



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 25, 2024

Applicant: Bone Island Roofing, Contractor

Application Number: H2024-0025

Address: 402 South Street

Description of Work:

Replace metal shingles with 5 V-crimp on an existing roof of a contributing building.

Site Facts:

The house under review was built in 1947 and is listed as a contributing resource to the historic district. As the house is located on a waterfront parcel, it was designed with a porch facing the water and not the street. Photographs from ca. 1965 depict the house with metal shingles. Today the house still has metal shingles but of different configurations and some of the shingles may be original to the house.



Front Elevation circa 1978. Monroe County Library.



Front Elevation.

Guidelines Cited on Review:

- Roofing (page 26), specifically first paragraph and guideline 1.

Staff Analysis:

The Certificate of Appropriateness under review proposes the removal of all shingles over the roof and their replacement with 5 V-crimp. Staff explained to the applicant about economic hardship ordinance for substitute materials and gave him the documents for it, but according to him the owners did not qualify for it.



Detail of existing roofing. Photograph provided by applicant.

Consistency with Cited Guidelines:

It is staff's opinion that the request to replace metal shingles with 5V-crimp material fails cited guidelines.

APPLICATION

MAY 23 2024
TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
HARC 2024-0025		TK 5/23/24
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	402 SOUTH ST. KEYWEST FL 33040	
NAME ON DEED:	HUGH MORGAN & YADIRA MORGAN	PHONE NUMBER 305 394 4747
OWNER'S MAILING ADDRESS:	402 SOUTH ST	EMAIL SOUTHERNMOSTBRIDE@LIVE.COM
	KEY WEST FL 33040	
APPLICANT NAME:	BONE ISLAND ROOFING INC	PHONE NUMBER 305 942 3144
APPLICANT'S ADDRESS:	526 HAMMOCK DR	EMAIL KEVIN@BONEISLANDROOFING.COM
	KEY WEST FL 33040	
APPLICANT'S SIGNATURE:	<i>TK</i>	DATE 5-22-24

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO___ INVOLVES A HISTORIC STRUCTURE: YES NO___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: REPLACE 2,450 SQ FT OF METAL SHINGLES WITH 2450 SQ FT OF 5-VCRIMP ROOFING MATERALS
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS

PROJECT PHOTOS



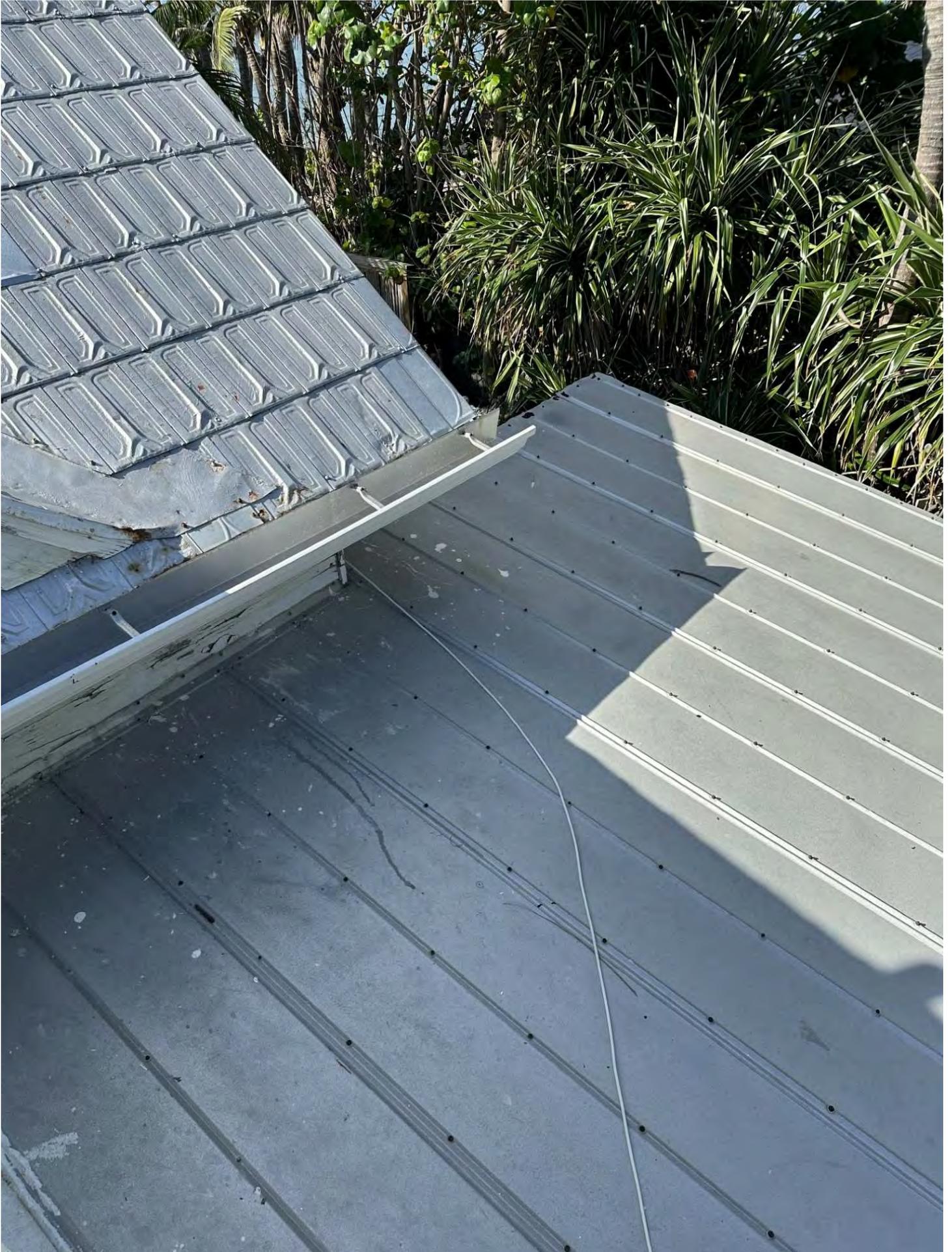
402 South Street circa 1965. Monroe County Library.

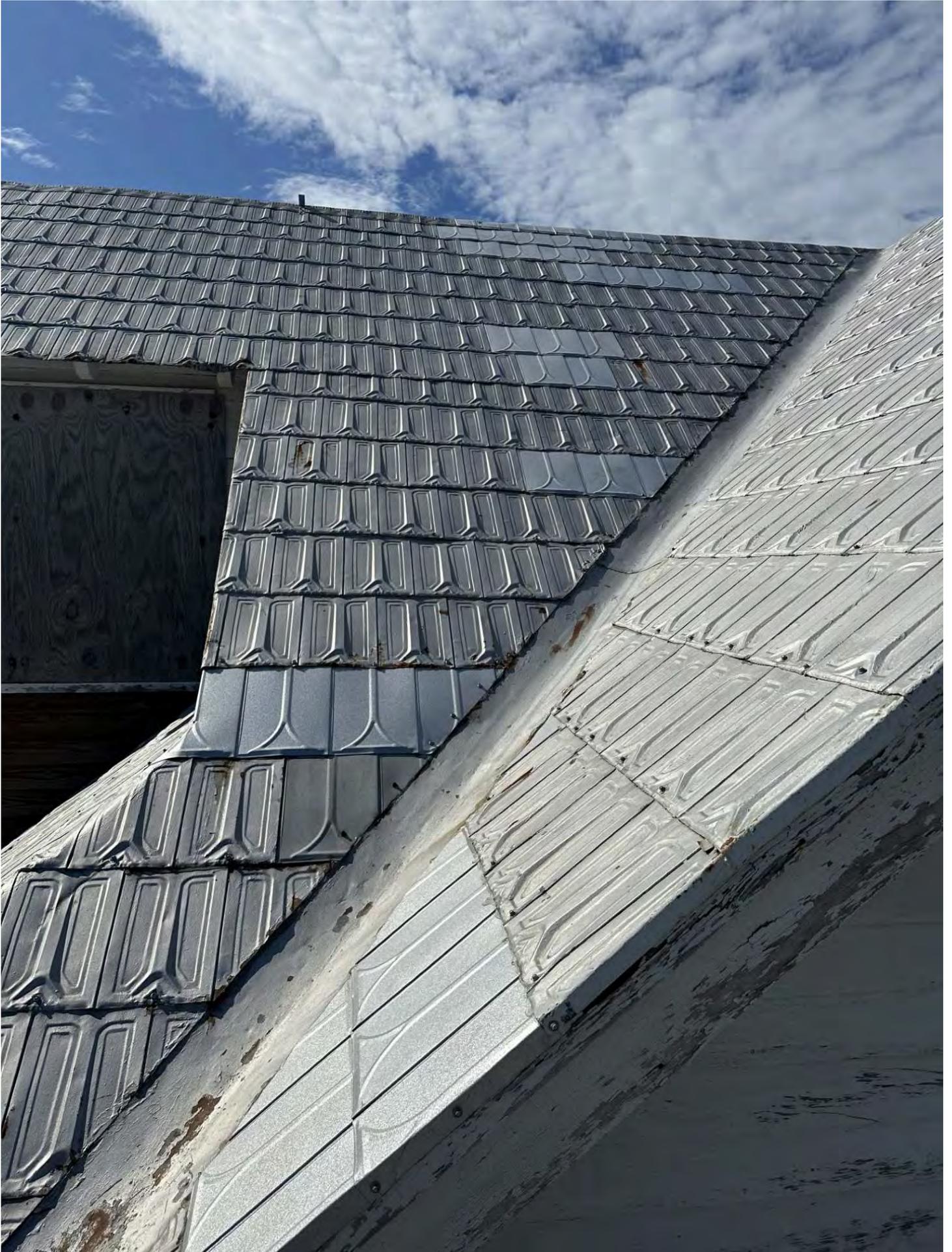


Zoom from the ca. 1965 photograph.



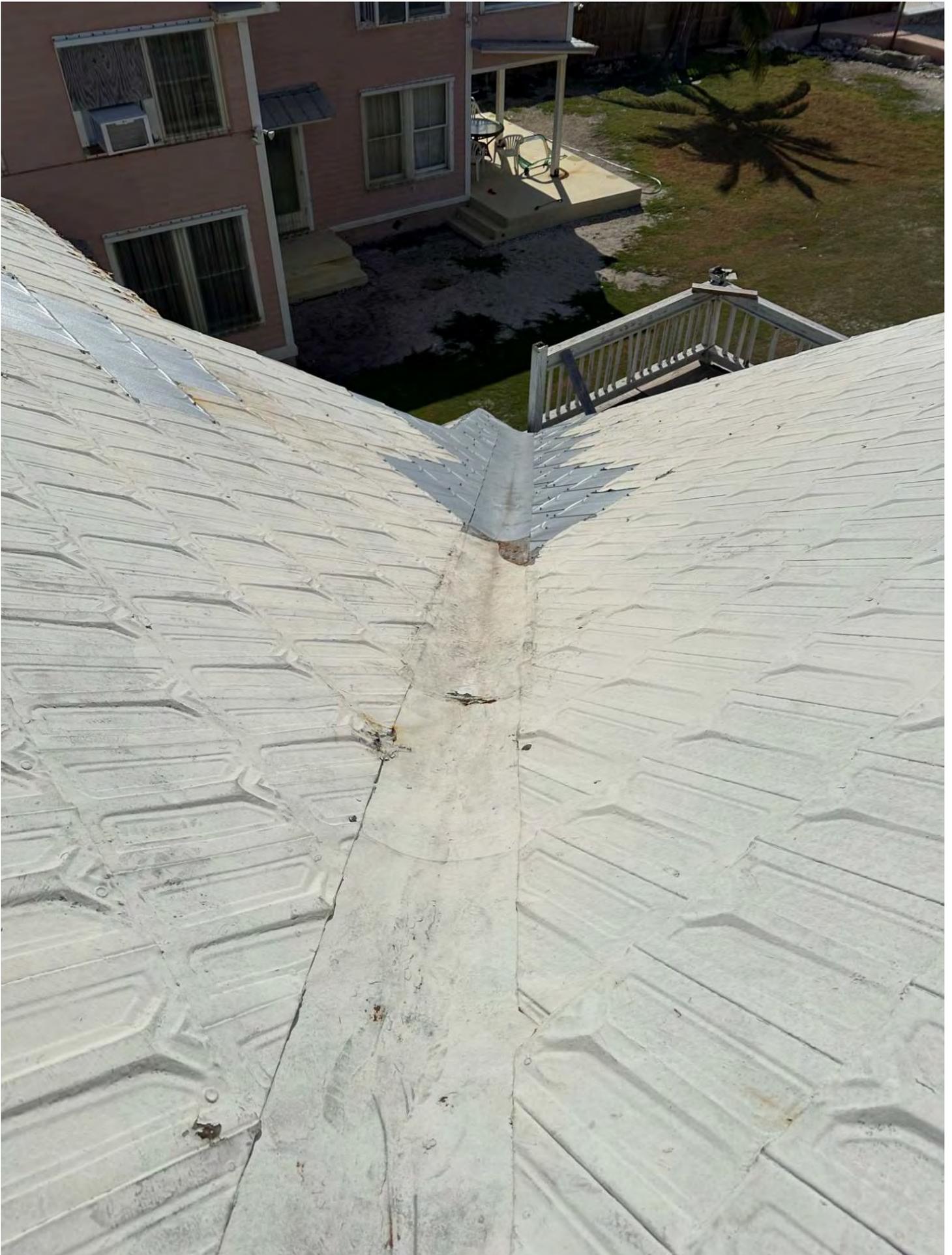
















DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/pera

NOTICE OF ACCEPTANCE (NOA)

Dan's Custom Sheet Metal
5700 Washington Street
Naples, FL 34109

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section 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 Section (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. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section 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: D.C.S.M. – 5V Crimp 26 ga. Steel (min) over ½” (min) plywood

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 renews and revises NOA# 18-0228.05 and consists of pages 1 through 7.

The submitted documentation was reviewed by *Freddy Semino* 



NOA No.: 19-0109.04
Expiration Date: 05/08/2024
Approval Date: 05/24/2019
Page 1 of 7

ROOFING ASSEMBLY APPROVAL:

Category:	Roofing
Sub-Category:	Non-Structural Metal Roofing
Material:	Steel
Deck Type:	Wood
Maximum Design Pressure	-86 psf. (See General Limitation #2)

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
D.C.S.M. 5V Crimp	l = varies w = 24" h = 1/2" min. 0.022" thick (58.5 ksi min. yield)	TAS 110	Corrosion resistant, 26 Ga. 5V Crimp metal panels- Charcoal CERAM-A-STAR® 1050 coating on Galvalume.
Trim Pieces	l = varies w = varies min. 26 ga.	TAS 110	Standard flashing and trim pieces. Manufactured for each panel width.

TRADE NAMES OF PRODUCTS MANUFACTURED BY OTHERS:

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
Fasteners (Panel)	min. #9x 1 1/2" HWH screw	Corrosion resistant, #9-1 1/2" HWH self-drilling fasteners with neoprene/ weather sealing washers	generic
Bostik 915	sealant	TAS 132	Polyurethane sealant

MANUFACTURING LOCATION:

- Naples, FL.

EVIDENCE SUBMITTED:

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
PRI Asphalt Technologies, Inc.	PRI02056	TAS 100	06/04/02
	AKZC-008-02-01A	ASTM B117	06/13/18
	AKZC-008-02-01B	AASTM G 155	6/13/18
Hurricane Test Laboratory, Inc.	0302-0508-02	TAS 125	05/14/02
	0302-0715-05	TAS 125	07/31/05
Intertek	I1481.01-450-18 r0	TAS 125	10/09/18
	I1481.02-450-18 r0	TAS 100	10/09/18
Intertek	I1481.01-450-18 r1	TAS 125	03/25/19



APPROVED ASSEMBLIES:

System A (1):	D.C.S.M. 5V Crimp 26 ga. Steel (min) over ½” (min) plywood
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction ¹⁹ / ₃₂ ” or greater plywood or wood plank, or Re-roof ¹⁵ / ₃₂ ” or greater plywood or wood plank.
Slope Range:	2”: 12” or greater
Maximum Uplift Pressure:	–67.25 psf. (See Limitation #2) see table A.
Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d ring shank nails spaced 6” o.c around the perimeter and 6” o.c. in the field. In reroofing, where the deck is less than ¹ / ₂ ” thick (Minimum ¹⁵ / ₃₂ ”) The above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4” side-laps and 6” end-laps. Underlayment shall be fastened with corrosion resistant 32 ga. tin-caps and 0.120”x 1¼” galvanized annular ring-shank nails, spaced 6” o.c. at all laps and two staggered rows 12” o.c. in the field of the roll.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Dan’s Custom Sheet Metal, Inc.’ current published installation instructions. The center rib was sealed with Bostik 915 sealant and secured with #12x1”panclip fastener at 6”o.c. Sealant is to be used along the perimeter between the panels and valley.
Drip Edge:	The drip edge is secured with #12 x 1” panclip fasteners spaced at 4”o.c. Sealant is to be used along the perimeter between the panels and drip edge.
Cap	Installed with a minimum #9-1½” HWH corrosion resistant fasteners with neoprene sealing washer 12”o.c. Bostik 915 Sealant between the cap edge and panel underneath.
Fire Barrier Board:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Metal Panels and Accessories:	<p>Install the "D.C.S.M. 26 Ga. 5V Crimp Steel Panels" and accessories in compliance with Dan’s Custom Sheet Metal, Inc’ current, published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133. Panels shall be attached as follows.</p> <p>“D.C.S.M. 5V-Crimp Steel Panels" shall be installed with a minimum #9-1½” HWH corrosion resistant fasteners with neoprene sealing washers of sufficient length to penetrate a minimum of ⁵/₁₆” through the sheathing. Fasteners shall be place in accordance with fastener detail herein as follows:</p> <ol style="list-style-type: none">1. Panel side ribs shall be fastened with one fastener along side of the panel inside ribs through the high point of the V. Center panel rib shall be fastened with one fastener through the high point of the V.2. All fasteners at center rib, and overlap rib shall be spaced at a maximum of 16” o.c. parallel to the roof slope. See Profile Drawings herein.



System A (2):	D.C.S.M. 5V Crimp 26 Ga. Roof Panel
Deck Type:	Wood, Non-insulated
Deck Description:	Re-Roof only; ¹⁵ / ₃₂ " or greater plywood or wood plank.
Slope Range:	2": 12" or greater
Maximum Uplift Pressure:	–86psf. (See Limitation #2) see table A.

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d ring shank nails spaced 6" o.c around the perimeter and 6" o.c. in the field. In reroofing, where the deck is less than ¹⁹ / ₃₂ " thick (Minimum ¹⁵ / ₃₂ ") The above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-laps and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 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.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Dan's Custom Sheet Metal, Inc.' current published installation instructions. The center rib was sealed with Bostik 915 sealant and secured with #12x1" panclip fastener at 6"o.c. Sealant is to be used along the perimeter between the panels and valley.
Drip Edge:	The drip edge is secured with #12 x 1" panclip fasteners spaced at 4"o.c. Sealant is to be used along the perimeter between the panels and drip edge.
Cap	Installed with a minimum #9-1½" HWH corrosion resistant fasteners with neoprene sealing washer 12"o.c. Bostik 915 Sealant between the cap edge and panel underneath.
Fire Barrier Board:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Metal Panels and Accessories:	<p>Install the "D.C.S.M. 5V Crimp Roof Panels" and accessories in compliance with Dan's Custom Sheet Metal, Inc' current, published installation instructions and details. Flashing, penetrations, valley construction and other details shall be constructed in compliance with the minimum requirements provided in Roofing Application Standards RAS 133. Panels shall be attached as follows.</p> <p>"D.C.S.M. 5V-Crimp Panels" shall be installed with a minimum #9-1½" HWH corrosion resistant fasteners with neoprene sealing washers of sufficient length to penetrate a minimum of ⁵/₁₆" through the sheathing. Fasteners shall be place in accordance with fastener detail herein as follows:</p> <ol style="list-style-type: none"> 1. Panel side ribs shall be fastened with one fastener along side of the panel inside ribs through the high point of the V. Center panel rib shall be fastened with one fastener through the high point of the V. 2. All fasteners at center rib, and overlap rib shall be spaced at a maximum of 12" o.c. parallel to the roof slope. See Profile Drawings herein.



**TABLE A
MAXIMUM DESIGN PRESSURES**

Roof Areas	Maximum Design Pressures	Maximum Fastener Spacing
Field & Perimeter	-67.25 psf.	16"o.c.
Corners	-86 psf.	12"o.c.

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. Panels may be rolls formed in continuous lengths from eave to ridge. Maximum lengths shall be as described in Roofing Application Standard RAS 133
4. All panels shall be permanently labeled with the manufacturer’s name and/or logo, and the following statement: “Miami-Dade County Product Control Approved” or with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer’s name and/or logo, and/or model.

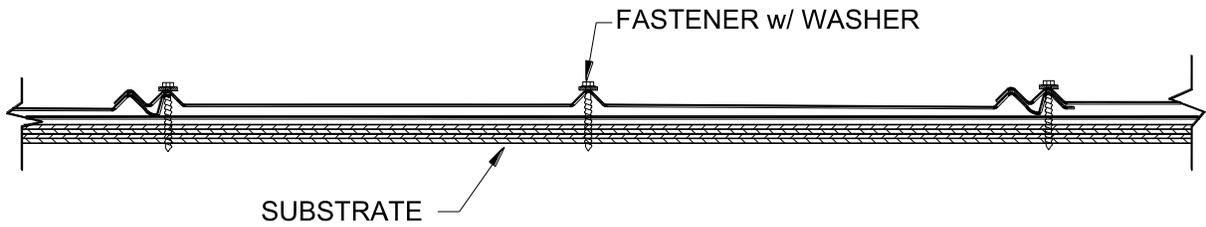
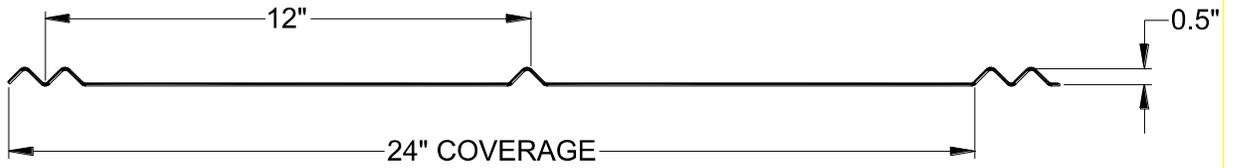


5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

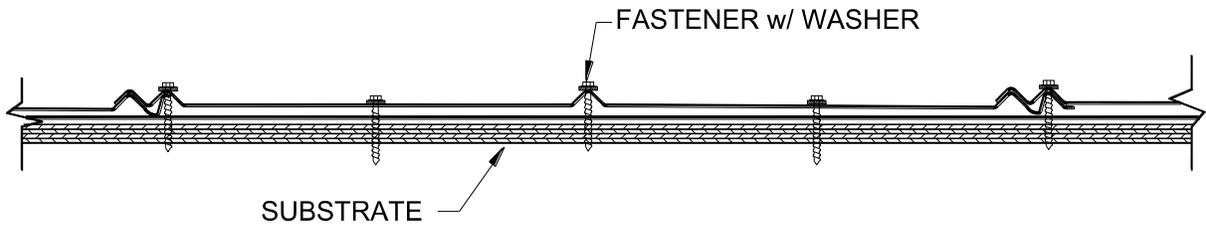


DETAIL DRAWINGS

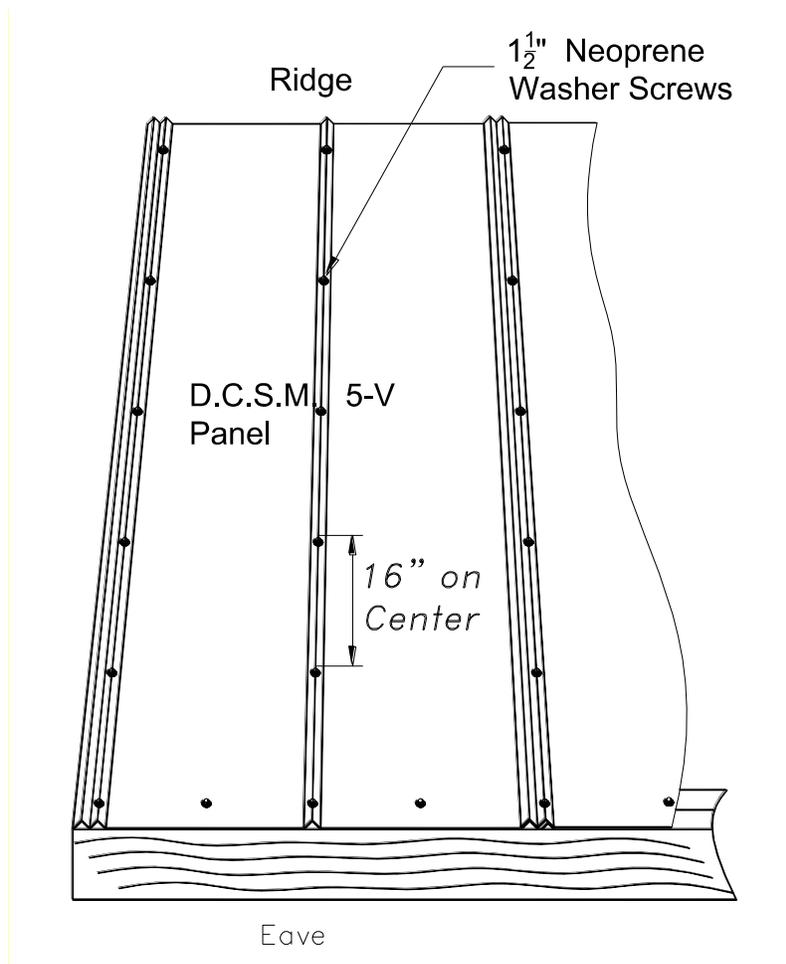
D.C.S.M. 5V CRIMP METAL ROOF PANEL



FASTENING PATTERN AT FIELD, EAVE & RIDGE OF PANEL



D.C.S.M. 5V CRIMP METAL ROOF PANEL



END OF THIS ACCEPTANCE



NOA No.: 19-0109.04
Expiration Date: 05/08/2024
Approval Date: 05/24/2019
Page 7 of 7

METAL SHINGLES NOA



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Berridge Manufacturing Company
1720 Maury Street
Houston, TX 77026

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section 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 Section (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. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section 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: Victorian Classic Shingle

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

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

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

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

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

This NOA renews NOA # 17-0808.05 and consists of pages 1 through 7.
The submitted documentation was reviewed by Alex Tigera.



NOA No.: 22-0920.07
Expiration Date: 10/18/27
Approval Date: 10/27/22
Page 1 of 7

ROOFING ASSEMBLY APPROVAL:

Category: Roofing
Sub-Category: Non-Structural Metal Roofing
Material: Steel
Deck Type: Wood
Maximum Design Pressure -131 psf.

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
Berridge Victorian/Classic Shingle	l = 13-7/8" w = 11" Thickness = 24 ga. Min. Yield Strength: 59.4 ksi.	TAS 110	G-90 galvanized or galvalume shingles coated with Duranar® Coil Coating System.

MANUFACTURING LOCATIONS:

1. Houston, TX.
2. San Antonio, TX.
3. Seguin, TX.

EVIDENCE SUBMITTED:

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
Force Engineering & Testing, Inc.	49-0242T-12A, B	TAS 125	12/04/12
PPG	Lab Test Certification	ASTM B-117	03/2015
		ASTM G-155	04/2015
Hurricane Test Laboratories, Inc.	0307-0127-04	TAS 125	03/09/04
Q.C. Metallurgical Laboratory, Inc.	1238-01	ASTM E8	09/06/07
PRI Asphalt Technologies, Inc.	BMC-004-02-01	TAS 100	04/04/07



APPROVED ASSEMBLIES:

System A-1: Victorian/Classic Shingle
Deck Type: Wood, Non-Insulated
Deck Description: New Construction or Re-Roof ¹⁵/₃₂" or greater plywood or wood plank.
Slope Range: 3": 12" or greater
Maximum Uplift Pressure: See Table A Below (See Limitation #2)

Deck Attachment: In accordance with applicable Building Code, but in no case shall it be less than 8d annular ring shank nails spaced at a distance listed below in **Table A**. In reroofing, where the deck is less than ¹⁹/₃₂" thick (Minimum ¹⁵/₃₂"). The above attachment method must be in addition to existing attachment.

Underlayment: Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-laps and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 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 Miami-Dade County Product Control Approved underlayment having a current NOA.

Fire Barrier Board: Any approved fire barrier having a current NOA. Refer to a current fire directory listing or a current ASTM E 108 test report for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.

Valleys: Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Berridge Manufacturing Company's current published installation instructions.

Metal Panels and Accessories: Install the "Victorian/Classic Shingle" including flashing penetrations, valleys, end laps and accessories in compliance "Berridge Manufacturing's" current, published installation instructions and in compliance with the minimum requirements detailed in Roofing Application Standard RAS 133.

Berridge Victorian/Classic Shingle shall be attached to the plywood substrate with a minimum of two corrosion resistant fasteners of sufficient length to penetrate through the sheathing a minimum of ³/₁₆", listed in **Table A**. Fasteners shall be placed in accordance with the detail outlined in **Table A** and fastener detail herein as follows:

Shingle shall be fastened with a minimum of two screws located in the detail outlined in **Table A**. The male end of the next shingle is tucked in the female end of the previous shingle to form a lock. The shingles shall be placed in a staggered pattern.

TABLE A
MAXIMUM DESIGN PRESSURES

	Field	Perimeter and Corner¹	Perimeter and Corner¹
Plywood Thickness (minimum)	15/32"	15/32"	19/32"
Plywood Fastener Spacing	6" o.c.	6" o.c.	3" o.c.
Fasteners	#12 panhead	#10-9	#10-9
Shingle Fastener Placement	Detail B	Detail C	Detail C
Maximum Design Pressure	-118.5 psf	-123.5 psf	-131 psf

1. Extrapolation shall not be allowed



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" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

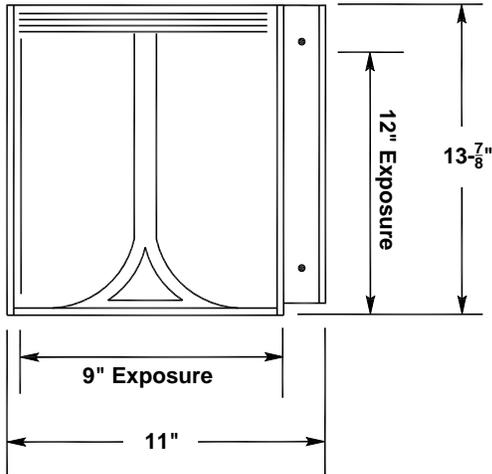


4. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

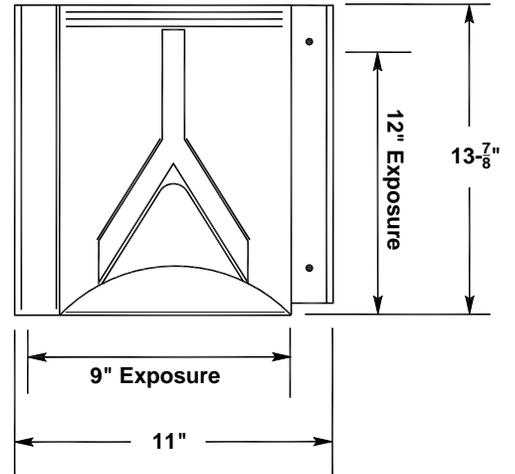


PROFILE DRAWING

DETAIL A



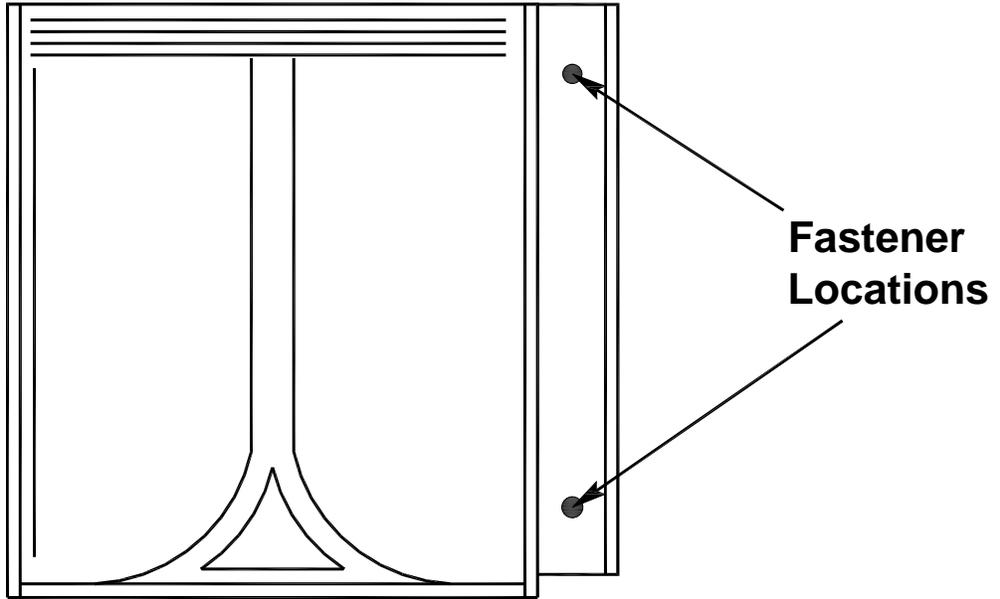
VICTORIAN SHINGLE



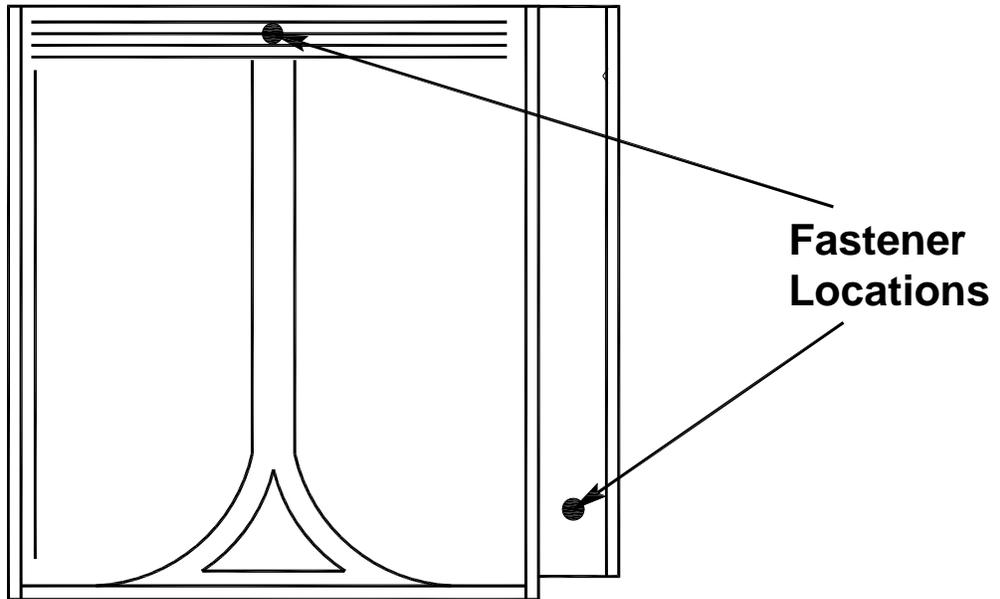
CLASSIC SHINGLE



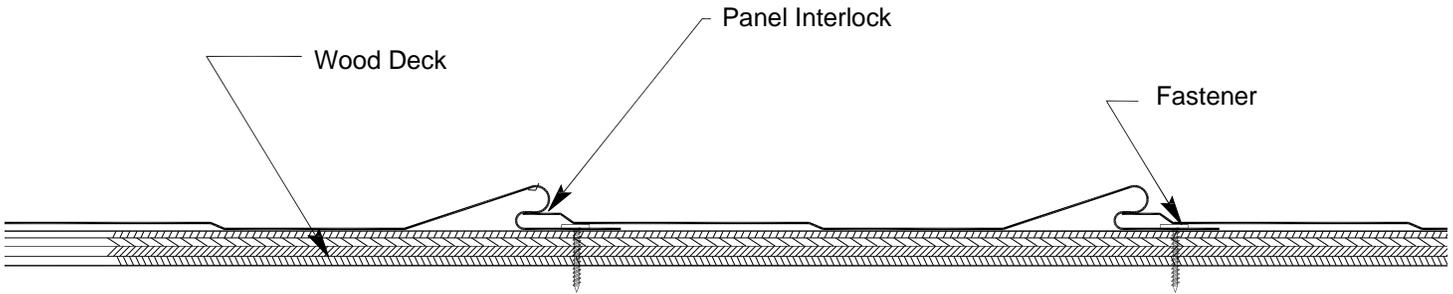
DETAIL B



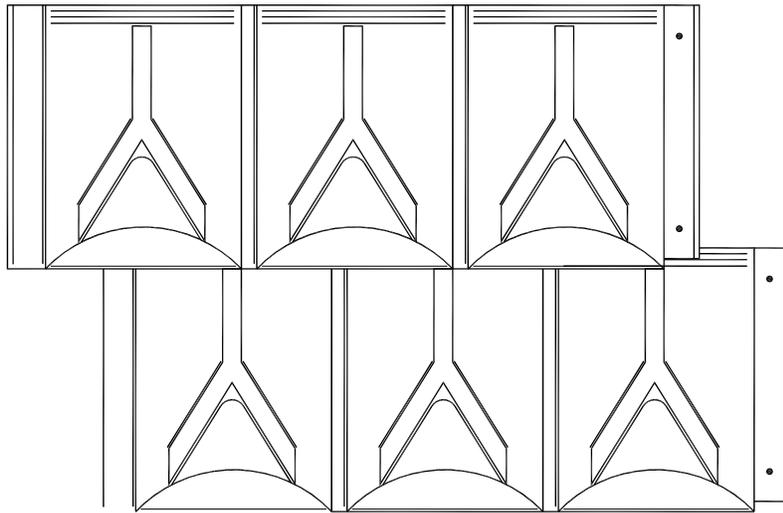
DETAIL C



DETAIL D



ASSEMBLY PROFILE (N.T.S.)



ASSEMBLY PLAN VIEW

END OF THIS ACCEPTANCE



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., Tuesday, June 25, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACE METAL SHINGLES WITH 5 V-CRIMP ON AN EXISTING ROOF OF A CONTRIBUTING BUILDING.

#402 SOUTH STREET

Applicant – Bone Island Roofing

Application Number H2024-0025

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

** PROPERTY RECORD CARD **

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00036400-000000
 Account# 1037249
 Property ID 1037249
 Millage Group 10KW
 Location Address 402 SOUTH St, KEY WEST
 Legal Description KW FILER BOYD SUB N-476 PT LOTS 2-4 SQR 6 TR 16 G9-327 OR644-551/562 OR756-174-175 OR757-565-567C OR2926-1314
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[MORGAN HUGH J](#)
 404 South St
 Key West FL 33040

[MORGAN YADIRA](#)
 404 South St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$245,185	\$745,097	\$664,302	\$671,222
+ Market Misc Value	\$29,949	\$58,048	\$56,404	\$57,715
+ Market Land Value	\$4,274,407	\$3,746,396	\$3,001,920	\$3,001,920
= Just Market Value	\$4,549,541	\$4,549,541	\$3,722,626	\$3,730,857
= Total Assessed Value	\$2,882,909	\$2,620,826	\$2,382,569	\$2,165,972
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,549,541	\$4,549,541	\$3,722,626	\$3,730,857

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$3,746,396	\$745,097	\$58,048	\$4,549,541	\$2,620,826	\$0	\$4,549,541	\$0
2021	\$3,001,920	\$664,302	\$56,404	\$3,722,626	\$2,382,569	\$0	\$3,722,626	\$0
2020	\$3,001,920	\$671,222	\$57,715	\$3,730,857	\$2,165,972	\$0	\$3,730,857	\$0
2019	\$2,203,409	\$239,981	\$34,008	\$2,477,398	\$1,969,065	\$0	\$2,477,398	\$0
2018	\$2,140,992	\$243,268	\$32,968	\$2,417,228	\$1,790,059	\$0	\$2,417,228	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	11,328.00	Square Foot	75	210.4

Buildings

Building ID	2890	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1947
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1990
Building Name		Foundation	CONCR FTR
Gross Sq Ft	3373	Roof Type	IRR/CUSTOM
Finished Sq Ft	1426	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	FAIR	Heating Type	NONE with 0% NONE
Perimeter	166	Bedrooms	2

Functional Obs 50
 Economic Obs 0
 Depreciation % 36
 Interior Walls WALL BD/WD WAL

Full Bathrooms 1
 Half Bathrooms 0
 Grade 650
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETCHED GARAGE	264	0	0
FHS	FINISH HALF ST	864	0	0
FLA	FLOOR LIV AREA	1,426	1,426	0
OPU	OP PR UNFIN LL	12	0	0
OUU	OP PR UNFIN UL	504	0	0
OPF	OP PRCH FIN LL	303	0	0
TOTAL		3,373	1,426	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	96 SF	1
CONC PATIO	2006	2007	0 x 0	1	768 SF	2
BRICK PATIO	2008	2009	12 x 65	1	780 SF	2
FENCES	1946	1947	6 x 56	1	336 SF	4
SEAWALL	1946	1947	0 x 0	1	480 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/11/2018	\$0	Quit Claim Deed	2186146	2926	1314	30 - Unqualified	Improved		
3/1/1978	\$72,000	Conversion Code		757	565	Q - Qualified	Improved		

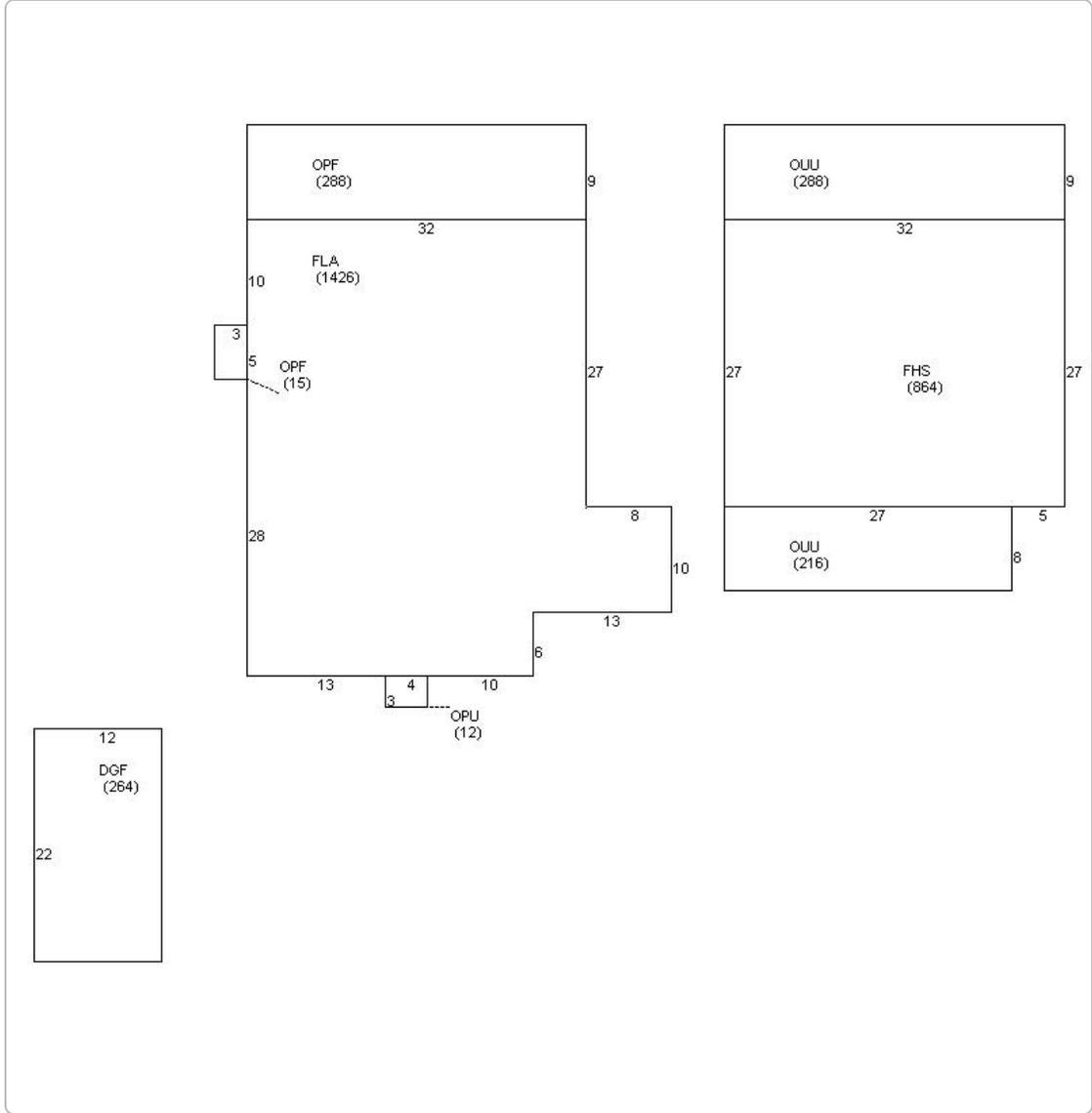
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2023-0208	1/27/2023		\$1,500	Residential	Repair uplifted first row shingles on gable end due to hurricane damage total at 40 each silver seal coating roof to uniform and protect 1600 sq. ft. Silver seal 700 at 400, poller covers 20, berridge victorian shingles 200 labor 800.
07-4977	11/8/2007	12/23/2008	\$1,500	Residential	REPAIR/REPLACE SOLID DOORS, SCREEN DOORS, DOUBLE HUNG DOORS, SCREEN DOORS, PAINT SAME COLOR
07-4978	11/8/2007	12/23/2008	\$400	Residential	PATCH ROOF WHERE NEEDED, REPLACE 7 PANELS V-CRIMP IN THE UTILITY ROOM
06-5760	10/16/2006	12/18/2006	\$5,760	Residential	REPLACE DAMAGED DRIVEWAY WITH FINISHED CONCRETE
04-0780	3/16/2004	3/31/2004	\$1,100	Residential	REPAIR SEWER LINE
02-3439	12/26/2002	12/31/2002	\$5,000	Residential	REPLACE #00-3562
01-4057	4/14/2002	12/31/2002	\$250	Residential	INSTALL GATE
00-3562	10/26/2000	11/6/2001	\$5,000	Residential	PORCH REPAIRS
99-2997	8/24/1999	11/6/2001	\$800	Residential	CHANGE RISER
98-4035	1/6/1999	11/6/2001	\$3,000	Residential	REPAIRS TO PORCHES/DOORS
98-3580	11/12/1998	12/31/1998	\$1,100	Residential	PAINT ROOF
95-0053	12/1/1995	11/1/1996	\$1	Residential	PAINTING
B94-3634	11/1/1994	12/1/1994	\$250	Residential	MINOR REPAIRS & PAINT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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