

Historic Architectural Review Commission

Staff Report Item 7

- Meeting Date:** June 25, 2013
- Applicant:** One Call Construction, Contractor
- Application Number:** H13-01-763
- Address:** #411 William Street
- Description of Work:** Removal of wooden shutters, replace with bahama aluminum impact shutters. Pressure wash exterior and repaint right side of building and façade.
- Building Facts:** The existing building is listed as a contributing resource. The three story frame vernacular structure was built ca. 1889. During the 1970's the building underwent restoration. According to old pictures the building used to have wood louver shutters on the side. Actual shutters are plywood panels covered with wood "louvers". The building has wood windows. The building is a condominium with transient rentals.
- Guidelines Cited in Review:** Shutters, (pages 30-31), specifically first paragraph and guidelines 2, 3, 4 and 6.

Staff Analysis

The Certificate of Appropriateness proposes the removal of non-historic "bahama shutters" and their replacement with aluminum bahama shutters. The application also requests exterior painting with same colors. The actual shutters were poorly constructed and are not traditional bahama shutters; the rapid decay of the wood "shutters" is due to the way they were built.

Consistency with Guidelines

1. The guidelines recognize shutters as significant features in a building. The existing bahama shutters neither are non-historic nor were the original type of shutters to the structure.

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.

Application

Admiral Ky 9082852

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS 24-2113-100763
APPLICATION #

OWNER'S NAME: **Island City House** DATE: **05/22/2013**

OWNER'S ADDRESS: **411 William, KW** PHONE #:

APPLICANT'S NAME: **One Call Construction, inc** PHONE #: **305-294-0945**

APPLICANT'S ADDRESS: **1901 Flagler Ave, Key West Fl 33040**

ADDRESS OF CONSTRUCTION: **411 William St Key West** # OF UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
Removal of wooden shutters; replace with Aluminum Impact shutters(Bahama), pressure wash exterior and repaint right side of building and facade.

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: **5/22/13**
Applicant's Signature:

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

Staff Use Only

Date: _____

Staff Approval: _____

Drawn: **CHUCKER** Type: **BL** Drawer: **1**
 Date: **5/22/13** Receipt no: **72714**
 of **100763**
 * Fee Due: **\$50.00**
 Trans n: **2922319**
 OK CHECK **4426** **\$50.00**

Trans date: 5/31/13 Time: 17:01:38

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Building is listed as contributing. Built c. 1889

Guidelines for shutters. (pages 30-31)

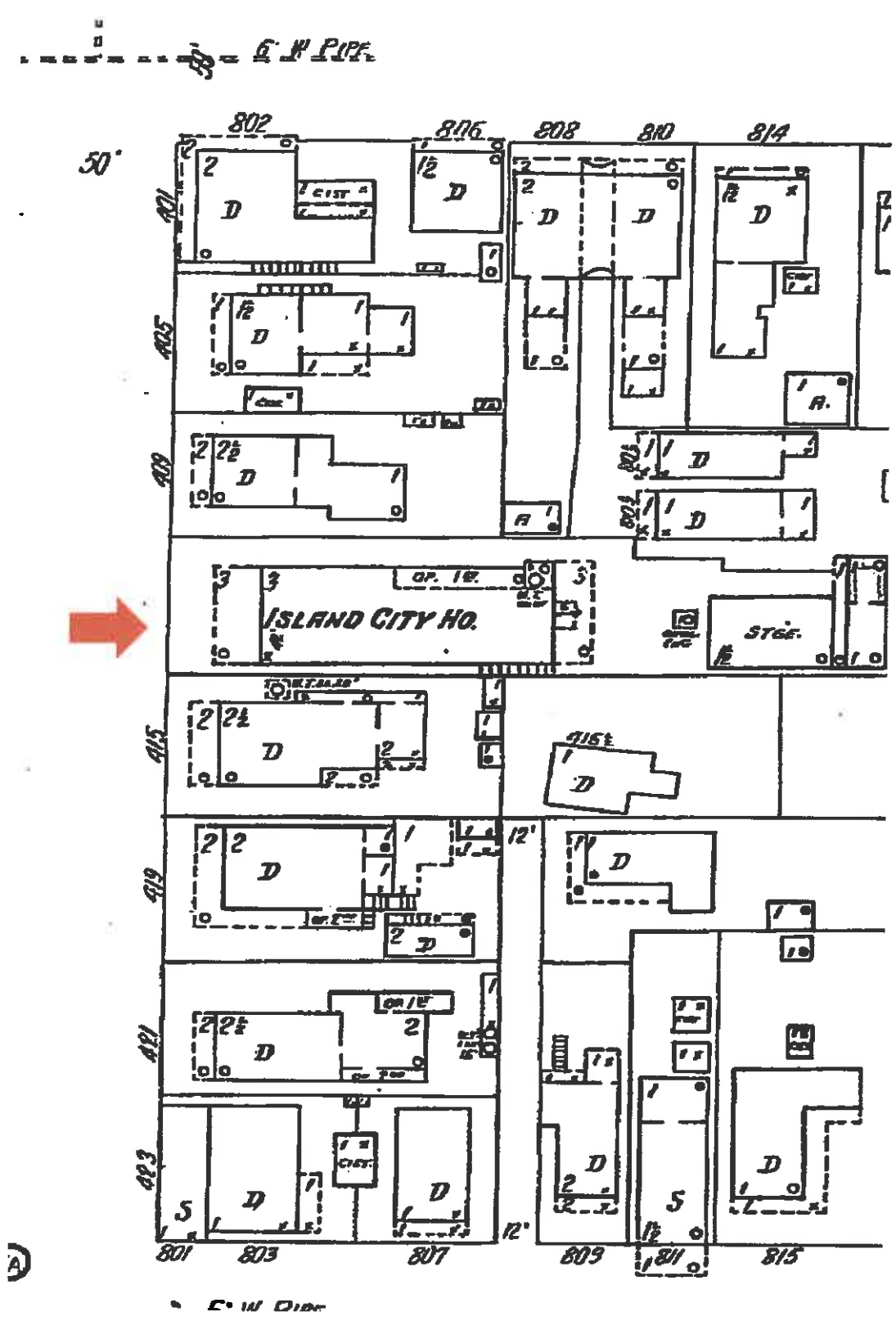
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

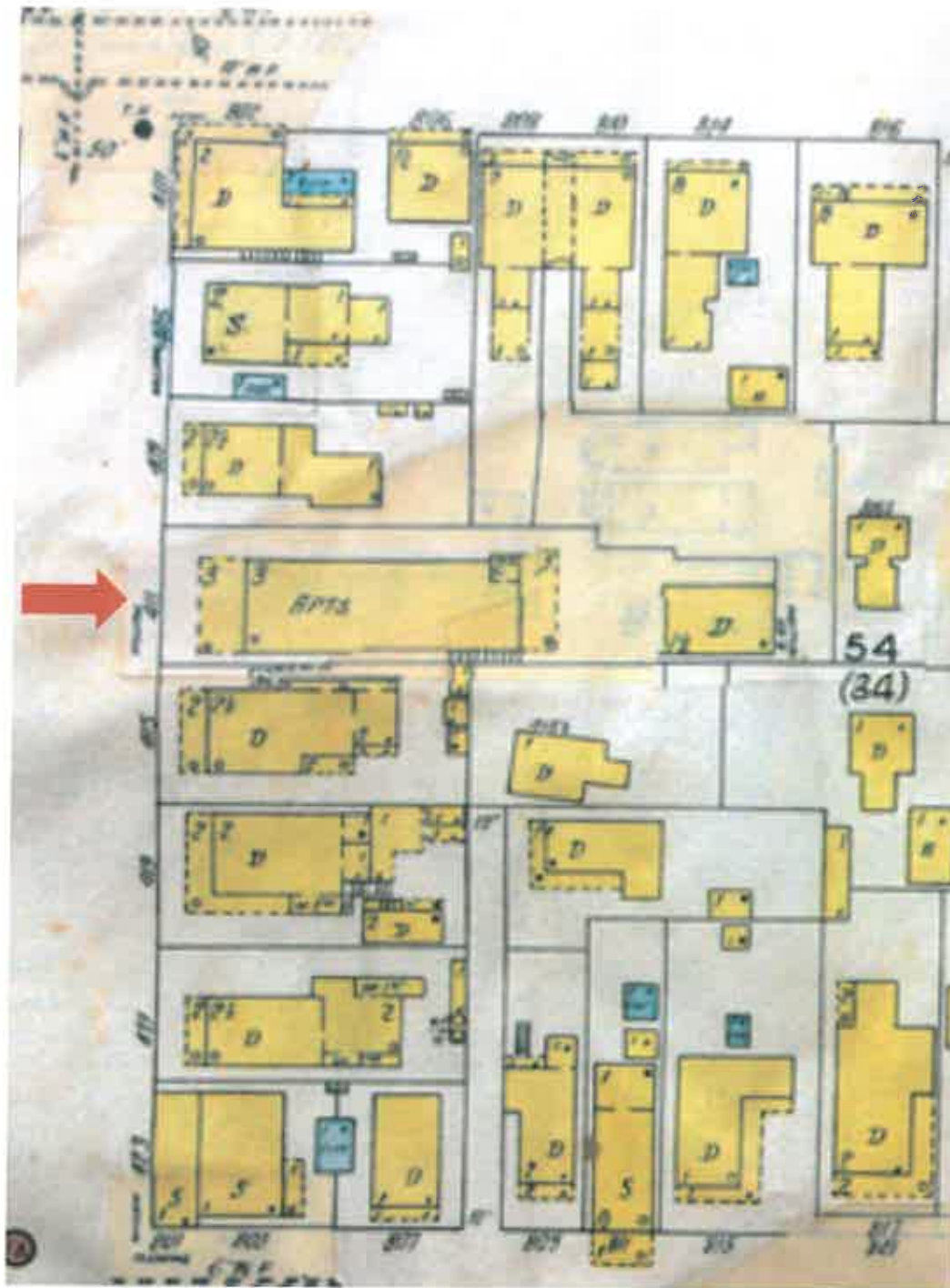
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#411 William Street Sanborn map 1926



#411 William Street Sanborn map 1948

Project Photos



Photo taken by Property Appraiser's office c1965; 411 William Street; built c1889; Monroe County Library



Hotel at 411 William Street before it was restored in 1978. From the Monroe County Library Collection



Address **412 William Street**

Address is approximate



Shutters









Proposed design



Eyewall Armor FullView Bahama Shutters offer a wide array of value added features including:

- 38" clear span.
- Articulating louvers (no backing required).
- Easy to operate and adjust.
- Fully-tested to A.S.T.M. E1886-E1995.
- Large missile impact resistant.
- Approximate 1" view between articulating louvers.
- Increased energy efficiency.
- Unobstructed airflow in the open position.
- Variable adjustments (fully-shut to wide-open).
- Convenient light, ventilation and privacy control.
- Increased property value.
- Professional in-house customer service and technical support.

Town & Country
INDUSTRIES
Wholesale Aluminum and Building Products

At Town & Country Industries, our mission is to manufacture and distribute the highest quality Exterior Building Products, Hurricane Protection and Industrial Metals. We are dedicated to the growth and success of our Associates and Customers while providing World Class Service with emphasis on Safety and Ethical business practices.

Protect your investments and your loved ones. Contact us today and enjoy the peace of mind that comes from the best in storm protection.

Town and Country Industries...
Your partner in Hurricane Protection.

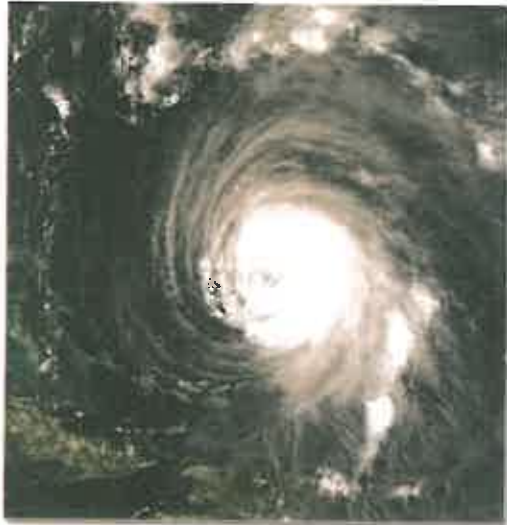
Available through...

FullView Bahama Shutter



411 williams

eyewall
Armor
HURRICANE PROTECTION
www.eyewallarmor.com



Introducing Eyewall Armor™ FullView Bahama Shutter



When it comes to protecting what matters most in your life – your family, your home and your business – you should demand the highest quality and most reliable protection you can find. When families and businesses look to protect their investments, they look to Town & Country Industries, the world's leading producer of hurricane shutters. With the introduction of Eyewall Armor™, Town & Country is proud to offer you a line of shutter designs that are convenient, easy-to-use and will provide years of secure, reliable protection against the roughest weather conditions, year-round.

All of our Eyewall Armor products have gone through rigorous research and development and testing to be the strongest and most durable hurricane products on the market. The Eyewall Armor FullView Bahama surpasses Florida Building code non-HVHZ requirements, and is fully ASTM tested, which is the most rigid in the nation. The Eyewall Armor FullView Bahama carries Florida Building Code non-HVHZ and Texas Department of Insurance approvals.

To add a stylish touch with a tropical flavor to your home or business, look no further than Eyewall Armor FullView Bahama Shutters. These shutters offer superior and reliable storm protection against the worst storm conditions, including high winds and flying debris, with simple and minimal preparation. Their decorative appeal also makes windows appear larger and gives a stylish presence to residential or commercial buildings.

Unlike conventional Bahama Shutters, the Eyewall Armor FullView Bahama Shutter employs articulating louvers that offer the best outward views, with the ability to close and prohibit large volumes of air from pressurizing the structure.

Since Eyewall Armor Full View Bahama Shutters are permanently affixed to your home or business, they require no storage space. These one-piece louvered shutters attach directly above the windows and prop open easily and quickly to provide shade and are ready to face any storm conditions within a few minutes when lowered and secured to the wall. The shutters can be made storm-ready by just one person. When ease of operation, practicality and aesthetic value are what you are looking for in storm protection, look no further than Eyewall Armor Full View Bahama Shutters.

Eyewall Armor Full View Bahama Shutters are mounted with a top hinge, and utilize adjustable, telescoping side arms for flexible movement and shade protection. In fact, our Full View Bahama Shutter offers the best outward view of any impact-rated Bahama Shutter.



Florida Department of
**Business & Professional
Regulation**

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Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > [Application Detail](#)

OFFICIAL SEARCH

FL #	FL13434-R3														
Application Type	Revision														
Code Version	2010														
Application Status	Validated														
Comments	Reviewed 5/7/13 AUG Agenda														
Archived	<input type="checkbox"/>														
Product Manufacturer Address/Phone/Email	Town and Country Industries, 400 West McNab Road Ft. Lauderdale, FL 33309 (954) 493-8551 tomj@tc-alum.com														
Authorized Signature	Frank Bennardo frank@engexp.com														
Technical Representative Address/Phone/Email	Thomas B. Johnston 400 west McNab Rd. Ft. Lauderdale, FL 33309 (954) 970-9999 tomj@tc-alum.com														
Quality Assurance Representative Address/Phone/Email															
Category Subcategory	Shutters Bahama														
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer <input checked="" type="checkbox"/> Evaluation Report - Hardcopy Received														
Florida Engineer or Architect Name who developed the Evaluation Report	Frank L. Bennardo, P.E.														
Florida License	PE-0046549														
Quality Assurance Entity	National Accreditation and Management Institute														
Quality Assurance Contract Expiration Date	12/31/2013														
Validated By	ORLANDO L. BLANCO, P.E. <input checked="" type="checkbox"/> Validation Checklist - Hardcopy Received														
Certificate of Independence	FL13434 R3 COI Cert Indep.pdf														
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>ASTM E1886</td> <td>2005</td> </tr> <tr> <td>ASTM E1996</td> <td>2006</td> </tr> <tr> <td>ASTM E330</td> <td>2002</td> </tr> <tr> <td>TAS 201</td> <td>1994</td> </tr> <tr> <td>TAS 202</td> <td>1994</td> </tr> <tr> <td>TAS 203</td> <td>1994</td> </tr> </tbody> </table>	<u>Standard</u>	<u>Year</u>	ASTM E1886	2005	ASTM E1996	2006	ASTM E330	2002	TAS 201	1994	TAS 202	1994	TAS 203	1994
<u>Standard</u>	<u>Year</u>														
ASTM E1886	2005														
ASTM E1996	2006														
ASTM E330	2002														
TAS 201	1994														
TAS 202	1994														
TAS 203	1994														

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted

05/03/2013

Date Validated

05/06/2013

Summary of Products		
FL #	Model, Number or Name	Description
13434.1	Fullview Bahama Shutter	Impact Bahama Shutter Approved for Use Within & Outside the HVHZ
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +78/-95 Other: Refer to product approval drawing for limitations.		Installation Instructions FL13434_R3_II_Dwg.pdf Verified By: Frank L. Bennardo, P.E. 0046549 Created by Independent Third Party: Yes Evaluation Reports FL13434_R3_AE_Eval_Rpt.pdf Created by Independent Third Party: Yes

[Back](#)

[Next](#)

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 *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

Product Approval Accepts:



Product Evaluation Report

December 15, 2011

Application Number: _____
FLB Project Number: 09-TCM-0003

Product Manufacturer: Town & Country Industries
Manufacturer Address: 400 West McNab Rd
Ft. Lauderdale, FL 33309

Product Name & Description: Fullview Bahama Shutter – HVHZ & Non-HVHZ

Scope of Evaluation:

This Product Evaluation Report is being issued in accordance with the requirements of the Florida Department of Business and Professional Regulation (Florida Building Commission) Rule Chapter 9N-3.005, F.A.C., for statewide acceptance per Method 1(d). The product noted above has been tested and/or evaluated as summarized herein to show compliance with the 2010 Florida Building Code and is, for the purpose intended, at least equivalent to that required by the Code. Re-evaluation of this product shall be required following pertinent Florida Building Code modifications or revisions.

Substantiating Data:

- **PRODUCT EVALUATION DOCUMENTS**

FLB drawing #09-TCM-0003 titled "Fullview Bahama Shutter", sheets 1-5, prepared by Engineering Express, signed & sealed by Frank L. Bennardo, P.E. is an integral part of this Evaluation Report.

- **TEST REPORTS**

Uniform static structural performance has been tested in accordance with ASTM E330-02 / TAS 202 test standards per test report(s) #0353-1002-09 by Hurricane Test Laboratory, LLC (HTL).

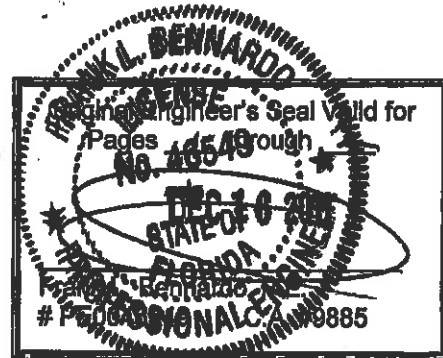
Large missile impact resistance and cyclic loading performance have been tested in accordance with ASTM E1886-05 & E1996-06 / TAS 201 & 203 test standards per test report(s) #0353-1002-09 by Hurricane Test Laboratory, LLC (HTL).

- **STRUCTURAL ENGINEERING CALCULATIONS**

Structural engineering calculations have been prepared which evaluate the product based on comparative and/or rational analysis to qualify the following design criteria:

1. Minimum Glass Separation
2. Anchor Spacing
3. Maximum Allowable Size/Pressure Combinations
4. Anchor Capacity

No 33% increase in allowable stress has been used in the design of this product.



When installed outside the HVHZ, this system has been designed as a non-porous assembly as defined in the ASTM E1998-06 standard. Therefore, a minimum separation between the shutter and any glazing behind it is NOT required outside the HVHZ except in Wind Zone 4.

Impact Resistance:

Large Impact Resistance has been demonstrated as evidenced in previously listed test reports, and is accounted for in the engineering design of this product.

Wind Load Resistance

This product has been designed to resist wind loads as indicated in the span schedule(s) on the Product Evaluation Document (i.e. engineering drawing).

Installation

The product listed above shall be installed in strict compliance with the Product Evaluation Document (i.e. engineering drawing), along with all components noted therein.

The product components shall be of the material specified in the Product Evaluation Document (i.e. engineering drawing).

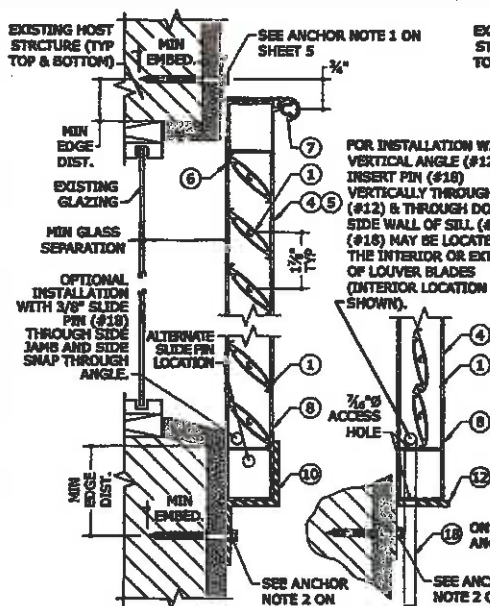
Limitations & Conditions of Use:

Use of this product shall be in strict accordance with the Product Evaluation Document (i.e. engineering drawing) as noted herein.

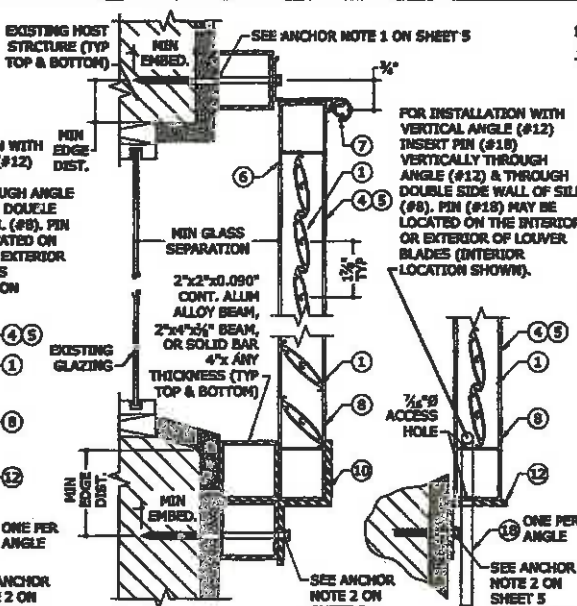
All supporting host structures shall be designed to resist all superimposed loads and shall be of a material listed in this product's respective anchor schedule. Host structure conditions which are not accounted for in this product's respective anchor schedule shall be designed for on a site-specific basis by a registered professional engineer.

All components which are permanently installed shall be protected against corrosion, contamination, and other such damage at all times.

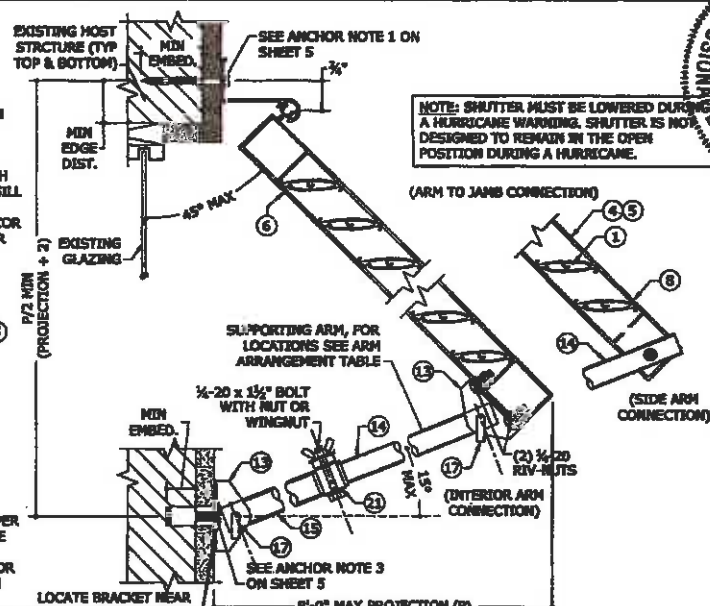
This product has been designed for use within and outside the High Velocity Hurricane Zone (HVHZ).



3a TYPICAL CLOSED POSITION
2 N.T.S. VERTICAL SECTION



3b BUILD-OUT CLOSED POSITION
2 N.T.S. VERTICAL SECTION

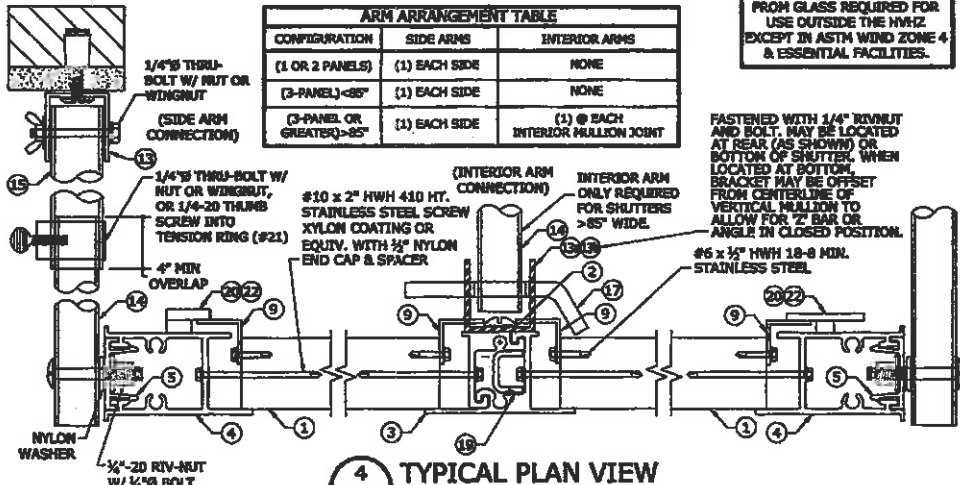


3c TYPICAL OPEN POSITION
2 N.T.S. VERTICAL SECTION

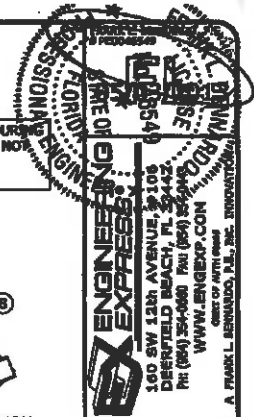
NOTE: SHUTTER MUST BE LOWERED DURING A HURRICANE WARNING. SHUTTER IS NOT DESIGNED TO REMAIN IN THE OPEN POSITION DURING A HURRICANE.

ARM ARRANGEMENT TABLE		
CONFIGURATION	SIDE ARMS	INTERIOR ARMS
(1 OR 2 PANELS)	(1) EACH SIDE	NONE
(3-PANEL)-85°	(1) EACH SIDE	NONE
(3-PANEL OR GREATER)-85°	(1) EACH SIDE	(1) @ EACH INTERIOR MULLION JOINT

NO MINIMUM SEPARATION FROM GLASS REQUIRED FOR USE OUTSIDE THE HMHZ EXCEPT IN ASTM WIND ZONE 4 & ESSENTIAL FACILITIES.



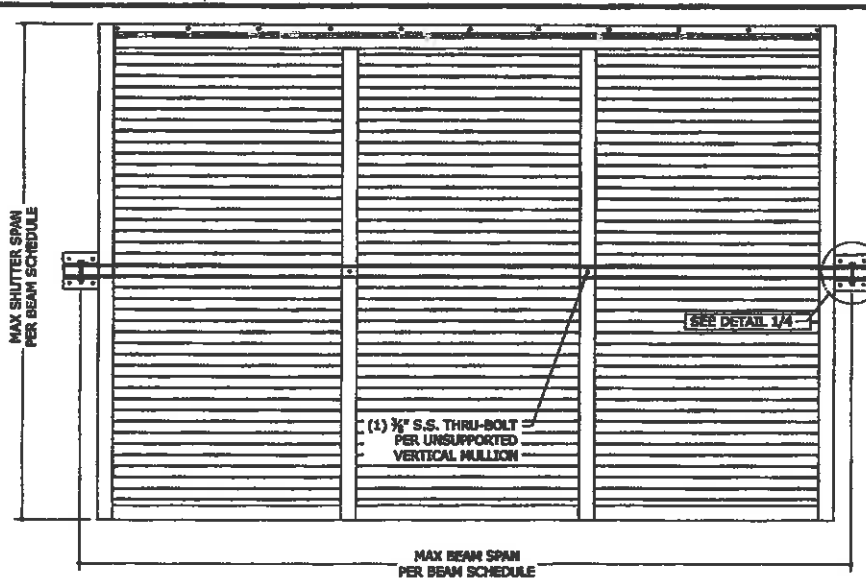
4 TYPICAL PLAN VIEW
2 N.T.S. HORIZONTAL SECTION



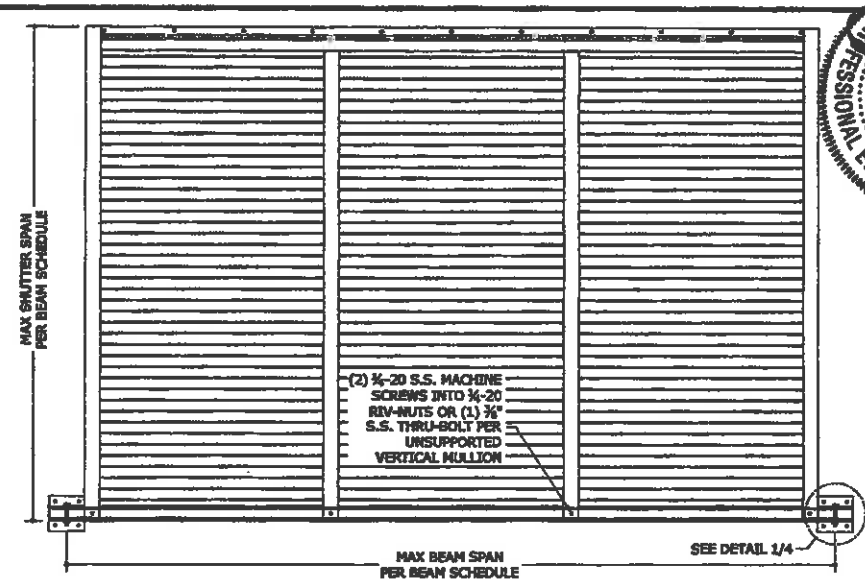
Town & Country
INDUSTRIAL
Wholesale Aluminum and Building Products
400 WEST MICHAEL ROAD
FT. LAUDERDALE, FL 33309

DATE	BY	DESCRIPTION

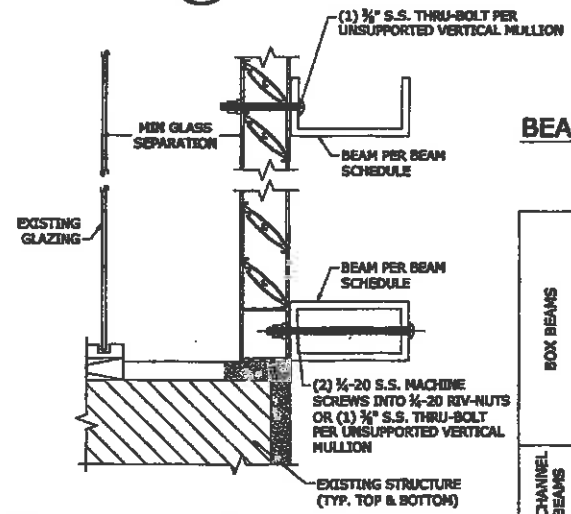
09-TCM-0003
104



1 MID-SPAN BEAM (AS REQUIRED)
 3 N.T.S. EXTER. ELEVATION



2 BOTTOM BEAM (OPTIONAL)
 3 N.T.S. EXTER. ELEVATION



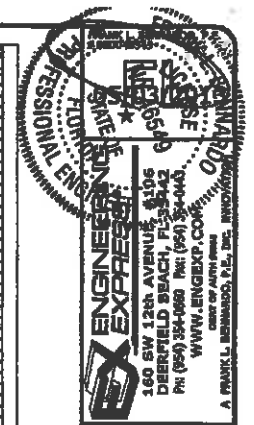
3 BEAM CONNECTION TO SHUTTER
 3 N.T.S. VERTICAL SECTION

BEAM SCHEDULE:

	BEAM SIZE	ALUMINUM ALLOY	SHUTTER SPAN	BEAM SPAN	WALL BRACKET ANCHOR TYPES		
					CONCRETE	HOLLOW BLOCK	WOOD (G=0.42 MIN)
BOX BEAMS	2"x3"x1/8"	6063-T6	8'-0"	5'-1"	A, B, C	A, C	B, C
			6'-8"	5'-7"	A, B, C	A, C	B, C
			5'-10"	5'-11"	A, B, C	A, B, C	B, C
	2"x4"x1/8"	6063-T6	8'-0"	6'-3"	A, B, C	C	B, C
			6'-8"	6'-10"	A, B, C	A, C	B, C
			5'-10"	7'-4"	A, B, C	A, C	B, C
2"x5"x1/8"	6063-T6	8'-0"	7'-5"	A, B, C	C	B, C	
		6'-8"	8'-1"	A, B, C	C	B, C	
		5'-10"	8'-8"	A, B, C	A, C	B, C	
2"x4"x1/4"	6061-T6	8'-0"	9'-8"	A, B, C		B, C	
		6'-8"	10'-7"	A, B, C		C	
		5'-10"	11'-3"	A, B, C	C	B, C	
C-CHANNEL BEAMS	4"x2"x0.23"x0.15"	6061-T6	8'-0"	6'-1"	A, B, C	C	B, C
			6'-8"	6'-8"	A, B, C	A, C	B, C
			5'-10"	7'-1"	A, B, C	A, C	B, C
	6"x2"x0.28"x0.17"	6061-T6	8'-0"	11'-3"	A, B, C		C

WALL BRACKET ANCHORS TYPES:

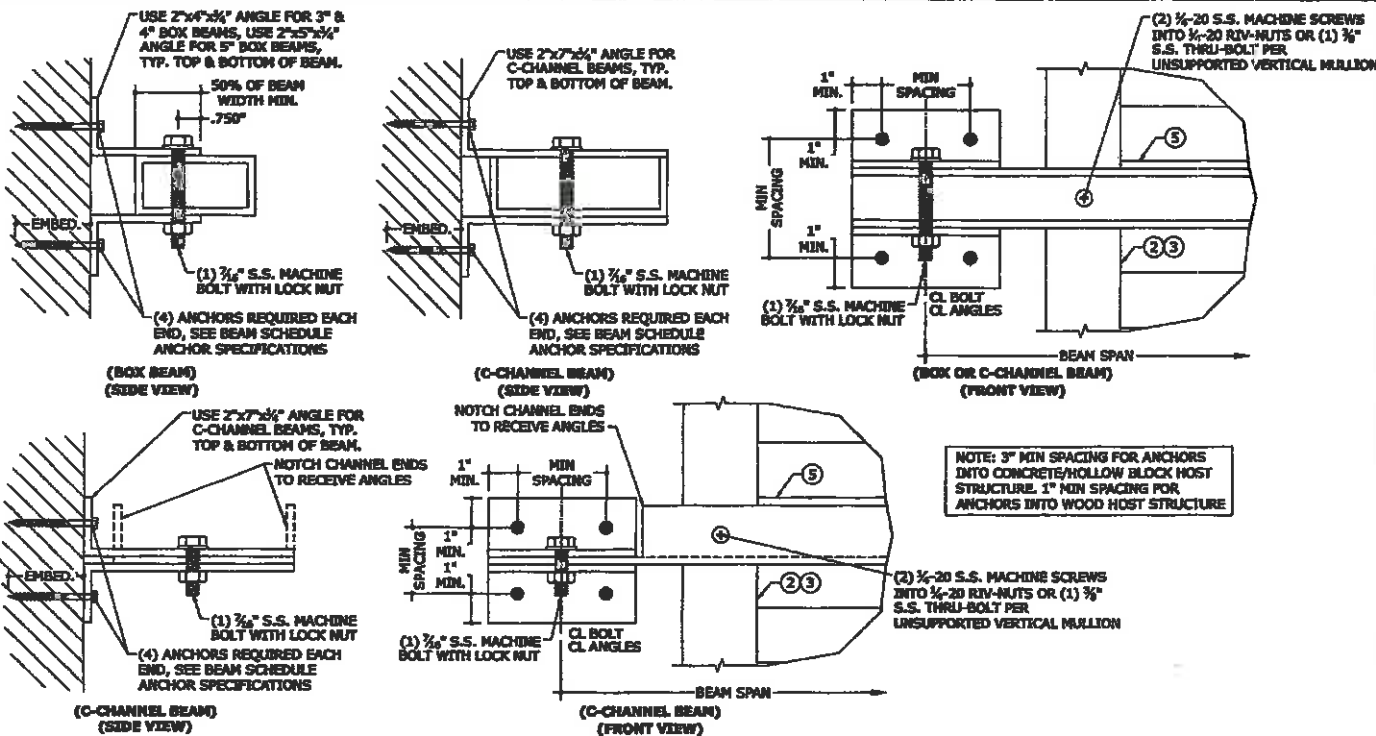
- TYPE A: 1/2-20 ALL POINT SET ANCHORS:
 - IN CONCRETE (3.35KSI MIN) WITH 3/8" MIN EMBED. AND 3" MIN EDGE DIST.
 - IN HOLLOW CONCRETE BLOCK WITH 7/8" MIN EMBED. AND 3" MIN EDGE DIST.
- TYPE B: 1/2-20 ELCO PANEL MATES (MALE/FEMALE):
 - IN CONCRETE (3.35KSI MIN) WITH 1 1/2" MIN EMBED. AND 2 3/4" MIN EDGE DIST.
 - IN HOLLOW CONCRETE BLOCK WITH 1 3/4" MIN EMBED. AND 2" MIN EDGE DIST.
 - IN WOOD (G=0.42 MIN) WITH 1 1/2" MIN EMBED. AND 3/4" MIN EDGE DIST.
- TYPE C: 1/2" ITW TAPCON 9G:
 - IN CONCRETE (3.35KSI MIN) WITH 1 3/4" MIN EMBED. AND 2 3/4" MIN EDGE DIST.
 - IN HOLLOW CONCRETE BLOCK WITH 1 3/4" MIN EMBED. AND 2" MIN EDGE DIST.
 - IN WOOD (G=0.42 MIN) WITH 1 1/2" MIN EMBED. AND 3/4" MIN EDGE DIST.



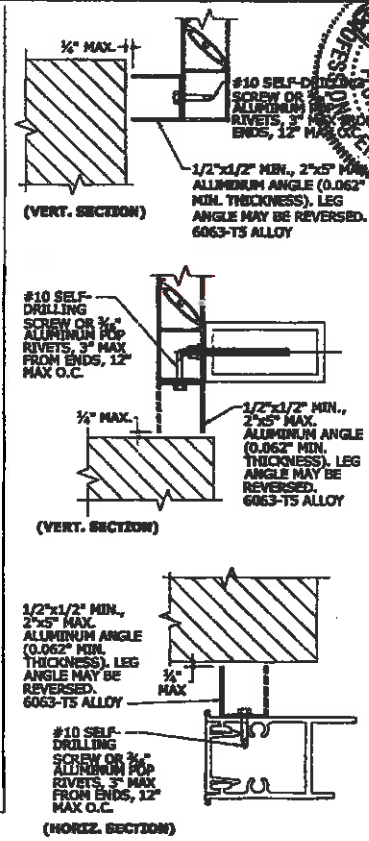
Town & Country
 Wholesale Aluminum and Building Products
 400 WEST HICKAB ROAD
 FT. LAUDERDALE, FL 33309

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09/08/2015 - 7:01pm
 D:\Dropbox\Projects\New Stuff\09-TCM-0003\Bahrain Bladder (F&W)\09-TCM-0003_000 - Bahrain Bladder (F&W).dwg

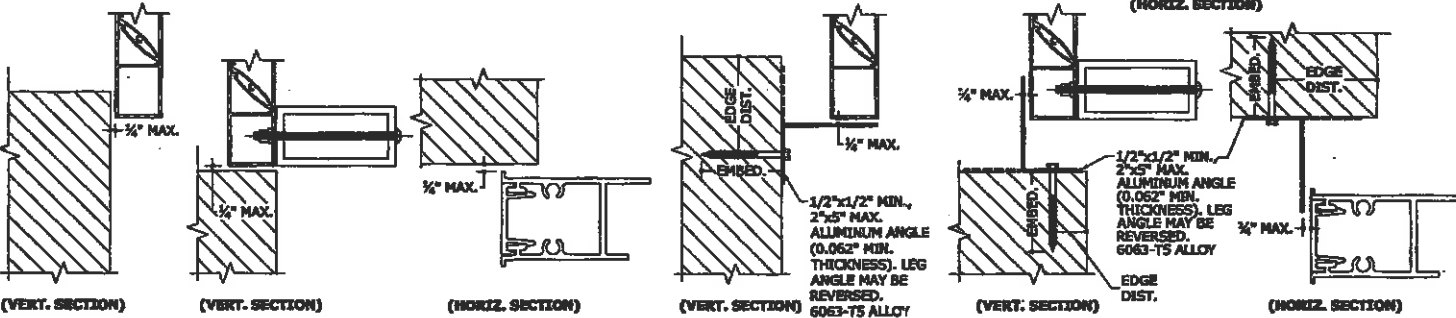


1 WALL BRACKET CONNECTION OPTIONS
 4 N.T.S. EXTER. ELEVATION



2 SIDE CLOSURE DETAILS
 4 N.T.S. SECTIONS

- SIDE CLOSURE NOTES**
- FOR INSTALLATIONS WITHIN THE HWY2, IN LIEU OF SIDE CLOSURE ANGLES, SHUTTER MAY OVERLAP OPERING BY 1.5 X SHUTTER BUILD OUT DISTANCE.
 - ANCHORS MAY BE ANY ANCHOR FROM ANCHOR NOTE 1 ON SHEET 5, INSTALLED 3" MAX FROM EACH END, AND 12" O.C. MAX. OR 1/4" DIA TAPCONS WITH 1 1/2" MIN EDGE DISTANCE AND FULL THREAD ENGAGEMENT TO 3/4" MIN PLYWOOD INSTALLED 3" MAX FROM EACH END AND 7" O.C. MAX.
 - ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
 - ALL CONCRETE ANCHORS SHALL BE INSTALLED TO NON-CRACKED CONCRETE ONLY.
 - MINIMUM EMBEDMENT SHALL BE AS NOTED IN ANCHOR NOTE 1 ON SHEET 5. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDES STUCCO, FOAM, BRICK, AND OTHER WALL FINISHES, WHERE EXISTING STRUCTURE IS WOOD FRAMING. EXISTING CONDITIONS MAY VARY. FIELD VERIFY THAT FASTENERS ARE INTO ADEQUATE WOOD FRAMING MEMBERS, NOT INTO PLYWOOD.



FRANKLIN COUNTY, FLORIDA
SEAL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 No. 12554
 EXP. 12/31/2025

ENGINEER EXPERT
 180 NW 12th Avenue, Suite 200
 Deerfield Beach, FL 33442
 Ph: (561) 554-6688 Fax: (561) 554-6689
 WWW.ENGINEER-EXPERT.COM
 A TRAVELER INTERNATIONAL, P.L.L.C. COMPANY

Town & Country
 Wholesale Aluminum and Building Products
 400 WEST MCNAS ROAD
 FT. LAUDERDALE, FL 33309

DATE	BY	APP'D	REV	DESCRIPTION

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09-TCM-0003
 SHEET NO. **104**
 FOR DESCRIPTIONS



SHERWIN-WILLIAMS

COLOR DETAILS



SW0056 CLASSIC SAND

Interior/Exterior

RGB VALUE

R: 214

G: 191

B: 171

COLLECTION

The Streamlined Years , Soft and Sheer

HEX VALUE

#D6BFAB

COLOR FAMILIES

Color Family
Warm Neutrals

STORE NEAR YOU

908 KENNEDY DR

Key West, FL 33040-4096
(305) 296-8501

FAVORITE STORE

908 KENNEDY DR

Key West, FL 33040-4096
(305) 296-8501

NOTES:

We can also be reached by phone at:
1-800-4-SHERWIN (1-800-474-3794)



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., June 25, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMOVAL OF WOODEN SHUTTERS, REPLACE WITH BAHAMA ALUMINUM IMPACT SHUTTERS. PRESSURE WASH EXTERIOR AND REPAINT RIGHT SIDE OF BUILDING AND FAÇADE.

FOR- #411 WILLIAM STREET

Applicant- One Call Construction

Application # H13-01-763

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Cheryl Thayer, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her 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:
411 William on the
14th day of June, 2013.

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 June 25th, 2013.

The legal notice(s) is/are 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:

Cheryl Thayer
Date: 14 June 2013
Address: 1901 Flagler
City: KW, FL
State, Zip: 33040

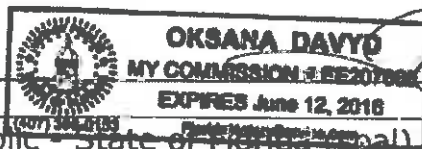
The forgoing instrument was acknowledged before me on this 14th day of June, 2013.

By (Print name of Affiant) Cheryl Thayer who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: _____

Print Name: _____



Notary Public - State of Florida (Seal)
My Commission Expires: June 12 2016

**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: 9082852 Parcel ID: 00005850-000101

Ownership Details

Mailing Address:

OLD KEY WEST HOTELS INC
C/O ISLAND CITY HOUSE ATTN DAVID CORNEAL
411 WILLIAM ST
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 411 WILLIAM ST UNIT: 1 KEY WEST
Legal Description: UNIT 1 ISLAND CITY HOUSE HOTEL A CONDOMINIUM

Click Map Image to open interactive viewer



Condominium Details

Condo Name: ISLAND CITY HOUSE, A CONDOMINIUM
Footage: 496 Year Built: 1983

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
2012	205,674	0	0	205,674	205,674	0	205,674
2011	197,706	0	0	197,706	197,706	0	197,706
2010	236,062	0	0	236,062	236,062	0	236,062
2009	271,335	0	0	271,335	271,335	0	271,335
2008	328,321	0	0	328,321	328,321	0	328,321
2007	376,889	0	0	376,889	376,889	0	376,889
2006	418,765	0	0	418,765	418,765	0	418,765
2005	142,197	0	14	142,211	142,211	0	142,211

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.

There are no sales to display for this parcel.

This page has been visited 47,059 times.

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