



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**  
APPLICATION # H12-01-1728

OWNER'S NAME: KARL & MARY HAFENREFFER DATE: 10/24/2012

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

APPLICANT'S NAME: KARL & MARY HAFENREFFER PHONE #: \_\_\_\_\_

APPLICANT'S ADDRESS: SAME

ADDRESS OF CONSTRUCTION: SAME # OF UNITS:

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: REVISION TO H12F01-894  
APPLY DECORATIVE SHINGLES TO EXISTING ROOF  
AT GAZETO. FRAMING FOR Shingles.

*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.

**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

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: 10/24/2012

Applicant's Signature: *Karl Hafenreffer*

**Staff Use Only**

Date: October 24, 2012

Staff Approval: \_\_\_\_\_  
*fl*

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





**THE CITY OF KEY WEST**

Building Department 809-3956  
3140 Flagler Avenue, Key West, Florida 33040

**BUILDING PERMIT**

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 12-00002845-000-000-REPR-01 ISSUED 10/03/12  
LICENSE# 12-00013807 EXPIRES 10/03/14  
HIGH DENSITY RESIDENTIAL  
APPLICATION BY... KINKY CONSTRUCTION  
ON PROPERTY OF... HAFFENREFFER KARL & MARY  
FOR A PERMIT TO... APPLY DECORATIVE SHINGLES TO EXISTING  
ROOF AT GAZEBO FRAMING FOR  
ABOVE (ROOFING BY OTHERS). N.O.C.  
EXEMPT. H12-01-894-HSA-5/25/12. ET  
T/S:10/03/2012 08:19 AM KEYWGRC

525 FRANCES ST

**WARNING TO OWNERS**

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT  
MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS  
TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN  
FINANCING, CONSULT WITH YOUR LENDER OR AN  
ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF  
COMMENCEMENT.**

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, and federal agencies.

**This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.**

**PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.**

Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm

FOUNDATION  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FOOTING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FRAMING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

STRAPPING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

SHEATHING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FINAL  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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Michael Miller Architects  
517 Duval Street, Suite 200  
Key West, FL 33040

September 25, 2012

**Re: 525 Frances Street Gazebo Roof**

Dear Mr. Miller,

As we discussed in our meeting at my office September 21, 2012, the unpermitted roof on the gazebo at the rear of the property at 525 Frances Street has been removed. The gazebo may remain, and if you choose, a decorative element may be permitted atop the original structure. This decorative addition will not require an application for a variance because the gazebo will not be a residential use, and does not exceed the floor area ratio, density, and height restrictions of the Historic High Density Residential (HHDR) zoning district. The language found with the Land Development Regulations referring to a "three dimensional envelope" applies to the reconstruction or replacement of a structure (nonconforming) which exceeds one or more of dimensional (width, height, depth) criteria or intensity/density criteria when involuntarily destroyed. In this case the structure is neither being replaced nor reconstructed. Moreover, the improvements do not exceed 50% of the structure's value. Finally, the proposed decorative element (not a new roof) does not exceed the height restrictions of the HHDR zoning district.

My determination is based, in part, on a statement contained in your letter dated August 23, 2012 which stated the "project will not reconstruct nor replace any part of the gazebo, it will not exceed the footprint of the existing gazebo, it's cost will not exceed 50% of the value of the gazebo, and will not change in any way the use of the gazebo."

If you have any questions, do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald Leland Craig", is written over a long horizontal line that extends across the page.

Donald Leland Craig, AICP  
City Planner

**MICHAEL MILLER ARCHITECTS**

August 23, 2012

Don Craig  
**Key West Planning Director**  
3140 Flagler Avenue  
Key West, Florida 33040

RE: 525 Francis Street Gazebo Roof Decoration

Dear Don,

Pursuant to our telephone conversation today I want to assure you that my client does not intend to replace the existing flat roof, but rather only to add a decorative feature atop it to improve its appearance. The project will not reconstruct nor replace any part of the gazebo, it will not exceed the footprint of the existing gazebo, its cost will not exceed 50% of the value of the gazebo, and will not change in any way the use of the gazebo.

Thank you for your consideration on the matter,

Sincerely yours,

Michael Miller  
Architect

C/c Karl Haffenreffer, Owner