

# Historic Architectural Review Commission

## Agenda Packet

August 31, 2010 – 3:00 p.m.

City Commission Chamber

Old City Hall, 510 Greene Street



## Item 5.b.7.

Request to replace metal shingles with v-crimp- #509 Louisa Street- Applicant: Tony's Roofing and Wayne Garcia (H10-01-262) 5 V crimp metal roof on cbs building.

5 b-7- Request to replace metal shingles with v-crimp - # **509 Louisa Street - Applicant: Tony's Roofing and Wayne Garcia (H10-01-262)**

**5 V-crimp metal roof on cbs building.**

The house located on 509 Louisa Street is listed as a contributing resource and was built in 1950. The contributing house is a one story masonry vernacular structure with a front gable roof facing Louisa Street. The house has a front enclosed porch with v-crimp metal panels as its roofing system. The main house roof is wood frame with exposed rafter's tails. The main house has metal shingles. The proposed request is to remove the metal shingles and replace them with metal v-crimp. An Economic Hardship Affidavit form was given to the owner but the applicant explained to staff that his client does not qualify for such a hardship.

The Historic Architectural Guidelines as well as the Secretary of the Interior's Standards can be applied to review the proposed request, particularly guidelines for Roofs (pages 26);

*(1) Historical 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.*

The proposed request includes the removal of existing metal shingles and its replacement with metal v-crimp which is contrary to this particular guideline.

Under the Secretary of the Interior's Standards, Standard 5 states the following;

*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

It is staff believe that the roof of this contributing resource is one of the most significant character defining features of this house and as such it should be preserved. Repairs or replacement of the metal roofing system should include the use of similar materials and colors.

It is staffs believe that the submitted proposal is inconsistent with the guidelines as well as the Secretary of the Interior Standards, particularly Standard 5. Staff understands that the project, as presented, will have an adverse effect in the historic house. Staff recommends to the commission to **deny** this application as proposed.

# Application



CITY OF KEY WEST Fax 809-3978  
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H10-01-262

OWNER NAME: AMPRO MACHINE DATE: \_\_\_\_\_

OWNERS ADDRESS: 509 LOUISA ST. PHONE #: 274 5932

APPLICANT'S NAME: TOM'S RENTAL CO. PHONE #: \_\_\_\_\_

APPLICANT'S ADDRESS: 25685 2nd Avenue

ADDRESS OF CONSTRUCTION: 509 LOUISA ST. # OF UNITS: \_\_\_\_\_

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:  
SUCCESSING METAL ROOF  
NON CONTRIBUTING S.B.S. BUILDING  
~~Contributing~~

*[Handwritten signature]*

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

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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.

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, rehab, 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: \$ \_\_\_\_\_

Date: 8/6/10  
 Applicant Signature: [Handwritten Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

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Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*listed as contributing. Built in 1950-masonry vernacular*

*Guidelines for roofs (page 26)*

\_\_\_\_\_  
\_\_\_\_\_

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

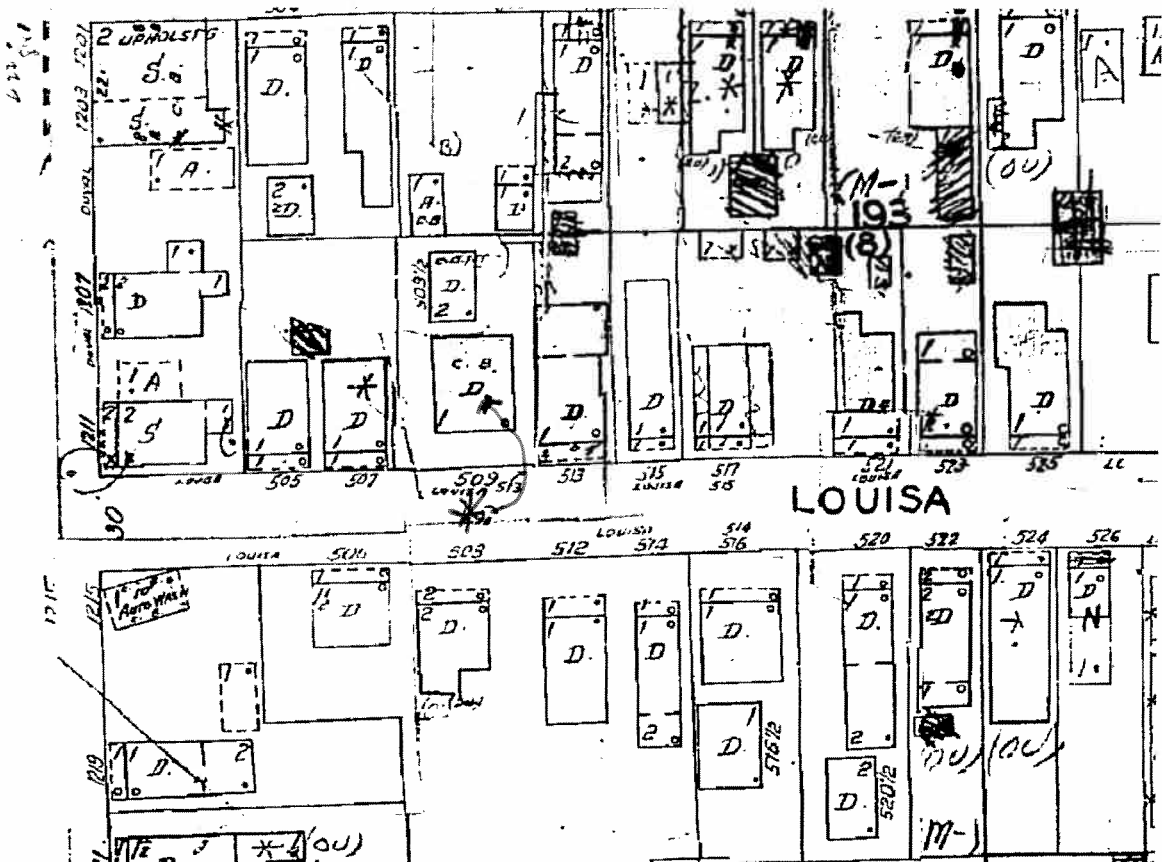
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\_\_\_\_\_  
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Date: \_\_\_\_\_

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

Historic Architectural  
Review Commission

# **Sanborn Maps**

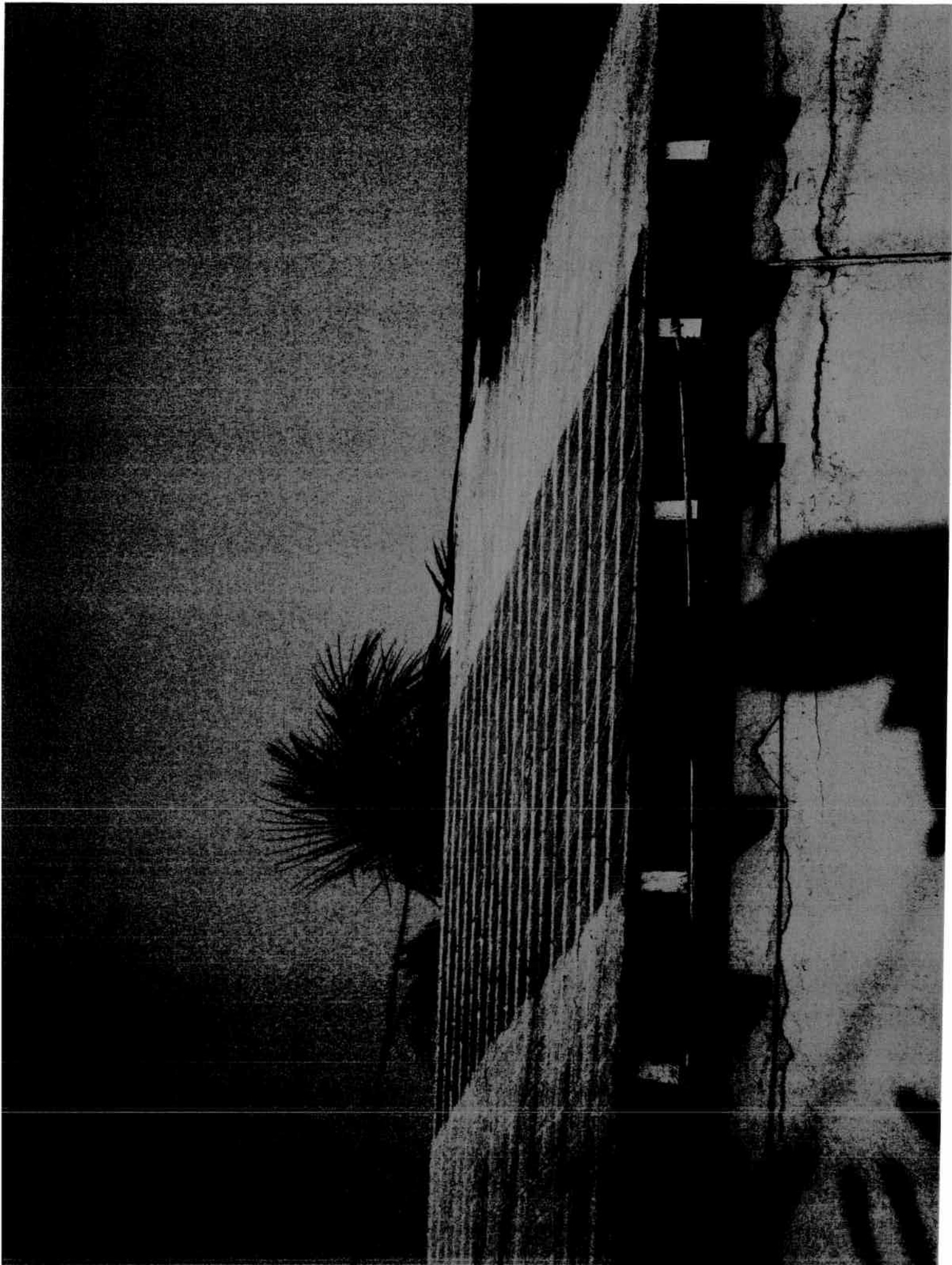


#509 Louisa Street Sanborn Map copy 1962

# **Project Photos**







## **Miscellaneous Information**



**MIAMI-DADE COUNTY**  
**BUILDING CODE COMPLIANCE OFFICE (BCCO)**  
**PRODUCT CONTROL DIVISION**

MIAMI-DADE COUNTY, FLORIDA  
 METRO-DADE FLAGLER BUILDING

140 WEST FLAGLER STREET, SUITE 1603  
 MIAMI, FLORIDA 33130-1563  
 (305) 375-2901 FAX (305) 375-2908

**NOTICE OF ACCEPTANCE (NOA)**

**Southeastern Metals Manufacturing Co., Inc.**  
**11801 Industry Drive**  
**Jacksonville, FL. 32218**

**SCOPE:**

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) 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 Division (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. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division 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: 5-V Crimp Metal Roofing Panel System**

**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 revises NOA # 06-1012.08 and consists of pages 1 through 5.  
 The submitted documentation was reviewed by Alex Tigera.



NOA No.: 07-0815.06  
 Expiration Date: 11/08/11  
 Approval Date: 11/08/07  
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**ROOFING SYSTEM APPROVAL**

**Category:** Roofing  
**Sub-Category:** Non-Structural Metal Roofing  
**Material:** Steel  
**Maximum Design Pressure:** -154.75 psf.

**TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:**

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
5V Crimp Metal Roof Panels	Length : various Height : 7/16" Width: 25 1/2" (Coverage width: 24") Thickness : 0.0217	TAS 125	Corrosion resistant, galvalume or galvanized performed, coated, pre-finished, metal panels.

**EVIDENCE SUBMITTED :**

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
Farabaugh Engineering and Testing, Inc.	T270-07	TAS-100	08/24/07
Farabaugh Engineering and Testing, Inc.	T166-07	TAS-100	04/15/07
Force Engineering & Testing, Inc.	188-0331T-06A-C	TAS-125	02/26/07
Hurricane Test Laboratory, LLC.	0041-0906-07	TAS-125	09/12/07
BASF	Accelerated Weathering	ASTM G 154	07/12/07
BASF	Salt Spray	ASTM B 117	07/12/07



**APPROVED ASSEMBLY:**

**System:** "5V-Crimp" Metal Panels  
**Deck Type:** Wood, Non-insulated  
**Deck Description:** 19/32" or greater plywood or wood plank.  
**Slope Range:** 2":12" or greater  
**Maximum Uplift Pressure:** See Table A Below

**Deck Attachment:** In accordance with applicable building code, but in no case it shall be less than 8d annular ring shank nails spaced at 6" o.c. In re-roofing, where 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-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1-1/4" 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 approved underlayment having a current NOA.

**Valleys:** Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with current published installation instructions and details in Southeastern Metal Manufacturing Metal Roofing Installation Manual.

**Fire Barrier Board:** Any approved fire barrier having a current NOA. Or for class A or B fire rating, install minimum 1/4" thick Georgia Pacific "Dens Deck" (with current NOA) or minimum 4mm thick of Tritex, RockRoof (with current NOA) or 5/8" water resistant type X gypsum sheathing with treated core and facer.

**Metal Panels and Accessories:** Install the "5V-Crimp Panels" and accessories in compliance with the current published installation instructions and details in Southeastern Metals Manufacturing Company's Installation Manual. Flashings, penetrations, valley construction and other details shall be constructed in compliance with Roofing Application Standard RAS133.

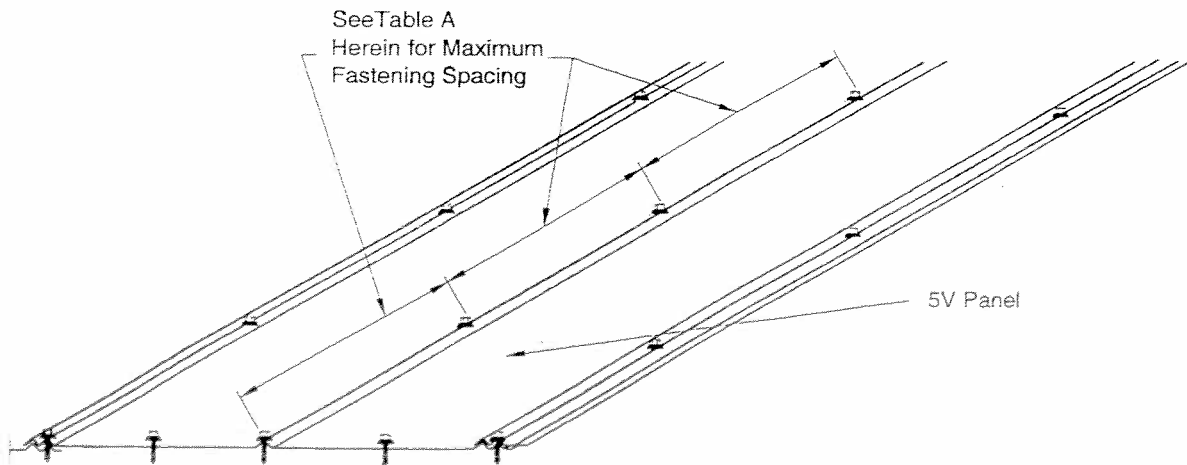
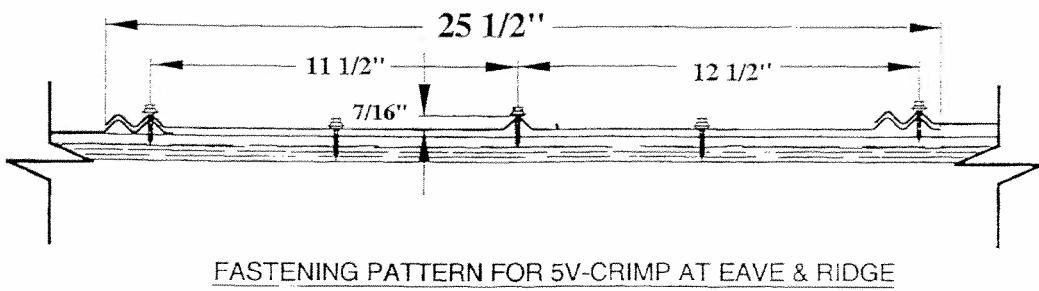
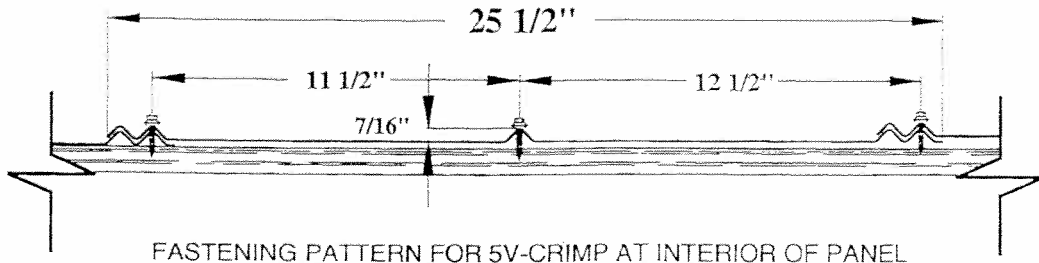
1. At the eave, rake, and ridge, fasteners shall be located not more than 3" away from the panel end.
2. The leading side edge of the panel should be the side with the anti-siphon groove; each panel side will overlap this channel to provide a capillary brake.
3. The panels shall be fastened with #9 x 2" metal roofing sealing washer screws in the crown of the inverted V ribs as shown in the details herein.
4. The panel's width fasteners shall be spaced at 11 1/2" to the center rib, Then 12 1/2" to the next, perpendicular to the slope, through the overlapping panel. The flat area of the panel as shown in the details herein.
5. The panels fastening pattern at the interior of the panel, shall be in rows spaced as listed in Table A below, running parallel to the slope of the roof.

<u>Table A</u>		
Maximum Design Pressure		
	Field	Perimeter and Corner <sup>1</sup>
Maximum Design Pressure	-67.25 psf.	-154.75 psf
Maximum Fastener Spacing	16" o.c.	8" o.c.

1. Extrapolation shall not be allowed



# "5-V CRIMP" METAL ROOF PANELS



## 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."
4. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9B-72 of the Florida Administrative Code.

END OF THIS ACCEPTANCE



NOA No.: 07-0815.06  
Expiration Date: 11/08/11  
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