

Staff Report

- 5 Remove metal v-crimp panels from front side of roof and replace with metal shingles. Leave metal v-crimp on remaining of roof. Economic Hardship consideration request- Code Compliance Case- **#1312 Reynolds Street - Brian and Kimberly Blanchette (H12-01-125)**

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. On September 11, 2009 Danny Acevedo, from Dan Ace Roofing, submitted a Certificate of Appropriateness application #H09-09-11-1044 for the removal of concrete shingles and replacement with v-crimp. After staff reviewed the application staff provided an Economic Hardship request 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 attorney Cintron offered pro bono services to represent them.

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 shake 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 over a hip roof.

The owners removed all the shingles and convex ridge tiles and installed metal v-crimp with no building permit and contrary to HARC determination. Staff does not know who and how the asbestos material was handled or where it was disposed. On September 28, 2010 Special Magister Overby reviewed the after the fact installation of metal v-crimp. Staff gave a copy of the Economic Hardship application to the owner during that hearing. On October 26, 2011 the Commission denied the request for economic hardship since the applicant did not qualified for it as stated in the LDR's. Judge Overby gave the owners until February 29, 2012 to come into compliance. On February 8, 2012 the Commission motioned to postpone the review of this application since the applicant wanted to submit an Economic Hardship request.

The submitted application includes the removal of v-crimp from the front part of the house and its replacement with metal shingles. The ridges and the rest of the roof will be the same as it is today, metal v-crimp and regular metal flashing. The applicant also submitted an Economic Hardship Affidavit of alternative building materials. The applicant included as the material required by the Architectural Design Guidelines is metal v crimp, but this Commission have not made any determination on what material will be required on this particular case.

Staff has send emails to the applicant requesting clarification on the Economic Hardship Affidavit but has not received any answers. The applicant claims, and has submitted proof that they are receiving Aid to families with dependent children, but the criteria also requires **and** my total household income is below 80 per cent of the median income for the city. The applicant did not submit any documents as proof of evidence with the Economic Hardship Affidavit regarding their income nor did they mark this criterion in the document. According to the Florida Housing Financial Corporation, State Housing initiatives Program (SHIP) the actual median income for Monroe County is \$71,400

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.

(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.

The picture of the house from circa 1965 can be used as evidence that the house used to have convex ridge tiles, which was a character defining element to the house. It is staff opinion that convex ridge tiles were not used with a metal shingle roof, rather with asphalt or any other shake type shingles. The roof of the main house is exposed and its front and sides are visible from the right-of-way. It is staff opinion that leaving metal v-crimp is contrary to the guidelines. The restitution of convex ridge tiles and a shake type of shingle will be more appropriate on this case. By looking at the circa 1965 photo and comparing it to how the house looks today it is staff's opinion that the house has lost character with the introduction of an inappropriate roof design and material. The convex ridge tiles were mentioned in the inventory of the Florida Master Site File of the house that was done in 2004, under exterior ornament.

Staff understands that the Economic Hardship Affidavit that was submitted by the applicant is incomplete. Moreover the applicant is including metal shingles as the material required by the guidelines and the Commission have not made any deliberations regarding what roofing material will be an appropriate one for this particular house.

**#1312 Reynolds Street
CASE HISTORY
February 14, 2012**

CASE	DATE	DESCRIPTION	COMMENTS
H09-09-11-1044	September 11, 2009	Remove concrete shingles. Replace with v-crimp. Submitted by Dan Ace Roofing- Daniel Acevedo.	On October 13, 2009 the Commission denied the application based on Guideline (1) of page 26-Roofing. Prior to the meeting staff met with the applicant and handed to him an Economic Hardship Affidavit form. According to Mr. Acevedo his client did not qualify for economic hardship. Staff also inquired Mr. Acevedo about the material of the shingles because staff understood that the shingles looked like asbestos ones but he reassured that they were concrete, therefore the application was left as <i>concrete shingles</i> .
HARC Appeal- Special Magistrate	November 19, 2009	The owners appealed HARC decision in front of the Special Magistrate. During the hearing Attorney Cintron offered pro bono services.	Staff met with Attorney Cintron several times. He was trying to get similar shake shingles in order to replace the <u>asbestos shingles</u> . Staff also did a research and found composite shake shingles that met current Building Code requirements and forwarded to Attorney Cintron.
After the Fact- Notice of Code Violation- Code Case	September 28, 2011	Code Case for installing metal v-crimp on the roof without HARC approval or Building permit.	Special Magistrate Overby reviewed the case and staff handed an Economic Hardship Affidavit form during the hearings.
HARC- Economic Hardship Request	October 3, 2011	After the fact Economic Hardship to install v-crimp instead of metal shingles.	On October 26, 2011 the Commission denied the request since the owners did not qualified for Economic Hardship, according to the LDR's qualifications. During the meeting it was mentioned that the Commission have never reviewed an application for metal shingles.
H12-01-125	January 25, 2012	Remove metal v-crimp from front side of roof and replace with metal shingles. Leave metal v-crimp on remaining of roof	Application that is under review.
Code Case	January 27, 2012	Judge Overby signed a Finding of Facts, Conclusions and Order for the after the fact installation of metal v crimp without HARC approval or building permits.	Judge Overby gave the owners until February 29, 2012 to come into compliance.
HARC- Economic Hardship Request	February 10, 2012	Request to install v crimp instead of shingles	Application that is under review.

Application



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

APPLICATION # H12-01000125

OWNER'S NAME: Brian + Kimberly Blanchette DATE: 1-18-12

OWNER'S ADDRESS: 1312 Reynolds St. PHONE #: 305-587-7353

APPLICANT'S NAME: ASOB PHONE #: _____

APPLICANT'S ADDRESS: ASOB

ADDRESS OF CONSTRUCTION: 1312 Reynolds St. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Remove metal U-crimp panels from front side of roof, and replace with metal shingles. Leave metal U-crimp on remaining of roof.

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

RECEIVED
JAN 25 2012
By MC 9:35

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: 1/18/12

Applicant's Signature: Brian Blanchette

[Handwritten signature]

Required Submittals

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred

✓ 2/8/12 _____

Reason for Deferral or Denial:

2/8/12 - postponed so applicant can complete landscape application
postponed to next HARC meeting applicant agreed. Phyllis

HARC Comments:

House is listed as contributing. Build circa 1930. part of
the Reynolds elementary school complex. frame vernacular
roofing guidelines (page 20).

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

Date: 2/8/12

Signature: Phyllis [Signature]

Historic Architectural
Review Commission



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

February 14, 2012

Mr. & Mrs. Brian Blanchette
1312 Reynolds Street
Key West, Florida 33040

**RE: REMOVE METAL V CRIMP PANELS FROM FRONT SIDE OF
ROOF AND REPLACE WITH METAL SHINGLES. LEAVE METAL V
CRIMP ON REMAINING OF ROOF- CODE COMPLIANCE CASE
FOR: #1312 REYNOLDS STREET - HARC APPLICATION # H11-01-125
KEY WEST HISTORIC DISTRICT**

Dear Mr. & Mrs. Blanchette:

This letter is to notify you that the Key West Historic Architecture Review Commission **postponed** the review of the above mentioned project on the public hearing held on Wednesday, January 25, 2012. The Commissioners motioned to postpone the review of the application as you requested in order for you to submit an Economic Hardship request.

I will be including this item in the HARC meeting that will take place on Tuesday February 21, 2012, 5:30 pm at Old City Hall, 510 Greene Street.

Please do not hesitate to contact me if you have any questions. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

A handwritten signature in black ink, appearing to read "Enid Torregrosa", is written over the typed name and title.

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

305.809.3973

etorregr@keywestcity.com

Economic Hardship Request

**HISTORIC ARCHITECTURAL 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): Kimberly Blanchette
Brian Blanchette

Applicant's address: 1312 Reynolds St.
Key West, FL

Phone number: (305) 587-7353

Proposed project address

1312 Reynolds St.
Key West

Part II

Proposed project information

Certificate of Appropriateness number

H12-01-125

Material or product substitution proposed:

metal U-crimp panels

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

metal shingles

Approximate cost difference or amount of savings:

\$ 9,000⁰⁰



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 Kimberly 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 proof of Food Stamps, Cash Assistance, Medical, Work Department of Human Services & Free Lunch Program (title of document (s)), attached as proof of evidence.

Kimberly Blanchette 2-10-12
Kimberly Blanchette 2-10-12
Applicant's Signature Date

STATE OF Florida
COUNTY OF Monroe

SWORN AND SUBSCRIBED before me this 10th day of February, 2012, by Kimberly Blanchette Personally known as Blanchette or produced Drivers License as identification. Notary Public State of Florida

Notary Signature Jo Bennett
Printed Name Jo Bennett
Commission number EE 097995

Seal:



2

Last Revision June 22, 2009- ET

Notes: Husband's signature only

NOTICE

SO COUNTY REGIONAL Office
4808 TOWER HILL ROAD G1
WAKEFIELD RI 02879

If you have any questions about this notice,
call GAIL L AMITRANO at 401-782-4307

KIMBERLY BLANCHETTE

75 CLEARVIEW DRIVE
NORTH KINGSTOWN RI 02852

February 02, 2012

Dear KIMBERLY BLANCHETTE:

Based on the information we have, the following actions have been taken:

**SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP)
(FORMERLY CALLED THE FOOD STAMP PROGRAM):**

You have been certified for SNAP benefits from January 26, 2012 to
December 31, 2012.

Beginning February 01, 2012, your SNAP benefits will increase
from \$ 61.00 to \$ 367.00 because:

You will receive \$ 428.00 in Food Stamp benefits for the period of
January 26, 2012 through February 29, 2012.

Based on the information that you have provided to the department, your
situation has changed and you are no longer eligible to purchase
prepared meals at restaurants.

Beginning March 01, 2012 you will receive \$ 367.00 on the first of each
month. Your benefit amount will stay the same until you receive a notice
telling you of a new benefit amount.

* * *SPECIAL MESSAGES* * *

For the Supplemental Nutrition Assistance Program (SNAP), the only
change you must report before your recertification is that your gross
monthly income exceeds the SNAP Gross Income Eligibility Standard for
your household size. Your household size is 2. Your household's SNAP
Gross Income Eligibility Standard amount is \$ 1594.00. You must report
changes within ten (10) days following the end of any month in which
your total gross income is over this amount.



NOTICE

KIMBERLY BLANCHETTE

02/02/2012

If your household has an increase in its income, you must determine your household's total gross income at the end of the month and compare it to your household's SNAP Gross Income Eligibility Standard.

This (Simplified Reporting) requirement applies ONLY to the Supplemental Nutrition Assistance Program. If you receive benefits from other DHS assistance programs, such as RI Works Program, Medical Assistance, General Public Assistance, and/or the Child Care Assistance Program, you must comply with their reporting requirements.

How your benefits were figured for February, 2012

SNAP

Equals SNAP income we count	= \$	0.00
SNAP benefits	= \$	367.00

Some numbers may be rounded according to program rules.



RI Department of Education

RI Department of Human Services
SO COUNTY REGIONAL OFFICE
4808 TOWER HILL ROAD G1
WAKEFIELD RI 02879

* * * SEPTEMBER 2011 * * *

CHILD
BRAYDON BLANCHETTE
DATE OF BIRTH
OCTOBER 10, 2006

KIMBERLY BLANCHETTE
75 CLEARVIEW DRIVE
NORTH KINGSTOWN RI 02852

LETTER OF DIRECT CERTIFICATION FOR FREE MEAL BENEFITS

The RI Department of Human Services (DHS) and the RI Department of Education (RIDE) have simplified the application process to help you obtain free meals for your child. BRING THIS LETTER TO THE SCHOOL OR CHILD CARE AGENCY YOUR CHILD ATTENDS AND YOU WILL NOT NEED TO COMPLETE A FREE AND REDUCED-PRICE MEAL BENEFIT APPLICATION. Information is kept confidential and this letter will be filed in the office of the school or child care agency your child attends.

NOTE TO SCHOOLS AND CHILD CARE AGENCIES: This letter is in lieu of a meal benefit application and is not subject to verification.

CHILDREN ATTENDING SCHOOL

If the child listed above attends a school that participates in the National School Lunch Program, School Breakfast Program, After School Snack Program, or the Special Milk Program and you wish to receive this benefit, your child will automatically be eligible for free meal benefits.

CHILDREN ATTENDING CHILD CARE

If the child listed above attends a child care agency that participates in the Child and Adult Care Food Program and you wish to receive free meal benefits, please take this letter OR A COPY IF THE CHILD ALSO ATTENDS SCHOOL to the child care agency she/he attends, and your child will automatically be eligible for free meal benefits.

During the year, you must notify the child care agency of any changes to your eligibility status.

IF YOUR CHILD DOES NOT HAVE HEALTH INSURANCE, she/he may be eligible for Medical Assistance through the Rite Care/Rite Share Program. For information or an application, call the Rite Care/Rite Share Infoline at 462-5300.

Sandra M. Powell, Director
RI Department of Human Services

DHS and RIDE are equal opportunity providers.



DHS USE ONLY: 2272847

02/10/12
GLA8010

11:00
BENE

B E N E F I T S T A T U S

ET ASMEBC
K277 PROD

OFFICE: 32 SO COUNTY REGIONAL
MA OFFICE:
CCAP OFFICE:

WORKER: GLA8010 AMITRANO GAIL
MA WORKER:
CCAP WORKER:

casn

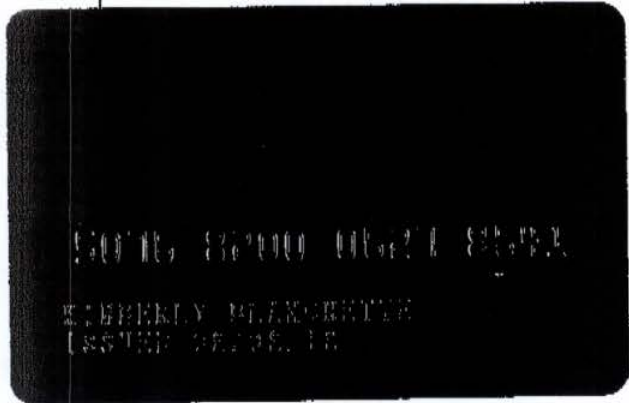
nap

medical

PROGRAM	BENEFIT	BENEFIT STATUS FOR: MARCH	2012	PRORATED GRANT
		MONTHLY RECOUPMENT	GRANT	
FIP	449.00		449.00	
PAY:		REASON:		
REP:				
FS	367.00		367.00	
PAY:		REASON:		
REP:				
MA	ELIGIBLE			
REP:		REASON:		
GPA		REASON:		
PAY:				
REP:				
CCAP				
CSE BONUS:				

RL: 32 CASELOAD: C101 CASE NAME: BLANCHETTE KIMBERLY
FNX: CASE MODE: D CASE ID: 595 40 4451 MONTH: 03 12

CMD: _____
PNL: _____



50716 832000 00627 82533
KIMBERLY BLANCHETTE
ISSUED 02/08/12

DO NOT write your Personal Identification Number (PIN) on this jacket or on your card.

Protect your RI EBT card by keeping it in this jacket.

Misuse of this card is unlawful. Report a lost or stolen card immediately.

The Department of Human Services is an equal opportunity provider and employer.



Correspondence



Enid Torregrosa <etorregr@keywestcity.com>

Economic Hardship Affidavit

2 messages

Enid Torregrosa <etorregr@keywestcity.com>**Mon, Feb 13, 2012 at 1:34 PM**

To: Kimberly Blanchette <kimberlyblanchette@rocketmail.com>

Dear Kimberly:

I am in receipt of your Economic Hardship affidavit. On the criteria, page 2 you marked "I am currently receiving fixed income benefits such as, (b) Aid to families with dependent children. The application is clear as to you also need to comply with **and** my total household income is below 80% of the median income for the city. You did not marked this criteria. Was that an omission? If this was an omission please correct it. I need proof that your household income is below 80% of the median income for the city.

I need this information and corrections, if needed no later than tomorrow morning, since I have a deadline to submit the HARC agenda

Hope to hear from you soon;

Enid Torregrosa
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973 Direct
305.809.3978 Fax

Enid Torregrosa <etorregr@keywestcity.com>**Tue, Feb 14, 2012 at 3:12 PM**

To: Kimberly Blanchette <kimberlyblanchette@rocketmail.com>

Dear Kimberly:

I included your project, 1312 Reynolds Street in the next HARC agenda. The meeting will be Tuesday February 21, 2012, starting at 5:30pm at Old City hall. In the Agenda I also included your economic hardship request. I still have not received from you any answer to my previous email. At this point your Economic Hardship request is incomplete.

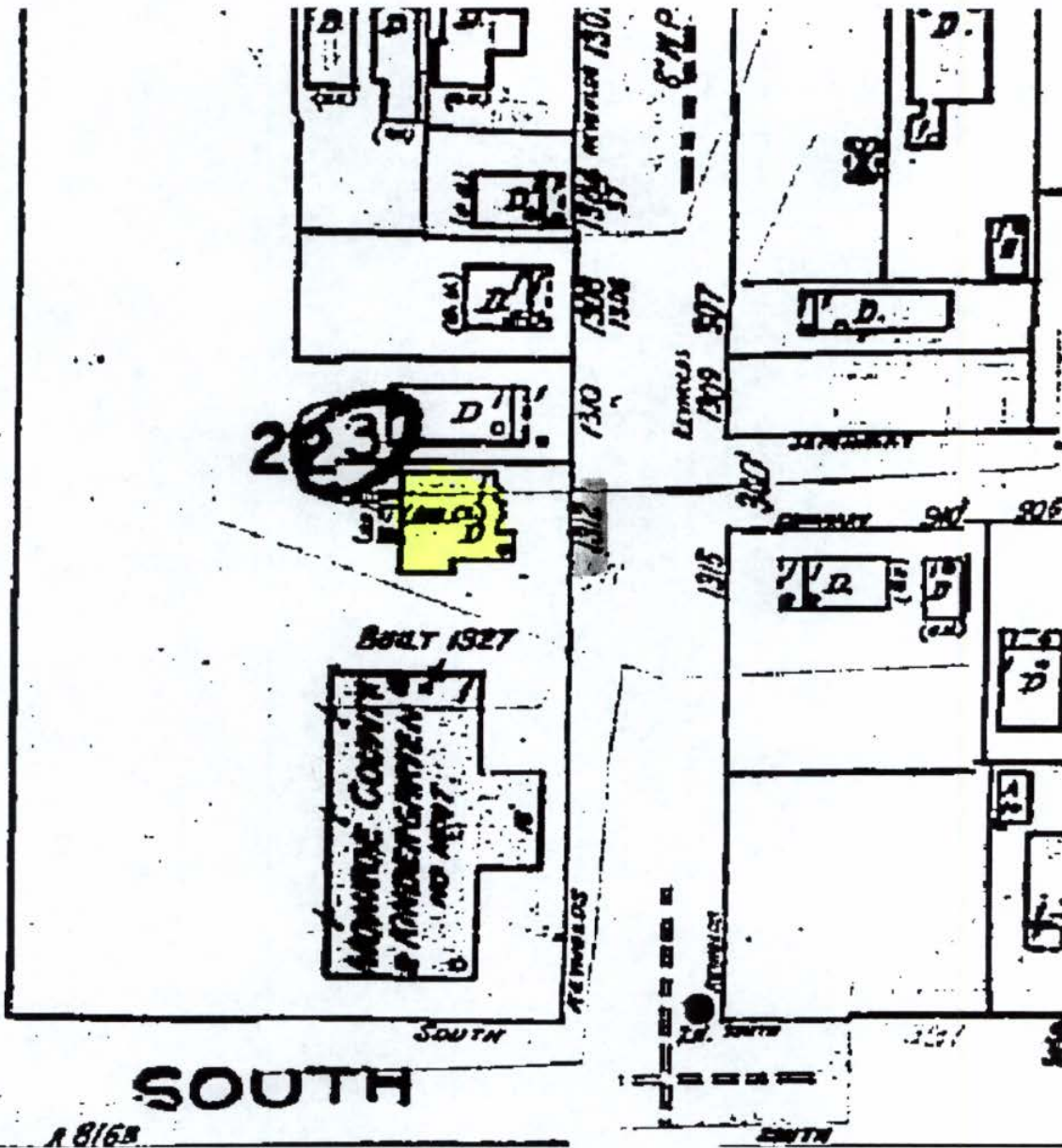
Please advise.

Hope you are doing well.

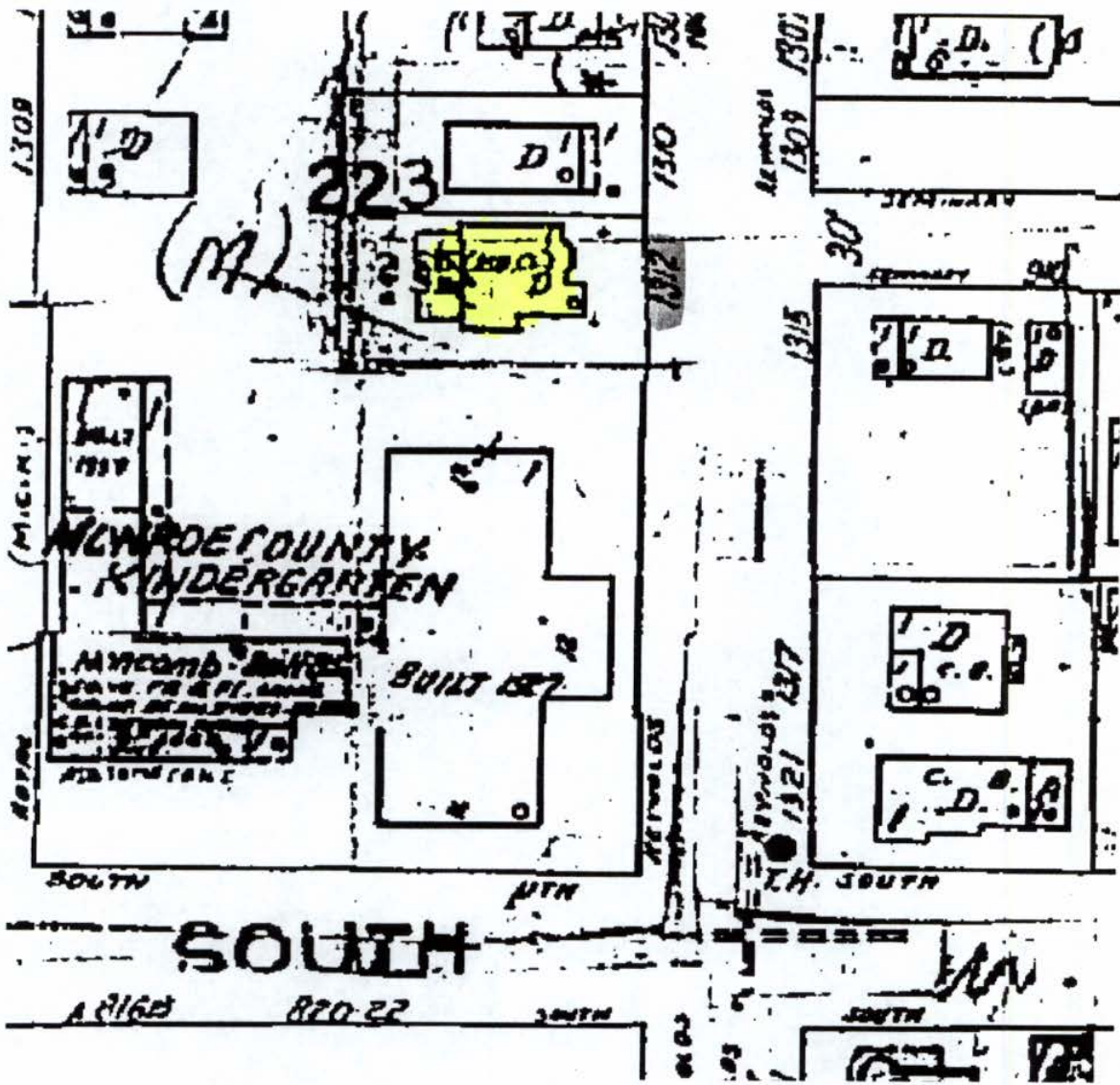
Enid Torregrosa
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973 Direct
305.808.3978 Fax

[Quoted text hidden]

Sanborn Maps



Sanborn map 1948 Copy 1312 Reynolds Street



Sanborn map 1962 Copy 1312 Reynolds Street

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



Meeting Minutes

Minutes of the Key West Historical Architectural Review Commission
October 26, 2011
APPROVED – November 09, 2011

Page 1 of 7

Call Meeting To Order

Chairman Rudy Molinet called the Key West Historical Architectural Review Commission (HARC) Meeting of October 26, 2011 to order at **6:02 pm** at Old City Hall, in the antechamber at 510 Greene Street, Key West.

Pledge of Allegiance to the Flag

Roll Call

Commissioners present include Carlos Rojas, Barbara Bowers, Daniel Metzler, Vice Chairman Bryan Green, and Chairman Rudy Molinet.

Also, present from City staff: Assistant City Attorney Ron Ramsingh, Historic Preservation Planner Enid Torregrosa, IT Director Patti McLauchlin, and Recording Secretary Jo Bennett.

Approval of Agenda

Chairman Rudy Molinet inquired as to any changes to the agenda. Enid Torregrosa stated there were no changes.

Actions/Motions:

A motion was made by Mr. Bryan Green, seconded by Ms. Barbara Bowers, that the Agenda with no changes be **Approved**. The motion **Passed** by a unanimous vote.

Approval of Minutes

1 October 11, 2011

Actions/Motions:

A motion was made by Mr. Bryan Green to amend the minutes from October 11, 2011 meeting to withdraw his request to amend the September 26, 2011 meeting minutes since the September 26, 2011 minutes were correct as written, motion was seconded by Mr. Daniel Metzler, that the Minutes be **Approved**. The motion **Passed** by a unanimous vote.

New Business

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

The applicant was not in attendance. Mr. Ramsingh stated that this is a Code Compliance case and it has been before the Magistrate on two (2) prior meetings. Mr. Ramsingh also stated that Mr. Blanchette was aware of the HARC meeting but is out of town at this time. Mr. Ramsingh stated that it is up to the Commission if they wish to discuss the item without the applicant but he suggested moving forward with the discussion since it is a Code Compliance case. The Commission decided to discuss the item.

Public Comments:

There were no public comments.

Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated the house located at

Minutes of the Key West Historical Architectural Review Commission
October 26, 2011
APPROVED – November 09, 2011

Page 2 of 7

#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.

Commission Discussion:

Mr. Green asked if this was just an application for the Economic Hardship and it does not include an application (after the fact) for the work done. Ms. Torregrosa stated this is just an Economic Hardship application.

The Commissioners reviewed the submitted Economic Hardship Affidavit and could not find where the applicant proved to qualify for undue economic hardship as stated in

Minutes of the Key West Historical Architectural Review Commission
October 26, 2011
APPROVED – November 09, 2011

Page 3 of 7

Sections 102-186 through 102-190 of the Land Development Regulations of the City of Key West.

Mr. Metzler inquired if it is known who put the roof on and shouldn't that company's license be in question. Mr. Ramsingh stated he would refer Mr. Metzler's request to Code Compliance.

Actions/Motions:

A motion was made by Mr. Bryan Green, seconded by Mr. Daniel Metzler, that the item be **Denied** based on Sections 102-186 through 102-190 of the Land Development Regulations of the City of Key West.

. The motion **Passed** by the following vote:

Yes: 4 - Mr. Metzler, Ms. Bowers, Mr. Green, Chairman Molinet

No: 1 - Mr. Rojas

- 3 Nelson English/Willie Ward Park enhancements and ADA bathroom addition to Martin Luther King Community Center- **#304-306 Catherine Street, #300-307 Louisa Street, #250 Amelia Street- mbi/k2m Michael B. Ingram (H11-01-1315)**

Michael Ingram presented the proposed project and explained the phases which will be used to make the improvements. Mr. Ingram supplied updated drawings to the Commissioners and remained available to respond to the Commissioner's questions.

Public Comments:

There were no public comments.

Staff Report:

Enid Torregrosa presented her staff report. Ms. Torregrosa stated the building located on #304 Catherine Street and Nelson English- Willie Ward Parks are not listed in the surveys. According to the Property Appraiser's records the two story cbs structure was built in 1957. The proposed plans include park furniture, enhancement or hardscape, new children's equipment and adult exercise area.

The plans also include the construction of an attached addition to the east side of the main building. The addition will be a one story cbs construction structure with a flat roof. The new addition will have similar architectural elements found in the main entrance.

It is staff understanding that the proposed addition is in keeping with the mass and scale of the existing structure. The proposed addition will be compatible in design and massing with the building and surrounding historic context. The addition will not require any variances if approved. The proposed improvements to the park will not have any effect on actual green areas and are sensible to the existing park environment and its surrounding urban context. Staff understands that the proposed design is consistent with the guidelines.

Commission Discussion:

The Commissioners had no additional comments or discussion.

Actions/Motions:

A motion was made by Ms. Barbara Bowers, seconded by Mr. Carlos Rojas, that the item be **Approved**. The motion **Passed** by the following vote:

Yes: 5 - Mr. Rojas, Mr. Metzler, Ms. Bowers, Mr. Green, Chairman Molinet

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 21, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMOVE METAL V CRIMP PANELS FROM FRONT SIDE OF ROOF AND REPLACE WITH METAL SHINGLES. LEAVE METAL V-CRIMP ON REMAINING OF ROOF. ECONOMIC HARDSHIP CONSIDERATION REQUEST- CODE COMPLIANCE CASE

#1312 Reynolds Street

Applicant- Brian and Kimberly Blanchette- Application Number H12-01-125

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

Property Appraiser Information

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

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
Effective Age 16
Year Built 1941
Functional Obs 0

Condition A
Perimeter 264
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 19
Grnd Floor Area 1,641

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

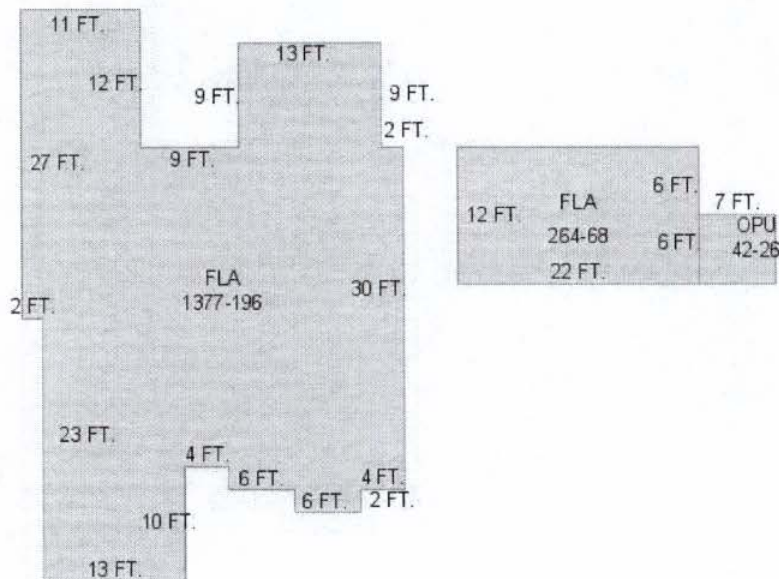
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
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	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
2	03-3517	10/02/2003	12/23/2003	1,500	Residential	SEWER LINE
1	03-1107	03/28/2003	12/23/2003	2,400	Residential	ELECTRIC-UPGRADE
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 2,603 times.

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