

Historic Architectural Review Commission

Staff Report Item 10

Meeting Date:	May 27, 2014
Applicant:	Carrie D. Johnston, Signs Unlimited
Application Number:	H14-01-0799
Address:	#810 Duval Street
Description of Work:	Hanging sign with routed aluminum and LED halo effect. Copy of sign " <i>Vinos Wine Bar</i> ".
Building Facts:	The building is listed as a contributing resource. The one story frame vernacular structure was built in ca. 1938. The structure was built as a house and converted as a commercial structure. The 1962 Sanborn map depicts the structure as a dwelling. The actual business has been in that location since 2010. By that time a Certificate of Appropriateness was approved by staff for the installation of a wall and hanging signs.
Guidelines Cited in Review:	Banners, Flags, Signage and Lighting (pages 49-50), specifically first paragraph (location) and guideline 1 of page 49.

Staff Analysis

The Certificate of Appropriateness in review is for the removal of one previously approved hanging sign and its replacement. The proposed sign is rectangular in shape and will be a metal panel with cut out (routed) letters and logo. Behind the metal panel there will be white LED lights that will diffuse to a back panel with color finishes that will project to the cut out that forms the letters Vinos, wine bar, fine wine, craft beer, lite fare and their logo. A similar application was submitted on the March meeting and the applicant has decided to remove from the submittal the proposed wall sign.

There is no evidence that the existing building had a historic sign of any kind on its front façade since it was historically used as a residence.

Consistency with Guidelines

1. The guidelines are clear regarding hanging and projecting signs; a non-illuminated projecting or hanging sign not exceeding five feet in area is permitted. The proposed sign will have illuminated letters.
2. The proposed design meets the size requirements for hanging signs.

It is staff's opinion that the proposed project is inconsistent with some of the guidelines, since it proposes a projecting illuminated and there is no evidence of any previous historic similar sign in the property. Nevertheless the proposed sign comply with size requirements for the signage and fonts. The proposed sign is innovative in design, and while inconsistent with the guidelines, staff opines that will not detract from the historic fabric. The Commission has approved in the past projecting and illuminated hanging and blade signs.

Application



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS 06-2014 010799

APPLICATION # _____

OWNER'S NAME: Georgia / Carolina J and D LLC DATE: 4-23-14

OWNER'S ADDRESS: 1215 Varela St KW PHONE #: _____

APPLICANT'S NAME: Carrie D. Johnston PHONE #: 305-517-6870

APPLICANT'S ADDRESS: 1805 Staples Ave. #104

ADDRESS OF SIGN LOCATION: 810 Duval St. FR

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:

<input type="checkbox"/> WALL	<input type="checkbox"/> DETACHED
<input checked="" type="checkbox"/> HANGING	<input type="checkbox"/> WINDOW
<input type="checkbox"/> AWNING	<input type="checkbox"/> TRANSOM

MATERIALS DESCRIPTION:
Routed aluminum with halo light effects around sign. Double-sided

SIGN COPY:
Vino's Wine Bar

SIZE OF SIGN:
16" x 30"

OF EXISTING SIGNS ON PREMISES:
1

TYPE OF ILLUMINATION:
LED Halo lighting

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: 4-23-14
Applicant's Signature: Carrie Johnston

Required Submittals

PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
SCALED DRAWING OF PROPOSED SIGN
SCALED SITE PLAN INDICATING LOCATION OF SIGN
MANUFACTURER'S TYPE OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES \$100.00
Trans number: <u>302322</u>
OR OTHER: <u>2593</u> \$122.00

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:

*Building is listed as a contributing resource. frame
Veranda built ca. 1938.
Guidelines for signs.*

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

Date: _____

Signature: _____

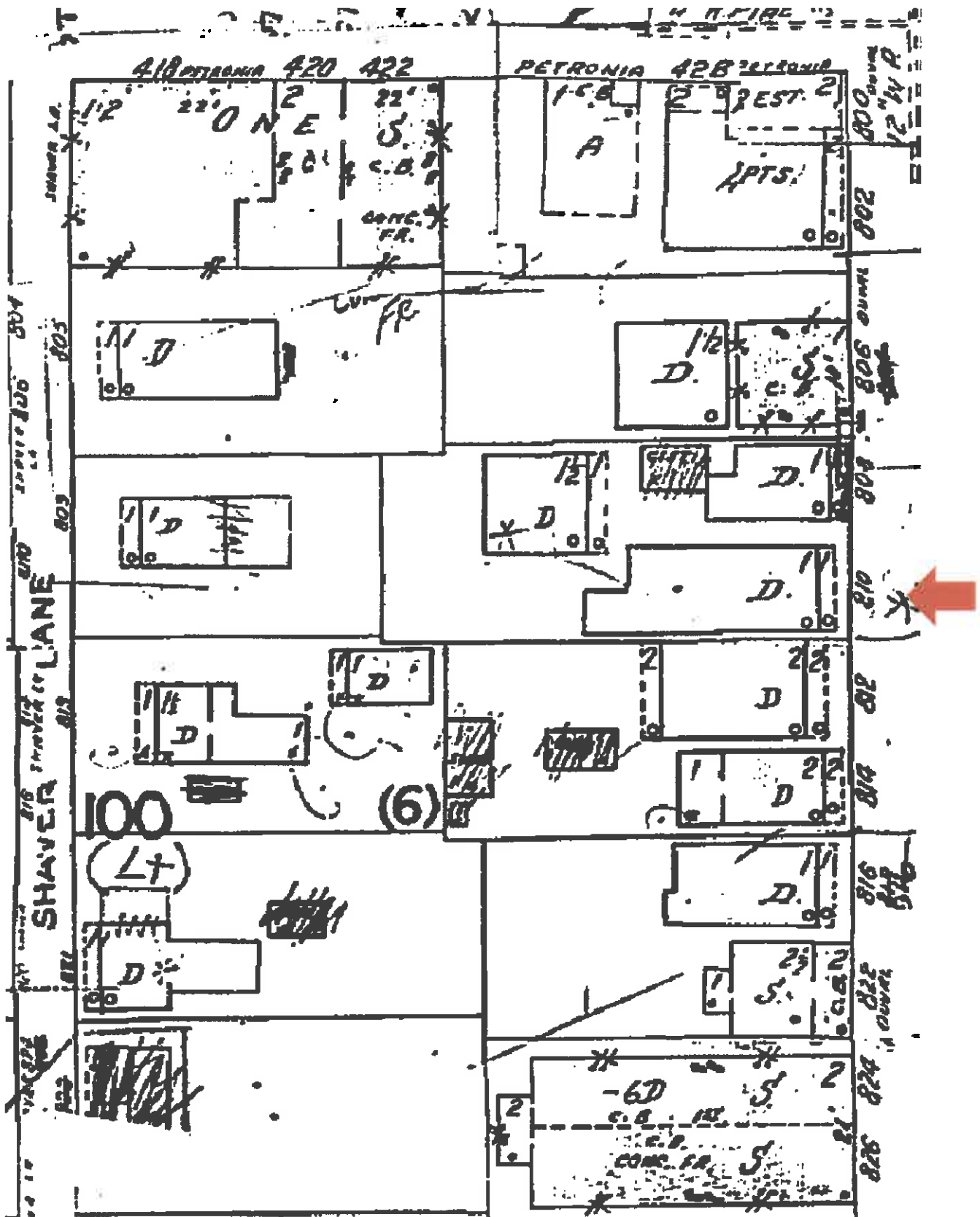
Historic Architectural
Review Commission

Project Photos



Photo taken by the Property Appraiser's office c1965; 810 Duval St.; built c1938. Monroe County Library

Sanborn Maps



#810 Duval Street Sanborn map 1962

Proposed Sign

CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870

PANEL 1



Aluminum Panel with vinyl mounted first surface. Matte finish to difuse lighting Hung on existing bracket. 16" x 30".

PANEL 2



Black Aluminum panel with artwork routed out of metal and mounted to Panel 1 with anodized aluminum stand offs. which will allow lighting to halo thru the cut out shapes and around the edge of the sign.

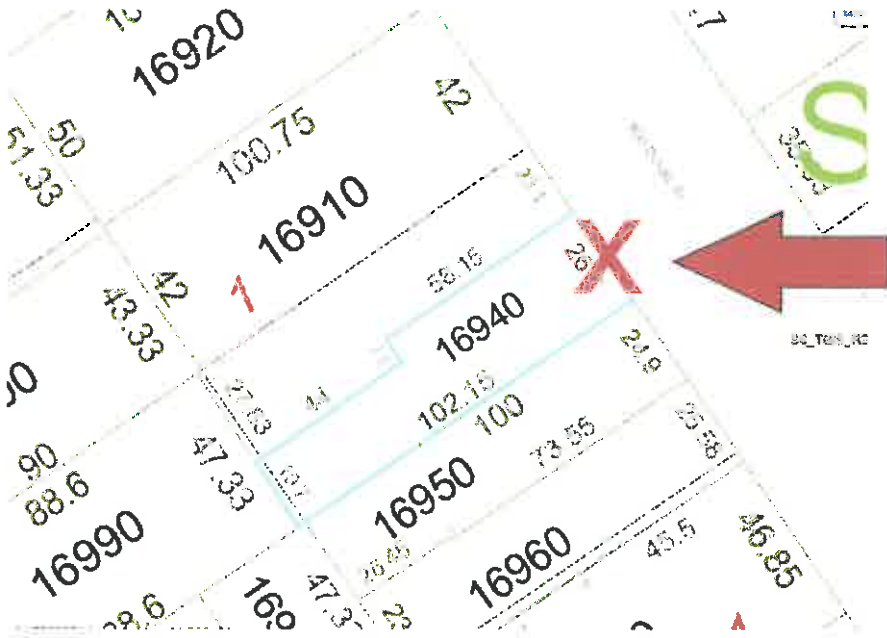
Vino's Wine Bar
810 Duval Street
Key West, Fl 33040
RE:(00016940-000000)
Alternate Key #1017353

CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870



sign location

sign location



Vino's Wine Bar
810 Duval Street
Key West, FL 33040
RE:(00016940-000000)
Alternate Key #1017353

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 27, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

HANGING SIGN WITH ROUTED ALUMINUM AND LED HALO EFFECT. COPY OF SIGN “VINOS WINE BAR”.
FOR- #810 DUVAL STREET

Applicant- Signs Unlimited, Agent

Application # H14-01-0799

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



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: 1017353 Parcel ID: 00016940-000000

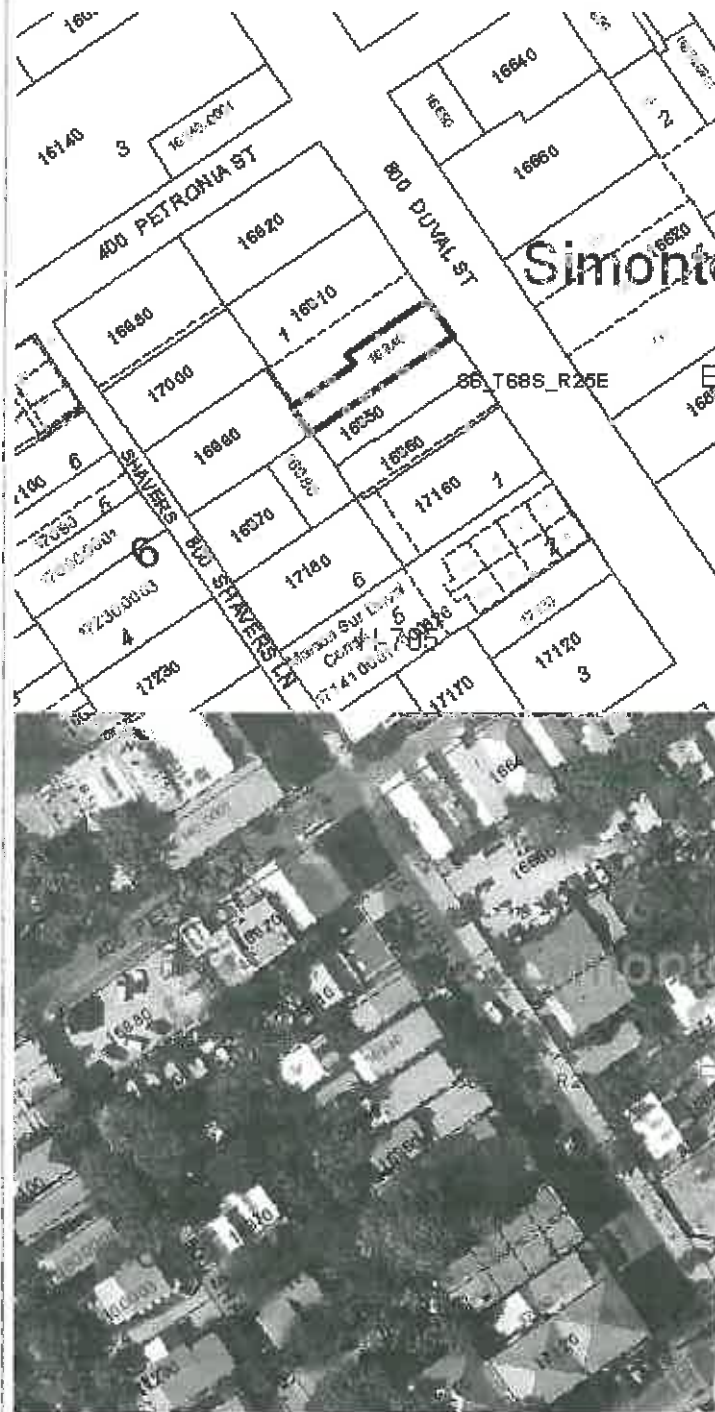
Ownership Details

Mailing Address:
GEORGIA/CAROLINA I AND D LLC
1215 VARELA ST
KEY WEST, FL 33040-3313

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 810 DUVAL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 6 TR 4 G49-535/36 OR592-769 OR632-586 OR635-158 OR789-1999 OR809-485 OR809-486/87C OR937-765/66 OR958-934/35R/S OR960-1392/95E OR996-1423/24 OR999-330 OR1016-2214/15C OR1968-491/92 OR1968-612/20E

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	28	74	2,431.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 1

Total Living Area: 1468
Year Built: 1928

Building 2 Details

Building Type
Effective Age 10
Year Built 1928
Functional Obs 0

Condition G
Perimeter 140
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 13
Grnd Floor Area 948

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 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 8

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	EPB		1	1990					35
2	OPX		1	1990					40
3	EPB		1	1990					35
4	FLA		1	1990		Y			948
5	OPF		1	1990					108

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3052	EPB	100	N	N
	3053	OPX	100	N	N
	3054	EPB	100	N	N
	3055	1 STY STORE-B	63	N	N
	3056	APTS-B	37	N	N
	3057	OPF	100	N	N

Exterior Wall:

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

Building 3 Details

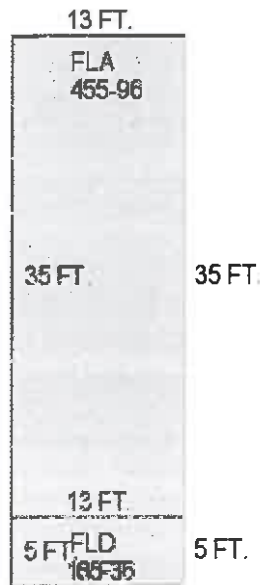
Building Type R1	Condition G	Quality Grade 450
Effective Age 10	Perimeter 119	Depreciation % 8
Year Built 1938	Special Arch 0	Grnd Floor Area 520
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONCRETE SLAB
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

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 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME/COMPOSITE	1	1990	N	N	0.00	0.00	455
2	FLD	1:WD FRAME/COMPOSITE	1	1990	N	N	0.00	0.00	65

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	224 SF	0	0	1981	1982	1	40
2	FN2:FENCES	324 SF	0	0	1984	1985	5	30

Appraiser Notes

810 DUVAL ST

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-1107		09/24/2010	1		CHANGE USE OF COMMERCIAL STRUCTURE FROM MIXED USE STRUCTURE RETAIL/RESIDENTIAL TO RETAIL/BAR/RESIDENTIAL, PURSUANT TO PB RES 2010-029 AND 2010-032
13-0167	01/25/2013		2,400	Commercial	REMOVE 2 CONCRETE & WOOD SUPPORT COLUMNS, REPLACE WITH 2 NEW WOOD SUPPORT POSTS

10-1726	05/28/2010		0	PLUMBING FOR 1 TOILET, 1 LAVE, 1 COMP, BAR SINK, HAND SINK, AND SMALL SINGLE SINK, WATER HEATER AND FLOOR DRAIN.			
1	A951796	06/01/1995	12/01/1995	100	Commercial	PAINT SIGN	
2	98-1277	06/03/1998	12/31/1998	2,000	Commercial	SIGN	
3	98-1930	06/29/1998	12/31/1998	250	Commercial	HANG SIGN	
4	98-2200	07/23/1998	12/31/1998	500	Commercial	REPAIR/REPLACE FLOWER BOX	
5	98-2414	08/20/1998	12/01/3198	400	Commercial	REMOVE/REPLACE SIGN	
6	00-0969	04/25/2000	11/02/2000	500	Commercial	SIGN	
7	04-0756	03/12/2004	11/08/2004	1,300	Commercial	INSTALL 2 AWNINGS	
8	04-0498	02/23/2004	11/08/2004	3,800	Commercial	REPLACE DOOR WITH FRENCH DOOR/REMOVE STEPS,FENCE FRM PORCH	
9	04-0756	03/12/2004	11/08/2004	1,300	Commercial	INSTALL 2 AWNINGS OVER STOREFRONT	
10	04-0783	03/19/2004	11/08/2004	2,480	Commercial	REPALCE 5 FIXTURES	
11	04-0213	10/24/2006	10/24/2006	1	Commercial	renovation & conversion of 8-4-#1&#unit#2	

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
2013	201,373	1,901	367,385	570,659	570,659	0	570,659
2012	202,101	1,901	367,385	571,387	571,387	0	571,387
2011	205,071	1,901	367,385	574,357	574,357	0	574,357
2010	205,799	1,901	367,203	574,903	574,903	0	574,903
2009	210,984	1,901	534,636	747,521	747,521	0	747,521
2008	211,711	1,901	1,084,887	1,298,499	1,298,499	0	1,298,499
2007	176,771	1,901	619,905	662,500	662,500	0	662,500
2006	177,525	1,901	218,790	625,000	625,000	0	625,000
2005	170,662	1,946	194,480	625,000	625,000	0	625,000
2004	138,101	1,976	145,860	566,100	566,100	0	566,100
2003	138,101	2,022	123,480	518,534	518,534	0	518,534
2002	100,805	2,149	123,480	518,534	518,534	0	518,534
2001	100,805	2,324	123,480	389,526	389,526	0	389,526
2000	106,779	713	105,840	379,468	379,468	0	379,468
1999	107,362	754	105,840	379,468	379,468	0	379,468
1998	76,148	798	105,840	238,701	238,701	0	238,701
1997	76,148	839	100,800	238,701	238,701	0	238,701
1996	71,228	874	100,800	197,992	197,992	0	197,992
1995	71,228	924	100,800	197,992	197,992	0	197,992
1994	71,228	959	100,800	187,571	187,571	0	187,571
1993	71,228	1,000	100,800	190,426	190,426	0	190,426
1992	71,228	1,044	100,800	190,426	190,426	0	190,426
1991	71,228	1,085	100,800	190,426	190,426	0	190,426

1990	56,045	291	81,270	190,426	190,426	0	190,426
1989	56,045	305	80,640	190,426	190,426	0	190,426
1988	51,606	219	68,040	159,357	159,357	0	159,357
1987	50,770	226	31,171	125,276	125,276	0	125,276
1986	41,466	236	30,270	104,293	104,293	25,000	79,293
1985	75,132	0	51,388	126,520	126,520	25,000	101,520
1984	71,655	0	48,365	95,757	95,757	0	95,757
1983	68,560	0	31,967	100,527	100,527	0	100,527
1982	64,742	0	24,947	89,689	89,689	0	89,689

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
1/14/2004	1968 / 0491	666,900	WD	Q
12/1/1986	996 / 1423	210,000	WD	U
5/1/1979	789 / 1999	85,000	00	Q

This page has been visited 134,198 times.

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