Historic Architectural Review Commission

Staff Report
Item 7a

Meeting Date:	May 14, 2013
Applicant:	Keys Roofing Inc.
Application Number:	H13-01-538
Address:	#422 Front Street
Description of Work:	Install barrel style metal panels. Metal panels will be mission red in color.
Building Facts:	Our records include the building as a contributing resource. The First National Bank building was built in 1891. The polychromatic structure was designed in the Romanesque revival style. At some point during the 1940's the building lost its upper cupola and its original wide overhanging eaves supported by decorative brackets. There were no strong storms during the 1940's so the loss of architectural elements may have been due to structural problems and humidity decay. The building underwent a restoration process in the 1996 and the upper structure was rebuilt. In 1999 a building permit was issued to replace 6 sq. of Spanish tiles, but it was not specific as to where the tiles were located. The upper structure as well as a second floor balcony facing Duval Street has clay barrel tiles as their roofing material. Recently several tiles from the upper structure have been fallen to the sidewalks and street.
Guidelines Cited in Review:	Secretary of the Interior's Standards (pages 16-23), specifically Standard 6 for the existing second floor porch facing Duval Street. HARC Guidelines: Roofing (pages 26), specifically first paragraph; .. *Roof replacements should be done on an in-kind basis, with new roof matching the materials used previously,*

unless HARC believes the replacement material to be more suitable than the existing roofing material., and Guideline 4.

Staff Analysis

The Certificate of Appropriateness for review is a request to install metal panels that imitates barrel tiles as a roof material for a historic balcony and on a reproduction of the cupola that was built during 1990's. By observing the submitted pictures it is evident that the roof structure of the upper roof had deteriorated and it is staff's opinion that all the humidity and decay had created the existing failing condition of the clay tiles, their nails and the underlay. Staff did not observe any deterioration on the second story balcony roof.

Consistency with Guidelines

It is staff's opinion that the material proposed to replace clay barrel tiles is not an appropriate material for such a historic building. The proportions, textures, width and finish look of the metal panels do not visually resemble the clay tiles. Although the cupola is a reconstruction that was done in the 1990's, it was designed to have real materials, clay barrel tiles. This project requires more than the installation of a roof; all roof components including structure, sheathing, well installed tiles, ridge tiles and finial. For the balcony on the second floor broken tiles must be replaced with similar as well as any other roof that presents broken or loose tiles. Maintenance will be the key after the repairs are done. There are many clay barrel clay roof tiles available in the market that has NOA's from Miami-Dade County and State of Florida product approvals.

Application

Alternate Key 1000531 .. Parcel ID 00000000 ...

CITY OF KEY WEST BUILDING DEPARTMENT

Fax 809-3978

CERTIFICATE of APPROPRIATENESS

APPLICATION # H-15-H013-100538

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER NAME:	RNJ Key West LLC	DATE:	4.15.13
OWNERS ADDRESS:	9629 Parkview Avenue Boca Raton, FL 33428	PHONE #:	
APPLICANT'S NAME:	Keys Roofing, Inc.	PHONE #:	305-451-5678
APPLICANT'S ADDRESS:	P.O. Box 1227, Key Largo, FL 33037		
ADDRESS OF CONSTRUCTION:	422 Front Street, Key West, FL	# OF UNITS:	1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Tear off existing clay tile roof. Install HT secondary waterproofing barrier. Install 24g galvalume eave drip. Install 24g FMRP metal tile roof.

Going to HARC

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

****************** for all existing clay tile roofs ****************

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

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

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

Date: 4/8/13

Applicant Signature: James A Semple, IV

REQUIRED SUBMITTALS

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

Staff Use Only

Date:

Staff Approval:

Fee Due:

Oper: CARTER Type: BP Drawer: 1
Date: 4/17/13 Receipt no: 50023
2013 100538
PT BUILDING PE 1 $100.00
Trans number: 2905377
CK CHECK 15435 $100.00
Trans date: 4/16/13 Time: 16:45:47

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved _____ Denied _____ Deferred _____

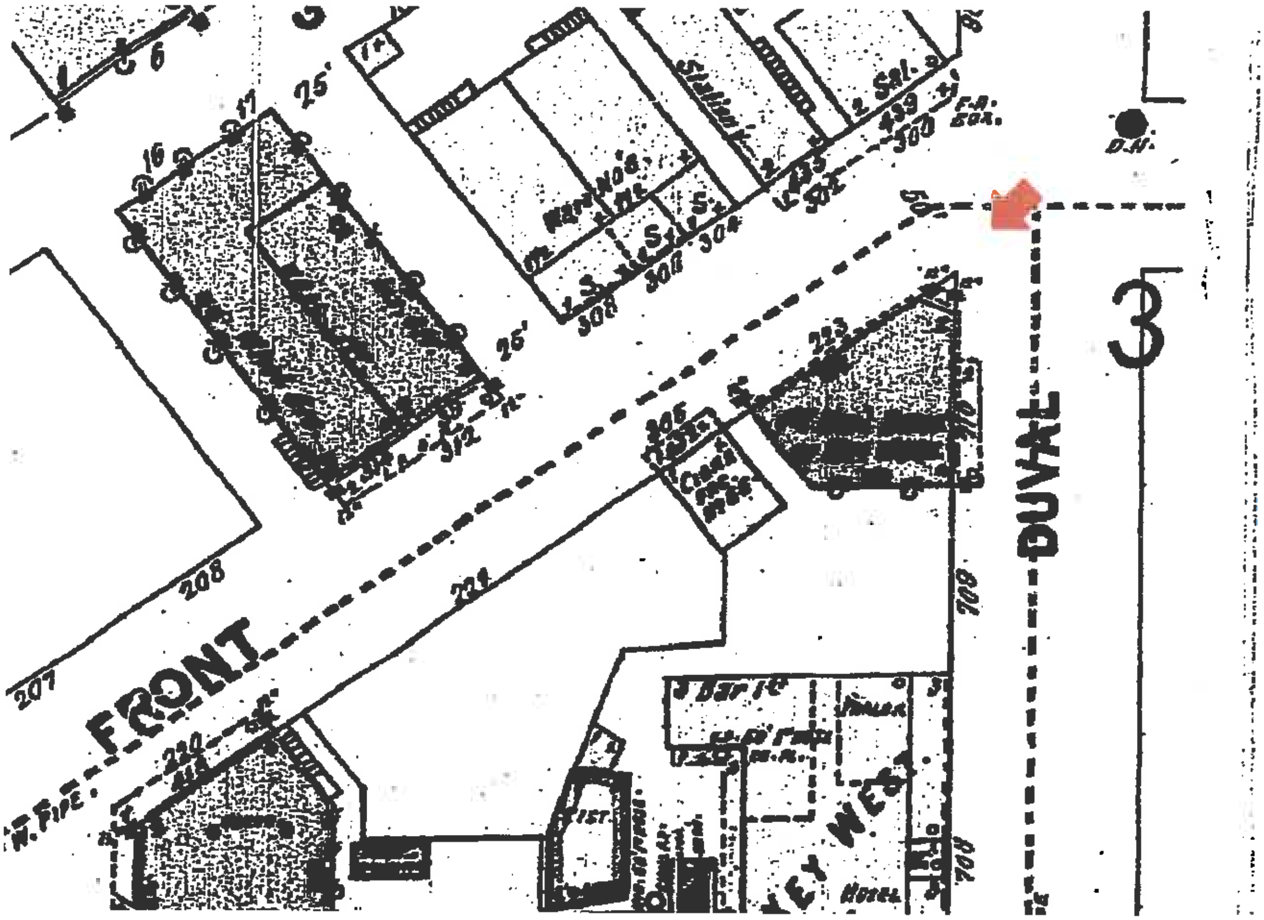
Reason for Deferral or Denial:

HARC Comments:
Building is listed as contributing Romanesque revival / Richardsonian built in 1891.
Secretary of the Interiors standards ; standard 6
Guidelines for roofing. (page 26). First paragraph and Guideline 4.

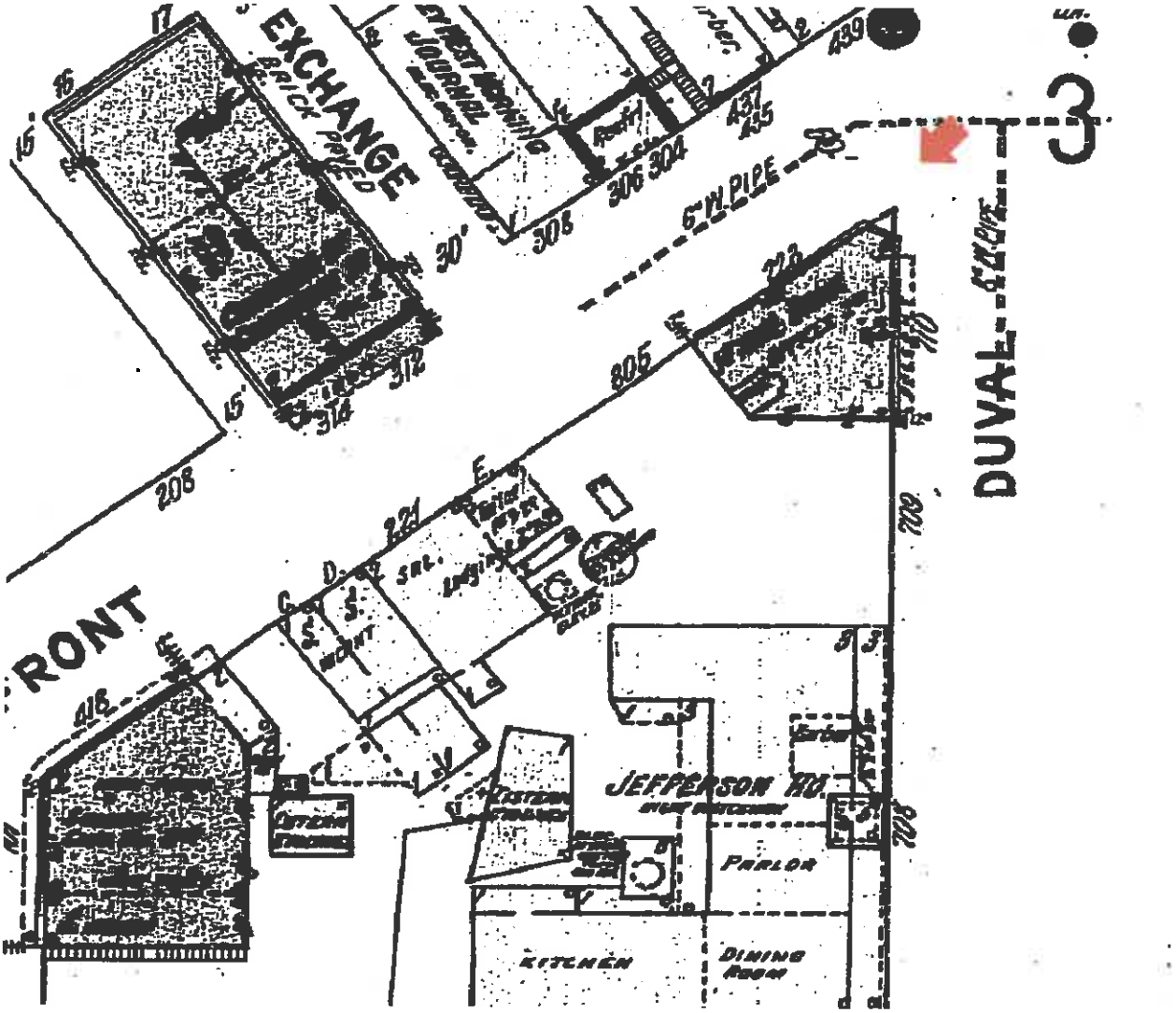
Limits of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: _____ Signature: _____

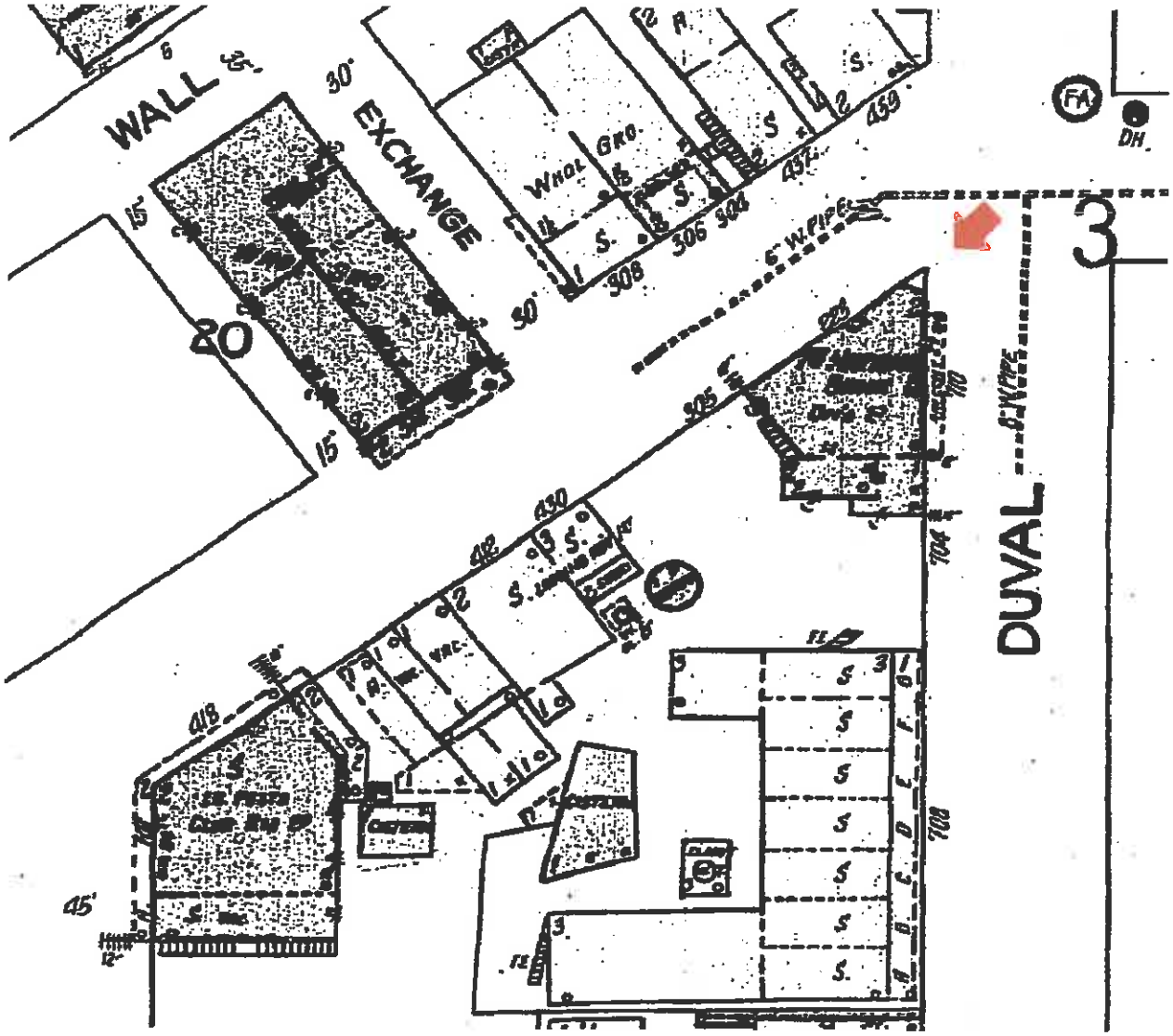
Sanborn Maps



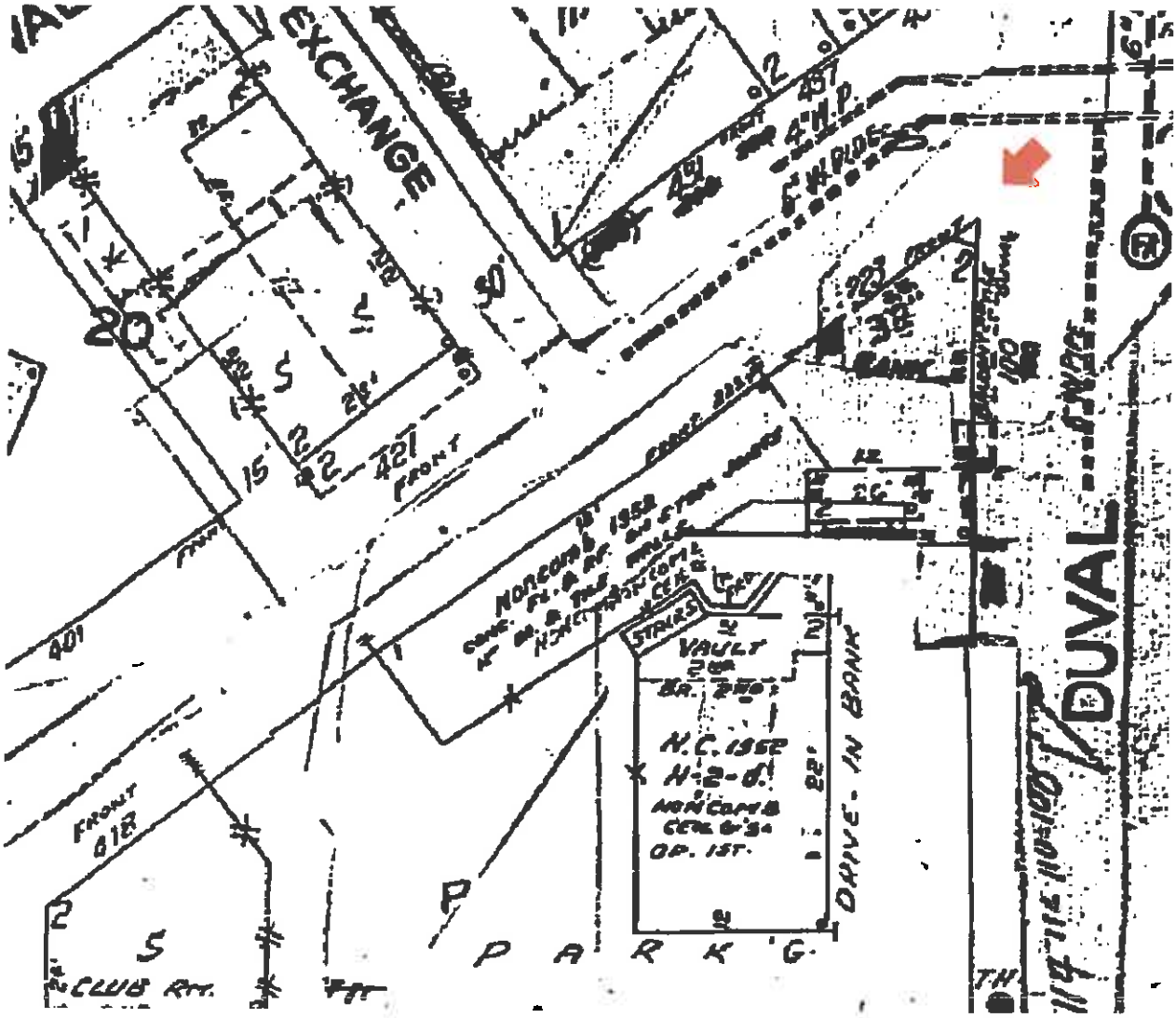
#422 Front Street Sanborn map 1899



#422 Front Street Sanborn map 1912



#422 Front Street Sanborn map 1926



#422 Front Street Sanborn map 1962

Project Photos

First National Bank

The opening of the First National Bank on Duval Street at the corner of Front in 1892. Photo from the Monroe County Library Collection

The First National Bank at Duval Street and Front Street C 1940. Key West Photo Service by Jeff Brodhead. From the DeWolfe and Wood Collection in the Otto Hirzel Scrapbook. Monroe County Library.

A color postcard of the Florida First National Bank at Key West on the corner of Duval and Front Streets in the 1960s. Photo from the Monroe County Library collection

Florida First National Bank at 92 Duval Street in 1975. From the archives of Edwin O. Swift III. Monroe County Library.


WEATHERSHIELD

Miscellaneous Information

Technical Preservation Services

National Park Service
U.S. Department of the Interior

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see **Printed Publications**.

PRESERVATION BRIEFS

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Roofing for Historic Buildings

Sarah M. Sweetser

Decorative roofing feature. Photo: HABS Collection, NPS.

Significance of the Roof

A weather-tight roof is basic in the preservation of a structure, regardless of its age, size, or design. In the system that allows a building to work as a shelter, the roof sheds the rain, shades from the sun, and buffers the weather.

During some periods in the history of architecture, the roof imparts much of the architectural character. It defines the style and contributes to the building's aesthetics. The hipped roofs of Georgian architecture, the turrets of Queen Anne, the Mansard roofs, and the graceful slopes of the Shingle Style and Bungalow designs are examples of the use of roofing as a major design feature.

But no matter how decorative the patterning or how compelling the form, the roof is a highly vulnerable element of a shelter that will inevitably fail. A poor roof will permit the accelerated deterioration of historic building materials—masonry, wood, plaster, paint—and will cause general disintegration of the basic structure. Furthermore, there is an urgency involved in repairing a leaky roof since such repair costs will quickly become prohibitive. Although such action is desirable as soon as a failure is discovered, temporary patching methods should be carefully chosen to prevent inadvertent damage to sound or historic roofing materials and related features. Before any repair work is performed, the historic value of the materials used on the roof should be understood. Then a complete internal and external inspection of the roof should be planned to determine all the causes of failure and to identify the alternatives for repair or replacement of the roofing.

Historic Roofing Materials in America

Clay Tile: European settlers used clay tile for roofing as early as the mid-17th century; many pantiles (S-curved tiles), as well as flat roofing tiles, were used in Jamestown, Virginia. In some cities such as New York and Boston, clay was popularly used as a precaution against such fires as those that engulfed London in 1666 and scorched Boston in 1679.

Repairs on this pantile roof were made with new tiles held in place with metal hangers. Photo: NPS files.

The plain or flat rectangular tiles most commonly used from the 17th through the beginning of the 19th century measured about 10" by 6" by 1/2," and had two holes at one end for a nail or peg fastener. Sometimes mortar was applied between the courses to secure the tiles in a heavy wind.

In the mid-19th century, tile roofs were often replaced by sheet-metal roofs, which were lighter and easier to install and maintain. However, by the turn of the century, the Romanesque Revival and Mission style buildings created a new demand and popularity for this picturesque roofing material.

Slate: Another practice settlers brought to the New World was slate roofing. Evidence of roofing slates have been found also among the ruins of mid-17th century Jamestown. But because of the cost and the time required to obtain the material, which was mostly imported from Wales, the use of slate was initially limited. Even in Philadelphia (the second largest city in the English-speaking world at the time of the Revolution) slates were so rare that "The Slate Roof House" distinctly referred to William Penn's home built late in the 1600s. Sources of native slate were known to exist along the eastern seaboard from Maine to Virginia, but difficulties in inland transportation limited its availability to the cities, and contributed to its expense. Welsh slate continued to be imported until the development of canals and railroads in the mid-19th century made American slate more accessible and economical.

Slate was popular for its durability, fireproof qualities, and aesthetic potential. Because slate was available in different colors (red, green, purple, and blue-gray), it was an effective material for decorative patterns on many 19th century roofs (Gothic and Mansard styles). Slate continued to be used well into the 20th century, notably on many Tudor revival style buildings of the 1920s.

Shingles: Wood shingles were popular throughout the country in all periods of building history. The size and shape of the shingles as well as the detailing of the shingle roof differed according to regional craft practices. People within particular regions developed preferences for the local species of wood that most suited their purposes. In New England and the Delaware Valley, white pine was frequently used: in the South, cypress and oak; in the far west, red cedar or redwood. Sometimes a protective coating was applied to increase the durability of the shingle such as a mixture of brick dust and fish oil, or a paint made of red iron oxide and linseed oil.

Replacement of particular historic details is important to the individual historic character of a roof, such as this rounded butt wood shingle roof. In the restoration, the drainage around a dormer was improved by the addition of carefully concealed modern metal flashing. Photo: NPS files.

Commonly in urban areas, wooden roofs were replaced with more fire resistant materials, but in rural areas this was not a major concern. On many Victorian country houses, the practice of wood shingling survived the technological advances of metal roofing in the 19th century, and near the turn of the century enjoyed a full revival in its namesake, the Shingle Style. Colonial revival and the Bungalow styles in the 20th century assured wood shingles a place as one of the most fashionable, domestic roofing materials.

Metal: Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.

Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (1727–1744) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in

America.

Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.

Galvanized sheet-metal shingles imitating the appearance of pantiles remained popular from the second half of the 19th century into the 20th century. Photo: NPS files.

The method for corrugating iron was originally patented in England in 1829. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.

Galvanizing with zinc to protect the base metal from rust was developed in France in 1837. By the 1850s the material was used on post offices and customhouses, as well as on train sheds and factories. In 1857 one of the first metal roofs in the South was installed on the U.S. Mint in New Orleans. The Mint was thereby "fireproofed" with a 20-gauge galvanized, corrugated iron roof on iron trusses.

Tin-plate iron, commonly called "tin roofing," was used extensively in Canada in the 18th century, but it was not as common in the United States until later. Thomas Jefferson was an early advocate of tin roofing, and he installed a standing-seam tin roof on "Monticello" (ca. 1770–1802). The Arch Street Meetinghouse (1804) in Philadelphia had tin shingles laid in a herringbone pattern on a "piazza" roof.

Tin shingles, commonly embossed to imitate wood or tile, or with a decorative design, were popular as an inexpensive, textured roofing material. Photo: NPS files.

However, once rolling mills were established in this country, the low cost, light weight, and low maintenance of tin plate made it the most common roofing material. Embossed tin shingles, whose surfaces created interesting patterns, were popular throughout the country in the late 19th century. Tin roofs were kept well-painted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper.

Terne plate differed from tin plate in that the iron was dipped in an alloy of lead and tin, giving it a duller finish. Historic, as well as modern, documentation often confuses the two, so much that it is difficult to determine how often actual "terne" was used.

Zinc came into use in the 1820s, at the same time tin plate was becoming popular. Although a less expensive substitute for lead, its advantages were controversial, and it was never widely used in this country.

Other Materials: Asphalt shingles and roll roofing were used in the 1890s. Many roofs of asbestos, aluminum, stainless steel, galvanized steel, and lead-coated copper may soon have historic values as well. Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive preservation treatments.

Locating the Problem

Failures of Surface Materials

When trouble occurs, it is important to contact a professional, either an architect, a reputable roofing contractor, or a craftsman familiar with the inherent characteristics of the particular historic roofing system involved. These professionals may be able to advise on immediate patching procedures and help plan more permanent repairs. A thorough examination of the roof should start with an appraisal of the existing condition and quality of the roofing material itself. Particular attention should be given to any southern slope because year-round exposure to direct sun may cause it to break down first.

Wood: Some historic roofing materials have limited life expectancies because of normal organic decay and "wear." For example, the flat surfaces of wood shingles erode from exposure to rain and ultraviolet rays. Some species are more hardy than others, and heartwood, for example, is stronger and more durable than sapwood.

Ideally, shingles are split with the grain perpendicular to the surface. This is because if shingles are sawn across the grain, moisture may enter the grain and cause the wood to deteriorate. Prolonged moisture on or in the wood allows moss or fungi to grow, which will further hold the moisture and cause rot.

Metal: Of the inorganic roofing materials used on historic buildings, the most common are perhaps the sheet metals: lead, copper, zinc, tin plate, terne plate, and galvanized iron. In varying degrees each of these sheet metals are likely to

deteriorate from chemical action by pitting or streaking. This can be caused by airborne pollutants; acid rainwater; acids from lichen or moss; alkalis found in lime mortars or portland cement, which might be on adjoining features and washes down on the roof surface; or tannic acids from adjacent wood sheathings or shingles made of red cedar or oak.

Corrosion from "galvanic action" occurs when dissimilar metals, such as copper and iron, are used in direct contact. Corrosion may also occur even though the metals are physically separated; one of the metals will react chemically against the other in the presence of an electrolyte such as rainwater. In roofing, this situation might occur when either a copper roof is decorated with iron cresting, or when steel nails are used in copper sheets. In some instances the corrosion can be prevented by inserting a plastic insulator between the dissimilar materials. Ideally, the fasteners should be a metal sympathetic to those involved.

Temporary stabilization or "mothballing" with materials, such as plywood and building paper, can protect the roof of a project until it can be properly repaired or replaced. Photo: NPS files.

Iron rusts unless it is well-painted or plated. Historically this problem was avoided by use of tin plating or galvanizing. But this method is durable only as long as the coating remains intact. Once the plating is worn or damaged, the exposed iron will rust. Therefore, any iron-based roofing material needs to be undercoated, and its surface needs to be kept well-painted to prevent corrosion.

One cause of sheet metal deterioration is fatigue. Depending upon the size and the gauge of the metal sheets, wear and metal failure can occur at the joints or at any protrusions in the sheathing as a result from the metal's alternating movement to thermal changes. Lead will tear because of "creep," or the gravitational stress that causes the material to move down the roof slope.

Slate: Perhaps the most durable roofing materials are slate and tile. Seemingly indestructible, both vary in quality. Some slates are hard and tough without being brittle. Soft slates are more subject to erosion and to attack by airborne and rainwater chemicals, which cause the slates to wear at nail holes, to delaminate, or to break. In winter, slate is very susceptible to breakage by ice, or ice dams.

Tile: Tiles will weather well, but tend to crack or break if hit, as by tree branches, or if they are walked on improperly. Like slates, tiles cannot support much weight. Low quality tiles that have been insufficiently fired during manufacture, will craze and spall under the effects of freeze and thaw cycles on their porous surfaces.

Failures of Support Systems

Once the condition of the roofing material has been determined, the related features and support systems should be examined on the exterior and on the interior of the roof. The gutters and downspouts need periodic cleaning and maintenance since a variety of debris fill them, causing water to back up and seep under roofing units. Water will eventually cause fasteners, sheathing, and roofing structure to deteriorate. During winter, the daily freeze-thaw cycles can cause ice floes to develop under the roof surface. The pressure from these ice floes will dislodge the roofing material, especially slates, shingles, or tiles. Moreover, the buildup of ice dams above the gutters can trap enough moisture to rot the sheathing or the structural members.

Many large public buildings have built-in gutters set within the perimeter of the roof. The downspouts for these gutters may run within the walls of the building, or drainage may be through the roof surface or through a parapet to exterior downspouts. These systems can be effective if properly maintained; however, if the roof slope is inadequate for good runoff, or if the traps are allowed to clog, rainwater will form pools on the roof surface. Interior downspouts can collect debris and thus back up, perhaps leaking water into the surrounding walls. Exterior downspouts may fill with water, which in cold weather may freeze and crack the pipes. Conduits from the built-in gutter to the exterior downspout may also leak water into the surrounding roof structure or walls.

Failure of the flashing system is usually a major cause of roof deterioration. Flashing should be carefully inspected for failure caused by either poor workmanship, thermal stress, or metal deterioration (both of flashing material itself and of the fasteners). With many roofing materials, the replacement of flashing on an existing roof is a major operation, which may require taking up large sections of the roof surface. Therefore, the installation of top quality flashing material on a new or replaced roof should be a primary consideration. ***Remember, some roofing and flashing materials are not compatible***.

Roof fasteners and clips should also be made of a material compatible with all other materials used, or coated to prevent rust. For example, the tannic acid in oak will corrode iron nails. Some roofs such as slate and sheet metals may fail if nailed too rigidly.

If the roof structure appears sound and nothing indicates recent movement, the area to be examined most closely is the roof substrate—the sheathing or the battens. The danger spots would be near the roof plates, under any exterior patches, at the intersections of the roof planes, or at vertical surfaces such as dormers. Water penetration, indicating a breach in the roofing surface or flashing, should be readily apparent, usually as a damp spot or stain. Probing with a small pen knife may reveal any rot which may indicate previously undetected damage to the roofing membrane. Insect infestation evident by small exit holes and frass (a sawdustlike debris) should also be noted. Condensation on the underside of the roofing is undesirable and indicates improper ventilation. Moisture will have an adverse effect on any roofing material; a good roof stays dry inside and out.

Because of the roof's visibility, the slate detailing around the dormers is important to the character of this structure. Photo: NPS files.

Repair or Replace

Understanding potential weaknesses of roofing material also requires knowledge of repair difficulties. Individual slates can be replaced normally without major disruption to the rest of the roof, but replacing flashing on a slate roof can require substantial removal of surrounding slates. If it is the substrate or a support material that has deteriorated, many surface materials such as slate or tile can be reused if handled care fully during the repair. Such problems should be evaluated at the outset of any project to determine if the roof can be effectively patched, or if it should be completely replaced.

Will the repairs be effective? Maintenance costs tend to multiply once trouble starts. As the cost of labor escalates, repeated repairs could soon equal the cost of a new roof.

The more durable the surface is initially, the easier it will be to maintain. Some roofing materials such as slate are expensive to install, but if top quality slate and flashing are used, it will last 40–60 years with minimal maintenance. Although the installation cost of the roof will be high, low maintenance needs will make the lifetime cost of the roof less expensive.

Historical Research

In a restoration project, research of documents and physical investigation of the building usually will establish the roof's history. Documentary research should include any original plans or building specifications, early insurance surveys, newspaper descriptions, or the personal papers and files of people who owned or were involved in the history of the building. Old photographs of the building might provide evidence of missing details.

Along with a thorough understanding of any written history of the building, a physical investigation of the roofing and its structure may reveal information about the roof's construction history. Starting with an overall impression of the structure, are there any changes in the roof slope, its configuration, or roofing materials? Perhaps there are obvious patches or changes in patterning of exterior brickwork where a gable roof was changed to a gambrel, or where a whole upper story was added. Perhaps there are obvious stylistic changes in the roof line, dormers, or ornamentation. These observations could help one understand any important alteration, and could help establish the direction of further investigation.

Because most roofs are physically out of the range of careful scrutiny, the "principle of least effort" has probably limited the extent and quality of previous patching or replacing, and usually considerable evidence of an earlier roof surface remains. Sometimes the older roof will be found as an underlayment of the current exposed roof. Original roofing may still be intact in awkward places under later features on a roof. Often if there is any unfinished attic space, remnants of roofing may have been dropped and left when the roof was being built or repaired. If the configuration of the roof has been changed, some of the original material might still be in place under the existing roof. Sometimes whole sections of the roof and roof framing will have been left intact under the higher roof. The profile and/or flashing of the earlier roof may be apparent on the interior of the walls at the level of the alteration. If the sheathing or lathing appears to have survived changes in the roofing surface, they may contain evidence of the roofing systems. These may appear either as dirt marks, which provide "shadows" of a roofing material, or as nails broken or driven down into the wood,.rather than pulled out during previous alterations or repairs. Wooden headers in the roof framing may indicate that earlier chimneys or skylights have been removed. Any metal ornamentation that might have existed may be indicated by anchors or unusual markings along the ridge or at other edges of the roof. This primary evidence is essential for a full understanding of the roof's history.

Caution should be taken in dating early "fabric" on the evidence of a single item, as recycling of materials is not a mid-20th century innovation. Carpenters have been reusing materials, sheathing, and framing members in the interest of economy for centuries. Therefore, any analysis of the materials found, such as nails or sawmarks on the wood, requires an accurate knowledge of the history of local building practices before any final conclusion can be accurately reached. It is helpful to

establish a sequence of construction history for the roof and roofing materials; any historic fabric or pertinent evidence in the roof should be photographed, measured, and recorded for future reference.

During the repair work, useful evidence might unexpectedly appear. It is essential that records be kept of any type of work on a historic building, before, during, and after the project. Photographs are generally the easiest and fastest method, and should include overall views and details at the gutters, flashing, dormers, chimneys, valleys, ridges, and eaves. All photographs should be immediately labeled to insure accurate identification at a later date. Any patterning or design on the roofing deserves particular attention. For example, slate roofs are often decorative and have subtle changes in size, color, and texture, such as a gradually decreasing coursing length from the eave to the peak. If not carefully noted before a project begins, there may be problems in replacing the surface. The standard reference for this phase of the work is Recording Historic Buildings, compiled by Harley J. McKee for the Historic American Buildings Survey, National Park Service, Washington, D.C., 1970.

Replacing the Historic Roofing Material

Professional advice will be needed to assess the various aspects of replacing a historic roof. With some exceptions, most historic roofing materials are available today. If not, an architect or preservation group who has previously worked with the same type material may be able to recommend suppliers. Special roofing materials, such as tile or embossed metal shingles, can be produced by manufacturers of related products that are commonly used elsewhere, either on the exterior or interior of a structure. With some creative thinking and research, the historic materials usually can be found.

Good design and quality materials for the roof surface, fastenings, and flashing minimize failures. Photo: NPS files.

Craft Practices: Determining the craft practices used in the installation of a historic roof is another major concern in roof restoration. Early builders took great pride in their work, and experience has shown that the " rustic" or irregular designs commercially labeled "Early American" are a 20th-century invention. For example, historically, wood shingles underwent several distinct operations in their manufacture including splitting by hand, and smoothing the surface with a draw knife. In modern nomenclature, the same item would be a "tapersplit" shingle which has been dressed. Unfortunately, the rustic appearance of today's commercially available "handsplit" and re-sawn shingle bears no resemblance to the handmade roofing materials used on early American buildings.

Early craftsmen worked with a great deal of common sense; they understood their materials. For example they knew that wood shingles should be relatively narrow; shingles much wider than about 6" would split when walked on, or they may curl or crack from varying temperature and moisture. It is important to understand these aspects of craftsmanship, remembering that people wanted their roofs to be weather-tight and to last a long time. The recent use of "mother goose" shingles on historic structures is a gross underestimation of the early craftsman's skills.

Supervision: Finding a modern craftsman to reproduce historic details may take some effort. It may even involve some special instruction to raise his understanding of certain historic craft practices. At the same time, it may be pointless (and expensive) to follow historic craft practices in any construction that will not be visible on the finished product. But if the roofing details are readily visible, their appearance should be based on architectural evidence or on historic prototypes. For instance, the spacing of the seams on a standing-seam metal roof will affect the building's overall scale and should therefore match the original dimensions of the seams.

Many older roofing practices are no longer performed because of modern improvements. Research and review of specific detailing in the roof with the contractor before beginning the project is highly recommended. For example, one early craft practice was to finish the ridge of a wood shingle roof with a roof "comb"—that is, the top course of one slope of the roof was extended uniformly beyond the peak to shield the ridge, and to provide some weather protection for the raw horizontal edges of the shingles on the other slope. If the "comb" is known to have been the correct detail, it should be used. Though this method leaves the top course vulnerable to the weather, a disguised strip of flashing will strengthen this weak point.

Detail drawings or a sample mockup will help ensure that the contractor or craftsman understands the scope and special requirements of the project. It should never be assumed that the modern carpenter, slater, sheet metal worker, or roofer will know all the historic details. Supervision is as important as any other stage of the process.

Alternative Materials

The use of the historic roofing material on a structure may be restricted by building codes or by the availability of the

materials, in which case an appropriate alternative will have to be found.

Some municipal building codes allow variances for roofing materials in historic districts. In other instances, individual variances may be obtained. Most modern heating and cooking is fueled by gas, electricity, or oil--none of which emit the hot embers that historically have been the cause of roof fires. Where wood burning fireplaces or stoves are used, spark arrestor screens at the top of the chimneys help to prevent flaming material from escaping, thus reducing the number of fires that start at the roof. In most states, insurance rates have been equalized to reflect revised considerations for the risks involved with various roofing materials.

In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.

Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles. Fire-retardant, treated wood shingles are currently available. The treated wood tends, however, to be brittle, and may require extra care (and expense) to install. In some instances, shingles laid with an interlay of fire-retardant building paper may be an acceptable alternative.

Lead-coated copper, terne-coated steel, and aluminum/ zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper.

The search for alternative roofing materials is not new. As early as the 18th century, fear of fire caused many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on overambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available.

Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building.

Temporary Stabilization

It may be necessary to carry out an immediate and temporary stabilization to prevent further deterioration until research can determine how the roof should be restored or rehabilitated, or until funding can be provided to do a proper job. A simple covering of exterior plywood or roll roofing might provide adequate protection, but any temporary covering should be applied with caution. One should be careful not to overload the roof structure, or to damage or destroy historic evidence or fabric that might be incorporated into a new roof at a later date. In this sense, repairs with caulking or bituminous patching compounds should be recognized as potentially harmful, since they are difficult to remove, and at their best, are very temporary.

Precautions

The architect or contractor should warn the owner of any precautions to be taken against the specific hazards in installing the roofing material. Soldering of sheet metals, for instance, can be a fire hazard, either from the open flame or from overheating and undetected smoldering of the wooden substrate materials.

Thought should be given to the design and placement of any modern roof appurtenances such as plumbing stacks, air vents, or TV antennas. Consideration should begin with the placement of modern plumbing on the interior of the building, otherwise a series of vent stacks may pierce the roof membrane at various spots creating maintenance problems as well as aesthetic ones. Air handling units placed in the attic space will require vents which, in turn, require sensitive design. Incorporating these in unused chimneys has been very successful in the past.

Whenever gutters and downspouts are needed that were not on the building historically, the additions should be made as unobtrusively as possible, perhaps by painting them out with a color compatible with the nearby wall or trim.

Maintenance

Although a new roof can be an object of beauty, it will not be protective for long without proper maintenance. At least twice a year, the roof should be inspected against a checklist. All changes should be recorded and reported. Guidelines should be established for any foot traffic that may be required for the maintenance of the roof. Many roofing materials should not be walked on at all. For some—slate, asbestos, and clay tile—a self-supporting ladder might be hung over the ridge of the roof, or planks might be spanned across the roof surface. Such items should be specifically designed and kept in a storage space accessible to the roof. If exterior work ever requires hanging scaffolding, use caution to insure that the anchors do not penetrate, break, or wear the roofing surface, gutters, or flashing.

Any roofing system should be recognized as a membrane that is designed to be self-sustaining, but that can be easily damaged by intrusions such as pedestrian traffic or fallen tree branches. Certain items should be checked at specific times. For example, gutters tend to accumulate leaves and debris during the spring and fall and after heavy rain. Hidden gutter screening both at downspouts and over the full length of the gutter could help keep them clean. The surface material would require checking after a storm as well. Periodic checking of the underside of the roof from the attic after a storm or winter freezing may give early warning of any leaks. Generally, damage from water or ice is less likely on a roof that has good flashing on the outside and is well ventilated and insulated on the inside. Specific instructions for the maintenance of the different roof materials should be available from the architect or contractor.

Special problems inherent in the design of an elaborate historic roof can be controlled through regular maintenance. The shape and detailing are essential elements of the building's historic character, and should not be modified, despite the use of alternative surface materials. Photo: NPS files.

Summary and References

The essential ingredients for replacing and maintaining a historic roof are:

- **Understanding the historic character** of the building and being sympathetic to it.
- **Careful examination and recording** of the existing roof and any evidence of earlier roofs.
- **Consideration of the historic craftsmanship** and detailing and implementing them in the renewal wherever visible.
- **Supervision of the roofers** or maintenance personnel to assure preservation of historic fabric and proper understanding of the scope and detailing of the project.
- **Consideration of alternative materials** where the original cannot be used.
- **Cyclical maintenance** program to assure that the staff understands how to take care of the roof and of the particular trouble spots to safeguard.

With these points in mind, it will be possible to preserve the architectural character and maintain the physical integrity of the roofing on a historic building.

Acknowledgements

This Preservation Brief was written by **Sarah M Sweetser**, Architectural Historian, Technical Preservation Services Division. Much of the technical information was based upon an unpublished report prepared under contract for this office by John G. and Diana S. Waite. Some of the historical information was from Charles E. Peterson, FAIA, "American Notes," Journal of the Society of Architectural Historians. The illustrations for this brief not specifically credited are from the files of the Technical Preservation Services Division.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments for a broad public.

February 1978

Reading List

Boaz, Joseph N., ed. *Architectural Graphic Standards*. New York: John Wiley and Sons, Inc., 1970. (Modern roofing types and detailing)

Briggs, Martin S. *A Short History of the Building Crafts*. London: Oxford University Press, 1925. (Descriptions of historic roofing materials)

The Association for Preservation Technology Bulletin. Vol. 2 (nos. 12) 1970. (Entirely on roofing)

Holstrom, Ingmar; and Sandstrom, Christina. *Maintenance of Old Buildings: Preservation from the Technical and Antiquarian Standpoint.* Stockholm: National Swedish Building Research, 1972. (Contains a section on roof maintenance problems)

Insall, Donald. *The Care of Old Buildings Today*. London: The Architectural Press, 1972. (Excellent guide to some problems and solutions for historic roofs)

Labine, R. A. Clem. " Repairing Slate Roofs." *The Old House Journal* 3 (no. 12, Dec. 1975): 67.

Lefer, Henry. "A Birdseye View." *Progressive Architecture*. (Mar. 1977), pp. 8892. (Article on contemporary sheet metal)

National Slate Association. *Slate Roofs*. Reprint of 1926 edition, now available from the Vermont Structural Slate Co., Inc., Fairhaven, VT 05743. (An excellent reference for the many designs and details of slate roofs)

Peterson, Charles E. "Iron in Early American Roofs." *The Smithsonian Journal of History* 3 (no. 3). Edited by Peter C. Welsh. Washington, D.C.: Smithsonian Institution, 1968, pp. 4176.

Waite, Diana S. *Nineteenth Century Tin Roofing and its Use at Hyde Hall*. Albany: New York State Historic Trust, 1971.

_____. "Roofing for Early America." *Building Early America*. Edited by Charles E. Peterson. Radnor, Penn.: Chilton Book Co., 1976.

Proposed Plans

Baptist Hospital in Miami, FL

Ocean Village in Key Biscayne, FL

Villa of Pinecrest in Pinecrest, FL

Residence in Hibiscus Island, FL

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NEW ! 24 GAUGE BARREL STYLE METAL TILE MISSION RED SPLATTER COAT PAINT SYSTEM

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FMRP's Barrel Style Tile
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NOA 08-1124.01

Hurricane Test Laboratory preformed an Uplift Test per Underwriters' Laboratory Specification UL-580.

Our 24 Gauge Steel panel preformed as follows:

Field Pattern: 16-inch tile step on 1/2" plywood @131 PSF
Corner Pattern: 16-inch tile step on 1/2" plywood @ 213.5 PSF
Field Pattern: 12-inch tile step on 5/8" plywood @ 333.5 PSF
(HVHZ applications with Plywood nailed to roof trusses)
Field Pattern 12-inch tile step on 5/8" plywood @ 408.5 PSF
(HVHZ applications with Plywood screwed to roof trusses)

PRI Asphalt Technologies preformed a Wind Driven Rain Tested per TAS 100. (withstood a 110 MPH wind driven rain)

Underwriter's Laboratory UL790 Fire Rated for Class "A "with the incorporation of one layer Elk Corporation's "VersaShield".

Miami-Dade County Approved NOA No. 08-1124.01 with a Maximum Design Pressure of –204.25 PSF.

The Best of Both Worlds

Florida Metal Roofing Products, Inc.

offers the industries only true Barrel Style Metal Tile Panel that replicates the classic look of clay tile and has all the advantages of metal.

Advanced Roofing Technology
Pre-formed from 24 Gauge (G90) Galvanized Steel, or .032" Aluminum.
Our standard tile step is 14-inches; although our state of the art roll-former can be programmed to manufacturer the panel in any tile step length from 9-inches to 16-inches.
Corrosion resistance is maximized with the superb combination of a 2 coat Kynar 500® Paint Finish. Excellent formability, color retention, resistance to salt spray and chalking.

Strength Of Steel
Our Galvanized, and Aluminum Tiles' design offers tremendous strength in both horizontal and vertical directions.
Excellent walk ability and hail resistance.
Non-combustible – Class A, B and C fire rated.
Won't curl or crack with weather conditions or age.

Lightweight
Florida Metal Barrel Tile is less than 1/10th the weight of traditional concrete and clay tiles.
Superior strength to weight ratio – 1.28 lb/square foot (vs. conventional tile at 13 lb/square foot).
Panels are easily handled on the job-site.
Reduces substructure and transportation expense.
Reduces fire hazard weight

Durability
Florida Metal Barrel Tile panels are produced from 24 Gauge (G-90) Galvanized with Valspar's full 70% Fluropon PVDF fluoropolymer coatings with a 30-Year Paint Finish Warranty.
Our rich and vibrant colors are produced with either Kynar 500® or Hylar 5000® resins, which provides superior color retention.
Excellent life cycle cost, Rated as a lifetime roof.
Eliminates moss, fungus and insect problems.
Resists streaking and staining.

Ease Of Installation
Panel coverage width is 40 inches and custom cut to length.
Panels are easier to handle and material handling labor is greatly reduced on the jobsite.
Cost effective on virtually all structures, commercial, residential, new construction and remodeled.
Cracking and breakage is totally eliminated, a costly factor where traditional clay and concrete tile or slate is used.
Can be installed directly to plywood sheathing, metal decking, or battens.

Perfect for New Construction or Re-roofing
Our Barrel Style Metal Tile panels can be installed directly over plywood decking with a minimum 30 lb. felt paper.
When re-roofing over existing asphalt shingles, expensive tear-off costs are reduced and landfill space is saved. When installing the Barrel Style Metal Tile panels over an existing batten system, the tile size can be changed to best suit the application.

Longrun Continuous Panels
Our panels run continuous from eave to ridge, greatly reducing the risk of water intrusion. Fewer seams and end-laps eliminate panel blowback and minimize expansion and contraction problems.

Slope
The FMRP's Barrel Style Metal Tile system can be installed on slopes as low as 3:12.

Wind Uplift
Panels are fastened with WoodZAC™ screws fitted with EPDM washers to ensure a weather-proof seal. Our system has been UL-580 laboratory tested to withstand over 408.50 PSF.

Energy Efficient
Many of our environmentally smart colors meet the requirement to be designated as Solar Reflective colors.

Self-Ventilating
The tile design allows for constant airflow under the panels from eave to ridge.
Reduces heat buildup in attic area.
Reduction in heating and air conditioning cost.
No mold, fungus, or algae growth.

Style, Color Selection and Accessories
The timeless beauty of European Clay Tile. Great selection of 25 standard Solar Reflective and 5 standard colors. Custom colors available upon request. Color matched accessories include trim and fasteners.

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., May 14, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

INSTALL BARREL STYLE METAL PANELS. METAL PANELS WILL BE MISSION RED IN COLOR. REMOVE CLAY TILES FROM THE ROOFS.

FOR- #422 FRONT STREET

Applicant- Keys Roofing, Inc. **Application # H13-01-538**

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

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Alternate Key: 1000591 **Parcel ID:** 00000600-000000

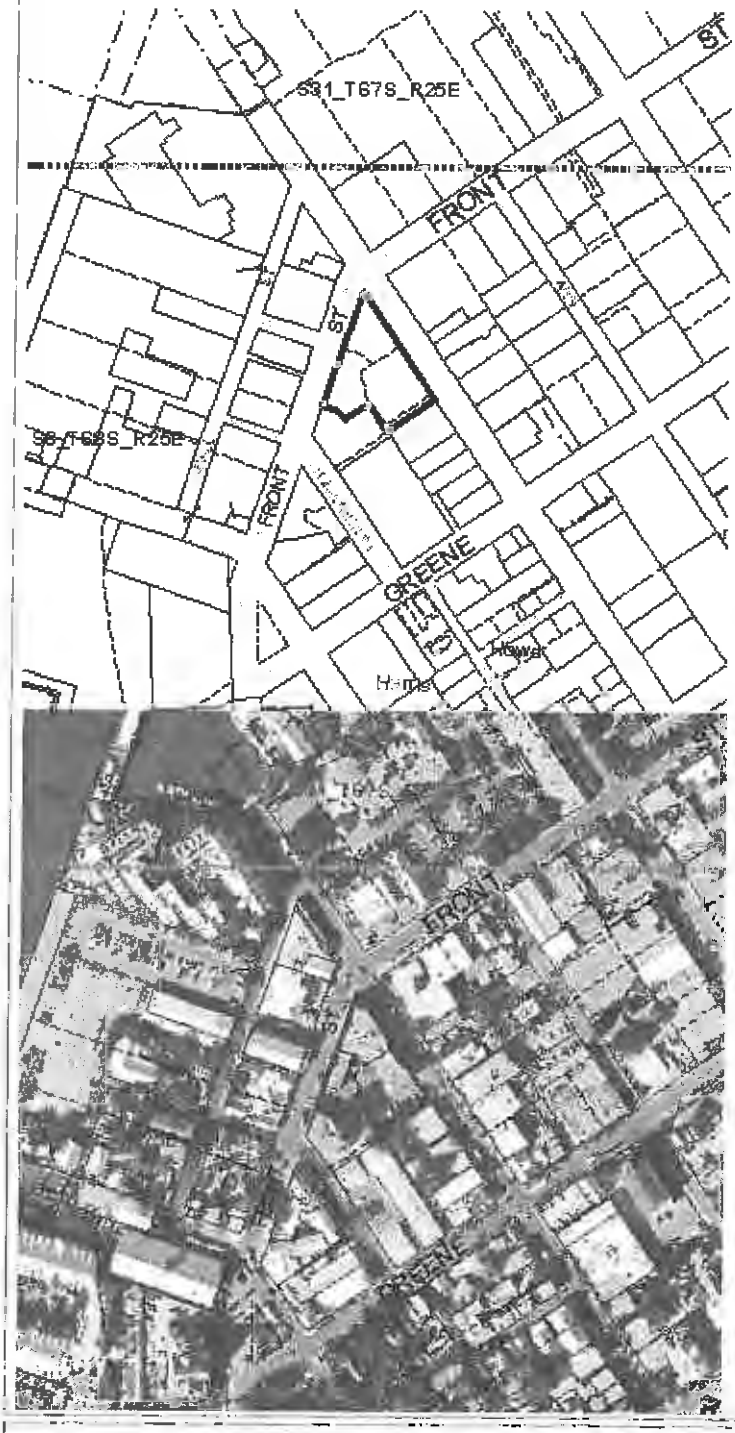
Ownership Details

Mailing Address:
R N J KEY WEST LLC
9629 PARKVIEW AVE
BOCA RATON, FL 33428-2919

Property Details

PC Code:	16 - COMMUNITY SHOPPING CENTERS
Millage Group:	10KW
Affordable Housing:	No
Section-Township-Range:	06-68-25
Property Location:	418 FRONT ST KEY WEST 420 FRONT ST KEY WEST 422 FRONT ST KEY WEST 102 DUVAL ST KEY WEST 104 DUVAL ST KEY WEST 106 DUVAL ST KEY WEST 108 DUVAL ST KEY WEST 110 DUVAL ST KEY WEST 114 DUVAL ST KEY WEST
Legal Description:	KW LOTS 3, 4 AND 6 SQR 8 G53-462/64 V-285 R-544/45 OR158-458/59 OR164-33/34 OR658-274/75E OR763-1809/10E OR1203-1967/70 OR1389-2218/25EASE AGREE OR2470-1896/98

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	23,586.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
Total Living Area: 17238
Year Built: 1891

Building 2 Details

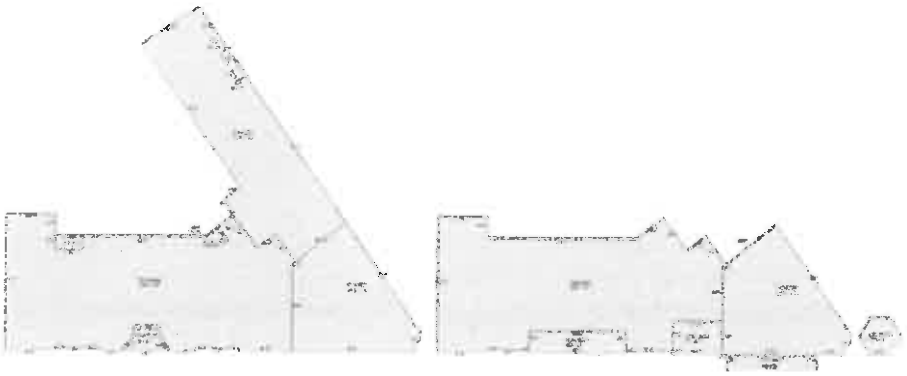
Building Type	**Condition** E	**Quality Grade** 450
Effective Age 13	**Perimeter** 1,409	**Depreciation %** 15
Year Built 1891	**Special Arch** 0	**Grnd Floor Area** 17,238
Functional Obs 0	**Economic Obs** 0	

Inclusions:

Roof Type	**Roof Cover**	**Foundation**
Heat 1	**Heat 2**	**Bedrooms** 0
Heat Src 1	**Heat Src 2**	

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	3	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	8	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPF		1	1996					19
0	OPF		1	1996					19
1	FLA		1	1891					1,875
2	FLA		1	1891					1,875
3	FLA		1	1996					5,372

4	FLA	1	1996	4,991
5	OPX	1	1996	136
6	OPF	1	1996	66
7	OPF	1	1996	49
8	OPX	1	1996	360
9	OPX	1	1996	271
10	OPX	1	1996	222
11	OUF	1	1891	202
12	FLA	1	1996	3,125

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	TOURIST ATTRAC-A-	100	Y	Y
	12	FINANC INSITUT-A-	37	Y	Y
	13	1 STY STORE-A	63	Y	Y
	2	FINANC INSITUT-A-	100	Y	Y
	3	TOURIST ATTRAC-A-	21	Y	Y
	4	1 STY STORE-A	63	Y	Y
	5	FINANC INSITUT-A-	16	Y	Y
	6	TOURIST ATTRAC-A-	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
93	BRICK	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	8,878 SF	0	0	1995	1996	2	25

Appraiser Notes

8901712 - KING'S TREASURE TOBACCO (CLOSED OOB 2003) - 106 DUVAL ST 108 IS RIPLEYS BELIVE IT OR NOT
8890346 - WYLAND GALLERY - 102 DUVAL ST
8611471 - EMERALDS INTERNATIONAL - 104 DUVAL ST

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-0635	03/02/2009		1,850	Commercial	REPLACE A 5 TON AIR HANDLER IN THE ATTIC WITH EXISTING POWER
1	12-3424	10/02/2012		12,000	Commercial	REPLACE CEILING LIGHTS W/ LED TYPE RECESSED. WIRE CENTRAL A/C, RECONFIGURE EXISTING

						EQUIPMENT TO NEW LOCATIONS ADD 1 WATER HEATER.
1	12-3422	10/02/2012		6,700	Commercial	CHANGE OUT OF A FIVE TON A/C WITH TWO EXHAUST FAN.
1	12-2420	10/02/2012		3,000	Commercial	TO INSTALL THREE HAND SINKS, RELOCATING EXISTING TO FRONT UNIT TO SET FLOOR SINK, TWO NEW ONES TO RE-PLUMB WATER HEATER.
1	12-3407	09/17/2012		3,500	Commercial	DEMO NONSTRUCTURAL INTERIOR FINISHES FOR EXPLORATORY PURPOSES AND FUTURE BUILD OUT.
1	13-0043	01/10/2013		7,500	Commercial	REPLACE EXISTING ATM'S WITH 2 NCR #6334 UNITS, REPLACE WACHOVIA LOGO WITH WELLS FARGO LOGO. NO CHANGE TO EXISTING STRUCTURE.
1	13-0226	01/17/2013		700	Commercial	REPLACE EXISTING ATM'S WITH NCR #6334 ATMS AND REPLACE WACHOVIA LOGO WITH WELLS FARGO LOGO
1	12-01001805	01/17/2013		700	Commercial	CHANGE WACHOVIA ATM LOGOS TO L.E.D. BACKLIT WELLS FARGO LOGOS
1	11-3026	08/23/2011		15,000	Commercial	REMOVE INFILL DOOR & WINDOW OPENINGS. INSTALL NEW WINDOWS $ STORE FRONT DOORS REPAIR OF DRYWALL, BRICK & WOOD TRIM ASSOCIATED W/NEW DOORS AND WINDOWS
1	9801699	06/24/1998	01/01/1999	8,000	Commercial	INSTALL 2 SIGNS
1	9802159	07/22/1998	01/01/1999	3,500	Commercial	CHANGE 2 TON AC UNITS
1	9900818	03/09/1999	08/17/1999	250		REPL TICKET BOOTH/W PUSHC
1	9902507	07/19/1999	08/17/1999	14,860		REPAIRS
1	0004288	12/08/2000	12/21/2000	6,000		REPLACE CENTRAL AC UNIT
1	0002725	09/07/2000	11/08/2000	2,000		ELECTRICAL FOR PARKING
1	9904087	12/17/1999	07/22/2000	50,000		ROOFING
1	9904142	12/28/1999	07/22/2000	2,500		REMOVE SIGN
1	0001400	05/31/2000	07/22/2000	4,000		PAINT BLDG
1	0103339	10/11/2001	11/28/2001	5,200	Commercial	INTERIOR REMODEL
1	02-1370	05/28/2002	08/15/2002	1,300	Commercial	PLUMBING -COFFEE SHOP
1	02-1057	06/05/2002	08/16/2002	4,900	Commercial	ELE. FOR SIGN,COFFEE SHOP
1	02-1678	07/15/2002	08/16/2002	900	Commercial	RETILE
1	02-2004	07/29/2002	08/30/2002	6,000	Commercial	4-AWNINGS
1	02-3017	12/03/2002	07/02/2003	10,000	Commercial	REPLACE SIGNS
1	03-0125	01/16/2003	07/02/2003	10,000	Commercial	DEMO INTERIOR
1	03-1033	04/08/2003	07/02/2003	200,000	Commercial	INSIDE RENOVATE-RIPLEYS
1	03-2427	07/16/2003	07/02/2003	116,275	Commercial	REROOF
1	03-1033	04/08/2003	07/02/2003	200,000	Commercial	INTERIOR RENOVATIONS
1	03-0911	03/25/2003	10/03/2003	15,000	Commercial	FIRE SPRINKLER HEADS
1	03-2171	06/22/2003	07/02/2003	2,400	Commercial	INSTALL 2-SIGNS
1	03-3896	08/16/2004	12/17/2004	3,381	Commercial	STORM SHUTTERS

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
2012	3,273,589	7,102	4,543,182	6,600,000	6,600,000	0	6,600,000
2011	3,396,680	7,102	4,543,182	6,600,000	6,600,000	0	6,600,000
2010	3,850,488	7,813	4,058,844	7,400,000	7,400,000	0	7,400,000
2009	3,894,746	8,523	6,269,193	10,172,462	8,516,968	0	10,172,462
2008	3,983,263	9,233	4,375,203	7,742,699	7,742,699	0	7,742,699
2007	2,757,281	9,943	4,375,203	7,142,427	7,142,427	0	7,142,427
2006	2,757,281	10,654	2,594,460	6,432,619	6,432,619	0	6,432,619
2005	2,369,550	11,364	2,358,600	5,360,516	5,360,516	0	5,360,516
2004	2,423,378	12,074	2,358,600	5,360,516	5,360,516	0	5,360,516
2003	2,137,766	12,784	1,934,052	5,360,516	5,360,516	0	5,360,516
2002	2,213,547	13,495	1,934,052	5,360,516	5,360,516	0	5,360,516
2001	2,213,547	14,205	1,934,052	5,070,152	5,070,152	0	5,070,152
2000	2,474,501	8,203	1,462,332	4,939,235	4,939,235	0	4,939,235
1999	2,898,225	8,594	1,316,099	4,939,235	4,939,235	0	4,939,235
1998	1,932,149	8,985	1,316,099	3,106,990	3,106,990	0	3,106,990
1997	1,429,758	9,375	1,273,644	3,106,990	3,106,990	0	3,106,990
1996	696,024	6,182	1,273,644	1,975,850	1,975,850	0	1,975,850
1995	696,024	6,182	1,273,644	1,975,850	1,975,850	0	1,975,850
1994	696,024	6,182	1,273,644	1,975,850	1,975,850	0	1,975,850
1993	696,024	6,182	1,273,644	1,975,850	1,975,850	0	1,975,850
1992	696,024	6,182	1,273,644	1,975,850	1,975,850	0	1,975,850
1991	745,903	6,182	1,273,644	2,025,729	2,025,729	0	2,025,729
1990	775,150	1,919	304,879	1,081,948	1,081,948	0	1,081,948
1989	775,150	2,086	303,420	1,080,656	1,080,656	0	1,080,656
1988	702,480	1,621	266,951	971,052	971,052	0	971,052
1987	693,746	1,731	175,050	870,527	870,527	0	870,527
1986	695,357	1,850	175,050	872,257	872,257	0	872,257
1985	685,889	1,378	145,642	832,909	832,909	0	832,909
1984	680,332	1,378	70,020	751,730	751,730	0	751,730
1983	680,332	1,378	58,823	740,533	740,533	0	740,533
1982	652,590	1,378	58,823	712,791	712,791	0	712,791

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
6/11/2010	2470 / 1896	7,700,000	WD	01
2/1/1992	1203 / 1967	2,520,500	QC	Q

This page has been visited 21,043 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176