

Staff Report

Historic Architectural Review Commission

Staff Report Item 7

Meeting Date:	October 9, 2012
Applicant:	Sandeep Singh
Application Number:	H12-01-1532
Address:	#501 Southard Street
Description of Work:	Projecting sign based on a historic one. Sign will have stainless steel letters with halo effect. <i>Copy of sign "Pegasus Hotel"</i> . Removal of two existing signs.
Guidelines/ Ordinance Cited in Review:	Guidelines for signage (pages 49-50), particularly Neon and illuminated Signage 15, 17, 18 and 20

Staff Analysis

The building located on #501 Southard Street is listed as a contributing resource. The three story masonry vernacular structure was built in 1953. The building possesses art deco style features. The proposal includes the removal of two non-historic signs (free standing letters) located on the corner of Duval and Southard. While staff was assisting the applicant on a search of old pictures staff found that the building used to have a projecting sign, 45 degrees from the corner of the building. The applicant is proposing the installation of a new sign based on the historic photos. The proposed sign will replicate the old one in size and form. The location of the sign will be in the same location where the old sign used to be. The applicant is proposing halo effect instead of neon light. Letters will have white halo effect and borders of the sign will have blue halo effect. The owners are repainting the hotel at this point in time and had changed recently all the canvas awnings.

Consistency with the Guidelines

1. Although the new proposed sign will not have neon lights the applicant is making an effort to replicate an old sign that was original to the building. The scale, form, design and location will greatly improve the aesthetic character of this art deco historic hotel.
2. The building is very close to the Strand Old Theater and the new sign will complement the architectural quality of the urban block.

It is staff's opinion that the proposed sign is consistent with the guidelines.

Application



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

APPLICATION # 112-01-1532

OWNER'S NAME: KEY WEST OFFICE MANAGEMENT DATE: 08/16/12

OWNER'S ADDRESS: 501 SOUTHWARD ST PHONE #: 305 294 9323

APPLICANT'S NAME: SANDEEP ESHU SINGH PHONE #: 305 304 9973

APPLICANT'S ADDRESS: 501 SOUTHWARD ST

ADDRESS OF SIGN LOCATION:
501 SOUTHWARD ST

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE: WALL DETACHED
 HANGING WINDOW
 AWNING TRANSOM

MATERIALS DESCRIPTION:
STEEL FRAME COVERED IN ALUMINUM COMPOSITE-ALL POWDER COATED WHITE WITH "PEGASUS HOTEL" IN BUSORAMA FONT

SIGN COPY: STAINLESS STEEL LETTERS PEGASUS HOTEL

SIZE OF SIGN:
176" x 54"

TYPE OF ILLUMINATION: BACK LIT WHITE LED LIGHTS - HALO EFFECT

OF EXISTING SIGNS ON PREMISES:
3 - 2 will be removed.

Back lit blue on the strips.
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, 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.

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

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: 08-23-12

Applicant's Signature: Sandeep Singh

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:

HARC Comments:

*Contributing resource: Mammy Utracolar with art
deco features built 1953.*

Guidelines for signage (pages 49-50)

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

Date: _____

Signature: _____

Historic Architectural
Review Commission

Project Photos

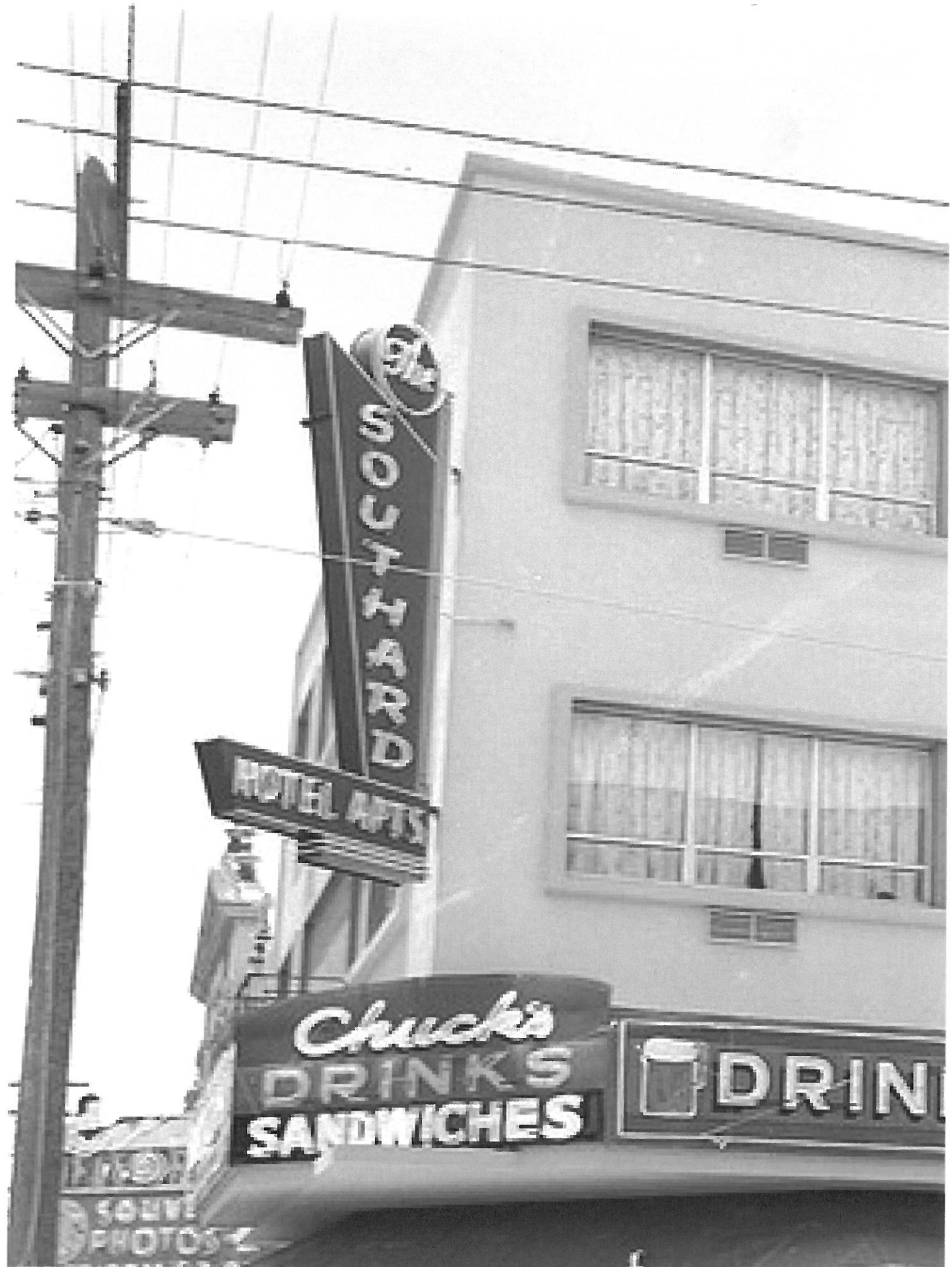


Chuck's Sandwiches at 537 Duval Street. Photo from the Jeff Broadhead Collection. Monroe County Library



Current
(Clock
reversed)

Proposed Signs



MOCKY & CO.

HOTEL APTS

Chuck's
DRINKS
SANDWICHES

 DRINK

SOLE
PHOTOS



176" x 54"

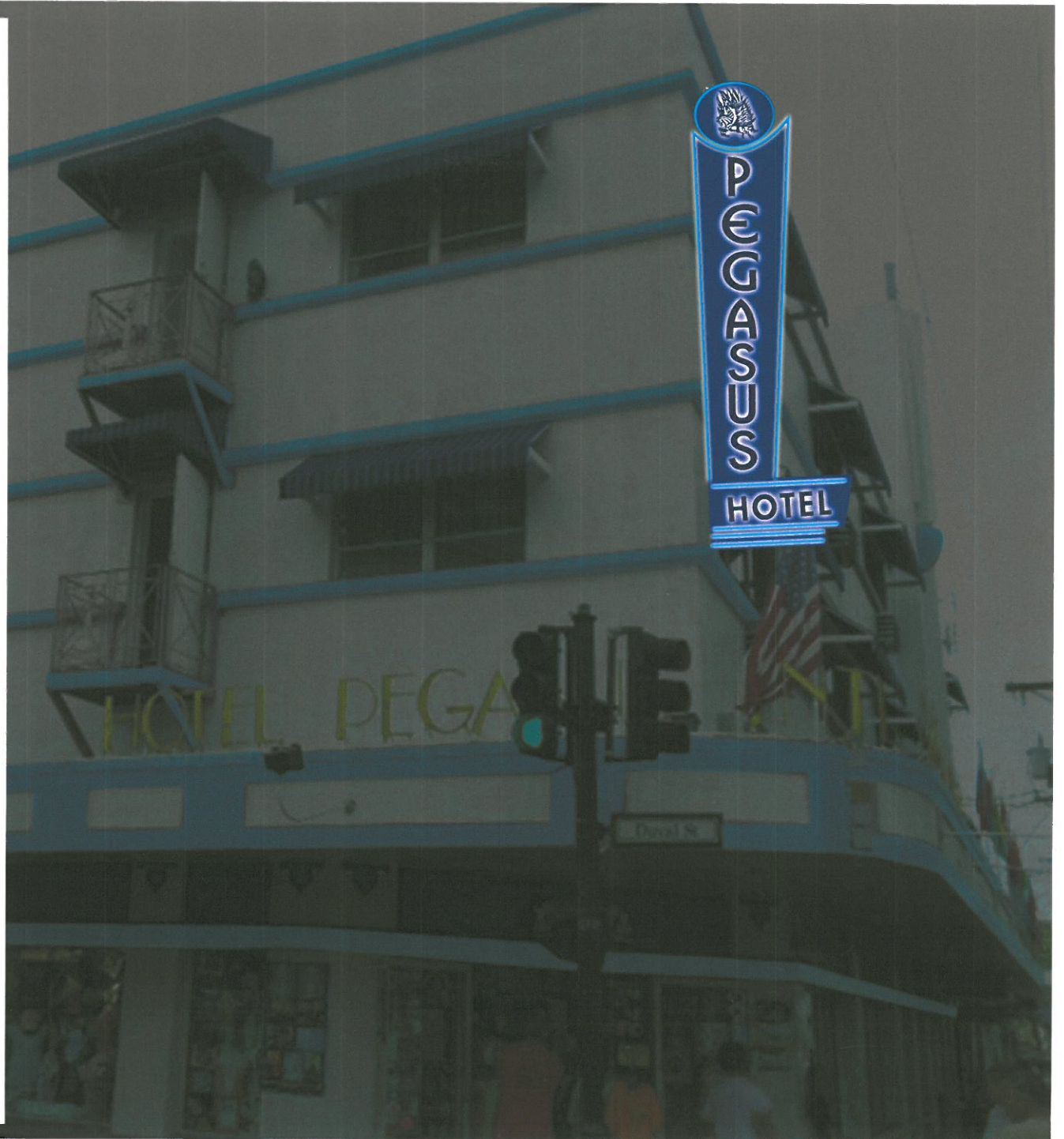
Steel frame -w-1/8" composite
aluminum cladding
backlit polished stainless steel letters
& Graphics
All lighting 12 Volt LED





176" x 54"

Steel frame -w-1/8" composite
aluminum cladding
backlit polished stainless steel letters
& Graphics
All lighting 12 Volt LED



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., October 9, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

PROJECTING SIGN BASED ON A HISTORIC ONE. SIGN WILL HAVE STAINLESS STEEL LETTERS WITH HALO EFFECT. COPY OF SIGN "PEGASUS HOTEL". REMOVAL OF TWO EXISTING SIGNS

#501 SOUTHWARD STREET

Applicant- SANDEEP SINGH

Application Number H12-01-1532

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

The offices of the Property Appraiser will be closed Monday, Oct. 8th in observance of Columbus Day.

Website requires IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Property Record Card - Map portion under construction.

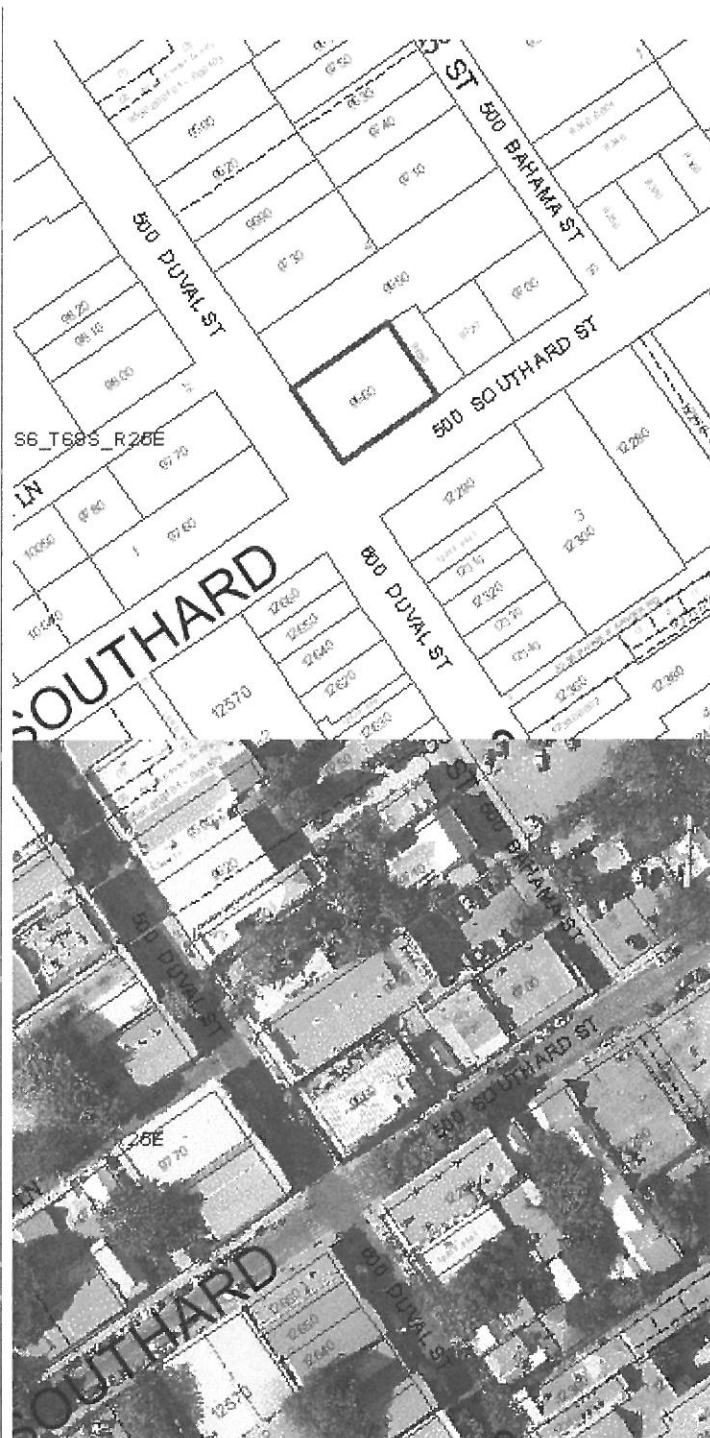
Alternate Key: 1009920 Parcel ID: 00009660-000000

Ownership Details

Mailing Address:
KEY WEST OFFICE MANAGEMENT INC
501 SOUTHARD ST
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 537 DUVAL ST KEY WEST
535 DUVAL ST KEY WEST
533 DUVAL ST KEY WEST
501 DUVAL ST UNIT: B KEY WEST
501 SOUTHARD ST KEY WEST
Legal Description: KW PT LOT 4 SQR 50 OR454-906/908 OR513-25 OR513-26 OR656-465/466 OR656-552/555 OR699-577/578 OR800-1259/1260 OR800-1887/1888



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

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	66	88	5,888.00 SF

Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 2
 Total Living Area: 12589
 Year Built: 1952

Building 1 Details

Building Type
 Effective Age 16
 Year Built 1952
 Functional Obs 0

Condition A
 Perimeter 774
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 19
 Grnd Floor Area 10,754

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

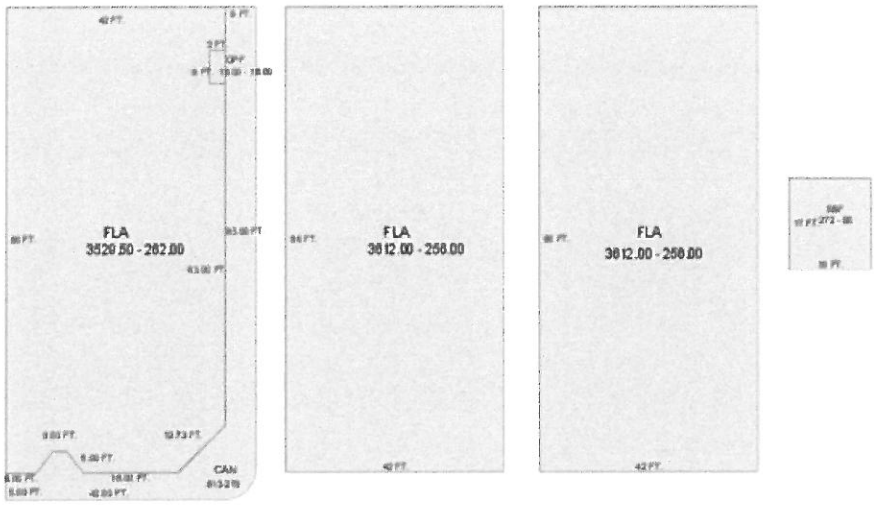
Roof Cover
 Heat 2
 Heat Src 2

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 74

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



8.00 FT (Radius)

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991		Y			3,530
3	OPF		1	1991					18
4	FLA		1	1991		Y			3,612
5	FLA		1	1991		Y			3,612
6	SBF		1	1991					272

7 CAN 1 1991 813

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2030	1 STORY STORES	85	Y	Y
	2031	HOTEL/MOTEL C	5	Y	Y
	2032	RESTAURANT & CAFETR	10	Y	Y
	2035	HOTEL/MOTEL C	100	Y	Y
	2036	HOTEL/MOTEL C	100	Y	Y

Exterior Wall:

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

Building 2 Details

Building Type
 Effective Age 16
 Year Built 1952
 Functional Obs 0

Condition A
 Perimeter 204
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 19
 Grnd Floor Area 1,835

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

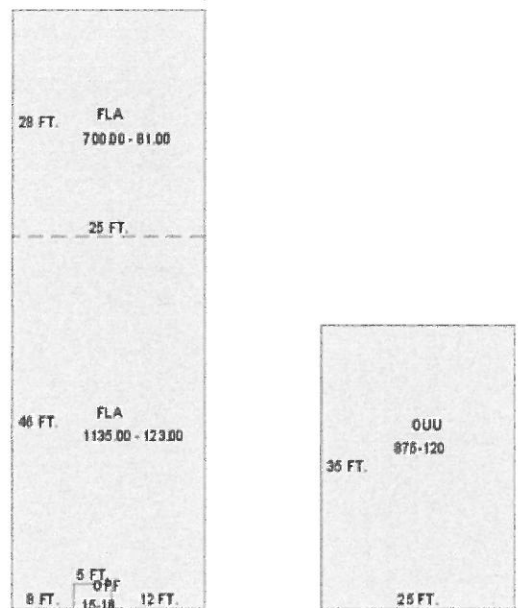
Roof Cover
 Heat 2
 Heat Src 2

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 7

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	OPF		1	1991					15
2	FLA		1	1991		Y			1,135
3	FLA		1	1991		Y			700
4	OUU		1	1991					875

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2039	1 STORY STORES	100	Y	Y
	2040	HOTEL/MOTEL C	100	Y	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	36 SF	6	6	1996	1997	1	40

Appraiser Notes

1990-1-14 - BURNED DOWN, REBUILT FOR 1992 TAXROLL TPP 8848722 - 533 DUVAL ST ASSN

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-0283	02/04/2008	02/13/2008	800	Commercial	REPAIR BROKEN FLOOD LIGHTS AROUND PROPERTY
12-1111	03/26/2012	03/26/2012	0	Commercial	30 SEAT BAR PURSUANT TO ALL CONDITIONS OF PLANNING BOARD RESOLUTION 2012-02
1 M941658	05/01/1994	12/01/1994	3,000	Commercial	REPLACE 5 TON AC
1 B943445	10/01/1994	12/01/1994	3,500	Commercial	REST. DINING AREA 89.5 SF
1 A951312	04/01/1995	12/01/1995	425	Commercial	REPAINT EXISTING LETTERS
A951380	04/01/1995	12/01/1995	13,500	Commercial	22 SQS ROOFING
M951679	05/01/1995	12/01/1995	598	Commercial	RELOCATE 2-2 TON CONDENS
M952050	06/01/1995	12/01/1995	1,950	Commercial	2 TON AC
A954295	12/01/1995	11/01/1996	300	Commercial	CHANGE SIGN
96-2783	07/01/1996	11/01/1996	34,000	Commercial	RENOVATIONS
02-3004	11/04/2002	12/06/2002	2,000	Commercial	REPLACE AC
02-2807	10/18/2002	11/04/2002	6,500	Commercial	PLUMBING/RELOCATE FIXTURE
02-1163	05/07/2002	10/04/2002	2,400	Commercial	NEW AWNINGS
03-1761	05/22/2003	10/03/2003	10,000	Commercial	ROOFING
03-1338	04/29/2003	09/29/2003	1,100	Commercial	REPLACED SERVICE PANEL
03-1887	06/04/2003	09/29/2003	500	Commercial	INSTALLED SIGN
04-3708	12/06/2004	12/17/2004	500	Commercial	PATCH MINOR CRACKS - REPAINT
05-1268	05/10/2005	11/02/2005	33,521	Commercial	REPLACE FLAT ROOF 4500SF.
06-2742	05/03/2006	08/15/2006	1,200	Commercial	PATCH TWO LEAKS IN FLAT HOT MOP ROOF
06-4952	09/11/2006		2,200	Commercial	INSTALL TRANSFER SWITCH FOR GENERATOR

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	1,781,103	211	1,157,690	2,558,312	2,558,312	0	2,558,312
2011	1,781,103	218	1,157,690	2,415,842	2,415,842	0	2,415,842
2010	1,869,059	228	1,165,382	2,443,536	2,443,536	0	2,443,536
2009	1,869,059	234	1,383,680	2,490,443	2,490,443	0	2,490,443
2008	1,869,059	244	1,530,880	2,954,158	2,954,158	0	2,954,158
2007	1,487,910	251	1,530,880	2,950,749	2,950,749	0	2,950,749
2006	1,404,837	261	529,920	3,103,656	3,103,656	0	3,103,656
2005	1,434,452	268	441,600	2,885,568	2,885,568	0	2,885,568
2004	1,467,036	278	370,944	2,697,458	2,697,458	0	2,697,458
2003	1,467,036	285	365,056	2,205,000	2,205,000	0	2,205,000

2002	1,448,365	295	365,056	2,100,000	2,100,000	0	2,100,000
2001	1,448,365	302	365,056	2,100,000	2,100,000	0	2,100,000
2000	1,448,365	173	306,176	2,100,000	2,100,000	0	2,100,000
1999	1,399,043	177	306,176	1,702,361	1,702,361	0	1,702,361
1998	933,004	182	306,176	1,638,420	1,638,420	0	1,638,420
1997	933,004	0	294,400	2,312,769	2,312,769	0	2,312,769
1996	848,184	0	294,400	2,147,088	2,147,088	0	2,147,088
1995	796,177	0	294,400	1,450,598	1,450,598	0	1,450,598
1994	797,282	0	294,400	1,450,598	1,450,598	0	1,450,598
1993	797,282	0	294,400	1,091,682	1,091,682	0	1,091,682
1992	797,282	0	294,400	1,091,682	1,091,682	0	1,091,682
1991	275,636	0	294,400	570,036	570,036	0	570,036
1990	255,262	0	236,992	492,254	492,254	0	492,254
1989	463,939	0	235,520	965,021	965,021	0	965,021
1988	376,962	0	188,416	909,601	909,601	0	909,601
1987	370,272	0	90,160	824,150	824,150	0	824,150
1986	328,383	0	57,600	661,540	661,540	0	661,540
1985	321,366	0	41,472	640,823	640,823	0	640,823
1984	317,585	0	41,472	551,108	551,108	0	551,108
1983	317,585	0	24,091	443,757	443,757	0	443,757
1982	292,722	0	24,091	316,813	316,813	0	316,813

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
11/1/1979	0800 / 1259	450,000	WD	Q

This page has been visited 93,970 times.

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