A/C
01-4037	12/21/2001	11/7/2002	\$1,500	Commercial	AWNING LIGHT
0103368	10/12/2001	11/7/2002	\$1,000	Commercial	WALL REPAIRS
0102759	10/1/2001	11/29/2001	\$12,000	Commercial	INTERIOR REMODELING
0101607	9/13/2001	11/29/2001	\$20,000	Commercial	AWNINGS
0001563	6/8/2000	7/12/2000	\$1,800	Commercial	CHANGEOUT AC

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0001022	4/27/2000	7/12/2000	\$1	Commercial	ELECTRICAL FOR PUMPOUTS
0001022	4/26/2000	7/12/2000	\$1	Commercial	INSTALL 40 BOAT PUMPOUTS
0000772	3/27/2000	7/12/2000	\$460	Commercial	ELECTRICAL
0000140	1/14/2000	7/12/2000	\$2,500	Commercial	ELECTRICAL
9901125	1/10/2000	7/12/2000	\$5,000	Commercial	ELECTRICAL
9800118	4/14/1998	7/2/1998	\$55,000	Commercial	FIRE SYSTEM
9704266	12/19/1997	12/31/1998	\$101,363	Commercial	INTERIOR RENOVATIONS
9702539	12/1/1997	12/1/1997	\$144,540	Commercial	NEW FIRE SYSTEM
9703768	12/1/1997	12/1/1997	\$2,700	Commercial	NEW FENCE
9704086	12/1/1997	12/1/1997	\$25,000	Commercial	16 REEFERS
9703758	11/1/1997	12/1/1997	\$9,000	Commercial	ELECTRICAL
9703067	9/1/1997	12/1/1997	\$4,200	Commercial	REPLACE A/C SYSTEM
9703220	9/1/1997	12/1/1997	\$3,254	Commercial	ROOF
9703290	9/1/1997	12/1/1997	\$1,100	Commercial	ELECTRICAL
9703304	9/1/1997	12/1/1997	\$1,850	Commercial	MECHANICAL
9702724	8/1/1997	12/1/1997	\$7,600	Commercial	ROOF
9702754	8/1/1997	12/1/1997	\$2,500	Commercial	REMODEL TICKET BOOTH
9702837	8/1/1997	12/1/1997	\$2,500	Commercial	STAGE
9702913	8/1/1997	12/1/1997	\$4,000	Commercial	HOOD & FANS
9701720	5/1/1997	12/1/1997	\$1,000	Commercial	ELECTRICAL
9701110	4/1/1997	12/1/1997	\$8,000	Commercial	ELECTRIC
9701282	4/1/1997	12/1/1997	\$1,425	Commercial	PLUMBING
9701286	4/1/1997	12/1/1997	\$1,400	Commercial	PLUMBING
9700348	2/1/1997	12/1/1997	\$20,000	Commercial	PLUMBING
9700366	2/1/1997	12/1/1997	\$67,943	Commercial	PLUMBING
9603488	8/1/1996	12/1/1996	\$4,300	Commercial	PLUMBING
9602359	6/1/1996	12/1/1996	\$2,700,000	Commercial	RENOVATIONS
9602367	6/1/1996	12/1/1996	\$5,400	Commercial	ROOF
9602374	6/1/1996	12/1/1996	\$600,000	Commercial	ELECTRIC
9602375	6/1/1996	12/1/1996	\$300,000	Commercial	PLUMBING
9601197	3/1/1996	12/1/1996	\$20,000	Commercial	RENOVATIONS
B953750	11/1/1995	12/1/1995	\$4,000	Commercial	INSTALL DRYWALL/DROP CEIL
B952970	9/1/1995	12/1/1995	\$45,000	Commercial	EXCAVATE/REPLACE FUEL LINE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sales.

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