

**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 # H09-09-11-1044

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 house - 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 replaces 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:** 1<sup>9</sup>/<sub>32</sub>" 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 1<sup>9</sup>/<sub>32</sub>" thick (minimum 1<sup>5</sup>/<sub>32</sub>" ) 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.

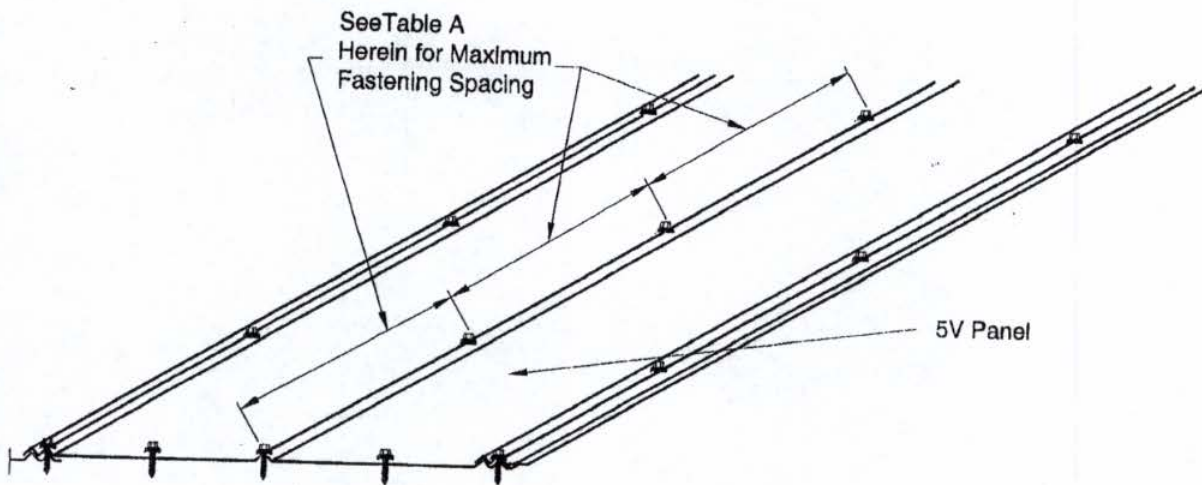
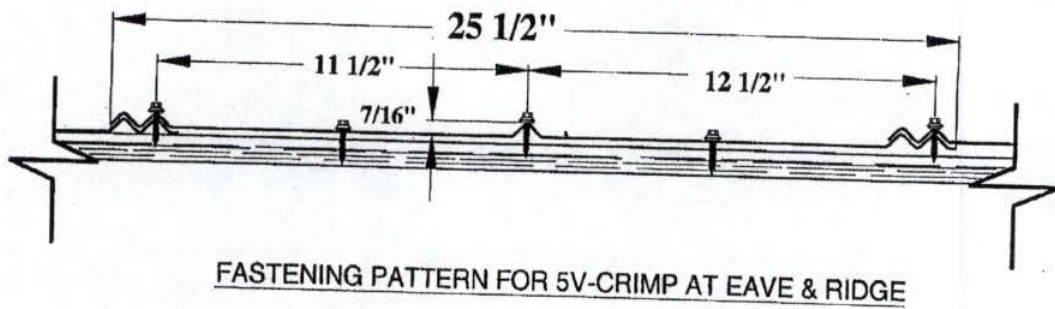
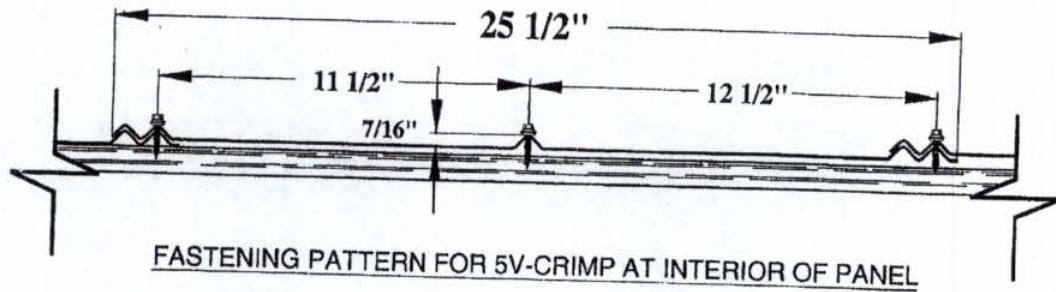
**Metal Panels and Accessories:** Install the "5V-Crimp Panels" and accessories in compliance with the current published installation instructions and details in Southeastern Metals Manufacturing Company's Installation Manual. Flashings, penetrations, valley construction and other details shall be constructed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

<b>Table A</b>		
<b>Maximum Design Pressure</b>		
	<b>Field</b>	<b>Perimeter and Corner<sup>1</sup></b>
<b>Maximum Design Pressure</b>	-67.25 psf.	-154.75 psf
<b>Maximum Fastener Spacing</b>	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**





# 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) 294-2580  
FAX LINE (305) 294-8420  
LICENSED AND INSURED

CERTIFICATE OF COMPETENCY  
STATE OF FLORIDA  
RC 0034111 SP 2008

CERTIFICATE OF COMPETENCY  
MONROE COUNTY  
RC 402

**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 OBTAIN THE NECESSARY PERMIT AND EACH STAFF MEMBER 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 JOB AND INCLUDE A CHECKOUT WITH COMMENTS. THE SIZE SAWS WE ARE REQUIRED TO USE WILL COME THROUGH. IF YOU HAVE EXPOSED CEILING 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 TREES, SHRUBS, 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, DIRT OR DEBRIS FILTERING THROUGH, ETC. BECAUSE OF 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 \$10,000.00  
DEPOSIT \$ 5,000.00

I, THE UNDERSIGNED, AGREE TO THE TERMS OF SERVICE.  
THIS IS A LEGAL DOCUMENT.

MR. Brian Blanchette 7-22-09

MRS.

DAYTIME PHONE:  
305 (587-7353)

OWNERS OR AGENT SIGNATURE

DATE SIGNED

PLEASE SIGN, DATE, AND RETURN ONE COPY.

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

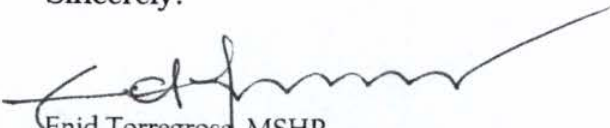
Dear Dan:

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](mailto: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.*

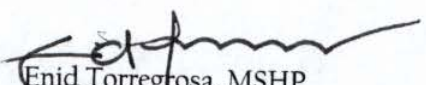
October 16, 2009  
Mrs. Kimberley Blanchette  
Page 2/2

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](mailto:etorregr@keywestcity.com)

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

**Remove concrete shingles. Replace with v-crimp.**

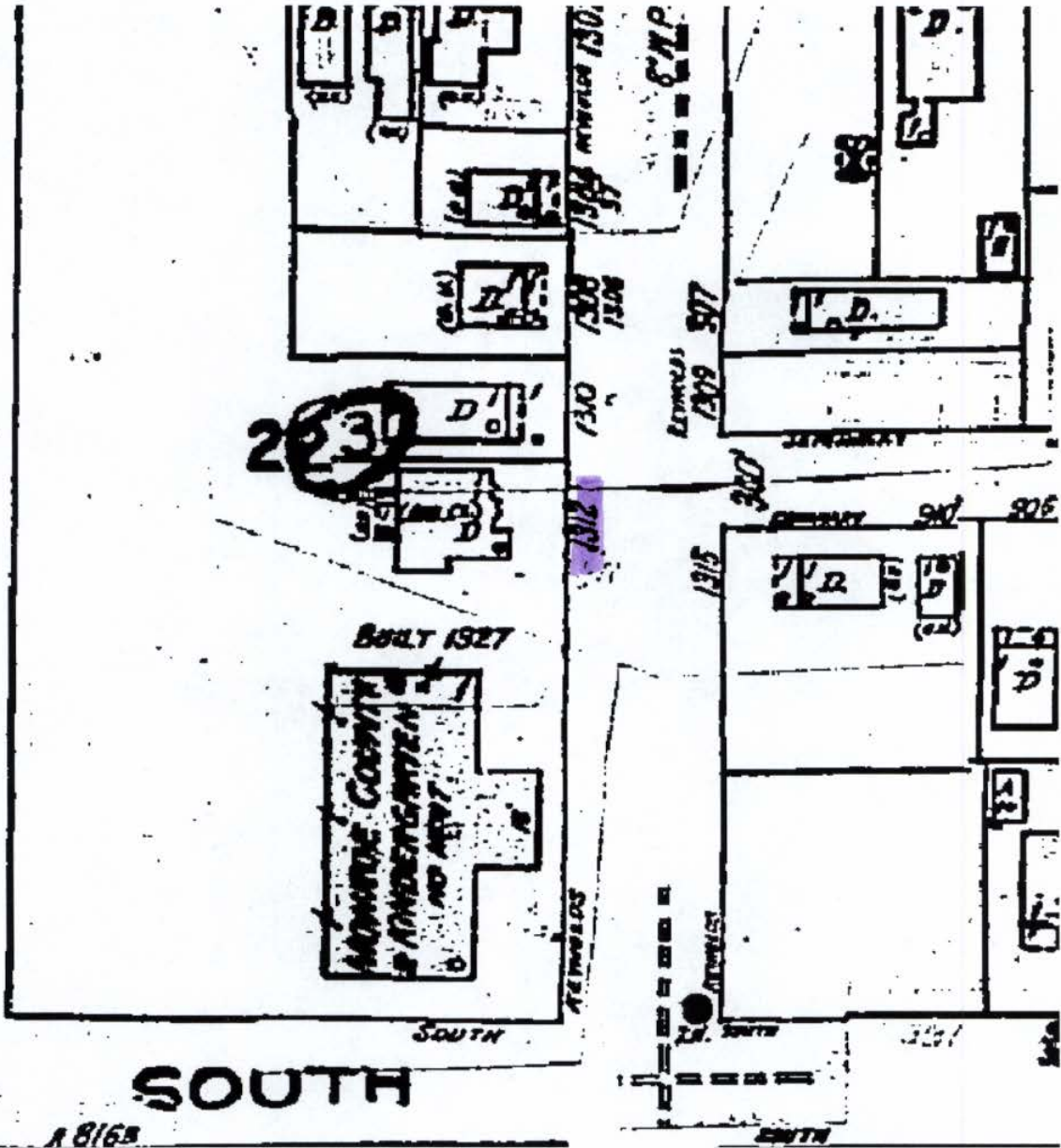
The house is a contributing resource, built circa 1930. According to the Sanborn maps this building was part of the Elementary School complex.

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







# 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

County Monroe

Tax Parcel #(s) UNKNOWN

In Current City Limits? YES

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 Roof Secondary Structure(s) GABLE

>> Other

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 Type(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

Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

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

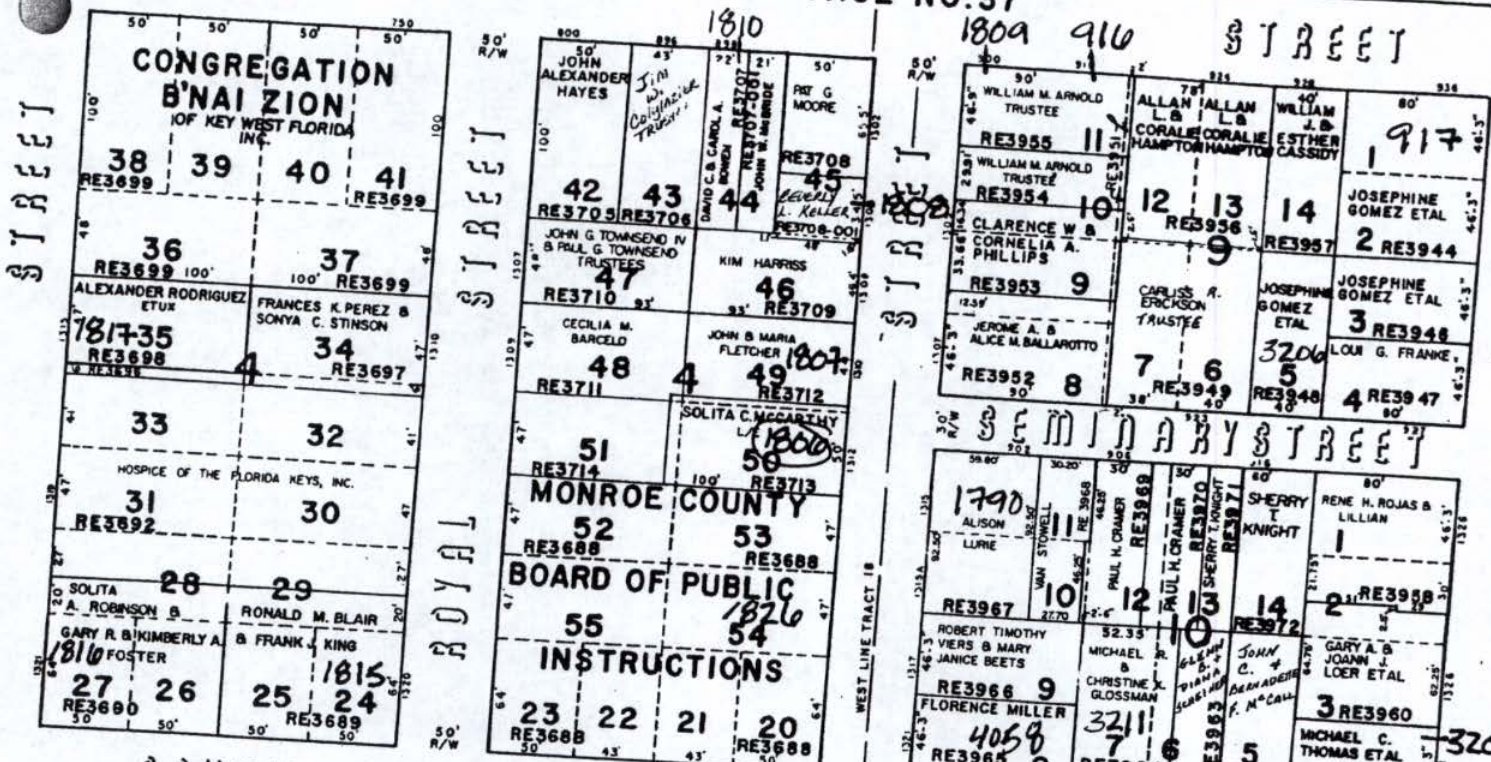
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

**MO01806-200402**  
**Supplementary Printout**

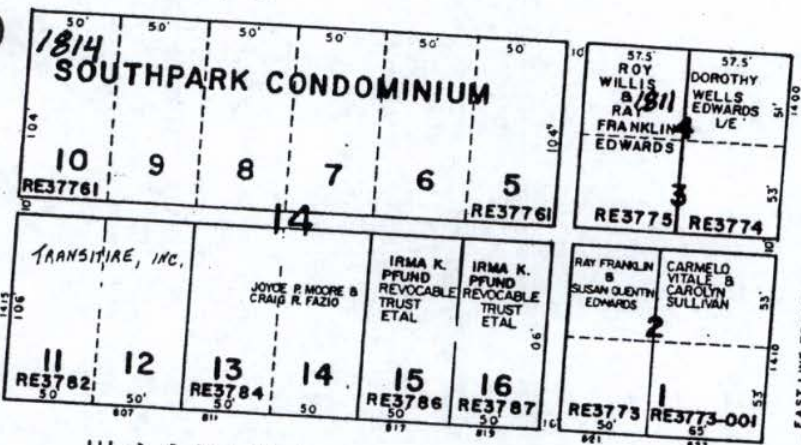
- > [Other name(s)]:
  
- > **USGS map name/year of publication or revision:**  
KEY WEST;1971
  
- > **Township/Range/Section/Qtr:**  
67S ;25E ;34;UNSP
  
- > **Foundation types:**  
Piers
  
- > **Foundation materials:**  
Other
  
- > **Exterior fabrics:**  
Asbestos
  
- > **Roof types:**  
Hip
  
- > **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

UNITED

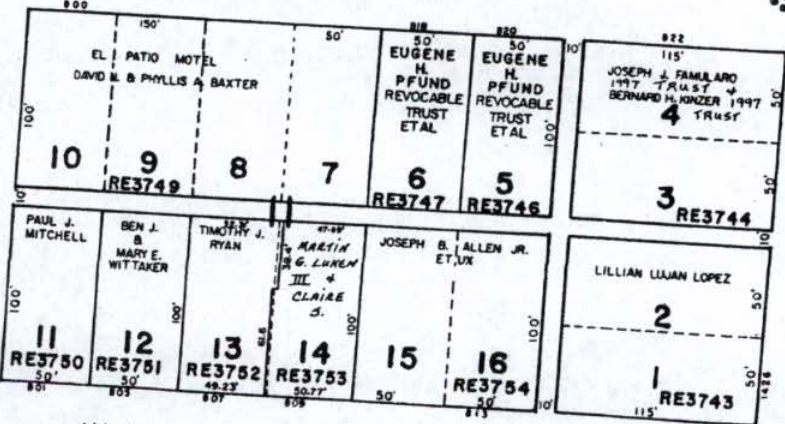
CONTINUED ON PAGE NO. 37



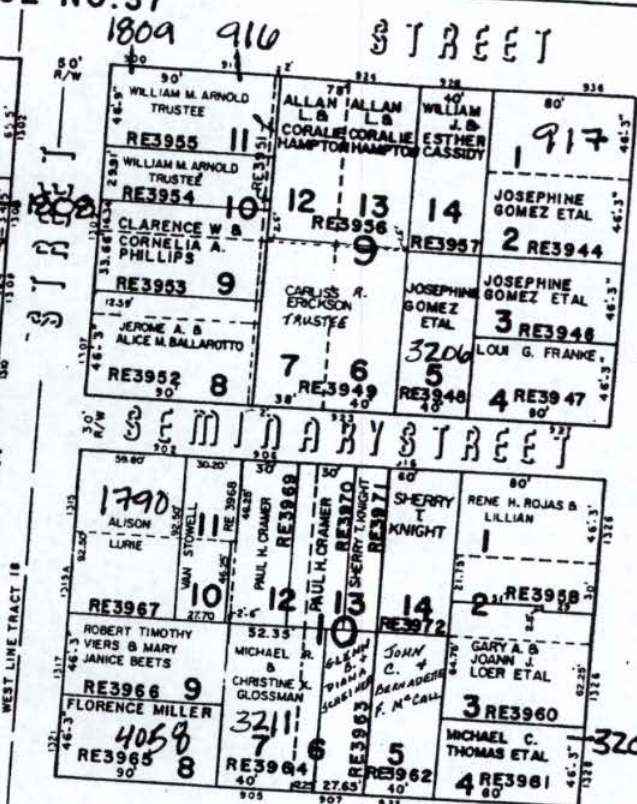
SOUTH



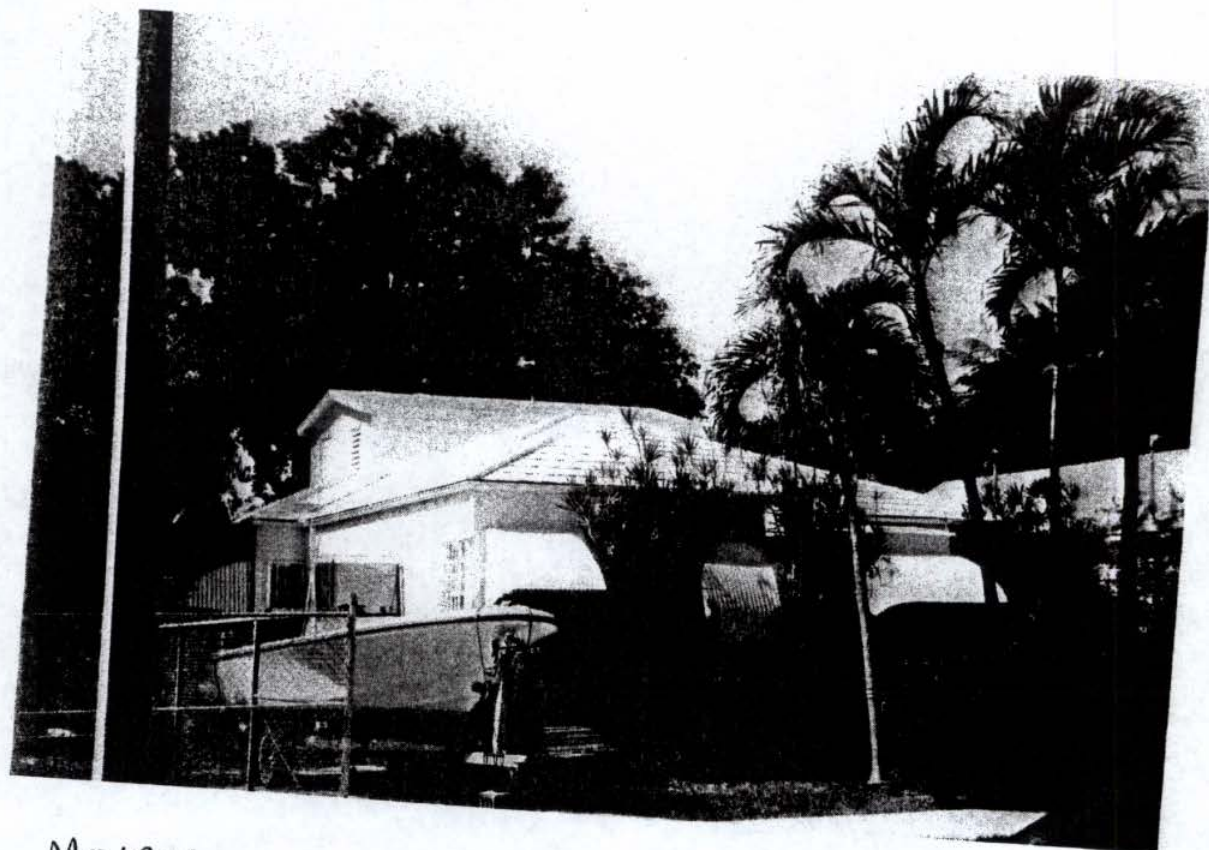
WASHINGTON



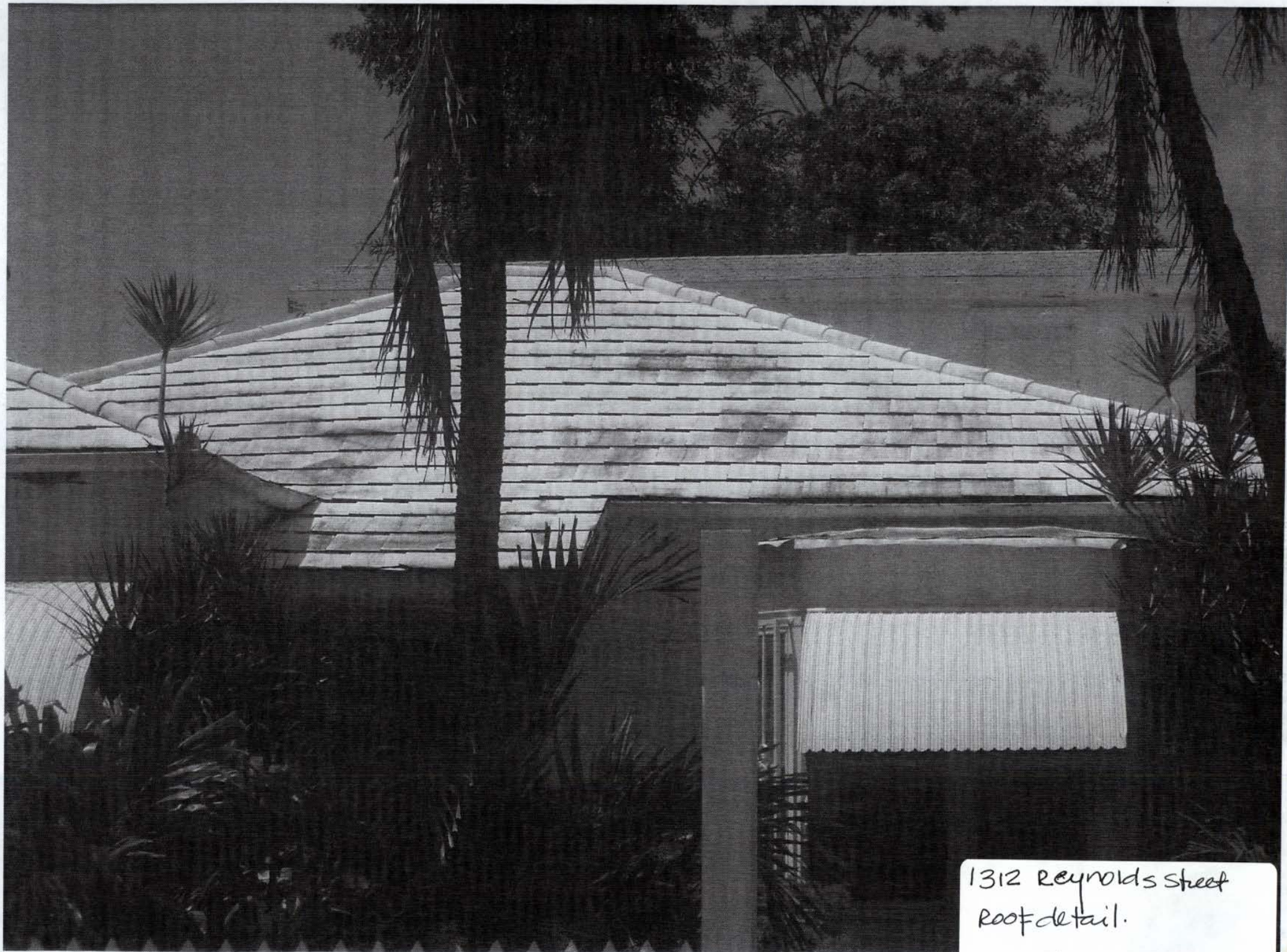
WADDELL AVENUE



VON PHISTER ST

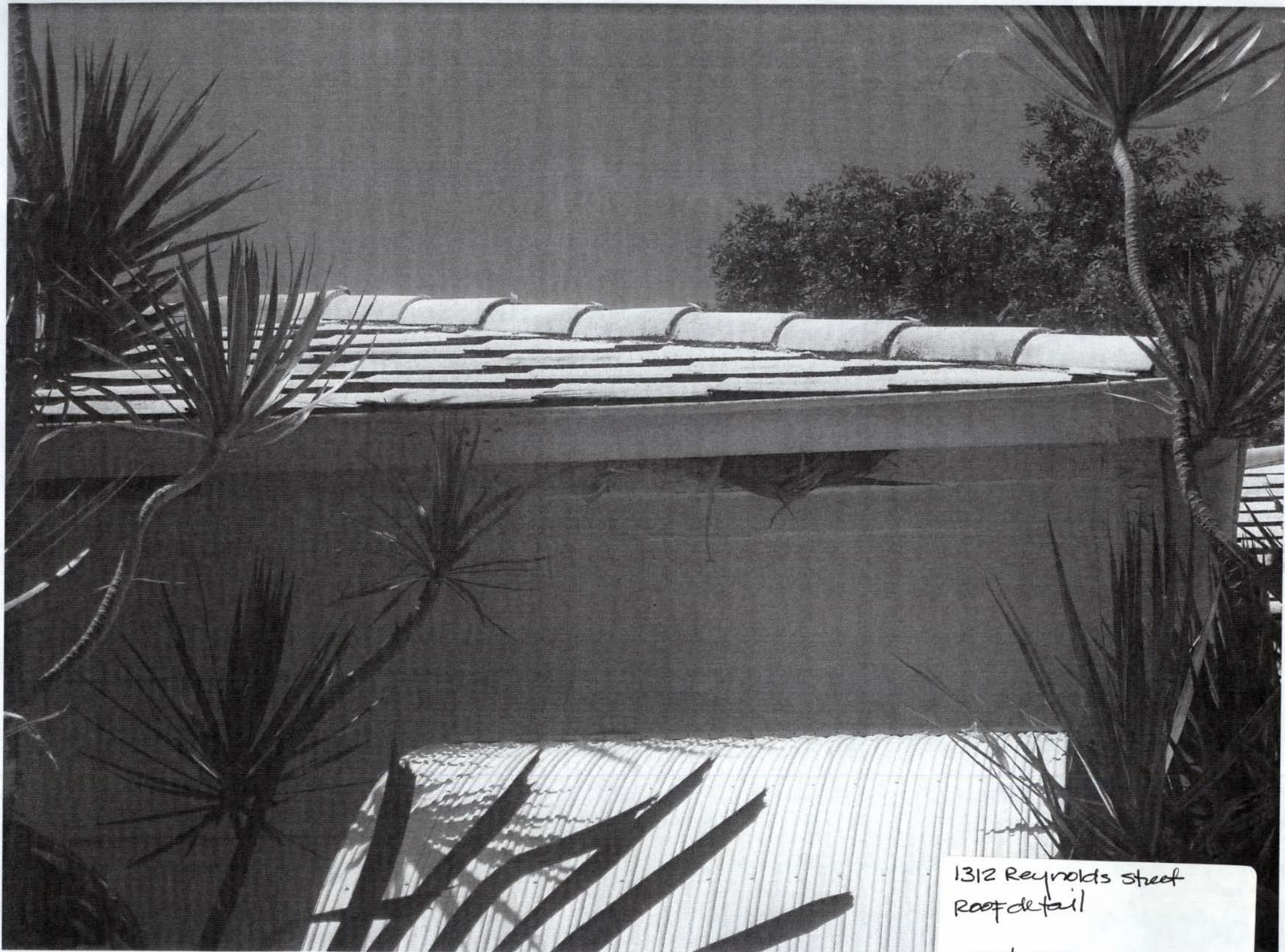


MO1806  
1312 Reynolds Street  
Key West  
Monroe  
Feb. 2004



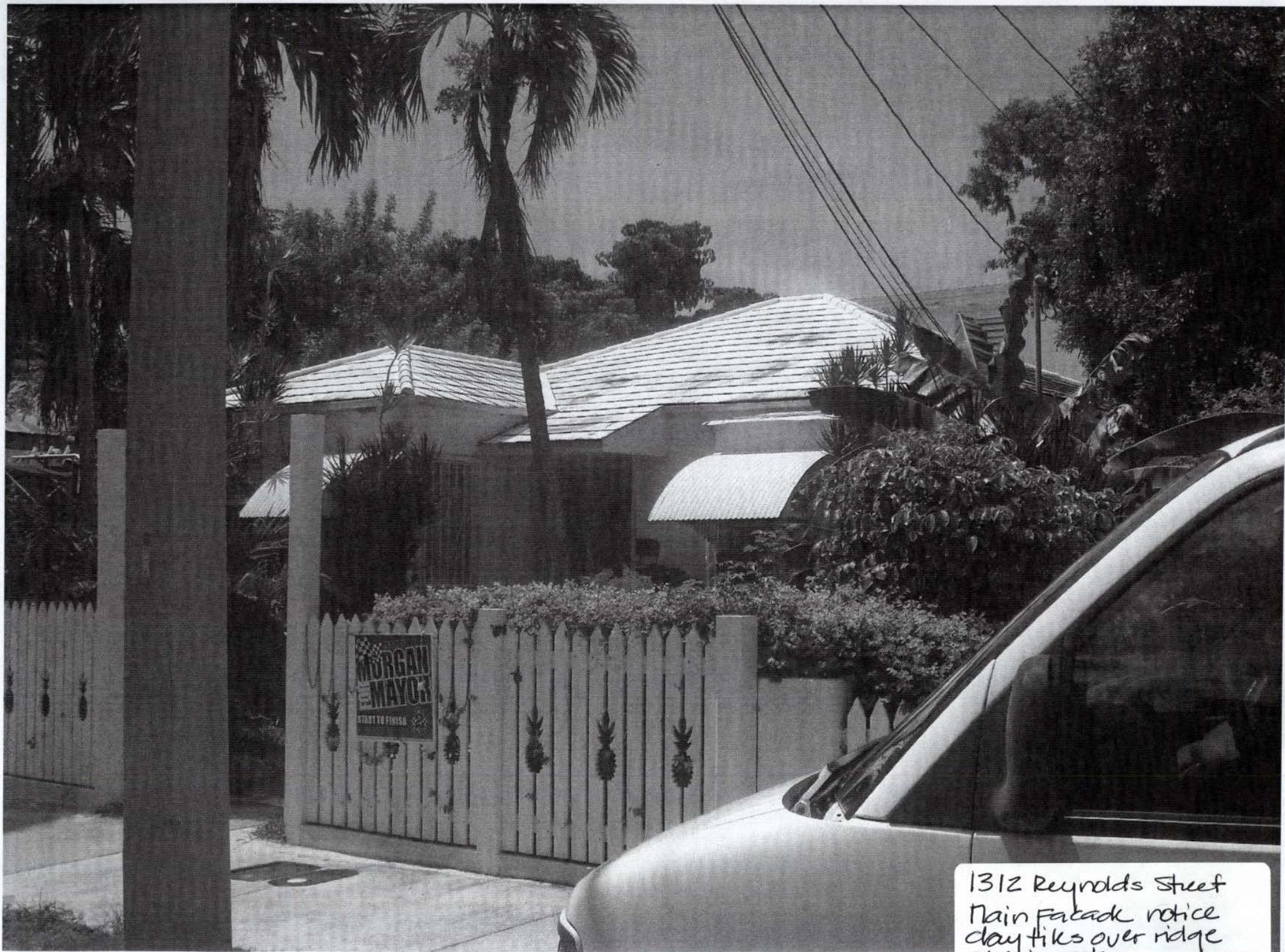
1312 Reynolds Street  
Roof detail.  
Sept. 2000





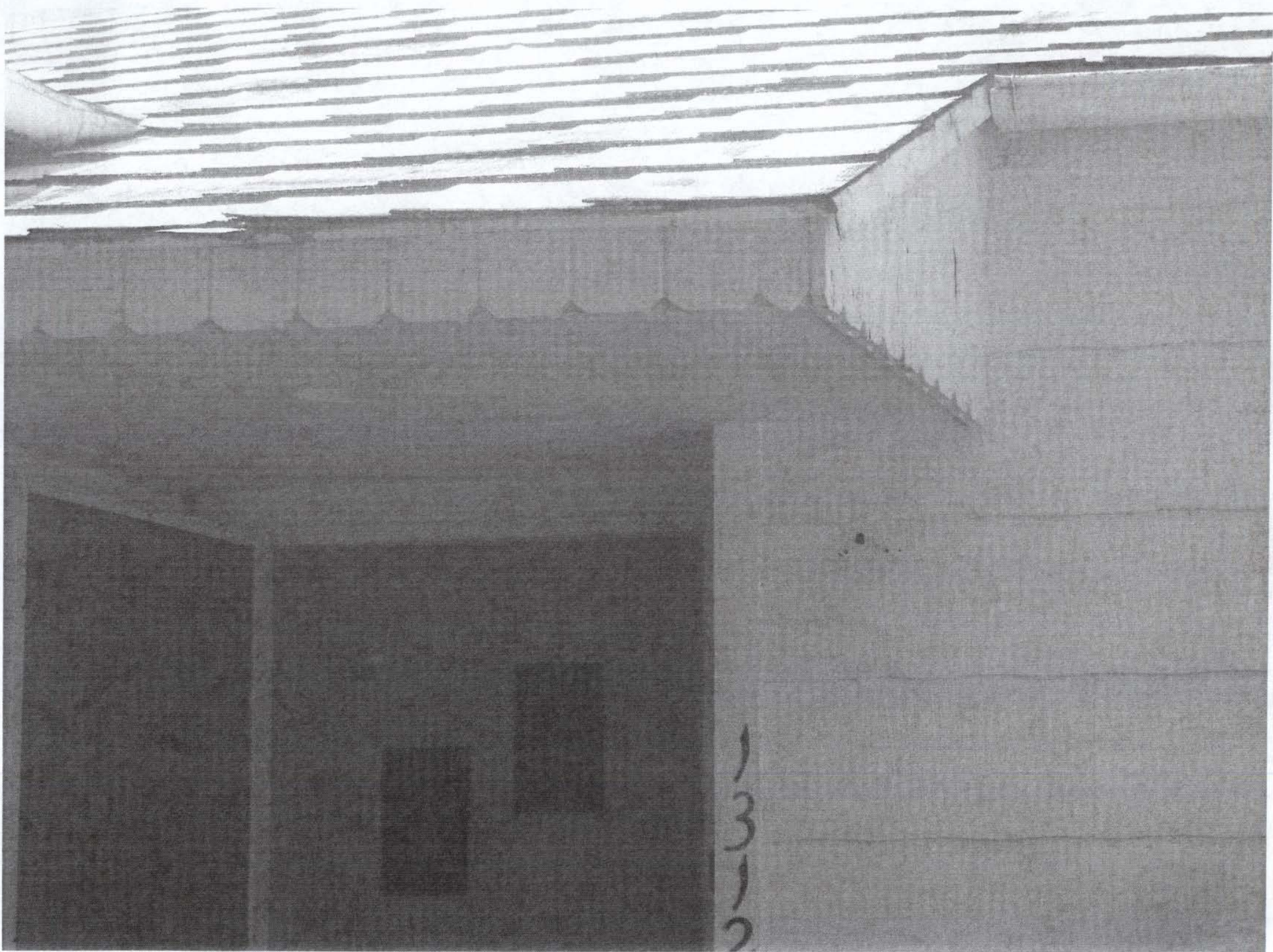
1312 Reynolds Street  
Roof detail

Sept. 2007



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







1312 Reynolds Street  
Main Facade  
Sept. 2009

**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  
 Effective Age 13  
 Year Built 1941  
 Functional Obs 0

Condition A  
 Perimeter 264  
 Special Arch 0  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 14  
 Grnd Floor Area 1,641

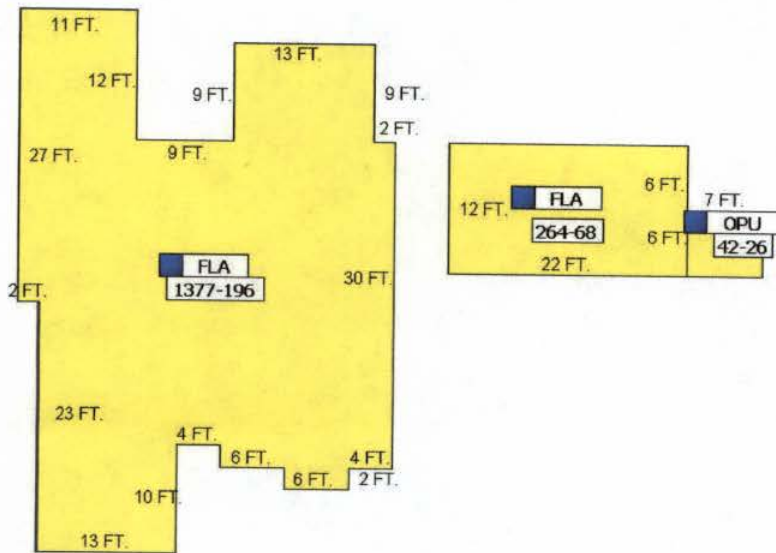
Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.  
 Roof Type IRR/CUSTOM  
 Heat 1 NONE  
 Heat Src 1 NONE

Roof Cover CONG/CLAY TILE  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation CONC BLOCK  
 Bedrooms 3

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	WD	Q

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.