

Staff Report

8 Removal of non permitted roof trusses- After the fact/ Code Compliance Case - **#525 Frances Street- Karl Haffenreffer (H11-01-769)**

This staff report is for the review of a second reading for a Certificate of Appropriateness for the removal of roof trusses that were installed over an existing flat roof of a non historic ancillary structure located on the back of a historic house. A code officer put a stop work order in the property. The applicant wants to remove the unpermitted structural elements. On May 22 the Commission approved the first reading for demolition.

It is staff's opinion that the Commission can consider the request for removal of the trusses as it is consistent with the criteria for demolitions in the historic district, Sec. 102-218 of the Land Development Regulations. The proposed demolition will be for structural elements that are not historic and will not be considered contributing in a near future.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H12-01-0769

OWNER'S NAME: KARL + MARY L. HAFENREFFER DATE: May 8, 2012

OWNER'S ADDRESS: 525 FRANCES ST PHONE #: 292-2525

APPLICANT'S NAME: KARL + MARY L. HAFENREFFER PHONE #: 292-2525

APPLICANT'S ADDRESS: 525 FRANCES ST

ADDRESS OF CONSTRUCTION: 525 FRANCES ST # OF UNITS:

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REMOVAL OF NON-PERMITTED PITCHED-ROOF TRUSSES FROM EXISTING GAZEBO AFTER THE FACT

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: May 8, 2012

Applicant's Signature: Karl Haffner

Required Submittals

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____



HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Kt Feading 5/22/12 KCG.

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

*Main house is listed as contributing. Built circa 1885.
Ordinance for demolitions.*

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

Date: _____



Signature: _____

Historic Architectural
Review Commission



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

May 29 2012

Mr. and Mrs. Karl Haffenreffer
#525 Frances Street
Key West, Florida 33040

**RE: REMOVAL OF NON PERMITTED ROOF TRUSSES- AFTER THE
FACT
FOR: #525 FRANCES STREET - HARC APPLICATION # H12-01-769
KEY WEST HISTORIC DISTRICT**


Dear Mr. Haffenreffer:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the first reading for demolition for the above mentioned project on the public hearing held on Tuesday May 22, 2012. The Commissioners motioned to approve the project was based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Tuesday June 12, 5:30 pm at Old City Hall, 510 Greene Street. 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's historic heritage.

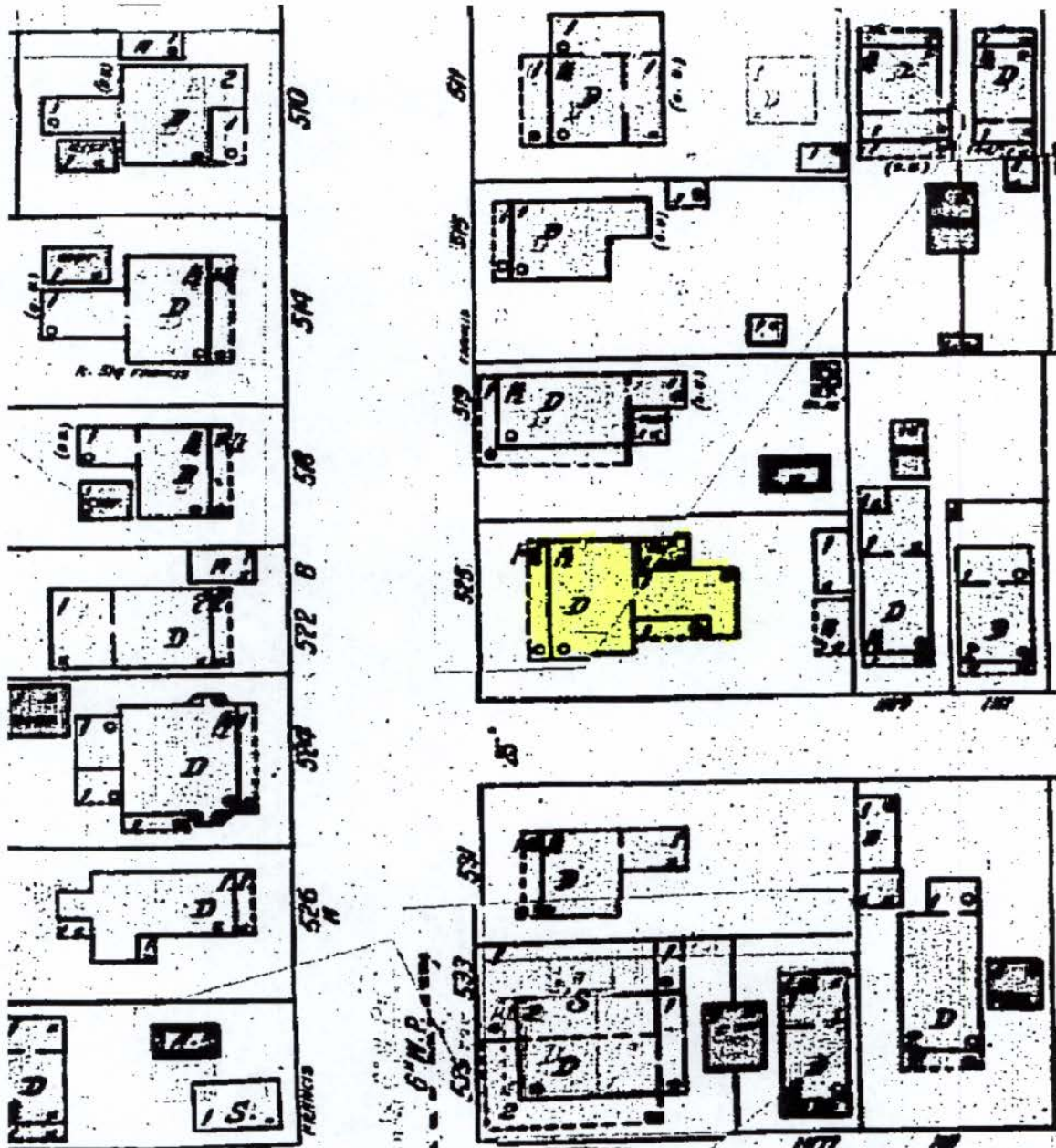
Sincerely:


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

305.809.3973

etorregr@keywestcity.com

Sanborn Maps

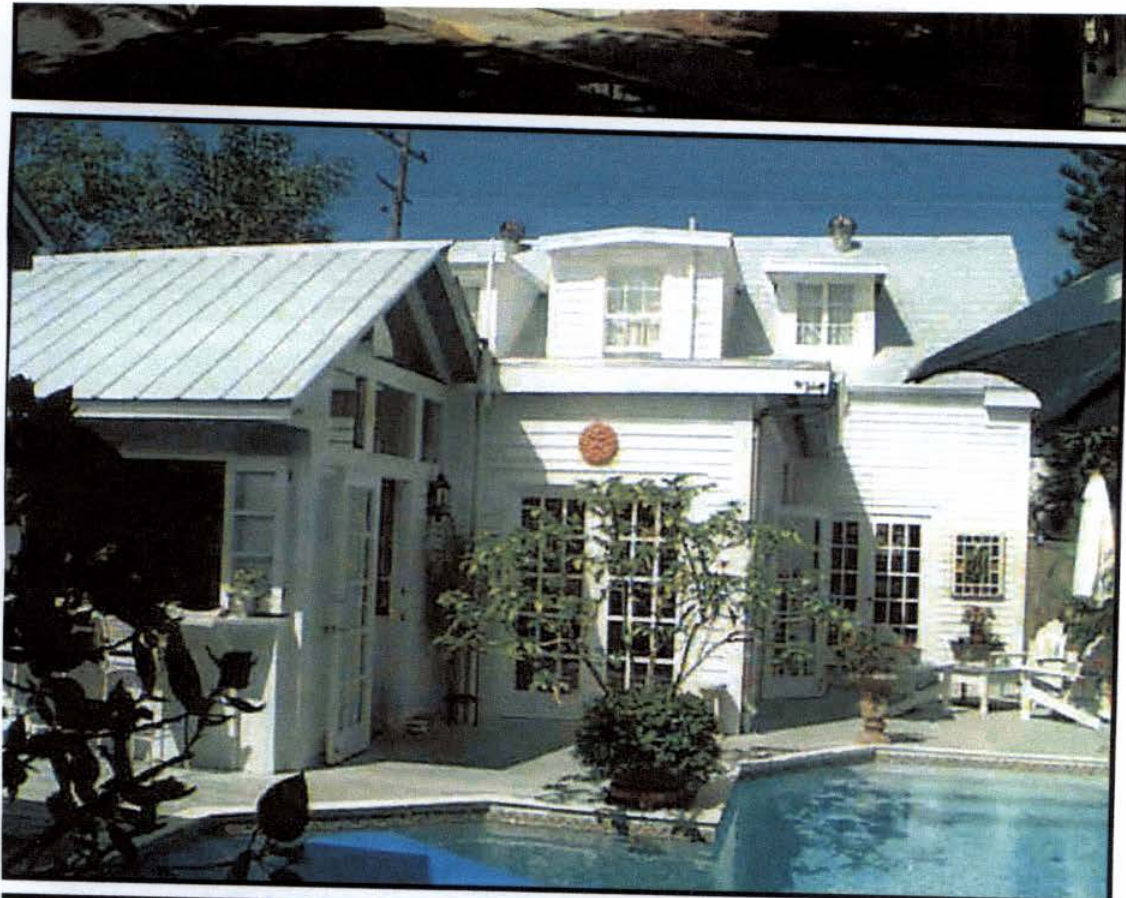


#525 Frances Street Sanborn map 1948

Project Photos



Photo taken by Property Appraiser's office 1977; 525 Frances Street; built c1885, Monroe County Library



Subject Rear



Subject Pool

Form PIC4x6.SR — "TOTAL 2000 for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

photos by Richard Padrone, CAM, MSA for appraisal
of 525 Frances Street, June 2, 1999



photo in Chubb appraisal, February 23, 2004



Survey

NORBY



& Associates, Inc.

Professional Land Surveyors

3104 Flagler Avenue

Key West, FL 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924

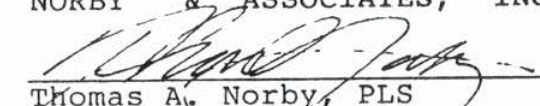
NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address: 525 Frances Street, Key West, FL 33040.
7. Date of field work: May 26, 1999.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West and known and designated on the map or plan of the said Island delineated by William A. Whitehead in February, A.D. 1829, as a Part of Lot Four (4) in Square Forty-four (44), more particularly described as follows: COMMENCING at the intersection of the NE'ly right of way line of Frances Street with the NW'ly right of way line of Southard Street and run thence NW'ly along the NE'ly right of way line of the said Frances Street for a distance of 126.0 feet to the NW'ly right of way line of Stump Lane, said point being the Point of Beginning; thence continue NW'ly along the NE'ly right of way line of the said Frances Street for a distance of 55.8 feet to an existing chain link fence; thence NE'ly with a deflection angle of 89°49'19" to the right and along the said existing chain link fence for a distance of 96.5 feet; thence SE'ly with a deflection angle of 89°09'25" to the right and along an existing chain link fence and extension thereof for a distance of 56.1 feet to the NW'ly right of way line of the said Stump Lane; thence SW'ly and along the NW'ly right of way line of the said Stump Lane for a distance of 97.5 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Karl Haffenreffer & Mary L. Haffenreffer;
Fleet Mortgage Corporation, its successors and/or assigns;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Company;

NORBY & ASSOCIATES, INC.


Thomas A. Norby, PLS
Florida Reg. #5234

revised
September 3, 1999

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., May 22, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMOVAL OF NON PERMITTED ROOF TRUSSES-
AFTER-THE FACT
#525 FRANCES STREET

Applicant- Karl Haffenreffer - Application Number H12-01-769

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 View

Alternate Key: 1007340 Parcel ID: 00007090-000000

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:
HAFFENREFFER MARY L AND KARL
525 FRANCES ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 525 FRANCES ST KEY WEST
Legal Description: KW PT LOT 4 SQR 44 OR272-580/81 OR874-2286/87 OR1403-403/404P/R OR1403-2062Q/C OR1583-2058/59 OR1596-2384/85-C

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	0	0	5,490.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2529
 Year Built: 1958

Building 1 Details

Building Type R1
 Effective Age 8
 Year Built 1958
 Functional Obs 0

Condition G
 Perimeter 372
 Special Arch 0
 Economic Obs 0

Quality Grade 650
 Depreciation % 6
 Grnd Floor Area 2,529

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

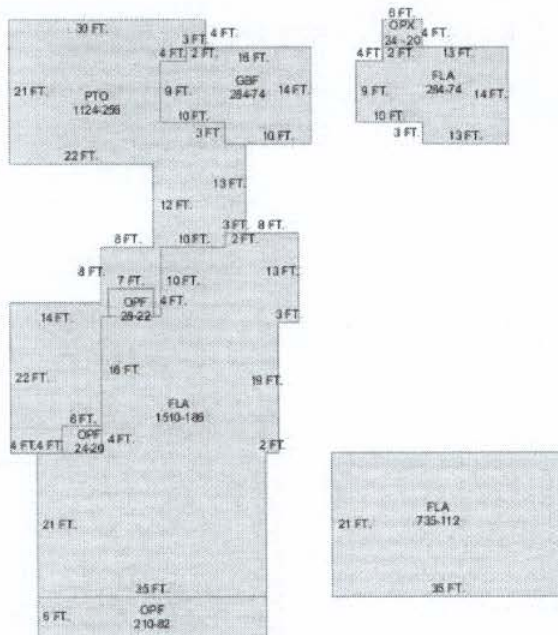
Roof Type GABLE/HIP
 Heat 1 FCD/AIR DUCTED
 Heat Src 1 ELECTRIC
 Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 3

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 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 1
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	GBF		1	1997				284
0	OPX		1	1997				24
1	FLA	12:ABOVE AVERAGE WOOD	1	1991	N Y	0.00	0.00	1,510
2	OPF	12:ABOVE AVERAGE WOOD	1	1991	N Y	0.00	0.00	210
3	OPF	12:ABOVE AVERAGE WOOD	1	2000	N Y	0.00	0.00	24
4	PTO	12:ABOVE AVERAGE WOOD	1	1997	N Y	0.00	0.00	1,124
5	OPF	12:ABOVE AVERAGE WOOD	1	1997	N Y	0.00	0.00	28
7	FLA	12:ABOVE AVERAGE WOOD	1	1997	N Y	0.00	0.00	284
8	FLA	12:ABOVE AVERAGE WOOD	1	1991	N Y	0.00	0.00	735

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	286 SF	0	0	1983	1984	4	50
3	TK2:TIKI	98 SF	14	7	1983	1984	4	40
4	PT2:BRICK PATIO	557 SF	0	0	1969	1970	2	50
5	FN2:FENCES	162 SF	54	3	1969	1970	5	30
6	FN2:FENCES	400 SF	100	4	1975	1976	2	30
9	AC2:WALL AIR COND	1 UT	0	0	1995	1996	2	20
10	FN2:FENCES	28 SF	14	2	1996	1997	2	30

Appraiser Notes

5/96 SALE OF \$4,800 OR1403-2062 IS FOR A 188 SQ FT STRIP OF LAND TO CLEAR AN ENCROACHMENT PROBLEM
7/12/96 LG EXTENSIVE RENOVATION IN 1996.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-2859	09/07/2010	11/03/2010	3,000	REPLACE WINDOW AC UNIT WITH ONE EQUAL DUCTLESS SYSTEM UP TO 2 TON	
0201364	05/29/2002	10/25/2002	3,200	STORM SHUTTERS	
0001297	05/18/2000	07/20/2000	9,000	PAINT EXTERIOR	
0000983	04/14/2000	07/20/2000	3,750	ROOF	
0000048	01/06/2000	07/20/2000	2,500	REPLACE DUC BOARDS	
9903402	09/29/1999	11/04/1999	6,500	CENTRAL AC	
9602323	06/01/1996	07/01/1997	7,500	GARAGE	

9603382	08/01/1996	12/01/1996	1,500	RENOVATIONS
9603293	08/01/1996	12/01/1996	1,000	ELECTRIC
9603051	07/01/1996	12/01/1996	1,700	ROOF
9602611	06/01/1996	12/01/1996	6,000	MECHANICAL
9602139	05/01/1996	12/01/1996	5,000	RENOVATIONS
9602229	05/01/1996	12/01/1996	2,237	FIRE ALARM
9601995	05/01/1996	12/01/1996	3,000	RENOVATIONS
B951442	05/01/1995	12/01/1995	2,500	REPAIR SIDE,GAZEBO,FENCE
A954089	11/01/1995	12/01/1995	1,920	15 SQS VICTORIAN SHINGLE

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	406,539	15,175	727,510	1,149,224	828,524	25,000	803,524
2010	410,864	15,681	389,735	816,280	816,280	25,000	791,280
2009	454,816	16,614	592,397	1,063,827	803,681	25,000	778,681
2008	417,776	17,119	763,110	1,198,005	802,878	25,000	777,878
2007	675,332	14,128	960,750	1,650,210	779,493	25,000	754,493
2006	859,649	14,552	521,550	1,395,751	760,481	25,000	735,481
2005	761,404	14,990	466,650	1,243,044	738,331	25,000	713,331
2004	552,628	15,415	384,300	952,343	716,826	25,000	691,826
2003	729,060	15,853	192,150	937,063	703,461	25,000	678,461
2002	711,908	16,278	192,150	920,336	686,974	25,000	661,974
2001	564,012	16,715	192,150	772,877	676,156	25,000	651,156
2000	529,221	22,264	104,310	655,795	655,795	25,000	630,795
1999	491,852	21,944	104,310	618,106	504,956	25,000	479,956
1998	415,492	19,096	104,310	538,897	497,004	25,000	472,004
1997	316,775	17,680	93,330	427,785	427,785	25,000	402,785
1996	147,377	13,762	93,330	254,469	254,469	0	254,469
1995	141,918	13,352	90,134	245,405	229,983	25,000	204,983
1994	120,085	11,593	92,259	223,937	223,937	25,000	198,937
1993	120,085	11,950	92,259	224,294	224,294	25,000	199,294
1992	120,085	12,266	92,259	224,610	224,610	25,000	199,610
1991	143,174	7,799	92,259	243,232	243,232	25,000	218,232
1990	161,604	8,015	71,908	241,527	241,527	25,000	216,527
1989	146,913	7,491	70,551	224,955	224,955	25,000	199,955
1988	140,499	6,121	59,697	206,317	206,317	25,000	181,317
1987	138,779	6,284	40,521	185,584	185,584	25,000	160,584
1986	139,506	6,440	39,042	184,988	184,988	25,000	159,988
1985	135,209	6,603	22,198	164,010	164,010	25,000	139,010

1984	125,684	3,094	22,198	150,976	150,976	0	150,976
1983	55,514	3,094	22,198	80,806	80,806	25,000	55,806
1982	56,679	3,094	22,198	81,971	81,971	25,000	56,971

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
6/28/1999	1583 / 2058	895,000	WD	Q ...
5/1/1996	1403 / 0403	480,000	WD	Q ...
5/1/1996	1403 / 2062	4,800	WD	O ...
3/1/1983	874 / 2286	185,000	WD	Q ...

This page has been visited 31,911 times.

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