

Historic Architectural Review Commission

Staff Report Item 7

Meeting Date:	June 24, 2014
Applicant:	Lindholm Construction
Application Number:	H14-01-0876
Address:	#1100 South Street
Description of Work:	Remove roof metal shingles and install dimensional shingles.
Building Facts:	<p>The house located at #1100 South Street is not listed in the surveys. According to the Property Appraiser's records the house was built in <u>1973</u>, but the information of the records is conflictive with the Sanborn maps and the Property Appraiser's photo ca. 1965. <u>According to history records Ernest Hemingway rented this property in the summers of 1928 and 1929. It has been said that he finished writing A Farewell to Arms in this house.</u></p> <p>On August 15, 2012 the owner of the house was denied by the Commission to change metal shingles to v-crimp panels.</p>
Guidelines Cited in Review:	Roofing (page 26), specifically first paragraph and guidelines 1 and 4.

Staff Analysis

The Certificate of Appropriateness proposes the removal of existing metal shingles and their replacement with dimensional shingles. The new proposed material will be asphalt and the color will be light gray.

For sure the main façade of this house has been altered; the "L" shape front porch was enclosed and expanded to the east, parallel to South Street. Brick veneering was installed through the facades. A gable frame roof and its pediment still stand and are visible from the street. It is staff's opinion that the gable roof is original to the house. The house sits on a corner lot.

Consistency with Guidelines

1. The guidelines are clear regarding replacement of metal shingles; the existing shingles are historic and they should be replaced in kind with same.

It is staff's opinion that the proposed roofing material will not be suitable for the house. Although the historic house was altered between 1962 and 1965 staff opines that the main roof that faces Walton Street is historic and that the material proposed for its finish must match the existing one. The proposed project is inconsistent with the guidelines for roofing.



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

August 17, 2012

Mr. Jeffrey C. Eisenberg
#1100 South Street
Key West, Florida 33040

**RE: CHANGE METAL SHINGLES WITH METAL V-CRIMP
FOR: #1100 SOUTH STREET - HARC APPLICATION # H12-01-1083
KEY WEST HISTORIC DISTRICT**

Dear Mr. Eisenberg:

This letter is to notify you that the Key West Historic Architectural Review Commission **denied** the above mentioned project on Wednesday, August 15, 2012. The Commissioners review the submitted application and voted to deny the application based on Article VI- Design Guidelines in Key West Historic District, particularly the following guidelines;

Guidelines that should be reviewed for this application;
Roofing (page 26);

...Roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless HARC believes that replacement material to be more suitable than the existing roofing material.

- (1) Historically roofing materials such as metal shingles should be preserved when possible. If replacement is necessary, similar metal shingles must be used, not inappropriate roofing materials such as V-crimp metal. If a roof can be shown to have been made of another material such as wood shingles or slate, it may be replaced with that material. V-crimp roofs may be replaced with metal shingles.*

Mr. Jeffrey C. Eisenberg
August 17, 2012
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If you wish to appeal this decision, as pursuant Sec 90-428 of the Code of Ordinance of the City of Key West, you may do so in writing. Appeals should be sent to;

Ms. Cheryl Smith
City Clerk, City of Key West
#3126 Flagler Avenue
Key West, Florida 33041-1409

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

Sincerely:



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

305.809.3973

etorregr@keywestcity.com

Xc. Tony's Roofing

Application

OK 1039179



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 05-18-2014 010876

OWNER'S NAME: JEFF EISENBERG DATE: 5/15/14

OWNER'S ADDRESS: 1100 SOUTH ST PHONE #: 216-287-5132

APPLICANT'S NAME: Jeff Eisenberg Lindholm Construction PHONE #:

APPLICANT'S ADDRESS: 1100 South St Key West

ADDRESS OF CONSTRUCTION: 1100 South St. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: Tearoff existing metal shingles, install feel 25 tick underlayment & dimensional shingles

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

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

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

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

Date: 5/12/14

Applicant's Signature: [Signature]

Required Submittals

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

Trans # 27917
 Date: 5/20/14
 DT 100
 CK CHECK 100
 Trans # 3064526
 CK CHECK 4:00
 Trans date: 5/20/14 Time: 10:16:39

Staff Use Only

DATE: 5/20/14
 BUILDING PERMITS-NEW
 Staff Approval: [Signature]
 Fee Due: \$

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

House not listed. House is historic.

Guidelines for roofing. (page 26)

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

Date: _____

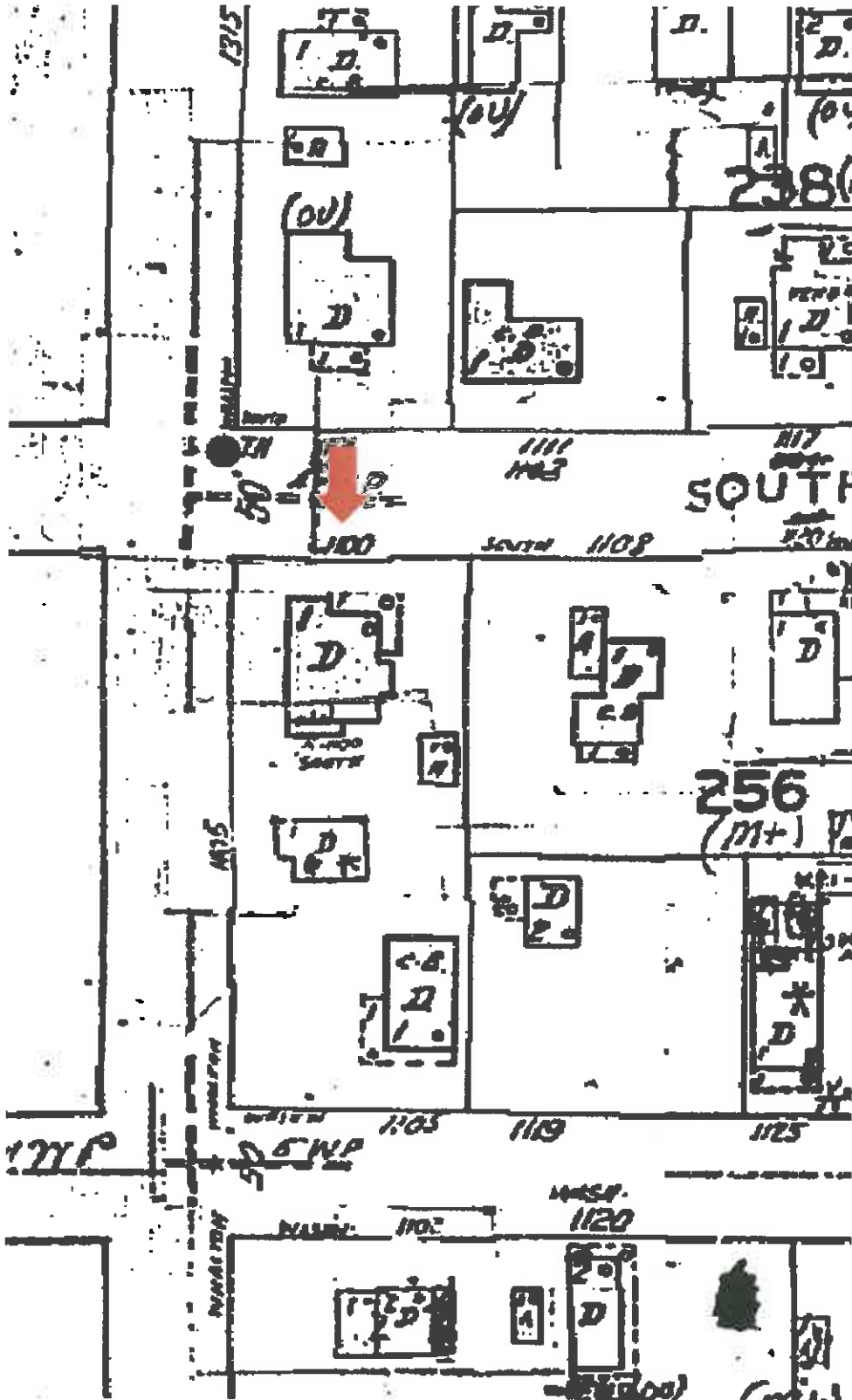
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1100 South Street Sanborn map 1926



#1100 South Street Sanborn map 1962

Project Photos



Property Appraiser's records. #1100 South Street circa 1965. Monroe County Library.





Proposed Roofing Material



Enid Torregrosa <etorregr@keywestcity.com>

Fwd: FW: Job details for 491

1 message

info <info@ricklindholm.com>
To: "etorregr@keywestcity.com" <etorregr@keywestcity.com>

Wed, Jun 11, 2014 at 12:47 PM

-----Original Message-----

From: Yader Areas <Yader.Areas@abcsupply.com>
To: 'info' <info@ricklindholm.com>
Date: Wed, 11 Jun 2014 15:51:30 +0000
Subject: FW: Job details for 491

Here are the Dual Gray pictures sorry for the delay.

Thanks



Yader Areas
Delivery Services Manager
ABC Supply Co. Store # 491
2751 NW 73rd Street, Miami, FL 33147
Phone 305-836-3641 / Cell 305-796-2370 / Fax 305-836-2152
yader.areas@abcsupply.com
www.abcsupply.com/branch/491

From: yader.areas@abcsupply.com [mailto:yader.areas@abcsupply.com]
Sent: Wednesday, June 11, 2014 11:49 AM
To: Yader Areas
Subject: Job details for 491

DUAL GRAY.

Job Details

Job Number: 491
Job Description: -
Scheduled Start Time: -
Contact Name: -
Contact Phone: -
Address: -
User Name: 491-Rodriguez, Hector
Employee Number:
Phone Number: 3053451872
Job Type: Job

Job Events:	Job Start	Job End
	11-Jun-14 11:44 AM	11-Jun-14 11:45 AM
	Gladeview,FL,	Gladeview,FL,
	Comment:	Comment:
	Job Time: 1 min	

FlexFields™: No FlexFields are available.

JobPix™: 11-Jun-14 11:45 AM
Gladeview, FL
25.841174 / -80.242943



11-Jun-14 11:45 AM
Gladeview, FL
25.841174 / -80.242943



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVE ROOF METAL SHINGLES AND
INSTALL DIMENSIONAL SHINGLES.**
FOR- #1100 SOUTH STREET

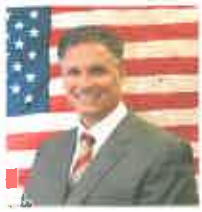
Applicant- Lindholm Construction

Application # H14-01-0876

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.

Alternate Key: 1039179 Parcel ID: 00038430-000000

Ownership Details

Mailing Address:

EISENBERG JEFFREY C
77 SOUTH LN
MORELAND HILLS, OH 44022

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1100 SOUTH ST KEY WEST
Subdivision: The Webb Realty Co
Legal: KW WEBB REALTY CO SUB PB1-42 PT LOT 13 ALL LOTS 14 AND 15 SQR 1 TR 18 OR93-501/2 OR425-851/852
Description: OR789-1617AFF OR2309-212D/C OR2437-94/95

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	90	90	8,100.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0
 Total Living Area: 2886
 Year Built: 1973

Building 1 Details

Building Type R1
 Effective Age 24
 Year Built 1973
 Functional Obs 0

Condition A
 Perimeter 272
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 31
 Grnd Floor Area 2,246

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

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

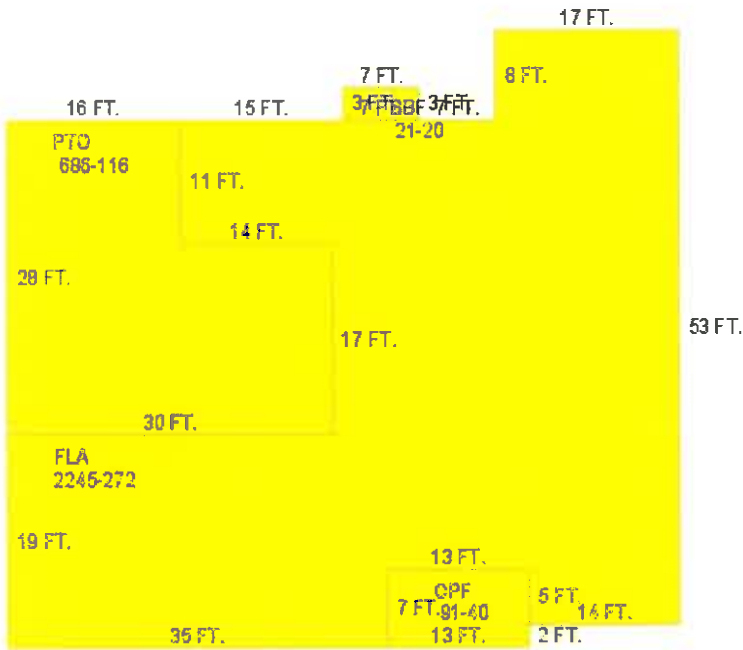
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 4

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 1
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	10:CUSTOM/HARDIE BD	1	1972	N N	0.00	0.00	2,246
2	<u>SBF</u>	10:CUSTOM/HARDIE BD	1	1972	N N	0.00	0.00	21
3	<u>PTO</u>		1	1972	N N	0.00	0.00	686
4	<u>OPF</u>		1	1972	N N	0.00	0.00	91

Building 2 Details

Building Type R1
 Effective Age 16
 Year Built 1997
 Functional Obs 0

Condition G
 Perimeter 104
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 18
 Grnd Floor Area 640

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

Roof Type IRR/CUSTOM
 Heat 1 NONE
 Heat Src 1 NONE

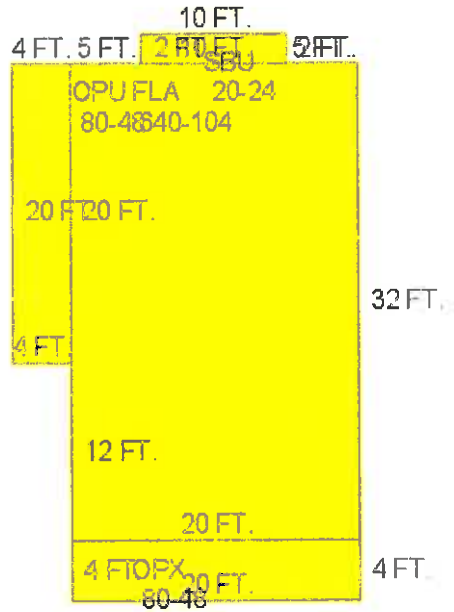
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 1

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	2:B & B	1	1997	N	N	0.00	0.00	640
2	OPX		1	1997	N	N	0.00	0.00	80
3	OPU		1	1997	N	N	0.00	0.00	80
4	SBU	2:B & B	1	1997	N	N	0.00	0.00	20

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
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1	FN2:FENCES	540 SF	90	6	1995	1996	2	30
2	PT2:BRICK PATIO	400 SF	0	0	1974	1975	2	50
3	FN2:FENCES	64 SF	0	0	1987	1988	2	30
4	AC2:WALL AIR COND	2 UT	0	0	1996	1997	1	20

Appraiser Notes

2008-12-23 MLS \$950,000 4/3 HISTORIC GRANDE DAME BUILT PRIOR TO 1926 IS PERFECT FOR ENTERTAINING WITH OVER 2,800 SQ. FT. W./ GUEST COTTAGE INCLUDED. ERNEST & PAULINE HEMINGWAY RENTED THIS HOME IN WINTER 1928-29 & FINISHED MANUSCRIPT A FAREWELL TO ARMS HERE. 2 CORNER LOTS IN CASA MARINA HAS SAVANNAH BRICK OVER WOOD FRAME W./ GORGEOUS ROCK WALL & WORKING FIREPLACE, AND TALL CEILINGS.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
2	9604810	03/01/1997	05/01/1997	30,000	Residential	BUILD ADDITIONAL UNIT
	03-1667	05/09/2003	09/24/2003	1,800		SEWER LATERAL LINING
	03-1760	05/15/2003	09/24/2003	1,000		SEWER CONNECTION

Parcel Value History

[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
2013	277,545	2,423	326,106	606,074	503,275	0	606,074
2012	278,358	2,498	176,667	457,523	457,523	0	457,523
2011	282,160	2,555	244,616	529,331	508,776	0	529,331
2010	285,963	2,612	173,949	462,524	462,524	0	462,524
2009	361,132	2,687	514,310	878,129	594,102	25,500	568,602
2008	334,681	2,784	567,000	904,465	601,128	25,500	575,628
2007	526,578	2,881	567,000	1,096,459	644,755	25,000	619,755
2006	631,724	2,996	729,000	1,363,720	711,350	25,000	686,350
2005	634,923	3,099	526,500	1,164,522	645,977	25,000	620,977
2004	394,012	3,265	405,000	802,278	529,528	25,000	504,528
2003	409,773	3,447	208,575	621,795	473,308	25,000	448,308
2002	365,990	3,611	208,575	578,176	454,082	25,000	429,082
2001	312,617	3,777	208,575	524,969	434,582	25,000	409,582
2000	345,305	4,629	151,875	501,809	419,721	25,000	394,721
1999	291,561	4,084	144,281	439,926	395,053	25,000	370,053
1998	248,566	3,637	144,281	396,484	378,608	25,000	353,608
1997	171,968	2,006	128,891	302,865	302,865	25,000	277,865
1996	145,242	308	208,024	353,574	343,850	25,000	318,850
1995	132,332	295	208,024	340,651	335,464	25,000	310,464
1994	118,346	275	208,024	326,645	326,645	25,000	301,645

1993	118,346	285	208,024	326,655	326,655	25,000	301,655
1992	118,346	298	208,024	326,668	326,668	25,000	301,668
1991	118,346	309	208,024	326,679	326,679	25,000	301,679
1990	120,729	319	173,217	294,265	294,265	25,000	269,265
1989	109,754	303	163,413	273,470	273,470	25,000	248,470
1988	75,979	0	133,998	209,977	209,977	25,000	184,977
1987	75,205	0	89,550	164,755	164,755	25,000	139,755
1986	75,565	0	86,282	161,847	161,847	25,000	136,847
1985	72,754	0	56,765	129,519	129,519	25,000	104,519
1984	66,776	0	56,765	123,541	123,541	25,000	98,541
1983	66,789	0	56,765	123,554	123,554	25,000	98,554
1982	67,972	0	49,801	117,773	117,773	25,000	92,773

Parcel Sales History

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/16/2009	2437 / 94	515,000	WD	02

This page has been visited 132,723 times.

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