

Historic Architectural Review Commission

Staff Report Item 12

Meeting Date:	June 25, 2013
Applicant:	William Horn, Architect
Application Number:	H13-01-824
Address:	#725 Duval Street
Description of Work:	Installation of 18 LED flood lights under existing canvas awning.
Building Facts:	The building is not listed in the surveys. The existing building was built in 1991. The building is located on a prominent corner of Duval and Petronia Streets. The building is flanked on each side with street light poles. The City received a grant to replace street light fixtures with six sided LED units, and Duval Street will be one of the streets that will have the new light fixtures.
Guidelines Cited in Review:	Exterior light, Neon and Illuminated Signage (page 50), specifically guideline 22. Commercial Storefronts and Signage (page 46), specifically the first paragraph.

Staff Analysis

The Certificate of Appropriateness proposes the addition of 18 LED flood lights to be installed under the awning that is located over city's sidewalk. The installation of the 18 light fixtures will also require the installation of exposed electrical conduits and piping over a city sidewalk. An original proposal included 36 light fixtures, and it was down to 18. The actual façade, although non historic, evokes a traditional commercial façade; its transparent storefronts dominate the first floor façade.

The number of fixtures proposed will be excessive for the sidewalk, creating a building that will stand out during the night. It is staff's opinion that any light fixtures to illuminate the merchandise should be done from the interior,

understanding that the source of light must be baffled towards the street. If the applicant wants to illuminate the building externally they should install the fixtures in the existing walls and not in the awning; which, according the architectural glossary of the HARC guidelines is a covering to provide protection against the sun, rain and wind.

It is staff's opinion that the proposed lights under the canvas are inconsistent with the guideline regarding lighting and are also inconsistent with the first paragraph of commercial storefronts. Over illuminating a façade will overpower this building with the rest of the surrounding structures; it will drive visual attention to a specific façade instead of creating a uniform and harmonious streetscape night urban context.

Application

Alternate Key 1016300



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS # 13-100824
APPLICATION #

OWNER'S NAME: **725 Duval Street, LLC** DATE: **5-28-13**

OWNER'S ADDRESS: **725 Duval Street** PHONE #: **923-3222**

APPLICANT'S NAME: **William P Horn Architect, PA** PHONE #: **296-8302**

APPLICANT'S ADDRESS: **915 Eaton Street**

ADDRESS OF CONSTRUCTION: **725 Duval Street** # OF UNITS: **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Addition of exterior lights to the existing awning on Duval Street- See Plan

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: 5-28-13

Applicant's Signature: [Signature]

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: 13485

Staff Approval: [Signature]

Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

PT * BUILDING PERMITS-NEW
1.00 \$58.00
CK CHECK 13488 \$58.00
Trans date: 6/19/13 Time: 8:28:18

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Building is not listed. Building was built in 1921.

Guidelines for exterior light (page 30)

Commercial storefronts (page 46)

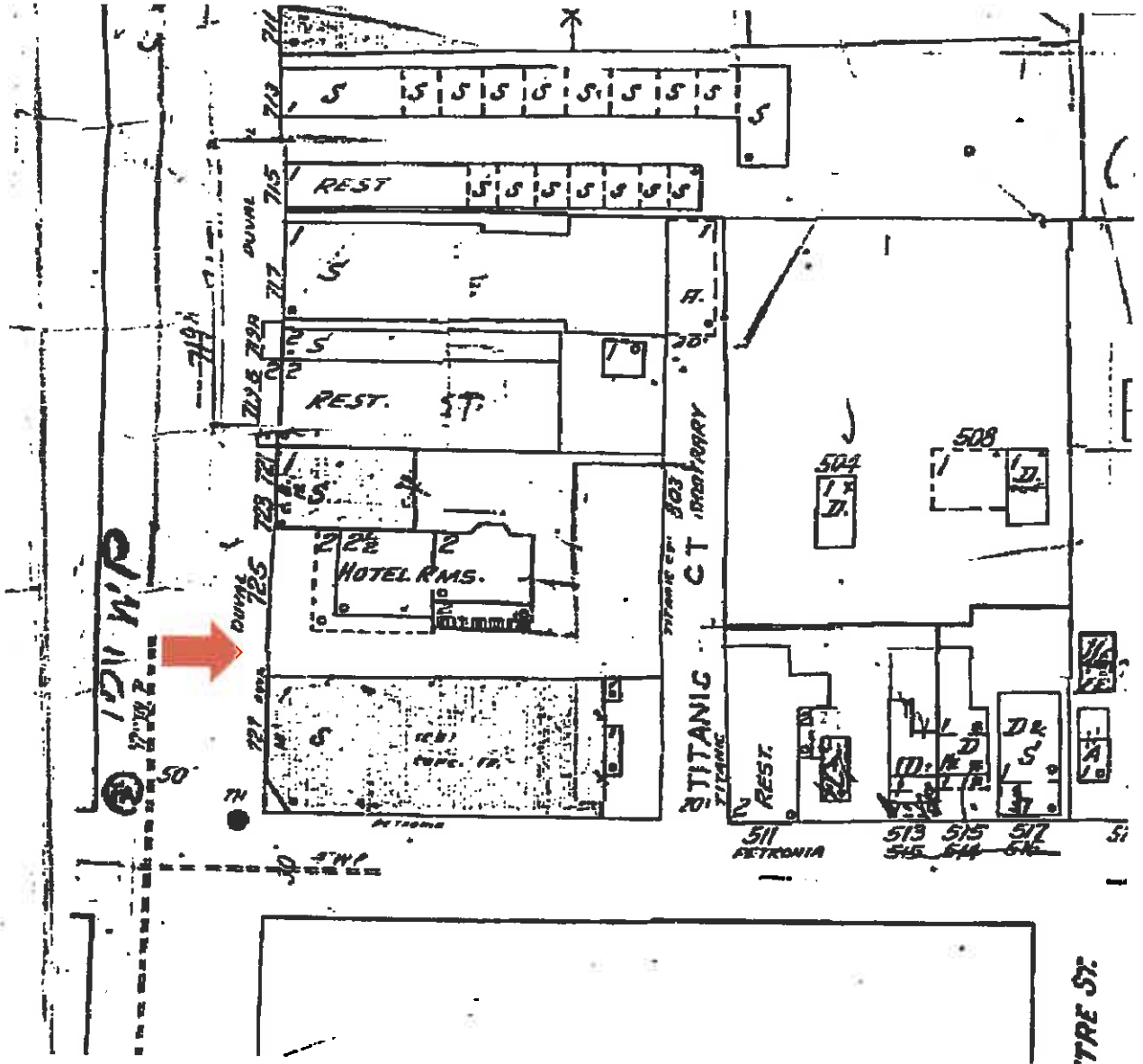
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#725 Duval Street Sanborn map 1962

Project Photos



This building stood at 725 Duval Street and was removed in December 1967. Photo from the Property Appraiser's office. Monroe County Library.



725 DUVAL STREET







ESTATE LIQUIDATORS

ESTATE LIQUIDATORS









Proposed design

SEAL _____

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE _____

04-30-09 HARC

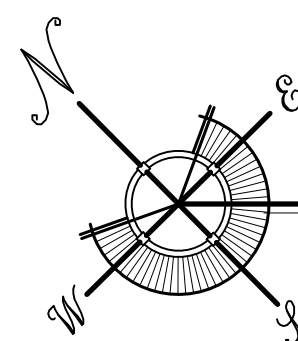
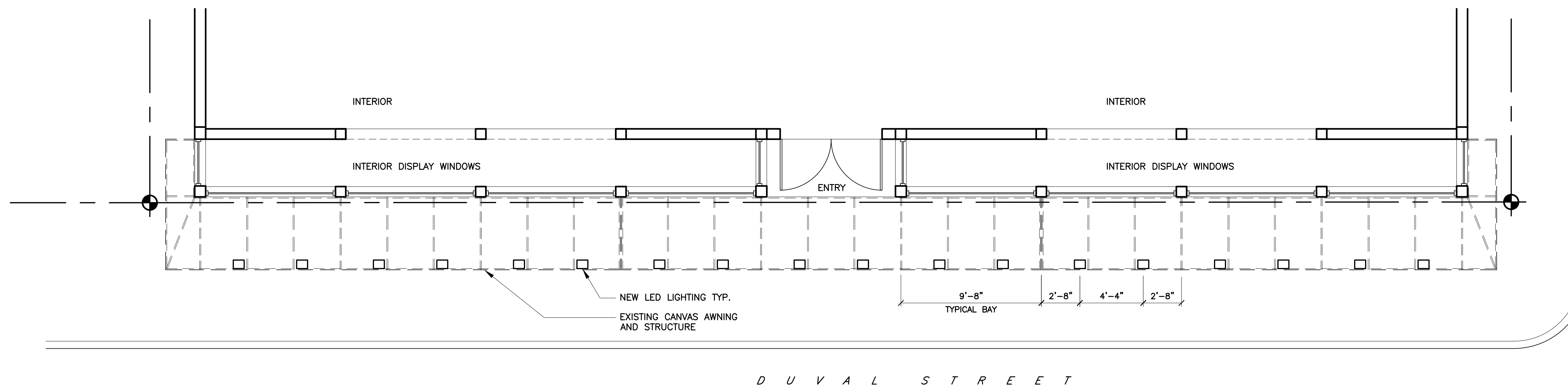
REVISIONS _____

DRAWN BY _____

EMA

PROJECT
NUMBER _____

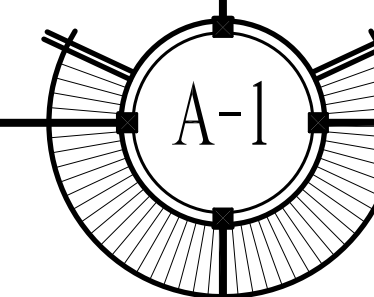
1311



STORE CANOPY REFLECTED CEILING

COORDINATE WITH CANVAS AWNING ENGINEER ON
LIGHT ATTACHMENT AND POSSIBLE REINFORCEMENT

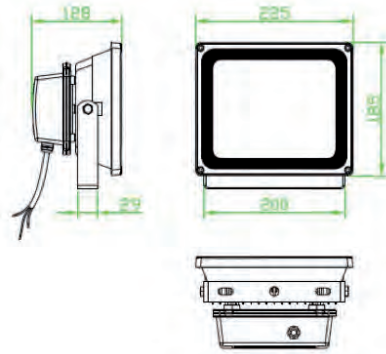
SCALE: 1/4"=1'-0"



Key Features & Benefits



- Powerful and efficient LED flood light.
- Rated IP65 suitable for wet location.
- Available in 31W Bridgelux or 34W Cree chips.
- Built from quality aluminum and tempered glass.
- Add security and safety to your home or business.
- Great for commercial and residential applications.



Specifications & Order Information

LED - FLOOD - 3S



For example: LED - FLOOD - 3S- 31 - WW- B

LED - FLOOD - 3S - WATTS - Color - FINISH

31	50W Bridgelux	WW	Warm White 2700K	B	Black
34	56W Cree	CW	Cool White 4100K		
		DL	Daylight 6500K		

Parameters	Value	Unit
Dimensions (W x H x D)	8.8 x 7.2 x 5	Inches
Input Voltage	120-277	VAC
	50-60	Hz
Input Current	0.41	A
Wattage	34 (Cree Module) 31 (Bridgelux COB)	W
Lumens	>2500 (56W CREE) >2700 (50W Bridgelux)	LM
CRI	>75 (56W Cree) >68 (50W Bridgelux)	
Beam Angle	120	° Degree
Weight	5.0	lbs
Material	Aluminum w/ Tempered Glass	



LEDSPARKS*

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 25, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALLATION OF 18 LED FLOOD LIGHTS UNDER EXISTING CANVAS AWNING.

FOR- #725 DUVAL STREET

Applicant- William P. Horn

Application # H13-01-824

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared William Horn, 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:

725 DUVAL STREET on the 20 day of JUNE, 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 JUNE 25, 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 H13-01-824

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

Signed Name of Affiant:

Date: 6/21/13
Address: 915 KATON ST.
City: KEY WEST
State, Zip: FL. 33040

The foregoing instrument was acknowledged before me on this 21st day of June, 2013.

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

NOTARY PUBLIC

Sign Name: Jo Bennett
Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015





725 DUVAL STREET - HALL POSTING 6/20/13

**Property Appraiser
Information**

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

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

Property Record Card -
Maps are now launching the new map application version

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

Alternate Key: 1016306 Parcel ID: 00015920-000000

Ownership Details

Mailing Address:
725 DUVAL STREET LLC
301 LINCOLN RD
MIAMI BEACH, FL 33139-3102

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 725 DUVAL ST KEY WEST
Legal Description: KW PT LOT 4 SQR 2 TR 4 G10-447 G40-233/34 OR782-721D/C OR783-1572/73 OR841-117 OR937-365D/C
OR937-366 OR1003-1925/1926P/R OR1027-243 OR1027-244 OR1135-191/92 OR1517-2234/35 OR2033-1204/05 OR2583-496/98

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	93	116	10,892.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 7469
 Year Built: 1991

Building 1 Details

Building Type
 Effective Age 17
 Year Built 1991
 Functional Obs 0

Condition A
 Perimeter 652
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 23
 Grnd Floor Area 7,469

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

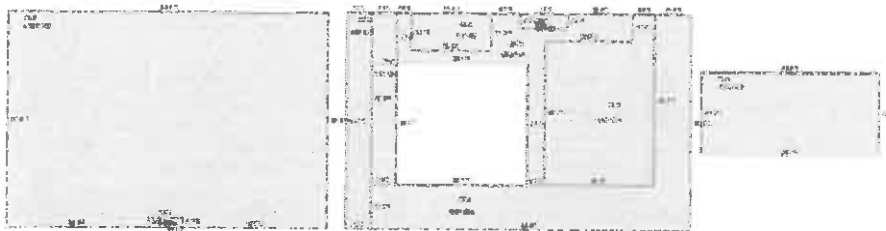
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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	OPX		1	1991					1,506
2	OUU		1	1991					315
3	OPX		1	1991					399
4	FLA		1	1991					1,182
5	OPX		1	1991					589

6	SBF	1	1991	52
7	FLA	1	1991	220
8	FLA	1	1991	4,989
9	OPX	1	1991	27
10	FLA	1	1991	1,078

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2808	OFFICE BLD-1 STORY	50	N	Y
	2809	WAREHOUSE/MARINA C	50	N	Y
	2810	WAREHOUSE/MARINA C	100	N	Y
	2811	DEPT STORES-B	100	N	Y
	2812	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
743	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN3:WROUGHT IRON	912 SF	152	6	1990	1991	3	60
2	PT2:BRICK PATIO	4,018 SF	0	0	1990	1991	1	50

Appraiser Notes

2002 & 2003 CUT OUT DONE- FOR H.T.CHITHAM,S
2004-02-05 OFFERING THE BUSINESS FOR SALE FOR \$250,000 PLUS THE INVENTORY \$400,000-SKI
CONCH REPUBLIC TRADING CO.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-4108	12/01/2009	03/14/2011	4,000 Commercial	REPLACE 250 LF OF EXISTING GUTTER ON FRONT AND REAR OF BUILDING. REPLACE WITH 6" WHITE SEAMLESS GUTTER & DOWNSPOUT. INSTALL NEW VENTED SOFFIT ON FRONT OF BUILDING
1	12-3362	09/24/2012	4,500 Commercial		REPLACE EXISTING WOOD DOOR WITH IMPACT DOOR
1	12-2930	08/09/2012	2,000 Commercial		INTERIOR WORK ONLY. DEMO NON LOAD BEARING PARTITION WALLS AND INTERIOR FINISHES.
1	12-3070	08/24/2012	10,000 Commercial		INSTALL 150SF OF FALSE CEILING JOIST FOR DISPLAY PURPOSES, TWO INTERIOR DOORS, ONE WITH SIDE LIGHTS, REPAIR 300 SF OF WOOD FLOORING AND TRIM, DRYWALL AND PAINT, REPLACE REAR DOOR W/DOUBLE STEEL DOOR, POUR NEW RAMP FOR DELIVERIES. REMOVE RAMP AT FRONT DOOR AND REPAIR FOR ADA ACCESS AT 1/20 SLOPE, MOVE FRONT DOORS FORWARD.

1	13-0071	01/15/2013		9,500	Commercial	INSTALL NEW AWNING WITH "ESTATE LIQUIDATOR" ON FRONT
1	13-1310	04/08/2013		5,000	Commercial	REPLACE ROTTEN BOARDS AND TRIM ABOVE AWNING 98' X 2' & PAINT TO MATCH EXISTING, PATCH & REPAIR DRYWALL AT THIRD FLOOR PORCH
1	9803293	10/26/1998	01/01/1999	2,000	Commercial	PAINT FIRST FLOOR BLDG
1	9901469	05/04/1999	11/03/1999	2,000		REPLACE SIGN
1	0001207	05/15/2000	11/16/2001	1,100		PRESSURE CLEAN/PAINT BLDG
1	03-1230	04/04/2003	10/03/2003	2,000		PAINT EXTERIOR
1	05-1236	04/19/2005	11/05/2005	4,000		GUTTER WORK AND REPAINT
1	06-4434	07/21/2006	12/19/2006	3,500		SECOND FLOOR BALCONY RETILE
1	06-4975	08/28/2006	12/19/2006	6,000		INSTALL HURRICANE SHUTTERS ON STORE FRONT

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	777,105	22,113	820,658	1,619,876	1,619,876	0	1,619,876
2011	777,105	22,850	820,658	1,620,613	1,620,613	0	1,620,613
2010	796,533	23,480	819,841	1,639,854	1,639,854	0	1,639,854
2009	825,675	24,216	1,446,288	2,296,179	2,296,179	0	2,296,179
2008	825,675	24,953	1,728,099	2,578,727	2,578,727	0	2,578,727
2007	603,198	25,583	2,499,714	3,357,956	3,357,956	0	3,357,956
2006	603,198	26,319	980,280	3,097,500	3,097,500	0	3,097,500
2005	623,998	27,055	871,360	3,097,500	3,097,500	0	3,097,500
2004	643,639	27,685	647,280	2,298,000	2,298,000	0	2,298,000
2003	684,940	54,048	528,612	2,298,000	2,298,000	0	2,298,000
2002	684,940	56,065	528,612	2,298,000	2,298,000	0	2,298,000
2001	762,101	29,788	528,612	1,027,300	1,027,300	0	1,027,300
2000	735,217	12,345	453,096	1,027,300	1,027,300	0	1,027,300
1999	552,670	12,642	453,096	1,027,300	1,027,300	0	1,027,300
1998	474,566	26,476	453,096	1,027,300	1,027,300	0	1,027,300
1997	474,566	27,081	431,520	1,027,300	1,027,300	0	1,027,300
1996	431,424	27,687	431,520	952,231	952,231	0	952,231
1995	431,424	28,074	431,520	952,231	952,231	0	952,231
1994	431,424	28,680	431,520	902,114	902,114	0	902,114
1993	431,424	29,285	431,520	892,229	892,229	0	892,229
1992	431,424	29,672	431,520	892,616	892,616	0	892,616
1991	0	0	222,720	222,720	222,720	0	222,720
1990	0	0	179,568	179,568	179,568	0	179,568
1989	0	0	178,176	178,176	178,176	0	178,176
1988	0	0	150,336	150,336	150,336	0	150,336

1987	0	0	68,873	68,873	68,873	0	68,873
1986	0	0	66,883	66,883	66,883	0	66,883
1985	0	0	53,453	53,453	53,453	0	53,453
1984	0	0	40,090	40,090	40,090	0	40,090
1983	0	0	35,245	35,245	35,245	0	35,245
1982	0	0	30,234	30,234	30,234	0	30,234

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
8/3/2012	2583 / 496	3,000,000	WD	37
7/31/2004	2033 / 1204	3,450,000	WD	Q
5/1/1998	1517 / 2234	3,050,000	WD	U
6/1/1990	1135 / 191	1	WD	M
10/1/1981	841 / 117	45	WD	U

This page has been visited 60,932 times.

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