

# **Staff Report**

6 New wall sign- #1019 White Street- Carrie D. Johnston (H12-01-386)

This staff report is for the review of a Certificate of Appropriateness for a request to install a 1'-6" tall by 10' wide wall sign on the north side wall. The sign has the business logo and the following words: Old World Italian Cuisine & Pizzeria Free Delivery Courtyard & Indoor Seating. According to the submitted documents the maximum height of letters will be 6". The existing business obtained a business license in March 14, 2011 under the name of Vito's Piazza. According to the applicant all pennants, banners and window lettering has been removed. An Italian flag was installed in the front façade. On April 11 the Commission motioned to postpone the item.

The building located on #1019 White Street is not listed in the surveys. The structure is not located on a corner lot.

Staff understands that the following guidelines can be applied when reviewing this application;

Banners, flags, signage and lighting (pages 49-51);

*(6) A business shall not have more than two permitted signs, a primary and a secondary sign, unless located on a corner, in which each case three signs are allowed, provided that all other sign guidelines for historical zones are met.*

Under Chapter 114 of the Land Development Regulations, specific Sec. 1 defines sign as;

*Any display of characters, letters, illustrations or any ornamentations or the complete structure on which any such characters, letters, illustrations or ornamentations are supported or applied, except that guys or their anchorages or the poles of pole signs will not be considered to be any part of a sign.*

It is staff's opinion that the proposed design is consistent with the guidelines as well as with the Land Development Regulations.

# **Application**



Fax: 809-3978

CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION # H12-01-0386  
Revision

OWNER'S NAME: PFund Family Trust (Mary PFund) DATE: 4-27-12

OWNER'S ADDRESS: 2201 Staples Ave, KW PHONE #: \_\_\_\_\_

APPLICANT'S NAME: Carrie D. Johnston PHONE #: 305-617-6870

APPLICANT'S ADDRESS: 1805 Staples Ave. #104

ADDRESS OF SIGN LOCATION:  
1019 White Street

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:  WALL  DETACHED  
 HANGING  WINDOW  
 AWNING  TRANSOM

MATERIALS DESCRIPTION:  
1 1/2" thick, high impact polystyrene with digital

SIGN COPY:  
Vito's Old World Italian Cuisine

SIZE OF SIGN:  
1.5' x 10'

TYPE OF ILLUMINATION:  
Ø

# OF EXISTING SIGNS ON PREMISES:  
1 (oval 2.5' x 2')

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 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.

Staff Use Only

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

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

Date: 4/27/12

Applicant's Signature: Carrie Johnston

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred  \_\_\_\_\_

Reason for Deferral or Denial:

3/28/12 - postponed by staff due to lack of  
property posting moved to next meeting. Phyllis  
4/11/12 - postponed to bring back w/changes Phyllis

HARC Comments:

Building is not listed in the surveys  
Guidelines for signage (pages 49-51)

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

Date: 4/11/12  
3/28/12

Signature: Phyllis [Signature]  
Phyllis [Signature]

Historic Architectural  
Review Commission



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

April 17, 2012

Ms. Carrie Johnston  
#1805 Staples Avenue #104  
Key West, Florida 33040


**RE: NEW WALL SIGN  
FOR: 1019 WHITE STREET - APPLICATION #H12-01-386  
KEY WEST HISTORIC DISTRICT**

Dear Ms. Johnston:

This letter is to notify you that the Key West Historic Architectural Review Commission **postponed** the above mentioned project, as per your request, on Wednesday, April 11, 2012. The Commissioners voted to postpone the item in order for you to review the application and incorporate recommendations.

Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

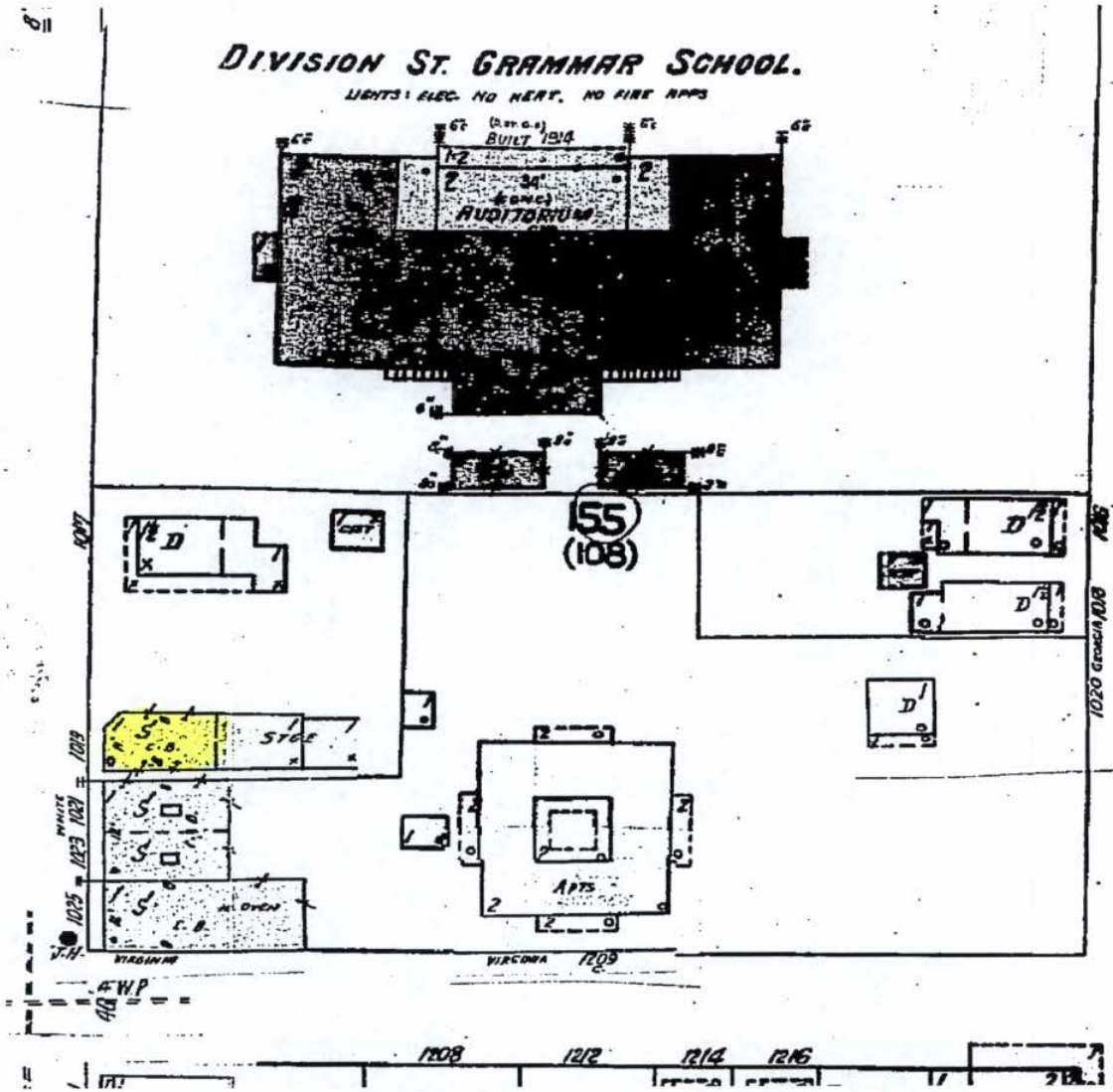
Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

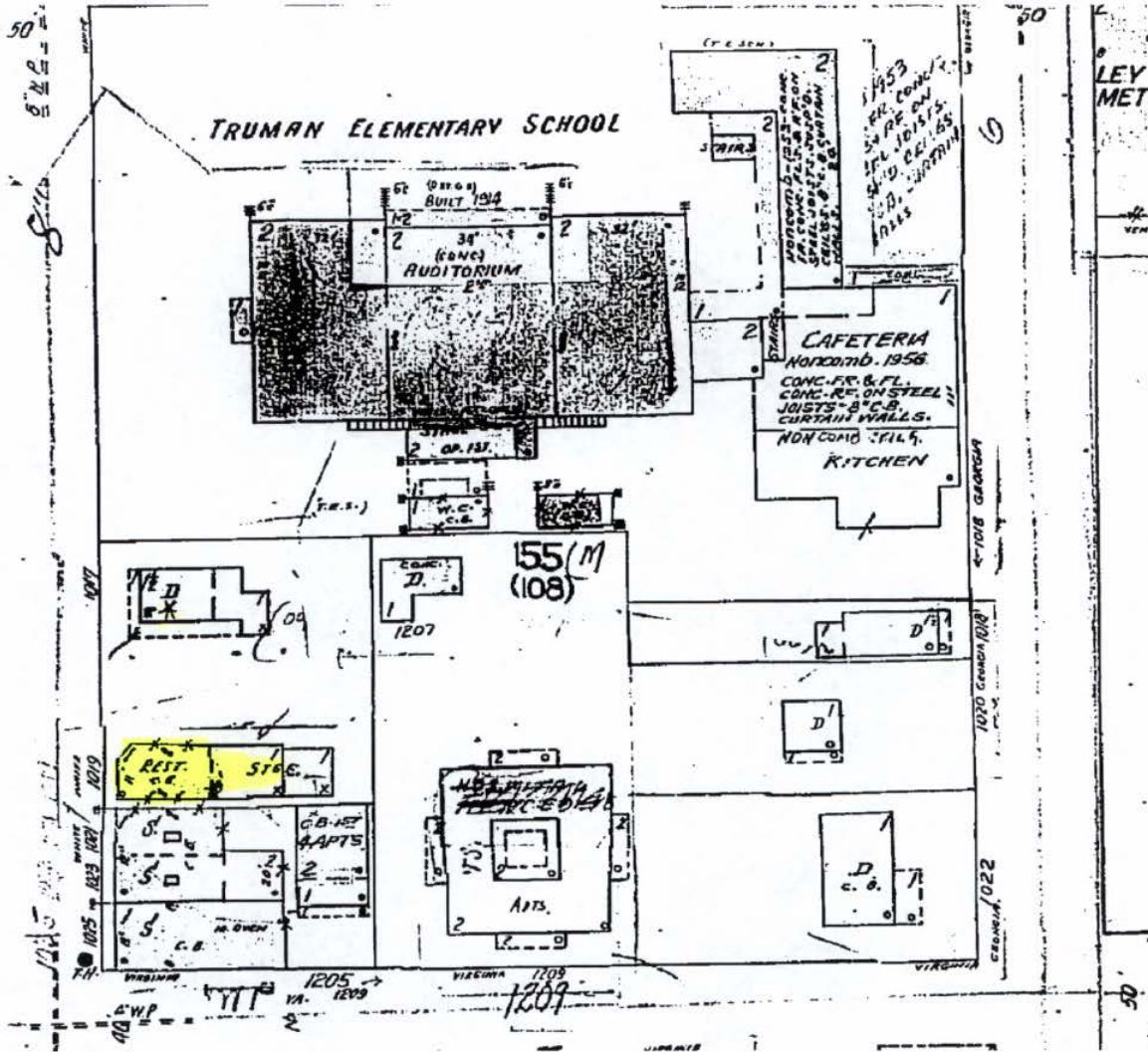
[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

# **Sanborn Maps**



#1019 White Street Sanborn map 1948 copy





#1019 White Street Sanborn map 1962 copy

# **Project Photos**



Photo taken by the Property Appraiser's office c1965; 1019 White St.; Snack 'N' Soda Restaurant; Monroe County Library



## **Proposed Sign**

# CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

phone: 305-517-6870

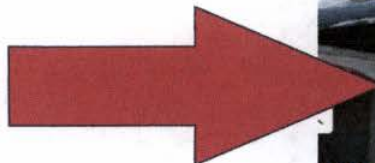
10'

1.5'



1.5' x 10' Ultra Board (lithograde, high impact polystyrene surfaced with eco-solvent digital print) single sided. Pressure treated 2x4 frame built and attached to concrete building with Tapcon concrete anchor bolts (4 total). Sign attached to frame every 2 feet with stainless steel screws (frame is not visible with sign attached)

=15sq ft (10% of the 11' x14' wall would be 15.4)  
Largest letter is 6" tall. All pennants, banners and window lettering removed.



Vito's Piazza  
1019 White St.  
Key West, FL 33040  
RE:(000033810-000000)  
Alternate Key #1034711

Property Frontage: 100'



# CARRIE D. JOHNSTON, CONTRACTOR

Es12000484, city of Key West #11-00025904

Monroe County #11787

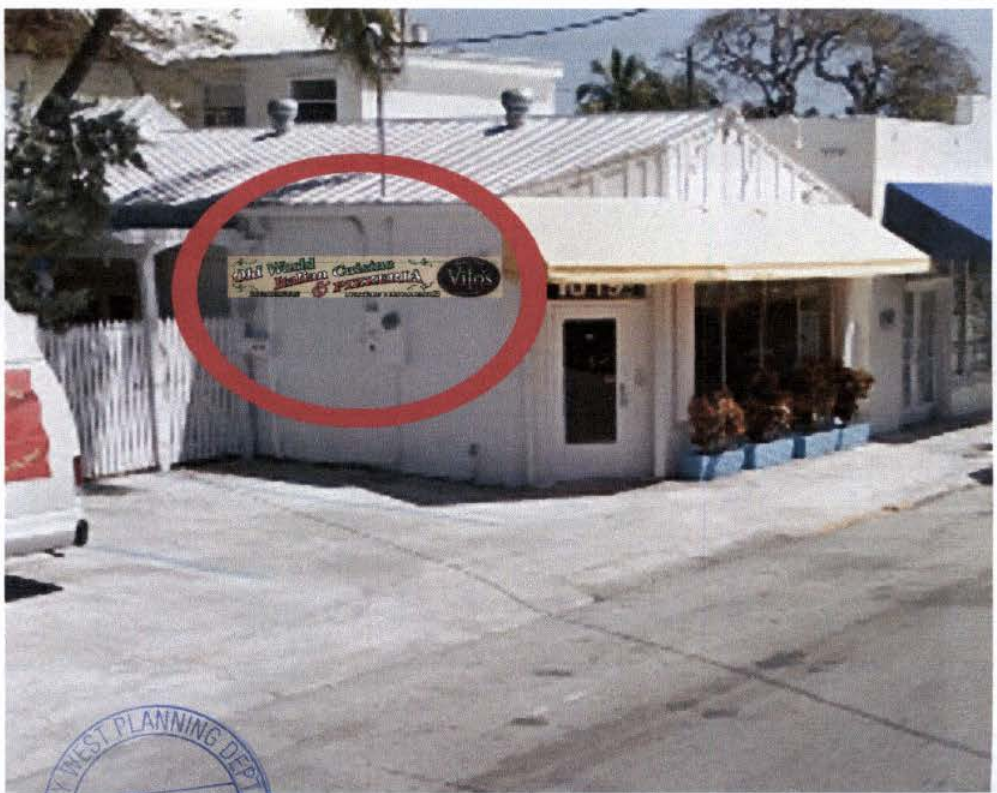
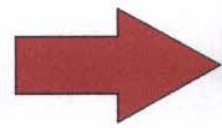
phone: 305-517-6870

Sign Location

Sign Location



Sign Location



Vito's Piazza  
1019 White St.  
Key West, FL 33040  
RE:(000033810-000000)  
Alternate Key #1034711

Property Frontage: 100'

**CARRIE D. JOHNSTON, CONTRACTOR**

Es12000484, city of Key West #11-00025904

Monroe County #11787

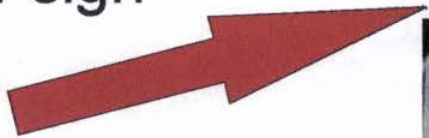
phone: 305-517-6870

Before



After

new sign



Vito's Piazza  
1019 White St.  
Key West, Fl 33040  
RE:(000033810-000000)  
Alternate Key #1034711

Property Frontage: 100'



Existing sign  
2 x 2.5 oval  
= 5 sq. ft

**Total signage will equal 20 sq. ft.**



# **Noticing**

# Public Meeting Notice

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

## **NEW WALL SIGN**

**#1019 WHITE STREET**

**Applicant- Carrie Johnston- Application Number H12-01-386**

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**

# **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on  
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

**Property Record View**

Alternate Key: 1034711 Parcel ID: 00033810-000000

**Ownership Details**

**Mailing Address:**  
PFUND FAMILY TRUST DATED 12/31/90  
2201 STAPLES AVE  
KEY WEST, FL 33040-3845

**Property Details**

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1017 WHITE ST KEY WEST  
1019 WHITE ST KEY WEST  
**Legal Description:** KW PT OF TR14 TT-327 OR385-644/46 OR795-1171 OR1328-859 /60 OR1384-1427/1428 OR1384-1429/1430 OR1614-244/246 OR1614-247/249 OR1670-2214/16 OR1670-2217/19 OR1845-2202/04 OR1845-2205/07 OR1858-1608/10 OR1858-1611/12

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	100	100	10,000.00 SF

**Building Summary**

Number of Buildings: 2  
 Number of Commercial Buildings: 1

Total Living Area: 2655  
Year Built: 1924

### Building 1 Details

Building Type R2  
Effective Age 13  
Year Built 1924  
Functional Obs 0

Condition G  
Perimeter 212  
Special Arch 0  
Economic Obs 0

Quality Grade 550  
Depreciation % 13  
Grnd Floor Area 1,364

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP  
Heat 1 NONE  
Heat Src 1 NONE

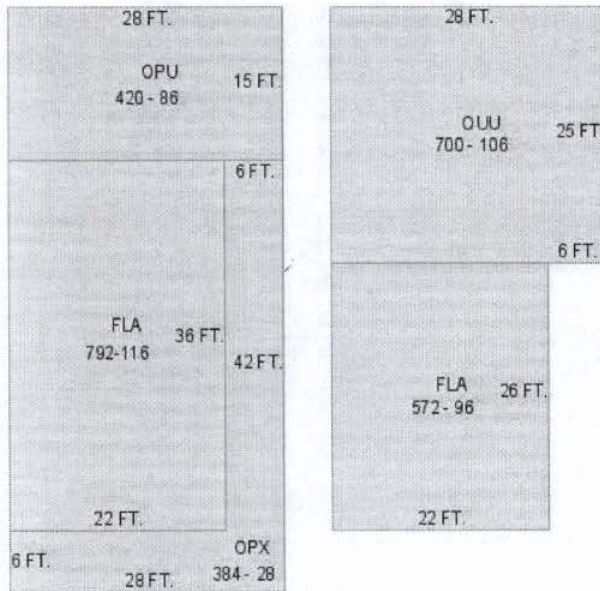
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

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 0

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	12:ABOVE AVERAGE WOOD	1	1924	N N	0.00	0.00	792
2	OPU		1	1990		0.00	0.00	420
3	FLA	12:ABOVE AVERAGE WOOD	1	1924	N N			572
4	OPX		1	2006				384

5 OUU 1 2006 700

### Building 2 Details

**Building Type**  
**Effective Age** 16  
**Year Built** 1939  
**Functional Obs** 0

**Condition** E  
**Perimeter** 172  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 400  
**Depreciation %** 19  
**Grnd Floor Area** 1,291

**Inclusions:**

**Roof Type**  
**Heat** 1  
**Heat Src** 1

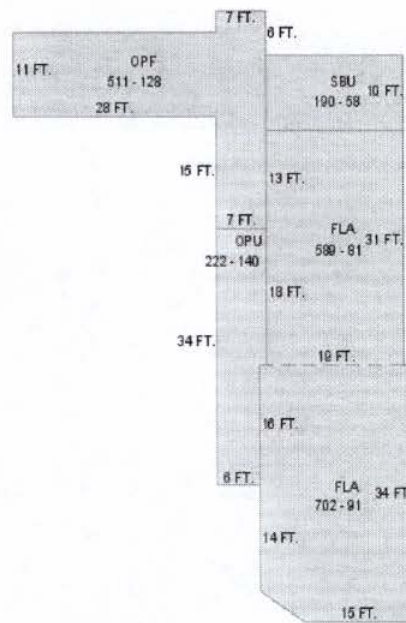
**Roof Cover**  
**Heat** 2  
**Heat Src** 2

**Foundation**  
**Bedrooms** 0

**Extra Features:**

2 Fix Bath 1  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 4

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	1939					589
2	FLA		1	1939					702
3	OPU		1	2000					222
4	OPF		1	2005					511

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4367	RESTRNT/CAFETR-B-	100	N	Y
	4369	RESTRNT/CAFETR-B-	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1181	AB AVE WOOD SIDING	46
1182	C.B.S.	54

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	330 SF	55	6	1999	2000	2	30
2	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20
3	AC2:WALL AIR COND	2 UT	0	0	1987	1988	1	20
4	PO4:RES POOL	130 SF	10	13	1999	2000	5	50
5	PT3:PATIO	880 SF	22	40	1999	2000	2	50
6	PT2:BRICK PATIO	56 SF	14	4	1999	2000	2	50
7	WF2:WATER FEATURE	1 UT	0	0	2000	2001	1	20
8	FN2:FENCES	216 SF	54	4	2000	2001	2	30
9	UB3:LC UTIL BLDG	48 SF	8	6	2005	2006	1	30

**Appraiser Notes**

2004-01-27 BLDG1 1017 - HOUSE LEFT OF BAKERY, BLDG2 1019 - WHITE STREET BAKERY J.A
THE PLANNING BOARD PASSED THE RESOLUTION #2004-033 FOR A CONDITIONAL USE AT 1017-1019 WHITE ST TO EXPEND THE EXISTING BAKERY & RESTAURANT.
TPP 8928223 - KEY WEST AWARDS (1019 WHITE ST)
TPP 8611897 - RENTAL (1017 & 1019 WHITE ST)

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 09-3684	10/27/2009		250	Commercial	INSTALL 6 OUTDOOR GROUND LIGHTS & 4 SPOT LIGHTS
1 09-3783	11/03/2009		200	Commercial	INSTALLATION OF ONE A/C DUCT OPENING AND ONE BATHROOM EXHAUST FAN OPENING
1 093500	10/14/2009		500	Commercial	INSTALL ELECTRIC FOR NEW BATHROOM, CEILING LIGHTS AND SWITCH. ONE EHAUST FAN AND ONE ADA STROBE
11 03-2556	08/12/2003	12/31/2003	6,000	Residential	INSTALL 10 X 9 COOLER
24 05-4582	12/09/2005		15,000	Residential	REWIRE HOUSE AND ADDITION, INSTALL TEMPORARY POWER POLE
10 03-2384	07/08/2003	12/31/2003	2,900	Residential	INSTALL STUCCO WOOD FRAME



12	03-1937	10/20/2003	12/31/2003	69,200	Residential	ADDITION & CONVERSION
9	03-1731	05/16/2003	12/31/2003	1,500	Residential	RENOVATION
8	02-0345	02/14/2002	10/10/2002	2,375	Residential	PORCH REPAIRS
7	00-0535	03/02/2000	08/15/2000	700	Residential	PAINT THE ROOF
6	99-1695	05/25/1999	08/17/1999	2,800	Residential	ADD NEW DECK
5	99-1465	05/13/1999	08/17/1999	600	Residential	BAHAMA SHUTTERS
4	99-0999	03/25/1999	08/17/1999	8,500	Residential	DECK ON SIDE
3	99-0439	02/05/1999	08/17/1999	2,800	Residential	REPLACE FOUNDATION PADS
2	98-3766	12/30/1998	08/17/1999	750	Residential	CONCRETE SLAB/DRIVEWAY
1	97-0561	02/01/1997	08/01/1997	2,600	Residential	PAINTING
13	04-1430	05/07/2004	11/18/2004	5,000	Commercial	R&R FRONT WINDOW
14	04-1529	06/15/2004	11/18/2004	7,791	Commercial	WALK-IN FREEZER
17	05-5989	12/30/2005	02/27/2006	16,830	Residential	REPAIRS TO 2ND.FLOOR
16	05-5609	12/14/2005	02/27/2006	4,500	Commercial	REPLACE DOORS
15	05-0260	02/02/2005	11/08/2005	7,900	Commercial	EXPAND RESTURANT BY 315 SF TO 30 SEATS
18	05-2740	07/05/2005	09/29/2006	39,100	Residential	COVERED PORCH & STAIRS.
25	06-0706	02/06/2006		8,500	Commercial	INSTALL A/C'S
23	05-3549	08/22/2005	09/29/2006	8,988	Commercial	INSTALL 1,399SF OF V-CRIMP ROOFING
22	04-3786	12/28/2004		29,500	Residential	INSTALL INGROUND GUNITE POOL
21	05-0254	01/28/2005		195,000	Residential	ADDITION TO RESIDENCE, DECK.
20	06-2264	04/10/2006	09/29/2006	5,795	Residential	ADD 11 WOODEN SHUTTERS.
19	06-1131	02/24/2006	09/29/2006	3,000	Residential	INSTALL 6 SQS OF V-CRIMP ROOFING
1	06-3809	07/26/2006	09/29/2006	2,400	Commercial	INSTALL ACCORDIAN SHUTTERS ON 4 OPENINGS.
1	06-2370	04/17/2006	09/29/2006	32,500	Residential	MODIFY EXISTING ROOF & BUILD NEW 2ND STORY PATIO.
1	06-5461	10/02/2006	12/27/2006	1,850	Residential	INSTALL GUTTER & DOWNSPOUT.

## 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
2011	377,980	19,970	404,580	802,530	802,530	0	802,530
2010	389,033	20,634	377,245	786,912	786,912	0	786,912
2009	391,343	21,285	851,640	1,264,268	1,264,268	0	1,264,268
2008	395,962	21,945	1,105,000	1,522,907	1,522,907	0	1,522,907
2007	346,271	19,674	935,000	1,300,945	1,300,945	0	1,300,945
2006	305,711	20,257	807,500	1,133,468	1,133,468	0	1,133,468
2005	330,776	17,168	600,000	947,944	947,944	0	947,944
2004	275,583	17,558	600,000	893,141	893,141	0	893,141
2003	196,580	17,938	200,000	414,518	414,518	0	414,518
2002	127,982	18,315	200,000	346,297	346,297	0	346,297
2001	128,027	18,706	200,000	346,733	346,733	0	346,733
2000	121,352	8,070	200,000	329,422	329,422	0	329,422
1999	122,434	919	200,000	323,353	323,353	0	323,353
1998	101,994	959	200,000	302,953	302,953	0	302,953
1997	94,042	1,011	180,000	275,053	275,053	0	275,053
1996	87,554	1,067	180,000	268,621	268,621	0	268,621
1995	87,554	1,169	180,000	268,723	268,723	0	268,723
1994	87,554	1,271	180,000	268,825	268,825	0	268,825
1993	87,554	1,077	180,000	268,631	268,631	0	268,631
1992	97,528	1,159	180,000	278,687	278,687	0	278,687
1991	97,528	1,241	180,000	278,769	278,769	0	278,769
1990	64,769	0	152,500	217,269	217,269	0	217,269
1989	64,769	0	150,000	214,769	214,769	0	214,769
1988	61,038	0	130,000	191,038	191,038	0	191,038
1987	55,308	0	74,500	129,808	129,808	0	129,808
1986	55,509	0	72,000	127,509	127,509	0	127,509
1985	54,019	0	42,500	96,519	96,519	0	96,519
1984	53,193	0	42,500	95,693	95,693	0	95,693
1983	53,193	0	42,500	95,693	95,693	0	95,693
1982	43,227	0	40,200	83,427	83,427	0	83,427

**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
8/1/1979	795 / 1171	60,000	00	Q

This page has been visited 49,020 times.

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