



Mediatech
COMMUNICATIONS

9999 N.E. 2ND AVENUE #210
MIAMI SHORES, FL 33138
(305) 757-4900

November 9, 1993

Miami Shores Historic Preservation Board:

Enclosed is the application for a certificate of appropriateness for a roof repair at my residence, 551 NE 102 Street.

In reviewing your guidelines, I feel my application is valid since guideline number 5 states that architectural features should be repaired rather than replaced whenever possible.

I am clearly trying to both preserve the current roof and restore the home to an appearance that is much closer to the original look.

Your chairman is familiar with the request I am making with the Miami Shores Planning and Zoning Board.

Once this matter is resolved, I will consider requesting to be nominated for a landmark designation, since the home was built in 1926.

Thank you for your consideration.

Sincerely,

Cory Gittner

OCTOBER 15, 1993

REQUEST FOR A HARDSHIP VARIANCE

RE: RETURN COLOR OF BARREL-TILE ROOF TO ORIGINAL COLOR
DURING WEATHER-PROOFING/COATING PROCESS
(SEE ATTACHED COLOR SAMPLES AND ADDITIONAL INFORMATION)

LOCATION: 551 NE 102 STREET

OWNER: CORY GITTNER

A. PECULIAR AND UNUSUAL CONDITIONS OF PROPERTY

Home was constructed in 1926 and is of Mediterranean Revival style. Original barrel tile was dark brown and of the Mediterranean-style. During a re-roofing in the 1960's a white barrel tile roof replaced the original tile. This is in obvious conflict with the original style and unheard-of for a Mediterranean Revival home.

B. CONDITIONS THAT MAKE IT IMPOSSIBLE TO APPLY SPECIFIC PROVISIONS OF ORDINANCE

New owner of property desires to restore the home to original architectural and aesthetic appearance. White barrel tile was never meant for this style of home. Anyone with a knowledge of this type of home would find a white barrel tile roof visually unacceptable and not appealing. Applicant has lived in Miami Shores for ten years and is familiar with all the Village neighborhoods and has seen no other homes of this style and era with a white barrel tile roof.

C. STRICT APPLICATION OF THE VARIANCE DOES NOT ENABLE APPLICANT REASONABLE USE OF THE PROPERTY.

The ultimate desire of applicant is to restore home to its original style and appearance. The intent of this specific ordinance is to prevent home owners from changing the roof color to a color unsuitable to the surrounding homes. In this case, applicant is trying to restore the home's original dark brown color and, in fact, make the home conform to the style of the neighborhood and that of the surrounding homes.

- D. REASONS WHY APPLICANT IS OF THE OPINION THAT VARIANCE WOULD BE IN HARMONY WITH THE ORDINANCE, WOULD NOT BE DETRIMENTAL AND WOULD NOT GIVE APPLICANT ANY ADVANTAGE NOT ENJOYED BY OWNERS OF SIMILARLY SITUATED PROPERTY.

As stated above, the proposed variance is not being sought to change the appearance in any way that would be unacceptable to the neighborhood or in any way not deemed desirable by the Village of Miami Shores. The variance simply seeks to allow applicant to return the property to its original appearance, a "look" that was intended by the architects and craftsmen of that era and one that conforms with similar homes in the neighborhood. The careful restoration of this home to its original beauty would improve the quality of the neighborhood, benefiting all the adjacent homes.

NOTE: The coating process described in the attached literature is not being undertaken for economic reasons. Applicant considered a completely new roof, but could not find a contractor that could guarantee a roof as sturdy as the current one. Nearly all "new" barrel type roofs sustained damage during hurricane Andrew, while the older roofs came through unscathed.

Anthony B. Wilson
Elastomeric Roof Membrane Systems
7450 Chapman Field Drive
Miami, Florida 33156

1/2 copy left

The following are the normal preparation and application techniques which I will be using if you accept my proposal for ELASTOMERIC ROOF MEMBRANE SYSTEM installation or recoating.

It should be noted that the following procedures must be applied to the letter in order to obtain optimum results.

1. High Pressure Cleaning (2000 PSI min.) over entire area to be coated/recoated.
2. 5-10% direct chlorine rinse to kill all organisms in pores of surface, under tiles, exposed areas, etc.
3. Surface must be allowed to dry thoroughly.
4. Apply Somay #7751 Prime & Seal (Penetrating, bonding and sealing primer).
5. Depending on the type of roof, perform the following to provide a smooth surface for the satisfactory bonding of the elastomeric membrane
6. Apply the specified thickness of Somay Roof Mastic #842-01 in a pre-determined number of coats with color variations to assure complete coverage of coat.
7. Apply 3 coats mastic
8. Apply _____ roof paint over mastic or roof surface

Anthony B. Wilson

A N T H O N Y B. W I L S O N R O O F I N G, I N C.
All Types of Roofing Systems

7450 Chapman Field Drive
Miami, Florida 33156

305-251-9123

FAX 251-6135

Beeper 882-8448

State Certified Roofing Contractor CC C052470

Member South Florida Roofing & Sheet Metal Association
Member Florida Roofing and Sheet Metal Association
Member Better Business Bureau of South Florida

September 8, 1993

Mr. Cory Gittner
9999 N.E. 2nd Ave. #20
Miami Shores, Florida 33138
757-4900

Re:551 N.E. 102 St

Proposal to prepare and apply Somay Roof Mastic at above address:

1. Follow application technique form for cleaning and coating roof with Somay Roof Mastic.

TOTAL \$3,360.00

5 YEAR WATERTIGHT WARRANTY RENEWABLE WITH CLEANING AND RECOATING EVERY 5 YEARS ON MASTIC ROOF ONLY.

50% on contract; balance on job completion.

Cory Gittner

Anthony B. Wilson

Amount Received

Date

Please remember that this is a roofing membrane which is being applied--it is not merely a coat on the surface. To this end, we are a roofing company that has successfully applied over four thousand gallons of Somay Roof Mastic with complete satisfaction. We have developed several techniques which the manufacturer agrees produces more consistent and higher quality results.

**SEAL,
WATERPROOF,
PROTECT,
& PRESERVE
YOUR ROOF
WITH...**



MIAMI SHORES HISTORIC PRESERVATION BOARD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

DATE: 11-9-93

1. NAME OF PROPERTY: GITTNER RESIDENCE

2. ADDRESS 551 NE 102nd Street

LEGAL DESC.

3. NAME OF OWNER & ADDRESS: CORY H. GITTNER

4. NAME OF APPLICANT & RELATIONSHIP TO OWNER: SAME

5. PRESENT USE AND CONDITION: RESIDENTIAL HOME

6. TYPE OF PROJECT: (circle one or add unlisted project- (J. OTHER)

A. MAINTENANCE OR REPAIR

B. RESTORATION

C. REHABILITATION

D. ALTERATION

E. ADDITION

F. EXCAVATION

G. DEMOLITION

H. NEW CONSTRUCTION

I. RELOCATION

J. OTHER (EXPLAIN)

7. IS A ZONING VARIANCE REQUIRED FOR THIS PROJECT? YES, COLOR OF ROOF CHANGE

8. DESCRIPTION OF PROPOSED PROJECT, INCLUDING WHAT CHANGES WILL BE MADE AND HOW THEY WILL BE ACCOMPLISHED.

COAT, SEAL, PRESERVE BARREL TILE ROOF WITH 3-STEP MASTIC PRODUCT, ELIMINATING WATER LEAKS AND PREVENTING FURTHER WATER DAMAGE TO PROPERTY.

FINAL COAT OF SEALANT MEMBRANE WILL BE OF MEDITERRANEAN BROWN COLOR TO MATCH ARCHITECTUAL STYLE.

9. IF USE OF THE PROPERTY WILL CHANGE AS A RESULT OF THE PROPOSED WORK, EXPLAIN THE IMPACT OF THE CHANGE.

The Board shall be supplied with copies of the Original Designation Report filed when the property was designated as a Historic Landmark and copies of any Certificates of Appropriateness granted previously for this site.

APPROVED: CHAIRMAN.