

## Historic Architectural Review Commission

### Staff Report Item 11

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- Meeting Date:** November 26, 2013
- Applicant:** Nathaniel McIntyre, McIntire Construction Inc., Contractor
- Application Number:** H13-01-1728
- Address:** #217 Duval Street
- Description of Work:** Installation of two new signs. Wall sign to be installed with halo effect. Hanging sign to have neon tubing light. Signs copy "Johnny Rockets the original hamburger".
- Building Facts:** The house is listed as a contributing resource. The two story frame vernacular house was built circa 1889. The house has been converted to a restaurant. In the 1970 Polk City Directory the building is listed with a gift shop on the first floor and residence on the second floor. In 2005 staff approved signs and existing color scheme for a burger restaurant, which was the last use.
- Guidelines cited in Review:** Guidelines for signage (pages 49-50), guidelines 1, 2, 3, 4, 6, 18 and 19.

### Staff Analysis

The Certificate of Appropriateness is for the installation of a wall sign that will have halo effects. The sign will be made in aluminum and will have several layers with different LED lights for a "halo effect". A yellow circle will have a yellow "halo" effect. Red letters with copy "Johnny Rockets" will have red "halo" effect. The blue ribbon will have white "halo" effect while the letters "the original hamburger" will have white "halo" effect. The sign will be 44 inches height by 49.75 inches wide. Letters will be less than 12" tall and the sign is proposed to be installed on the lower portion of the front pediment.

A second sign is proposed to be installed as a hanging double face sign on a pole. The hanging sign will be less than 5 square feet will be round in form and will have neon tube letters and outline. The sign will be fabricated in aluminum with red neon tube

letters on copy “Johnny Rockets”, white neon tube letters on copy “the original hamburger” and white neon tube around the circle.

There is no evidence that the existing building had a historic sign neon sign. A circa 1965 photo shows a hanging sign in the site surrounded by vegetation.

The excessive red colors in the trims depicted in the simulated photo have not been addressed on any application.

### **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 wall sign will exceed the 2'-6" height, which is the maximum allowed height for a flush mounted sign.

It is staff's opinion that the proposed hanging sign is inconsistent with some of the guidelines, since it will be a projecting illuminated sign and there is no evidence of any previous historic similar sign in the property. Nevertheless the proposed sign complies with size requirements for the signage and font. There is historic evidence that projecting neon signs were used in commercial buildings in Key West.

It is staff's opinion that the wall sign is too large for the pediment and also opines that the pediment will not be an appropriate location for a sign for this historic structure. A smaller sign on the first floor front façade will be a more appropriate solution.

# **Application**

AK 1001325



# CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS 4-2013 011728

APPLICATION # \_\_\_\_\_

OWNER'S NAME: William E' Barbara Foster DATE: 11/4/12

OWNER'S ADDRESS: 504 South Lake Dr. Lantana FL 33462 PHONE #: \_\_\_\_\_

APPLICANT'S NAME: Metric Construction L.L.C. PHONE #: (305) 899-9868

APPLICANT'S ADDRESS: 1300 15th St # 45 Key West FL 33090

ADDRESS OF SIGN LOCATION: 217 Duval St. Key West FL 33090

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:	<input checked="" 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:  
Offsets back lit wall sign  
② parallel sided hanging

SIGN COPY: Johnny Rockets  
The original hamburger.

SIZE OF SIGN:  
28.33 x 25.42  
44 x 49.75

# OF EXISTING SIGNS ON PREMISES: ②

TYPE OF ILLUMINATION:  
neon for hanging backlit for



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

\*\*\*\*\*

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: 11/8/13  
Applicant's Signature: [Signature]

### Required Submittals

PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
SCALED DRAWING OF PROPOSED SIGN
SCALED SITE PLAN INDICATING LOCATION OF SIGN
PERMIT: <u>WALKER</u> <u>1</u>
DATE: <u>11/27/13</u> <u>1</u>
2013 COLLECTING AND AWNING FABRIC
* BUILDING PERMITS-NEW
1.00 \$100.00
Trans number: <u>1384</u> <u>2987829</u>
CK CHECK <u>154.00</u>

Trans date: 11/08/13 Date: 11:16:44 Time: 11:16:44

Staff Use Only

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:

*House is listed as contributing. Built ca. 1889.  
Guidelines for signage.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

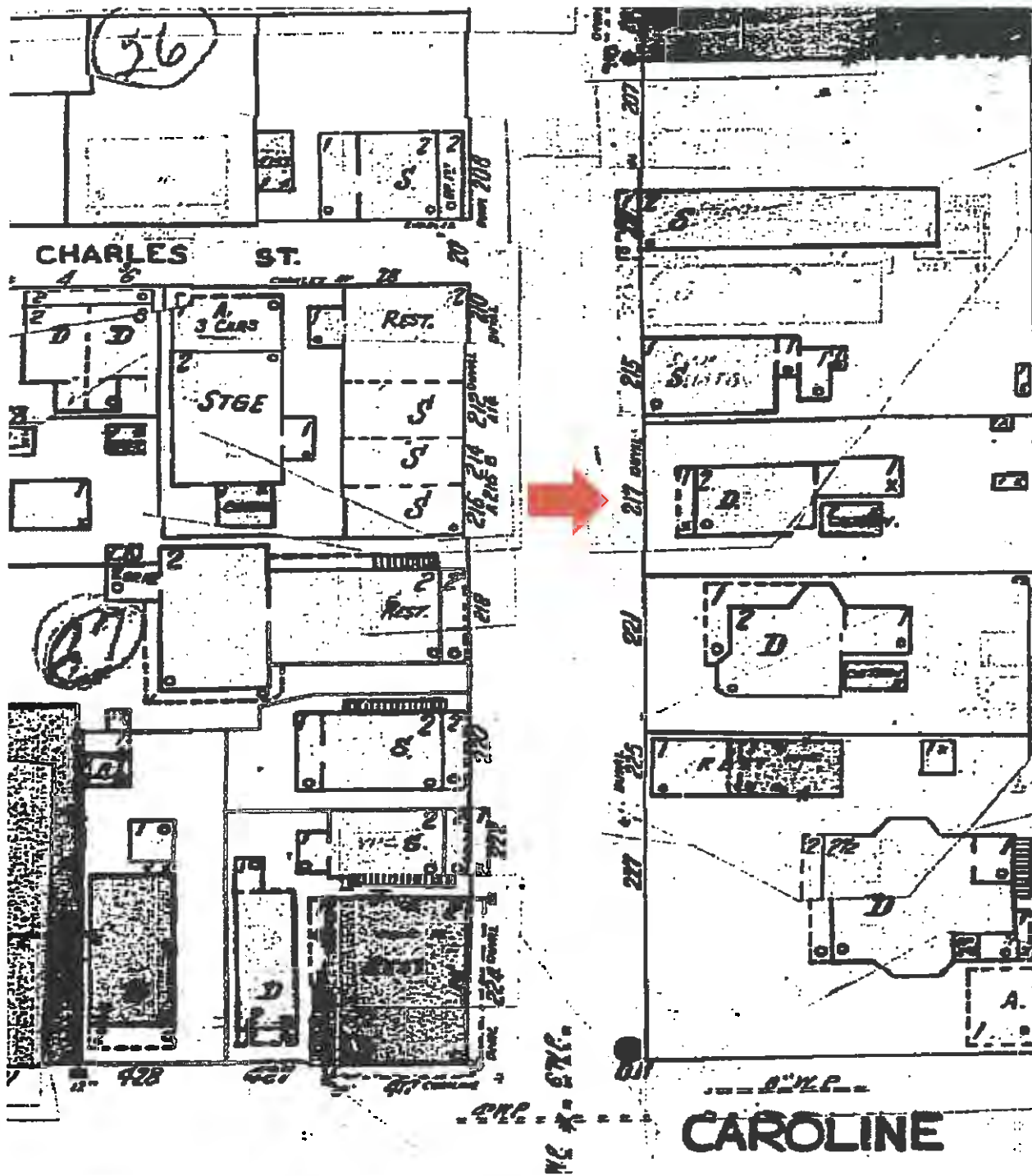
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

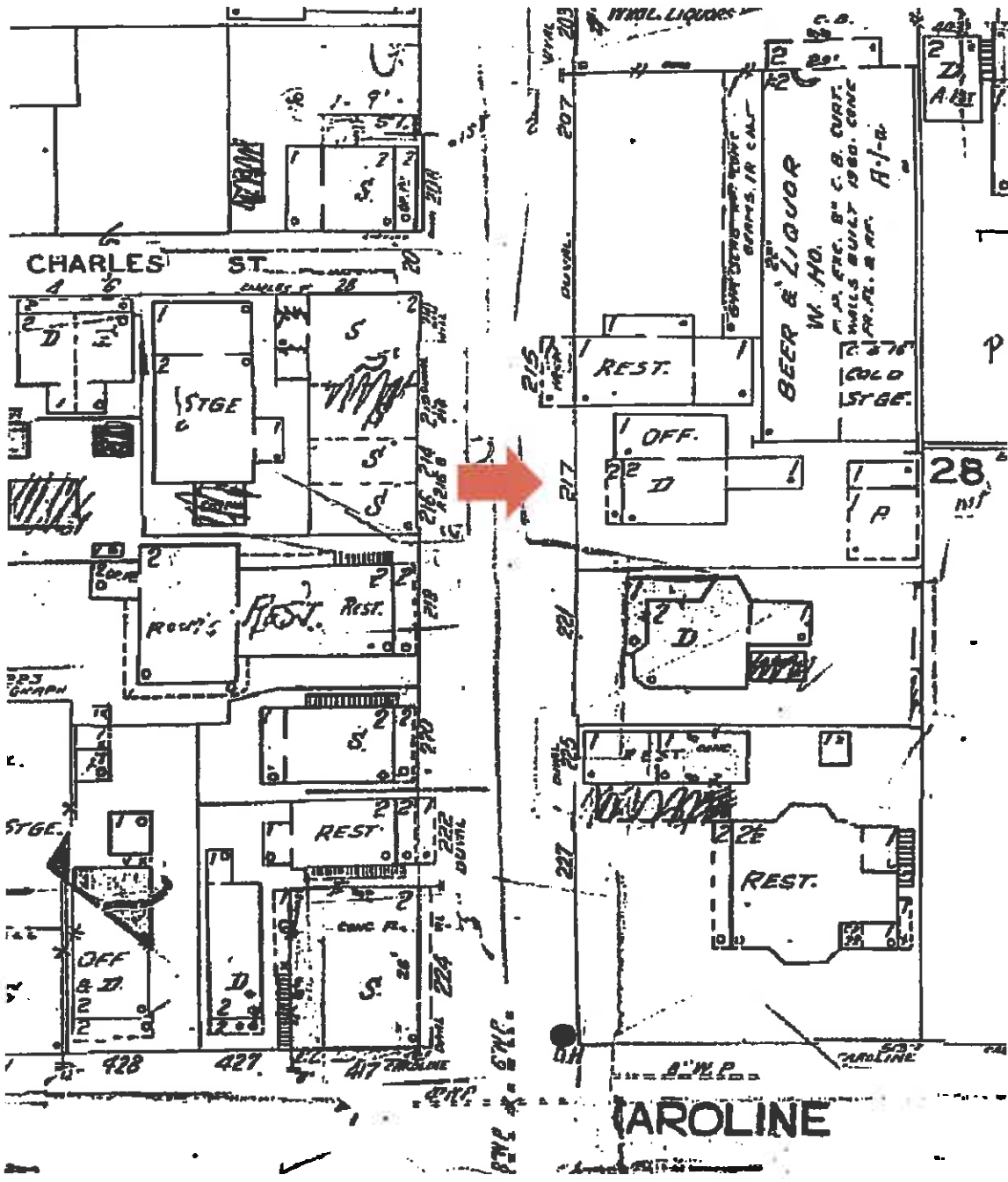
Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# Sanborn Maps



#217 Duval Street Sanborn map 1948



#217 Duval Street Sanborn map 1962



# Project Photos



Photo taken by Property Appraiser's office ca.1965; 217 Duval St.; built ca.1889. Monroe County Library

hanging sign.



**The building at 217 Duval Street in July 2011. Monroe County Library**

# **Proposed Signs**



DATE: 11/04/13

CLIENT: Johnny Rockets

FAX TO: 000-000-0000

Kyle Eldridge

INVOICE #: Est. 000

CONTACT: keldridge1@gmail.com, 305.323.1454

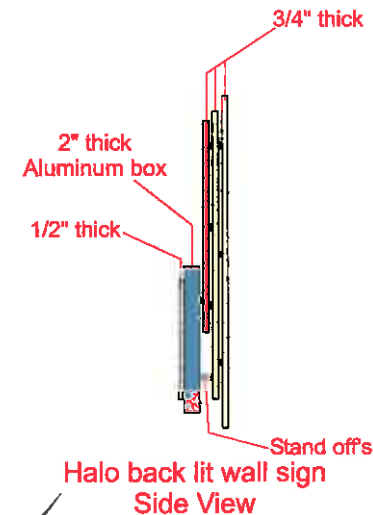
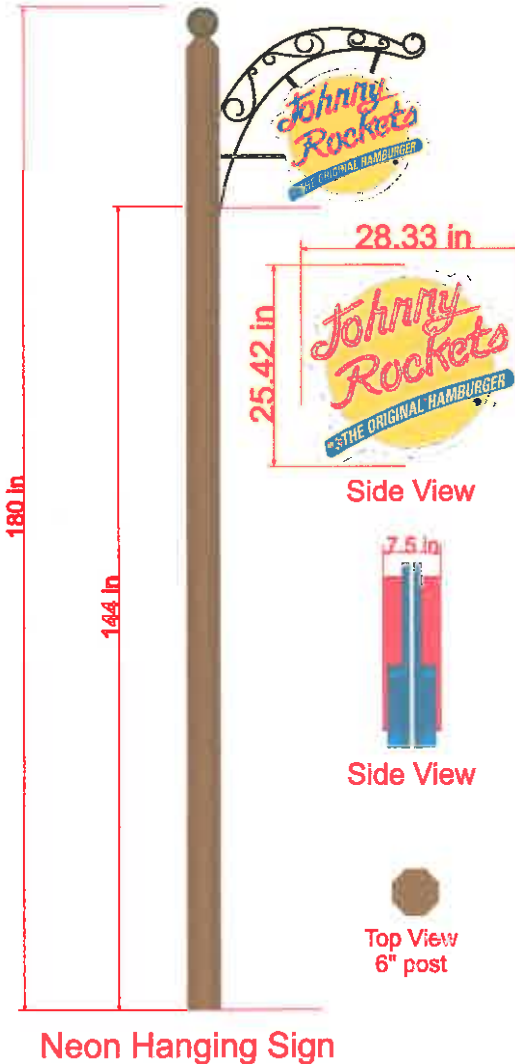


305-294-1877 FAX 305-295-6699  
smsigns@bellsouth.net www.SouthernmostSigns.com

Version 1 Page 1

Qty. 1  
Halo back lit wall sign  
Size: See Illustration  
White background layer,  
Yellow w/ gray outline circle  
layer w/ yellow LED's for Halo effect.  
Red Lettering layer w/ red LED's  
for Halo effect.  
Blue ribbon layer w/ blue LED's  
for Halo effect.  
White lettering layer w/ white LED's  
for Halo effect.

Qty. 1  
Double sided hanging  
neon sign  
Not to exceed 5sq ft of  
neon per side or 10 sq ft  
total.  
Size: See Illustration  
Aluminum fabricated box with  
red & white neon for lettering,  
and white neon around circle.



Please fax back  
your signature

→ X   
Client Signature - Approval to Fabricate

DATE: 11/04/13

CLIENT: Johnny Rockets

FAX TO: 000-000-0000

Kyle Eldridge

INVOICE #: Est. 000

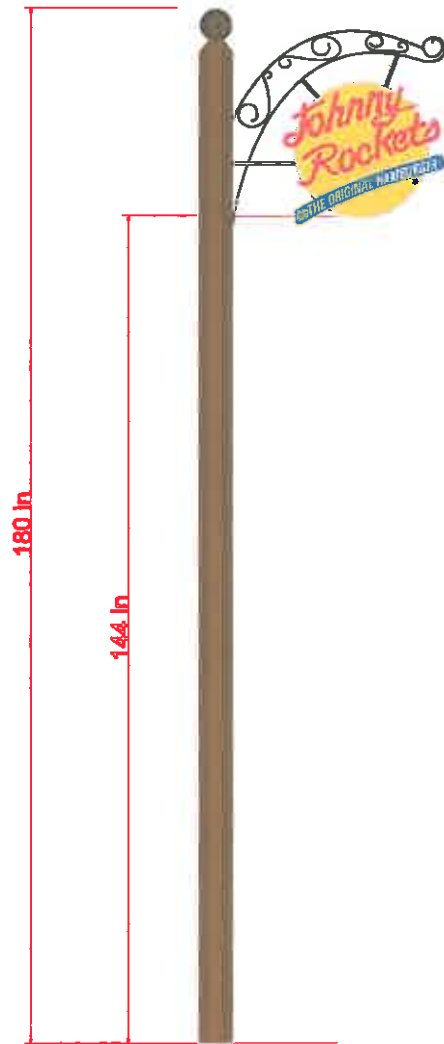
CONTACT: keldridge1@gmail.com, 305.323.1454



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Version 1 Page 1

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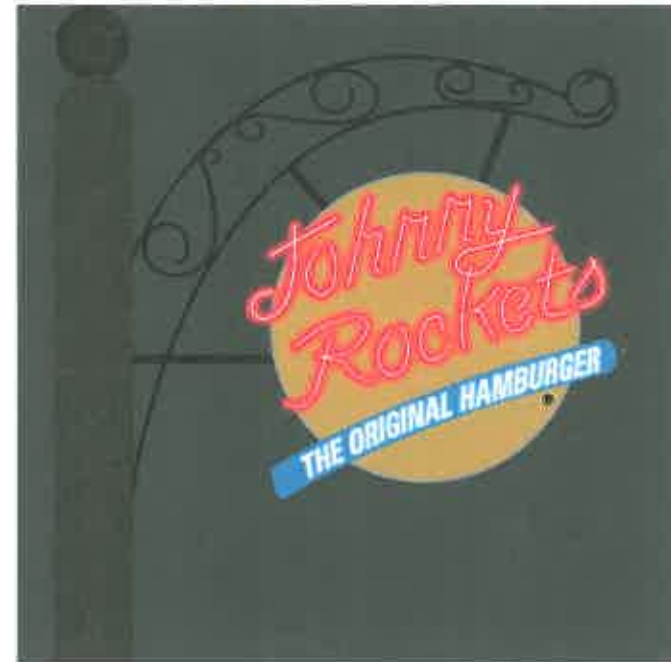
Side View



Day Time View



Top View  
6" post



Night Time View

Neon Hanging Sign

*Please fax back  
your signature*



**Client Signature - Approval to Fabricate**

DATE: 11/04/13

CLIENT: Johnny Rockets



FAX TO: 000-000-0000

Kyle Eldridge

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INVOICE #: Est. 000

CONTACT: keldridge@gmail.com, 305.323.1454

Version 1 Page 2

Day Version



*Please fax back  
your signature*



X

**Client Signature - Approval to Fabricate**



DATE: 11/04/13

CLIENT: Johnny Rockets

FAX TO: 000-000-0000

Kyle Eldridge

INVOICE #: Est. 000

CONTACT: keldridge@gmail.com, 305.323.1454



305-294-1877 FAX 305-295-6699  
smsigns@bellsouth.net www.SouthernmostSigns.com

Version 1 Page 3

Night Version



**Please fax back  
your signature**



X

**Client Signature - Approval to Fabricate**



# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 26, 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 TWO NEW SIGNS. WALL SIGN TO BE INSTALLED WITH HALO EFFECT. HANGING SIGN TO HAVE NEON TUBING LIGHT. SIGNS COPY "JOHNNY ROCKETS THE ORIGINAL HAMBURGER".**

**FOR- #217 DUVAL STREET**

**Applicant- McIntire Construction Inc.**

**Application # H13-01-1728**

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](http://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 Nathaniel M. McIntyre, 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: 217 Duval St. Key West FL 33040 on the 20 day of November, 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 2 Nov. 2013, 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 H13-01-1728.

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

Signed Name of Affiant:

Nathaniel M. McIntyre  
Date: 11/20/13  
Address: 1800 15th Ct #48  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20th day of November, 2013.

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

NOTARY PUBLIC

Sign Name: Jo Bennett

Print Name: Jo Bennett

Notary Public - State of Florida (seal)

My Commission Expires: May 26, 2015





**PRIVATE  
PROPERTY  
NO TRESPASSING**

**Public  
Meeting  
Notice**

**HUSKY**

**WARNING**  
UNAUTHORIZED  
CONSTRUCTION USE  
YOUR PROGRESS  
WILL BE PROTECTED  
BY THE FULL  
CONTENT OF THE LAW.

**JOB**

# **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

The offices of the Property Appraiser will be closed **November 28th & 29th** in observance of Thanksgiving.  
Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

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

**Alternate Key: 1001325 Parcel ID: 00001300-000000**

**Ownership Details**

**Mailing Address:**  
FOSTER WILLIAM AND BARBARA  
504 S LAKE DRIVE  
LANTANA, FL 33462

**Property Details**

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 217 DUVAL ST KEY WEST  
**Legal Description:** KW PT LOT 4 SQR 14 OR279-250/51 OR429-664 OR1137-1839 OR1177-240/41 OR1177-242/43Q/C

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	51	113	5,763.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1



Total Living Area: 2862  
Year Built: 1929

### Building 1 Details

Building Type  
Effective Age 18  
Year Built 1929  
Functional Obs 0

Condition A  
Perimeter 414  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 23  
Grnd Floor Area 2,862

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

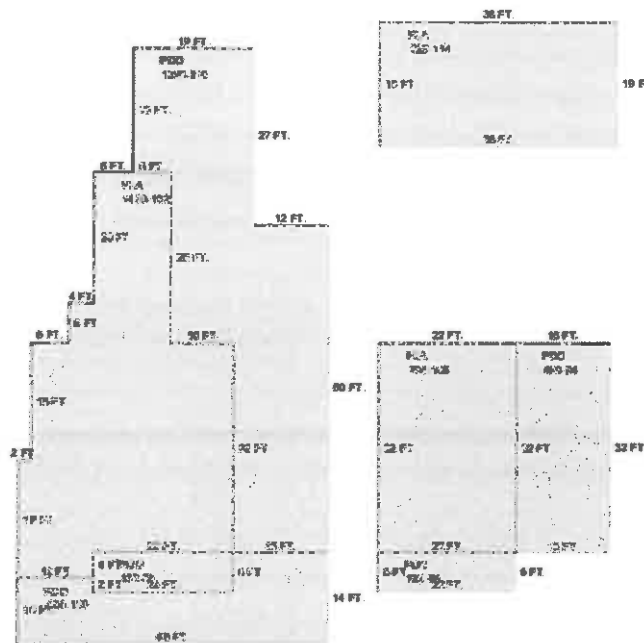
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
3 Fix Bath 3  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 17

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	FLA		1	1993					1,436
2	PDO		1	1993					506
3	OPX		1	1993					132
4	PDO		1	1993					1,395
5	PTO		1	1993					132
6	FLA		1	1993					704

7	OUU	1	1993	480
8	FLA	1	1993	722

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	468	RESTRNT/CAFETR-B-	100	N	Y
	469	PDO	100	N	N
	470	OPX	100	N	N
	471	PDO	100	N	N
	472	PTO	100	N	N
	473	RESTRNT/CAFETR-B-	100	N	Y
	474	OUU	100	N	N
	475	RESTRNT/CAFETR-B-	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	56 SF	0	0	1992	1993	2	50
2	PT2:BRICK PATIO	386 SF	0	0	1990	1991	2	50
3	FN2:FENCES	462 SF	0	0	1990	1991	2	30
4	WD2:WOOD DECK	358 SF	0	0	1990	1991	3	40
5	PT2:BRICK PATIO	86 SF	0	0	1994	1995	2	50
6	FN2:FENCES	110 SF	0	0	1994	1995	4	30
7	FN3:WROUGHT IRON	99 SF	0	0	1994	1995	4	60

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
05-2176	07/05/2005	12/31/2005	4,500		AFTER THE FACT REPAIRS TO EXTERIOR
05-3212	08/02/2005	12/31/2005	16,000		KITCHEN & BAR REMODEL
05-2873	07/29/2005	12/31/2005	30,000		KITCHEN & BAR
05-3337	08/09/2005	12/31/2005	5,000		INSTALL 8 SQUARES OF MOD RUBBER
05-3596	08/25/2005	12/31/2005	2,200		INSTALL NEW WALK IN FREEZER
05-3856	09/08/2005	12/31/2005	900		RUN GAS LINES
05-4267	09/25/2005	12/31/2005	1,000		2 HANDSINKS
10-1450	05/12/2010		1,000		install new cricket to valley area between pitched roof.
10-2360	07/26/2010		2,200		AFTER THE FACT: CONSTRUCT A DRY BAR IN SEATING AREA OF RESTAURANT. 37 SF
E930166	01/01/1993	11/01/1995	1,000		CEIL. FANS ETC

B950080	01/01/1995	11/01/1995	300		REPAIR DECK	
B951609	05/01/1995	11/01/1995	1,000		REPL. PCH FL. W/PAVERS	
A951608	05/01/1995	11/01/1995	5,000		INSTALL WROUGHT IRON FNCE	
B951795	06/01/1995	11/01/1995	900		INTREIOR DEMO/CLEANUP	
E951873	06/01/1995	11/01/1995	500		ALTERATIONS/DEMOLISHING	
B952049	06/01/1995	11/01/1995	3,500		TEAR OUT FL/REPL PAVERS	
B952412	07/01/1995	11/01/1995	250		SIGNS/LITE POLE	
B952430	07/01/1995	11/01/1995	925		UPGRADE B951795	
P953510	10/01/1995	12/01/1996	10,000		PLUMBING	
B953510	10/01/1995	12/01/1996	10,000		PLUMBING	
P953543	10/01/1995	12/01/1996	19,800		ADDITION TOILET	
E954349	12/01/1995	12/01/1996	1,500		ELECTRIC	
B954379	12/01/1995	12/01/1996	11,000		RENOVATIONS	
9500073	12/01/1995	12/01/1996	25,000		RENOVATIONS	
9500180	12/01/1995	12/01/1996	9,500		WOOD DECKING	
9602292	06/01/1996	12/01/1996	2,000		ELECTRIC	
9602931	07/01/1996	12/01/1996	15,000		MECHANICAL	
9603241	08/01/1996	12/01/1996	475		RENOVATIONS	
9603242	08/01/1996	12/01/1996	975		RENOVATIONS	
9603781	09/01/1996	12/01/1996	1		ROOF	
9603811	09/01/1996	12/01/1996	1		ELECTRIC	
9603242	02/01/1997	12/01/1997	975		ROOFING	
1	9803016	10/13/1998	01/01/1999	1,900	Commercial	REPAIR ROOF LEAK
1	9803502	11/17/1998	01/01/1999	800	Commercial	REPLACE METER CAN & RISER
1	9603242	02/02/1997	12/07/1998	975	Commercial	REPLACE AWNING W/ROOF
	9900797	03/04/1999	11/03/1999	1		ADD 18 SEATS TO RESTAURAN
	9903978	12/29/1999	11/01/2000	7,000		CANVAS AWNINGS
	01-2941	08/31/2001	11/16/2001	4,000		ROOF REPAIR
	02-0876	04/16/2002	08/16/2002	3,000		NEW GREASE TRAPS
	05-1881	05/20/2005	12/31/2005	2,400		EMERGENCY PERMIT: TEMPOARY SHORE-UP OF BUILDING

### 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	423,817	6,516	2,155,979	2,586,312	2,586,312	0	2,586,312
2012	440,330	6,803	2,155,979	2,603,112	2,603,112	0	2,603,112
2011	440,330	7,038	2,155,979	2,603,347	2,430,219	0	2,603,347
2010	451,338	7,325	1,750,627	2,209,290	2,209,290	0	2,209,290
2009	467,850	7,562	2,290,130	2,765,542	2,169,635	0	2,765,542
2008	467,850	7,895	1,496,651	1,972,396	1,972,396	0	1,972,396

2007	346,474	8,196	1,527,195	1,414,813	1,414,813	0	1,414,813
2006	346,474	8,533	576,300	1,414,813	1,414,813	0	1,414,813
2005	316,581	8,813	547,485	1,349,174	1,349,174	0	1,349,174
2004	316,565	9,166	547,485	1,349,174	1,349,174	0	1,349,174
2003	316,565	9,450	414,936	1,349,174	1,349,174	0	1,349,174
2002	316,565	9,785	414,936	1,349,174	1,349,174	0	1,349,174
2001	310,521	10,086	414,936	1,119,497	1,119,497	0	1,119,497
2000	332,029	4,034	357,306	1,090,590	1,090,590	0	1,090,590
1999	370,193	4,136	357,306	1,090,590	1,090,590	0	1,090,590
1998	247,295	4,272	357,306	686,028	686,028	0	686,028
1997	260,169	4,380	345,780	686,028	686,028	0	686,028
1996	176,068	4,503	345,780	544,605	544,605	0	544,605
1995	192,197	3,407	345,780	544,605	544,605	0	544,605
1994	192,197	3,511	345,780	515,941	515,941	0	515,941
1993	153,063	2,908	345,780	501,751	501,751	0	501,751
1992	149,892	3,004	345,780	498,676	498,676	0	498,676
1991	130,234	36	345,780	476,050	476,050	0	476,050
1990	84,742	833	255,013	340,588	340,588	0	340,588
1989	84,742	833	253,572	339,147	339,147	0	339,147
1988	80,947	833	220,435	302,215	302,215	0	302,215
1987	59,780	833	138,312	198,925	198,925	0	198,925
1986	39,417	833	138,312	178,562	178,562	0	178,562
1985	38,172	833	65,698	104,703	104,703	25,000	79,703
1984	35,376	833	65,698	101,907	101,907	0	101,907
1983	35,376	833	47,429	83,638	83,638	0	83,638
1982	36,117	833	47,429	84,379	84,379	0	84,379

### 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
6/1/1991	1177 / 240	266,500	WD	U
7/1/1990	1137 / 1839	550,000	WD	Q

This page has been visited 122,934 times.

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