

# Historic Architectural Review Commission

## Staff Report Item 9

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<b>Meeting Date:</b>	September 24, 2013
<b>Applicant:</b>	Suzanne D. Banks, Owner
<b>Application Number:</b>	H13-01-1336
<b>Address:</b>	#1124 Truman Avenue
<b>Description of Work:</b>	Three new signs for gas canopy with white halo effect. Sign copy "Citgo".
<b>Building Facts:</b>	The main building is listed as a non-contributing structure. The site has been a filling station for decades. The address has three licenses, one for retail, one for gas supply and one for food service. The building is located on the southwest corner of Truman Avenue and White Street. Staff has approved the removal of the blue band at the top of the main building with "Dion's" copy sign and its replacement with a red band with no sign. Staff also approved the removal of the multicolor band around the gas station canopy.
<b>Guidelines Cited in Review:</b>	Signage guidelines (pages 49-51), specifically guidelines 4 and 6.

### Staff Analysis

The Certificate of Appropriateness proposes the replacement of three existing Citgo signs located on the gas canopy. The signs are plastic, internally illuminated and letters are 24" tall. The signs received approvals in 1996 and in 2006, when they were refurbished with what we see today.

The new signs will have free standing letters 21" tall, will have solid blue faces and returns and will have white halo effect. The sign will be located on the gas parapet facing west, north and east. The sign will also have the Citgo triangular logo, which will not have light effects and will not extend over the roof. The existing post sign, which also was approved in 1996 and refurbished in 2006 is not part of this application.

### **Consistency with Guidelines**

It is staff's opinion that although the proposed sign includes letters that are more than 12" tall, the sign will be smaller in size of what was previously approved and installed for the past 17 years. The business has three licenses, which allows the site to have at least 9 signs. The applicant will be removing not approved signs for the convenience store and food service and is working with staff to improve the appearance of this important corner.

# Application

AK # 1033146



# CITY OF KEY WEST BUILDING DEPARTMENT CERTIFICATE OF APPROPRIATENESS

APPLICATION #

08-30-2013-101336

OWNER'S NAME:

5100 COMMERCIAL PROPERTIES, LLC

DATE:

8-29-13

OWNER'S ADDRESS:

P O Box 1209, Key West, FL 33041

PHONE #:

305-296-2000

APPLICANT'S NAME:

SUZANNE D. BANKS

PHONE #:

APPLICANT'S ADDRESS:

638 UNITED ST, KEY WEST, FL 33040

ADDRESS OF SIGN LOCATION:

1124 (AKA 1127) TRUMAN AVE., KEY WEST, FL 33040

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN

TYPE:

☐

WALL

☒

DETACHED

GAS CANOPY

☐

HANGING

☐

WINDOW

☐

AWNING

☐

TRANSOM

MATERIALS DESCRIPTION:

CHANNEL, PLASTIC FORMED

SIGN COPY:

CITGO

SIZE OF SIGN:

21" LETTERS  
ON CITGO  
CANOPY# OF EXISTING  
SIGNS ON  
PREMISES: 4

3 WILL BE

TYPE OF ILLUMINATION:

HALO ON BLUE  
SOFT ON WHITE

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 in s. 775.082 or 775.083

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## Required Submittals

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: 8-29-13

Applicant's Signature:

Suzanne Banks

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 Colors, Signs and Awning Fabric	
* BUILDING PERMITS NEW	
1.00	\$100.00
Trans number:	2359936
CK CHECK	000

Trans date: 9/05/13 Date: Time: 15:37:21

Staff Approval:

Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

*listed as non contributing.*

*Guidelines for signage.*

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

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Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

## **Project Photos**



Photo taken by the Property Appraiser's office 1969; 1124 Truman Ave.; Dion's Cities Service. Monroe County Library

REPLACE WITH BLUE HAUL LT  
21" CITGO CHANNEL LETTERS &  
UNLIT  $\Delta$  Grinmark

REMOVE



1124 (AKA 1127) TRUMAN AVE





REPLACE WITH BLUE HALO LIT  
21" CITGO CHANNEL LETTERS 4000 LT.  
Δ Trunk



1124 (AKA 1127) TRUMAN AVE





## **Proposed Signs**



# WELCOME



The Installer Handbook: CITGO Canopy and Pump Graphic Installation Instructions provides comprehensive installation instructions to support the look of CITGO retail facilities.

Information and dimensions are for illustrative purposes only and are not intended to support fabrication.

Please contact your Region Brand Manager with any questions:

**Central Region**

Tedd Hupp: 832-486-1966

Email: [thupp@citgo.com](mailto:thupp@citgo.com)

**Central Region**

Eric Kolber: 832-486-5947

Email: [ekolber@citgo.com](mailto:ekolber@citgo.com)

**Northeast Region**

Sue Pascarella: 832-486-5717

**LEGAL DISCLAIMER:** All safe work practices in compliance

HALO  
EXAMPLE NOT OURS

PROPOSED HALO EFFECT SIGN





CITGO

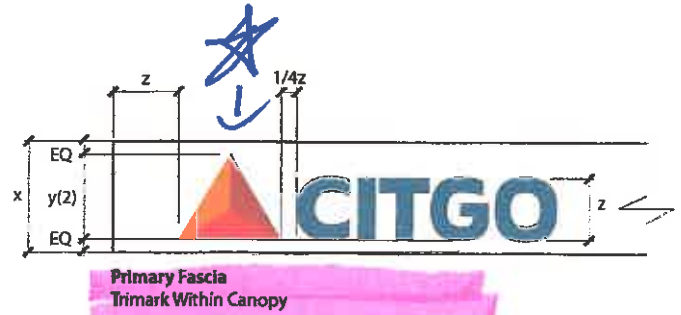


3.99  
3.79  
CITGO  
AIR

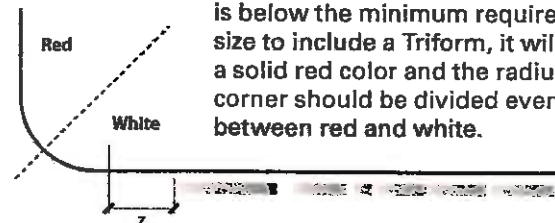
CAR  
WASH  
\$2.99



# Canopy Logo Sizing/Placement Summary – Gasoline



When the Trimark is extended, the CITGO channel letters are centered on the canopy fascia height and the bottom of the Trimark is even with the bottom of the CITGO channel letters.



NOTE: When the secondary side is below the minimum required size to include a Triform, it will be a solid red color and the radius corner should be divided evenly between red and white.

Canopy Height Component Sizing			
Canopy Fascia Heights (x)	CITGO Trimark Size - Extended y(1)	CITGO Trimark Size - Within y(2)	CITGO Channel Letters Size (z)
<30"	please consult your CITGO Region Brand Manager		
30" - 46"	42"	27"	21"
47" - 60"	56"	37"	28"
>60"	please consult your CITGO Region Brand Manager		

The relationship between the Trimark and the blue CITGO channel letters must be maintained per the illustration above and installed on the primary fascias only. The white CITGO channel letters on red are used on the secondary fascias only.

Where permitted, the extended Trimark is the preferred primary fascia treatment.

The CITGO channel letters should be the same height (z) on all four sides of the canopy. The height of the CITGO channel letters is also the clear space between the left edge of the canopy and the Trimark on the primary fascia, or the left edge of the canopy and the CITGO channel letters on the secondary fascia.

When the Trimark is within the canopy, it should be centered vertically on the canopy. The blue CITGO channel letters should be base aligned with the Trimark.



The installation of the mounting bolts will provide the space from the canopy. Note that the sides, or returns of the channel letters, and Trimark on the primary side of the canopy are silver. The returns are blue on the secondary side channel letters.

The 1" space is necessary for the halo effect at night for the blue letters. The blue canopy channel letters have a halo effect, but the Trimark does not.

The secondary channel letters are flush with the canopy; there is no space between the canopy and the channel letters.



Installing the Trimark.





Completed extended Trimark and primary CITGO channel letters.



Preparing the secondary white CITGO channel letters. Note the blue sides of the channel letter.



Installing the primary CITGO channel letters. Note the spacers that provide the rear halo effect on these channel letters.



Installing the Trimark and channel letter faces.



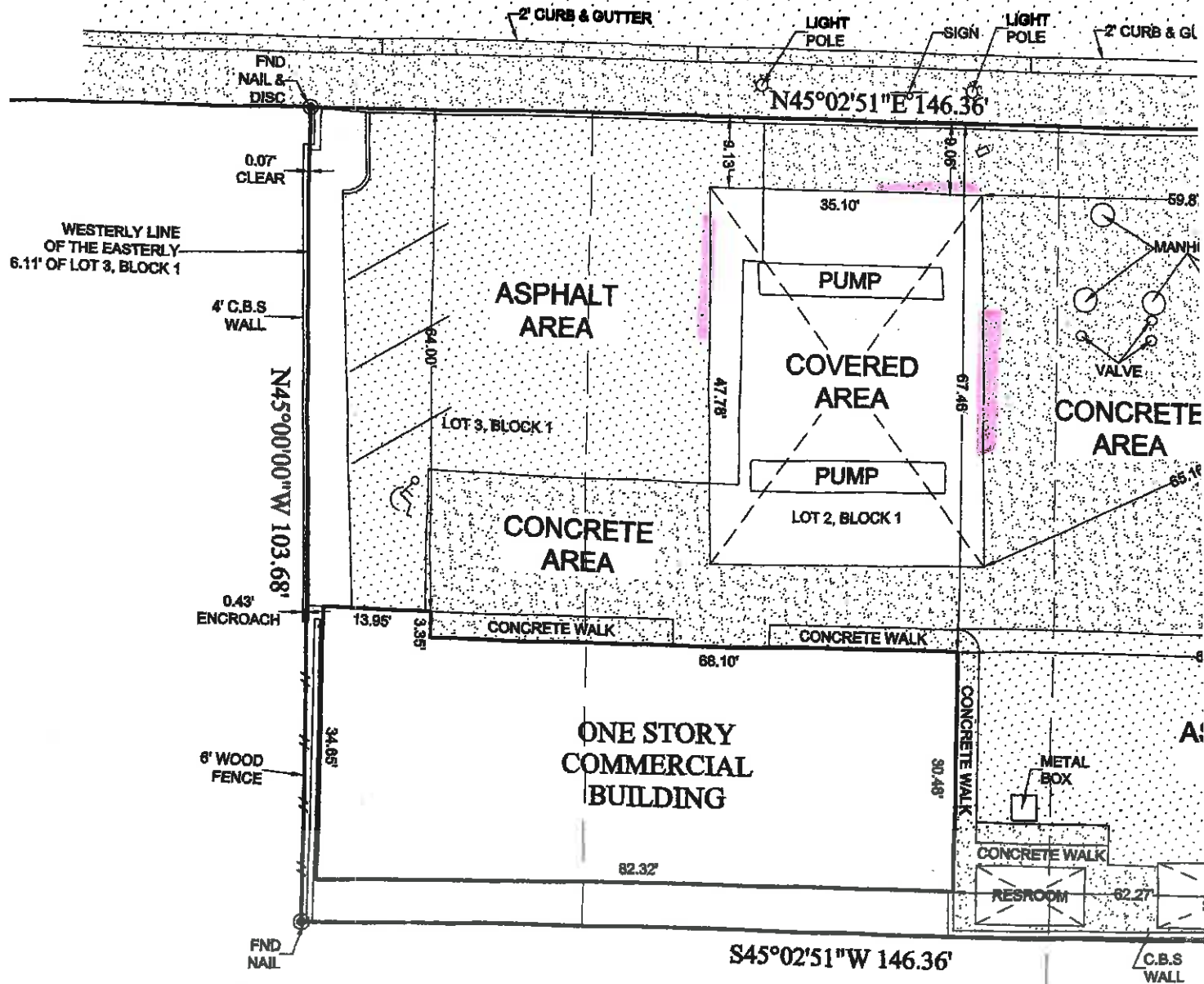


Installing the secondary white channel letters on the canopy.



Installing the faces of the white secondary CITGO channel letters. Note that they are flush mounted and the sides of the channel letters are blue.

TRUMAN AVENUE



LOT 14, BLOCK 1

LOT

## **Miscellaneous Information**

Business control nbr . . : 2572  
License number . . . . : 13 00002582  
Pin number . . . . . : 6119  
Business name & address  
CIT-MART GROCERY  
1124 TRUMAN AVE  
KEY WEST FL 33040  
Classification . . . . . : 11C  
Exemption applied . . . . :  
License status, date . . : FIRST RENEWAL MAILED 6/18/13  
Appl, issue date . . . . : 9/18/12 9/18/12  
Expiration, valid thru . . : 9/30/13 9/30/13  
Gross receipts amount . . : .00  
Date renewal printed . . : 6/18/13  
Date printed, reprinted . . : 9/18/12  
Prior license . . . . . : 12 00002582  
Municipal code reference :  
Press Enter to continue.  
F3=Exit F5=Additional charges F6=Charges F7=Miscellaneous information  
F9=Additional requirements F10=Receipts F24=More keys

**Last activity:****Created: 09/18/12 by KEYWKGP****Mailing address**

C/O DION OIL

P.O. BOX 1209

KEY WEST

FL 33041

RETAIL/MAILORDER/WHSALE 2,001-5,000 SF

More...

Business control nbr : 2570  
License number : 13 00002579  
Pin number : 3019  
Business name & address  
TRUMAN & WHITE CITGO  
1124 TRUMAN AVE  
KEY WEST FL 33040  
Classification : 05  
Exemption applied :  
License status, date : FIRST RENEWAL MAILED 6/18/13  
Appl, issue date : 9/18/12 9/18/12  
Expiration, valid thru : 9/30/13 9/30/13  
Gross receipts amount : .00  
Date renewal printed : 6/18/13  
Date printed, reprinted : 9/18/12  
Prior license : 12 00002579  
Municipal code reference :  
Press Enter to continue.  
F3=Exit F5=Additional charges F6=Charges F7=Miscellaneous information  
F9=Additional requirements F10=Receipts F24=More keys

**Last activity:****Created: 09/18/12 by KEYWKGP****Mailing address**

C/O DION OIL

P.O. BOX 1209

KEY WEST

FL 33041

GAS STATION

More...



Business control nbr : 2569  
License number : 13 00002578  
Pin number : 2019  
Business name & address

TRUMAN & WHITE CITGO

1124 TRUMAN AVE

KEY WEST FL 33040

Classification : 04A

Exemption applied :

License status, date : FIRST RENEWAL MAILED 6/18/13

Appl, issue date : 9/18/12 9/18/12

Expiration, valid thru : 9/30/13 9/30/13

Gross receipts amount : .00

Date renewal printed : 6/18/13

Date printed, reprinted : 9/18/12

Prior license : 12 00002578

Municipal code reference :

Press Enter to continue.

More...

F3=Exit F5=Additional charges F6=Charges F7=Miscellaneous information

F9=Additional requirements F10=Receipts F24=More keys

Last activity:

Created: 09/18/12 by KEYWKGP

Mailing address

C/O DION OIL

P.O. BOX 1209

KEY WEST FL 33041

FOOD SERVICE ACTIVITIES NO SEATS

# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 24, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**THREE NEW SIGNS FOR GAS CANOPY WITH WHITE HALO EFFECT. SIGN COPY "CITGO"**  
**FOR- #1124-1126 TRUMAN AVENUE**

**Applicant- Suzanne D. Banks**

**Application # H13-01-1336**

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 305-809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

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

# **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: 1033146 Parcel ID: 00032360-000000**

**Ownership Details**

**Mailing Address:**

DION COMMERCIAL PROPERTIES LLC  
638 UNITED ST  
KEY WEST, FL 33040

**Property Details**

PC Code: 26 - GAS STATION / CONVENIENCE STORE  
Millage Group: 10KW  
Affordable Housing: No  
Section-Township-Range: 05-68-25  
Property Location: 1124 TRUMAN AVE KEY WEST  
Legal Description: KW GWYNN SUB 0-195 ALL LOTS 1-2 & THE NE'LY 36 FT 11 INCHES OF LOT 3 SQR 1 TR 13 OR414-297/302 OR415-336/338 OR417-572/577 OR826-2357/2362 OR1913-1673/74(LG)

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	103	148	15,248.00 SF

### Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 1

9/19/2013

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4231	1 STY STORE-B	94	Y	Y
	4232	WAREHOUSE/MARINA A	6	N	N
	4233	WAREHOUSE/MARINA A	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1145	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	6,696 SF	0	0	1975	1976	2	25
2	FN2:FENCES	201 SF	67	3	1975	1976	3	30
3	PT3:PATIO	4,525 SF	0	0	1971	1972	2	50

**Appraiser Notes**

DION'S AMOCO &amp; QUIK-MART PETITION KKW 192-1997, 2001/3/15 SP

2007-09-27 - DION'S CITGO

TPP ACCOUNT #8532547 - TRUMAN QUICK MART #2

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9600919	02/01/1996	08/01/1996	1	Commercial	PAINTING
2	9602313	06/01/1996	08/01/1996	8,000	Commercial	SIGN
3	9801096	04/13/1998	12/31/1998	2,000	Commercial	REPLACE DISPENSER PANS
4	9801109	04/30/1998	12/31/1998	555	Commercial	SECURITY ALARM SYSTEM
5	9900883	03/11/1999	11/29/1999	4,800	Commercial	CHANGEOUT HOOD
6	04-1157	04/12/2004	11/08/2004	2,250	Commercial	SEWER LINING - 46'
7	04-1140	04/12/2004	11/09/2004	2,150	Commercial	SEWER LINING - 52'
8	06-0701	02/15/2006		300	Commercial	FUEL DISPENSER REPLACEMENT
9	05-5812	01/15/2006	09/27/2006	300	Commercial	ELECTRIC FOR ID SIGN

**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
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2013	314,874	20,440	514,803	850,117	850,117	0	850,117
2012	314,874	20,440	514,803	850,117	850,117	0	850,117
2011	331,231	20,440	514,803	866,474	866,474	0	866,474
2010	331,231	20,440	478,276	829,947	829,947	0	829,947
2009	347,589	20,440	1,159,908	1,527,937	1,527,937	0	1,527,937
2008	347,589	20,440	1,288,456	1,656,485	1,656,485	0	1,656,485
2007	245,165	20,440	1,734,460	2,000,065	2,000,065	0	2,000,065
2006	271,123	20,440	1,036,864	1,328,427	1,328,427	0	1,328,427
2005	250,933	20,440	1,067,360	1,338,733	1,338,733	0	1,338,733
2004	250,588	20,440	914,880	1,185,908	1,185,908	0	1,185,908
2003	250,588	20,440	457,440	728,468	728,468	0	728,468
2002	250,588	20,440	457,440	728,468	728,468	0	728,468
2001	250,588	21,164	457,440	729,192	729,192	0	729,192
2000	250,588	8,065	304,960	563,613	563,613	0	563,613
1999	230,655	8,291	304,960	543,906	543,906	0	543,906
1998	154,129	8,517	304,960	467,606	467,606	0	467,606
1997	154,129	8,744	274,464	437,337	437,337	0	437,337
1996	130,577	8,970	274,464	414,011	414,011	0	414,011
1995	130,577	9,196	274,464	414,237	414,237	0	414,237
1994	130,577	9,422	274,464	414,463	414,463	0	414,463
1993	130,577	9,659	274,464	414,700	414,700	0	414,700
1992	130,577	9,899	274,464	414,940	414,940	0	414,940
1991	130,577	10,136	274,464	415,177	415,177	0	415,177
1990	125,927	9,207	232,532	367,666	367,666	0	367,666
1989	139,057	7,121	228,720	374,898	374,898	0	374,898
1988	124,482	7,021	198,224	329,727	329,727	0	329,727
1987	122,679	6,770	137,232	266,681	266,681	0	266,681
1986	122,660	6,770	137,232	266,662	266,662	0	266,662
1985	119,058	6,770	71,768	197,596	197,596	0	197,596
1984	113,144	6,770	71,768	191,682	191,682	0	191,682
1983	113,445	6,770	71,768	191,983	191,983	0	191,983
1982	102,461	6,770	66,772	176,003	176,003	0	176,003

## 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 133,756 times.

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