Historic Architectural Review Commission
Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: June 24, 2025

Applicant: Hugh J. Morgan

Application Number: C2025-0049

Address: 402 South Street

Description of Work:

Replacement of existing metal shingles with 5V-crimp metal roofing on historic structure.

Site Facts:

The building under review is a contributing structure within the historic district, constructed in 1947. This two-story waterfront property is located near the Southernmost Point. Photographs from around 1965 show the house with metal shingles, and although the current shingles differ in design, the material remains consistent. While the site may appear to contain two houses on a single parcel, the property occupies its own separate parcel from the adjacent 404 South Street. However, both parcels are under the same ownership.
Currently the house sits on piers and is located within a VE-10 flood zone.

Photo of property under review 1978. Monroe County Library.

Photo of property under review circa 1965 (rear). Monroe County Library.

Photo of property under review. Property Appraiser's website 03/31/21.

Photo of property under review. View from water.

Photo of property under review. Metal shingles in front elevation facing South Street.

Photo of property under review. View of front elevation facing South Street.

Photo of property under review. View of front elevation showing 5 v-crimp on lower addition.

Guidelines Cited on Review:

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

Staff Analysis:

The Certificate of Appropriateness proposes the removal of existing metal shingles and replace them with 5V-crimp metal roofing. Unlike 404 South Street, which faces South Street and is exposed to sun and water, the subject property's orientation is primarily north–south with less exposure. The 2009 approval for 5V-crimp was granted due to unique site conditions, which do not apply in this case.

Supporting materials include:

- Florida Master Site File for 402 South Street
- Action Minutes for 402 South Street from June 25, 2024
- Staff Report from June 25, 2024
- Action Minutes for 402 South Street from July 23, 2024
- Staff Report from July 23, 2024
- Action Minutes for 402 South Street from August 27, 2024

Consistency with Cited Guidelines:

The proposed replacement of existing shingles with 5V-crimp metal roofing is not consistent with the cited guidelines. First paragraph of Roofing Guidelines states that *roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless HARC believes the replacement material to be more suitable than the existing roofing material.* Additionally, Guideline 1 of Roofing states that *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 guidelines prioritize in-kind replacement unless HARC determines that a substitute material is more appropriate, based on context and evidence. In this case, the proposed material change does not reflect the original roofing or meet the visual compatibility standards outlined in the guidelines. However, as noted in the previous staff report, staff recommends the use of metal shingles on the elevation facing South Street, an area not exposed to open water, to help preserve the historic streetscape and architectural character of the building and the use of 5 v-crimp on the side exposed to the water.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	402 South Street	
NAME ON DEED:	Hugh J. & Yadira Morgan	PHONE NUMBER 305-394 4747
OWNER'S MAILING ADDRESS:		EMAIL HJ MORGAN @ BELLSOUTH .NET
APPLICANT NAME:	HUGH J. MORGAN	PHONE NUMBER 3053944747
APPLICANT'S ADDRESS:	404 South Street	EMAIL HJ MORGAN@BELLSOUTH .NET
APPLICANT'S SIGNATURE:	Hugh J. Morgan	DATE 4-28-2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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✓ BUILT AROUND 1948

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: CHANGING TO V-CRIMP FROM SHINGLES

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

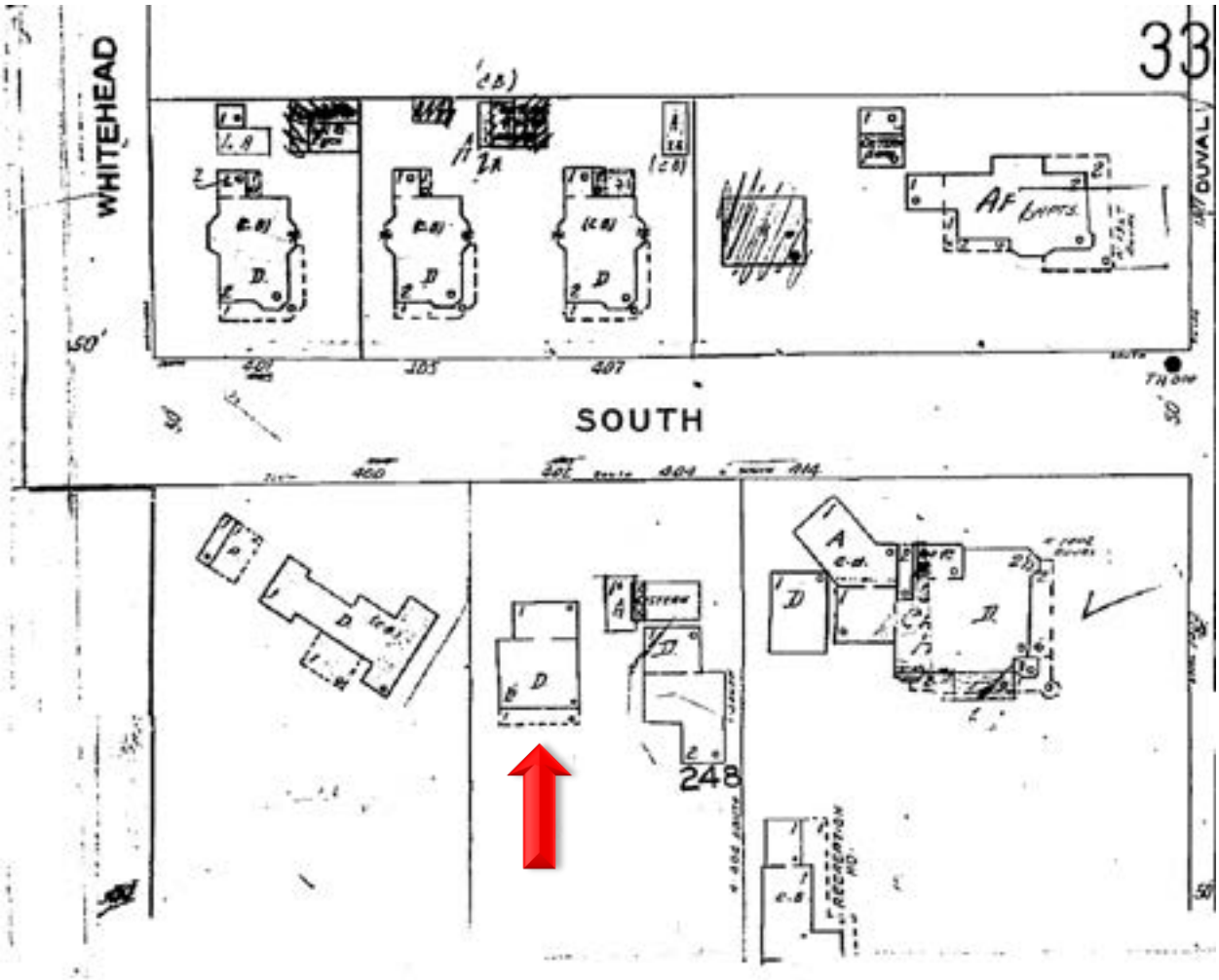
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

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

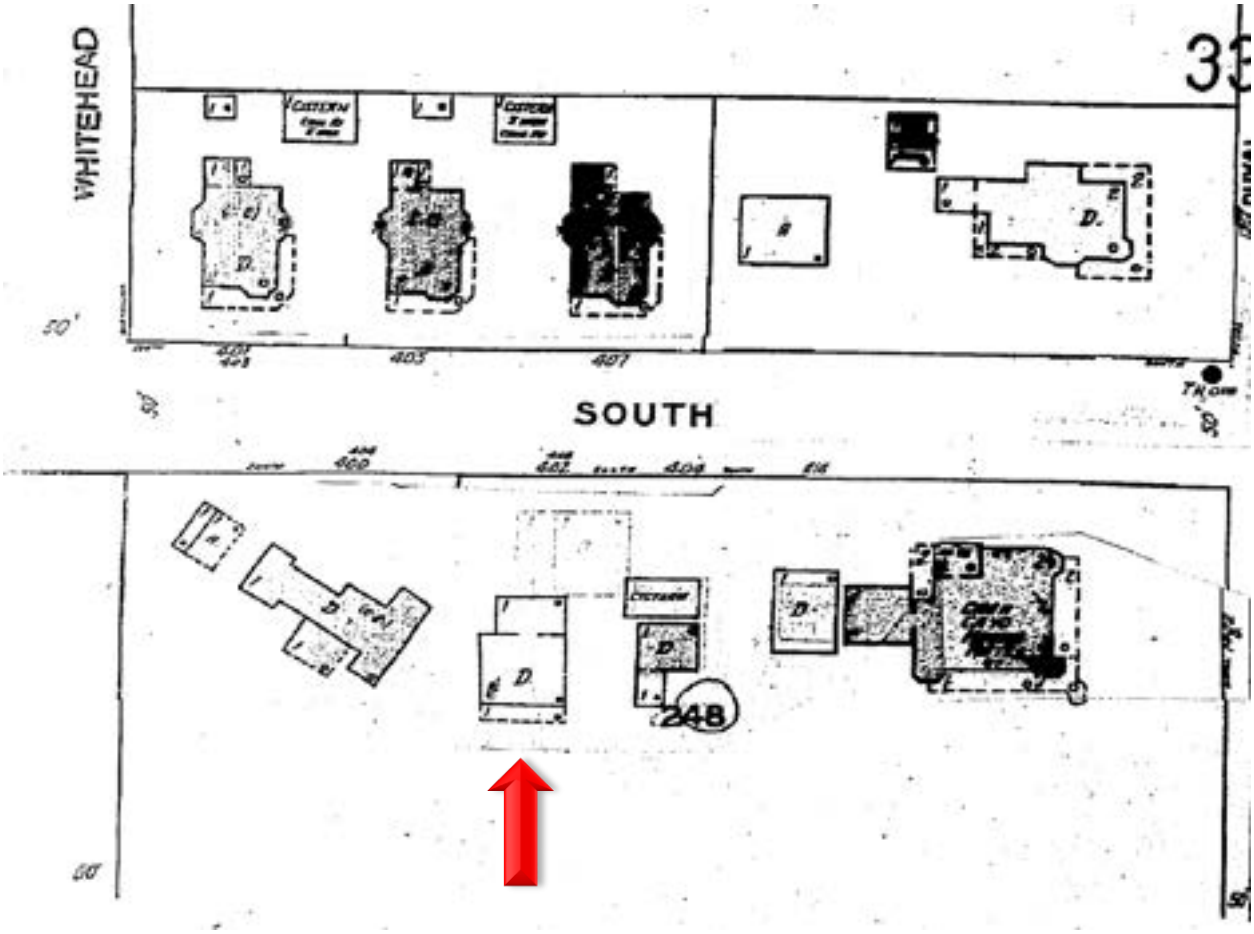
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS

TOW AWAY
ZONE

402

402

PROPOSED DESIGN

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

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

NOTICE OF ACCEPTANCE (NOA)

Metal Sales Manufacturing Corporation
545 South 3rd Street, Suite 200
Louisville, KY. 40202

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: 5V Crimp Metal Roofing 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 NOA renews NOA# 18-0313.02 and consists of pages 1 through 9.
The submitted documentation was reviewed by Alex Tigera.

ROOFING SYSTEM APPROVAL:

Category:	Roofing
Sub-Category:	Metal, Panels (Non-Structural)
Material:	Steel
Deck Type:	Wood
Maximum Design Pressure	**-196.75 psf.**

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
5V-Crimp Metal Roof	l = varies w = 24" h = ½" Min. Thickness 0.0179" (26ga.) Min. Yield Strength: 60ksi	TAS 110	Corrosion resistant, galvanized, preformed, coated, prefinished, metal panels.
Trim Pieces	l = varies w = varies Min. Thickness 0.0179" (26ga.)	TAS 110	Standard flashing and trim pieces. Manufactured for each panel width.

MANUFACTURING LOCATION:

1. Jacksonville, FL.

EVIDENCE SUBMITTED:

Test Agency	Test Agency	Test Agency	Test Agency
PRI Construction Materials Technologies LLC		ASTM G 155 ASTM B 117	09/11/19 09/10/19
Underwriters Laboratory	R9697	UL 790	October 2016
PRI Construction Materials	MSMC-003-02-01	TAS-100	June 2006
Celotex Corporation Testing Services	MTS 520103	ASTM E 8	Jan. 1999
Hurricane Test Laboratory, Inc.	0103-0712-09	TAS 125	Sept 2009
Farabaugh Engineering and Testing, Inc.	T240-09	TAS 125	Sept 2009

APPROVED ASSEMBLIES:

System A:	**5V-Crimp Metal Roof Panel**
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction $^{19}/_{32}$" or greater plywood or wood plank, or for re-roofing 15/32" or greater plywood.
Maximum Uplift Pressure:	**See Table A below.**

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d ring shank nails spaced 6" o.c. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") the above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" 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.
Fire Barrier:	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.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Metal Sales Manufacturing Corporation's current published installation instructions.
Metal Panels and Accessories:	Install the "5V-Crimp Panels" and accessories in compliance with Metal Sales Manufacturing Corporation's 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. Panel fasteners shall be #9-15 x 1-½" self drilling, self tapping, hex head screws with sealing washer of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$ inch. Fasteners shall be installed at a maximum spacing as listed in **Table A** below parallel to the slope. Fasteners shall be installed at a maximum of 12" o.c. at panel edge. See detail herein.

TABLE A
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner[1]
Maximum Design Pressures	**-74.8 psf.**	**-196.75 psf.**
Maximum Fastener Spacing	**16" o.c.**	**8" o.c.**

1. Extrapolation shall not be allowed

System B:	**5V-Crimp Metal Roof Panel**
Deck Type:	Wood, Non-insulated
Deck Description:	New Construction $^{19}/_{32}$" or greater plywood or wood plank, or for re-roofing 15/32" or greater plywood.
Maximum Uplift Pressure:	**See Table B below.**

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d ring shank nails spaced 6" o.c. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$") the above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-lap and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 12 gauge 1 ¼" 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.
Fire Barrier:	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.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Metal Sales Manufacturing Corporation's current published installation instructions.
Metal Panels and Accessories:	Install the "5V-Crimp Panels" and accessories in compliance with Metal Sales Manufacturing Corporation's 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. Panel fasteners shall be #9-15 x 1-½" self drilling, self tapping, hex head screws with sealing washer of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$ inch. Fasteners shall be installed at a maximum spacing as listed in **Table B** below parallel to the slope. Fasteners shall be installed at a maximum of 6" o.c. at panel edge. See detail herein.

TABLE B
MAXIMUM DESIGN PRESSURES

Roof Areas	Field	Perimeter and Corner[1]
Maximum Design Pressures	**-84.5 psf.**	**-131.3 psf.**
Maximum Fastener Spacing	**24" o.c.**	**18" o.c.**

1. Extrapolation shall not be allowed

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. Panel shall be roll formed in continuous lengths from eave to ridge. Maximum lengths shall be described in the 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.

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, siting 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.

→ Pg 2

The Engineer asked said that he doesn't have the wind speed but just looking at the NOAs, V Crimp withstands higher wind speed. The column we are looking at is in regards to how the roof is fastened, so for this situation it is: Perimeter & Corner, not Field. Below is additional source of information.

The lower the design pressure number, the higher the wind speed it can withstand.

Shingles:
-123.5 psf
-131 psf

V Crimp:
-197.75 psf

What Is The Best Roof For The High Winds In Florida?
January 17, 2022

By: Westfall Roofing (a FL company)
5413 W Sligh Ave
Tampa, FL 33634

URL https://www.westfallroofing.com/blog/best-roof-high-winds/

If you are fortunate enough to be overseeing roof replacement for your Florida home, you can select any type of roof you want. This suggests the question, *What is the best roof for high winds?* What roof best meets the challenge of high winds in Florida?
Nothing

Nothing humans can make or do will equal the sheer force of Mother Nature. Manufacturers do not test *any* substance — shingles, metal, tiles— above 150 mph.

Still, roofing companies do test their products under tremendous wind speeds. Three roofing materials outperform others:

1. Metal panels — wind-rated up to 140 mph sustained winds, with the ability to withstand gusts up to *180 mph!*
2. Tile — wind-rated up to 125 mph sustained winds
3. Shingles — wind-rated to hold strong in 110-mph winds

CIVIL ENGINEER **Robert J. Knesal, P. E.** CONSULTANT

111 LUNDGREN LANE
GULFPORT, MS 39507

228-860-5318
email: BobbyKnes@aol.com

September 22, 2021

Mr. Scott Goldin
Goldin Metals, Inc.
12440 Seaway Road
Gulfport, MS 39503

Re Wind Load Review and Certification for 26 Ga. 5V Crimp Metal Roof Panels over 15/32" Plywood or Asphalt Composition Shingles

Dear Mr. Goldin:

This is to advise you I have reviewed the technical data compiled and presented in a Product Evaluation Report by Terrence E. Wolf, P. E. dated June 29, 2021, regarding the testing and certification of your 26 Ga. 5V Crimp Metal Roof Panels over 15/32" Plywood.

This report investigates the wind load capability of these roof panels attached to plywood and asphalt composition shingles with through fasteners. This report was compiled to validate the material's compliance with the 2018 International Building Code for wind pressure uplift and as listed in the report.

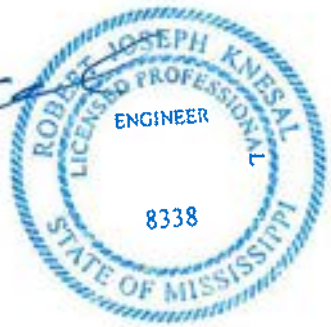
Based upon my evaluation and analysis of this data, it is my professional opinion the Goldin Metals 26 Ga. 5V Crimp Metal Roof Panels over 15/32" Plywood or over asphalt composition roofing shingles will meet the wind load requirements for the State of Mississippi for ultimate wind speeds up to 180 MPH as applied by ASCE 7, Wind Load Analysis.

The panels should be attached as detailed in the referenced Product Evaluation Report with a full screw penetration into the plywood.

Should you have any questions or need additional information please do not hesitate to contact me @ 860-5318.

Sincerely yours,

Robert J. Knesal, P. E.



V
V + S
United
V + S
V
Can't see Avalon
Whitehead
didn't check this street
S
S
at least two S I know of
Butterfly
Duval
V
S
S
S
S
South
S
maybe some
V
S
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V
S
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V
S
didn't check

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

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

NOTICE OF ACCEPTANCE (NOA)

Berridge Manufacturing Company
1720 Maury Street
Houston, TX 77026

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Victorian Classic Shingle

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

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

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

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

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

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

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:

Product	Dimensions	Test Specifications	Product Description
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:

Test Agency	Test Identifier	Test Name/Report	Date
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

APPROVED ASSEMBLIES:

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

Deck Attachment:	In accordance with applicable Building Code, but in no case shall it be less than 8d annular ring shank nails spaced at a distance listed below in **Table A**. In reroofing, where the deck is less than $^{19}/_{32}$" thick (Minimum $^{15}/_{32}$"). The above attachment method must be in addition to existing attachment.
Underlayment:	Minimum underlayment shall be an ASTM D 226 Type II installed with a minimum 4" side-laps and 6" end-laps. Underlayment shall be fastened with corrosion resistant tin-caps and 1¼" annular ring-shank nails, spaced 6" o.c. at all laps and two staggered rows 12" o.c. in the field of the roll. Or, any Miami-Dade County Product Control Approved underlayment having a current NOA.
Fire Barrier Board:	Any approved fire barrier having a current NOA. Refer to a current fire directory listing or a current ASTM E 108 test report for fire ratings of this roofing system assembly as well as the location of the fire barrier within the assembly. See Limitation # 1.
Valleys:	Valley construction shall be in compliance with Roofing Application Standard RAS 133 and with Berridge Manufacturing Company's current published installation instructions.
Metal Panels and Accessories:	Install the "Victorian/Classic Shingle" including flashing penetrations, valleys, end laps and accessories in compliance "Berridge Manufacturing's" current, published installation instructions and in compliance with the minimum requirements detailed in Roofing Application Standard RAS 133. Berridge Victorian/Classic Shingle shall be attached to the plywood substrate with a minimum of two corrosion resistant fasteners of sufficient length to penetrate through the sheathing a minimum of $^{3}/_{16}$", listed in **Table A**. Fasteners shall be placed in accordance with the detail outlined in **Table A** and fastener detail herein as follows: Shingle shall be fastened with a minimum of two screws located in the detail outlined in **Table A**. The male end of the next shingle is tucked in the female end of the previous shingle to form a lock. The shingles shall be placed in a staggered pattern.

TABLE A
MAXIMUM DESIGN PRESSURES

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

1. Extrapolation shall not be allowed

SYSTEM LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. The maximum designed pressure listed herein shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
3. All panels shall be permanently labeled with the manufacturer's name and/or logo, and the following statement: "Miami-Dade County Product Control Approved" **or** with the Miami-Dade County Product Control Seal as seen below. All clips shall be permanently labeled with the manufacturer's name and/or logo, and/or model.

MIAMI-DADE COUNTY
APPROVED

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.

HARC
Historic Architectural Review Commission
The Historic Architectural Review Commission of the City of Key West, Florida, will hold a regular meeting on Tuesday, July 14, 2009 at 3:00 p.m., second floor, Old City Hall, 510 Greene Street, Key West, Florida.

Notice to Applicants: Once HARC approval is obtained a building permit application must be submitted. The Building Department will call the applicant when a building permit is ready to be issued.

***Discussion on any one item shall take a maximum of 20 minutes to include the presentation by the applicant (5-10 minutes), public comment, and discussion by the Commission. Further discussion beyond that time is at the Chair's discretion.**
***If your item is tabled, any additional documentation must be submitted by Tuesday (4:00 pm) prior to the next meeting.**
Please Note: Chapter 286- Public Business: Miscellaneous Provisions
286.0105 Notices of meetings and hearings must advise that a record is required to appeal. –Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3).

City of Key West Planning Department, Notice to HARC Applicants
If you are in the process of improving your property or making structural changes, there may be more required of you than the design and beautification requirements from HARC.

1. Please be advised that if you are contemplating an addition to your building (whether an additional story, or on the same level), you may need to go through the variance process.
2. If an additional structure is planned, whether separate or linked in any manner to the main or existing building, some configurations may trigger the variance application process.
3. Many alterations will need to meet the basic setbacks, building coverage and other requirements that are zone-specific.

Sometimes, simple changes in building plans now may help you avoid going through another process at a later date, delaying your project.
If you or your contractor, architect or other professional representative need further information, please visit us at 604 Simonton, or call for an appointment at (305) 809-3972.

Call to order

Roll Call: Members present included George Galvan, Nils Muench, Vice Chair Peter Batty, and Chairperson Barbara Bowers. Also present was alternate Gary F. Smith. Absent was Carlos Rojas and alternate Rev. James Thornton. Staff present included Assistant City Attorney Ronald Ramsingh, Preservation Planner Enid Torregrosa, and Recording Secretary Diane Wilson Nicklaus.

Invocation

~~**Approval of Agenda:** T3, 4-6 Charles Street was requested to be tabled; CL3, 11~~ Pierce Lane, was requested to be tabled., Under Other Business, Preservation Planner Enid Torregrosa was adding an Ordinance regarding Commissioner's absences.

It was moved by George Galvan, seconded by Vice Chair Peter Batty, to approve changes to the agenda. Motion carried.

Minutes approval: June 23, 2009

It was moved by Vice Chair Peter Batty, seconded by Nils Muench, to approve the minutes of June 23, 2009. Motion carried.

STAFF APPROVALS:

H09-5-07-503 **429 Catherine Street, Southernmost Signs**
1-Wall sign, 6sq/ft wood, "ISLAND TOURS & EXCURSIONS" Letters are less than 12" high. Sign will be installed on the fence's concrete wall, not on the aluminum part of the fence.

H09-5-12-527 **1106 Windsor Lane. F &W Fence Company**
Project description: per Fire Marshall's instructions to MARC, Inc, Install four 4' steel posts filled with concrete to specs provided: 30" apart; minimum 36" from propane storage tanks. Finished color is yellow. Total distance will be 10 feet.

H09-6-08-644 **#4 Charles Street, David Knoll, Architect**
Exterior lighting and surveillance cameras for Charles Street and Telegraph Lane.

H09-6-10-659 **1022 Catherine Street, Boston Brick Co.**
Installation of red clay brick pavers driveway and walkways, approx. 550 sq/ft, and coral pool deck approx. 350 sq/ft.

H09-6-11-660 **809 Whitehead Street, Clifford Kip Cutler**
Remove collapsed concrete fence. New fence will replicate indentations of concrete wall; height of retaining wall to remain the same as existing above sidewalk picket fence 50% open not to exceed 48 inches

above sidewalk.

H09-6-11-664 **822 Thomas Street, David Dulinski**
Replacement of one sliding door with french door on side of house. Replacement of rooted siding on lower portion of house. Exterior painting-Russian Blue-560F-4. Install exterior wood fixed louvered shutters for the new french door.

H09-6-11-666 **912 Fleming Street, Bender & Associates Architects**
Install wood porch floor over existing. Replace railings at second floor front porch to match 1962 photo. Add railings at first floor front porch to match. Paint house (see paint chips). Replace gutters w/half round Galvanized and downspouts with round Galvanized. Remove raised brick planter at driveway. Install T & G ceiling at carport. Repair or replace rotten wood siding, roof deck, fascias etc. (10% max replacement). Repair sagging side porch (west elevation). Install a wood picket fencing around electrical equipment by carport (east elevation). Not exceeding 6 ft high per Enid T. 6/15/09

H09-6-11-667 **507 South Street, ART-z painting Key West, FL**
Paint exterior of building body color-SW6766 (Mariner), and trim color with Extra white. Will submit a separate application for shutters.

H09-6-11-668 **806 Baptist Lane, David Lee Roofing & Sheet Metal**
Remove and replace existing v crimp roof, install 30 lb felt, rosin paper, and new 5-vcrimp metal roof.

H09-6-11-671 **800 Virginia Street, Tony's Roofing Co.**
Paint roof screws at 12 inches centers.

H09-6-11-679 **601 Front Street, Stuart Blitz**
Construct 5 feet by 5 feet concrete pad and add approximately 18 tons of local sand to make beach access handicap accessible.

H09-6-12-681 **815 Whitehead Street, Lindholm Construction Inc.**
Install flashings on two low area of front porch flat roof and install a peel and stick base sheet and a peel and stick cap sheet. No changes in the appearance of the roof or its profile.

H09-6-15-682 **702 Whitehead Street, Southernmost Signs**
Temporary banner- five days to welcome participants to conference.
To be installed in the front façade Temporary per City Assistant Manager.

H09-6-15-683 **130-134 Simonton Street, Southernmost Signs**

Installation of two signs, sign A- new face for existing single faced overhead sign box size 78 inches wide by 24 inches high. Sign B- Double faced hanging sign for existing hanger 5 sq. ft. "Keys Office Equipment-Copy Center and Office Supplies". Letters will not exceed 12" tall.

H09-6-16-684 **801 Eaton Street, Eaton Street Seafood**

Change the pin stripe color on the building. From pink to the color attached light lavender. Base color of white, wall color, will remain. Proposed new color similar as one found on paint analysis. Art deco structure.

H09-6-16-685 **619 Thomas Street, Paul Cox**

New wood shed to replace old metal shed. Same size and foot print-approximately 143 square feet on back yard. Non habitable structure.

H09-6-16-686 **1019 South Street, Richard E Spencer**

Install pavers around pool deck, 600 sq. ft. of pool deck. Install pavers on entrance walkway, 80 sq. ft., and installation of pavers on driveway 250 sq. ft. Installation will be done on crushed rock fill. Brick work on driveway can not abut right of way as per John Wilkins and Enid T. 6/18/09.

H09-6-16-687 **918 James Street, James Canepa Roofing**

New roof installation- V crimp 700 sq. ft. - For affordable house unit #2 as specified on plans approved by HARC.

H09-6-16-688 **201 William Street, Sub Zero Inc.**

Install two 10 ton split system. Install one 7.5 ton split system with six drops. Both equipments will be installed on the mechanical area to the east side of the Waterfront Market.

H09-6-16-689 **318 Admirals Lane, Bobby Builders Construction Inc.**

Remove three single lite French doors and reinstall with three PGT Impact French doors on the back of the house. Remove six windows and reinstall new PGT windows picture fixed lite architectural series on back and sides of house. All existing wood jambs, casing trim and transom lites will remain.

H09-6-16-690 **529 Truman Avenue, Tony's Roofing Co.**

Modify Bitumen Rubber Roll roofing over existing felts, 7 squares on back low slope roof.

H09-6-16-691 **800 Fleming Street C-2, Hurricane Shutters of Key West**

HARC guidelines for approved removable hurricane polycarbonate panels on 6 windows- Channels must be painted the same color of trim or wall

per Preservation Planner 6/16/09

H09-6-17-692 **108 Duval Street, Cold Town**
Replace 2 pk. a/c units 12.5 and 7.5 ton on roof.

H09-6-17-693 **800 Fleming Street. A-1, Hurricane Shutters of Key West**
HARC guidelines for approved removable hurricane polycarbonate panels on 6 windows- Channels must be painted the same color of trim or wall per Preservation Planner.6/17/09.

H09-6-17-695 **725 Truman Avenue, Michael Skoglund**
Remove, level, and replace existing brick- 120 sq. ft. After the fact.

H09-6-17-696 **423 Front Street, Sub Zero Inc.**
Replace a 5 ton condenser with existing stand and power- side 10 feet setback from property line.

H09-6-17-697 **909 Simonton Street, Gary the Carpenter**
Remove existing asphalt shingles and replace with V-crimp. Install built up roof on flat area TPO. Remove and replace 255 linear feet of fascia. Remove old sign bracket and vents on roof.

H09-6-19-699 **821 Duval Street, David Rodriquez**
Request to paint walls, steps and fence in white. Roof ceiling in Light blue.

H09-6-19-700 **206-3 Southard Street, Gary Moore**
20 sq/ft of hardi siding repair and paint to match existing (Teal color).

H09-6-19-703 **310 Duval Street, William Bell**
Remove and replace cabinet with pre-custom built cabinet to replace #20 see photo. Paint in white will not interfere with tree.

H09-6-19-704 **#56 Front Street, M. Skoglund**
Replace existing deck with 384 sq/ft of new wood deck.

H09-6-19-705 **815 Duval Street, Conquering Lion Construction**
Replace 280 sq/ft of decking. Re-enforce foundation as necessary. Using wood decking per Preservation Planner 6/22/09.

H09-6-22-706 **1106 Angela Street, John Rodgers Roofing Inc.**
Remove existing shingle roof and 5 v-crimp roof, dry-in poly stick base sleet. Install Victorian shingles on main house 7sqs 8/12 pitch. Install 5 v-crimp on porches and back roofs 2 1/2 pitch. Install v-crimp on areas where v-crimp already is in use and metal shingles on main house per Preservation Planner

H09-6-22-707 **107 Front Street #103, Sun Block & Tile Inc. /Jacob Geopfer**
Repair existing balconies and replace tile with similar. Work is for correcting slope of exiting balconies per Preservation Planner.

H09-6-23-708 **915 Duval Street, Banshee LLC.**
Rebuild and enlarge rear porch/deck; increase of 47 sq/ft. Not visible from any public right away. After the fact.

H09-6-23-709 **#3 Higgs Lane, David Descoteau**
Replace existing 6' picket fence due to rotten support posts. 31 linear feet. Rounded pickets to match existing fence. See attached survey.

H09-6-23-710 **#3 Higgs Lane, David Descoteau**
Install rain gutters and downspouts on new addition approx. 70 linear feet of galvanized gutters and 4 downspouts.

H09-6-23-711 **Bayveiw Park/Tennis Proshop, City of Key West/Richard Sarver**
Addition to existing storage unit.

H09-6-23-712 **1101 Von Phister Street, Gary Thomas**
Invert existing stockade fence and add new top side and bottom railings to each panel; add "caps" to each existing fence posts; add new gate and pergola per plan. Side yard to Watson Street. Fence and gate will not exceed 6' tall.

H09-6-23-713 **614 White Street, South Wind Pools**
New in-ground concrete pool, 10' by 20'. Tiled wall water fall.

H09-6-24-714 **1204 Pine Street, April Polston**
Construct wood fence between 1204/1206 Pine Street. Both owners' projects. Jim Woltz 1206 Pine Street, 6' high 50% open fence. Recessed 10' from property line transition to a 4 feet high fence per Preservation Planner. 6/29/09

H09-6-24-715 **612 Ashe Street, J.J. Fairbank Construction Inc.**
Install roof mounted solar water heater approx. size 3' by 8' mounted flush to roof not visible from street. Tank will not be visible from right of way per Preservation Planner. 6/26/09.

H09-6-24-716 **1209 Olivia Street, The Poolman of Key West Inc.**
Clean and resurface pool.

H09-6-24-717 **105 Whitehead Street, Gary the Carpenter**
Sheet with 3/4 plywood and sliders and paint in exposed areas.

H09-6-24-718 **503-A Greene Street, MLS Construction Mgt.**
Remove existing awning at front of building and move to rear, clean and paint front of building using same colors.

H09-6-24-719 **707 Frances Street, Advanced Development Inc.**
Paint exterior patch and repair siding if need less than 5%. Exiting side color Cyric-TH09, Shuters-Approching Storm-VM176, and white color for fence and trim. See attached copy.

H09-6-25-721 **1215 Simonton Street, F &W Company**
One sign for proposed and approved gate, 8" high by 9" wide sign to match approved material Aluminum with powder coat. Sign copy "OLD TOWN DENTAL".

H09-6-25-722 **717 Southard Street, South Wind Pools**
New in-ground, concrete spa 5' by 7' with electric heater.

H09-6-26-723 **1010 Windsor Lane, Morse Builders Inc./Rodger Morse**
Install propane tank slab as per plans.

H09-6-26-724 **1435 Simonton Street, Gonzalez Architects**
1-Detached sign 54" l by 10" w by 60" h, fabricated aluminum cabinet painted black with 1/2 clear acrylic graphics with first surface silver vinyl and second surface diffuser film. "THE REACH RESORT THE WALDORF ASTORIA COLLECTION -STRIP HOUSE'. Ship logo will be 50 % more opaque than letters as per Commission request.

ITEMS FOR PUBLIC HEARING:

OLD BUISNESS:

1. Two and a half story-guideline revisions.

Preservation Planner Enid Torregrosa reviewed the definition revision. She stated her biggest concern in the final revision was that there had been definitions concerning the interior of the building, but not the exterior which is really the HARC prevue. Two things had been included, flat roofs and pitched roofs. The first two paragraphs are 2 ½ stories; however, the third photograph represents a 3 story structure. The "top plate" was included to represent anything erected with a wall above that top plate would be a third story and would be prohibited. The original definition has been clarified to reflect the dimensions of the exterior in the case of a 2 ½ story structure which HARC Guidelines cover (copy attached).

Vice Chair Peter Batty questioned where the staircase square footage belonged. Preservation Planner Enid Torregrosa, stated that the staircases belonged to the floor below.

Nils Muench stated that they had been working on this over a year. He questioned the elimination of the definition of eve and eve line. Without defining both the eve and the eve line you couldn't accurately phrase what they wanted. He felt that the Commission should be allowed five days prior to voting in order to review materials.

Preservation Planner Enid Torregrosa stated that the Planning Director, Amy Kimball-Murley, was also revising the LDR's to reflect the 2 ½ story definition.

TABLED ITEMS:

T1.H09-6-08-649 **610 Greene Street, Sports Page**

Two detached "A" frame portable signs two feet wide by four feet high sandwich boards, chalkboard, for specials.

Vice Chair Peter Batty recused himself from this matter.

Patrick O'Toole represented the matter. He was unaware that it had been denied. He stated that his signs were in a recessed area at the entrance to the business. He questioned what he would be able to use. He stated that they were all over town and in response to being questioned, stated that they did not have sign approval for the subject signs.

There was no public input.

Nils Muench stated that he was very supportive of the applicant. He felt that this was about streetscape. He felt that these a-framed signs should be allowed.

The applicant questioned just how far back into the structure he would be required to place the signs.

George Galvan stated that the Staff Report stated that these type of signs could not be approved since they were visible from the right-of-way.

Gary F. Smith referred to the Guidelines, page 50. He didn't personally have a problem with the signs, but the Guidelines did not allow them.

Assistant City Attorney Ronald Ramsingh stated that there were several negative issues from Section 114-103.

Nils Muench reminded the Board that they were in the process of revising the Guidelines and they could, in fact, approve a matter and supersede the Guidelines.

Assistant City Attorney Ronald Ramsingh stated that it was not only against the Guidelines, but was also against the City Code of Ordinances.

Nils Muench questioned if it was not allowed by the Guidelines and not allowed by the Code of Ordinances, why was it before them. Preservation Planner Enid Torregrosa responded because it had been a Code Enforcement issue and would require HARC approval and she did not have the authority to overturn HARC Guidelines, i.e. she did not have authority to Staff Deny something, only approve.

Nils Muench moved to approve and requested that this issue be added to the list of Guideline revisions.

Assistant City Attorney Ronald Ramsingh questioned if he was finding an exception in the Code to allow this. He was trying to state support because this would be setting a precedent.

There being no second, the motion failed.

George Galvan stated that although the Board may have no issue with this application, the Guidelines as well as the City Code of Ordinances do not allow this signage. It was moved by George Galvan, seconded by Gary F. Smith, to deny. Motion carried. Nils Muench voted no.

APPROVED_____ DISAPPROVED__X___ TABLED_____

T2.H09-6-12-675 **606 Duval Street, William Rowan/Elle O'Hayon**
Construct new 1 story façade with wood shutter doors and construct canvas awning, 18 feet by 34 feet behind.

There being no one present to represent the project, it was moved by George Galvan, seconded by Peter Batty, to table to the next meeting. Motion carried.

APPROVED_____ DISAPPROVED_____ TABLED___X___

T3.H09-6-12-680 ~~4-6 Charles Street corner with Telegraph Lane, Southernmost~~ **Signs**

Request for the installation of three signs. One sign will be a wall single faced sign 48 inches wide by 36 inches high, largest letter 7.5 inches high. Copy of sign *"El Alamo Bar -Open everyday until we close"*. Second and third signs will be projecting ones, both five square feet each. The upper sign will be double faced aluminum with neon light on one side facing Duval Street, letters approximately 9 ½ inches high. Copy of sign *"El Alamo"*. The lower proposed projecting sign will be double faced aluminum with neon light on one side facing Duval Street, letters approximately 8 inches high. Copy of sign *"Bar"*.

Removed from this agenda.

APPROVED_____ DISAPPROVED_____ TABLED_____

Vice Chair Peter Batty rejoined the Board.

NEW BUSSINESS
APPLICATIONS REQUIRING CLARIFICATION:

CL1. H09-6-17-698 **Mobile Vendor Cart, Meike Zuechner**

Mobile vendor cart for use in the historic district. Tropical looking Palm frond roof has been treated with fire retardant. Cart base measures 40 inches by 50 inches by 97 inches high, and with extended shelves 48" inches by 74.5 inches.

Meike Zuechner represented the project. She described her intension for displaying her jewelry.

The Staff Report stated the mobile vendor cart was very unique with colors and materials acceptable. She stated that there were presently no Guidelines for mobile vendor carts.

There was no public input.

Vice Chair Peter Batty stated that he thought they were hearing the applications but tabling until Guidelines were developed. Vice Chair Peter Batty questioned of the Assistant City Attorney if this would be legally acceptable. The response was in the affirmative. Nils Muench questioned if she would be able to continue to work. The response was in the affirmative.

It was moved by Vice Chair Peter Batty, seconded by George Galvan, to table until Guidelines were established, allowing continuance of the business until such time as the Guidelines had been established and would return for approval. Motion carried.

APPROVED_____ DISAPPROVED_____ TABLED___X___

CL2. H09-6-19-702 **507 South Street, Art-Z Painting**
Paint eleven existing louver shutters using banana yellow color-Benjamin Moore 2022-40.

James Kotti, owner, Art-Z Painting, represented the project.

Preservation Planner Enid Torregrosa stated that the photographs of the building did not correctly represent the colors.

Nils Muench felt that the Board should not be dealing with the color palettes. He felt that it was wrong for the Board to prevent the individual from expressing themselves.

Vice Chair Peter Batty had to agree, but also disagreed. He stated that presently the Guidelines did not allow for that discretion.
George Galvan questioned if they were voting for either of the colors presented, or were they allowed to approve adjustments. The

Assistant City Attorney Ronald Ramsingh responded by stating that Staff approval would be allowed for other acceptable colors.

Vice Chair Peter Batty moved based on page 35, seconded by George Galvan, to deny because it does not meet the color Guidelines. Motion carried. Nils Muench voted no.

APPROVED_____ DISAPPROVED__X___ TABLED_____

CL3. H09-6-19-701 **#11 Pierce Lane, Steve Saling**

The addition is minor in nature, see floor plan and exterior elevations. Construction is wood and wood frame/non-structural on a non-historic property. Code Compliance Case.

Withdrawn from this agenda.

APPROVED_____ DISAPPROVED_____ TABLED_____

CL4. H09-6-26-725 **900-904 Duval Street, Kevin McChesney**

Install 3 pairs of 10 lite French doors, and two single 3 feet by 6 feet 8 inches 10 lite. Install 575 sq/ft of pavers in courtyard. Install 16 lineal feet of 1 by 4 picket fence 4 feet tall, paint white. Install ceiling fans on front porch. Code Compliance Case.

Kevin McChesney represented the project. He provided photographs to show the after-the-fact conditions.

Preservation Planner Enid Torregrosa reviewed the Staff Report for the Board. Her only concern was the French doors that had been installed. The arches are apparently not historic; however, the easternmost door was not acceptable (the manner in which they infilled to allow for the placement of the door). They discussed the installation of the easternmost door.

Vice Chair Peter Batty questioned the various approvals on these addresses. He stated personally he would not feel good about approving the one set of French doors. Mr. McChesney responded that adjustments could be made for the incorrectly installed French

door. Preservation Planner Enid Torregrosa stated that Staff's only concern was the one French door installation. The conduit also needs to be concealed on the wood canopy between the two buildings.

Nil Muench questioned if this would be the last time before the Board. Preservation Planner Enid Torregrosa stated that these were the remainder of items that had to be cleared by Code Enfocement.

Vice Chair Peter Batty questioned the pool gate and the fence material which appears to be plastic. The response from Mr. McChesney was that they were going to be replacing that fencing with wood.

It was moved by George Galvan, seconded by Nils Muench, to approve with the condition that the infill on the easternmost set of French doors be removed. Motion carried.

APPROVED__X____ DISAPPROVED_____ TABLED_____

CL5.H09-6-26-726 **407 Front Street, Gary the Carpenter**

Reconfigure north east corner of building. Extend slab at entrance with double single lite French doors on front and fixed glass display windows on side. Siding and paint to match existing.

Ray Lovelle represented the project. He described the applicant's need to reconfigure the front northeastern corner of the building. The building was erected in 1974 which makes it non-contributing.

There was no public input.

A Staff Report was not available; however, Preservation Planner Enid Torregrosa had no objection to the project.

It was moved by Nils Muench, seconded by George Galvan, to approve. Motion carried.

APPROVED___X___ DISAPPROVED_____ TABLED_____

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, siting 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:

1. Revision of affidavit forms- Qualification for Economic Hardship Consideration.

   Peter Batty felt that they should not discuss this issue until Carlos Rojas was present. Preservation Planner Enid Torregrosa stated that it wasn't about the specific issue, it was about the revision of the form. Ms. Torregrosa stated that they were going to revise the document to make it more clear for anyone approaching the Board requesting a hardship.

2. Commissioner's absences.

   Some of the provisions in the Guidelines are in conflict with the Code of Ordinances. Preservation Planner Enid Torregrosa stated that she would be revising these irregularities. Ms. Torregrosa also stated that the Chairperson was the only person who could excuse absences; therefore, she was requesting that any Board member contact the Preservation Planner a minimum of 24 hours prior to the meeting so that may be shared with the Chairperson so that a decision may be made. The Guidelines say "two absences in a row", the Code of Ordinances says "three absences in a row". The Guidelines will be amended to read "three absences in a row."

There being no further business, it was moved by George Galvan, seconded by Gary F. Smith, to adjourn. Motion carried.

Respectfully submitted,
Diane Wilson Nicklaus
Recording Secretary

Adjournment

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 27, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF EXISTING METAL SHINGLES WITH 5V-CRIMP METAL ROOFING ON HISTORIC STRUCTURE.

#402 SOUTH STREET

Applicant – Hugh J. Morgan Application #C2025-0049

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 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Hugh J. Morgan who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 402 South St._on the 22nd day of May, 2025.

   This legal notice(s) contained an area of at least 8.5"x11".

   The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on May 27, 2025.

   The legal notice is clearly visible from the public street adjacent to the property.

   The Certificate of Appropriateness number for this legal notice is _____.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Hugh J Morgan

Date: May 22, 2025.
Address: 404 South St.
Key West, Fl. 33040

The forgoing instrument was acknowledged before me on this 22nd day of May, 2025 by Hugh J. Morgan who is personally known to me and who did take an oath.

NOTARY PUBLIC

Notary Public State of Florida
Brett Tyler Smith
My Commission HH 149481
Expires 07/06/2025

Sign Name: _____

Print Name: Brett Tyler Smith
Notary Public - State of Florida (seal)
My Commission Expires: _____

RECEIVED
MAY 23 2025
BY: FDM

Public
Meeting
Notice
REPLACEMENT OF EXISTING METAL SHINGLES WITH
5V-CRIMP METAL ROOFING ON HISTORIC STRUCTURE
RECEIVED
MAY 2 3 2025

PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 Housing	No

Owner

MORGAN HUGH J
404 South St
Key West FL 33040

MORGAN YADIRA
404 South St
Key West FL 33040

Valuation

		2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+	Market Improvement Value	$261,821	$245,185	$745,097	$664,302
+	Market Misc Value	$34,708	$29,949	$58,048	$56,404
+	Market Land Value	$5,168,931	$4,274,407	$3,746,396	$3,001,920
=	Just Market Value	**$5,465,460**	**$4,549,541**	**$4,549,541**	**$3,722,626**
=	Total Assessed Value	**$3,171,200**	**$2,882,909**	**$2,620,826**	**$2,382,569**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$5,465,460**	**$4,549,541**	**$4,549,541**	**$3,722,626**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$5,168,931	$261,821	$34,708	$5,465,460	$3,171,200	$0	$5,465,460	$0
2023	$4,274,407	$245,185	$29,949	$4,549,541	$2,882,909	$0	$4,549,541	$0
2022	$3,746,396	$745,097	$58,048	$4,549,541	$2,620,826	$0	$4,549,541	$0
2021	$3,001,920	$664,302	$56,404	$3,722,626	$2,382,569	$0	$3,722,626	$0
2020	$3,001,920	$671,222	$57,715	$3,730,857	$2,165,972	$0	$3,730,857	$0
2019	$2,203,409	$239,981	$34,008	$2,477,398	$1,969,065	$0	$2,477,398	$0
2018	$2,140,992	$243,268	$32,968	$2,417,228	$1,790,059	$0	$2,417,228	$0

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

Land

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

Buildings

Building ID	2890	**Exterior Walls**	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	**Year Built**	1947
Building Type	S.F.R. - R1 / R1	**EffectiveYearBuilt**	1990
Building Name		**Foundation**	CONCR FTR
Gross Sq Ft	3373	**Roof Type**	IRR/CUSTOM
Finished Sq Ft	1426	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	SFT/HD WD
Condition	FAIR	**Heating Type**	NONE with 0% NONE
Perimeter	166	**Bedrooms**	2
Functional Obs	50	**Full Bathrooms**	1
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	37	**Grade**	650
Interior Walls	WALL BD/WD WAL	**Number of Fire Pl**	0

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

Yard Items

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

Sales

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

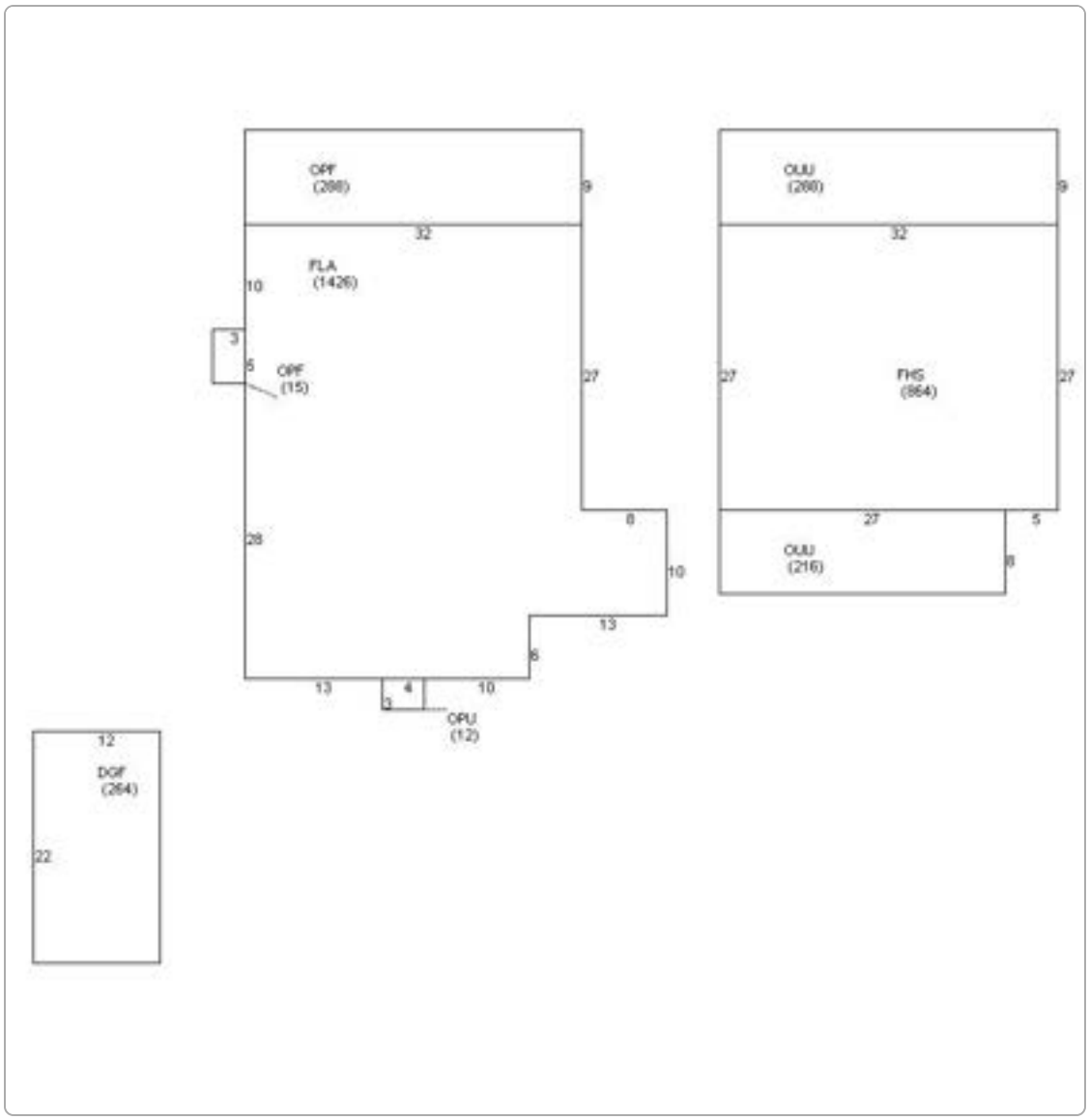
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-2824	10/31/2024	Active	$8,963	Residential	Upgrade existing electrical service to Keys Energy
BLD2023-0208	01/27/2023	Completed	$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	11/08/2007	Completed	$1,500	Residential	REPAIR/REPLACE SOLID DOORS, SCREEN DOORS, DOUBLE HUNG DOORS, SCREEN DOORS, PAINT SAME COLOR
07-4978	11/08/2007	Completed	$400	Residential	PATCH ROOF WHERE NEDED, REPLACE 7 PANELS V-CRIMP IN THE UTILITY ROOM
06-5760	10/16/2006	Completed	$5,760	Residential	REPLACE DAMAGED DRIVEWAY WITH FINISHED CONCRETE
04-0780	03/16/2004	Completed	$1,100	Residential	REPAIR SEWER LINE
02-3439	12/26/2002	Completed	$5,000	Residential	REPLACE #00-3562
01-4057	04/14/2002	Completed	$250	Residential	INSTALL GATE
00-3562	10/26/2000	Completed	$5,000	Residential	PORCH REPAIRS
99-2997	08/24/1999	Completed	$800	Residential	CHANGE RISER
98-4035	01/06/1999	Completed	$3,000	Residential	REPAIRS TO PORCHES/DOORS
98-3580	11/12/1998	Completed	$1,100	Residential	PAINT ROOF
95-0053	12/01/1995	Completed	$1	Residential	PAINTING
B94-3634	11/01/1994	Completed	$250	Residential	MINOR REPAIRS & PAINT

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


OPF
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OUU
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FHS
(864)
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Photos

Map

TRIM Notice

2024 TRIM Notice (PDF)

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/22/2025, 1:37:21 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

SUPPORTING MATERIALS

SOUTH STREET

Photo No.	Address/Name Block & Lot	Use	Style/Fabric Porch/Gallery	Classification
	400 6, 2	Residential	1-story Masonry Vernacular, Stucco	N
	401 3, 8	Apartment	2-story, Queen Anne, Concrete Block, Porch South, West	A
	402 6,2	Residential	1½-story Frame Vernacular, Weather board, Porch South	C
	404 6, 2, 1	Apartment	1, 2-story Masonry Vernacular, Frame Vernacular, Brick, Asbestos Siding	A
	405 3, 8	Residential	2-story, Queen Anne, Concrete Block, Porch South, East	C
	407 3, 8	Residential	2-story Queen Anne, Stucco, Porch South, East	A
	600 1, 2	Commerical	1-story, Masonry Vernacular	N
	603 17, 1	Apartment	1½-story, Frame Vernacular Porch North	C
	701 5, 3	Residential	1-story, Frame Drop Siding Porch South	C
	703 5, 4	Residential	1-story, Frame Vernacular Asbestos Siding	C
	704 16, 4	Commerical	1-story, Masonry Vernacular, Stucco	N
	706 16, 3	Apartment	2-story, Frame Vernacular, Drop Siding, Gallery North	C
	707 5,5	Apartment	1½-story, Classical Revival, Drop Siding, Porch South	C

A motion was made by Commissioner Osborn, seconded by Commissioner Oropeza, to approve the Action Item. The motion carried by the following vote:

Absent: 1 - Powell

Yes: 5 - Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Thompson, and Chairman Burkee

7 New gable roof over existing roof of a historic but non-contributing building - **1318 William Street - King Heller Construction (H2024-0024)**

Attachments: *"Large File" 1318 William Street

A motion was made by Commissioner Thompson, seconded by Commissioner Oropeza, to approve the Action Item. The motion carried by the following vote:

No: 1 - Commissioner Osborn

Absent: 1 - Powell

Yes: 4 - Commissioner Nations, Commissioner Oropeza, Commissioner Thompson, and Chairman Burkee

8 Replace metal shingles with 5 V-crimp on an existing roof of a contributing building - **402 South Street - Bone Island Roofing (H2024-0025)**

Attachments: 402 South Street

A motion was made by Commissioner Osborn, seconded by Commissioner Thompson, to Postpone the Action Item to the July 23, 2024 HARC meeting. The motion carried by the following vote:

Absent: 1 - Powell

Yes: 5 - Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Thompson, and Chairman Burkee

9 Renovations and addition to existing house. Raise the house 7" for crawl space. New accessory structure at rear. New pool, pool deck and site improvements - **724 Olivia Street- Seth Neal (H2024-0026)**

Attachments: *"Large File" 724 Olivia Street - Design

A motion was made by Commissioner Osborn, seconded by Commissioner Thompson, to approve the Action Item. The motion carried by the following vote:

Absent: 1 - Powell

Historic Architectural Review Commission
Staff Report for Item 8

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Enid Torregrosa-Silva, MSHP Historic Preservation Planner
Meeting Date:	June 25, 2024
Applicant:	Bone Island Roofing, Contractor
Application Number:	H2024-0025
Address:	402 South Street

Description of Work:

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

Site Facts:

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

Front Elevation circa 1978. Monroe County Library.

Front Elevation.

Guidelines Cited on Review:

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

Staff Analysis:

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

Detail of existing roofing. Photograph provided by applicant.

Consistency with Cited Guidelines:

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

2 July 1, 2024 (Special)

Attachments: Minutes

A motion was made by Commissioner Green, seconded by Commissioner Thompson, to approve the July 1, 2024 Special Meeting minutes. The motion passed unanimously.

HARC Planner's Report

City Attorney's Report

Old Business

3 Replace metal shingles with 5 V-crimp on an existing roof of a contributing building - **402 South Street - Bone Island Roofing (H2024-0025) - Postponed from June 25, 2024**

Attachments: *Large File* 402 South Street

404 South Street- Photographs from June 8, 2009, before changing to 5 V

402 South Street - June 25, 2024

A motion was made by Commissioner Green, seconded by Commissioner Thompson, to Postpone the Action Item to the August 27, 2024 HARC meeting. The motion carried by the following vote:

Absent: 1 - Commissioner Oropeza

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Osborn, Commissioner Thompson, and Chairman Burkee

4 Staff Request to Postpone:Replacement of existing wood shutters with aluminum shutters - **925 Fleming Street - Richard McChesney (H2024-0028)- Postponed from June 25, 2024**

Attachments: Request to Postpone

Postponed on agenda approval to the August 27, 2024 HARC meeting.

New Business

5 New clerestory over flat roof and extension of existing parapet wall - **1202 Simonton Street - Richard McChesney (H2024-0029)**

Historic Architectural Review Commission
Staff Report for Item 3

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Enid Torregrosa-Silva, MSHP Historic Preservation Planner
Meeting Date:	July 23, 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:

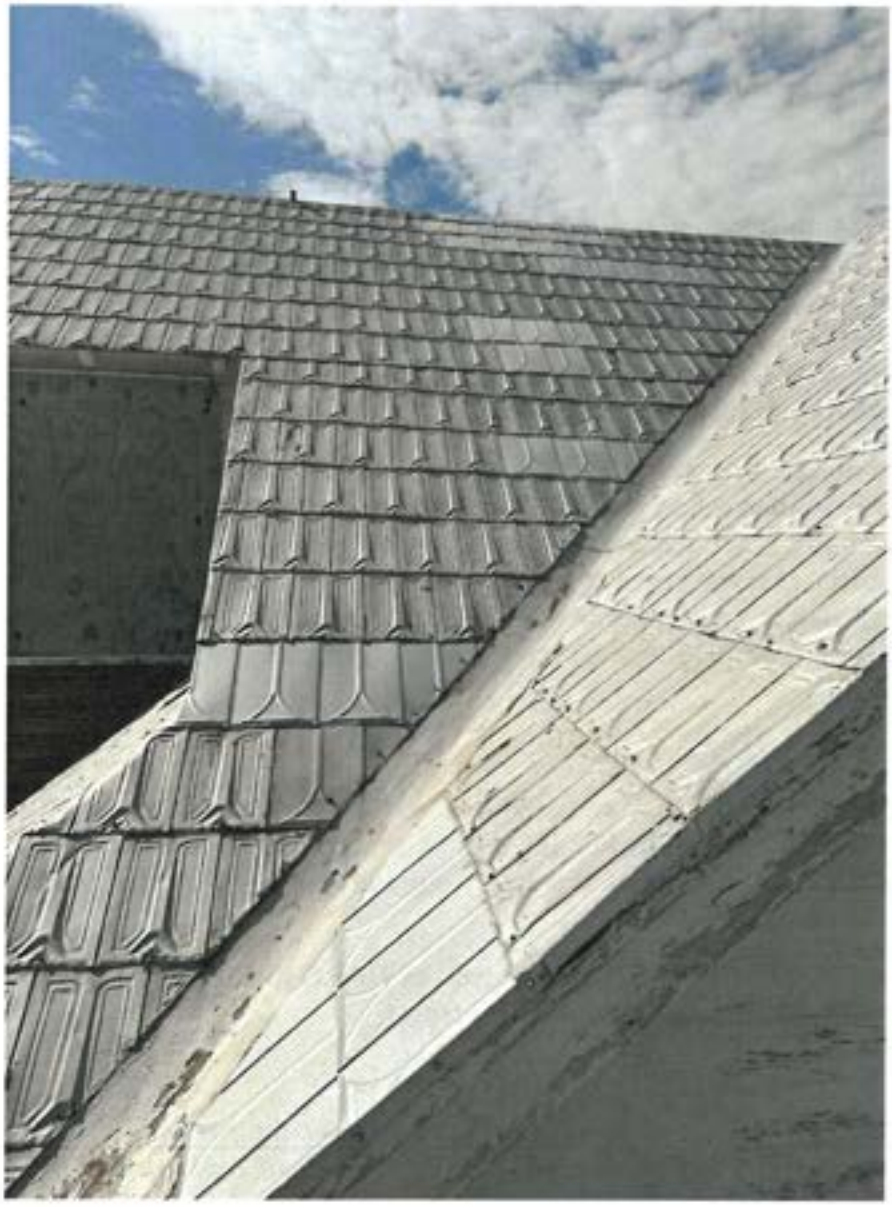
On June 25, 2024, the Commission motioned to postpone this item as the applicant submitted a copy of a building permit issued in 2009 for the installation of 5 V-Crimp metal roofing as replacement of Victorian shingles on a house located in the same parcel with an address of 404 South Street. HARC Certificate 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.

Old Business

2 WITHDRAWN BY OWNERS Replace metal shingles with 5 V-crimp on an existing roof of a contributing building - **402 South Street - Bone Island Roofing (H2024-0025) - Postponed from July 23, 2024**

Attachments: Owner's email to withdraw the application
Large File 402 South Street
404 South Street- Photographs from June 8, 2009, before changing to 5 V
Large File 402 South Street- July 23, 2024
402 South Street - June 25, 2024

Withdrawn

4 New accessory structure at rear yard. New driveway. **- 1002 Fleming Street - Robert L. Delaune (H2024-0021) Postponed from July 23, 2024**

Attachments: *Large File* 1002 Fleming Street - Design
Large File 1002 Fleming Street - Design - July 23, 2024

A motion was made by Commissioner Green, seconded by Commissioner Osborn, to approve the Action Item. The motion carried by the following vote:

No: 1 - Commissioner Thompson

Absent: 1 - Commissioner Oropeza

Yes: 4 - Commissioner Green, Commissioner Nations, Commissioner Osborn, and Chairman Burkee

5 Demolition of accessory structure at rear yard. Partial demolition of existing front fence **- 1002 Fleming Street - Robert L. Delaune (H2024-0021) Postponed from July 23, 2024**

Attachments: *Large File* 1002 Fleming Street - Demolition
Large File 1002 Fleming Street - Demolition July 23, 2024

A motion was made by Commissioner Osborn, seconded by Commissioner Nations, to approve the Action Item. The motion carried by the following vote:

No: 1 - Commissioner Thompson

Absent: 1 - Commissioner Oropeza