

# **Staff Report**

9      **Replace metal shingles with v-crimp. Economic hardship request- #810 Carsten Lane – Raymond Russell (H11-01-838)**

The house located at #810 Carsten Lane is not listed as a contributing resource in the survey. The house is a one story frame structure with an attached cbs structure on its front part. The house has a gable roof with exposed rafter tails. The house used to have an old shingle metal roof that was in bad disrepair. The Chief Building Officer requested the immediate correction of the deteriorated roof. The guidelines states that *metal shingles should be preserved when possible, if replacement is necessary similar metal shingles must be used not inappropriate roofing material such as V-crimp metal.* (Guideline 1 for roofing, page 26) The application is for the installation of metal V-crimp.

The applicant is seeking an economic hardship consideration since she can not afford the installation of new metal shingles. Ms. Celeste Russell is the owner of the property. According to the affidavit filed for the economic hardship consideration Mrs. Russell receives Social Security and have Private Pension's benefits and her total household income is below 80% of the median income for the city. The applicant submitted copy of the 2010 Individual Income Tax Return and copy of a Notice of Annuity Adjustment of her Retirement Plan. According to the Final Report of the Economic Diversification Advance Planning for Monroe County the projected median household income for Key West is \$167,791.

# **Application**



20 sheets  
5/8 CAP



# CITY OF KEY WEST BUILDING DEPARTMENT CERTIFICATE OF APPROPRIATENESS

APPLICATION # 11-01000838

OWNER'S NAME: CELESTE RUSSELL DATE: 6/24/11

OWNER'S ADDRESS: 706 AMELIA ST PHONE #: 305 294 6179

APPLICANT'S NAME: RAYMOND RUSSELL PHONE #: 305 294 6178

APPLICANT'S ADDRESS: 706 AMELIA ST

ADDRESS OF CONSTRUCTION: 810 CARSTEN LN # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Replace metal shingles with V-crimp shingles.

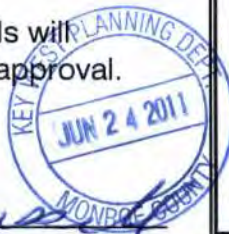
*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 6/24/11  
Applicant's Signature: Raymond Russell



### Required Submittals

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

**Staff Use Only**

Date: 6/24/11

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

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

HISTORIC ARCHITECTURAL REVIEW APPLICATION



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

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HARC Comments:

*Not listed as contributing.*

- Economic hardship criteria*
- Guidelines for roofs.*

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

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

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

**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):** Celeste Russe II

**Applicant's address:** 706 Amelia  
Key West FL

**Phone number:** 305-294-6178

**Proposed project address**

810 Carsten Lane  
Key West FL

**Part II**

**Proposed project information**

**Certificate of Appropriateness number**

H11-01-838

**Material or product substitution proposed:**

✓ Crimp metal shingles

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

Small square shingles

**Approximate cost difference or amount of savings:**

\$1500.00



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 2 of 2

Part III

Personal statement

The applicant must comply with one of these three categories

I Celeste Russell 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 3 (number of documents) described as social security, private pension benefits, household income is below 80% for the city (title of document (s)), attached as proof of evidence.

Celeste Russell  
Applicant's Signature

July 8 2011  
Date

STATE OF Fla  
COUNTY OF Monroe

SWORN AND SUBSCRIBED before me this 8th day of July, 2011,  
by Celeste Russell. Personally known  
or produced FLDA R240-119-34-521-0 as identification.  
Notary Public State of Florida

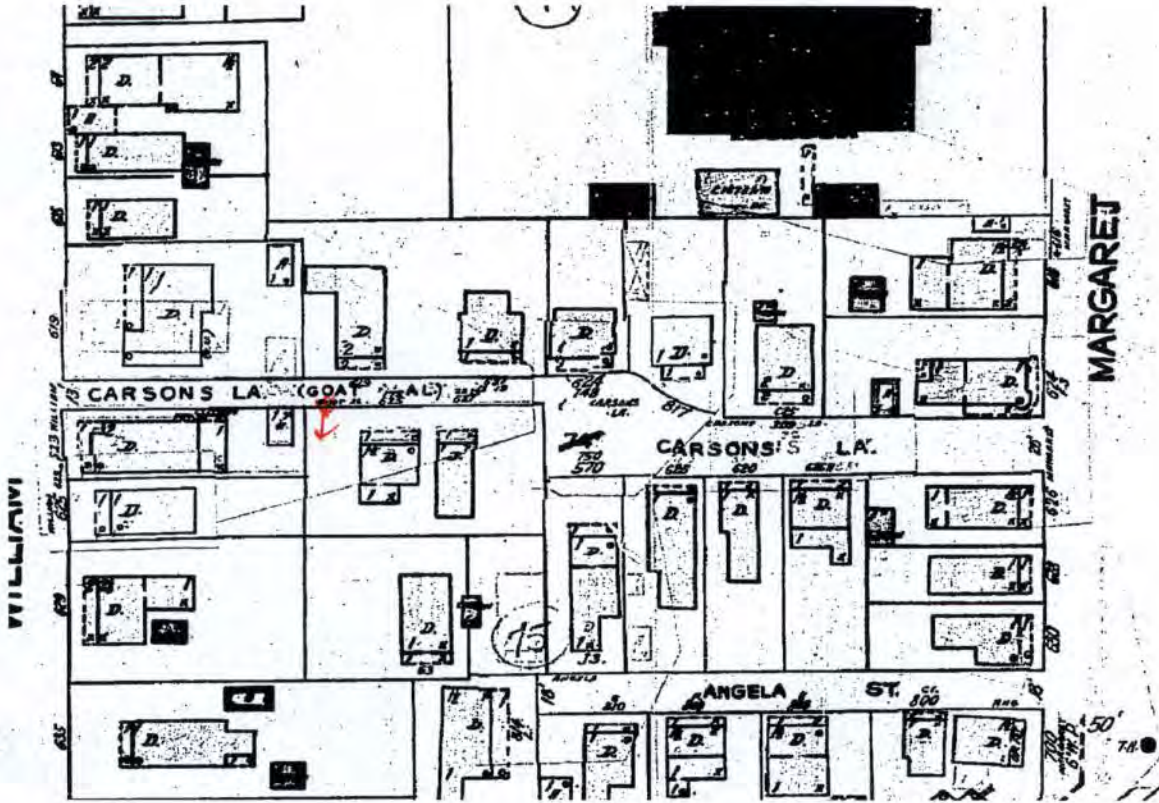
Notary Signature Carlene Cowart  
Printed Name Carlene Cowart  
Commission number 863203



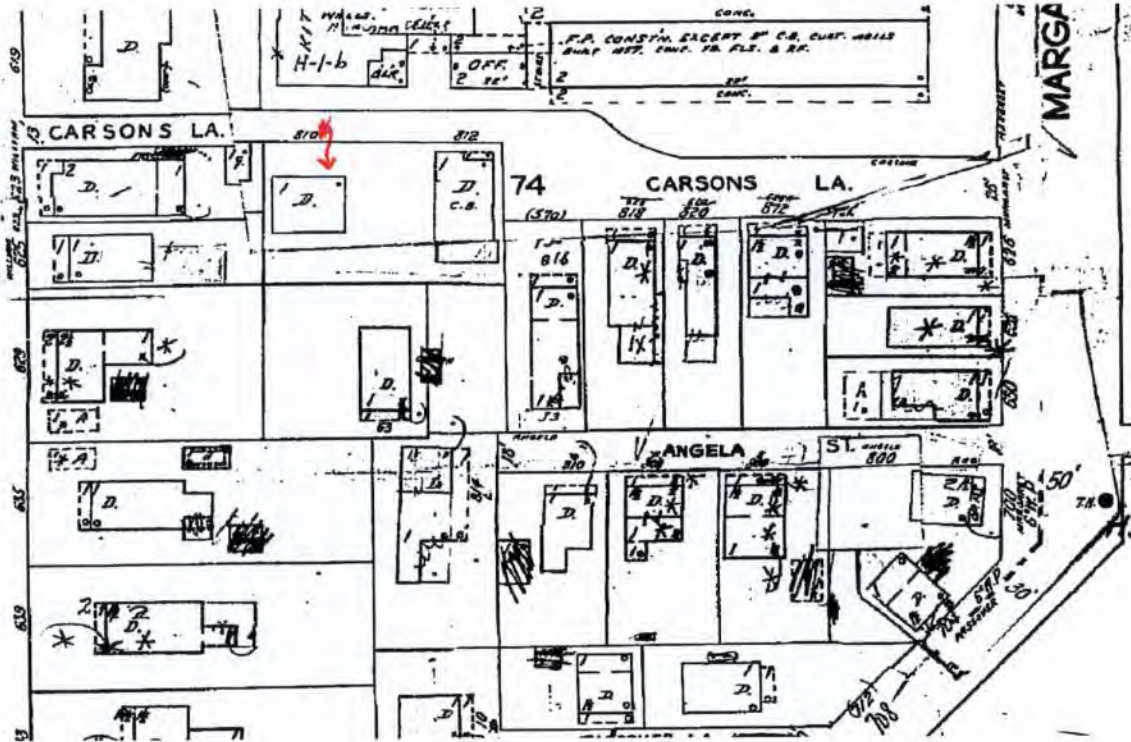
Seal:

# Sanborn Map





#810 Carsten Lane Sanborn map copy 1948



#810 Carsten Lane Sanborn map copy 1962



## **Project Photos**



Photo taken the Property Appraiser's office c1965; 810 Carson Lane (Carsten Lane);  
Monroe County Library















## **Miscellaneous Information**

RI 38-38 (REV. 1/2011)

**NOTICE OF ANNUITY ADJUSTMENT**

This notice informs you of a change in the amount of your payments. Please read the back of the notice. If you have questions, call us or write to the address shown below.

	GROSS MONTHLY ANNUITY	MONTHLY HEALTH BENEFITS	MONTHLY MEDICARE	OTHER DEDUCTIONS OR ADDITIONS*				NET MONTHLY PAYMENT	
				CODE	AMOUNT	CODE	AMOUNT		
OLD STATUS	1843.00	-175.08		31	-166.97			1500.95	YOUR PAYMENT BEFORE ADJUSTMENT
NEW STATUS	1843.00	-187.18		31	-198.55			1457.27	YOUR PAYMENT AFTER ADJUSTMENT

\*SEE BACK FOR CODES FOR OTHER DEDUCTIONS OR ADDITIONS

YOUR PAYMENT DATED: 02/01/2011

**UNITED STATES OFFICE OF PERSONNEL MANAGEMENT**  
 RETIREMENT OPERATIONS CENTER  
 PO BOX 45  
 BOYERS PA 16017-0045

REFER TO THIS NUMBER WHENEVER YOU CONTACT OPM

CLAIM NUMBER

CSF 1 681558 W

Reason for adjustment.

*You may use this notice as proof of your current rate of annuity.*

THE AMOUNT OF FEDERAL INCOME TAX WITHHELD HAS CHANGED FOR ANY OF THE FOLLOWING REASONS: YOUR ANNUITY AMOUNT CHANGED, IRS TAX WITHHOLDING RATES HAVE CHANGED FOR PAYMENTS MADE AFTER 12/31/2010, OR YOU SUBMITTED A REVISED WITHHOLDING REQUEST. SEE WWW.OPM.GOV/RETIRE FOR MORE INFORMATION.

YOUR HEALTH INSURANCE PREMIUMS HAVE CHANGED.



0222890

0222890



Name, Address, and SSN

For the year Jan. 1–Dec. 31, 2010, or other tax year beginning 2010, ending 2010. Your first name and initial: Celeste I, Last name: Russell. Home address: 706 Amelia Street, Key West FL 33040.

Your social security number: [blank], Spouse's social security number: [blank]

See separate instructions.

Make sure the SSN(s) above and on line 6c are correct.

Presidential Election Campaign

Check here if you, or your spouse if filing jointly, want \$3 to go to this fund. [ ] You [ ] Spouse

Filing Status

1 [X] Single, 2 [ ] Married filing jointly, 3 [ ] Married filing separately, 4 [ ] Head of household, 5 [ ] Qualifying widow(er) with dependent child.

Exemptions

6a [X] Yourself, 6b [ ] Spouse, 6c Dependents table with columns for first name, last name, social security number, relationship, and age.

Boxes checked on 6a and 6b: 1. No. of children on 6c who lived with you: 0. Dependents on 6c not entered above: 0. Add numbers on lines above: 1.

Income

Table with 2 columns: Description (7-22) and Amount (7-22). Includes wages, interest, dividends, and total income of 34.

Adjusted Gross Income

Table with 2 columns: Description (23-37) and Amount (23-37). Includes educator expenses, IRA deduction, and adjusted gross income of 34.











# Economic Diversification Advance Planning for Monroe County, FL

## **Final Report**

## **EOG-RFP-260**

Purchase Order No. DO162314

prepared for the

### **Procurement Officer**

Office of the Governor  
400 S. Monroe Street, Suite LL05  
Tallahassee, FL 32399-0001

prepared by

### **DCG Corplan Consulting LLC**

Hutton Park Executive Center  
Nineteen Hutton Avenue  
West Orange, NJ 07052

August 2, 2006

*This study was prepared under contract with the State of Florida with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the State of Florida and does not necessarily reflect the views of the Office of Economic Adjustment.*



**Economic  
Diversification  
Advance Planning  
for Monroe Cnty, FL  
EOG-RFP-260**



### Household statistics 2000-2005 and projections to 2010-2015

	Monroe County	Key West	Zip 33040	Zip 33042	Zip 33043
Household population	78,227	24,585	33,330	6,097	5,098
In group quarters	1,362	893	900	0	61
Total housing units	51,617	13,306	17,269	4,288	3,356
Occupied	35,086	11,016	14,527	2,742	2,320
Owner occupied	21,893	5,021	7,195	2,207	1,779
Renter occupied	13,193	5,995	7,332	535	541
Vacant	16,531	2,290	2,742	1,546	1,036
Single-family owner-occupied homes	14,104	3,410	4,481	1,789	1,346
Total households					
2005	35,139	12,920	14,323	2,780	2,304
2010 proj	34,994	12,545	14,120	2,849	2,459
2015 proj	34,849	12,170	13,917	2,918	2,644

*Data: Census Bureau (2000); ESRI BIS; and DCG Corplan Consulting*

### Household income

In the 2000 Census (1999 dollars), median household income was remarkably similar for Monroe County, Key West, Zip 33040, and Zip 33043, but income was considerably higher in Zip 33042. Rapid rises in median incomes suggest larger households of income-sharing individuals accommodating the housing value escalation.

#### Median household income (\$), 2000-2015

	Monroe County	Key West	Zip 33040	Zip 33042	Zip 33043
2000	42,283	43,021	42,255	53,409	42,384
2005	93,601	99,395	110,994	145,338	118,801
→ 2010 proj	172,205	167,791 ✓	178,339	221,394	163,721
→ 2015 proj	209,818	204,439 ✓	217,291	269,751	199,481

*Data: Census Bureau (2000); ESRI BIS; DCG Corplan Consulting*

### Per capita income

In the 2000 Census (1999 dollars) and in the ESRI BIS estimates for 2005, per capita income showed minor differentials between Monroe County and Key West, with lower income in Zip 33040 and Zip 33043. Once again, Zip 33042 had higher income than any of the other comparison areas. Increase in income is reflective of influx of affluent second home buyers.



# **Property Appraiser Information**

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

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

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## Property Record View

Alternate Key: 1011851 Parcel ID: 00011540-000000

### Ownership Details

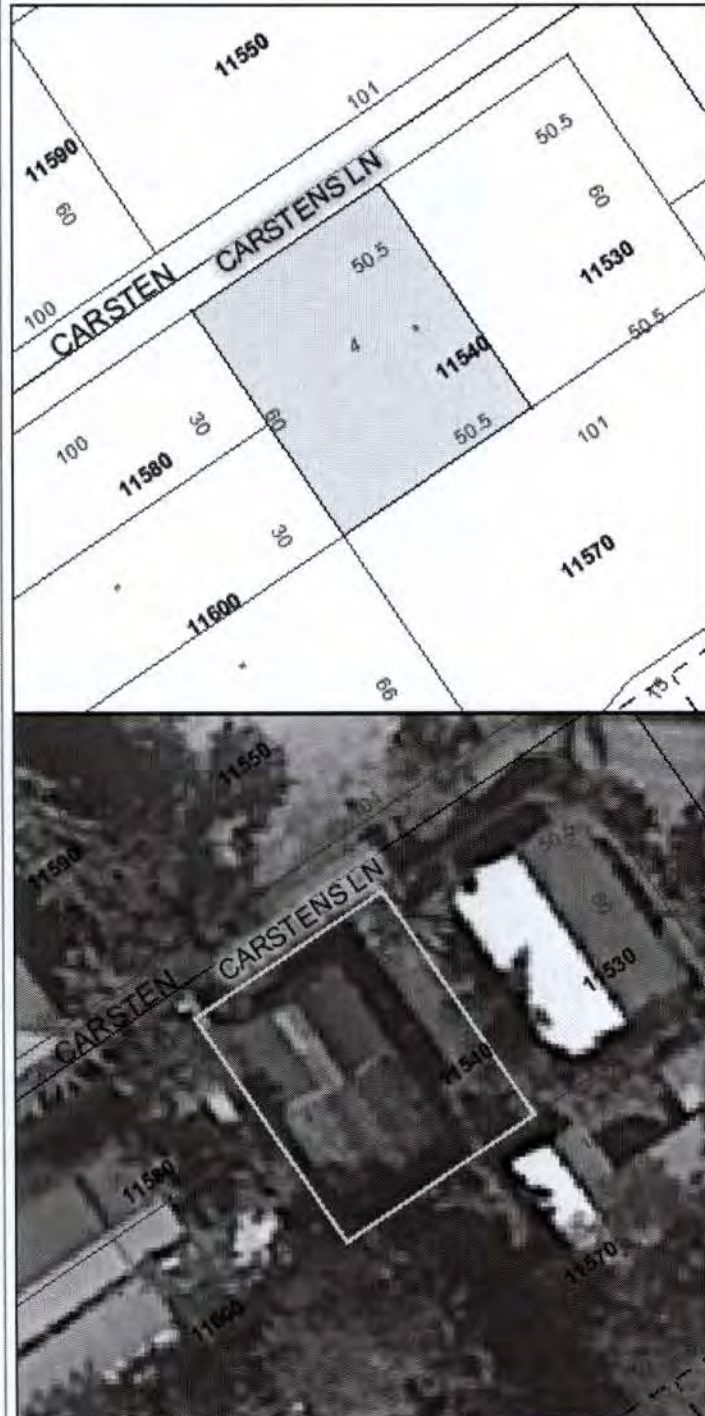
**Mailing Address:**  
RUSSELL CELESTE  
706 AMELIA ST  
KEY WEST, FL 33040

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 810 CARSTEN LN KEY WEST  
**Legal Description:** KW PT LOT 4 SQR 58 OR49-51/52 OR1479-837D/C(LG)



**Parcel Map**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	51	60	3,030.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 1092  
Year Built: 1938

### Building 1 Details

Building Type R1  
Effective Age 75  
Year Built 1938  
Functional Obs 99

Condition P  
Perimeter 188  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 67  
Grnd Floor Area 1,092

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

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

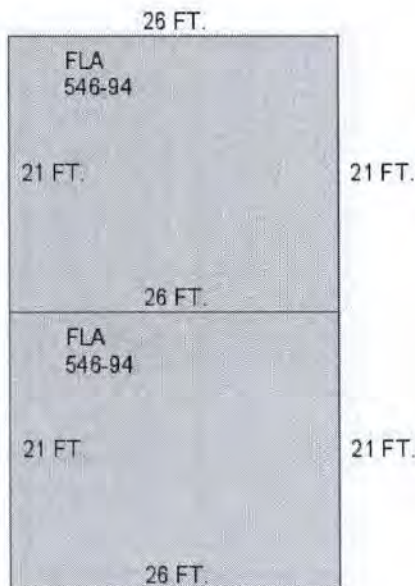
Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation CONCR FTR  
Bedrooms 2

Extra Features:

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

Vacuum 0  
Garbage Disposal 0  
Compactor 0  
Security 0  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1989	N	N	0.00	0.00	546
2	FLA	1:WD FRAME	1	2003	N	N	0.00	0.00	546



### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	200 SF	0	0	1954	1955	1	30

### Appraiser Notes

2005-9-8 - BUILDING IS UNINHABITABLE AWARDED 95% FUNCTIONAL.BCS  
 OVERRIDE, CALCULATED AS BUILDING IS 90% DEPRECIATED. BUILDING UNINHABITABLE.

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
03-2598	07/28/2003	11/07/2003	300		CAP SEWER LINE

### 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
2010	27,106	140	388,792	416,038	416,038	0	416,038
2009	64,043	140	460,790	467,194	467,194	0	467,194
2008	58,221	140	530,250	457,623	457,623	0	457,623
2007	84,420	125	404,505	413,072	413,072	0	413,072
2006	65,110	125	287,850	353,085	353,085	0	353,085
2005	65,110	125	230,280	295,515	295,515	0	295,515
2004	107,006	125	172,104	279,235	279,235	0	279,235
2003	97,725	125	115,140	212,990	212,990	0	212,990
2002	96,478	125	84,840	181,443	181,443	0	181,443
2001	75,768	125	84,840	160,733	160,733	0	160,733
2000	63,138	228	62,115	125,481	125,481	0	125,481
1999	51,563	186	62,115	113,864	113,864	0	113,864
1998	45,249	163	62,115	107,527	107,527	0	107,527
1997	41,040	148	56,055	97,243	97,243	0	97,243
1996	28,412	103	56,055	84,570	84,570	0	84,570
1995	25,887	0	56,055	81,942	81,942	0	81,942
1994	23,151	0	56,055	79,206	79,206	25,500	53,706
1993	24,628	0	56,055	80,683	80,683	25,500	55,183
1992	24,628	0	56,055	80,683	80,683	25,500	55,183
1991	24,628	0	56,055	80,683	80,683	25,500	55,183
1990	19,703	0	40,148	59,851	59,851	25,500	34,351
1989	21,793	0	39,390	61,183	61,183	25,500	35,683
1988	17,690	0	34,845	52,535	52,535	25,500	27,035

1987	17,450	0	20,460	37,910	37,910	25,500	12,410
1986	17,547	0	19,907	37,454	37,454	25,000	12,454
1985	16,951	0	12,454	29,405	29,405	25,000	4,405
1984	15,709	0	12,454	28,163	28,163	25,000	3,163
1983	15,709	0	12,454	28,163	28,163	25,000	3,163
1982	16,071	0	10,955	27,026	27,026	25,000	2,026

### 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.

There are no sales to display for this parcel.

This page has been visited 12,287 times.

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