

Historic Architectural Review Commission

Staff Report Item 10

Meeting Date:	August 27, 2014
Applicant:	Hurricane Shutters of Key West, Contractor
Application Number:	H14-01-1150
Address:	#1205 Truman Avenue
Description of Work:	Replace 23 deteriorated wood colonial shutters with aluminum colonial units. New removable metal panels for all six openings for the front façade.
Building Facts:	The existing building is listed as a contributing resource. The two and a half story frame vernacular structure was built ca. 1902. During the 1960's a cbs structure was built in front of the historic house. In 2004 the front non-historic addition was demolished and the historic structure underwent a full renovation. The building has louvered operable wood shutters. The building has wood windows. The original single family house has served as a commercial property in the past 50 years. The photograph taken in the 1960's shows no shutters in the upper portion of the house.
Guidelines Cited in Review:	Shutters, (pages 30-31), specifically first paragraph and guidelines 2, 3, 4, 5 and 6.

Staff Analysis

The Certificate of Appropriateness proposes the removal of 23 non-historic wood shutters and their replacement with aluminum louvered shutters. The request also includes the retention of the existing wood shutters on the main façade and the installation of removable panels. The color of the proposed metal shutters will match the existing blue color.

Consistency with Guidelines

1. The guidelines recognize shutters as significant features in a building. The existing shutters are not historic.
2. Guideline 2 recognizes that replacement of shutters should be on an in-kind basis and recommends specific rot-resistant woods.
3. The guidelines are clear regarding aluminum shutters which may be appropriate on some non-contributing structures and in new construction; which neither is the case.

It is staff's opinion that the proposed metal awnings to replace existing wood ones are not an appropriate solution for this particular historic building. The proposal is inconsistent with the guidelines related to shutters. Nevertheless the request for the installation of removable panels on the front façade is consistent with guideline 5.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 07-09-2014 011150

OWNER'S NAME: **Truman and Co Inc** DATE: **7/9/14**

OWNER'S ADDRESS: **1205 Truman** PHONE #: **292 2244**

APPLICANT'S NAME: **Hurricane Shutters of Key West** PHONE #: **304 5753**

APPLICANT'S ADDRESS: **109 Key Haven Rd.**

ADDRESS OF CONSTRUCTION: **1205 Truman** # OF UNITS **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Replace 23 deteriorating Colonial shutters with 23 replacement aluminum Class A Colonial shutters. 7 additional openings covered with aluminum panels. 330 DVVAL PERMITTED w/ALUMINUM BALCONIES # 1428 WHITE & 1408 WHITE w/ COLONIALS.

NOA COLONIALS 14-0127-05

NOA 12-0406-08 PANELS

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

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

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

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

Date: 7/9/14

Applicant's Signature: _____

[Handwritten Signature]

Required Submittals

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

Owner: KEY WEST SAMPLE: CC Drawer: _____
Date: 7/16/14 55 Receipt no: 3228

PT

* BUILDING PERMITS-NEW

Staff Use Only

Trans number: 3018068

VM VISA/MA Date: 250.00

Trans date Staff Approval line: 17:17:51

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

RECEIVED
BUILDING PERMITS-NEW
DATE: 7/16/14 55
TIME: 17:17:51
DRAWER: CC
SAMPLE: KEY WEST

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Building is listed as contributing frame vernacular
build ca. 1902*

Guidelines for shutters (pages 30-31)

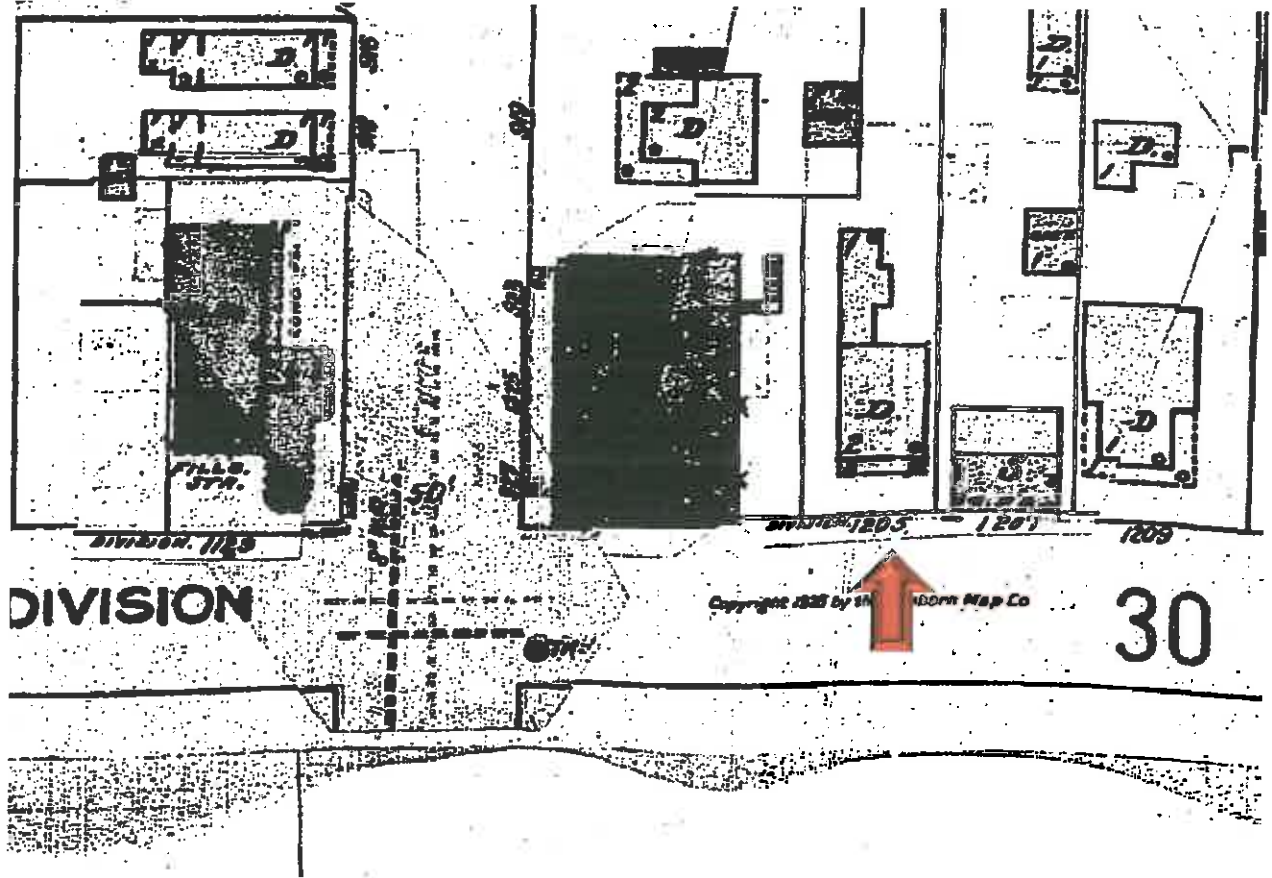
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

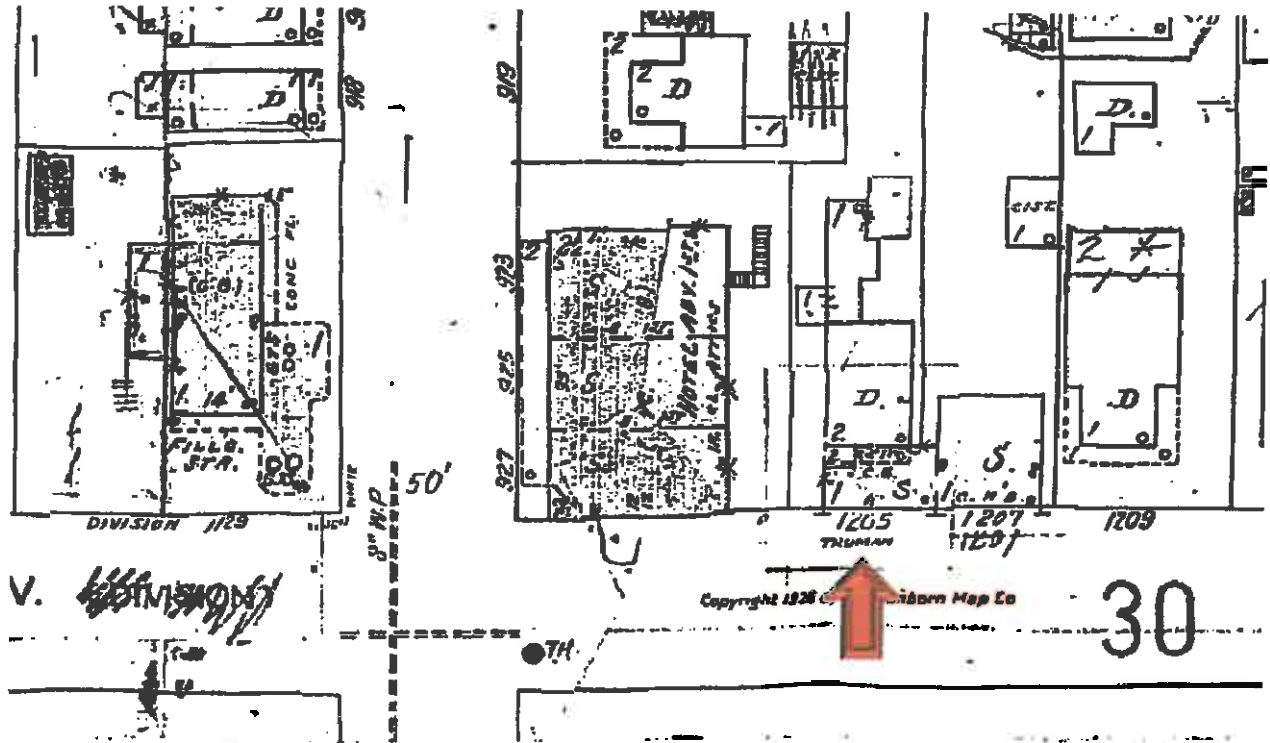
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1205 Truman Avenue Sanborn map 1948



#1205 Truman Avenue Sanborn map 1962

Project Photos



BEL ELECTRONICS CO.

STOP!
CLEARANCE SALE
RADIO

LOWER KE...
PLUMBING

PARKING
CUSTOMERS



TRUMAN & CO

292-2244





TRUMAN & CO

292-2244





Proposed Shutters



Rooms Available

New West
Western L...





1408

KEY KING
Enterprises, Inc.



Miami-Dade County
Product Control Approved



METALTECH, INC.
Hialeah, FL 33014



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 27, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REPLACE 23 DETERIORATED WOOD COLONIAL SHUTTERS WITH ALUMINUM COLONIAL UNITS. NEW REMOVABLE METAL PANELS FOR ALL SIX OPENINGS FOR THE FRONT FAÇADE
FOR- #1205 TRUMAN AVENUE**

Applicant- Hurricane Shutters of Key West

Application # H14-01-1150

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

**Property Appraiser
Information**



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1025208 Parcel ID: 00024410-000000

Ownership Details

Mailing Address:
TRUMAN AND CO INC
1205 TRUMAN AVE
KEY WEST, FL 33040

Property Details

PC Code: 18 - OFFICES BUILDINGS MULTI/STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1205 TRUMAN AVE KEY WEST
Legal Description: KW W C MALONEY DIAGRAM PB1-22 PT SQR 1 TR 7 H2-147 G11-446 OR1110-1546D/C OR1225-19/20L/E OR1231-449/50 OR1577-2409/10R/S OR1665-20/21 OR1665-25/29AGREE OR2039-1704/06 OR2047-1811/13-C(LG)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	57	100	5,222.00 SF
100D - COMMERCIAL DRY	12	90	1,455.50 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 1768
 Year Built: 1904

Building 1 Details

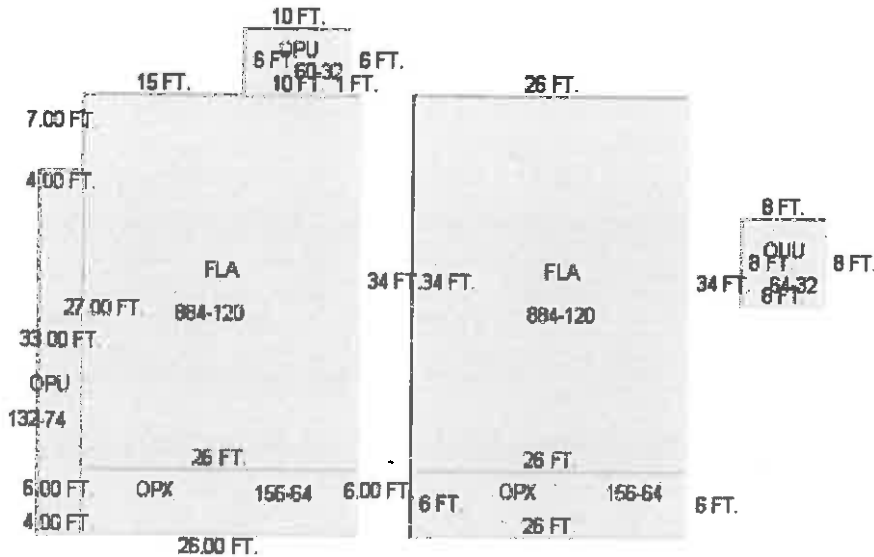
Building Type R1	Condition A	Quality Grade 550
Effective Age 14	Perimeter 240	Depreciation % 18
Year Built 1904	Special Arch 0	Grnd Floor Area 1,768
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 0
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12: ABOVE AVERAGE WOOD	1	1993	N Y	0.00	0.00	884
2	OPU		1	1993	N N	0.00	0.00	60
3	OPU		1	2005				132
4	FLA		1	1993	N Y	0.00	0.00	884

12:ABOVE AVERAGE WOOD								
5	OPX	1	1993	N	N	0.00	0.00	156
6	OUU	1	1993	N	N	0.00	0.00	64
7	OPX	1	1993					156

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OFF BLDG MULT STY-A	100	N	Y
		OFF BLDG MULT STY-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT3:PATIO	540 SF	0	0	2005	2006	2	50
0	PT5:TILE PATIO	3,867 SF	0	0	2005	2006	1	50
0	FN2:FENCES	126 SF	42	3	2005	2006	2	30
0	FN2:FENCES	432 SF	72	6	2005	2006	2	30
1	PT3:PATIO	920 SF	0	0	1955	1956	2	50
2	FN2:FENCES	124 SF	31	4	1959	1960	2	30
5	CL2:CH LINK FENCE	120 SF	0	0	1964	1965	1	30

Appraiser Notes

2003-12-23 ASKING \$1,295,000,SFR & COMMERCIAL,AND PARKING.INFO FROM THE CITIZEN-SKI 4/27/98 - OWNER LIVES IN BLDG 2
4/27/98 - OWNER LIVES IN BLDG 2
6/14/01 2001 AUDIT PARCEL.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9601791	04/01/1996	08/01/1996	1,000		RENOVATION
2	9901791	05/27/1999	11/29/1999	1,500	Residential	INTERIOR RENOVATIONS
2	9901929	06/08/1999	11/29/1999	4,822	Residential	NEW ROOF/VICTORIAN SHINGL
2	9901878	06/15/1999	11/29/1999	5,000	Residential	REPAIRS TO FOUNDATION
2	9902099	06/21/1999	11/29/1999	2,500	Residential	COMPLETE ELECTRICAL
	9902264	06/29/1999	11/29/1999	500		DEMO PLASTER/REWIRE
2	9902326	07/02/1999	11/29/1999	3,700	Residential	REPLACE FIXTURES
2	9902619	08/04/1999	11/29/1999	8,000	Residential	INT RENOVATIONS & A/C
1	9903043	09/23/1999	11/29/1999	1,200	Commercial	AWNINGS/SIGN ON STORE

1	9903399	09/29/1999	11/29/1999	1,000	Commercial	INSTALL 2 NEW FIXTURES
	9903890	01/11/2000	12/07/2000	10,500		RENOVATIONS
	0001156	05/22/2000	12/07/2000	350		SIGN
	0000713	03/30/2000	12/07/2000	1,100		STOREFRONT AWNINGS
	01-2705	08/01/2001	11/15/2001	3,500		MURAL ON SIDE OF BLDG
	0200829	04/10/2002	10/07/2002	176		EXTERIOR PAINTING
	0200930	04/22/2002	10/07/2002	1,100		INTERIOR REPAIRS
	04-0005	01/12/2004	12/20/2004	1,500		RENOV & INT PAINTING
	05-0063	02/03/2005	12/15/2005	18,000		ELECTRICAL
	04-3245	10/18/2004	12/20/2004	12,000		DEMO FRONT CBS BLDG
	04-3246	10/22/2004	12/15/2005	62,000		RAMP,PORCH EXT PAINT
	05-0672	03/02/2005	12/15/2005	924,600		REROOF 26SQS METAL ROOF
	05-0962	04/05/2005	12/15/2005	30,000		HANDICAP PARKING AREA & SIDEWALK
	05-1543	05/10/2005	12/15/2005	18,000		REVISION PERMIT #05-0063

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	235,232	29,371	423,378	687,981	687,981	0	687,981
2013	243,838	30,038	423,378	697,254	697,254	0	697,254
2012	243,838	30,686	423,378	697,902	697,902	0	697,902
2011	249,576	31,333	423,378	704,287	704,287	0	704,287
2010	249,576	32,000	395,967	677,543	677,543	0	677,543
2009	258,182	32,648	573,170	864,000	864,000	0	864,000
2008	258,182	33,295	745,696	1,037,173	1,037,173	0	1,037,173
2007	254,372	33,955	1,168,563	1,456,890	1,456,890	0	1,456,890
2006	659,043	34,602	534,200	1,227,845	1,227,845	0	1,227,845
2005	665,875	3,193	400,650	1,069,718	1,069,718	0	1,069,718
2004	312,448	3,553	252,080	570,975	570,975	0	570,975
2003	312,448	3,553	176,456	570,975	570,975	0	570,975
2002	285,124	3,553	176,456	570,975	570,975	0	570,975
2001	252,350	3,553	176,456	481,943	481,943	0	481,943
2000	252,419	1,390	104,440	358,249	358,249	0	358,249
1999	86,909	1,410	104,440	192,759	176,510	25,500	151,010
1998	61,920	1,455	104,440	167,815	167,815	25,500	142,315
1997	61,920	1,500	153,170	216,590	216,590	25,500	191,090
1996	59,899	1,545	153,170	214,614	214,614	25,500	189,114
1995	59,899	1,544	153,170	214,613	214,613	25,500	189,113
1994	59,899	1,589	153,170	214,658	214,658	25,500	189,158
1993	64,652	0	153,170	217,822	217,822	26,000	191,822

1992	64,652	0	153,170	217,822	217,822	26,000	191,822
1991	64,652	0	153,170	217,822	217,822	26,000	191,822
1990	37,730	0	141,354	179,084	179,084	26,000	153,084
1989	37,164	0	138,650	175,814	175,814	25,500	150,314
1988	32,791	0	115,603	148,394	148,394	25,500	122,894
1987	32,160	0	76,894	109,054	109,054	25,500	83,554
1986	32,265	0	74,087	106,352	106,352	25,500	80,852
1985	31,129	0	51,443	82,572	82,572	25,500	57,072
1984	39,042	0	51,443	90,485	90,485	25,500	64,985
1983	39,042	0	51,443	90,485	90,485	25,500	64,985
1982	31,325	0	53,614	84,939	84,939	25,500	59,439

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/7/2004	2039 / 1704	1,256,200	WD	Q
12/1/2000	1665 / 0020	675,000	WD	O
5/17/1999	1577 / 2409	350,000	WD	C

This page has been visited 362,459 times.

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