



---

## Historic Architectural Review Commission Staff Report for Item 2

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: August 27, 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 some of different design and most of the shingles may be original to the house.

Although it appears that there are two houses on the parcel the house sits on its own parcel, which has a different property identification number than 404 South Street. Same owners own both parcels.



*Front Elevation circa 1978. Monroe County Library.*



*Front Elevation.*

## **Guidelines Cited on Review:**

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

## **Staff Analysis:**

This item was postponed for the second time at the July 23, 2024, meeting after a lengthy discussion on the possibility of approving 5 v-crimp metal roofing system for the south portion of the roof and metal shingles for the north side of the roof, which faces South Street. The applicant requested to postpone the item as he and the owner wanted to speak further about this alternative. On June 25, 2024, the Commission motioned to postpone this item as the applicant submitted a copy of a building permit issued in 2009 for the installation of 5 V-Crimp metal roofing as replacement of Victorian shingles on a house located in the same parcel with an address of 404 South Street. HARC Certificate of Appropriateness was included as part of the building permit application (H09-07-23-818). At that time HARC staff was drafting reports for some projects; but the request to change the Victorian shingles to 5 V-Crimp application did not have a drafted report.

Staff were able to find the minutes for the public meeting when the item for 404 South Street was discussed, and it is attached as part of this report. A copy was facilitated to the owners of the building. In addition, staff discussed with the owner's daughter about economic hardship for substitute materials, as it was previously discussed with the applicant. As there are no photographs of the HARC or building permit issued in 2009, staff requested from the owners, through their daughter photographs of 404 South Street, to look specifically at the roof before it was altered to 5 V-Crimp.

At the 2009 HARC meeting it was stated that 404 South Street was a contributing resource. Reviewing the Florida Master Site File (FMSF) for that building, the description includes a cross-gable roof, and materials is shingles. It is staff's opinion that the FMSF describes 402 South Street and not 404 South Street.

Copy of the permit for 404 South Street as well as HARC minutes specific to 404 South Street from July 14, 2009, are attached as part of this report.

The Certificate of Appropriateness under review proposes the removal of all shingles over the cross-gable 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 do not qualify for it. The house orientation is north- south, and different from 404 South Street, the house is exposed to South Street on its northwest elevation. In 2009 the Commission approved the replacement of metal shingles with 5 V-Crimp "because of special circumstances because the property faces a southern exposure, and it is open to water".



*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 to follow the cited guidelines. If the Commission determines that there is a hardship due to the southern exposure of portions of the house staff recommends the use of metal shingles in the façade facing South Street, which is not exposed to the Atlantic Ocean. The roof design will allow to split materials.



**THE CITY OF KEY WEST**

Building Department 809-3956  
604 Simonton Street, Key West, Florida 33040

**ROOFING PERMIT**

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 09-00001766-000-000-ROOF-00 ISSUED  
LICENSE# 09-00003445 EXPIRES 7/20/11  
TOURIST COMMERCIAL  
APPLICATION BY... TONY'S SHEETMETAL AND ROOFING  
ON PROPERTY OF... MORGAN HUGH J  
FOR A PERMIT TO.. INSTALL TWENTY FOUR (24) SQS 5 V-CRIMP  
METAL ROOF AS PER HARC #09-07-23-818  
APPROVED BY HARC BOARD MEETING 7-14-09  
~~\*NEED FILE NOTICE OF COMMENCEMENT\*~~ MC  
T/S: 07/28/2009 09:11 AM KEYWMXC ---  
404 SOUTH ST

**WARNING TO OWNERS**

**YOUR FAILURE TO RECORD A NOTICE OF  
COMMENCEMENT MAY RESULT IN YOUR PAYING  
TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF  
YOU INTEND TO OBTAIN FINANCING, CONSULT WITH  
YOUR LENDER OR AN ATTORNEY PRIOR TO  
RECORDING YOUR NOTICE OF COMMENCEMENT.**

**This card and approved plans must be posted in a location clearly  
visible from the street. The location of construction must have  
posted a clearly legible address visible from the street.**

**PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.**

IN-PROGRESS  
APPROVED AP BY [Signature]  
DATE 9/10/09

FINAL  
APPROVED AP BY [Signature]  
DATE 9/10/09

OTHER  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

OTHER  
APPROVED \_\_\_ BY \_\_\_

OTHER  
APPROVED \_\_\_ BY \_\_\_

OTHER  
APPROVED \_\_\_ BY \_\_\_

\*CL6. H09-6-26-727 404 South Street, Fred Salinero/ Tony's Roofing Co.

Install v-crimp on main roof to match side roof, garage roof and cistern roof.

Hugh Morgan, property owner, represented the project. The metal shingle roof was seriously damaged during Hurricane Wilma. He understood the rule; however, he felt that his home was unlike any other that came before HARC. His southern exposure to the storms consistently allowed for the water to uplift the metal shingles causing damage making them not suitable. The newer portion of the home has v-crimp and he would like to be allowed to put the v-crimp on the original portions of the roof which needed replacement. The v-crimp buildings have never been affected by the storms. He stated that everything on the south side of South Street had been replaced by v-crimp. Mr. Morgan provided photographs of the neighborhood and along South Street.

Chairperson Barbara Bowers questioned how old the house was. The first portion (the cook house built for the Southernmost House) was brick and was built in 1920. The remainder of the structure was built in the 1940's.

Nils Muench recommended approval, citing paragraph 16, due to special circumstances as explained by the applicant, namely, that the applicant's house is located so close to the seawall that when storm waves break very high against the seawall, hurricane force winds then drive the almost solid water against and under the historic shingles, thereby dislodging and destroying large areas of historic roofing during each hurricane, whereas alternate roofing survives, seconded by George Galvan.

Assistant City Attorney Ronald Ramsingh respectfully disagreed stating that page 26 stated metal shingles MUST be used. That's not a shall or a may. Mr. Ramsingh stated that it did speak about an "in kind" basis in the introductory paragraph of that Guideline. He stated that if they wanted to go from v-crimp to metal shingles that would be acceptable as it was a more historic option. Mr. Ramsingh was just making the Board aware of what the Guidelines said.

Mr. Morgan referred to the opening paragraph of the roofing Guidelines, page 26, that stated "unless HARC believes the replacement material to be more suitable than the existing roofing material". He stated that there was ambiguity there. Why did they allow for the question.

Assistant City Attorney Ronald Ramsingh responded that was why they were allowed that discretion. Replacing with v-crimp was not in the spirit of the HARC intent; however, the discretion is to allow for replacement with shingles rather than v-crimp. Mr. Ramsingh felt that the applicant was to preserve when it was possible and when they did have to replace, they must use metal shingles.

Mr. Morgan stated that he felt that sometimes he felt that they just needed to use common sense. If they didn't take into consideration the force of nature then he felt that it was a knee jerk reaction and capricious. He stated that he felt that a denial by HARC would not stand up in court and was unconstitutional.

Nils Muench stated that he felt that this was one time that they recommend replacing shingles with v-crimp. It seemed to him that it was the necessary answer.

Peter Batty requested that Mr. Muench amend his motion to state specifically that for the reason it is facing southern exposure for its open water location. That would allow them to go outside the Guidelines a little bit and insulate them from other locations because there aren't that many other structures that face open water.

Assistant City Attorney Ronald Ramsingh also requested that they site Paragraph 2, Page 26, "Conventional modern roofing materials such as asphalt shingles, v-crimp, or composition roofing may be used on non-contributing structures, provided that they do not detract from the characteristics of nearby historic properties."

Chairperson Barbara Bowers questioned if it was a contributing structure. The response was in the negative.

The motion was to approve because of the special circumstances because the property faces a southern exposure and is open to water. Both Nils Muench and George Galvan agreed.

Roll Call: Yes: George Galvan, Nils Muench, Peter Batty  
No: Gary F. Smith, Chairperson Barbara Bowers

Motion carried.

APPROVED   X   DISAPPROVED        TABLED       

Other Business:



# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 MO04053  
 Recorder # \_\_\_\_\_  
 Field Date 5/25/2004  
 Form Date \_\_\_\_\_  
 FormNo 200402  
 FormNo = Field Date (YYYYMM)

Is this Site Form Recorded for this Site? YES

## GENERAL INFORMATION

Site Name (address if none) 404 SOUTH STREET Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> \_\_\_\_\_  
 Survey or Project Name Key West Historic Resources Survey Survey# \_\_\_\_\_  
 National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>404</u>		<u>SOUTH</u>	<u>Street</u>	

Cross Streets (nearest/ between) WHITEHEAD  
 City / Town (within 3 miles) KEY WEST In Current City Limits? YES  
 County Monroe Tax Parcel #(s) RE- UNKNOWN  
 Subdivision Name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Ownership Private Individual  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 Route to (especially if no street address) \_\_\_\_\_

## MAPPING

USGS 7.5' Map Name \_\_\_\_\_ Publication Date >> KEY WEST; 1971  
 Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> 67S ; 25E ; 34; UNSP  
 Irregular Section Name: \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 UTM: Zone 0 Easting 0 Northing 0  
 Plat or Other Map (map's name, location) \_\_\_\_\_

## DESCRIPTION

Style Frame Vernacular Other Style \_\_\_\_\_  
 Exterior Plan Irregular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 1.5  
 Structural System(s) >> Balloon wood frame  
 Other Structural System(s) \_\_\_\_\_  
 Foundation Type(s) >> Piers  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) >> Concrete Block  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) >> Weatherboard  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) >> Cross-gabled  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) >> Other  
 Other Roof Material(s) NOVELTY SHINGLE  
 Roof Secondary Structure(s) (dormers etc) >> Gable dormer  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys 0  
 Chimney Material Not applicable  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) NOT APPLICABLE



# HISTORICAL STRUCTURE FORM

8MO04053

## DESCRIPTION (continued)

Window Descriptions DHS

Main Entrance Description (stylistic details)

Porches: #open 2 #closed \_\_\_\_\_ #incised \_\_\_\_\_ Location(s) FRONT; SIDE

Porch Roof Types(s) GABLE; FLAT

Exterior Ornament EXPOSED RAFTER ENDS; BALCONIES

Interior Plan Unspecified

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) GARAGE

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional)

## HISTORY

Construction year 1948

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Unspecified;;;</u>			

### Structure Use History

Use \_\_\_\_\_ Year Use Started \_\_\_\_\_ Year Use Ended \_\_\_\_\_ >> Other;;;

Other Structure Uses RESIDENCE

Ownership History (especially original owner, dates, profession, etc.) UNSPECIFIED

## RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods Sanborn Maps

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >> Architecture

Other Historical Associations

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

# HISTORICAL STRUCTURE FORM

8MO04053

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, including Field Notes, Plans, other Important Documents.

Document type: \_\_\_\_\_ Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_ Descriptive Information: \_\_\_\_\_

>> ;;;Photographs (Archived)

## RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost

Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780

Recorder Affiliation Other Other Affiliation URS Corporation

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: RECORDERS SMARTFORM

Computer Entry Date: 9/15/2004

SHPO's Evaluation of Resource

\_\_\_\_\_ Date \_\_\_\_\_

Form Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

# MO04053-200402

## Supplementary Printout

- > [Other name(s)]:
  
- > **USGS map name/year of publication or revision:**  
KEY WEST;1971
  
- > **Township/Range/Section/Qtr:**  
67S ;25E ;34;UNSP
  
- > **Foundation types:**  
Piers
  
- > **Foundation materials:**  
Concrete Block
  
- > **Exterior fabrics:**  
Weatherboard
  
- > **Roof types:**  
Cross-gabled
  
- > **Roof materials:**  
Other
  
- > **Roof secondary structures (dormers etc):**  
Gable dormer
  
- > **Change status/year changed/date noted/nature:**  
Unspecified;;
  
- > **Original, intermediate, present uses/year started/year ended:**  
Other;;  
Apartment;C1940;
  
- > **Research methods:**  
Examine local tax records
  
- > **Area(s) of historical significance:**  
Architecture
  
- > **Repositories: Collection/Housed/Accession#/Describe**  
;;;Photographs (Archived)
  
- > **Structural system(s):**  
Balloon wood frame



PROJ	City of Key West	<b>Site Location Map</b>	
SCALE	1 inch = 2008 feet		
SOURCE	USGS 7.5' Quad map, Key West, FLA 1971	<b>URS</b>	PROJECT NO. 15296104
			FIGURE NO.

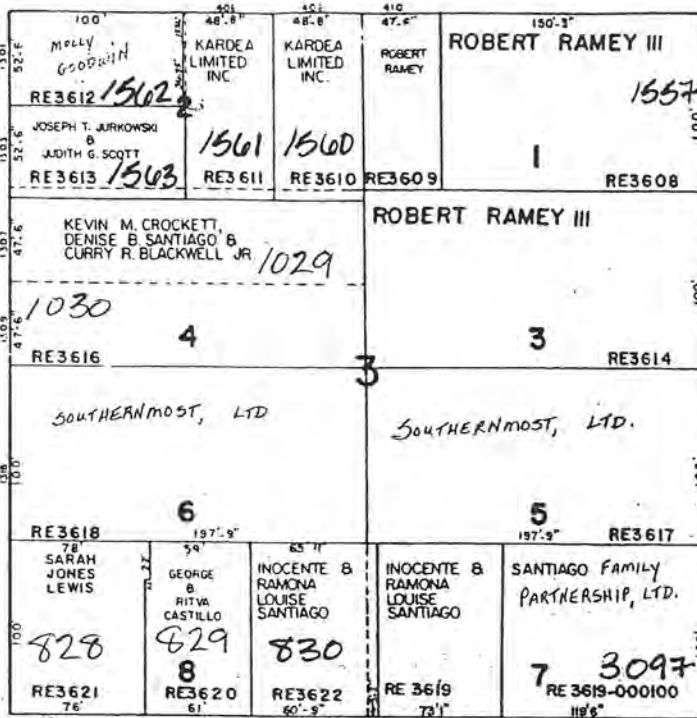
GATE TRANCE

U.S. NAVAL STATION

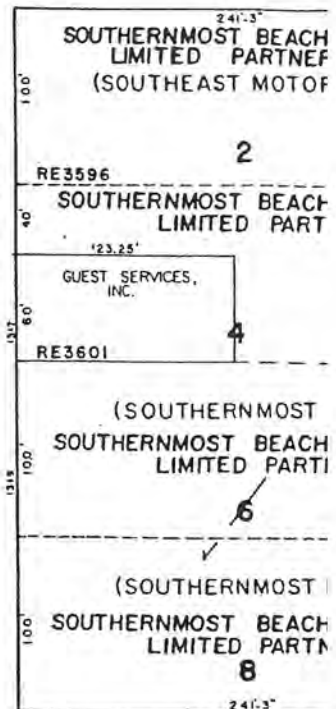
CONTINUED ON PAGE NO. 40

WHITEHEAD STREET

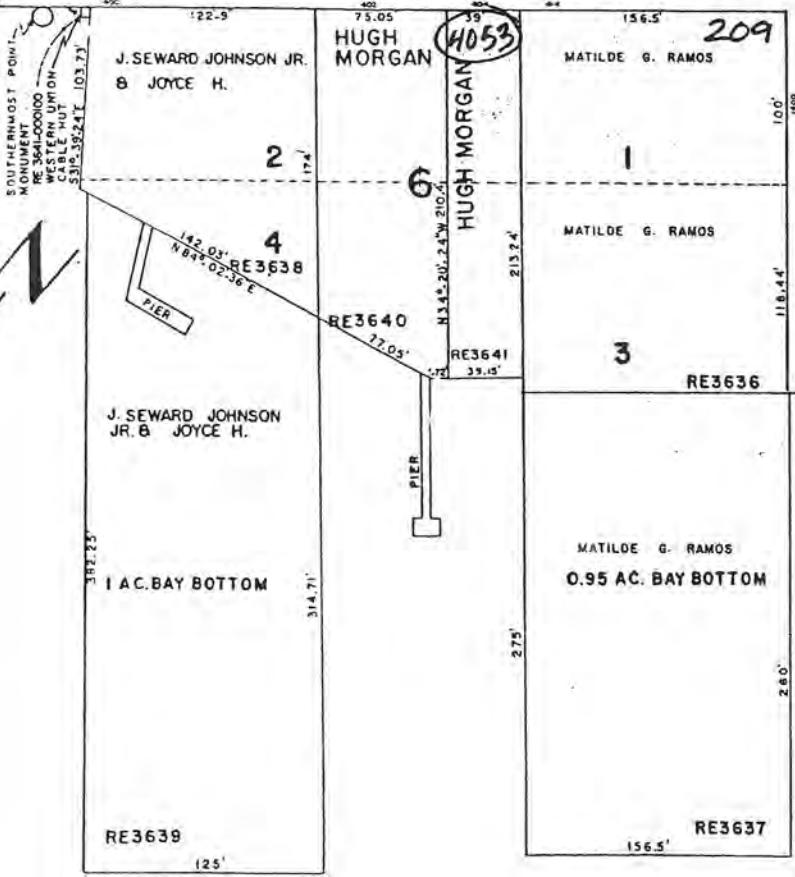
UNITED



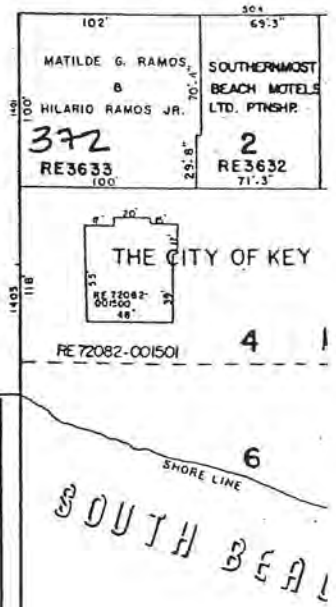
STREET



SOUTH 55° 39' 36" W



DUVAL STREET



SOUTH BEACH

ATLANTIC OCEAN

6252

# 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:

*TK* *TK*

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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

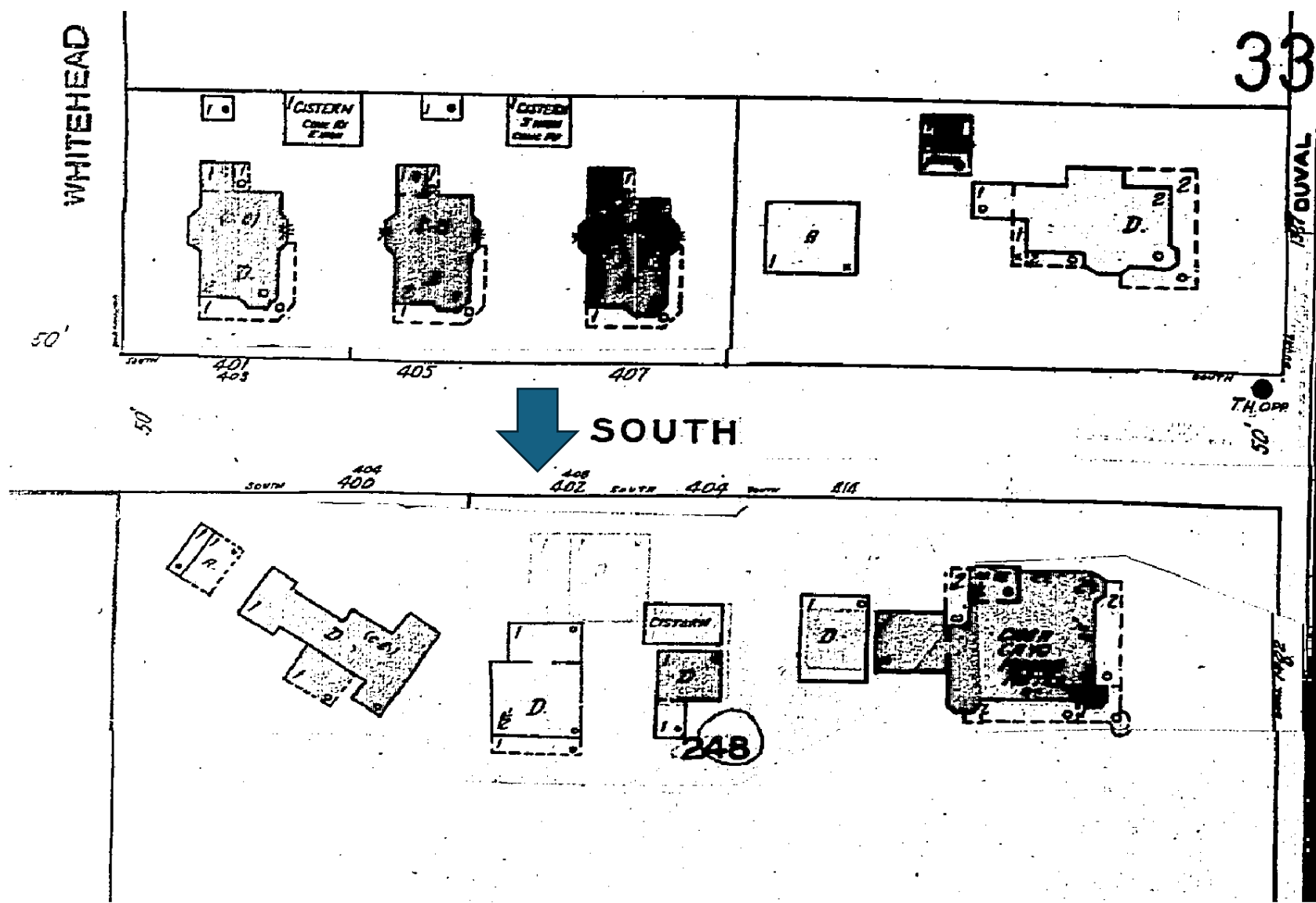
ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 6.25.24	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: IBS
MEETING DATE: 7.23.24	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: IBS
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
<p style="text-align: center;">Summary of ADDITIONAL MATERIAL BE CONSIDERED          APPLICANT TO DECIDE at READING CHAIR</p>		
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.



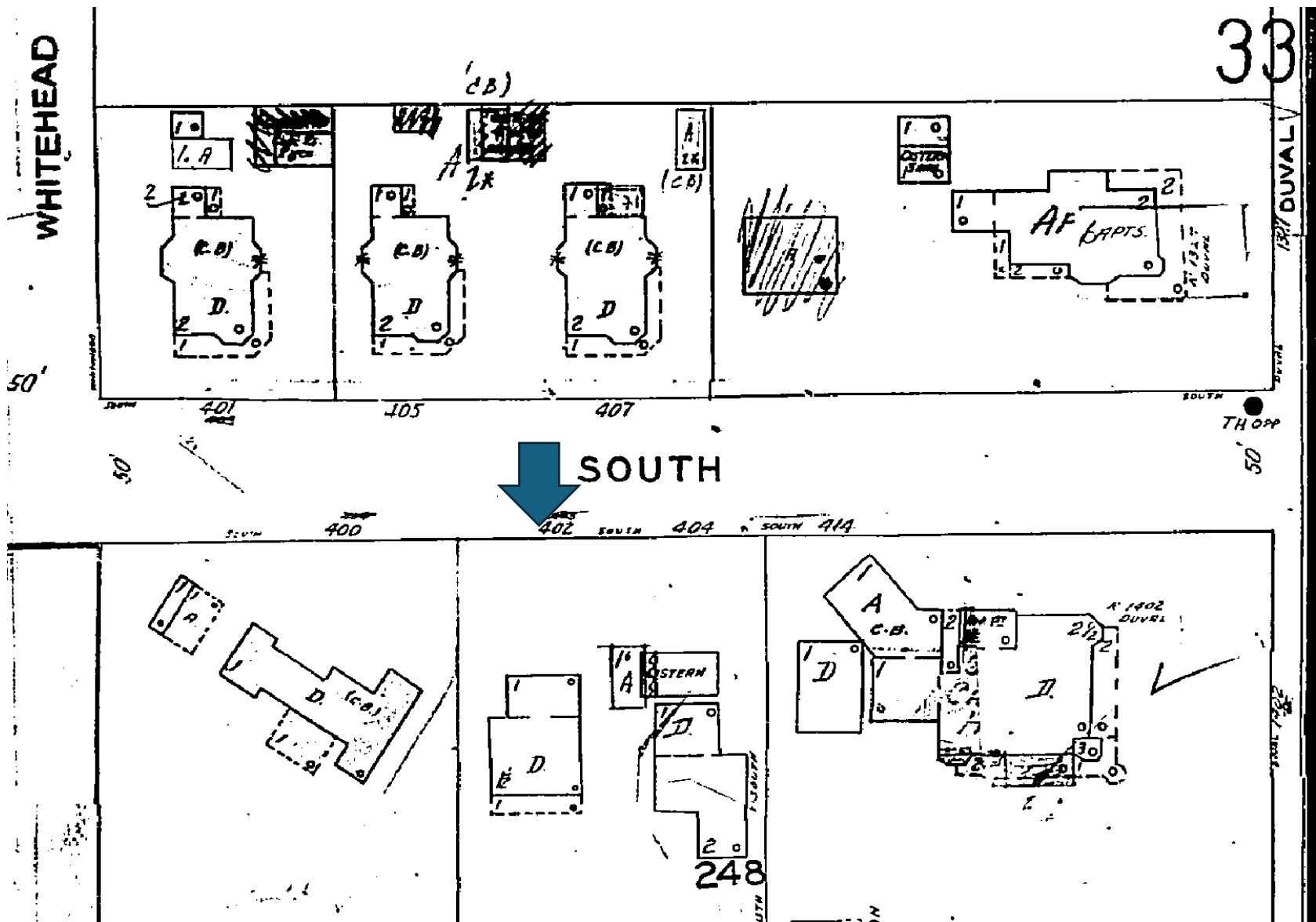
# SANBORN MAPS



1948 Sanborn map

WHITEHEAD

33



1948 Sanborn map

# PROJECT PHOTOS



**402 South Street circa 1965. Monroe County Library.**



**Zoom from the ca. 1965 photograph.**



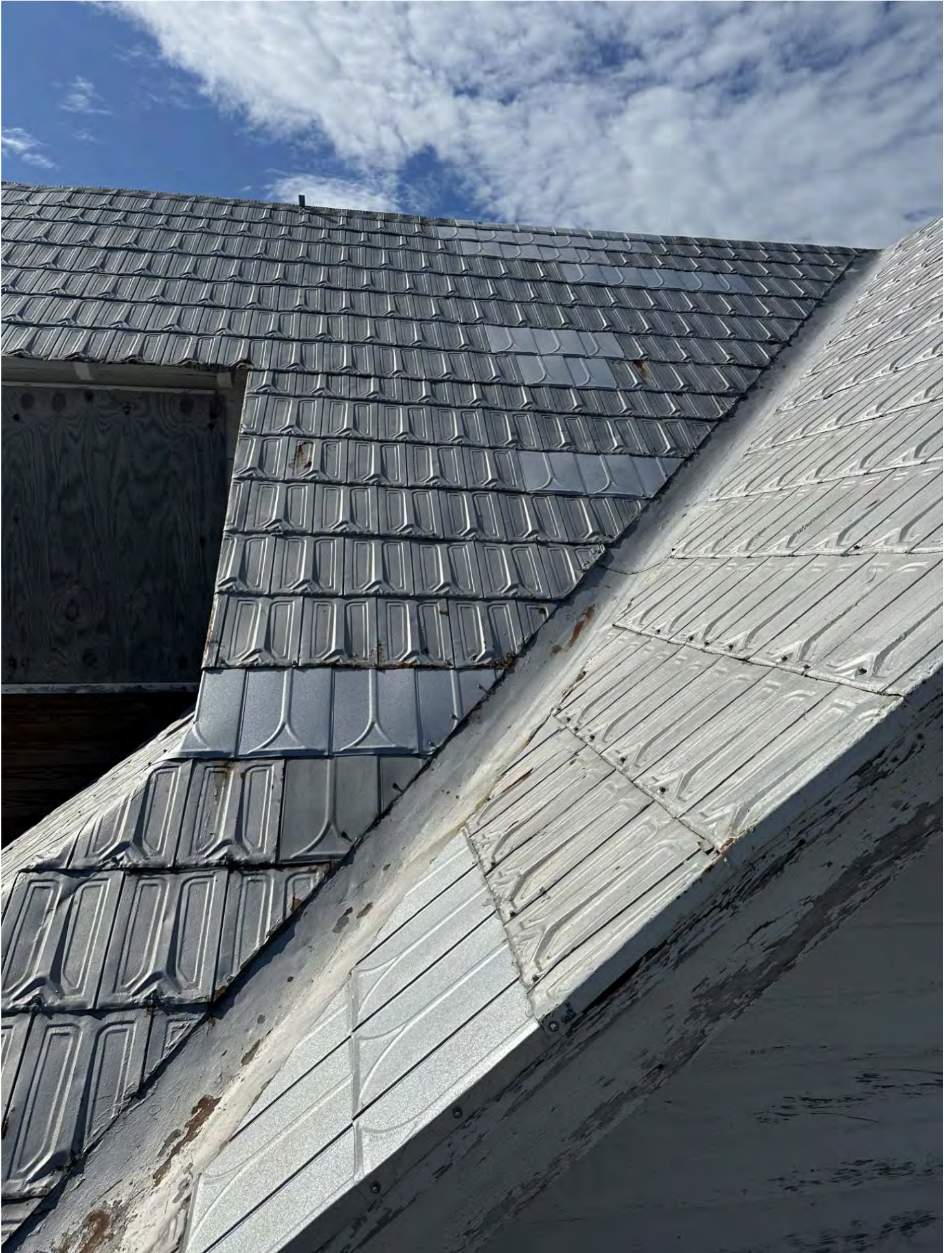
**400 block of South Street on a postcard from the 1950's. Monroe County Library.**





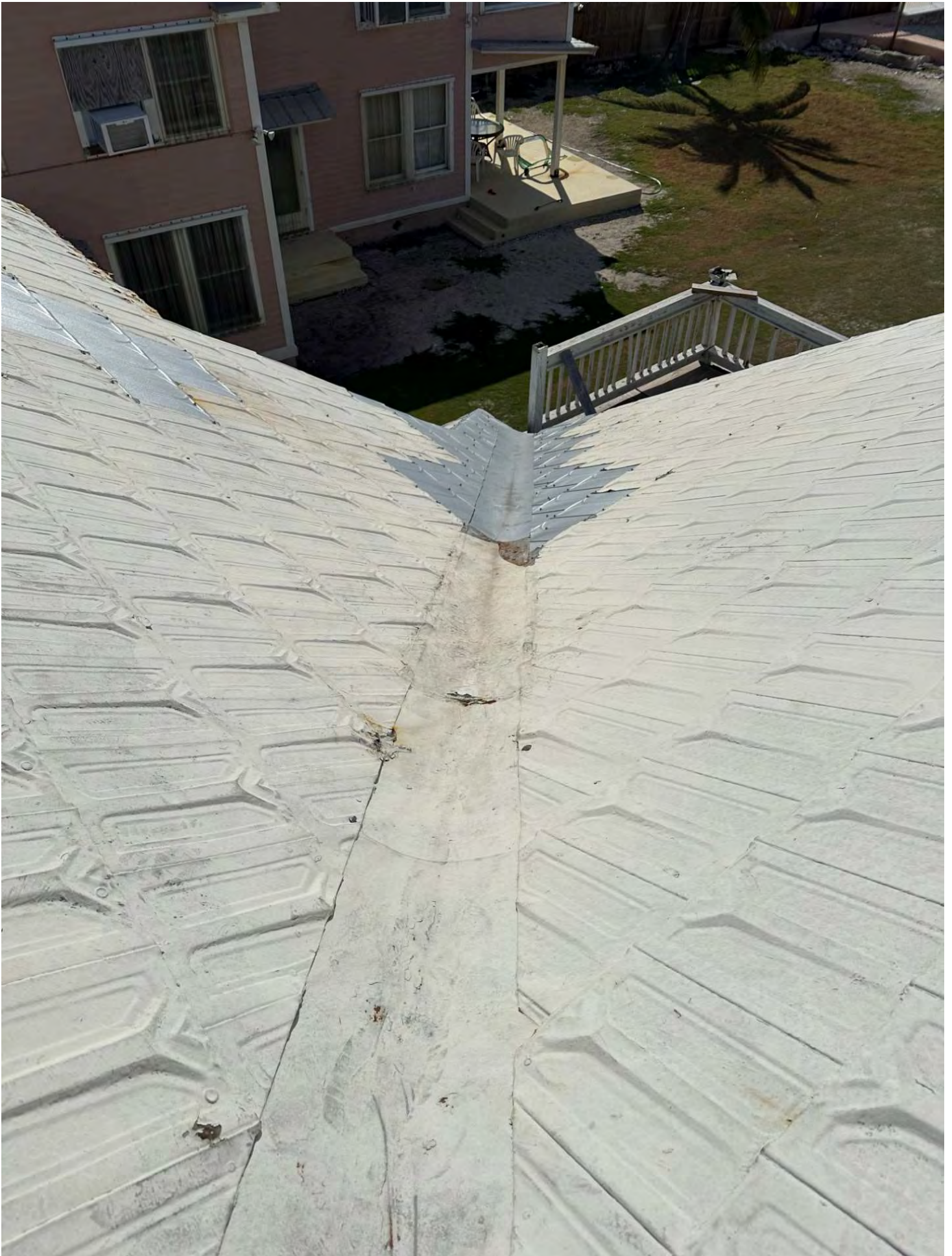
















DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)  
BOARD AND CODE ADMINISTRATION DIVISION

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](http://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:**

<b>Category:</b>	Roofing
<b>Sub-Category:</b>	Non-Structural Metal Roofing
<b>Material:</b>	Steel
<b>Deck Type:</b>	Wood
<b>Maximum Design Pressure</b>	-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:

<b>System A (1):</b>	<b>D.C.S.M. 5V Crimp 26 ga. Steel (min) over ½” (min) plywood</b>
<b>Deck Type:</b>	Wood, Non-insulated
<b>Deck Description:</b>	New Construction <sup>19</sup> / <sub>32</sub> ” or greater plywood or wood plank, or Re-roof <sup>15</sup> / <sub>32</sub> ” or greater plywood or wood plank.
<b>Slope Range:</b>	2”: 12” or greater
<b>Maximum Uplift Pressure:</b>	<b>–67.25 psf. (See Limitation #2) see table A.</b>
<b>Deck Attachment:</b>	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 <sup>1</sup> / <sub>2</sub> ” thick (Minimum <sup>15</sup> / <sub>32</sub> ”) The above attachment method must be in addition to existing attachment.
<b>Underlayment:</b>	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.
<b>Valleys:</b>	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.
<b>Drip Edge:</b>	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.
<b>Cap</b>	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.
<b>Fire Barrier Board:</b>	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.
<b>Metal Panels and Accessories:</b>	<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 <sup>5</sup>/<sub>16</sub>” through the sheathing. Fasteners shall be place in accordance with fastener detail herein as follows:</p> <ol style="list-style-type: none"><li>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.</li><li>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.</li></ol>



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

<b>Deck Attachment:</b>	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 <sup>19</sup> / <sub>32</sub> " thick (Minimum <sup>15</sup> / <sub>32</sub> ") The above attachment method must be in addition to existing attachment.
<b>Underlayment:</b>	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.
<b>Valleys:</b>	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.
<b>Drip Edge:</b>	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.
<b>Cap</b>	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.
<b>Fire Barrier Board:</b>	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.
<b>Metal Panels and Accessories:</b>	<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 <sup>5</sup>/<sub>16</sub>" through the sheathing. Fasteners shall be place in accordance with fastener detail herein as follows:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>



**TABLE A  
MAXIMUM DESIGN PRESSURES**

<b>Roof Areas</b>	<b>Maximum Design Pressures</b>	<b>Maximum Fastener Spacing</b>
<b>Field &amp; Perimeter</b>	-67.25 psf.	16"o.c.
<b>Corners</b>	-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.

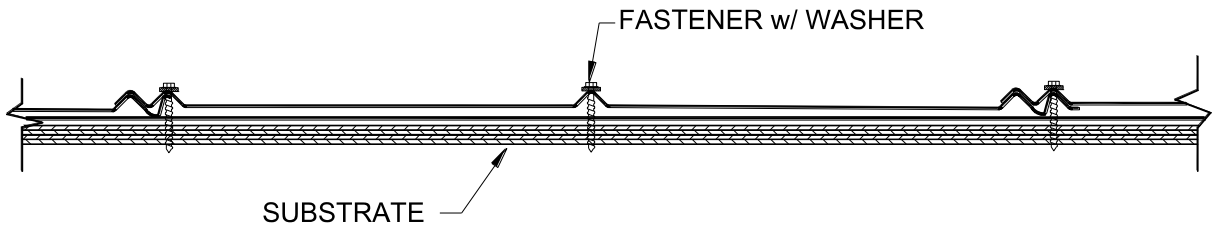
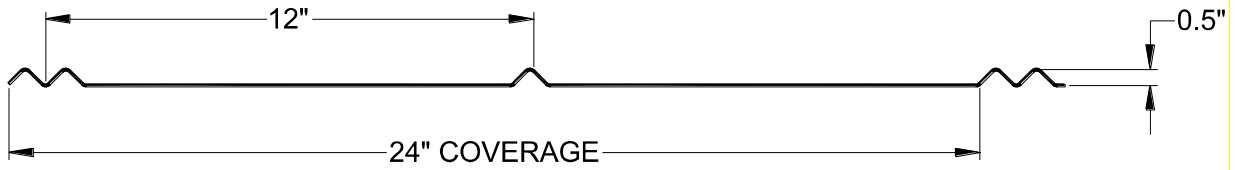


5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

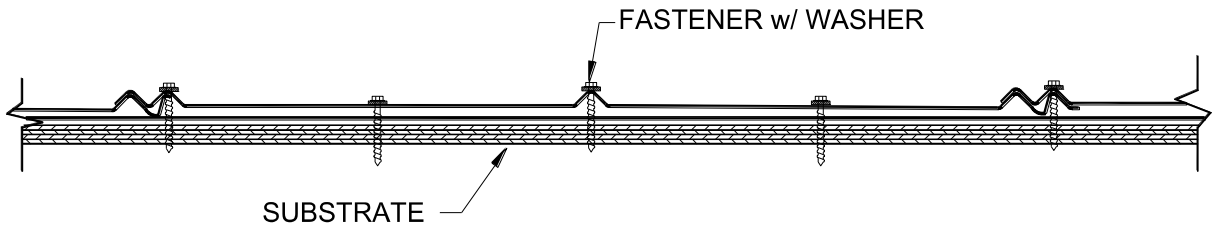


DETAIL DRAWINGS

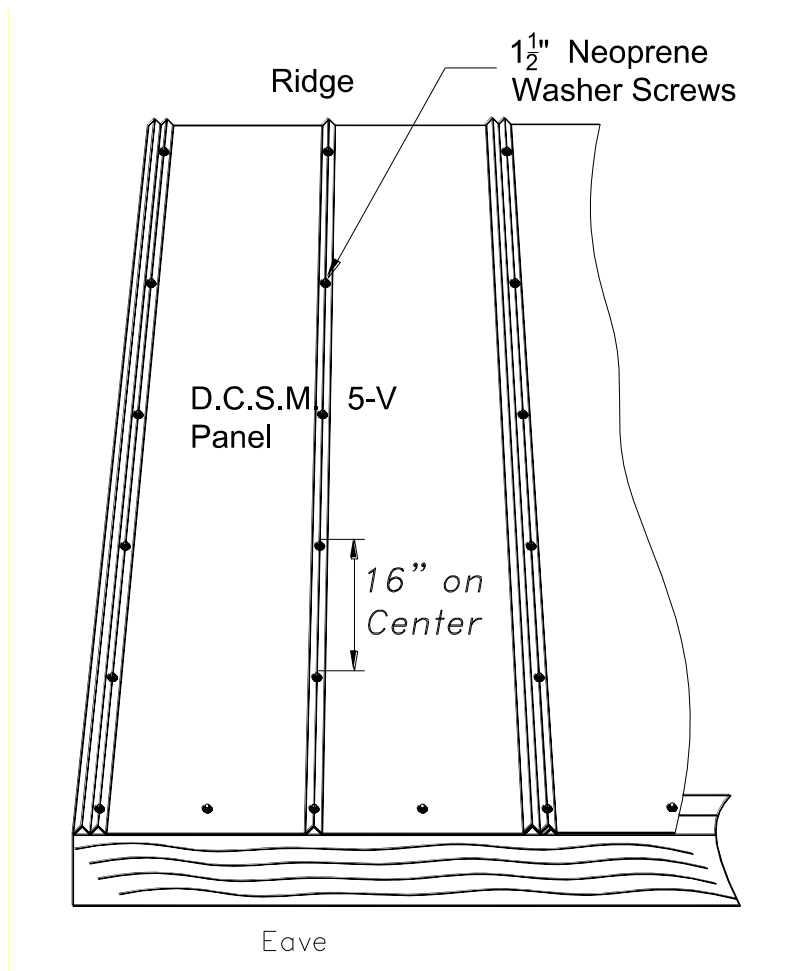
D.C.S.M. 5V CRIMP METAL ROOF PANEL



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](http://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 ASTM G-155	03/2015 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



NOA No.: 22-0920.07  
 Expiration Date: 10/18/27  
 Approval Date: 10/27/22  
 Page 2 of 7

**APPROVED ASSEMBLIES:**

**System A-1:** Victorian/Classic Shingle  
**Deck Type:** Wood, Non-Insulated  
**Deck Description:** New Construction or Re-Roof <sup>15</sup>/<sub>32</sub>" 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 <sup>19</sup>/<sub>32</sub>" thick (Minimum <sup>15</sup>/<sub>32</sub>"). 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 <sup>3</sup>/<sub>16</sub>", 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**

	<b>Field</b>	<b>Perimeter and Corner<sup>1</sup></b>	<b>Perimeter and Corner<sup>1</sup></b>
<b>Plywood Thickness (minimum)</b>	15/32"	15/32"	19/32"
<b>Plywood Fastener Spacing</b>	6" o.c.	6" o.c.	3" o.c.
<b>Fasteners</b>	#12 panhead	#10-9	#10-9
<b>Shingle Fastener Placement</b>	Detail B	Detail C	Detail C
<b>Maximum Design Pressure</b>	<b>-118.5 psf</b>	<b>-123.5 psf</b>	<b>-131 psf</b>

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.

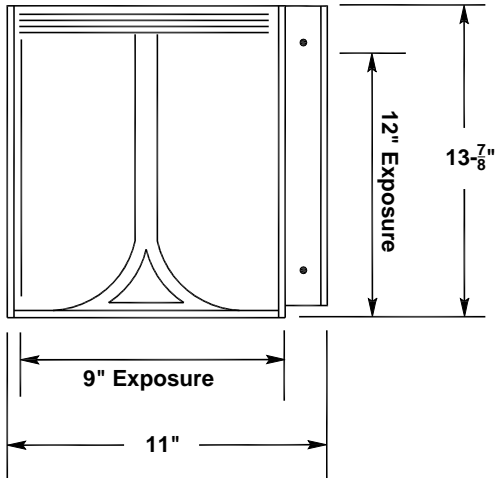


4. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

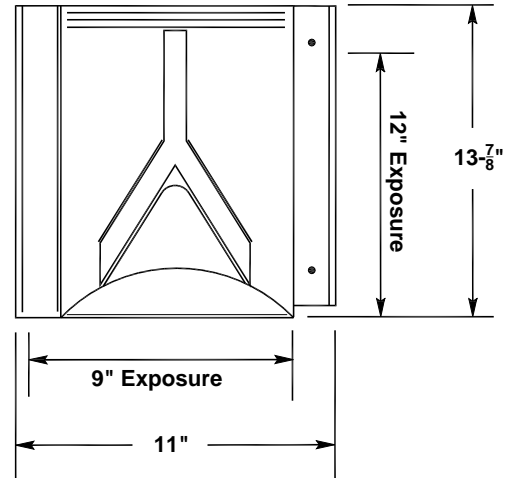


**PROFILE DRAWING**

**DETAIL A**



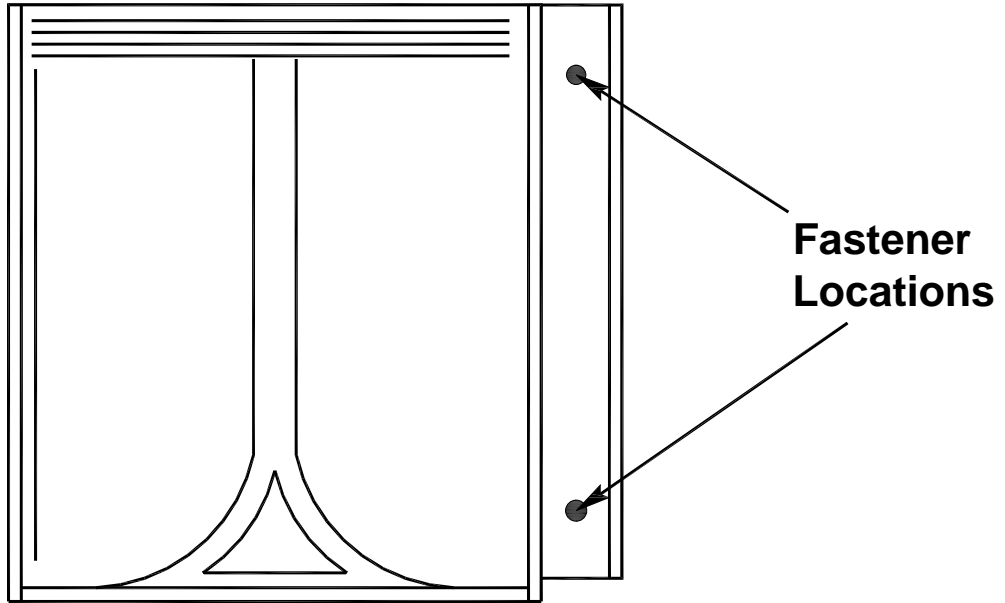
**VICTORIAN SHINGLE**



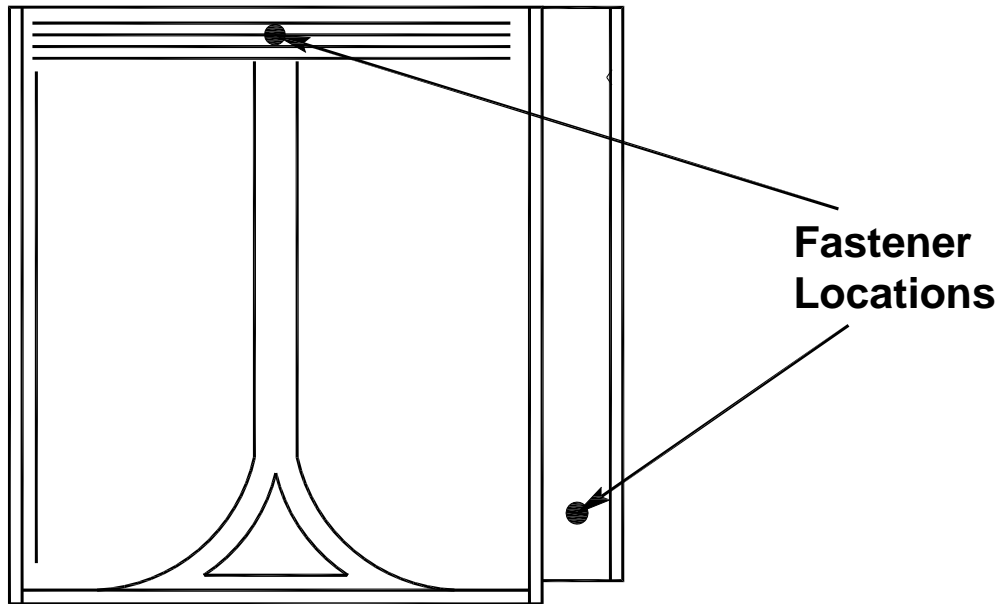
**CLASSIC SHINGLE**



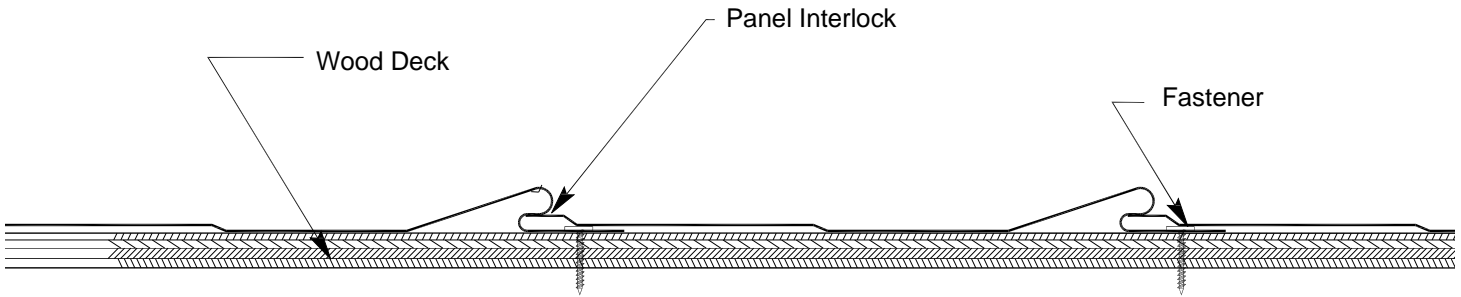
**DETAIL B**



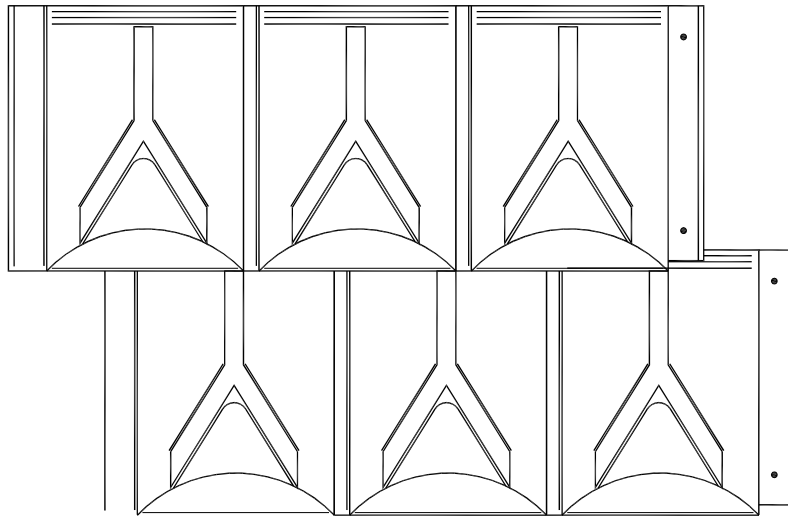
**DETAIL C**



### 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](http://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

<b>Building ID</b>	2890	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1947
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1990
<b>Building Name</b>		<b>Foundation</b>	CONCR FTR
<b>Gross Sq Ft</b>	3373	<b>Roof Type</b>	IRR/CUSTOM
<b>Finished Sq Ft</b>	1426	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	FAIR	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	166	<b>Bedrooms</b>	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
<b>TOTAL</b>		<b>3,373</b>	<b>1,426</b>	<b>0</b>

### 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		

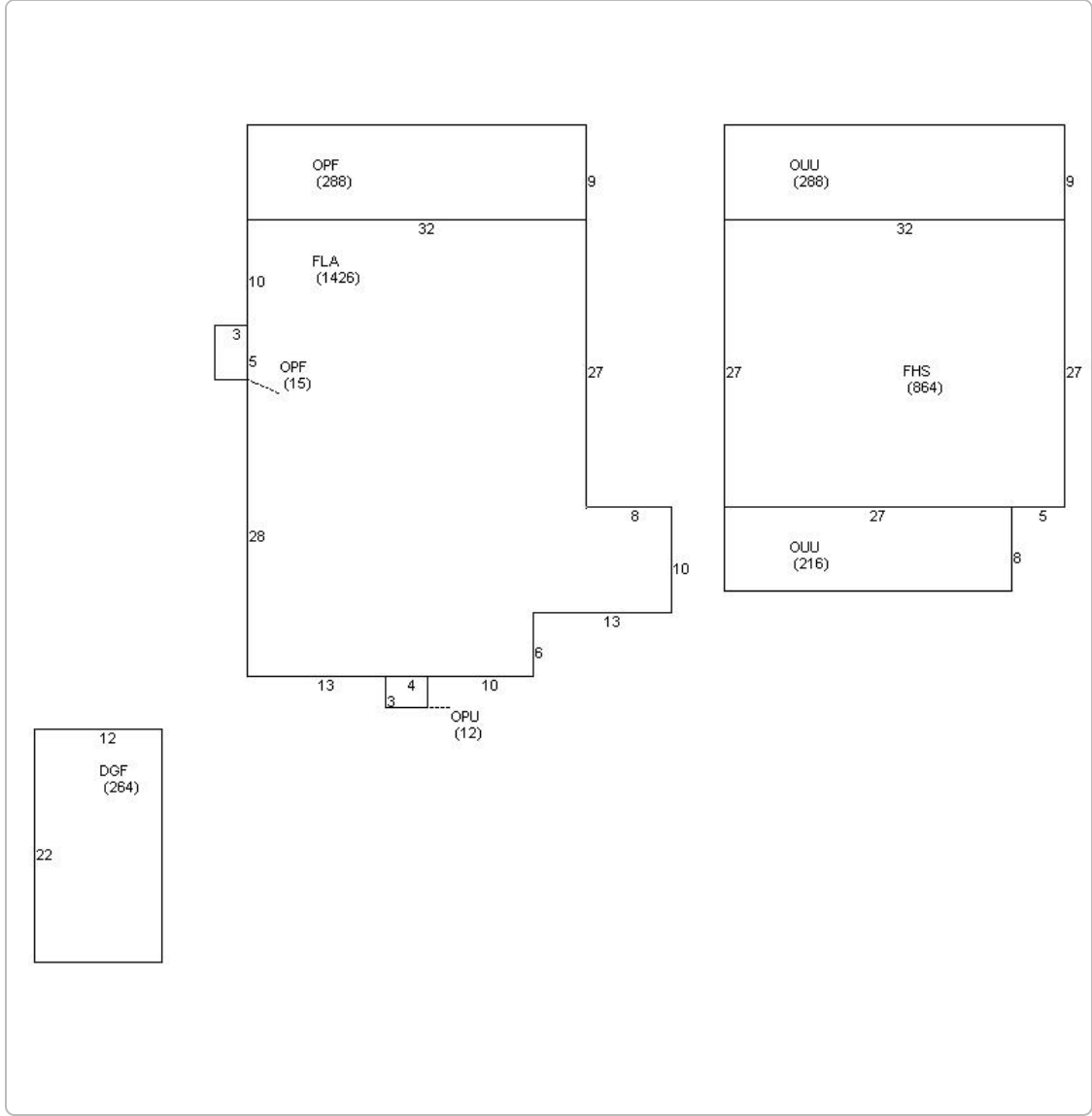
### Permits

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 \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 6/18/2024, 5:10:33 AM

[Contact Us](#)

Developed by  
