Staff Report

6 New wall sign with neon tube. Sign copy "Bad Apple"- **#422 Appelrouth Lane- Will Shepler (H12-01-1239)**

This report is for a request to install an aluminum projecting sign with channel letters and neon tubing on a 1940's structure. The recipient building has art deco elements, was built as a commercial structure in 1961 and, according to a photograph circa 1965 used to have a projecting sign with neon tubing. Channel letters will be 10 ¼" tall and each one will have red neon tube. The sign will be 10'-8" high by 1' wide. Keys Energy requires that the new sign must be at least 3'6" away from existing electric service drop.

Guidelines that can be apply to review the proposed new design:

Signs (pages 49-50);

...All signage requiring a permit shall be reviewed by HARC including signage design, color, finish, letter style, materials, lighting, location, and appropriateness as an addition to the historical zones or districts.

(17) Neon signage may be permitted only in commercially zoned areas.

(18) Neon signage is most appropriate for use on commercial structures built after 1920 or on those whose architectural character has been established by post 1920 alterations when there is documentation to substantiate its historical use.

(20) Marquee signs that are historically significant by continuous at one business location for ten years or more, are exempt from restrictions on neon lights.

There is evidence that a marquee neon sign used to be located in the façade. The applicant proposed a similar sign as the one showing in the circa 1965 photo from the Property Appraiser's records but the design is in conflict with actual regulations from Key's Energy. It is staff's opinion that the proposed design is consistent with the guidelines. The new sign will be in keeping with the historic character of the building and with its surroundings, the Strand marquee sign is in axis with Appelrouth Lane.

Application

CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENENSS

APPLICATION #H6 12-01-1239

OWNER'S NAME: TAP JOHNSON | DATE: 7/26/12

OWNER'S ADDRESS: 425 CAROLINE ST., KEY WEST | PHONE #: 336-214-4238

APPLICANT'S NAME: WILL SHEPLER ARCHITECT | PHONE #: 305-890-6191

APPLICANT'S ADDRESS: 2520 HARRIS AVE. #1, KEY WEST, FL 33040

ADDRESS OF SIGN LOCATION: 422 APPELROUTH LANE, KEY WEST, FL 33040

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE: [✓] WALL [ ] DETACHED [ ] HANGING [ ] WINDOW [ ] AWNING [ ] TRANSOM

MATERIALS DESCRIPTION: SHEET METAL (ALUM.) OVER METAL FRAME.

SIGN COPY: BAD APPLE

SIZE OF SIGN: 1'W x 10'-8"H (10.5" DEEP)

OF EXISTING SIGNS ON PREMISES: 0

TYPE OF ILLUMINATION: NEON TUBE

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: 7/26/12

Applicant's Signature:

KEY WEST PLANNING DEPT. JUL 26 2012 MONROE COUNTY

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

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:

Not listed art deco elements

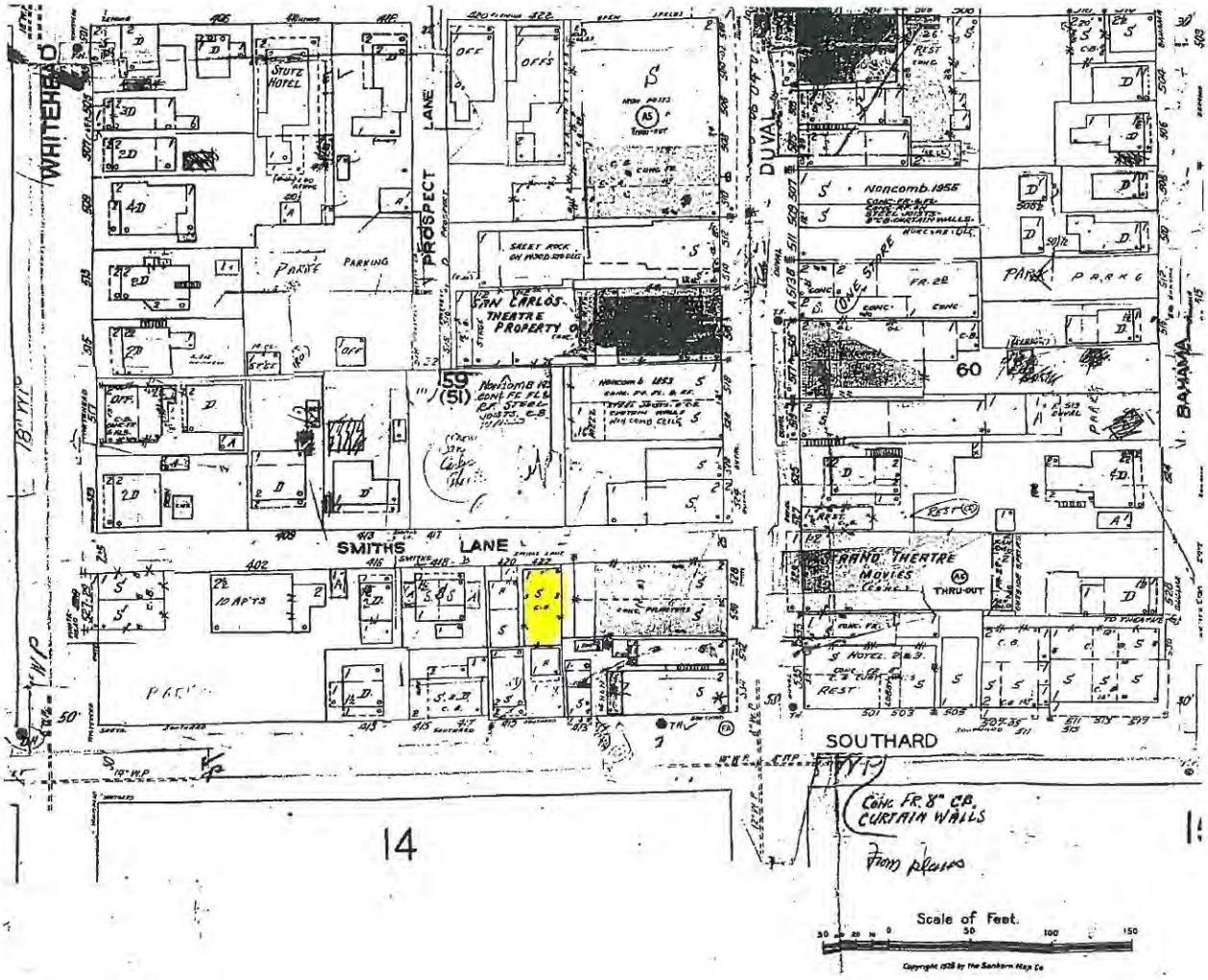
Guidelines for signage. (pages 49-50)

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

Date: _____ Signature: _____

Historic Architectural
Review Commission

Sanborn Maps

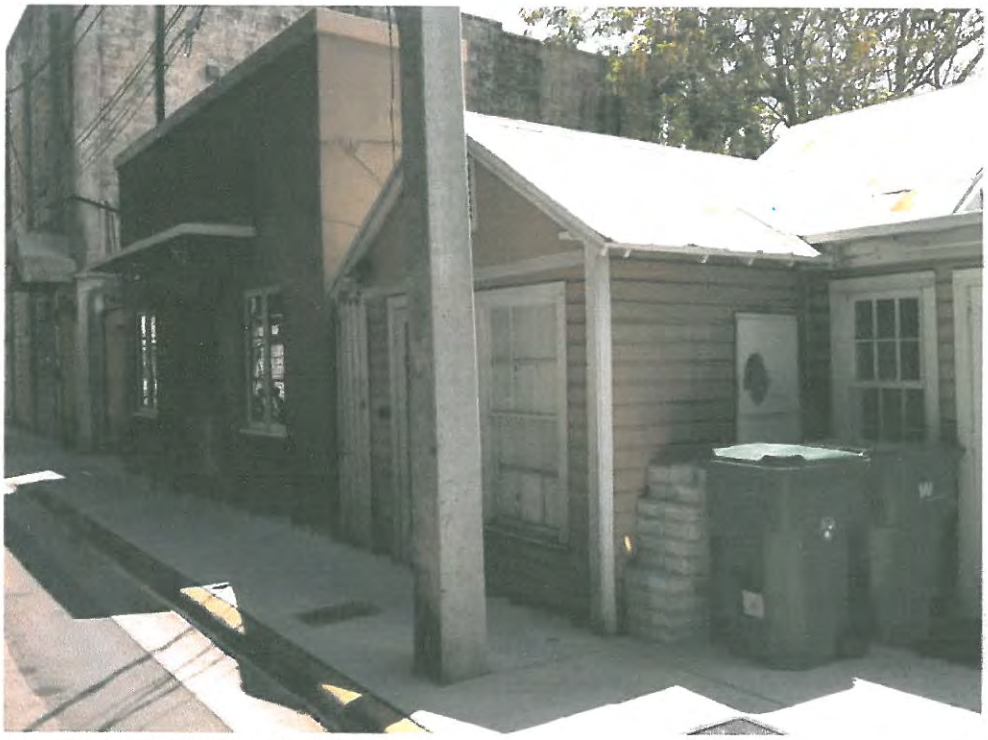


#422 Appelrouth Lane Sanborn map 1962

Project Photos

420 - 422 APPELROUTH LANE
H.A.R.C. APPLICATION PHOTOS 4.12.12

422 - 420 APPLEROUTH - CIRCA 1965



422-420 APPELROUTH - CURRENT

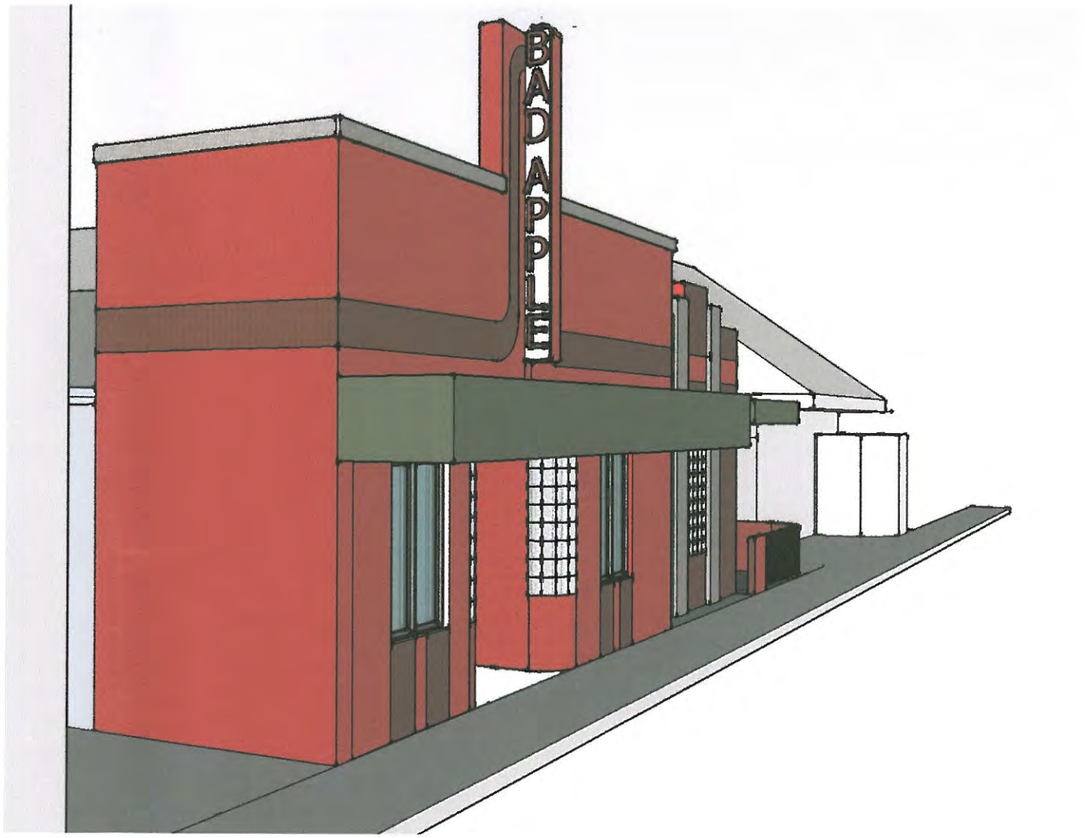
VIEW DOWN APPELROUTH LANE FROM DUVAL STREET

VIEW DOWN APPELROUTH LANE FROM WHITEHEAD STREET SIDE

Plans

HISTORIC PHOTO (1965) - LOOKING EAST

SCALE: N.T.S.



SKETCH MODEL 3D VIEW - LOOKING WEST

SCALE: N.T.S.

william shepler architect

2525 Harris Ave #1
Key West, FL 33040

Tel: 305.890.6191
Email: info@wshepler.com

Consultants:

Deluxe Design Services
Suzanne Brown - Designer

Meridian Engineering LLC
Rick Milelli - P.E.

420-422 Appelrouth Lane
Key West, FL
COMMERCIAL
REMODELING PROJECT

Submissions / Revsions:
HARC 7.26.12

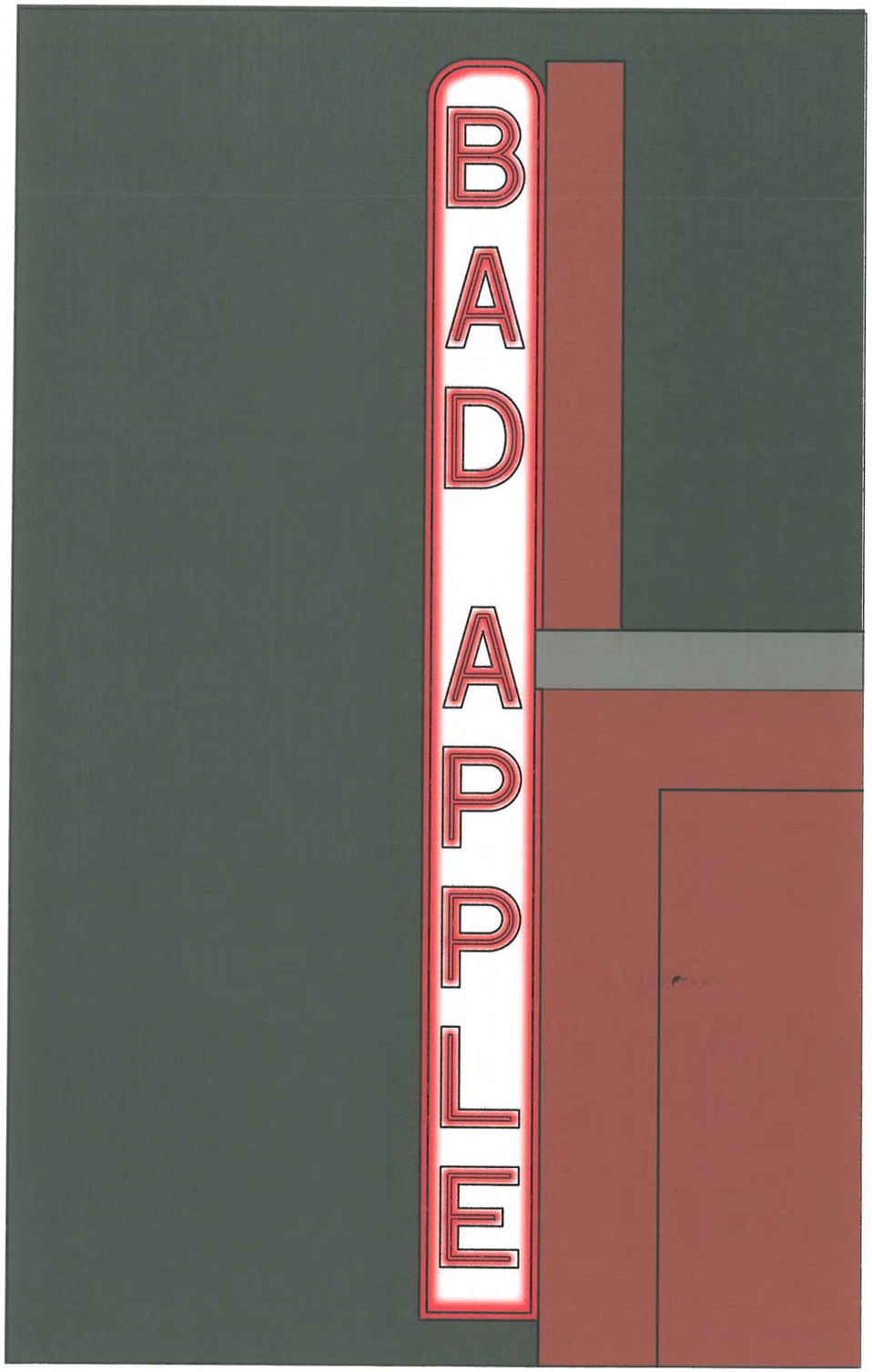
Drawing Size: 11X17
Project #: 12-011

Drawing Title:
PROPOSED SIGN - 3D VIEW

Sheet Number:
A3.3

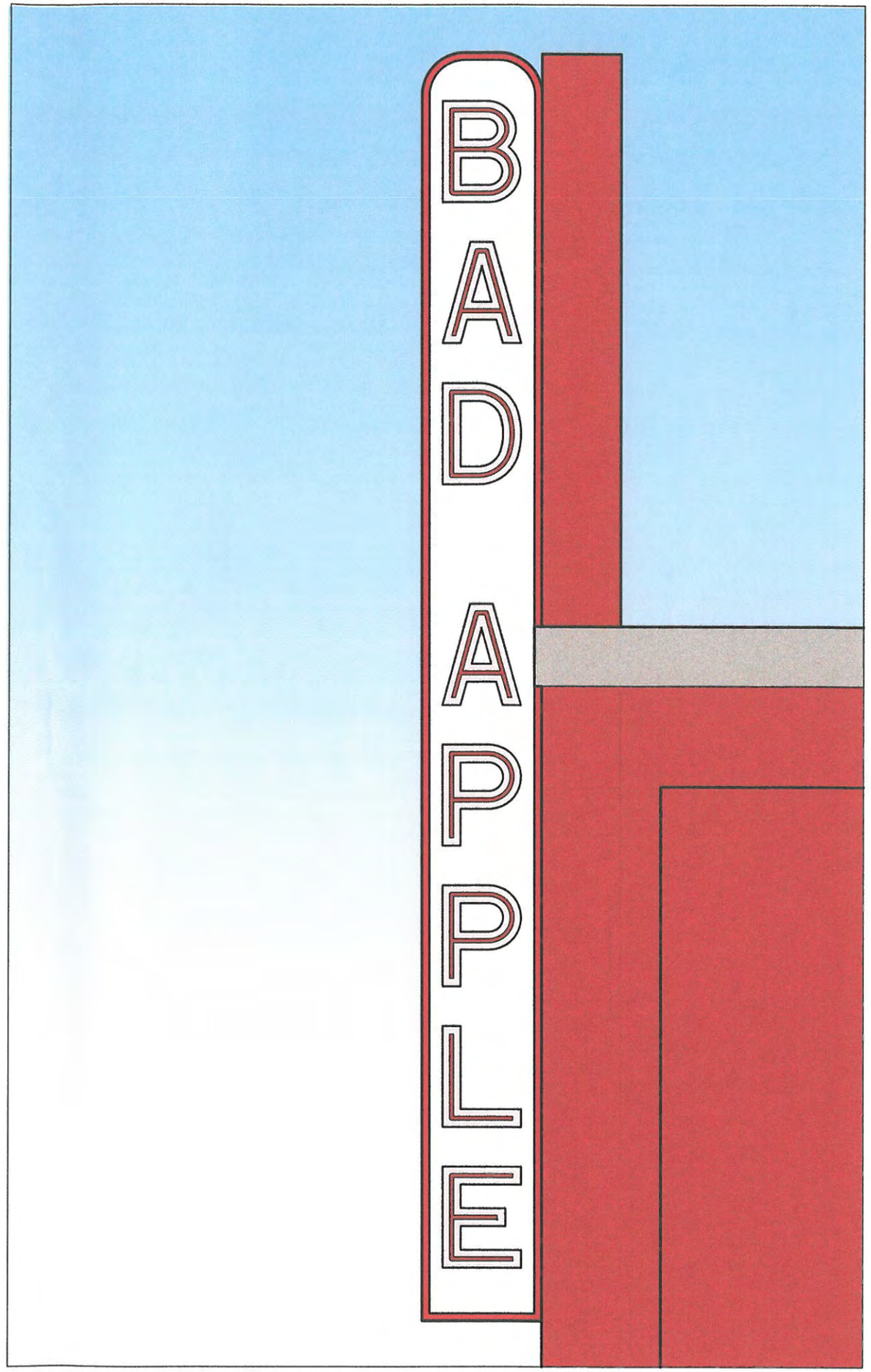
Date: July 26, 2012

©2012 by William Shepler Architect



SIGN ELEVATION - NIGHT TIME

SCALE: N.T.S.



SIGN ELEVATION - DAY TIME

SCALE: N.T.S.

WS a
william shepler architect

2525 Harris Ave #1
Key West, FL 33040

Tel: 305.890.6191
Email: info@wshepler.com

Consultants:
Deluxe Design Services
Suzanne Brown - Designer

Meridian Engineering LLC
Rick Milelli - P.E.

420-422 Appelrouth Lane
Key West, FL
COMMERCIAL REMODELING PROJECT

Submissions / Revsions:
HARC 7.26.12

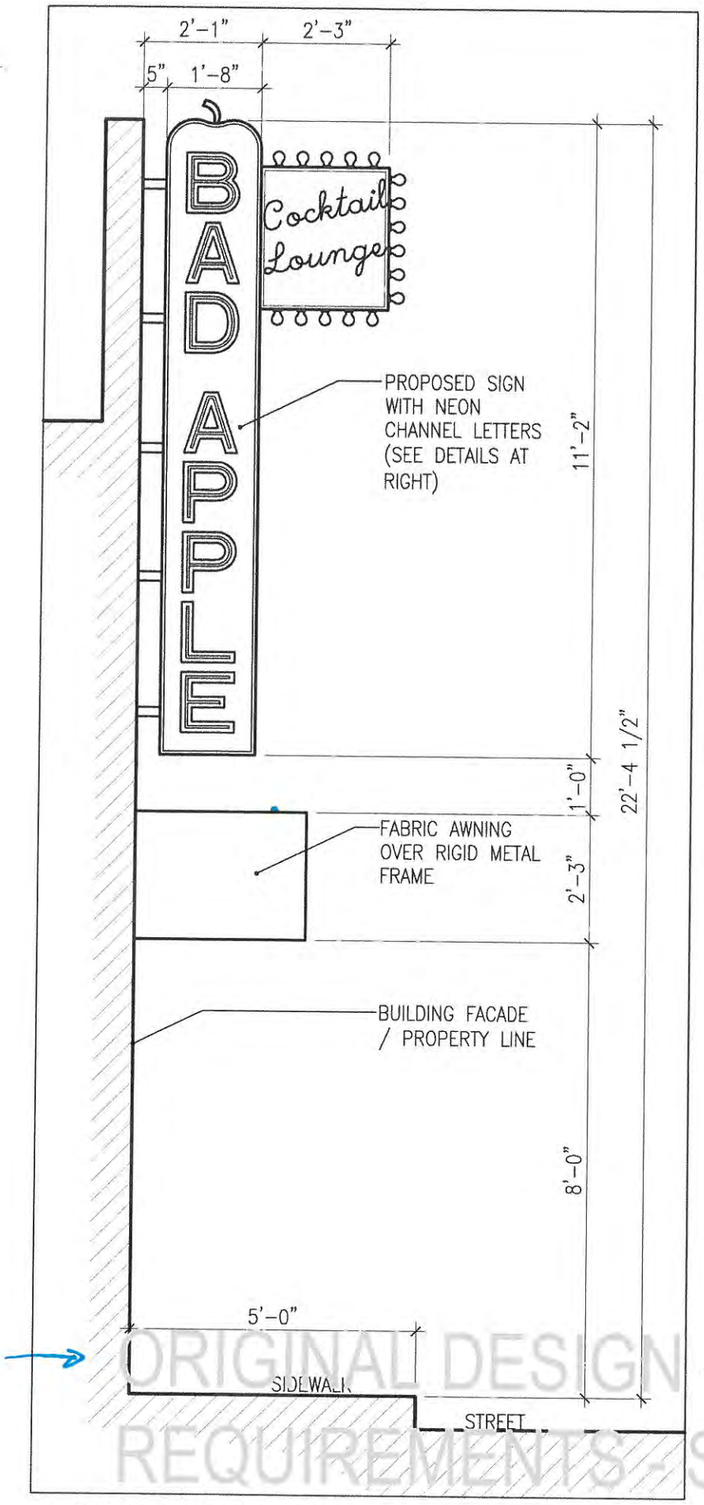
Drawing Size	Project #:
11X17	12-011

Drawing Title:
PROPOSED SIGN RENDERINGS

Sheet Number:
A2.3

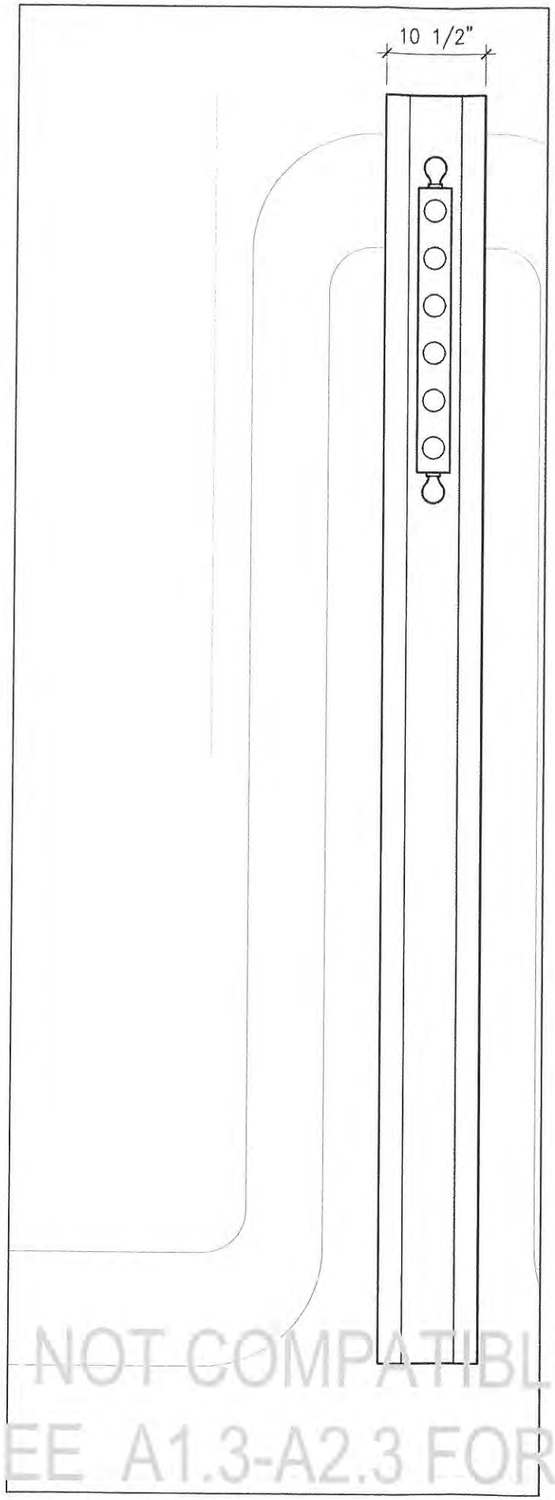
Date: July 26, 2012

©2012 by William Shepler Architect



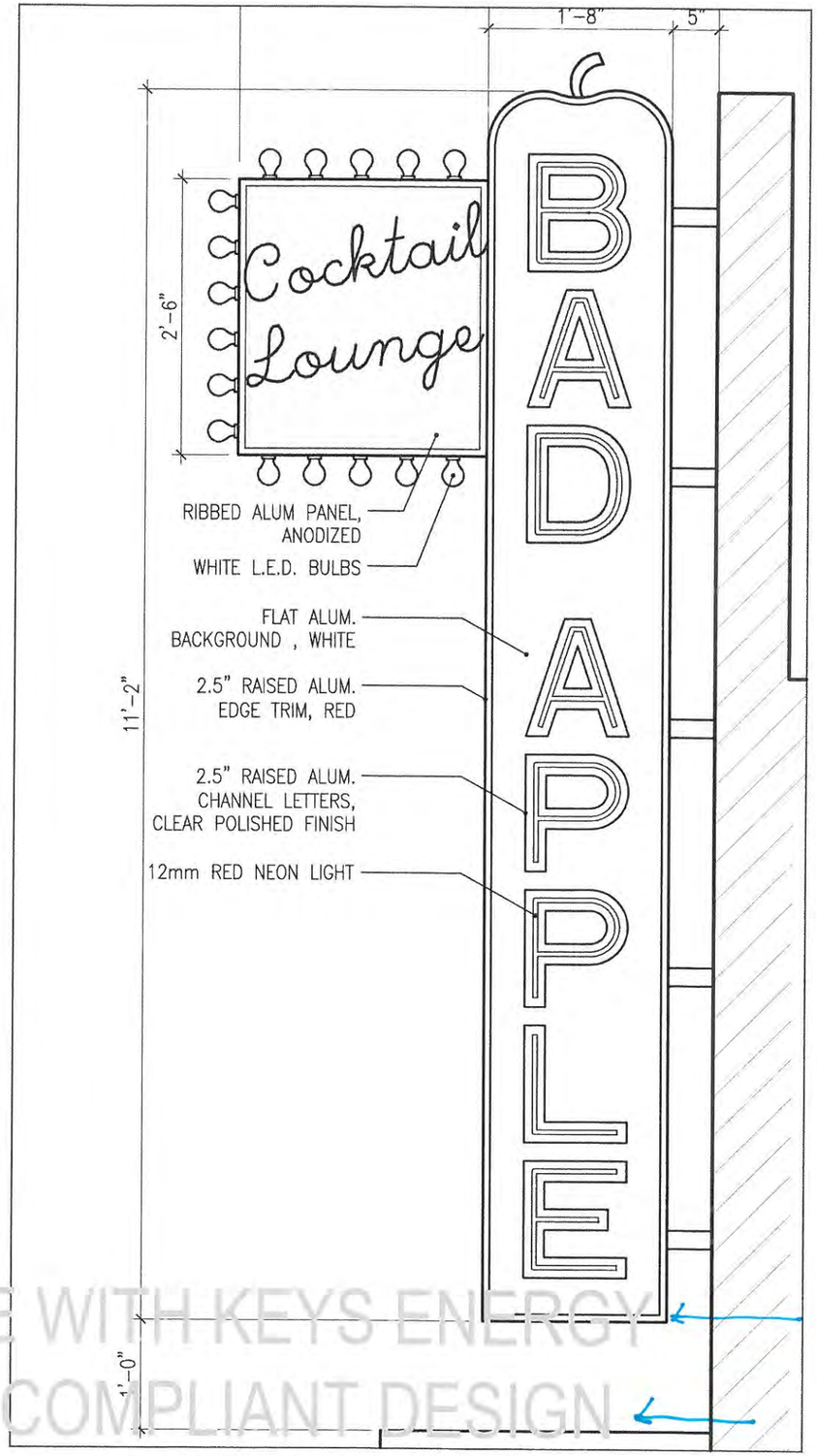
SIDE VIEW - EAST

SCALE: 3/16"=1'-0"



DETAILED FRONT VIEW

SCALE: 3/4"=1'-0"



DETAILED SIDE VIEW - WEST

SCALE: 3/4"=1'-0"

ORIGINAL DESIGN - NOT COMPATIBLE WITH KEYS ENERGY REQUIREMENTS - SEE A1.3-A2.3 FOR COMPLIANT DESIGN

william shepler architect

2525 Harris Ave #1
Key West, FL 33040

Tel: 305.890.6191
Email: info@wshepler.com

Consultants:
Deluxe Design Services
Suzanne Brown - Designer

Meridian Engineering LLC
Rick Milelli - P.E.

420-422 Appelrouth Lane
Key West, FL
COMMERCIAL REMODELING PROJECT

Submissions / Revsions:
HARC 7.26.12

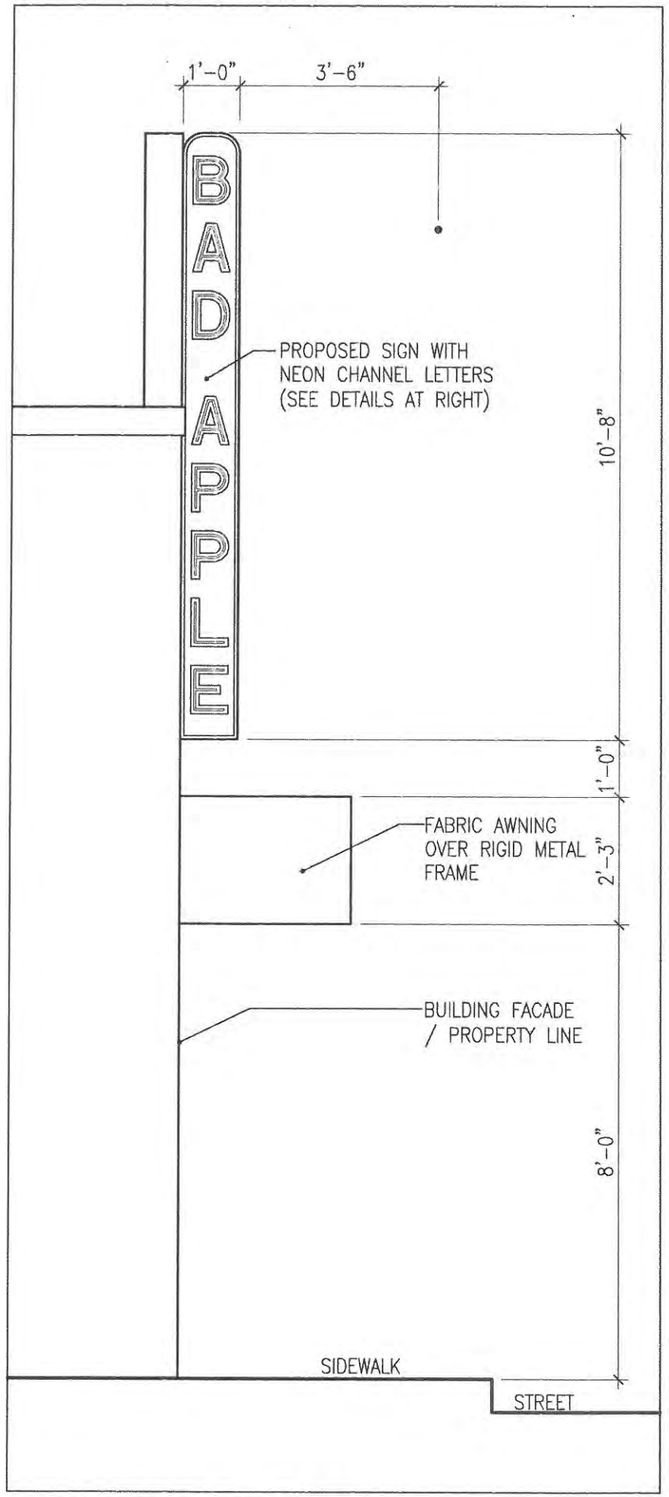
Drawing Size	Project #:
11X17	12-011

Drawing Title:
PROPOSED SIGN ELEVATIONS / DETAILS

Sheet Number:
A1.1

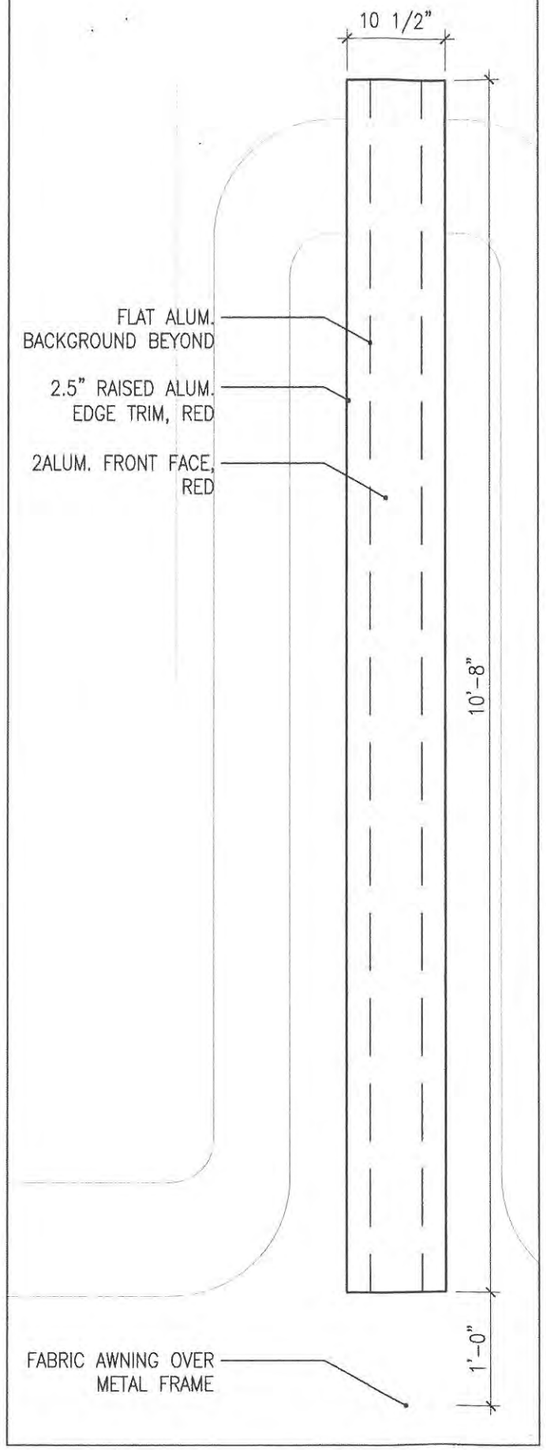
Date: July 26, 2012

©2012 by William Shepler Architect



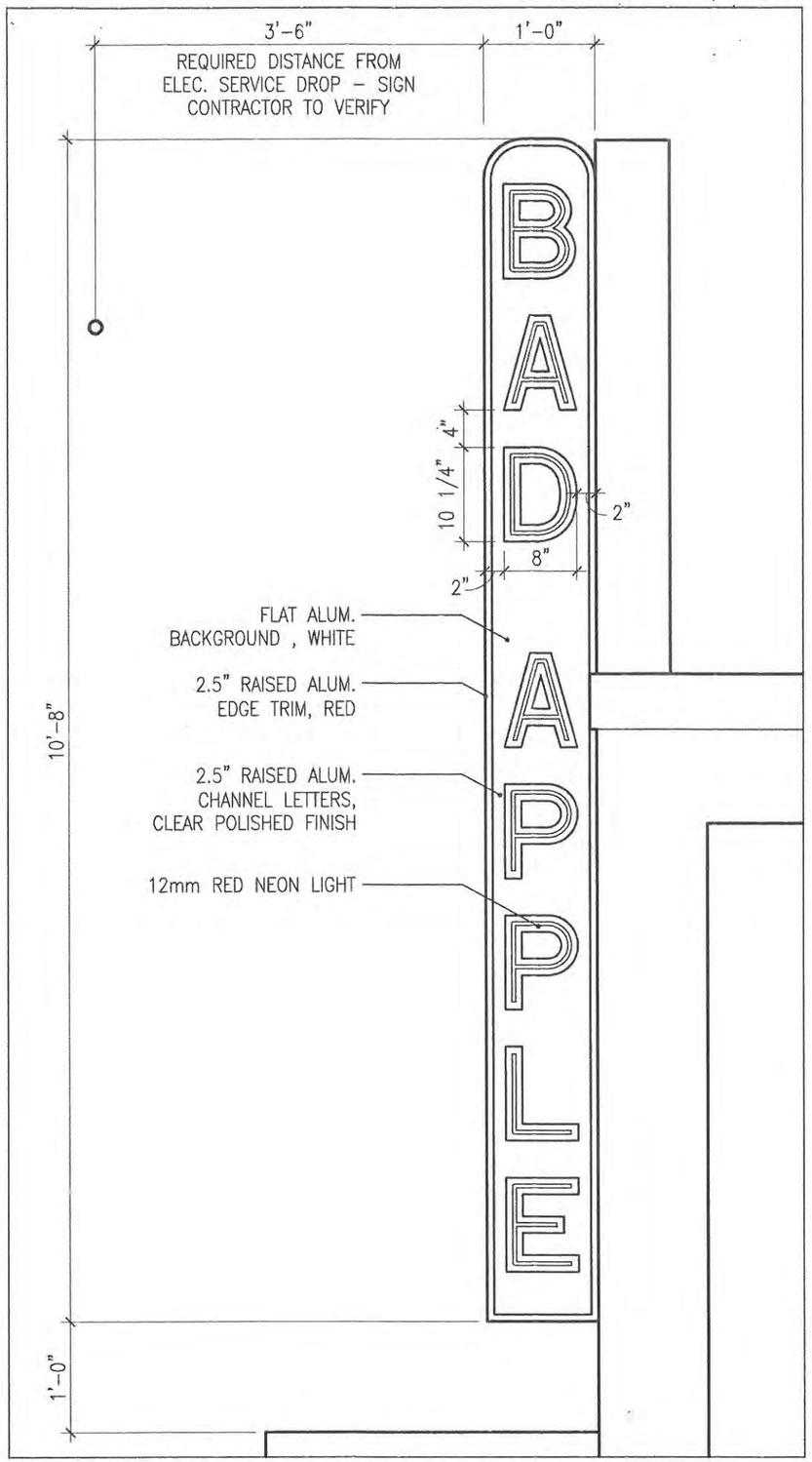
SIDE VIEW - EAST

SCALE: 3/8"=1'-0"



DETAILED FRONT VIEW

SCALE: 3/4"=1'-0"



DETAILED SIDE VIEW - WEST

SCALE: 3/4"=1'-0"

william shepler architect

2525 Harris Ave #1
Key West, FL 33040

Tel: 305.890.6191
Email: info@wshepler.com

Consultants:
Deluxe Design Services
Suzanne Brown - Designer

Meridian Engineering LLC
Rick Milelli - P.E.

420-422 Appelrouth Lane
Key West, FL
COMMERCIAL
REMODELING PROJECT

Submissions / Revsions:
HARC 7.26.12

Drawing Size	Project #:
11X17	12-011

Drawing Title:
PROPOSED SIGN ELEVATIONS / DETAILS

Sheet Number:
A1.3

Date: July 26, 2012

©2012 by William Shepler Architect

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., August 28, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

WALL SIGN WITH NEON. SIGN COPY "BAD APPLE"

#422 APPELROUTH LANE

Applicant- WILL SHEPLER - Application Number H12-01-1239

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

Property Record Card -
Map portion under construction.

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

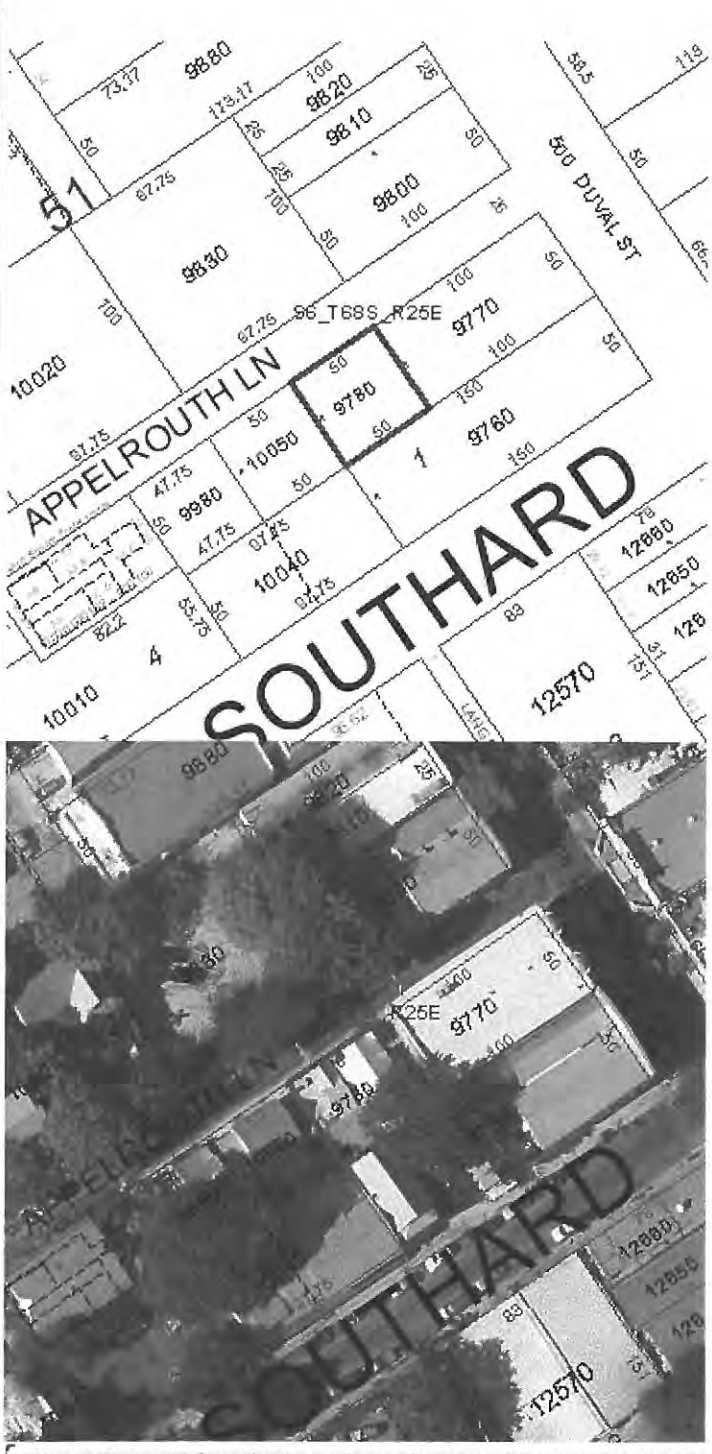
Alternate Key: 1010049 **Parcel ID:** 00009780-000000

Ownership Details

Mailing Address:
DIVE BAR AND LOUNGE LLC
425 CAROLINE ST
KEY WEST, FL 33040-6502

Property Details

PC Code:	33 - NIGHTCLUBS,LOUNGES,BARS
Millage Group:	10KW
Affordable Housing:	No
Section-Township-Range:	06-68-25
Property Location:	420 APPELROUTH LN KEY WEST 422 APPELROUTH LN KEY WEST
Legal Description:	KW PT LT 1 SQR 51 A4-398 OR185-328-329 BOOK OF WILLS C - 407 OR1168-503L/E OR1171-1211/15WILL CASE91-127-CP-10 OR2356-1434/43ESMT OR2560-246/48



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	50	50	2,500.00 SF

Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 2
Total Living Area: 1774
Year Built: 1909

Building 1 Details

Building Type	**Condition** A	**Quality Grade** 400
Effective Age 12	**Perimeter** 162	**Depreciation %** 15
Year Built 1939	**Special Arch** 0	**Grnd Floor Area** 1,220
Functional Obs 0	**Economic Obs** 0	

Inclusions:

Roof Type	**Roof Cover**	**Foundation**
Heat 1	**Heat 2**	**Bedrooms** 0
Heat Src 1	**Heat Src 2**	

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	2	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	5	**Dishwasher**	0

Building Sketch Image

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					1,220
2	OPF		1	1991					30
3	PDE		1	2003					424
4	SBF		1	2003					80

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2083	NIGHT CLUBS, BARS D	100	N	Y
	2084	OPF	100	N	N
	2085	PATIO DINING	100	N	Y

Exterior Wall:

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

Building 2 Details

Building Type	Condition A	Quality Grade 400
Effective Age 12	Perimeter 146	Depreciation % 15
Year Built 1909	Special Arch 0	Grnd Floor Area 554
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	3	Dishwasher	0

Building Sketch Image

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1991					290
2	FLA		1	1991					264
3	FHS		1	1991					140
4	PTO		1	2003					84

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2086	1 STY STORE-A	100	N	Y
	2087	NIGHT CLUB, BARS B	100	N	Y
	2088	FHS	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1990	1991	1	20

Appraiser Notes

2006-06-14 THE BLUE ROOM NIGHTCLUB
2003-07-20-SKI ASKING $725,000 FROM THE CITIZEN HAS A 5 COP LIQUOR LICENSE, 2004-03-09 REDUCED ASKING TO $699,000-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-1375	05/05/2008		650	Commercial	SIGNS
1	96-4756	12/01/1996	06/01/1997	150	Commercial	REPAIR/REMODELING
2	98-3773	12/01/1998	01/01/1999	500	Commercial	RENOVATION
3	99-3136	09/08/1999	10/20/1999	500	Commercial	REPLACE FENCE
4	02-2271	08/20/2002	10/18/2002	1,555	Commercial	3 SQS SBS ROOFING
5	02-0180	01/23/2002	10/18/2002	500	Commercial	REPAINT FRONT OF BLDG
6	02-1875	07/17/2002	11/18/2002	2,000	Commercial	NEW BREAKER PANEL/ELECTRI
7	03-2417	07/30/2003	07/10/2003	8,000	Commercial	BRK PATIO & PLUMBING
8	03-2930	09/11/2003	07/30/2003	14,000	Commercial	RENOVATIONS OF BARS
9	03-3379	09/22/2003	12/31/2003	1,000	Commercial	DUCTLESS A/C
10	06-5101	09/08/2006		1,600	Commercial	DEMOLITION,CUT WIRES & REMOVE EXISTING FIXTURES
11	06-6804	12/27/2006		22,000	Commercial	R5EPLACE & INSTALL NEW TILE,DEMO BRICK 500SF IN REAR PATIO
12	06-5929	10/26/2006		11,150	Commercial	INSTALL 1425 SF OF V-CRIMP ROOFING
13	07-0341	02/05/2007		15,000	Commercial	REFINISH EXISTING BAR TOP
14	07-0342	02/05/2007		8,000	Commercial	ADD ADA RESTROOM AS PER PLANS
15	07-0409	02/05/2007		1,000	Commercial	RENOVATION OF HANDICAP BATHROOM

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	263,732	160	426,195	550,000	550,000	0	550,000
2011	269,936	160	473,550	550,000	550,000	0	550,000

2010	269,936	160	360,630	550,000	550,000	0	550,000
2009	275,118	160	374,696	550,000	550,000	0	550,000
2008	279,245	160	343,125	622,530	622,530	0	622,530
2007	200,500	160	325,000	525,660	525,660	0	525,660
2006	200,500	160	225,000	425,660	425,660	0	425,660
2005	188,132	160	187,500	375,792	375,792	0	375,792
2004	194,646	160	175,000	369,806	369,806	0	369,806
2003	116,555	160	75,000	191,715	191,715	0	191,715
2002	97,039	180	75,000	172,219	172,219	0	172,219
2001	97,039	200	75,000	172,239	172,239	0	172,239
2000	97,039	220	67,500	164,759	164,759	0	164,759
1999	20,126	240	67,500	87,866	87,866	0	87,866
1998	20,106	260	67,500	87,866	87,866	0	87,866
1997	25,086	280	62,500	87,866	87,866	0	87,866
1996	25,066	300	62,500	87,866	87,866	0	87,866
1995	25,046	320	62,500	87,866	87,866	0	87,866
1994	25,026	340	62,500	87,866	87,866	0	87,866
1993	25,006	360	62,500	87,866	87,866	0	87,866
1992	24,986	380	62,500	87,866	87,866	0	87,866
1991	30,349	495	45,000	75,844	75,844	0	75,844
1990	34,719	500	40,625	75,844	75,844	0	75,844
1989	35,338	506	40,000	75,844	75,844	0	75,844
1988	16,924	512	40,000	57,436	57,436	0	57,436
1987	16,473	517	21,438	38,428	38,428	0	38,428
1986	16,539	523	21,000	38,062	38,062	0	38,062
1985	16,118	528	21,000	37,646	37,646	0	37,646
1984	16,121	534	21,000	37,655	37,655	0	37,655
1983	23,580	539	10,225	34,344	34,344	0	34,344
1982	16,724	545	10,225	27,494	27,494	0	27,494

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
3/15/2012	2560 / 246	800,000	WD	37

This page has been visited 84,829 times.

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