

Staff Report

- 2 Economic hardship application for after the fact installation of metal V crimp on roof- Code Compliance Case- **#1312 Reynolds Street - Brian Blanchette**

The house located at #1312 Reynolds Street is listed as a contributing resource in the surveys. The historic house was built circa 1930 and was part of the Reynolds Elementary School complex. Danny Acevedo, from Dan Ace Roofing, submitted a Certificate of Appropriateness application #H09-09-11-1044 on September 11, 2009 for the removal of concrete shingles and replacement with v-crimp. **Right after staff reviewed the application staff gave an Economic Hardship application to the contractor and he stated that his client did not qualify for economic hardship consideration.** The application was denied by the Commission on the public hearing held on October 13, 2009. The owners appealed the Commission's decision and during the appeal an attorney offered pro bono services to represent them. The continuance of the appeal was never included on the Special Magistrate's docket.

Staff met with the attorney several times. During the first meeting a finding that the concrete shingles were indeed asbestos shingles was stated; that meeting took place on March 2, 2010. The attorney was doing a research in order to find a material that will resemble the existing asbestos shingles. On July 20, 2010 staff sent an email to the attorney recommending some composite shingles and giving some information about the Old Island Restoration Foundation's grants that were going to be available. The house by that time had flat gray asbestos shingles with convex ridge tiles.

As per today the owners removed all the shingles and tiles and installed metal V crimp with no Building permit and with a Certificate of Appropriateness that was denied. Staff does not know who and how the asbestos material was handled or where it was disposed. A Code Compliance case was reviewed by the Special Magistrate on September 28, 2011 for the after the fact installation of metal V crimp. Staff gave a copy of the Economic Hardship application to the owner during that hearing.

The applicant is seeking an economic hardship consideration for the metal V crimp he already installed. He included on his application that metal shingles are required by the Architectural Design Guidelines and the approximate cost difference or amount of savings is \$10,500. The Commission or staff has not received any other application for a different material to be installed in the roof. The Commission or staff has never stated that metal shingles is an appropriate replacement for the asbestos shingles and ridge tiles.

The applicant stated to staff that he is not currently receiving fixed income benefits such as Social Security, aid to families with dependable children or Private pension benefits which is the criteria for undue

economic hardship as defined in Sec. 102-186 (2) of the Land Development Regulations. The applicant just marked the item "**and** my total household income is below 80% of the median income for the city". The applicant did not submit any documents as proof of evidence with the Economic hardship Affidavit. According to the Florida Housing Financial Corporation, State Housing initiatives Program (SHIP) the actual median income for Monroe County is \$71,400. Staff has included the table in the packet. Staff has also included the previous application and packet that was denied by the Commission.

Economic Hardship Affidavit

**HISTORIC ARCHITECTURE REVIEW COMMISSION
CITY OF KEY WEST**

**AFFIDAVIT
QUALIFICATION FOR ECONOMIC HARDSHIP CONSIDERATION
FOR**

**APPLICANTS SEEKING APPROVAL OF SUBSTITUTION OF ALTERNATIVE
BUILDING MATERIALS FOR HISTORIC OR TRADITIONAL MATERIALS
UNDER SECTION 102-190**

Page 1 of 2

Pursuant to the intent of Chapter 102- Historic Preservation- Division 2 Economic Hardship of the City of Key West Code of Ordinances, this affidavit is required from owners of buildings located in any of the following areas:

- (1) In the historic preservation districts of the city;
- (2) In tidal waters contiguous to and within 600 feet of the historic preservation districts;
- (3) In a location so as to directly affect any building, structure or property listed in the city historic sites survey as may be amended from time to time and the National Register of Historic Places; or
- (4) Within a building, structure, archaeological site or district classified as contributing on the city historic preservation survey.

Owners within the preceding areas who seek relief from potential economic hardship resulting from application of the Architectural Design Guidelines of the City of Key West shall use this affidavit affirmed by a notary public and return it at least fifteen days prior to the historic architectural review commission public hearing where the request will be reviewed. The Historic Architectural Review Commission **may** allow the substitution material.

**Part I
Applicant's information**

Applicant's name (s): Brian Blanchette

Applicant's address: 1312 Reynolds st.
K.W. FL. 33040

Phone number: (305) 587-7353

Proposed project address

1312 Reynolds st.
K.W. FL. 33040

**Part II
Proposed project information**

Certificate of Appropriateness number

After the fact.

Material or product substitution proposed:

metal v- crimp roof

Material or product required by the Architectural Design Guidelines of the City of Key West:

K.W. metal shingle

Approximate cost difference or amount of savings:

\$ 10,500



HISTORIC ARCHITECTURE REVIEW COMMISSION
CITY OF KEY WEST

AFFIDAVIT
QUALIFICATION FOR ECONOMIC HARDSHIP CONSIDERATION FOR
APPLICANTS SEEKING APPROVAL OF SUBSTITUTION OF ALTERNATIVE
BUILDING MATERIALS FOR HISTORIC OR TRADITIONAL MATERIALS
UNDER SECTION 102-190

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Part III

Personal statement

The applicant must comply with one of these three categories

I Brian Blanchette certify that I meet **one or more** of the following criteria for undue economic hardship as defined in Section 102-186 (2) of the City of Key West Code of Ordinances.

Please select all applicable criteria

(1) I am currently receiving fixed income benefits such as:
a. Social Security
b. Aid to families with dependent children
c. Private pension benefits
 and my total household income is below 80 percent of the median income for the city.

OR (2) I am currently receiving assistance through one the following:
a. The Mayor's revolving loan fund
b. Rental rehabilitation program
c. Other program which is income-indexed and which provides for physical improvements to the subject property-Name of the program

OR (3) My corporation currently has tax-exempt status as a nonprofit corporation under section 501(c)(3) of the Internal Revenue Code

As part of this affidavit I am **submitting documentary evidence of assistance received** of the applicable criteria for which I am requesting an undue economic hardship. **This affidavit consists of three parts**, applicant's information, proposed project information and personal statement, all of them filled; and _____ (number of documents) described as I have filed extension on my taxes due to hardship of not having the money to pay (title of document (s)), attached as proof of evidence.

Brian Blanchette
Applicant's Signature

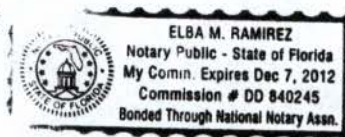
9-30-11
Date

STATE OF Florida
COUNTY OF Monroe

SWORN AND SUBSCRIBED before me this 30th day of September, 2011
by Brian Blanchette Personally known
or produced _____ as identification.
Notary Public State of _____

Notary Signature Elba M. Ramirez
Printed Name Elba M Ramirez
Commission number DD840245

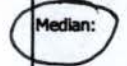
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**Florida Housing Financial Corporation, State
Housing Initiatives Program (SHIP)
Table**

Effective 5/31/2011
FHFC posted 6/2/2011

		2011 Income Limits Florida Housing Finance Corporation State Housing Initiatives Program (SHIP)											
City (County)	Percentage Category	Number of Persons in Household											
		1	2	3	4	5	6	7	8	9	10	11	12
Levy County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Median:	43,000												
Liberty County	30%	10,400	11,900	13,400	14,850	16,050	17,250	18,450	19,650	20,790	21,978	23,166	24,354
	50%	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700	34,650	36,630	38,610	40,590
	80%	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300	55,440	58,608	61,776	64,944
	120%	41,640	47,520	53,520	59,400	64,200	69,000	73,680	78,480	83,160	87,912	92,664	97,416
	140%	48,580	55,440	62,440	69,300	74,900	80,500	85,960	91,560	97,020	102,564	108,108	113,652
Median:	54,100												
Madison County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Median:	44,200												
Monroe County	30%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200	33,040	34,928	36,816	38,704
	50%	27,550	31,500	35,450	39,350	42,500	45,650	48,800	51,950	55,090	58,238	61,386	64,534
	80%	44,100	50,400	56,700	62,950	68,000	73,050	78,100	83,100	88,130	93,166	98,202	103,238
	120%	66,120	75,600	85,080	94,440	102,000	109,560	117,120	124,680	132,216	139,771	147,326	154,882
	140%	77,140	88,200	99,260	110,180	119,000	127,820	136,640	145,460	154,252	163,066	171,881	180,695
Median:	71,400												
Okeechobee County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Median:	44,300												
Putnam County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Median:	44,500												
Sumter County	30%	10,500	12,000	13,500	14,950	16,150	17,350	18,550	19,750	20,930	22,126	23,322	24,518
	50%	17,450	19,950	22,450	24,900	26,900	28,900	30,900	32,900	34,860	36,852	38,844	40,836
	80%	27,900	31,900	35,900	39,850	43,050	46,250	49,450	52,650	55,790	58,978	62,166	65,354
	120%	41,880	47,880	53,880	59,760	64,560	69,360	74,160	78,960	83,664	88,445	93,226	98,006
	140%	48,860	55,860	62,860	69,720	75,320	80,920	86,520	92,120	97,608	103,186	108,763	114,341
Median:	49,800												
Suwannee County	30%	9,600	11,000	12,350	13,700	14,800	15,900	17,000	18,100	19,180	20,276	21,372	22,468
	50%	16,000	18,250	20,550	22,800	24,650	26,450	28,300	30,100	31,920	33,744	35,568	37,392
	80%	25,550	29,200	32,850	36,500	39,450	42,350	45,300	48,200	51,100	54,020	56,940	59,860
	120%	38,400	43,800	49,320	54,720	59,160	63,480	67,920	72,240	76,608	80,986	85,363	89,741
	140%	44,800	51,100	57,540	63,840	69,020	74,060	79,240	84,280	89,376	94,483	99,590	104,698
Median:	45,600												



Effective 5/31/2011
 FHFC posted 6/2/2011

		2011 Income Limits Florida Housing Finance Corporation State Housing Initiatives Program (SHIP)											
City (County)	Percentage Category	Number of Persons in Household											
		1	2	3	4	5	6	7	8	9	10	11	12
MIAMI-FORT LAUDERDALE-POMPANO BEACH MSA													
Fort Lauderdale HMFA (Broward)	30%	15,850	18,100	20,350	22,600	24,450	26,250	28,050	29,850	31,640	33,448	35,256	37,064
	50%	26,400	30,150	33,900	37,650	40,700	43,700	46,700	49,700	52,710	55,722	58,734	61,746
Median: 61,800	80%	42,200	48,200	54,250	60,250	65,100	69,900	74,750	79,550	84,350	89,170	93,990	98,810
	120%	63,360	72,360	81,360	90,360	97,680	104,880	112,080	119,280	126,504	133,733	140,962	148,190
	140%	73,920	84,420	94,920	105,420	113,960	122,360	130,760	139,160	147,588	156,022	164,455	172,889
Miami-Miami Beach-Kendall HMFA (Miami-Dade)	30%	14,500	16,600	18,650	20,700	22,400	24,050	25,700	27,350	28,980	30,636	32,292	33,948
	50%	24,150	27,600	31,050	34,500	37,300	40,050	42,800	45,550	48,300	51,060	53,820	56,580
Median: 51,900	80%	38,650	44,200	49,700	55,200	59,650	64,050	68,450	72,900	77,280	81,696	86,112	90,528
	120%	57,960	66,240	74,520	82,800	89,520	96,120	102,720	109,320	115,920	122,544	129,168	135,792
	140%	67,620	77,280	86,940	96,600	104,440	112,140	119,840	127,540	135,240	142,968	150,696	158,424
West Palm Beach-Boca Raton HMFA (Palm Beach)	30%	15,550	17,800	20,000	22,200	24,000	25,800	27,550	29,350	31,080	32,856	34,632	36,408
	50%	25,900	29,600	33,300	37,000	40,000	42,950	45,900	48,850	51,800	54,760	57,720	60,680
Median: 63,300	80%	41,450	47,400	53,300	59,200	63,950	68,700	73,450	78,150	82,880	87,616	92,352	97,088
	120%	62,160	71,040	79,920	88,800	96,000	103,080	110,160	117,240	124,320	131,424	138,528	145,632
	140%	72,520	82,880	93,240	103,600	112,000	120,260	128,520	136,780	145,040	153,328	161,616	169,904
Naples-Marco Island MSA (Collier)	30%	15,100	17,250	19,400	21,550	23,300	25,000	26,750	28,450	30,170	31,894	33,618	35,342
	50%	25,150	28,750	32,350	35,900	38,800	41,650	44,550	47,400	50,260	53,132	56,004	58,876
Median: 71,800	80%	40,250	46,000	51,750	57,450	62,050	66,650	71,250	75,850	80,430	85,026	89,622	94,218
	120%	60,360	69,000	77,640	86,160	93,120	99,960	106,920	113,760	120,624	127,517	134,410	141,302
	140%	70,420	80,500	90,580	100,520	108,640	116,620	124,740	132,720	140,728	148,770	156,811	164,853
North Port-Bradenton-Sarasota MSA (Manatee/Sarasota)	30%	13,650	15,600	17,550	19,450	21,050	22,600	24,150	25,700	27,230	28,786	30,342	31,898
	50%	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	45,360	47,952	50,544	53,136
Median: 59,100	80%	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	72,590	76,738	80,886	85,034
	120%	54,480	62,280	70,080	77,760	84,000	90,240	96,480	102,720	108,864	115,085	121,306	127,526
	140%	63,560	72,660	81,760	90,720	98,000	105,280	112,560	119,840	127,008	134,266	141,523	148,781
Ocala MSA (Marion)	30%	10,500	12,000	13,500	14,950	16,150	17,350	18,550	19,750	20,930	22,126	23,322	24,518
	50%	17,500	20,000	22,500	24,950	26,950	28,950	30,950	32,950	34,930	36,926	38,922	40,918
Median: 49,900	80%	27,950	31,950	35,950	39,900	43,100	46,300	49,500	52,700	55,860	59,052	62,244	65,436
	120%	42,000	48,000	54,000	59,880	64,680	69,480	74,280	79,080	83,832	88,622	93,413	98,203
	140%	49,000	56,000	63,000	69,860	75,460	81,060	86,660	92,260	97,804	103,393	108,982	114,570
Orlando-Kissimmee-Sanford MSA (Lake/Orange/Osceola/Seminole)	30%	12,250	14,000	15,750	17,500	18,900	20,300	21,700	23,100	24,500	25,900	27,300	28,700
	50%	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	40,810	43,142	45,474	47,806
Median: 57,400	80%	32,700	37,350	42,000	46,650	50,400	54,150	57,850	61,600	65,310	69,042	72,774	76,506
	120%	49,080	56,040	63,000	69,960	75,600	81,240	86,760	92,400	97,944	103,541	109,138	114,734
	140%	57,260	65,380	73,500	81,620	88,200	94,780	101,220	107,800	114,268	120,798	127,327	133,857
Palm Bay-Melbourne- Titusville MSA (Brevard)	30%	12,600	14,400	16,200	17,950	19,400	20,850	22,300	23,700	25,130	26,566	28,002	29,438
	50%	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	41,860	44,252	46,644	49,036
Median: 57,800	80%	33,500	38,300	43,100	47,850	51,700	55,550	59,350	63,200	66,990	70,818	74,646	78,474
	120%	50,280	57,480	64,680	71,760	77,520	83,280	89,040	94,800	100,464	106,205	111,946	117,686
	140%	58,660	67,060	75,460	83,720	90,440	97,160	103,880	110,600	117,208	123,906	130,603	137,301

Effective 5/31/2011
 FHFC posted 6/2/2011

2011 Income Limits
Florida Housing Finance Corporation
State Housing Initiatives Program (SHIP)

City (County)	Percentage Category	Number of Persons in Household											
		1	2	3	4	5	6	7	8	9	10	11	12
Tampa-St.Petersburg-Clearwater MSA (Hernando/Hillsborough/Pasco/Pinellas)	30%	11,900	13,600	15,300	16,950	18,350	19,700	21,050	22,400	23,730	25,086	26,442	27,798
	50%	19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	39,550	41,810	44,070	46,330
	80%	31,650	36,200	40,700	45,200	48,850	52,450	56,050	59,700	63,280	66,896	70,512	74,128
	120%	47,520	54,240	61,080	67,800	73,320	78,720	84,120	89,520	94,920	100,344	105,768	111,192
	140%	55,440	63,280	71,260	79,100	85,540	91,840	98,140	104,440	110,740	117,068	123,396	129,724
Bradford County	30%	10,550	12,050	13,550	15,050	16,300	17,500	18,700	19,900	21,070	22,274	23,478	24,682
	50%	17,600	20,100	22,600	25,100	27,150	29,150	31,150	33,150	35,140	37,148	39,156	41,164
	80%	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	56,210	59,422	62,634	65,846
	120%	42,240	48,240	54,240	60,240	65,160	69,960	74,760	79,560	84,336	89,155	93,974	98,794
	140%	49,280	56,280	63,280	70,280	76,020	81,620	87,220	92,820	98,392	104,014	109,637	115,259
Calhoun County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Citrus County	30%	10,000	11,400	12,850	14,250	15,400	16,550	17,700	18,850	19,950	21,090	22,230	23,370
	50%	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350	33,250	35,150	37,050	38,950
	80%	26,600	30,400	34,200	38,000	41,050	44,100	47,150	50,200	53,200	56,240	59,280	62,320
	120%	39,960	45,600	51,360	57,000	61,560	66,120	70,680	75,240	79,800	84,360	88,920	93,480
	140%	46,620	53,200	59,920	66,500	71,820	77,140	82,460	87,780	93,100	98,420	103,740	109,060
Columbia County	30%	10,200	11,650	13,100	14,550	15,750	16,900	18,050	19,250	20,370	21,534	22,698	23,862
	50%	17,000	19,400	21,850	24,250	26,200	28,150	30,100	32,050	33,950	35,890	37,830	39,770
	80%	27,200	31,050	34,950	38,800	41,950	45,050	48,150	51,250	54,320	57,424	60,528	63,632
	120%	40,800	46,560	52,440	58,200	62,880	67,560	72,240	76,920	81,480	86,136	90,792	95,448
	140%	47,600	54,320	61,180	67,900	73,360	78,820	84,280	89,740	95,060	100,492	105,924	111,356
DeSoto County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Dixie County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Franklin County	30%	10,150	11,600	13,050	14,450	15,650	16,800	17,950	19,100	20,230	21,386	22,542	23,698
	50%	16,850	19,250	21,650	24,050	26,000	27,900	29,850	31,750	33,670	35,594	37,518	39,442
	80%	26,950	30,800	34,650	38,500	41,600	44,700	47,750	50,850	53,900	56,980	60,060	63,140
	120%	40,440	46,200	51,960	57,720	62,400	66,960	71,640	76,200	80,808	85,426	90,043	94,661
	140%	47,180	53,900	60,620	67,340	72,800	78,120	83,580	88,900	94,276	99,663	105,050	110,438
Glades County	30%	9,700	11,100	12,500	13,850	15,000	16,100	17,200	18,300	19,390	20,498	21,606	22,714
	50%	16,200	18,500	20,800	23,100	24,950	26,800	28,650	30,500	32,340	34,188	36,036	37,884
	80%	25,900	29,600	33,300	36,950	39,950	42,900	45,850	48,800	51,730	54,686	57,642	60,598
	120%	38,880	44,400	49,920	55,440	59,880	64,320	68,760	73,200	77,616	82,051	86,486	90,922
	140%	45,360	51,800	58,240	64,680	69,860	75,040	80,220	85,400	90,552	95,726	100,901	106,075

Effective 5/31/2011
FHFC posted 6/2/2011

		2011 Income Limits Florida Housing Finance Corporation State Housing Initiatives Program (SHIP)											
City (County)	Percentage Category	Number of Persons in Household											
		1	2	3	4	5	6	7	8	9	10	11	12
Gulf County	30%	10,450	11,950	13,450	14,900	16,100	17,300	18,500	19,700	20,860	22,052	23,244	24,436
	50%	17,400	19,850	22,350	24,800	26,800	28,800	30,800	32,750	34,720	36,704	38,688	40,672
Median:	80%	27,800	31,800	35,750	39,700	42,900	46,100	49,250	52,450	55,580	58,756	61,932	65,108
	120%	41,760	47,640	53,640	59,520	64,320	69,120	73,920	78,600	83,328	88,090	92,851	97,613
	140%	48,720	55,580	62,580	69,440	75,040	80,640	86,240	91,700	97,216	102,771	108,326	113,882
Hamilton County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
Median:	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Hardee County	30%	9,650	11,000	12,400	13,750	14,850	15,950	17,050	18,150	19,250	20,350	21,450	22,550
	50%	16,100	18,400	20,700	22,950	24,800	26,650	28,500	30,300	32,130	33,966	35,802	37,638
Median:	80%	25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450	51,380	54,316	57,252	60,188
	120%	38,640	44,160	49,680	55,080	59,520	63,960	68,400	72,720	77,112	81,518	85,925	90,331
	140%	45,080	51,520	57,960	64,260	69,440	74,620	79,800	84,840	89,964	95,105	100,246	105,386
Hendry County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
Median:	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Highlands County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
Median:	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Holmes County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
Median:	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Jackson County	30%	10,200	11,650	13,100	14,550	15,750	16,900	18,050	19,250	20,370	21,534	22,698	23,862
	50%	17,000	19,400	21,850	24,250	26,200	28,150	30,100	32,050	33,950	35,890	37,830	39,770
Median:	80%	27,200	31,050	34,950	38,800	41,950	45,050	48,150	51,250	54,320	57,424	60,528	63,632
	120%	40,800	46,560	52,440	58,200	62,880	67,560	72,240	76,920	81,480	86,136	90,792	95,448
	140%	47,600	54,320	61,180	67,900	73,360	78,820	84,280	89,740	95,060	100,492	105,924	111,356
Lafayette County	30%	10,400	11,900	13,400	14,850	16,050	17,250	18,450	19,650	20,790	21,978	23,166	24,354
	50%	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700	34,650	36,630	38,610	40,590
Median:	80%	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300	55,440	58,608	61,776	64,944
	120%	41,640	47,520	53,520	59,400	64,200	69,000	73,680	78,480	83,160	87,912	92,664	97,416
	140%	48,580	55,440	62,440	69,300	74,900	80,500	85,960	91,560	97,020	102,564	108,108	113,652

Effective 5/31/2011
 FHFC posted 6/2/2011

		2011 Income Limits Florida Housing Finance Corporation State Housing Initiatives Program (SHIP)											
City (County)	Percentage Category	Number of Persons in Household											
		1	2	3	4	5	6	7	8	9	10	11	12
Levy County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
Median:	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Liberty County	30%	10,400	11,900	13,400	14,850	16,050	17,250	18,450	19,650	20,790	21,978	23,166	24,354
	50%	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700	34,650	36,630	38,610	40,590
Median:	80%	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300	55,440	58,608	61,776	64,944
	120%	41,640	47,520	53,520	59,400	64,200	69,000	73,680	78,480	83,160	87,912	92,664	97,416
	140%	48,580	55,440	62,440	69,300	74,900	80,500	85,960	91,560	97,020	102,564	108,108	113,652
Madison County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
Median:	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Monroe County	30%	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200	33,040	34,928	36,816	38,704
	50%	27,550	31,500	35,450	39,350	42,500	45,650	48,800	51,950	55,090	58,238	61,386	64,534
Median:	80%	44,100	50,400	56,700	62,950	68,000	73,050	78,100	83,100	88,130	93,166	98,202	103,238
	120%	66,120	75,600	85,080	94,440	102,000	109,560	117,120	124,680	132,216	139,771	147,326	154,882
	140%	77,140	88,200	99,260	110,180	119,000	127,820	136,640	145,460	154,252	163,066	171,881	180,695
Okeechobee County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
Median:	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Putnam County	30%	9,550	10,900	12,250	13,600	14,700	15,800	16,900	18,000	19,040	20,128	21,216	22,304
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900	31,710	33,522	35,334	37,146
Median:	80%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	56,550	59,450
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760	76,104	80,453	84,802	89,150
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720	88,788	93,862	98,935	104,009
Sumter County	30%	10,500	12,000	13,500	14,950	16,150	17,350	18,550	19,750	20,930	22,126	23,322	24,518
	50%	17,450	19,950	22,450	24,900	26,900	28,900	30,900	32,900	34,860	36,852	38,844	40,836
Median:	80%	27,900	31,900	35,900	39,850	43,050	46,250	49,450	52,650	55,790	58,978	62,166	65,354
	120%	41,880	47,880	53,880	59,760	64,560	69,360	74,160	78,960	83,664	88,445	93,226	98,006
	140%	48,860	55,860	62,860	69,720	75,320	80,920	86,520	92,120	97,608	103,186	108,763	114,341
Suwannee County	30%	9,600	11,000	12,350	13,700	14,800	15,900	17,000	18,100	19,180	20,276	21,372	22,468
	50%	16,000	18,250	20,550	22,800	24,650	26,450	28,300	30,100	31,920	33,744	35,568	37,392
Median:	80%	25,550	29,200	32,850	36,500	39,450	42,350	45,300	48,200	51,100	54,020	56,940	59,860
	120%	38,400	43,800	49,320	54,720	59,160	63,480	67,920	72,240	76,608	80,986	85,363	89,741
	140%	44,800	51,100	57,540	63,840	69,020	74,060	79,240	84,280	89,376	94,483	99,590	104,698

Effective 5/31/2011
 FHFC posted 6/2/2011

		2011 Income Limits Florida Housing Finance Corporation State Housing Initiatives Program (SHIP)											
City (County)	Percentage Category	Number of Persons in Household											
		1	2	3	4	5	6	7	8	9	10	11	12
Taylor County	30%	10,000	11,400	12,850	14,250	15,400	16,550	17,700	18,850	19,950	21,090	22,230	23,370
	50%	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350	33,250	35,150	37,050	38,950
Median:	47,500	80%	26,600	30,400	34,200	38,000	41,050	44,100	47,150	50,200	53,200	56,240	59,280
		120%	39,960	45,600	51,360	57,000	61,560	66,120	70,680	75,240	79,800	84,360	88,920
		140%	46,620	53,200	59,920	66,500	71,820	77,140	82,460	87,780	93,100	98,420	103,740
Union County	30%	10,800	12,350	13,900	15,400	16,650	17,900	19,100	20,350	21,560	22,792	24,024	25,256
	50%	18,000	20,550	23,100	25,650	27,750	29,800	31,850	33,900	35,910	37,962	40,014	42,066
Median:	53,100	80%	28,750	32,850	36,950	41,050	44,350	47,650	50,950	54,200	57,470	60,754	64,038
		120%	43,200	49,320	55,440	61,560	66,600	71,520	76,440	81,360	86,184	91,109	96,034
		140%	50,400	57,540	64,680	71,820	77,700	83,440	89,180	94,920	100,548	106,294	112,039
Walton County	30%	11,250	12,850	14,450	16,050	17,350	18,650	19,950	21,200	22,470	23,754	25,038	26,322
	50%	18,750	21,400	24,100	26,750	28,900	31,050	33,200	35,350	37,450	39,590	41,730	43,870
Median:	58,500	80%	30,000	34,250	38,550	42,800	46,250	49,650	53,100	56,500	59,920	63,344	66,768
		120%	45,000	51,360	57,840	64,200	69,360	74,520	79,680	84,840	89,880	95,016	100,152
		140%	52,500	59,920	67,480	74,900	80,920	86,940	92,960	98,980	104,860	110,852	116,844
Washington County	30%	10,100	11,550	13,000	14,400	15,600	16,750	17,900	19,050	20,160	21,312	22,464	23,616
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	37,440	39,360
Median:	48,000	80%	26,900	30,750	34,600	38,400	41,500	44,550	47,650	50,700	53,760	56,832	59,904
		120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	89,856
		140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	104,832

Florida Housing Finance Corporation (FHFC) Income Limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) for its Section 8 program and are subject to change. Updated income limit schedules will be provided when changes occur.

Project Photos



Photo taken by the Property Appraiser's office c1965; 1312 Reynolds St.; built 1930's;
Monroe County Library

1312 Reynolds St.

case# 11-785

6/15/2011



**Denied Application
with supportive material presented on public
meeting of
October 13, 2009**



CITY OF KEY WEST *Fax 809-3978*
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # *109-09-11-1044*

OWNER NAME: *Kimberly BlancheTTe*

DATE: *9/10/09*

OWNERS ADDRESS: *1321 Reynolds*

PHONE #: _____

APPLICANT'S NAME: *Dan Ace Roofing*

PHONE #: *294 2380*

APPLICANT'S ADDRESS: *571 Park Dr*

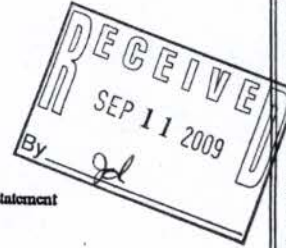
ADDRESS OF CONSTRUCTION: *1312 Reynolds*

OF UNITS: *1*

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Remove Concrete Shingles Replace with Vcrimp. 10 sq



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 s. 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'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.

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 or 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: \$ _____

Date: *9/10/09*
Applicant Signature: *[Signature]*

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied

10.13.09

Deferred _____

Reason for Deferral or Denial:

Roof denied based on pg. 26, #1 \$

HARC Comments:

Contributing Work - Built c. 1930 / Minimal traditional
Guidelines - Roofing - Roof replacements should be
done on an in kind basis, with new material roof
matching the materials used previously. (page 26)

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

Date: _____

Signature: _____

Historic Architectural
Review Commission



MIAMI-DADE COUNTY
BUILDING CODE COMPLIANCE OFFICE (BCCO)
PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA
 METRO-DADE FLAGLER BUILDING

140 WEST FLAGLER STREET, SUITE 1603
 MIAMI, FLORIDA 33130-1563
 (305) 375-2901 FAX (305) 375-2908

NOTICE OF ACCEPTANCE (NOA)

Southeastern Metals Manufacturing Co., Inc.
11801 Industry Drive
Jacksonville, FL. 32218

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: 5-V Crimp Metal Roofing Panel System

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This revised NOA # 06-1012.08 and consists of pages 1 through 5.
 The submitted documentation was reviewed by Alex Tigera.



NOA No.: 07-0815.06
 Expiration Date: 11/08/11
 Approval Date: 11/08/07
 Page 1 of 5

ROOFING SYSTEM APPROVAL

Category: Roofing
Sub-Category: Non-Structural Metal Roofing
Material: Steel
Maximum Design Pressure: -154.75 psf.

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
5V Crimp Metal Roof Panels	Length : various Height : 7/16" Width: 25 1/2" (Coverage width: 24") Thickness : 0.0217	TAS 125	Corrosion resistant, galvalume or galvanized performed, coated, pre-finished, metal panels.

EVIDENCE SUBMITTED :

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
Farabaugh Engineering and Testing, Inc.	T270-07	TAS-100	08/24/07
Farabaugh Engineering and Testing, Inc.	T166-07	TAS-100	04/15/07
Force Engineering & Testing, Inc.	188-0331T-06A-C	TAS-125	02/26/07
Hurricane Test Laboratory, LLC.	0041-0906-07	TAS-125	09/12/07
BASF	Accelerated Weathering	ASTM G 154	07/12/07
BASF	Salt Spray	ASTM B 117	07/12/07



NOA No.: 07-0815.06
Expiration Date: 11/08/11
Approval Date: 11/08/07
Page 2 of 5

APPROVED ASSEMBLY:

System: "5V-Crimp" Metal Panels
Deck Type: Wood, Non-insulated
Deck Description: 1⁹/₃₂" or greater plywood or wood plank.
Slope Range: 2":12" or greater
Maximum Uplift Pressure: See Table A Below

Deck Attachment: In accordance with applicable building code, but in no case it shall be less than 8d annular ring shank nails spaced at 6" o.c. In re-roofing, where deck is less than 1⁹/₃₂" thick (minimum 1⁵/₃₂"") the above attachment method must be in addition to existing attachment.

Underlayment: Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1-1/4" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any approved underlayment having a current NOA.

Valleys: Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with current published installation instructions and details in Southeastern Metal Manufacturing Metal Roofing Installation Manual.

Fire Barrier Board: Any approved fire barrier having a current NOA. Or for class A or B fire rating, install minimum 1/4" thick Georgia Pacific "Dens Deck" (with current NOA) or minimum 4mm thick of Tritex, RockRoof (with current NOA) or 5/8" water resistant type X gypsum sheathing with treated core and facer.

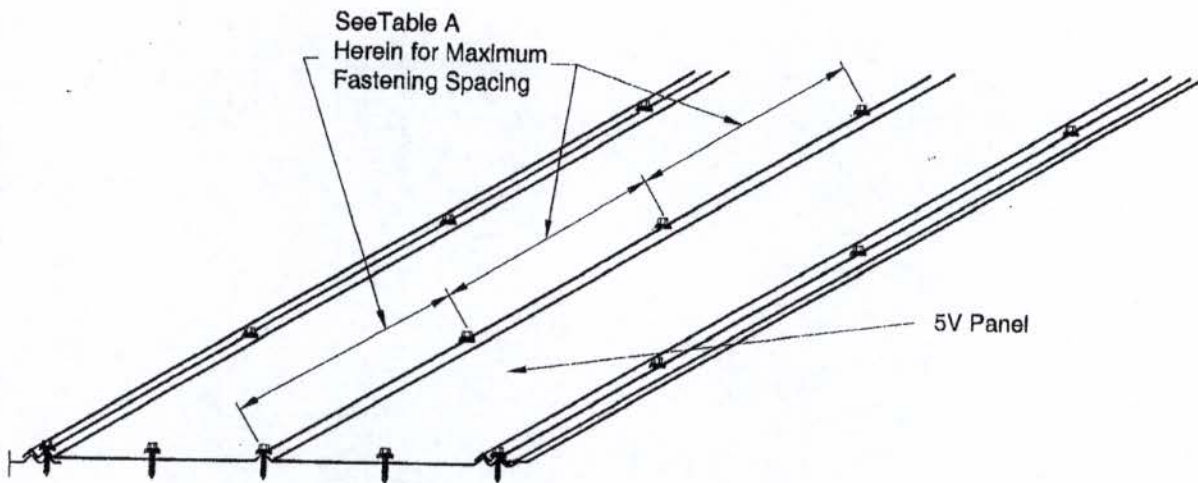
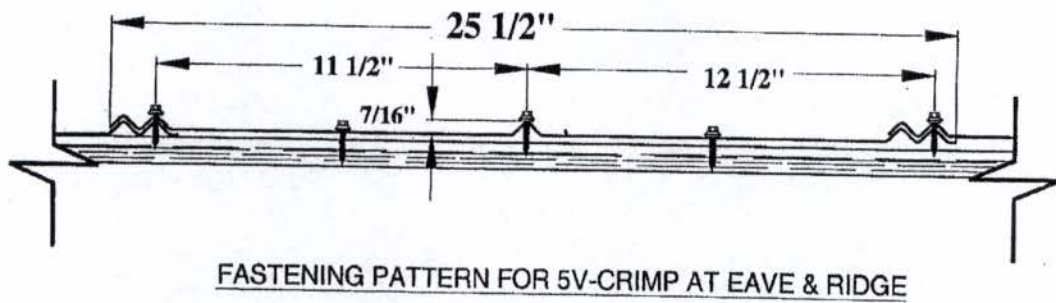
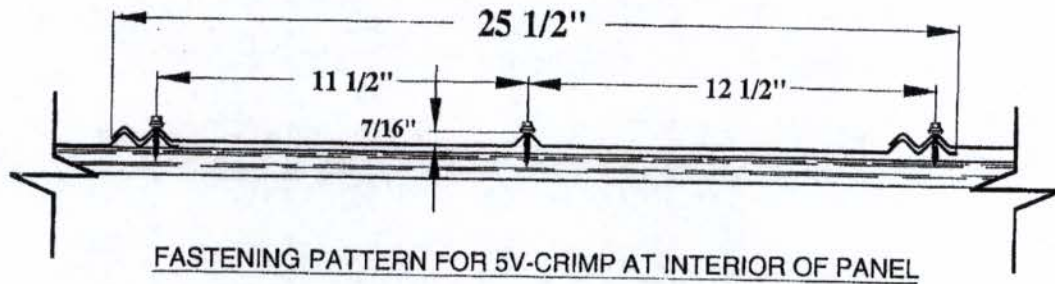
Metal Panels and Accessories: Install the "5V-Crimp Panels" and accessories in compliance with the current published installation instructions and details in Southeastern Metals Manufacturing Company's Installation Manual. Flashings, penetrations, valley construction and other details shall be constructed in compliance with Roofing Application Standard RAS133.

1. At the eave, rake, and ridge, fasteners shall be located not more than 3" away from the panel end.
2. The leading side edge of the panel should be the side with the anti-siphon groove; each panel side will overlap this channel to provide a capillary brake.
3. The panels shall be fastened with #9 x 2" metal roofing sealing washer screws in the crown of the inverted V ribs as shown in the details herein.
4. The panel's width fasteners shall be spaced at 11 1/2" to the center rib, Then 12 1/2" to the next, perpendicular to the slope, through the overlapping panel. The flat area of the panel as shown in the details herein.
5. The panels fastening pattern at the interior of the panel, shall be in rows spaced as listed in **Table A** below, running parallel to the slope of the roof.

Table A		
Maximum Design Pressure		
	Field	Perimeter and Corner¹
Maximum Design Pressure	-67.25 psf.	-154.75 psf
Maximum Fastener Spacing	16" o.c.	8" o.c.
1. Extrapolation shall not be allowed		



"5-V CRIMP" METAL ROOF PANELS



SYSTEM LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. All panels shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved."
4. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9B-72 of the Florida Administrative Code.

END OF THIS ACCEPTANCE



NOA No.: 07-0815.06
Expiration Date: 11/08/11
Approval Date: 11/08/07
Page 5 of 5

DAN-ACE ROOFING, INC.

RC 0034111

September 22, 2009

USAA
9800 Fredricksburg Road
San Antonio, Tx 78288

To Whom This May Concern,

policy # 5224507
We, Brian Blanchette and Daniel Acevedo of Dan-Ace Roofing, Inc. are requesting an extension for policy # ~~6799969~~. We were unaware that in order to put a new roof on the house we needed to go before a committee called HARC. Their closest available hearing is October 13, 2009 and I am sure that they are going to make us have to install a more expensive roofing system which I Brian Blanchette can not afford at this time. The approximate price difference of the conch shingle roofing system that they want me to install is \$27,000.00. I included the original contract for the metal v-crimp roofing system that was going to be installed which was a better roofing system and less expensive as well as the estimate for conch shingles.

We do not want to be in any violations with anyone which is why we are asking for you to please grant us this extension. Thank you.

Sincerely,



Daniel Acevedo
Dan-Ace Roofing, Inc.



Brian Blanchette
1312 Reynolds Street

new policy # FRJW 461 7516

571 PARK DRIVE KEY WEST, FL 33040
PHONE: 305-294-2380 FAX: 305-294-8420



Licensed Roofing
&
Painting & Decorating Contractor

DAN-ACE ROOFING INC.
571 PARK DRIVE
KEY WEST, FLORIDA
33040

JULY 21, 2009

PHONE (305) 294-2380
FAX LINE (305) 294-8420

CERTIFICATE OF COMPETENCY
STATE OF FLORIDA
RC 0034111 SP 2955

LICENSED AND INSURED

CERTIFICATE OF COMPETENCY
MONROE COUNTY
RC 492

THIS IS A BID PROPOSAL FOR BRIAN AND KIMBERLY BLANCHETTE
JOB ADDRESS: 1312 REYNOLDS STREET, KEY WEST, FLORIDA MONROE COUNTY

DAN-ACE ROOFING PROPOSES TO REMOVE THE EXISTING ROOFING AND REPLACE ANY ROTTED ROOF SHEATHING FOUND. WE WILL INSTALL ONE PLY OF GRACE ICE AND WATER SHIELD TO CITY CODE.

NEXT WE WILL FLASH AS NECESSARY AS SPECIFIED BY CODE.
THEN WE WILL INSTALL A 26 GAUGE GALVALUME METAL V-CRIMP ROOFING SYSTEM, SCREWED DOWN USING SILVER SENTRON SCREWS AS FASTENERS.

LAST A 26 GAUGE GALVALUME METAL RIDGE CAP WILL BE INSTALLED. SCREWED DOWN USING SILVER SENTRON SCREWS AS FASTENERS.

WE WILL SUPPLY THE NECESSARY PERMIT AND EACH STATE OF OUR WORK WILL BE IN COMPLIANCE WITH CITY CODE.
WE WILL CLEAN THE GROUNDS OF ANY FALLEN ROOF DEBRIS AND WHEN OUR WORK IS COMPLETED WE WILL HAUL IT AWAY AND PROPERLY DISPOSE OF IT. WE WILL NEED ACCESS TO AN ELECTRICAL OUTLET, AND A DAYTIME PHONE NUMBER.

DAN-ACE ROOFING GUARANTEES THE CRAFTSMANSHIP OF OUR NEW WORK FOR FIVE YEARS.

READ, SIGN, AND RETURN THIS BID PROPOSAL. WHEN THIS PROPOSAL IS SIGNED BY BOTH PARTIES (OR THEIR AGENTS), IT SHALL BECOME A LEGAL CONTRACT. BY SIGNING, YOU AGREE WITH THE TERMS OUTLINED ABOVE AND BELOW. ALL WORK UNDER CONTRACT WITH DAN-ACE ROOFING INC. IS TO BE SECURED WITH A DEPOSIT AND THE SIGNED CONTRACT MUST BE RETURNED BEFORE WE CAN APPLY FOR THE BUILDING PERMIT OR ORDER ANY MATERIALS. THE BALANCE IS TO BE PAID IN FULL UPON COMPLETION OF OUR WORK.
OUR PAYMENT POLICY STATES, THE BALANCE DUE IS TO BE PAID ON COMPLETION OF OUR WORK. IF YOUR CLIENT OR YOU, THE HOMEOWNER IS LIVING OUTSIDE THE CITY OF KEY WEST, WE ASK THAT YOU HAVE A CHECK FORWARDED TO SOMEONE IN THE AREA THAT CAN REPRESENTS HIMSELF OR YOU, THE HOMEOWNER, SO THAT WHEN OUR WORK IS COMPLETED THEY CAN INSPECT THE WORK AND RETURN CHECKS IMMEDIATELY. THE SIGNATURES WE ARE REQUIRED TO USE WILL COME THROUGH. IF YOU HAVE EXPOSED CEILING PLEASE NOTIFY US AT ONCE.
IF PLYWOOD CAN BE INSTALLED BY A GENERAL CONTRACTOR AT AN ADDITIONAL COST TO YOU, WE WILL NOT BE HELD RESPONSIBLE FOR DAMAGES IF NOT NOTIFIED.
IF AT ANYTIME SPACED SHEATHING IS FOUND OR SIDING NEEDS TO BE REMOVED, A GENERAL CONTRACTOR OF YOUR CHOICE MUST BE CONTACTED TO INSTALL 1/2 INCH CDX PLYWOOD OVER THE SPACED SHEATHING AND OR CUT, REMOVE OR REPLACE SIDING AT AN ADDITIONAL COST TO YOU.
DUE TO THE NATURE OF OUR WORK HOMEOWNERS, TENANTS, OR AGENTS, MUST ASSUME THE RESPONSIBILITY OF REMOVING ANYTHING BE SCRAPED, OR EXPOSED. CALLS TELEPHONE OR THROUGH RELATED REPAIRS INCLUDING AC LINES, ETC., COVER POOLS, PONDS, SHRUBS, WALK WAYS, DECKING OR ALL OTHER OBJECTS THAT MAY BE DAMAGED DURING THE REMOVAL OR REPLACEMENT, PATCHING OR PAINTING OF THE ROOFING SYSTEM. IF NOT ASPHALT DRIPS ON TO THE WALLS OR STUCCO, WALKWAY, DECKING, SHRUBS, LAWN ETC. WE WILL REMOVE THE TAR TO THE BEST OF OUR ABILITY. IT WILL BE YOUR RESPONSIBILITY TO TOUCH UP, REPAINT OR REPLACE AT YOUR OWN COST. WE WILL NOT BE HELD RESPONSIBLE FOR CRACKS TO DRIVEWAYS, CURBS, OR DAMAGE TO TREES. IF YOU HAVE ROTTED ROOF SHEATHING, WE WILL BE AS CAREFUL AS POSSIBLE, NOT TO FALL THROUGH. SHOULD THIS HAPPEN, ANY DAMAGE THAT MAY OCCUR BEYOND THE EXTERIOR ROOF, WILL NOT BE THE RESPONSIBILITY OF DAN-ACE ROOFING INC. TO REPAIR OR REPLACE. EXAMPLE: DAMAGE TO THE RAFTERS, CEILING, PLASTER OR PAINT, FANS, LIGHT FIXTURES, DUST OR DEBRIS FILTERING THROUGH, ETC.
DUE TO THE RAPID CHANGES IN THE COST OF MATERIALS AND OUR SUPPLIERS POLICIES, THIS PROPOSAL COULD BECOME VOID IF NOT SIGNED WITHIN 15 DAYS OF ITS DATE.

TOTAL \$18,000.00
DEPOSIT \$ 5,000.00

I, THE UNDERSIGNED, AGREE TO THE TERMS OF THIS BIDDING DOCUMENT.

MR. Brian Blanchette 7-22-09

MRS. _____
DAYTIME PHONE: 305 (587-7353)

OWNERS OR AGENT SIGNATURE _____
PLEASE SIGN DATE AND RETURN ONE COPY. DATE SIGNED _____

Daniel Acevedo
DANIEL ACEVEDO
OWNER/PRESIDENT DAN-ACE ROOFING INC.

DAN-ACE ROOFING INC.
571 PARK DRIVE
KEY WEST, FLORIDA
33040

JULY 21, 2009



Licensed Roofing
&
Painting & Decorating Contractor

PHONE (305) 294-2380
FAX LINE (305)-294-8420

LICENSED AND INSURED

CERTIFICATE OF COMPETENCY
STATE OF FLORIDA
RC 0034111 SP 3958

CERTIFICATE OF COMPETENCY
MONROE COUNTY
RC 492

THIS IS A BID PROPOSAL FOR BRIAN AND KIMBERLY BLANCHETTE

JOB ADDRESS: 1312 REYNOLDS STREET KEY WEST, FLORIDA, MONROE COUNTY

DAN-ACE ROOFING, INC. PROPOSES TO REMOVE THE ROOFING SYSTEM AND REPLACE ANY ROTTED ROOF SHEATHING FOUND. WE WILL INSTALL 1 PLY OF GRACE ICE AND WATER SHIELD DOWN TO CITY CODE. NEXT WE WILL INSTALL A 26 GAUGE GALVALUME METAL EAVES DRIP TO THE PERIMETERS, NAILED DOWN. WE WILL INSTALL ALL FLASHING AS NECESSARY AS SPECIFIED BY CODE. THEN WE WILL INSTALL A 26 GAUGE GALVALUME METAL CONCH SHINGLE ROOFING SYSTEM, NAILED DOWN. LAST A 26 GAUGE GALVALUME METAL RIDGE CAP WILL BE INSTALLED SCREWED DOWN USING SILVER SENTRON SCREWS AS FASTENERS.

WE WILL SUPPLY THE NECESSARY PERMIT, AND EACH STAGE OF OUR WORK WILL BE IN COMPLIANCE WITH CITY CODE. WE WILL CLEAN THE GROUNDS OF ANY FALLEN ROOF DEBRIS AND WHEN OUR WORK IS COMPLETED WE WILL HAUL IT AWAY AND PROPERLY DISPOSE OF IT. WE WILL NEED ACCESS TO AN ELECTRICAL OUTLET, AND A DAYTIME PHONE NUMBER.

DAN-ACE ROOFING GUARANTEES THE CRAFTSMANSHIP OF OUR NEW WORK FOR FIVE YEARS.

*PLEASE READ, SIGN, AND RETURN THIS BID PROPOSAL. WHEN THIS PROPOSAL IS SIGNED BY BOTH PARTIES (OR THEIR AGENTS), IT SHALL BECOME A LEGAL CONTRACT. BY SIGNING, YOU AGREE WITH THE TERMS OUTLINED ABOVE AND BELOW. ALL WORK UNDER CONTRACT WITH DAN-ACE ROOFING INC., IS TO BE SECURED WITH A DEPOSIT AND THE SIGNED CONTRACT MUST BE RETURNED BEFORE WE CAN APPLY FOR THE BUILDING PERMIT OR ORDER ANY MATERIALS. THE BALANCE IS TO BE PAID IN FULL UPON COMPLETION OF OUR WORK.

*OUR PAYMENT POLICY STATES, THE BALANCE DUE IS TO BE PAID ON COMPLETION OF OUR WORK. IF YOUR CLIENT OR YOU THE HOMEOWNER IS LIVING OUTSIDE THE CITY OF KEY WEST, WE ASK THAT YOU HAVE A CHECK FORWARD TO SOMEONE IN THE AREA THAT CAN REPRESENTS HIM/HER/OR YOU THE HOME OWNER, SO THAT WHEN OUR WORK IS COMPLETED, THEY CAN INSPECT THE JOB AND ISSUE A CHECK WITHOUT DELAY.

****THE SIZE NAILS WE ARE REQUIRED TO USE WILL COME THROUGH. IF YOU HAVE EXPOSED CEILINGS PLEASE NOTIFY US AT ONCE. 1/2" PLYWOOD CAN BE INSTALLED BY A GENERAL CONTRACTOR AT AN ADDITIONAL COST TO YOU. WE WILL NOT BE HELD RESPONSIBLE FOR DAMAGES IF NOT NOTIFIED.**

***IF AT ANYTIME SPACED SHEATHING IS FOUND OR SIDING NEEDS TO BE REMOVED, A GENERAL CONTRACTOR OF YOUR CHOICE MUST BE CONTACTED TO INSTALL 1/2 INCH CDX PLYWOOD OVER THE SPACED SHEATHING AND OR CUT, REMOVE OR REPLACE SIDING AT AN ADDITIONAL COST TO YOU.

*DUE TO THE NATURE OF OUR WORK HOMEOWNERS, TENANTS, OR AGENTS, MUST ASSUME THE RESPONSIBILITY OF REMOVING VEHICLES, SCREENS, OR AWNINGS. CABLE, SATELLITE REPOSITIONING, TELEPHONE LINES ETC., COVER POOLS, PONDS, SHRUBS, WALK WAYS, DECKING OR ALL OTHER OBJECTS THAT MAY BE DAMAGED DURING THE REMOVAL OR REPLACEMENT, PATCHING OR PAINTING OF THE ROOFING SYSTEM. IF HOT ASPHALT DRIPS ON TO THE WALLS OR STUCCO, WALKWAY, DECKING, SHRUBS, LAWN ETC., WE WILL REMOVE THE TAR TO THE BEST OF OUR ABILITY. IT WILL BE YOUR RESPONSIBILITY TO TOUCH UP, REPAINT OR REPLACE AT YOUR OWN COST. WE WILL NOT BE HELD RESPONSIBLE FOR CRACKS TO DRIVEWAYS, CURBS, OR DAMAGE TO TREES. IF YOU HAVE ROTTED ROOF SHEATHING, WE WILL BE AS CAREFUL AS POSSIBLE, NOT TO FALL THROUGH. SHOULD THIS HAPPEN, ANY DAMAGE THAT MAY OCCUR BEYOND THE EXTERIOR ROOF, WILL NOT BE THE RESPONSIBILITY OF DAN-ACE ROOFING INC., TO REPAIR OR REPLACE. EXAMPLE: DAMAGE TO THE RAFTERS, CEILING, PLASTER OR PAINT, FANS, LIGHT FIXTURES, DUST OR DEBRIS FILTERING THROUGH, ETC. DAN-ACE ROOFING, INC RESERVES THE RIGHT TO VOID THIS CONTRACT AT ANY TIME.

***DUE TO THE RAPID CHANGES IN THE COST OF MATERIALS, THIS PROPOSAL WILL BECOME VOID IF NOT SIGNED WITHIN 15 DAYS OF ITS DATE.**

TOTAL \$37,000.00
DEPOSIT \$18,500.00
BALANCE \$18,500.00

I THE UNDERSIGNED, DO SOLEMNLY SWEAR I AM MENTALLY AND PHYSICALLY COMPETENT, AT THE TIME OF SIGNING THIS LEGAL DOCUMENT.

MR. _____
MRS. _____ DAYTIME PHONE _____
OWNERS OR AGENT SIGNATURE _____ DATE SIGNED _____
PLEASE SIGN DATE AND RETURN ONE COPY.

DANIEL ACEVEDO
OWNER/PRESIDENT DAN-ACE ROOFING INC.

City Of Key West
Building Department
Historic Preservation Division
604 Simonton Street
Key West, Florida 33040

September 24, 2009

Dan Ace Roofing
571 Park Drive
Key West, Florida 33040

RE: REMOVE CONCRETESHINGLES. REPLACE WITH V CRIMP
FOR: 1312 REYNOLDS STREET - HARC APPLICATION # H09-09-11-1044
KEY WEST HISTORIC DISTRICT


Dear Dan:

This letter is to notify you that the Key West Historic Architecture Review Commission **deferred** the application for the above mentioned project at the public hearing held on Tuesday, September 22, 2009. The Commissioners motion to table this item as you requested.

The next HARC public hearing will take place next Tuesday, October 13, 2009 at 3:00 PM Second Floor of the Old City Hall, 510 Greene Street. I will include this project on the next HARC public hearing Agenda under tabled items. 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
604 Simonton Street
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

City Of Key West
Planning Department
Historic Preservation Division
604 Simonton Street
Key West, Florida 33040

October 16, 2009

Mrs. Kimberley Blanchette
1312 Reynolds Street
Key West, Florida 33040

RE: REMOVE CONCRETE SHINGLES. REPLACE WITH V-CRIMP 10
SQ.
FOR: 1312 REYNOLDS STREET
HARC APPLICATION# H09-09-11-1044
KEY WEST HISTORIC DISTRICT

Dear Mrs. Blanchette:

This letter is to notify you that the Key West Historic Architecture Review Commission **denied** your application for the above mentioned project at the public hearing held on Tuesday, October 13, 2009. The Commission reviewed the application using the Historic Architectural Guidelines included under Roofing (page 27);

.... Roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless HARC believes that replacement material to be more suitable than the existing roofing material.

The Commission based their motion on the following guideline:

Roofing:

(1) Historical roofing materials such as metal shingles should be preserved when possible. If replacement is necessary, similar metal shingles must be used, not inappropriate roofing materials such as V-crimp metal. If a roof can be shown to have been made of another material such as wood shingles or slate, it may be replaced with that material. V-crimp roofs may be replaced with metal shingles.

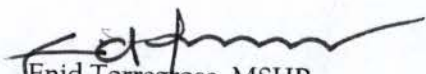
October 16, 2009
Mrs. Kimberley Blanchette
Page 2/2

If you wish to appeal this decision you may do so in writing within 10 days of this decision. Appeals should be sent to:

Ms. Cheryl Smith
City Clerk, City of Key West
525 Angela Street
Key West, Florida 33040

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
604 Simonton Street
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

CL2- **1312 Reynolds Street**, Dan Ace Roofing (H09-09-11-1044)

Remove concrete shingles. Replace with v-crimp.

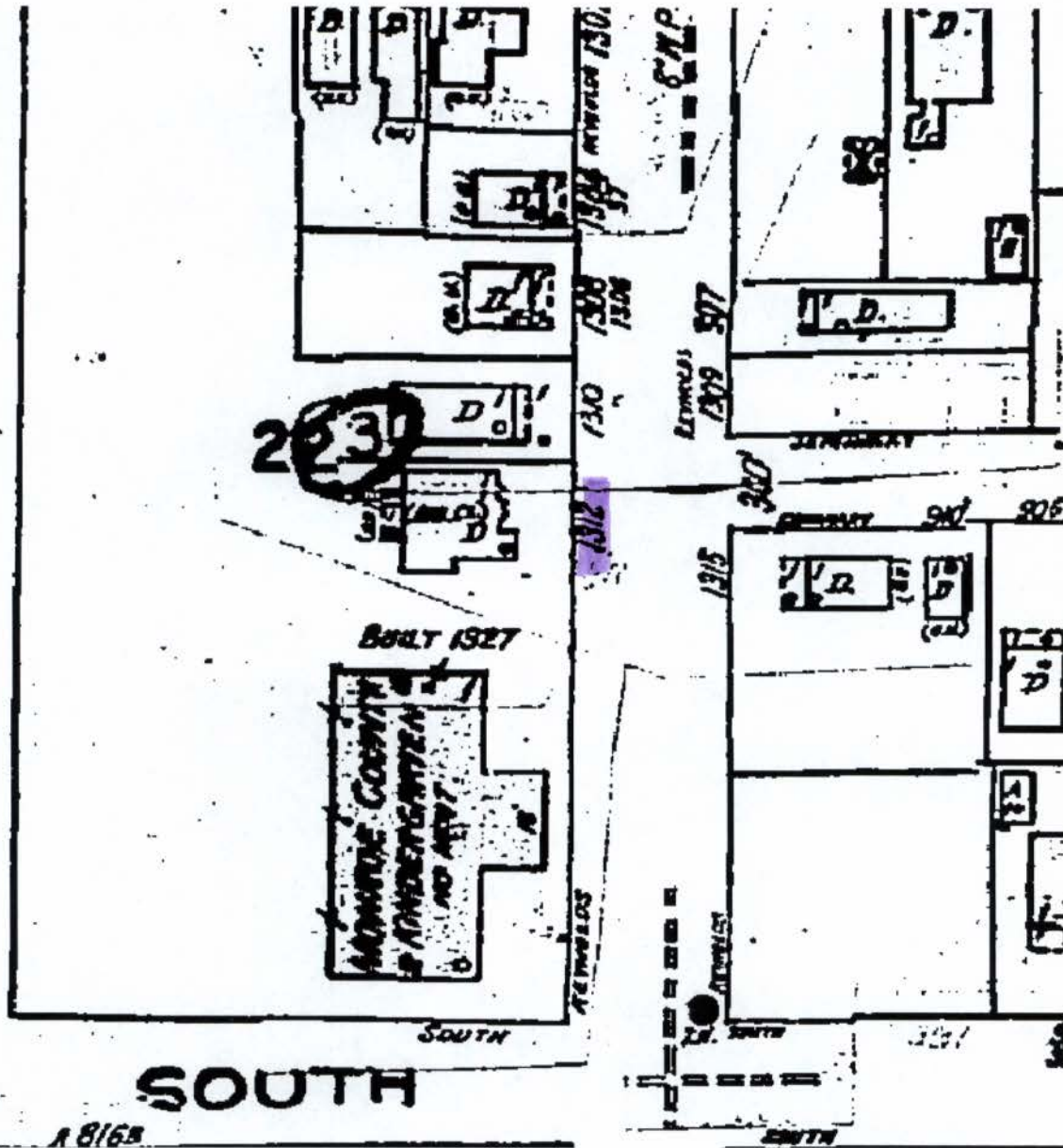
The house is a contributing resource, built circa 1930. According to the Sanborn maps this building was part of the Elementary School complex.

The proposed project consists of the removal of existing concrete shingles and ridge tiles of a hip roof and the replacement with v-crimp metal panels. The actual shingles are flat and gray in color. The actual ridge tiles are convex and are also gray in color. This particular roofing system is one of few that have survived and that can be found today within the historic district. This roof is a character defining element that contributes to the uniqueness of this historic building.

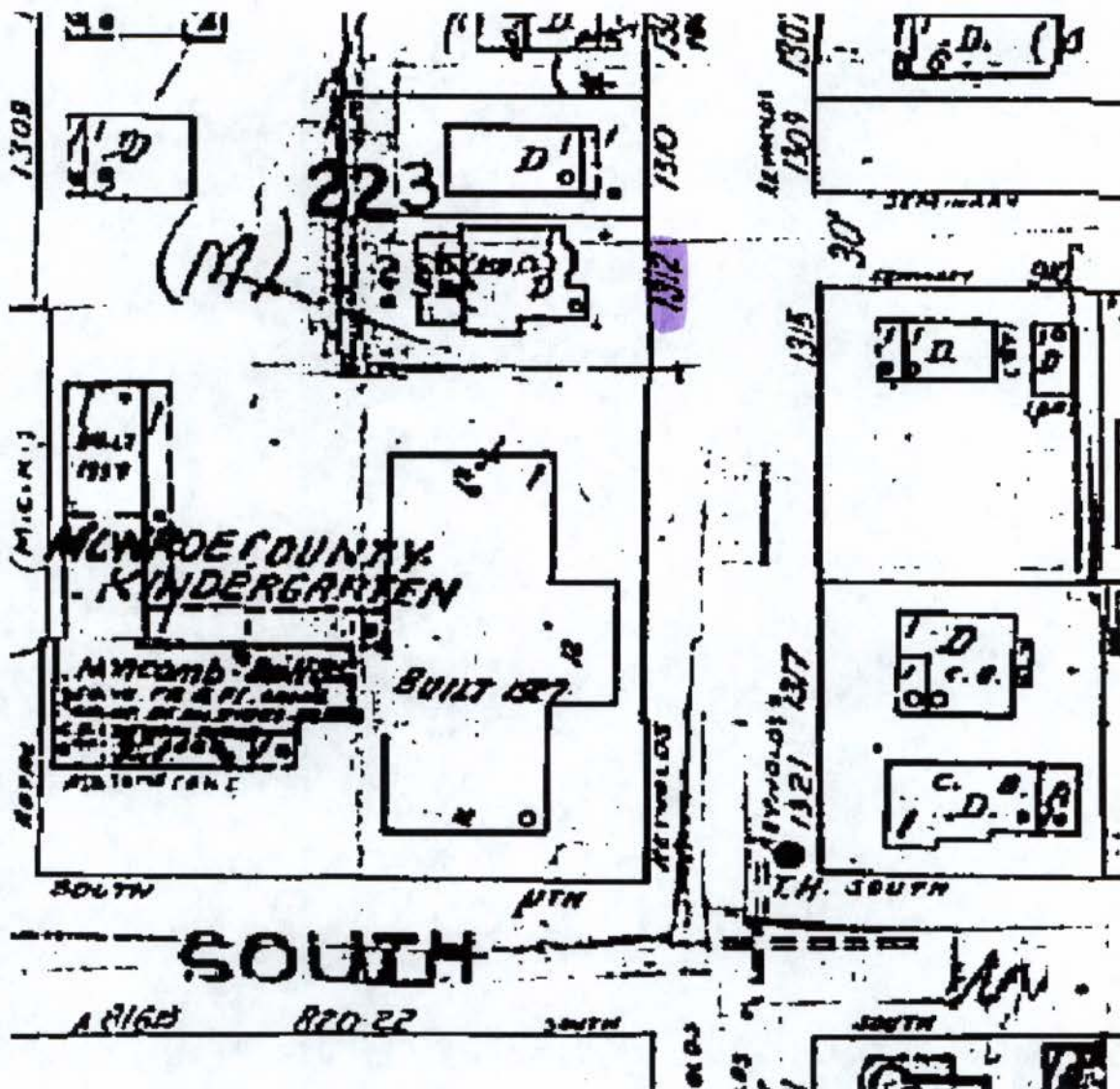
Guidelines that should be reviewed for this application;

- Roofing (page 26);
 - *...Roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless HARC believes that replacement material to be more suitable than the existing roofing material.*- Staff understands that the replacement of this roof should be done using same or similar materials available in the market. Installing v-crimp on the main house will change the integrity of this historic structure.
 - *(4) The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form.*- Staff understands that replacing the existing roofing materials with v-crimp will drastically change the appearance and integrity this building possesses.

Staff understands that this proposed project will have an adverse effect on the historic house. Staff recommends to this honorable commission to **deny** the removal of the existing roofing materials and the replacement with v-crimp. The proposed project will change an important character defining element the building possesses.



Sanborn map 1948 Copy 1312 Reynolds Street



Sanborn map 1962 Copy 1312 Reynolds Street



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 MO01806
Recorder # _____
Field Date _____
Form Date _____
FormNo 200402
FormNo = Field Date (YYYYMM)

Is Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 1312 REYNOLDS STREET
Other Names _____ >> _____ Multiple Listing (DHR only) _____
Survey or Project Name Key West Historic Resources Survey
National Register Category Building(s) Survey# _____

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>1312</u>		<u>REYNOLDS</u>	<u>Street</u>	

Cross Streets (nearest/ between) UNITED AND SOUTH
City / Town (within 3 miles) KEY WEST In Current City Limits? YES
County Monroe Tax Parcel #(s) UNKNOWN
Subdivision Name _____ Block _____ Lot _____
Ownership Private Individual
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) S SIDE OF REYNOLDS BETWEEN UNITED AND SOUTH

MAPPING

USGS 7.5' Map Name _____ Publication Date >> KEY WEST; 1971
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 67S ; 25E ; 34 ; UNSP
Irregular Section Name: _____ >> _____
Landgrant _____
UTM: Zone 0 Easting 0 Northing 0
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Minimal Traditional Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Piers
Other Foundation Types _____
Foundation Material(s) >> Other
Other Foundation Material(s) CONCRETE
Exterior Fabric(s) >> Asbestos
Other Exterior Fabric(s) _____
Roof Type(s) >> Hip
Other Roof Type(s) _____
Roof Material(s) >> Wood shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> Other
Other Roof Secondary Structure(s) GABLE
Number of Chimneys 0
Chimney Material Not applicable
Other Chimney Material(s) _____
Chimney Location(s) NOT APPLICABLE

HISTORICAL STRUCTURE FORM

8MO01806

DESCRIPTION (continued)

Window Descriptions 1/1 DHS

Main Entrance Description (stylistic details)

Porches: #open 1 #closed _____ #incised _____ Location(s) ENTRY W

Porch Roof Types(s)

Exterior Ornament GRILL WORK, AWNING, JALOUSIE, TILE RIDGE ON ROOF

Interior Plan Unspecified

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional) REAR ADDITION

HISTORY

Construction year C1930

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
----------------	----------------	-------------------	------------------------

>> Unspecified;;;

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence;;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.) UNSPECIFIED

RESEARCH METHODS

Research Methods

>> Examine local tax records

Other research methods Sanborn Maps

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Name of Local Register if Eligible Key West Historic District

Area(s) of historical significance

>> Architecture

Other Historical Associations

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

HISTORICAL STRUCTURE FORM

8MO01806

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> ;;;Photographs (Archived)

RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost

Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780

Recorder Affiliation Other Other Affiliation URS Corporation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS
Electronic Form Used: S110

Form Type Code: NORM
Form Quality Ranking: NEW
Form Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT
Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: RECORDERS SMARTFORM
Computer Entry Date: 9/29/2004

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

MO01806-200402

Supplementary Printout

- > [Other name(s)]:

- > **USGS map name/year of publication or revision:**
KEY WEST;1971

- > **Township/Range/Section/Qtr:**
67S ;25E ;34;UNSP

- > **Foundation types:**
Piers

- > **Foundation materials:**
Other

- > **Exterior fabrics:**
Asbestos

- > **Roof types:**
Hip

- > **Roof materials:**
Wood shingles

- > **Roof secondary structures (dormers etc):**
Other

- > **Change status/year changed/date noted/nature:**
Unspecified;;

- > **Original, intermediate, present uses/year started/year ended:**
Private residence;;
Private residence;C1930;

- > **Research methods:**
Examine local tax records

- > **Area(s) of historical significance:**
Architecture

- > **Repositories: Collection/Housed/Accession#/Describe**
;;;Photographs (Archived)

- > **Structural system(s):**
Wood frame

EXT

ROYAL STREET NORTH LINE TRACT 17 MARGARET STREET NORTH LINE TRACT 18 PACKER STREET

UNITED

CONTINUED ON PAGE NO. 37

WEST

ROYAL STREET

CONGREGATION B'NAI ZION OF KEY WEST FLORIDA INC.

38 RE3699	39	40	41 RE3699
36 RE3699	37 RE3699	FRANCES K. PEREZ & SONYA C. STINSON	
7817-35 RE3698	34 RE3697	SOLITA C. MCCARTHY	
33	32	HOSPICE OF THE FLORIDA KEYS, INC.	
31 RE3692	30	SOLITA A. ROBINSON & RONALD M. BLAIR	
28	29	GARY R. & KIMBERLY A. FOSTER & FRANK J. KING	
27 RE3690	26	25	24 RE3689

1810

42 RE3705	43 RE3706	44	45 RE3708
JOHN G. TOWNSEND IV & PAUL G. TOWNSEND TRUSTEES		KIM HARRISS	
47 RE3710	46 RE3709	JOHN & MARIA FLETCHER	
48 RE3711	49 RE3712	SOLITA C. MCCARTHY	
51 RE3714	50 RE3713	MONROE COUNTY BOARD OF PUBLIC INSTRUCTIONS	
52 RE3688	53 RE3688	54	
55	23 RE3688	22	21
20	20	20	20

1809 910 STREET

11 RE3955	12	13	14
WILLIAM M. ARNOLD TRUSTEE		ALLAN L. & L.B. CORALIE CORALIE HAMPTON HAMPTON	
10 RE3954	9	8	7
WILLIAM M. ARNOLD TRUSTEE		CLARENCE W. & CORNELIA A. PHILLIPS	
9 RE3953	8	7	6
JEROME A. & ALICE M. BALLAROTTO		CARLIS ERICKSON TRUSTEE	
8 RE3952	7	6	5
JOSEPHINE GOMEZ ETAL		JOSEPHINE GOMEZ ETAL	
LOUI G. FRANKE		LOUI G. FRANKE	

SEMINARY STREET

1790	11	10	9
ALISON LURIE	PAUL H. CRAMER	PAUL H. CRAMER	PAUL H. CRAMER
10 RE3967	9	8	7
ROBERT TIMOTHY VIERS & MARY JANCE BEETS		MICHAEL & CHRISTINE GROSSMAN	
9 RE3966	8	7	6
FLORENCE MILLER		GLENN & DIANA SHARON	
8 RE3965	7	6	5
SHERRY T. KNIGHT		JOHN C. & DANADEE F. McCall	
RENE H. ROJAS & LILLIAN		GARY A. & JOANN J. LOER ETAL	
MICHAEL C. THOMAS ETAL		MICHAEL C. THOMAS ETAL	

SOUTH

STREET

1814 SOUTH PARK CONDOMINIUM

10	9	8	7	6	5
TRANSITIAE, INC.					
11	12	13	14	15	16
JOYCE P. MOORE & CRAIG R. FAZIO		IRMA K. PFUND REVOCABLE TRUST ETAL		IRMA K. PFUND REVOCABLE TRUST ETAL	
RAY FRANKLIN & SUSAN QUENTIN EDWARDS		CARMELO VITALE & CAROLYN SULLIVAN		DOROTHY WELLS EDWARDS	

320713	14	15	16	2	
HOMER B. HERRICK		RICHARD A. HERRICK		VINCENT F. & KAREN TAFORANSKI	
REBECCA A. GUSTAFSON		ERWIN S. MAYER ETAL		CARL M. HERMAN	
JAMES E. FELTON ET UX		JEANNE I. M. WHITTEMORE		FRANCIS PATRICK KILCOYNE ET UX	
ROBERT KULESZA		ROBERT KULESZA		ROBERT KULESZA	

WASHINGTON

STREET

10	9	8	7	6	5
EL PATIO MOTEL					
EUGENE H. PFUND REVOCABLE TRUST ETAL		EUGENE H. PFUND REVOCABLE TRUST ETAL		JOSEPH J. FAMILARO 1977 TRUST + BERNARD H. KINZER 1997 TRUST	
PAUL J. MITCHELL		BEN J. & MARY E. WITTAKER		TIMOTHY J. RYAN	
MARTIN G. LUNEN III & CLAIRE J.		JOSEPH B. ALLEN JR. ET UX		LILLIAN LUJAN LOPEZ	

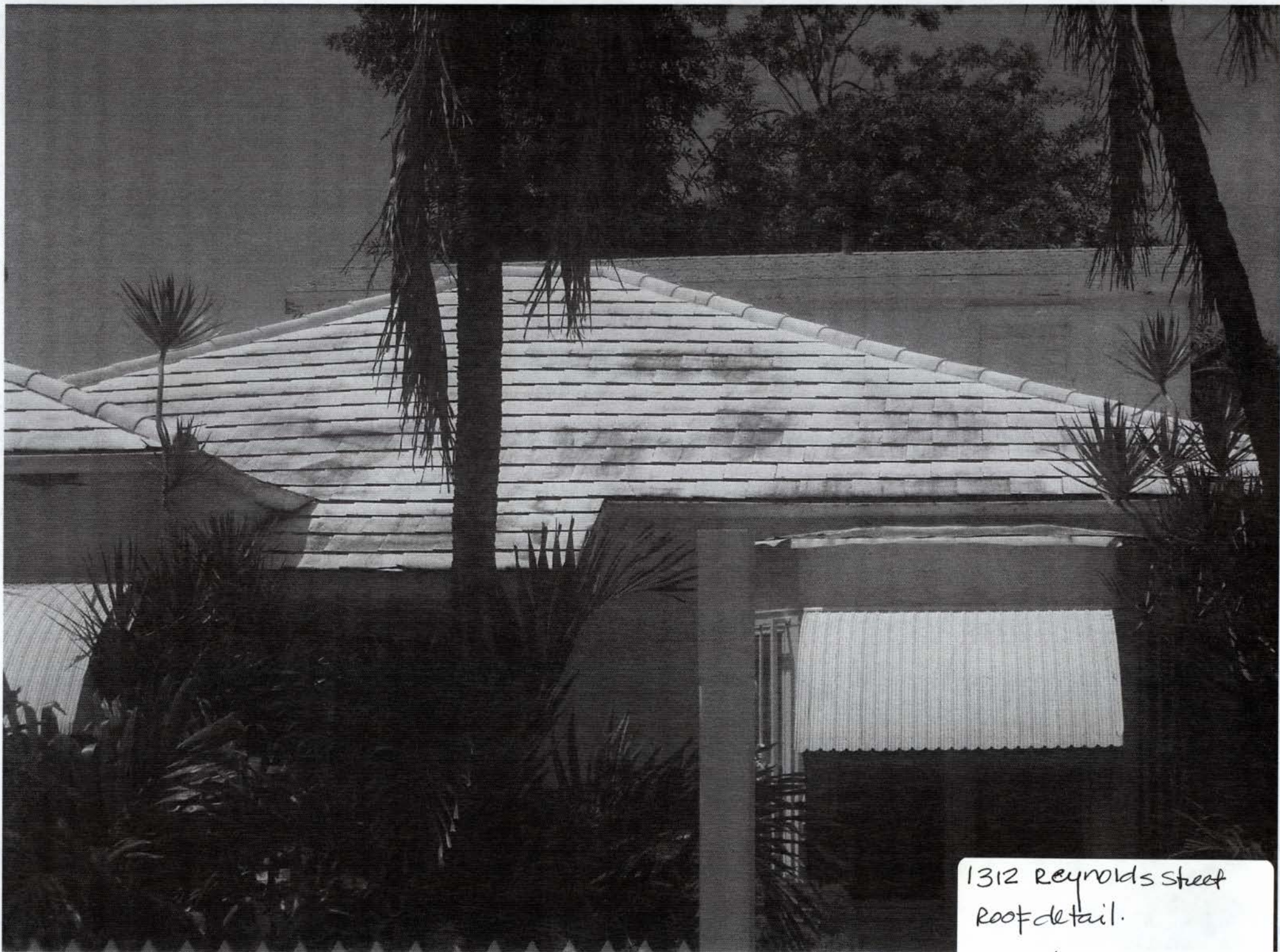
11	12	13	14	1	
LINDA WESTERN CURTIS		HELEN M. CRIMMINS		BROOKS H. CATHEY	
JOANNE TARRANTINO		RICHARD H. CASSEDDY		EDWARD A. & BARBARA LIPCHAK	
R. LEINBACH CHAPIN		PORTIA E. WILLIAMS		FOUAD & EVAGELIA SAMAHA	
KENNETH JAY WESCHLER		KENNETH JAY WESCHLER		KENNETH JAY WESCHLER	

WADDELL AVENUE

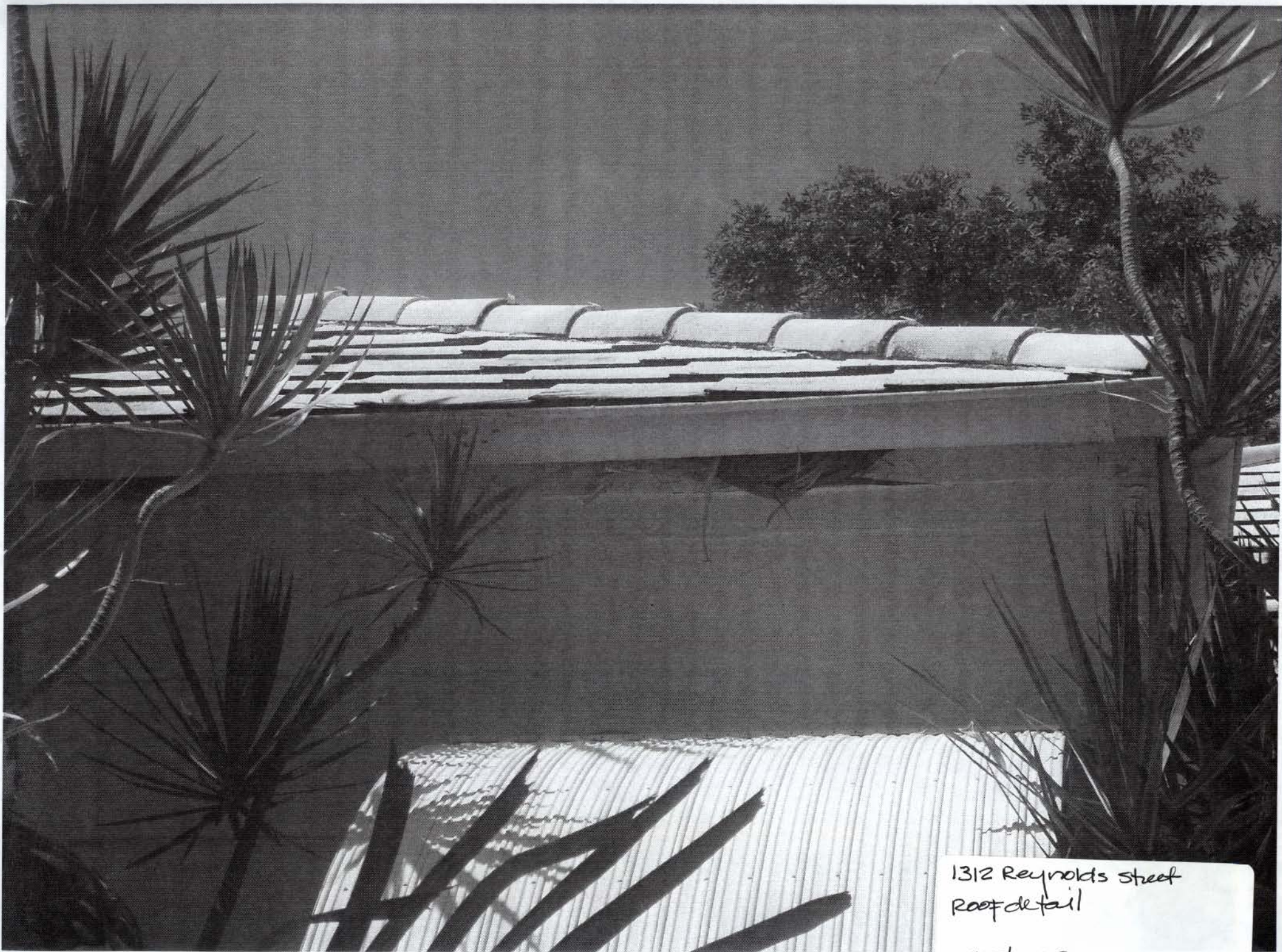
VONPHISTER ST



MO1806
1312 Reynolds Street
Key West
Monroe
Feb. 2004



1312 Reynolds Street
Roof detail.
Sept. 2000

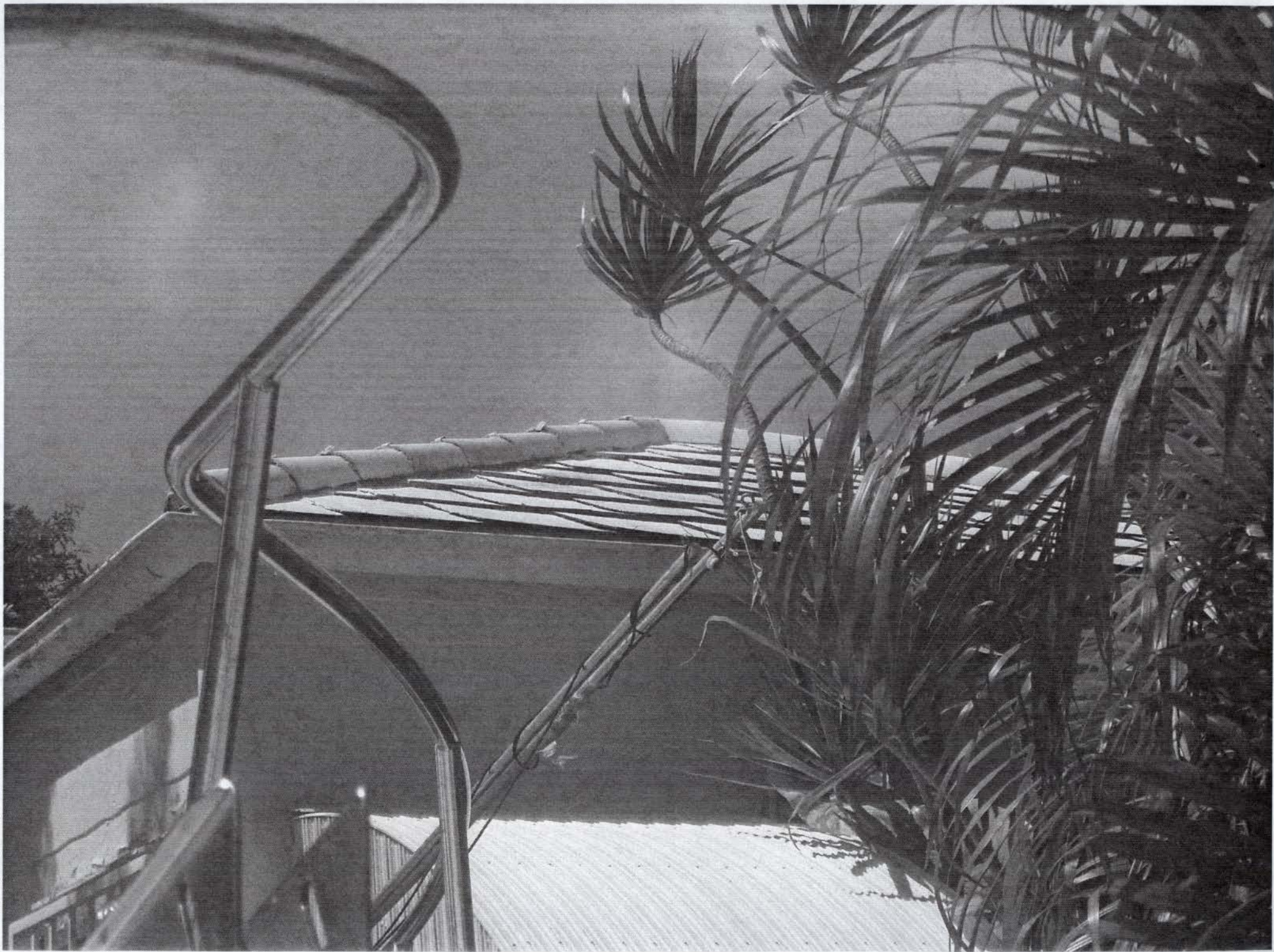


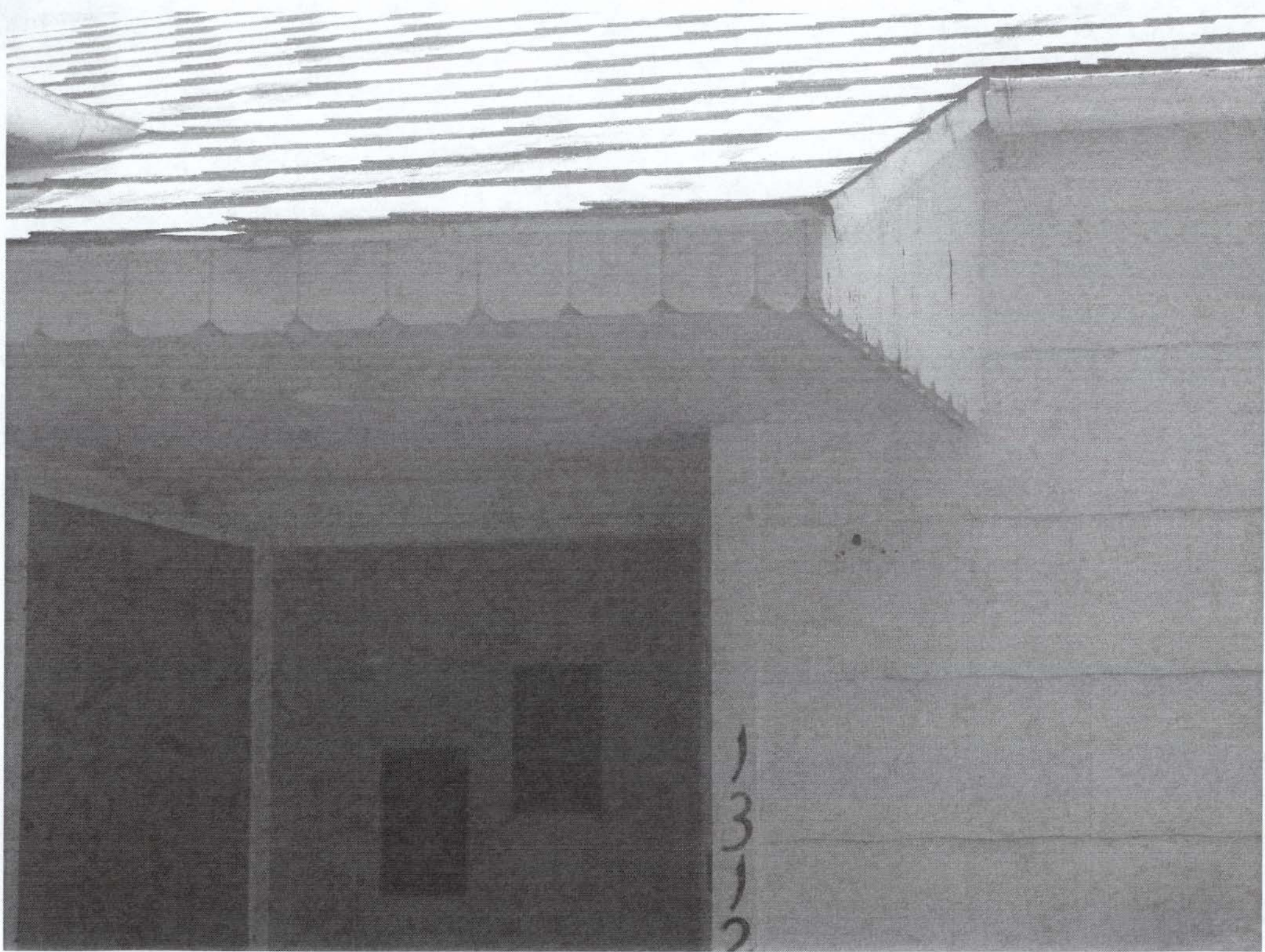
1312 Reynolds Street
Roof detail

Sept. 2007



1312 Reynolds Street
Main facade notice
clay tiles over ridge
of hip roof sept 2009





1
3
1
2



1312 Reynolds Street
Main Facade
Sept. 2005

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1037885 Parcel ID: 00037130-000000

Ownership Details

Mailing Address:
 BLANCHETTE BRIAN C AND KIMBERLY L
 1312 REYNOLDS ST
 KEY WEST, FL 33040

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 05-68-25
 Property Location: 1312 REYNOLDS ST KEY WEST
 Legal Description: KW WHITE & PIERCE DIAGRAM N-613 PT LOTS 48-49 51 ALL 50 SQR 4 TR 17 H1-350 OR692-159/60L/E OR708-466/67WILL OR708-468/69EST-PROB #77-62-CP-23 OR1894-882DC OR1915-1744/45 OR1915-1746/47 OR1915-1748/49(LG)

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
010D - RESIDENTIAL DRY	50	100	5,000.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1641
 Year Built: 1941

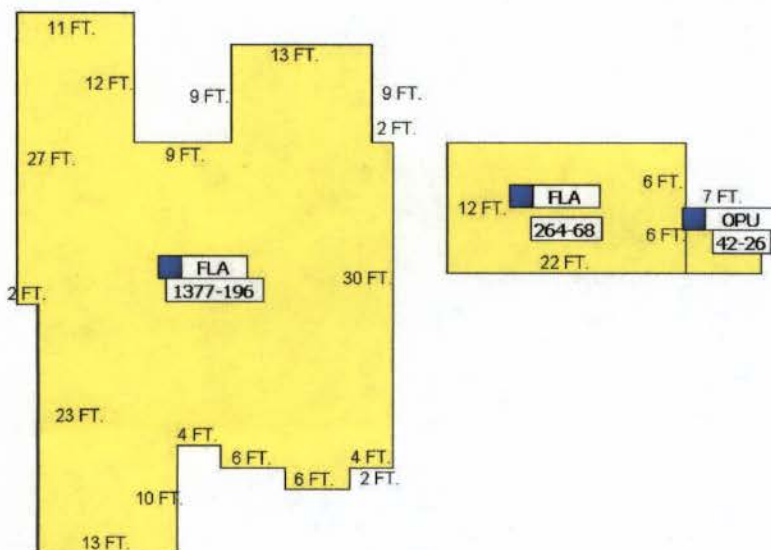
Building 1 Details

Building Type R2 Condition A Quality Grade 550
 Effective Age 13 Perimeter 264 Depreciation % 14
 Year Built 1941 Special Arch 0 Grnd Floor Area 1,641
 Functional Obs 0 Economic Obs 0

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.
 Roof Type IRR/CUSTOM Roof Cover CONC/CLAY TILE Foundation CONC BLOCK
 Heat 1 NONE Heat 2 NONE Bedrooms 3
 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	1	1990	N	N	0.00	0.00	1,377
3	FLA	1:WD FRAME	1	1990	N	N	0.00	0.00	264
4	OPU		1	1990	N	N	0.00	0.00	42

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	1,200 SF	200	6	2005	2006	2	30
0	FN2:FENCES	400 SF	100	4	2005	2006	2	30
1	PT3:PATIO	60 SF	20	3	1968	1969	1	50
2	PT3:PATIO	180 SF	30	6	1968	1969	1	50

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	03-1107	03/28/2003	12/23/2003	2,400	Residential	ELECTRIC-UPGRADE
2	03-3517	10/02/2003	12/23/2003	1,500	Residential	SEWER LINE
3	05-2934	07/22/2005	12/02/2005	6,000	Residential	INSTALL PICKET FENCE

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
2009	209,308	5,616	382,543	597,467	545,167	25,000	520,167
2008	194,311	5,784	350,000	550,095	535,268	25,000	510,268
2007	294,816	6,008	350,000	650,824	543,028	25,000	518,028
2006	375,690	6,176	450,000	831,866	568,046	25,000	543,046
2005	350,345	576	325,000	675,921	520,808	25,000	495,808
2004	217,414	576	250,000	467,990	467,990	25,000	442,990
2003	190,168	0	128,750	318,918	194,432	25,500	168,932
2002	155,822	0	128,750	284,572	185,576	25,500	160,076
2001	133,098	0	128,750	261,848	179,735	25,500	154,235
2000	139,050	0	93,750	232,800	171,073	25,500	145,573
1999	117,408	0	93,750	211,158	164,092	25,500	138,592
1998	104,057	0	93,750	197,807	159,904	25,500	134,404
1997	83,568	0	83,750	167,318	152,883	25,500	127,383
1996	67,153	0	83,750	150,903	146,583	25,500	121,083
1995	61,184	0	83,750	144,934	142,642	25,500	117,142
1994	54,717	0	83,750	138,467	138,467	25,500	112,967
1993	54,717	0	83,750	138,467	138,467	25,500	112,967
1992	66,755	0	83,750	150,505	150,505	25,500	125,005
1991	66,755	0	83,750	150,505	150,505	25,500	125,005
1990	73,541	0	66,250	139,791	139,791	25,500	114,291
1989	66,855	0	62,500	129,355	129,355	25,500	103,855
1988	34,680	0	51,250	85,930	85,930	25,500	60,430
1987	34,275	0	37,250	71,525	71,525	25,500	46,025
1986	34,464	0	36,000	70,464	70,464	25,500	44,964
1985	33,478	0	21,250	54,728	54,728	25,500	29,228
1984	31,216	0	21,250	52,466	52,466	25,500	26,966
1983	31,216	0	21,250	52,466	52,466	25,500	26,966
1982	31,849	0	18,550	50,399	50,399	25,500	24,899

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
7/29/2003	1915 / 1744	478,200	<u>WD</u>	<u>Q</u>

This page has been visited 85,881 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

Meeting Minutes

It was moved by Carlos Rojas to table due to the incompleteness of the application. There being no second, Mr. Rojas withdrew his motion.

It was moved by Nils Muench to disapprove. There was no second. Motion failed.

Vice Chair Peter Batty questioned the age of the structure of the Preservation Planner as being her reason to deny. Her response was the character of the particular urban block.

Alternate Gary F. Smith spoke of the need for visuals.

It was moved by Nils Muench, seconded by George Galvan, to disapprove. Motion carried.

APPROVED _____ DISAPPROVED X TABLED _____

CL2. H09-09-11-1044 1312 Reynolds Street, Dan Ace Roofing

Remove concrete shingles. Replace with v-crimp.

This is a contributing structure, circa 1930. Brian Wench, owner, represented the project. He stated that they presently had concrete shingles and were requesting v-crimp.

There was no public input.

Preservation Planner Enid Torregrosa reviewed the Staff Report for the Board. Page 26, "Roofing. Roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless HARC believes the replacement material to be more suitable than the existing roofing material." Ms. Torregrosa stated that in her research she determined that this was one of the few structures left in town that had concrete shingles. She felt that changing them would diminish the historic integrity of the structure.

Nils Muench, Page 26.1 "Historical roofing materials such as metal shingles should be preserved when possible. If replacement is necessary, similar metal shingles must be used, not inappropriate roofing materials such as v-crimp metal."

Preservation Planner Enid Torregrosa stated that they were not eligible for economic hardship.

It was moved by Nils Muench, seconded by Chairperson Barbara Bowers, to deny based on Guidelines page 26.1.

Carlos Rojas didn't feel that there were architectural qualities that made it a contributing structure.

Page 26.1. Assistant City Attorney Ronald Ramsingh stated "If a roof can be shown to have been made of another material such as wood shingles or slate, it may be replaced with that material." not must.

George Galvan questioned the age of the house. Preservation Planner Enid Torregrosa responded circa 1930.

Call to question:

Yes: George Galvan, Nils Muench, Chairperson Barbara Bowers,

No: Vice Chair Peter Batty, Carlos Rojas

APPROVED _____ DISAPPROVED X TABLED _____

CL3. H09-09-16-1069 **625/627 Whitehead Street, S.A.A./ Mark Goldstein and Jon Harper**

Retile front porch 6' x 12', (existing tile mosaic) using 6" x 6" tumbled slate tiles.

Mark Goldstein represented the project. He presented further photographs to clarify their request. He stated that the broken tile porch was in complete disrepair and was becoming unsafe. The structure was commercial, circa 1900. The porch is concrete so would not have been historic. They would like to use tumbled slate tile.

There was no public input.

Preservation Planner Enid Torregrosa reviewed the Staff Report for the Board. She stated that there was an application in 2007 to repair the porch; however, apparently the work was never done.

Correspondence



Enid Torregrosa <etorregr@keywestcity.com>

Economic Hardship application

4 messages

Enid Torregrosa <etorregr@keywestcity.com>**Tue, Oct 18, 2011 at 12:19 PM**

To: kimberlyblanchette@rocketmail.com

Dear Kimberly;

Good morning. Your husband submitted an Economic hardship application for #1312 Reynolds Street last October 3rd. I explained to him that under the applicable criteria he just marked that the total household income is below 80 percent of the median income for the city but did not mark that you are currently receiving fixed income benefits such as; social security, aid to families with dependent children or private pension benefits. In the form it is clear that you need to be receiving one or more of the fixed income benefits **and** that you also has a total income below the 80% median. There was no documentary evidence that was submitted in order to support your request for the economic hardship.

I am including this application on the agenda for the next HARC meeting that will take place next Wednesday October 26 at 6:00pm at Old City Hall, 510 Greene Street. Please consider this e-mail as your notice to the meeting. You will need to be present during the meeting.

If there is any other document that will support your request be advised that I need copy of it no later than Thursday October 20th at 12:00 noon.

I tried to contact your husband on the phone number he wrote on the application but there is no voice mail available.

Hope to hear from you soon.

Have a great day!

Enid Torregrosa
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973 Direct
305.808.3978 Fax

Enid Torregrosa <etorregr@keywestcity.com>**Tue, Oct 18, 2011 at 4:30 PM**

To: Bonnita Myers <bmyers@keywestcity.com>

FYI

Enid

[Quoted text hidden]

Kimberly Blanchette <kimberlyblanchette@rocketmail.com>**Wed, Oct 19, 2011 at 9:17 AM**

Reply-To: Kimberly Blanchette <kimberlyblanchette@rocketmail.com>
To: Enid Torregrosa <etorregr@keywestcity.com>

Enid,

What is the median for the city.

Kimberly

From: Enid Torregrosa <etorregr@keywestcity.com>

To: kimberlyblanchette@rocketmail.com

Sent: Tuesday, October 18, 2011 12:19 PM

Subject: Economic Hardship application

[Quoted text hidden]

Enid Torregrosa <etorregr@keywestcity.com>
To: Kimberly Blanchette <kimberlyblanchette@rocketmail.com>

Wed, Oct 19, 2011 at 9:45 AM

Dear Kimberly:

The median income for Monroe County is \$71,400.

Hope this information helps.

Enid

[Quoted text hidden]

Transmission Report

Date/Time 07-20-2010
 Local ID 1 3058093978
 Local ID 2

10:45:02 a.m.

Transmit Header Text
 Local Name 1
 Local Name 2

This document : Confirmed
 (reduced sample and details below)
 Document size : 8.5"x11"



3140 Flagler Avenue
 Key West, Florida 33040
 Phone: 305-809-3973
 Fax: 305-809-3739

PLANNING DEPARTMENT

Fax

To: A.H. Cintron	From: Enid Tomczak
Fax: 296-4331	Pages: 16
Phone: 296-5676	Date: July 20, 2010
Re: Reynolds project.	CC:
Back	
Licenses	
<input checked="" type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input checked="" type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle	
• Comments: <u>Please see your review.</u> <div style="text-align: center; margin-top: 5px;"> thanks </div>	

K:\FORMS\Fax Cover Sheet.doc

Total Pages Scanned : 16

Total Pages Confirmed : 16

No.	Job	Remote Station	Start Time	Duration	Pages	Line	Mode	Job Type	Results
001	068	305 296 4331	10:41:23 a.m. 07-20-2010	00:02:46	16/16	1	EC	HS	CP28800

Abbreviations:

HS: Host send	PL: Polled local	MP: Mailbox print	TU: Terminated by user
HR: Host receive	PR: Polled remote	CP: Completed	TS: Terminated by system
WS: Waiting send	MS: Mailbox save	FA: Fail	RP: Report
			G3: Group 3
			EC: Error Correct

3140 Flagler Avenue
Key West, Florida 33040
Phone: 305-809-3973
Fax: 305-809-3739



PLANNING DEPARTMENT

Fax

To: A.H. Cintron From: Enid Torregrosa
Fax: 296.4331 Pages: 16
Phone: 296.5676 Date: July 20, 2010
Re: Reynolds project. CC:
Back
Licenses

Urgent For Review Please Comment Please Reply Please Recycle

• Comments: Please for your review.

thanks
Enid

Enid Torregrosa

From: Enid Torregrosa
Sent: Tuesday, July 20, 2010 10:37 AM
To: 'kwlawyer@bellsouth.net'
Subject: 1312 Reynolds
Attachments: DOC063.PDF

Dear Attorney Cintron:

I left a message on your office last Thursday regarding the above reference project. Your client stop by my office during that morning and I sugested him to contact you. On that same day I spoke to Mrs. Mitzi Krabell 305.304.2629. She is part of the Old Island Restoration Foundation and asked me if I though about any posible candidate for grants that the Foundation will have available for restoration projects. I though that your client can benefit from this grant. Although my understanding is that the money will not be available until September and the maximum grant is \$2,000 I think it will be good to apply for it. I asked her if I can give you her number.

Regarding the materials for the roof, I have been doing some research and found two composite shake tiles that have NOA's from Miami Dade County. I usually do not recommend any particular material but I understand this case needs to be resolve soon. I believe the materials will address both issues protect the house and aesthetics. I am researching under fiber cementous or composite shake.

I am including copies of the NOA's in this e-mail. Please let me know how can I be of an assistance to you.

Best Regards;

Enid Torregrosa, MSHP
Historic Preservation Planner
Planning Department
City of Key West
3140 Flagler Avenue
PO Box 1409
Key West, Florida 33041-1409
305.809.3973p 305.809.3739f
etorregr@keywestcity.com



Building Code Compliance Office

Product Information

Detail Applicant Information

Applicant	Titan Manufacturing, LLC.
Contact	Bilubob Boor
Address	W6606 Wege Road
City	Orlando
State	Florida
ZipCode	54944
Phone	(920) 428-6472
Fax	(866) 859-8607
Email	bboor@titanroofsystems.com
Internet	

You may also be interested in other N.O.A. files approved for the above Applicant

NOA	Description	Expires
08-0709.03	"Old World Spanish A4 Composite Tile"	September/18/2013
09-0209.01	Titan Shake Class A	March/18/2014
09-0226.03	Titan Shake Class C	April/8/2014
09-0218.12	Titan Old World Spanish	April/22/2014
09-0218.13	Titan Old World Slate Class A	August/12/2014
09-0226.04	Titan Old World Slate Class C	August/12/2014



**BUILDING CODE COMPLIANCE OFFICE (BCCO)
PRODUCT CONTROL DIVISION**

**MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908**

NOTICE OF ACCEPTANCE (NOA)

**Titan Manufacturing, Inc.
W6606 Wege Rd.
Hortonville, WI 54944**

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Titan Shake Class A

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA consists of pages 1 through 6.

The submitted documentation was reviewed by Alex Tigera.



**NOA No.: 09-0209.01
Expiration Date: 03/18/14
Approval Date: 03/18/09
Page 1 of 6**

ROOFING ASSEMBLY APPROVAL

Category: Roofing
Sub-Category: Roofing Tile
Materials: Composite
Deck Type: Wood
Maximum Design Pressure -131.75 psf

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
Titan Shake Class A	Length: 24-1/4" Width: 12", 7", and 5" Thickness: 0.96" tapered to 0.22"	TAS 125	Shake looking composite shingle for use in mechanically attached systems.
Eave Starter	Length: 16" Width: 14" Thickness: 0.57" tapered to 0.135"	TAS 125	Composite shingle for use as a starter course with the Titan Shake Class A.

EVIDENCE SUBMITTED:

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
ETC Laboratories	ETC-07-718-20129.0	ASTM D 2843 ASTM D 1929 ASTM D 635	10/22/07
PRI Construcion Materials Technologies	TMIC-006-02-01	ASTM G 155	06/18/08
Southwest Research Institute	01.13537.01.301a	ASTM E 108	01/18/08
PRI Construcion Materials Technologies	TMIC-005-02-01	TAS 100	07/13/07
Hurricane Test Laboratory, LLC.	0497-0202-08	TAS 125	09/19/08



NOA No.: 09-0209.01
Expiration Date: 03/18/14
Approval Date: 03/18/09
Page 2 of 6

APPROVED ASSEMBLIES:

SYSTEM A: Titan Shake Class A
Deck Type: Wood, Non-insulated
Deck Description: 1⁹/₃₂" or greater plywood or wood plank
Slope Range: 2":12" or greater
Maximum Uplift See **Maximum Design Pressures Below**

Deck Attachment: In accordance with applicable building code, but in no case shall it be less than # 8d annular ring shank nails spaced 6" o.c. In reroofing, where the deck is less than 1⁹/₃₂" thick (Minimum 1⁵/₃₂"") the above attachment method must be in addition to existing attachment.

Underlayment: Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 1/4" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any approved underlayment having a current NOA.

Valleys: Valley construction shall be in compliance with Roofing Application Standard RAS 118 and with Titan Manufacturing LLC's current published installation instructions.

Fire Barrier Board: Any approved fire barrier having a current NOA. Or for class A or B fire rating, install minimum 1/4" thick Georgia Pacific "Dens Deck" (with current NOA) or minimum 4mm thick of Tritex, RockRoof (with current NOA) or 5/8" water resistant type X gypsum sheathing with treated core and facer.

Eave Starter: Install starter over urethane caulk flush with the drip edge. Mechanically fasten the starter with two (2) 11 gauge 1-3/4" x 3/8" stainless steel ring shank nails placed 10-1/2" from the eave edge and 1-1/2" in from each side.

Tile Installation: Install the "Titan Shake Class A" and accessories in compliance with the current published installation instructions and details in Titan Manufacturing LLC's Installation Manual. Flashings, penetrations, valley construction and other details shall be constructed in compliance with Roofing Application Standard RAS 133.

Each shake is installed with (2) two 1/8" diameter stainless steel ring shank nails of sufficient length to penetrate through the sheathing a minimum 3/16" of an inch, through the designated nail holes. **(See Detail A)**

The adjoining shake is laid next to the existing shake with a 3/8" gap. The next row is laid with an 8" exposure. **(See Detail B)**

Maximum Design Pressure: -131.75psf (See General Limitaiton #2)



SYSTEM LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current approved Roofing Materials Directory for fire rating of this product.
2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. All tiles shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved" or with the Miami-Dade Product Control Seal as seen below.



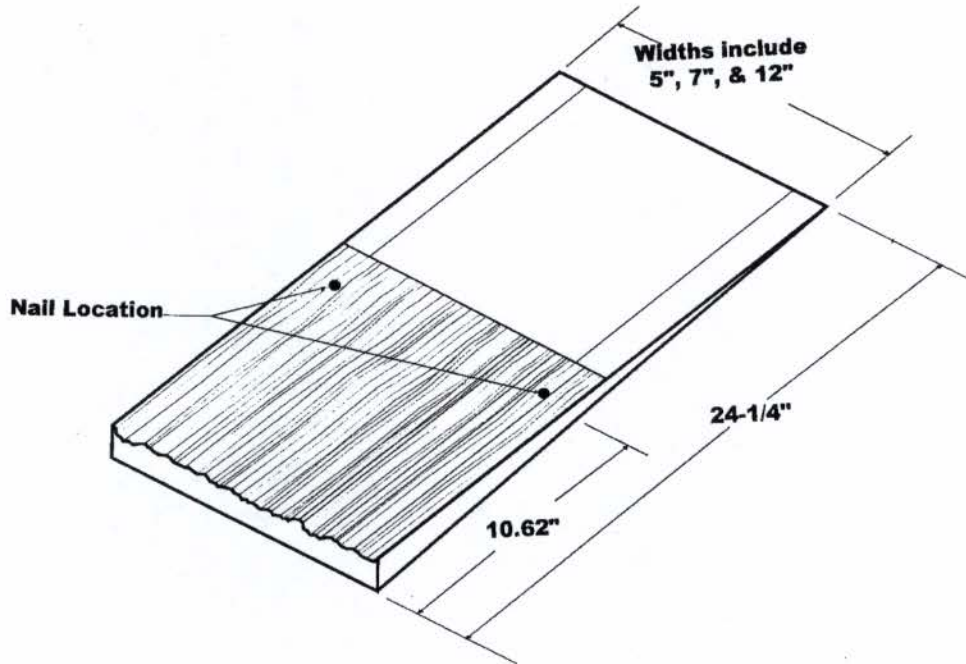
4. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9B-72 of the Florida Administrative Code.

MANUFACTURING LOCATION:

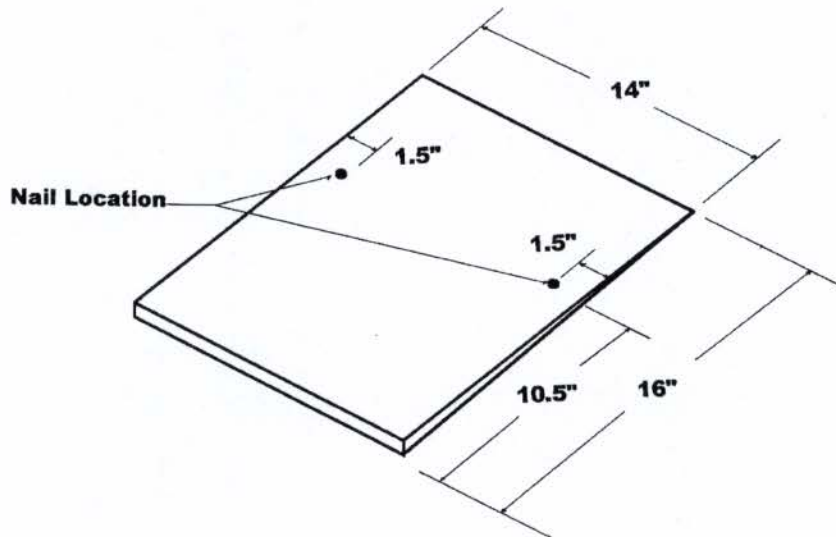
1. West Liberty, IA



**PROFILE DRAWINGS
DETAIL A**



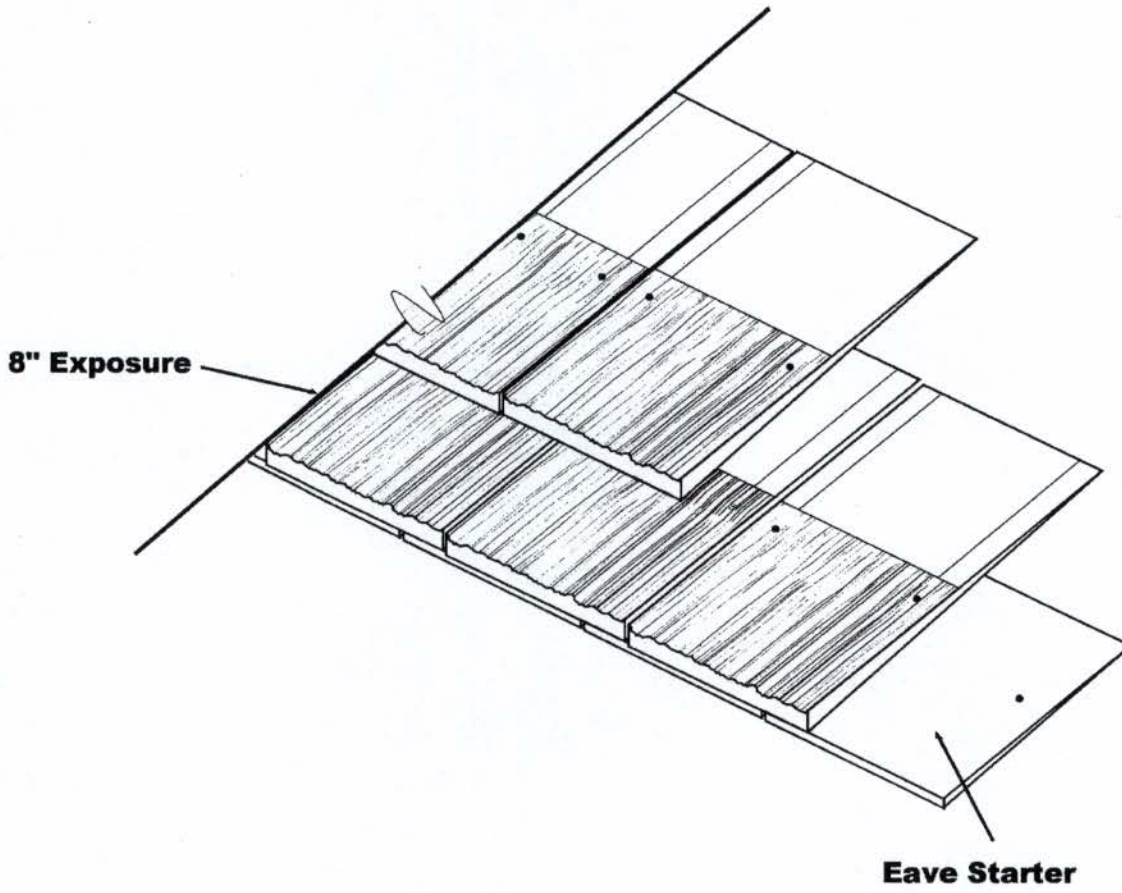
TITAN SHAKE CLASS A



EAVE STARTER



DETAIL B



END OF THIS ACCEPTANCE



NOA No.: 09-0209.01
Expiration Date: 03/18/14
Approval Date: 03/18/09
Page 6 of 6

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Siding Costs and Estimates

Up to \$500 Rebate Hardie

Fiber Cement ColorPlus Siding
Preferred JamesHardie®
Remodeler
www.HolemanHomesInc.com

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Compare Fiber Cement Siding
Prices. Search By Price & Area For
Free.

FiberCementSiding.Reply.com

Hardi Siding

Local Hardie Siding Estimates
From Top Rated Local
Professionals
RemodelRepairReplace.com/Siding

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About Me

Name: Elizabeth Jane

Location: dallas, texas

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Tuesday, January 29, 2008

Fiber Cement Shake

I have been holding off writing about Fiber Cement shake until I really did a good job of researching the products. There are primarily three companies that manufacture a fiber cement shake and each of the companies has advantages.

The 3 companies [Nichiha Fiber Cement](#), [James Hardie](#) and [Certainteed](#). James Hardie and Certainteed manufacture a 5/16 product while Nichiha Manufactures a 5/16 and a half inch fiber cement shake. The other advantage that Nichiha and Cetainteed have over James Hardie is that they offer a prefinished series of cement shakes that can give you a finish that is very close to authentic cedar and this can only be done in house.

Nichiha offers the only 1/2 **fiber cement shake** that is prefinished. To see the fiber cement shakes from Nichiha then click here. They are in a panel series. Nichiha offers both panel and individual primed shakes. James Hardie offers both panels straight edge and staggered as well s individual shake, none of them are prefinihsed or primed.

posted by Elizabeth Jane @ 6:52 AM

0 COMMENTS:

[Post a Comment](#)

[<< Home](#)

*I sent an e-mail
to Nichiha
Fiber cement for
NOA's*



Building Code Compliance Office

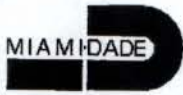
Product Information

Detail Applicant Information

Applicant	DaVinci Roofscapes, LLC
Contact	Tim Gentry
Address	1413 Osage Ave
City	Kansas City
State	Kansas
ZipCode	66105
Phone	913.599.0766
Fax	(913) 599-0065
Email	tgentry@davinciroofscapes.com
Internet	

You may also be interested in other N.O.A. files approved for the above Applicant

NOA	Description	Expires
06-0308.03	DaVinci Slate	July/12/2012
07-1203.03	DaVinci Shake	February/21/2013
09-0929.09	Bellaforte Slate	December/16/2014



**BUILDING CODE COMPLIANCE OFFICE (BCCO)
PRODUCT CONTROL DIVISION**

**MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908**

NOTICE OF ACCEPTANCE (NOA)

**DaVinci Roofscapes, LLC.
1413 Osage Ave
Kansas City, KS 66105**

Do not know Fire rate.

SCOPE: This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by the BCCO and accepted by the Building Code and Product Review Committee to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Division (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: DaVinci Shake

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA consists of pages 1 through 5.
The submitted documentation was reviewed by Alex Tigera.



**NOA No. 07-1203.03
Expiration Date: 02/21/13
Approval Date: 02/21/08**

ROOFING ASSEMBLY APPROVAL

Category: Roofing
Sub-Category: Shake
Materials: Composite
Deck Type: Wood
Maximum Design Pressure: -93.5 psf
Fire Classification: See General Limitation #1

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
DaVinci Shake	22" long 4", 6", 7", 8" & 9" width Tapered 1/2" - 1/8" thick	TAS 110	Shake looking composite shingle with tapered back.

EVIDENCE SUBMITTED:

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
PRI Asphalt Technologies	DRM-010-02-01	TAS 100	07/18/07
	DRM-001-02-01	ASTM G 26	09/29/04
Intertek ETL Semko	3087829	ASTM D 2843	01/25/06
	3061879(d)	ASTM D1929	01/25/06
	3061879(b)	ASTM D635	09/21/05
	3128992COQ-004	TAS 125	07/31/07



APPROVED SYSTEMS:

Deck Type: Wood, Non-insulated

Deck Description: $1\frac{9}{32}$ " or greater plywood or wood plank.

Slope Range: 2:12 or greater

Maximum Uplift

Pressure: The maximum allowable uplift pressure shall be **-93.5 psf**.

Deck Attachment: In accordance with applicable Building Code, but in no case shall it be less than #7 x 2" wood screws spaced 6" o.c. In reroofing, where the deck is less than $1\frac{9}{32}$ " thick (Minimum $1\frac{5}{32}$ "") The above attachment method must be in addition to existing attachment.

Underlayment: Underlayment shall be applied in accordance with applicable Building Code. Two plies of ASTM D 226 Type II felt overlapped 19" and 6" end lap. Underlayment shall be installed with minimum 12 ga. corrosion resistant ring shank nails and tin caps, spaced 12" o.c. staggered in the field and 6" o.c. at the laps. Or, any approved underlayment having a current NOA. A full width of W.R. Grace Ice and Water Shield shall be placed around the perimeter of the entire roof over the underlayment.

Valleys: Valley metal shall be a minimum 16" wide. Valley metal shall be set over a minimum full sheet of W.R. Grace Ice and Water Shield. Valley metal shall imbedded in roofing cement and be secure with roofing nails spaced a maximum 4" o.c. at outer most part of metal on each side. Valley edges shall be primed and embed a 6" wide asphalt coated fabric in a 8" wide bed of roofing cement. Place a second coat of roofing cement over the fabric. Valley detail shall be in accordance with the current published manufacturer's literature.

Ridge & Hips: See DaVinci's Roofscapes published installation manual for detail.

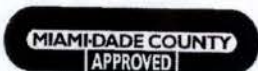
Starter: Install required starter over the edge 1". Fasten each starter with a minimum of two corrosion resistant roofing nails located 2-1/2" and 8" up from the butt edge of the shake. Nails shall be of sufficient length to penetrate sheathing $\frac{3}{16}$ ".

Application: DaVinci Slate shall be installed in accordance with DaVinci Roofscapes LLC. current published installation manual. DaVinci Slate shall have a maximum 9" exposure (see **Detail 'B'**). DaVinci Slate shall be fastened with a minimum of two 1-1/2" stainless steel roofing nails below the marked holes and 9-1/2" up from the butt edge (see **Detail 'A'**) and shall penetrate through underlying panel. Nails shall be of sufficient length to penetrate through the sheathing a minimum of $\frac{3}{16}$ ".

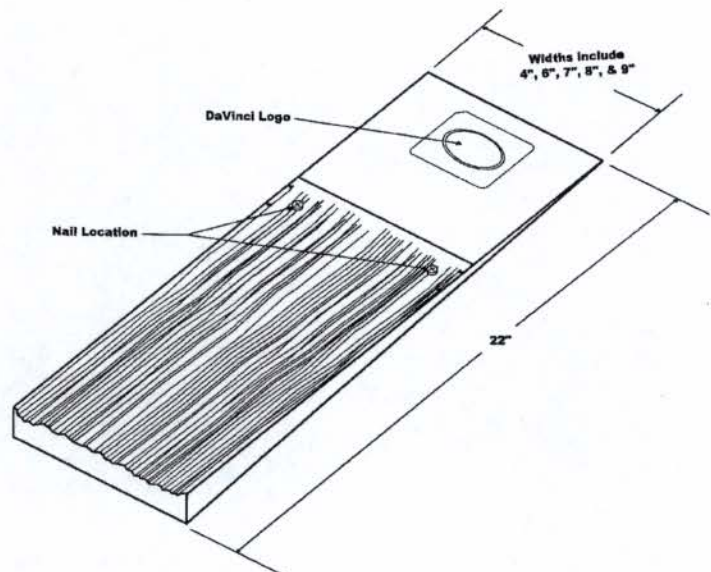


GENERAL LIMITATIONS:

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. The maximum designed pressure limitation listed shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. All shakes shall be permanently labeled with the manufacturer's name or logo, city, state and the following statement: "Miami Dade County Product Control Approved" or Miami Dade Product Control Approved Seal.
4. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9B-72 of the Florida Administrative Code.

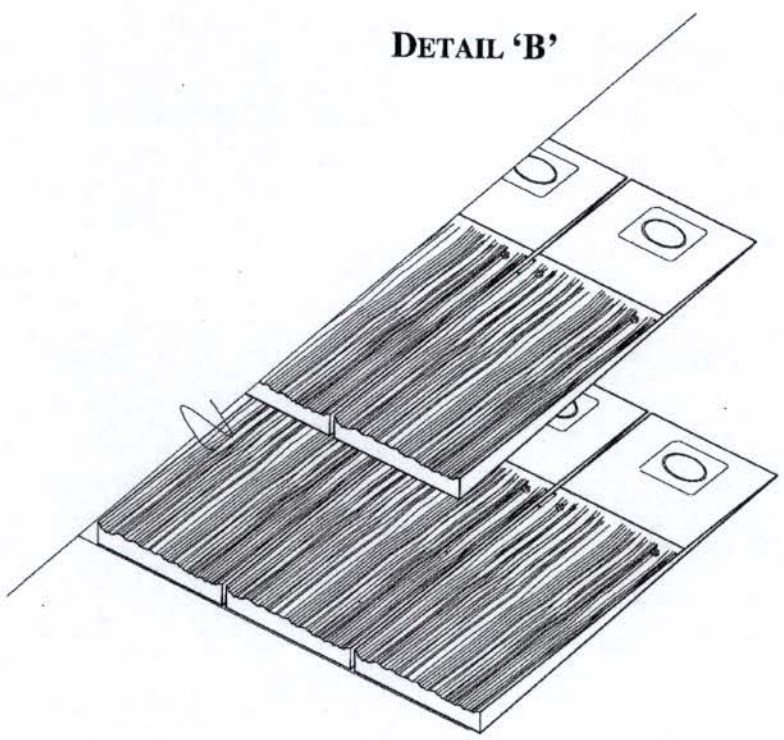


**DRAWINGS
DETAIL 'A'**



DA VINCI SLATE

DETAIL 'B'



END OF THIS ACCEPTANCE



NOA No. 07-1203.03
Expiration Date: 02/21/13
Approval Date: 02/21/08
Page 5 of 5

**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: 1037885 Parcel ID: 00037130-000000

Ownership Details

Mailing Address:
BLANCHETTE BRIAN C AND KIMBERLY L
1312 REYNOLDS ST
KEY WEST, FL 33040

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1312 REYNOLDS ST KEY WEST
Legal Description: KW WHITE & PIERCE DIAGRAM N-613 PT LOTS 48-49 51 ALL 50 SQR 4 TR 17 H1-350 OR692-159/60L/E OR708-466/67WILL OR708-468/69EST-PROB #77-62-CP-23 OR1894-882DC OR1915-1744/45 OR1915-1746/47 OR1915-1748/49(LG)

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
010D - RESIDENTIAL DRY	50	100	5,000.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1641
Year Built: 1941

Building 1 Details

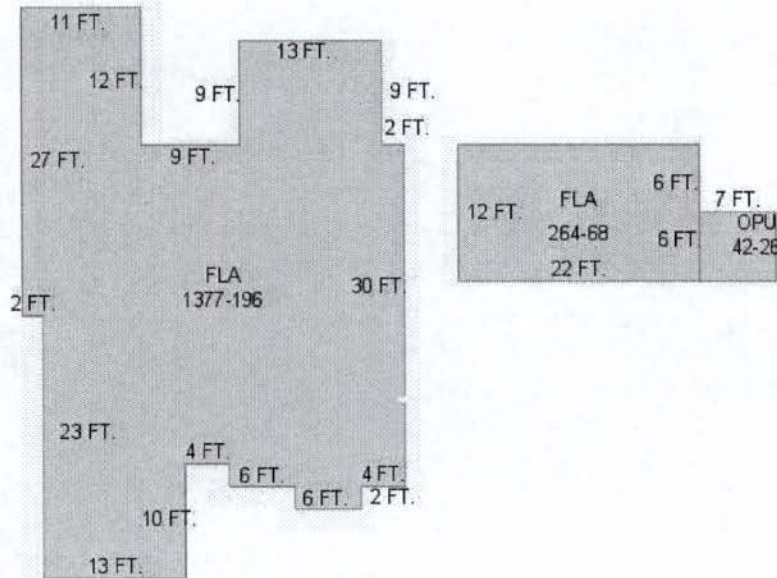
Building Type R2	Condition A	Quality Grade 550
Effective Age 15	Perimeter 264	Depreciation % 17
Year Built 1941	Special Arch 0	Grnd Floor Area 1,641
Functional Obs 0	Economic Obs 0	

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

Roof Type IRR/CUSTOM	Roof Cover CONC/CLAY TILE	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
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	1	1990	N	N	0.00	0.00	1,377
3	FLA	1:WD FRAME	1	1990	N	N	0.00	0.00	264
4	OPU		1	1990	N	N	0.00	0.00	42

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	1,200 SF	200	6	2005	2006	2	30
0	FN2:FENCES	400 SF	100	4	2005	2006	2	30
1	PT3:PATIO	60 SF	20	3	1968	1969	1	50
2	PT3:PATIO	180 SF	30	6	1968	1969	1	50

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	03-1107	03/28/2003	12/23/2003	2,400	Residential	ELECTRIC-UPGRADE
2	03-3517	10/02/2003	12/23/2003	1,500	Residential	SEWER LINE
3	05-2934	07/22/2005	12/02/2005	6,000	Residential	INSTALL PICKET FENCE

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	183,826	5,224	195,773	384,823	341,287	25,000	320,497
2010	186,041	5,448	139,216	330,705	330,705	25,000	305,705
2009	209,308	5,616	382,543	597,467	545,167	25,000	520,167
2008	194,311	5,784	350,000	550,095	535,268	25,000	510,268
2007	294,816	6,008	350,000	650,824	543,028	25,000	518,028
2006	375,690	6,176	450,000	831,866	568,046	25,000	543,046
2005	350,345	576	325,000	675,921	520,808	25,000	495,808
2004	217,414	576	250,000	467,990	467,990	25,000	442,990
2003	190,168	0	128,750	318,918	194,432	25,500	168,932
2002	155,822	0	128,750	284,572	185,576	25,500	160,076
2001	133,098	0	128,750	261,848	179,735	25,500	154,235
2000	139,050	0	93,750	232,800	171,073	25,500	145,573
1999	117,408	0	93,750	211,158	164,092	25,500	138,592
1998	104,057	0	93,750	197,807	159,904	25,500	134,404
1997	83,568	0	83,750	167,318	152,883	25,500	127,383
1996	67,153	0	83,750	150,903	146,583	25,500	121,083

1995	61,184	0	83,750	144,934	142,642	25,500	117,142
1994	54,717	0	83,750	138,467	138,467	25,500	112,967
1993	54,717	0	83,750	138,467	138,467	25,500	112,967
1992	66,755	0	83,750	150,505	150,505	25,500	125,005
1991	66,755	0	83,750	150,505	150,505	25,500	125,005
1990	73,541	0	66,250	139,791	139,791	25,500	114,291
1989	66,855	0	62,500	129,355	129,355	25,500	103,855
1988	34,680	0	51,250	85,930	85,930	25,500	60,430
1987	34,275	0	37,250	71,525	71,525	25,500	46,025
1986	34,464	0	36,000	70,464	70,464	25,500	44,964
1985	33,478	0	21,250	54,728	54,728	25,500	29,228
1984	31,216	0	21,250	52,466	52,466	25,500	26,966
1983	31,216	0	21,250	52,466	52,466	25,500	26,966
1982	31,849	0	18,550	50,399	50,399	25,500	24,899

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
7/29/2003	1915 / 1744	478,200	WD	Q

This page has been visited 89,925 times.

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