



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: August 27, 2024

Applicant: Richard McChesney, Attorney

Application Number: H2024-0028

Address: 925 Fleming Street

Description of Work:

Replacement of existing wood shutters with aluminum shutters.

Site Facts:

The house under review was built ca. 1906 and is listed as a contributing resource to the historic district. The two-story frame house has an “L” shape porch that wraps on the east elevation. Photos from circa 1965 depicts wood louvered shutters on windows. Currently the house has two types of wooden shutters, louvered on the front and east elevations and solid on the west elevation. Shutters are painted in a dark blue color.



Front Elevation circa 1965. Monroe County Library.



Detail of porch.



West elevation.

Guidelines Cited on Review:

- Architectural shutters (pages 30-a-c), specifically first two paragraphs of 30-a and guideline 4.
- Window protections and Storm shutters (pages 30-c-e), specifically first two paragraphs of 30-c - last sentence of second paragraph: *“As new storm protection products are made available, staff shall make evaluations with the Historic Architectural Review Commission input.”*

Staff Analysis:

This item was postponed for the second time at the July 23, 2024, with no further discussion as staff had not received required drawings. The Certificate of Appropriateness under review proposes the removal of existing wood shutters on the front and side of the historic house and its replacement with aluminum units. The new shutters will be made in aluminum, with louvers, and are proposed to serve as storm shutters.



Detail of shutters from ca. 1965 photograph, more recent photograph of the house's shutter and proposed shutter photograph.

Consistency with Cited Guidelines:

It is staff's opinion that the request to replace wood shutters with aluminum shutters is contrary to current guidelines. Nevertheless, there is a sentence under Window protections and Storm shutters (pages 30-c-e), that suggests for evaluation by the Commission when a new storm protection product is available. In this case, staff's concerns are the proportions of different elements of the aluminum shutter vs. the wooden unit. Proportions of the height and thickness of the louvres, proportions of the vertical vs. horizontal strings and the bottom string all need to match the wooden shutter as much as possible. In addition, the hinges and closing elements must be of a similar scale as traditional wooden shutters.

APPLICATION

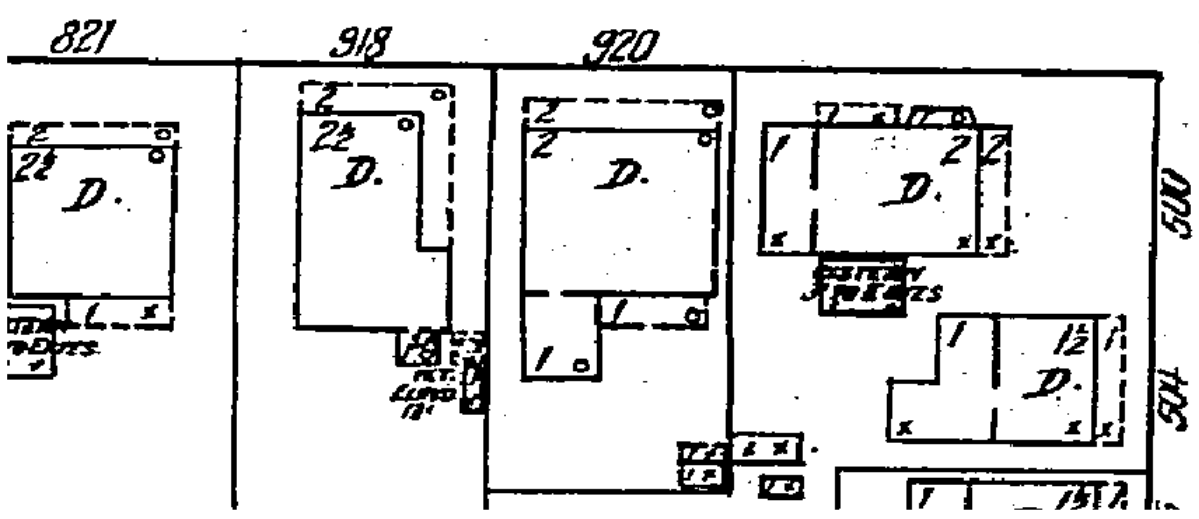
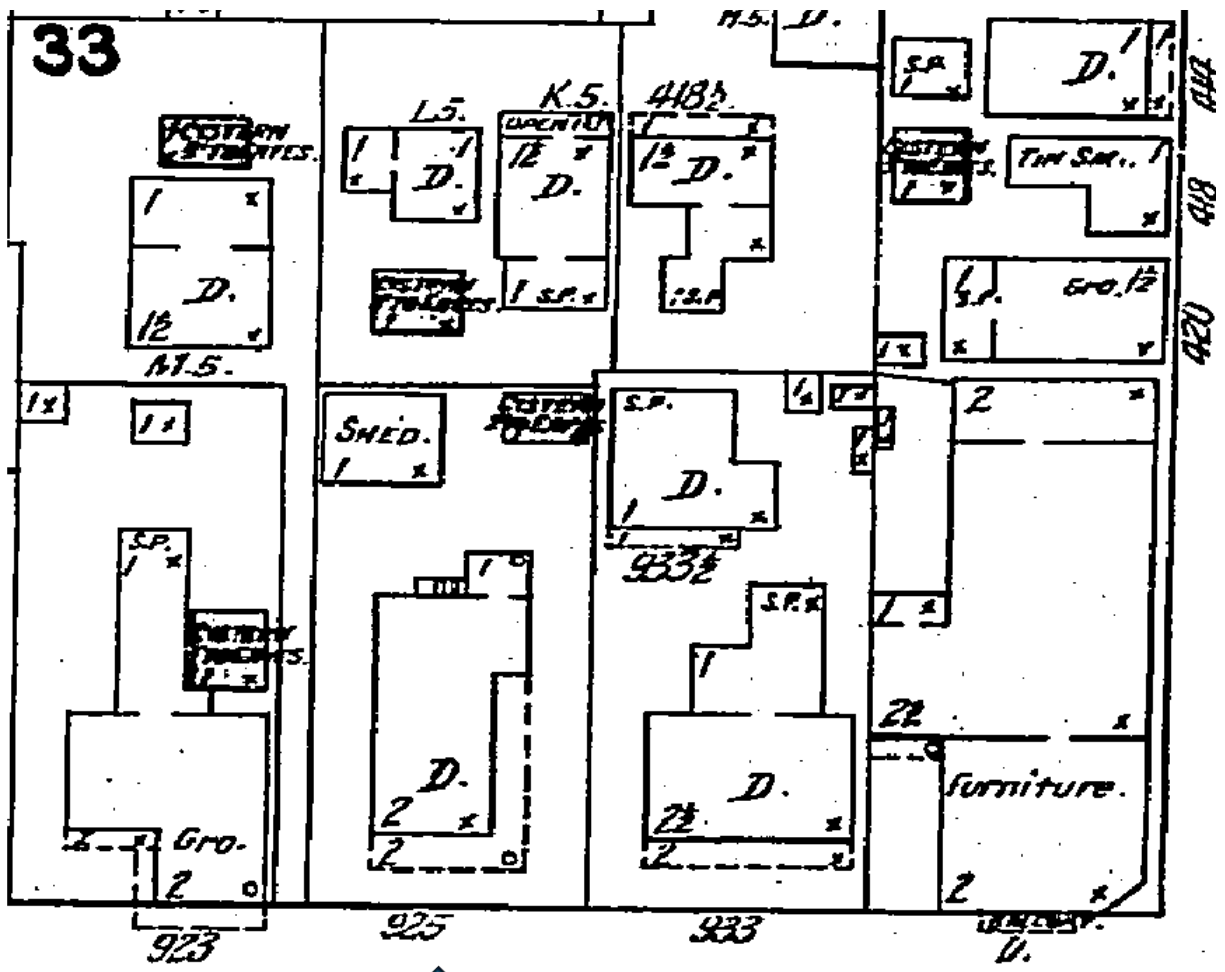
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

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

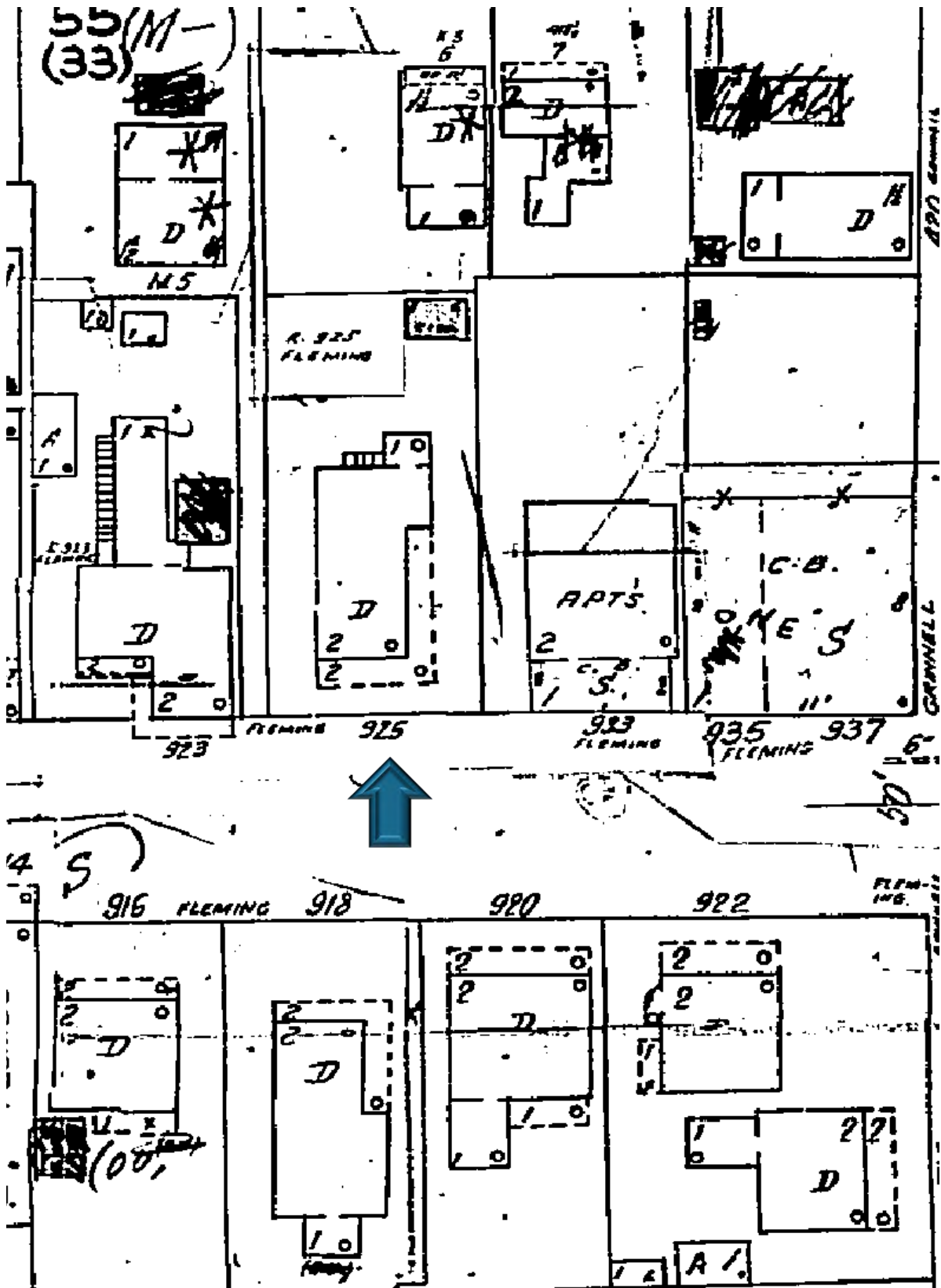
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 6.25.24	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: LH
MEETING DATE: 7.23.24	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: LH
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
APPLICANT REQUESTED POSTPONENT STAFF POSTPONENT		
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



1912 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



925 Fleming Street circa 1965. Monroe County Library.



PROPOSED DESIGN



GENERAL NOTES:

1. BERTHA COLONIAL SHUTTER SHOWN ON THIS PRODUCT EVALUATION DOCUMENT (P.E.D.) HAS BEEN VERIFIED FOR COMPLIANCE IN ACCORDANCE WITH THE 2017 (6th EDITION) OF THE FLORIDA BUILDING CODE. THIS COLONIAL SHUTTER MAY BE INSTALLED AT HIGH VELOCITY HURRICANE ZONES.

DESIGN WIND LOADS SHALL BE DETERMINED AS PER SECTION 1620 OF THE ABOVE MENTIONED CODE, FOR A BASIC WIND SPEED AS REQUIRED BY THE JURISDICTION WHERE THESE SHUTTERS WILL BE INSTALLED FOR A DIRECTIONALITY FACTOR $K_d=0.85$. USING ASCE 7-10 AND SHALL NOT EXCEED THE MAXIMUM (A.S.D.) DESIGN PRESSURE RATINGS INDICATED ON NOTE 2.

IN ORDER TO VERIFY THE ABOVE CONDITION, ULTIMATE DESIGN WIND LOADS DETERMINED PER ASCE 7-10 SHALL BE FIRST REDUCED TO A.S.D. DESIGN WIND LOADS BY MULTIPLYING THEM BY 0.6 IN ORDER TO COMPARE THESE W/ MAX. (A.S.D) DESIGN PRESSURE RATINGS INDICATED ON NOTE 2.

DESIGN WIND LOADS SHALL BE DETERMINED AS PER SECTION 1620 OF THE ABOVE MENTIONED CODE. IN ORDER TO VERIFY THAT ANCHORS ON THIS P.E.D., AS TESTED, WERE NOT OVERSTRESSED, A 33% INCREASE IN ALLOWABLE STRESS FOR WIND LOADS WAS NOT USED IN THEIR ANALYSIS. HOWEVER, FOR CONNECTIONS INTO WOOD, A 1.60 WIND LOAD DURATION FACTOR WAS USED TO CALCULATE SCREWS SPACINGS.

BERTHA COLONIAL SHUTTER'S ADEQUACY FOR IMPACT AND FATIGUE RESISTANCE HAS BEEN VERIFIED IN ACCORDANCE WITH SECTION 1626 OF THE ABOVE MENTIONED CODE AS PER AMERICAN TESTING LABORATORY OF SOUTH FLORIDA REPORT # 0926.01-07 AND PER PROTOCOLS TAS 201, 202 & 203.

2. SEE ELEVATIONS ON SHEETS 3 & 9 FOR MAX. A.S.D. DESIGN PRESSURE RATING & MAX. SHUTTER DIMENSIONS.

3. ALL ALUMINUM EXTRUSIONS SHALL BE ALUMINUM ASSOCIATION 6063-T6 ALLOY AND TEMPER, WITH $F_y= 25.0$ ksi MINIMUM (UNLESS OTHERWISE NOTED).

4. ALL SCREWS TO BE STAINLESS STEEL 304 OR 316 AISI SERIES WITH 50 ksi YIELD POINT AND 90 ksi TENSILE STRENGTH & SHALL COMPLY W/ FLORIDA BUILDING CODE SECTION 2411.3.3.4.

5. BOLTS TO BE AISI 304 SERIES STAINLESS STEEL WITH 35 ksi MINIMUM YIELD STRENGTH.

6. ALL ALUMINUM POP RIVETS TO BE 5052 ALUMINUM ALLOY WITH ALUMINUM MANDREL.

7. ANCHORS TO WALL SHALL BE AS FOLLOWS: (UNLESS OTHERWISE NOTED)

(A) TO EXISTING WOOD FRAME WALL: SOUTHERN PINE No.2, $G=0.55$.
- 1/4" ϕ ULTRACON ANCHORS AS MANUFACTURED BY ELCO CONSTRUCTION PRODUCTS.

NOTES:

A.1) MINIMUM THREADED PENETRATION OF ULTRACON INTO WOOD SHALL BE 1 1/2".

A.2) IN CASE THAT PRECAST STONE, PLYWOOD OR PRECAST CONCRETE PANELS BE FOUND ON THE EXISTING WALL, ANCHORS SHALL BE LONG ENOUGH TO REACH THE MAIN STRUCTURE BEHIND SUCH PANELS. ANCHORAGE SHALL BE AS INDICATED ON NOTES A.1).

(B) TO EXISTING POURED CONCRETE MIN. ($f'_c = 3192$ p.s.i) OR ASTM C-90 CONCRETE BLOCK
- 1/4" ϕ ULTRACON ANCHORS AS MANUFACTURED BY ELCO CONSTRUCTION PRODUCTS.

NOTES:

B.1) MINIMUM EMBEDMENT OF ULTRACON INTO POURED CONCRETE SHALL BE 1 3/4" AND INTO THE CONCRETE BLOCK UNIT SHALL BE 1 1/4".

B.2) IN CASE THAT PRECAST STONE, STUCCO OR PRECAST CONCRETE PANELS BE FOUND ON THE EXISTING WALL, ANCHORS SHALL BE LONG ENOUGH TO REACH THE MAIN STRUCTURE BEHIND SUCH PANELS. ANCHORAGE SHALL BE AS INDICATED ON NOTES B.1).

(C) ANCHORS SHALL BE INSTALLED FOLLOWING ALL OF THE RECOMMENDATIONS AND SPECIFICATIONS OF THE ANCHOR'S MANUFACTURER.

8. EACH SHUTTER SHALL HAVE A LEGIBLE AND READILY VISIBLE MARKING INSTRUCTING OWNER OR TENANT TO SECURE SHUTTER WITH STORM BARS & SAFETY BOLTS DURING PERIODS OF HURRICANE WARNINGS.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SOUNDNESS OF THE STRUCTURE WHERE SHUTTER IS TO BE ATTACHED TO INSURE PROPER ANCHORAGE. CONTRACTOR TO SEAL/CAULK ALL SHUTTER COMPONENT EDGES WHICH REMAIN IN CONTINUOUS CONTACT WITH THE BUILDING TO PREVENT WIND/RAIN INTRUSION.

10. OWNER TO BE RESPONSIBLE FOR PROVIDING A SUITABLE PLATFORM OR BALCONY WHEN SECURING UNIT DURING HURRICANE WARNINGS.

11. BERTHA COLONIAL SHUTTER'S INSTALLATION SHALL COMPLY WITH SPECS INDICATED IN THIS DRAWING PLUS ANY BUILDING AND ZONING REGULATIONS PROVIDED BY THE JURISDICTION WHERE PERMIT IS APPLIED TO.

12. SHUTTER MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION AT COLONIAL SHUTTER IN ACCORDANCE WITH SECTION 1709.9.3 OF FLORIDA BUILDING CODE. ONE LABEL SHALL BE PLACED FOR EVERY OPENING. LABELING TO COMPLY WITH SECTION 1709.9.2 OF THE FLORIDA BUILDING CODE.

13. (a) THIS PRODUCT EVALUATION DOCUMENT (P.E.D.) PREPARED BY THIS ENGINEER IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT; i. e. WHERE THE SITE CONDITIONS DEVIATE FROM THE P.E.D.

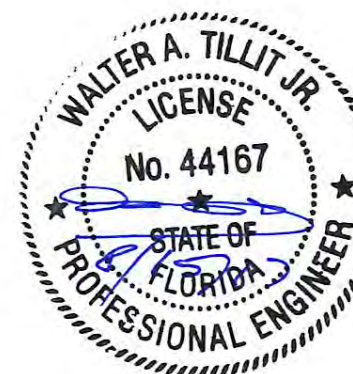
(b) CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION INCLUDING LIFE SAFETY OF THIS PRODUCT, BASED ON THIS PRODUCT EVALUATION DOCUMENT, PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT. CONSTRUCTION SAFETY AT SITE IS THE CONTRACTOR'S RESPONSIBILITY.

(c) THIS PRODUCT EVALUATION DOCUMENT WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.

(d) SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D. ENGINEER OF RECORD, ACTING AS A DELEGATED ENGINEER TO THE P.E.D. ENGINEER, SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.

(e) ORIGINAL P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.

THIS DRAWING SHALL ONLY BE USED TO OBTAIN PERMITS IN THE STATE OF FLORIDA



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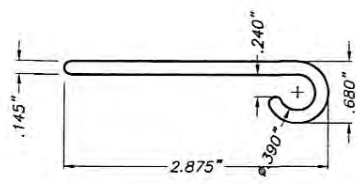
TILTECO INC.

TILLIT TESTING & ENGINEERING COMPANY
6355 N.W. 36th St., Ste. 305, VIRGINIA GARDENS, FLORIDA 33166
Phone: (305)871-1530 Fax: (305)871-1531

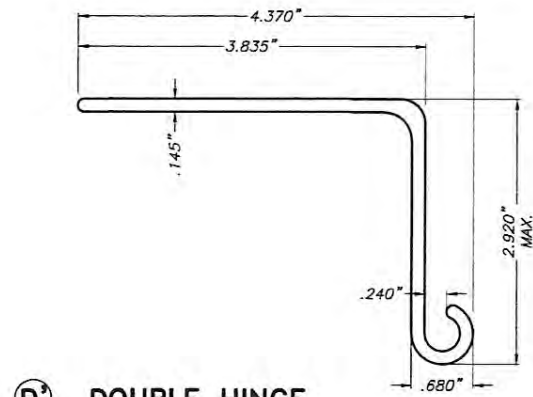
EB-0006719
WALTER A. TILLIT Jr., P.E.
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FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

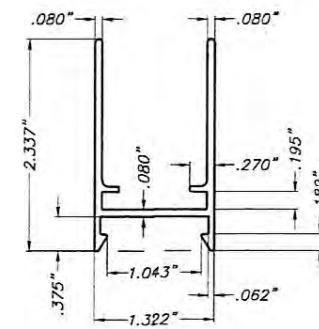
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AMERICAN SHUTTER SYSTEMS ASSOC., INC.		08/11/17 DATE:
4268 WEST ROADS DRIVE WEST PALM BEACH, FL 33407 PHONE: (800)432-2204, FAX: (561)209-8380		17-105 DRAWING No
REV. No	DESCRIPTION	DATE
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REV. No	DESCRIPTION	DATE
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		SHEET 1 OF 14



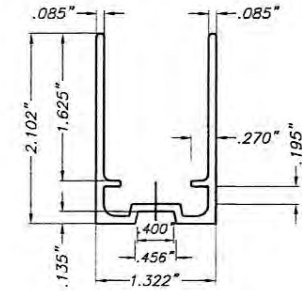
B) FLAT HINGE
ALUMINUM EXTRUSION 2.375" LONG AT **D**



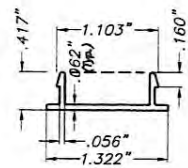
D) DOUBLE HINGE
ALUMINUM EXTRUSION, 2.375" LONG



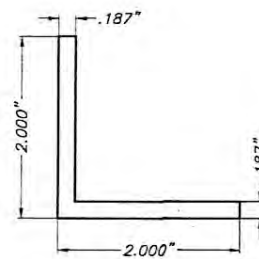
E) COLONIAL FRAME
ALUMINUM EXTRUSION



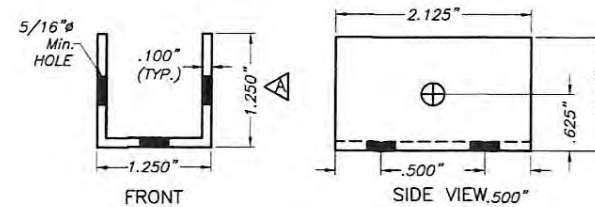
E1) ALTERNATE COLONIAL FRAME
ALUMINUM EXTRUSION



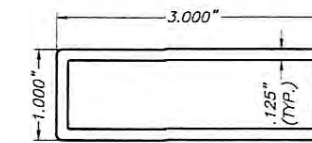
F) SNAP CAP
ALUMINUM EXTRUSION



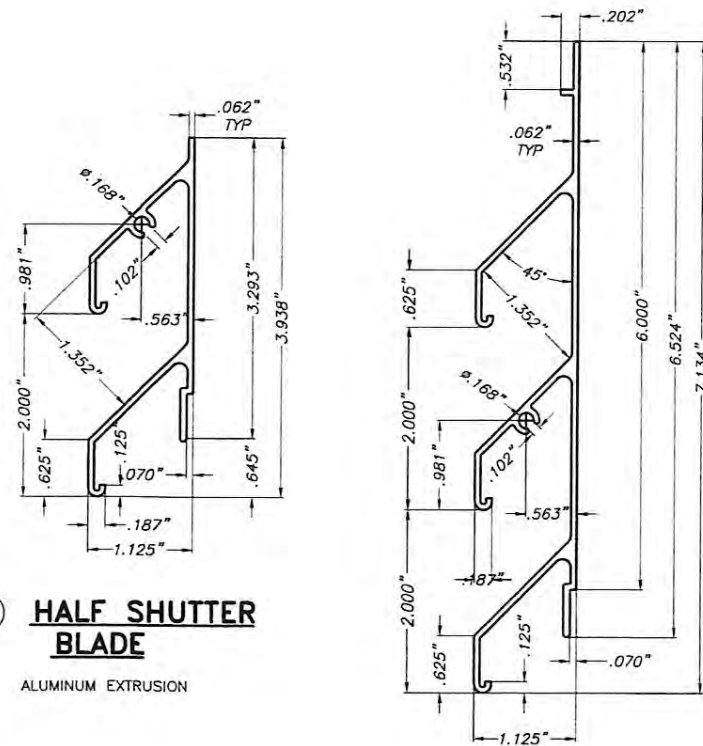
G) CORNER KEY
1 1/8" LONG
ALUMINUM EXTRUSION



N) H.V. STORM BAR CLIP
2 1/8" LONG.
ALUMINUM EXTRUSION

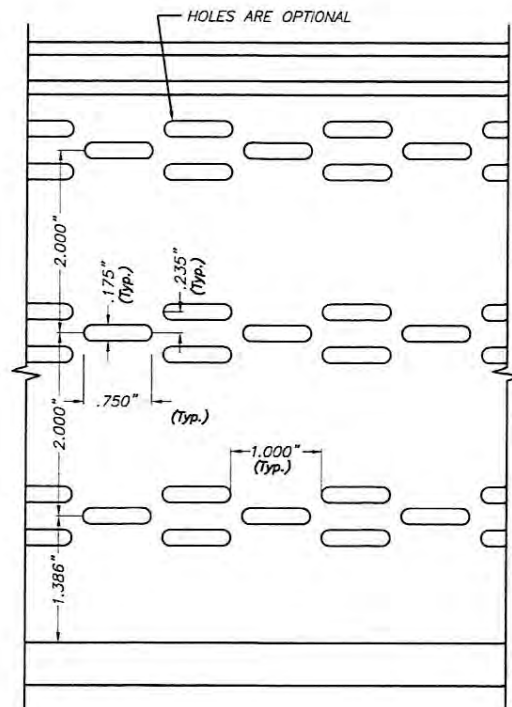


O1) STORM BAR TYPE 2
ALUMINUM EXTRUSION

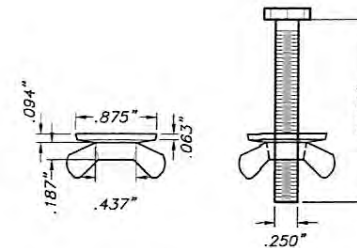


H) HALF SHUTTER BLADE
ALUMINUM EXTRUSION

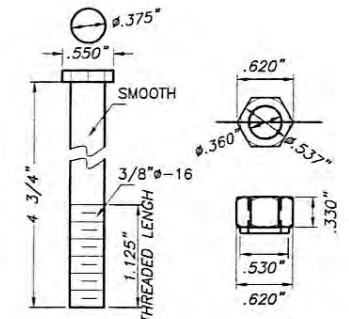
I) SHUTTER BLADE
ALUMINUM EXTRUSION



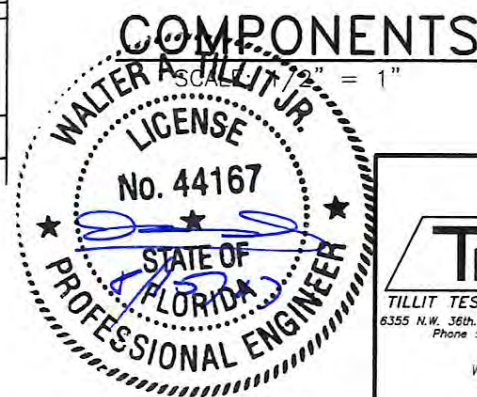
SHUTTER BLADE ELEVATION
ALUMINUM EXTRUSION



Q1) 1/4" - 20x2" 304 SERIES S.S. HEX HEAD BOLT W/A DIE CAST (ZINC #7) NICKEL PLATED WASHER WINGNUT



Q2) ALUMINUM PIN FOR HINGE
6061-T6 ALUMINUM ALLOY



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EB-0006719
WALTER A. TILLIT JR., P.E.
FLORIDA Lic. # 44167

FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

ASSA / BERTHA COLONIAL SHUTTER (WITH STORM BARS)
AMERICAN SHUTTER SYSTEMS ASSOC., INC.
4268 WEST ROADS DRIVE
WEST PALM BEACH, FL. 33407
PHONE: (800)432-2204, FAX: (561)209-8380

L.C.
DRAWN BY:

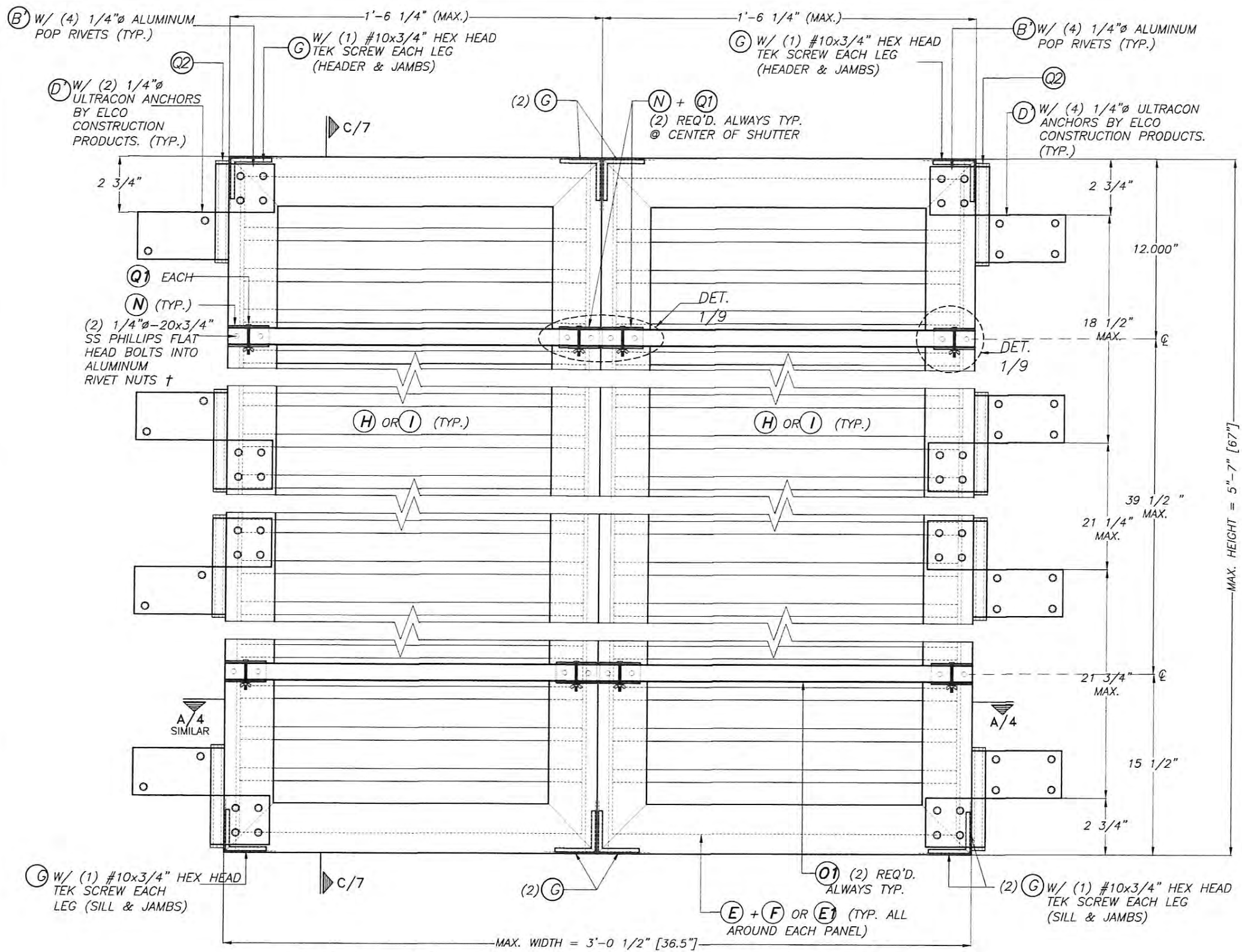
08/11/17
DATE:

17-105

DRAWING No

SHEET 2 OF 14

REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
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2			4		



**TYPICAL EXTERIOR ELEV. DOUBLE PANEL
(HURRICANE POSITION)**
SCALE: 3/16"=1"

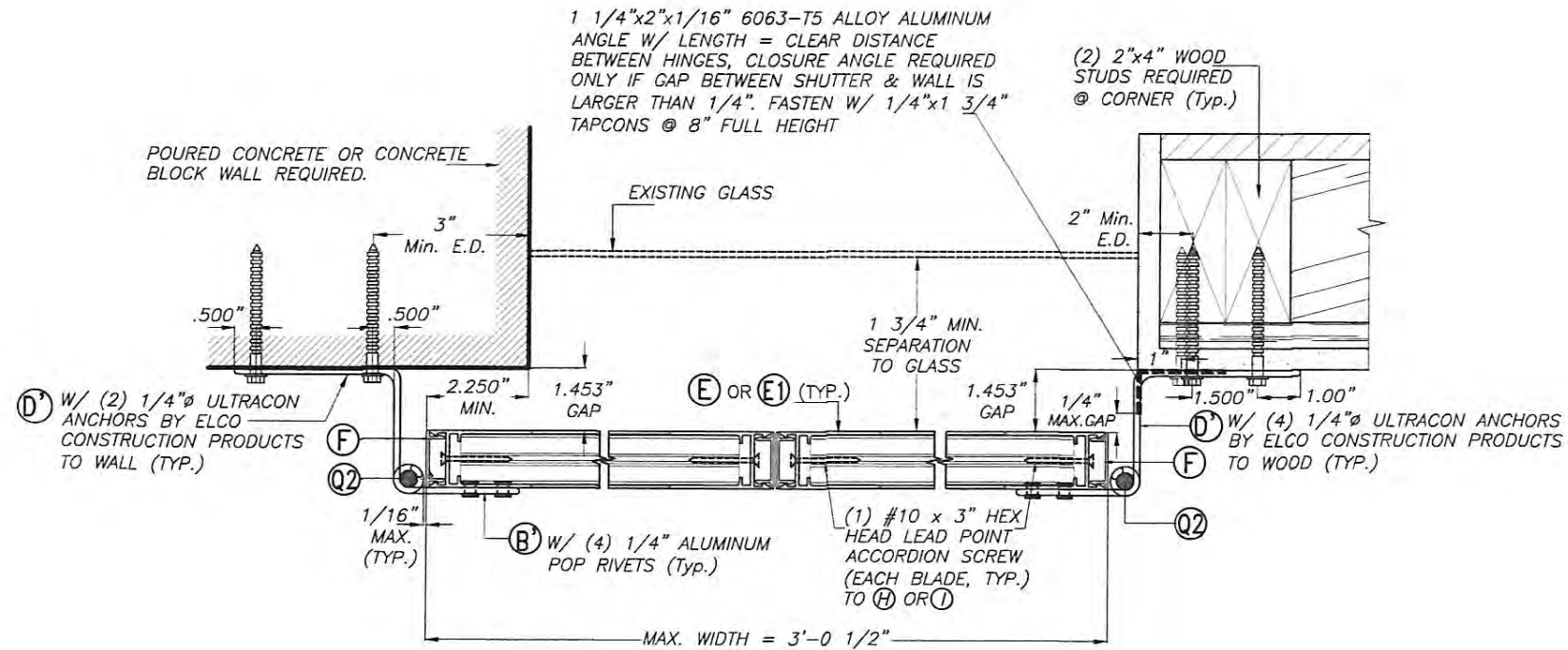
† 1/4"Ø-20x3/4"
AS DISTRIBUTED BY ALL POINTS
SCREW, BOLT & SPECIALTY CO.
(PART # 25CRFNA).

MAXIMUM A.S.D. DESIGN PRESSURE RATING = +60.0, -81.0 p.s.f. FOR
INSTALLATION INTO CONCRETE OR CONCRETE BLOCK WALL SUBSTRATE.

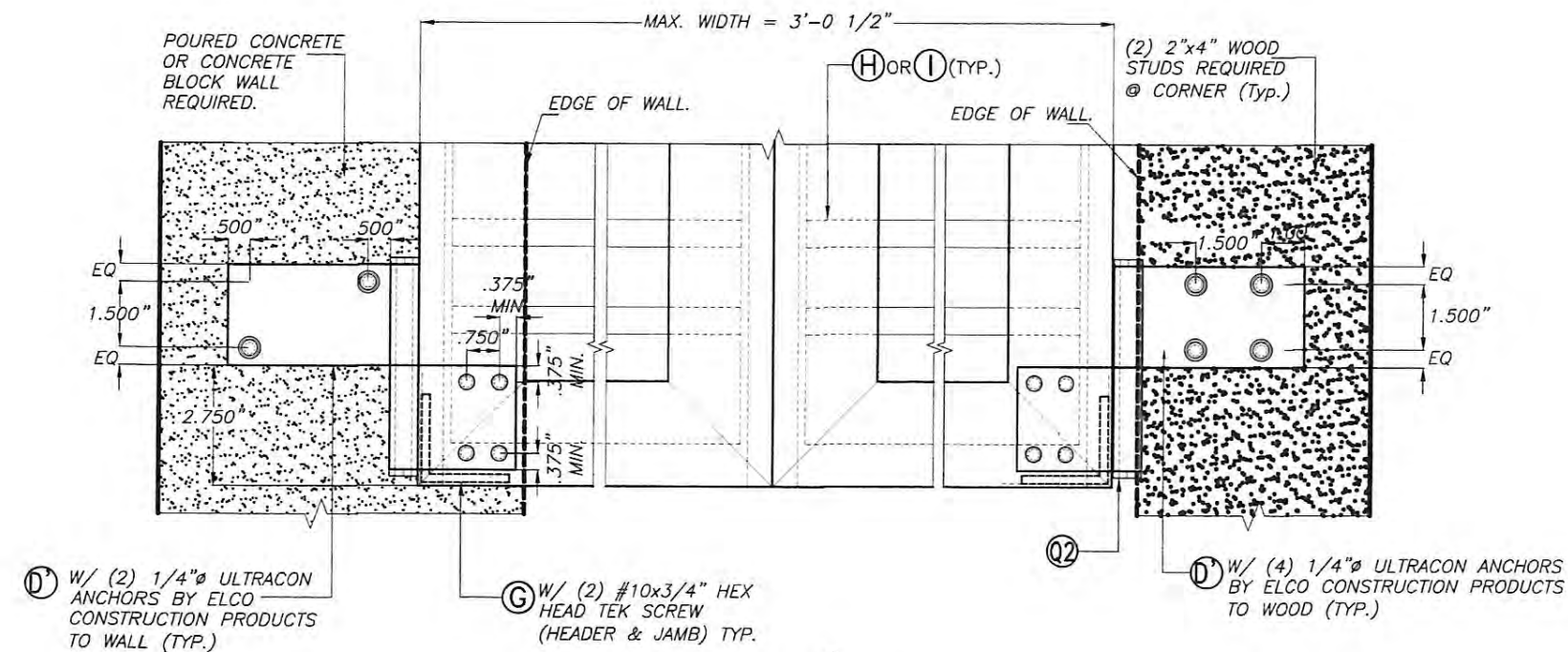


FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

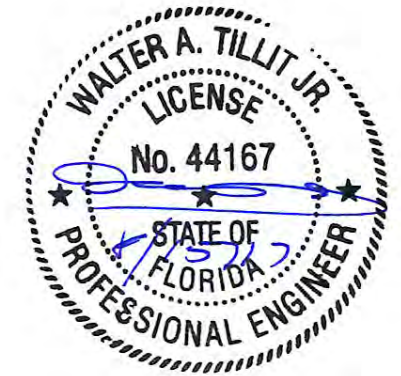
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		4268 WEST ROADS DRIVE WEST PALM BEACH, FL. 33407 PHONE: (800)432-2204, FAX: (561)209-8380		17-105 DRAWING No	
REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
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2			4		



SECTION A-A
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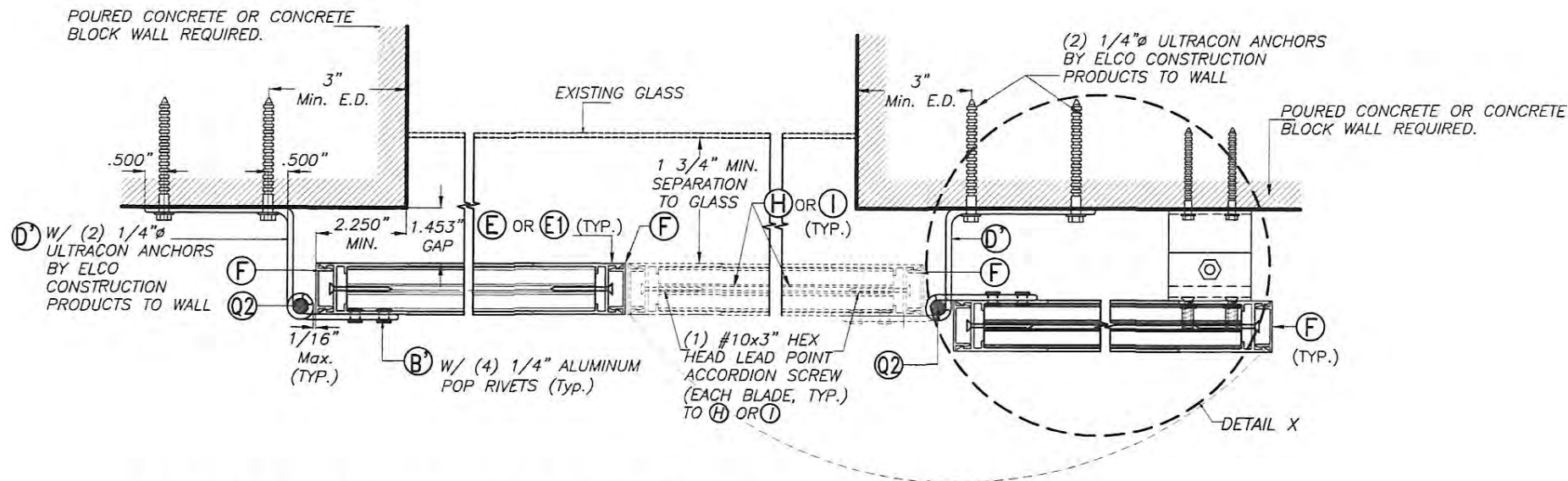


VIEW 1
(PARTIAL ELEVATION)
SCALE 1/4"=1"



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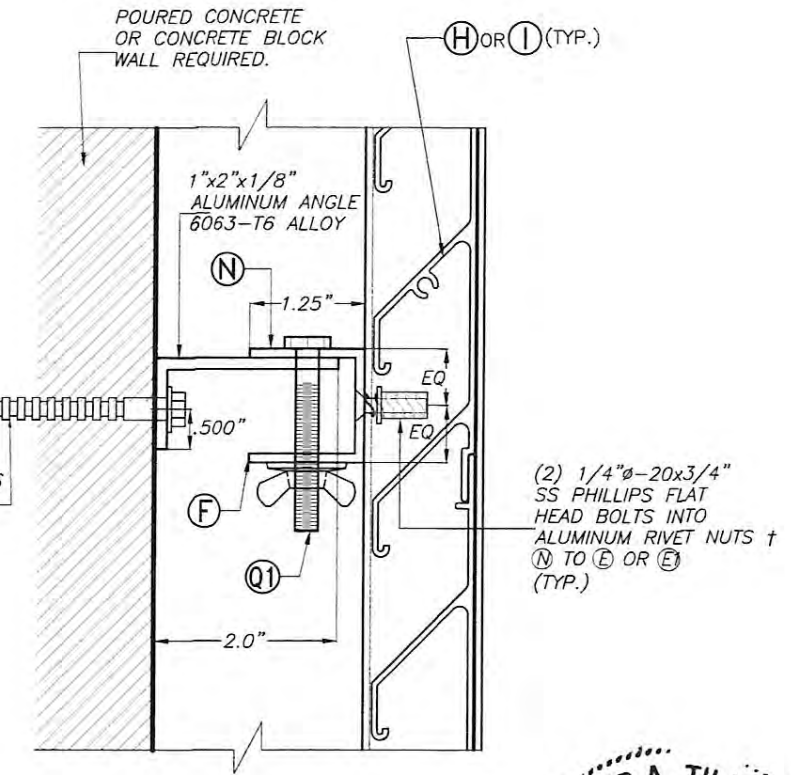
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2			4		



TYPICAL PLAN (NON HURRICANE POSITION)

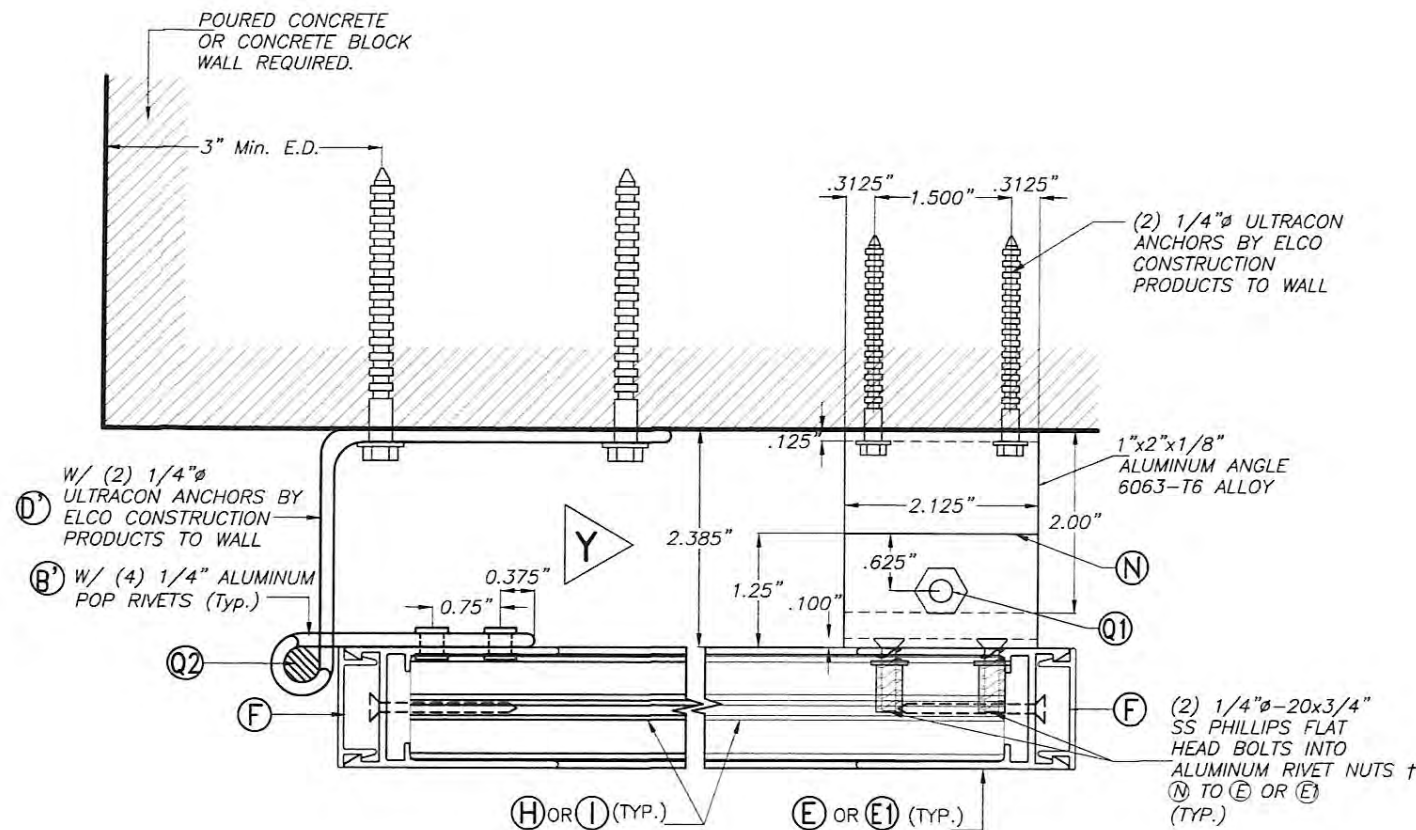
SCALE 1/4"=1"

† 1/4"Ø-20x3/4" AS DISTRIBUTED BY ALL POINTS SCREW, BOLT & SPECIALTY CO. (PART # 25CRFNA).



ELEVATION Y-Y

SCALE 1/8"=1"

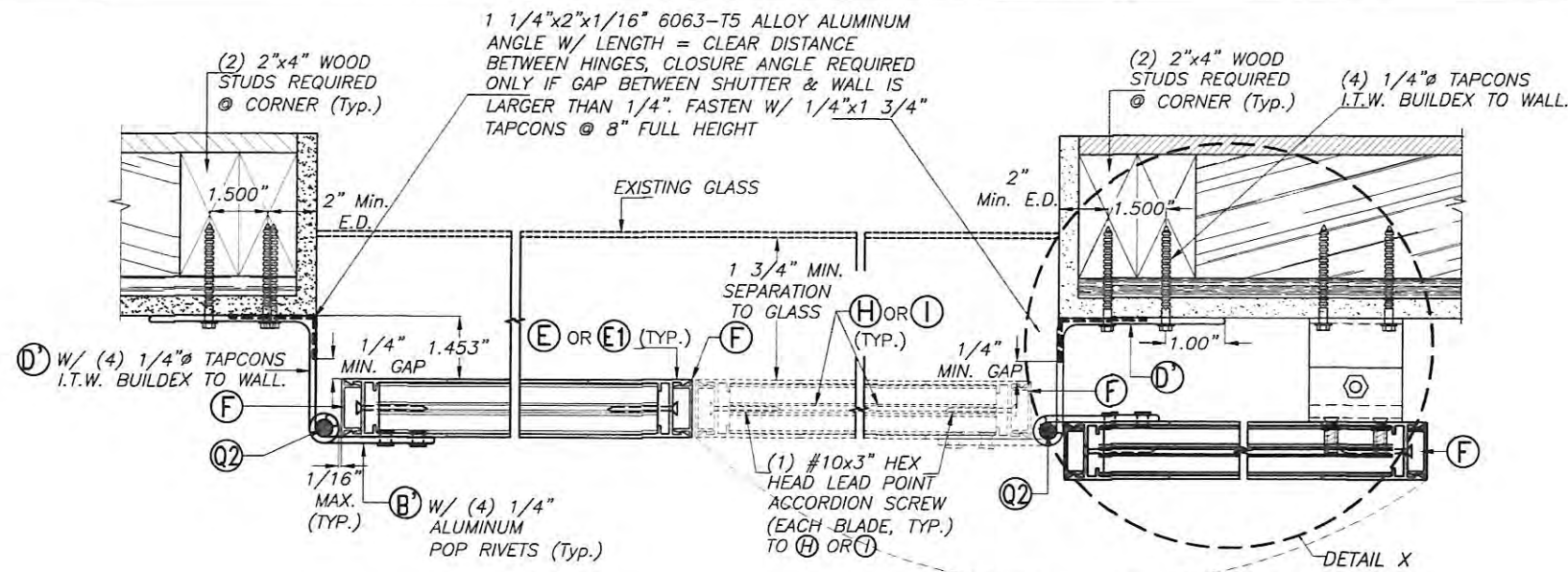


DETAIL X (NON HURRICANE POSITION)

SCALE 1/8"=1"

FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

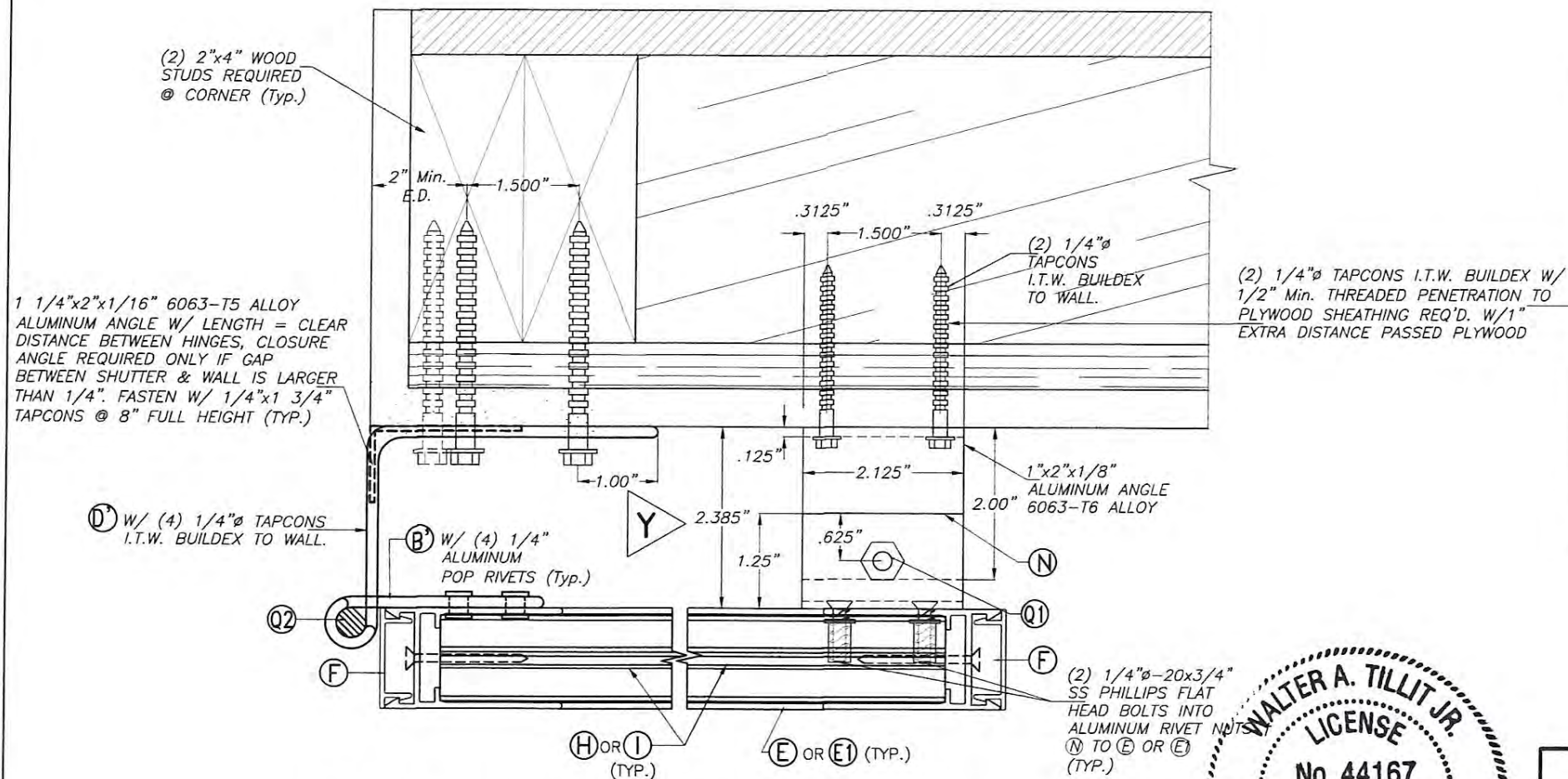
<p>© 2017 TILTECO, INC.</p> <p>TILTECO INC.</p> <p>TILLIT TESTING & ENGINEERING COMPANY 6355 N.W. 36th St., Ste. 305, VIRGINIA GARDENS, FLORIDA 33166 Phone: (305)871-1530 Fax: (305)871-1531</p> <p>EB-0006719 WALTER A. TILLIT Jr., P.E. FLORIDA Lic. # 44167</p>		<p>ASSA / BERTHA COLONIAL SHUTTER (WITH STORM BARS)</p> <p>AMERICAN SHUTTER SYSTEMS ASSOC., INC.</p> <p>4268 WEST ROADS DRIVE WEST PALM BEACH, FL. 33407 PHONE: (800)432-2204, FAX: (561)209-8380</p>		<p>L.C. DRAWN BY:</p> <p>08/11/17 DATE:</p> <p>17-105 DRAWING No</p> <p>SHEET 5 OF 14</p>	
REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
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2			4		



TYPICAL PLAN (NON HURRICANE POSITION)

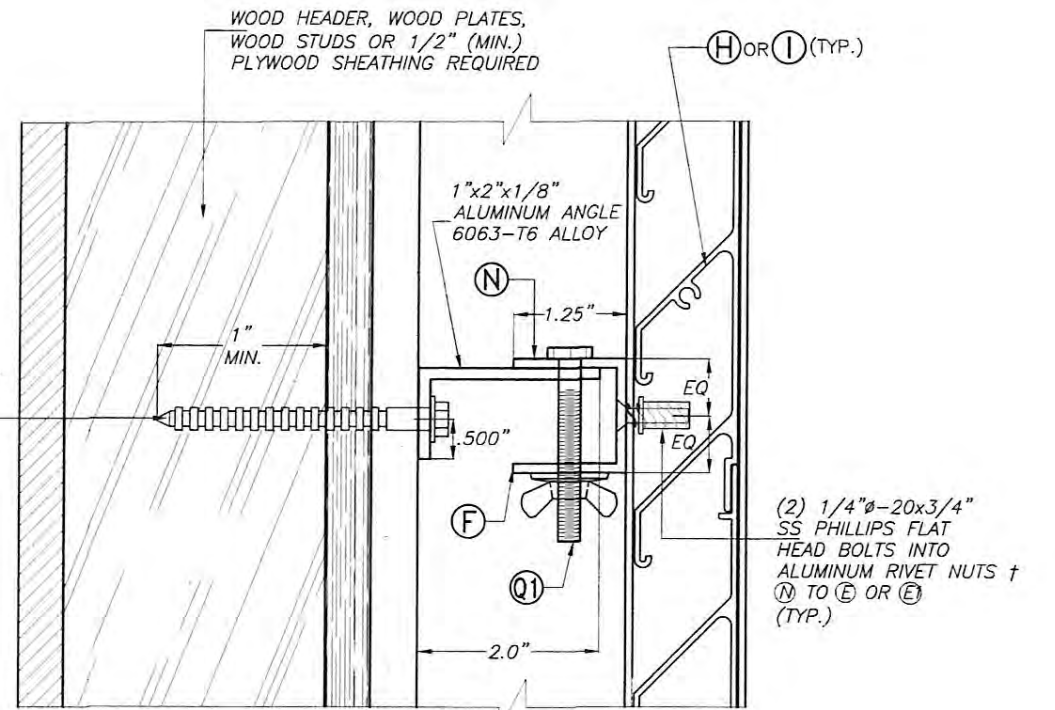
SCALE 1/4"=1"

† 1/4"Ø-20x3/4"
AS DISTRIBUTED BY ALL POINTS SCREW,
BOLT & SPECIALTY CO. (PART # 25CRFNA).



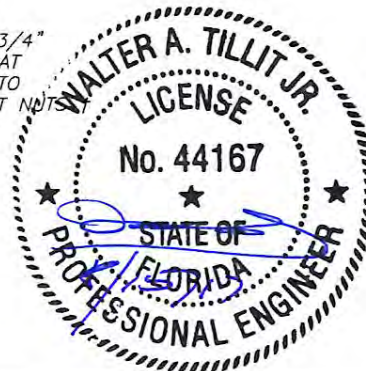
DETAIL X (NON HURRICANE POSITION)

SCALE 1/8"=1"



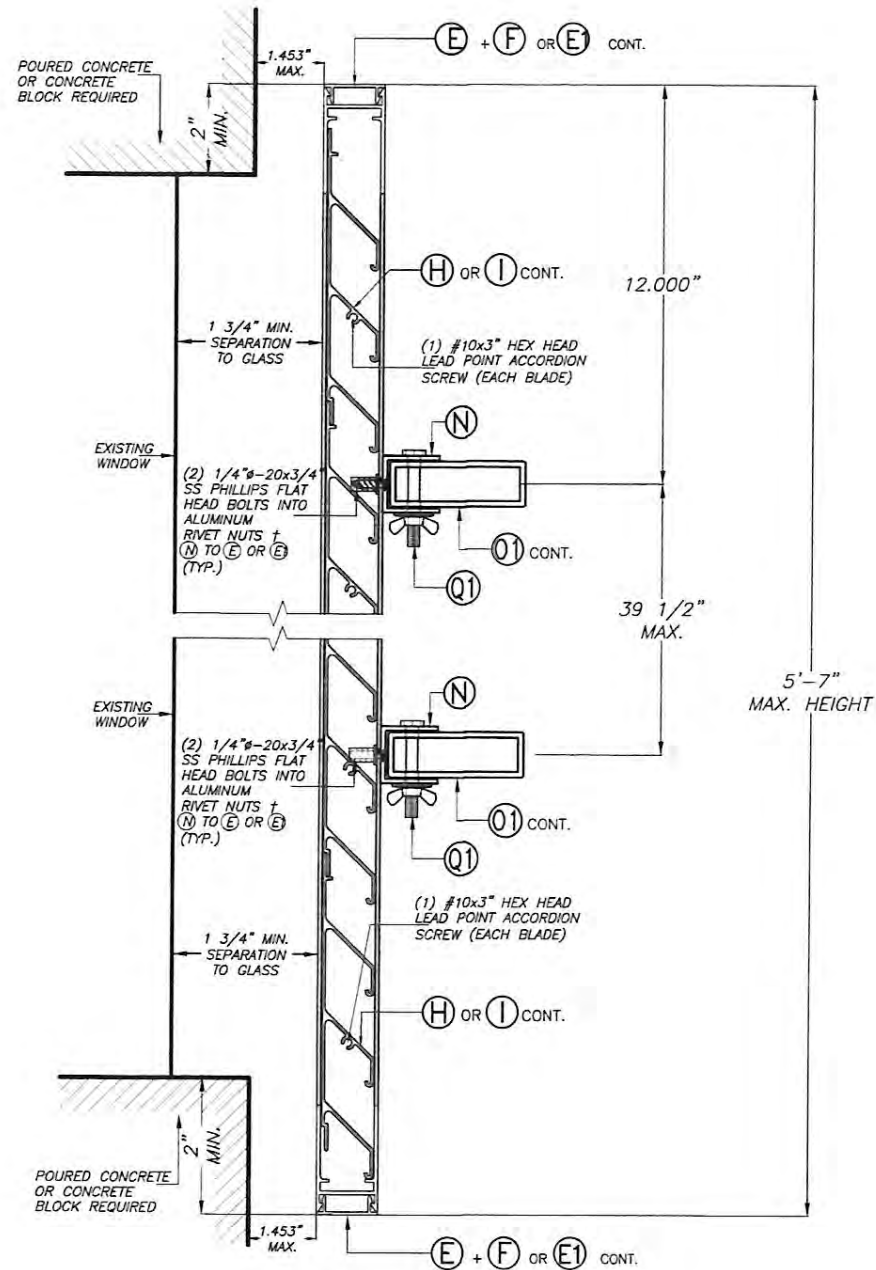
ELEVATION Y-Y

SCALE 1/8"=1"



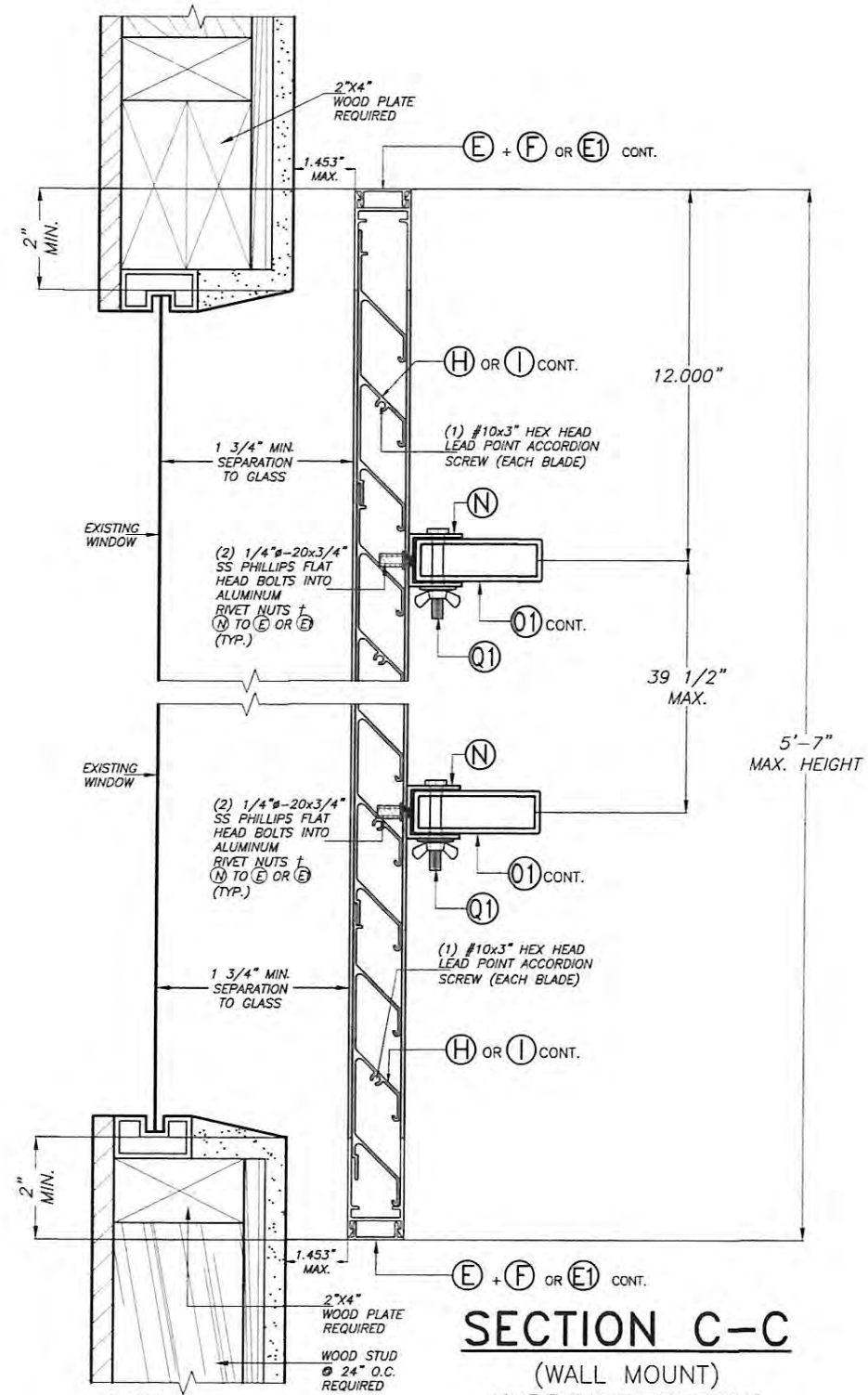
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1	OLD 15-083	8/11/17	3		
2			4		

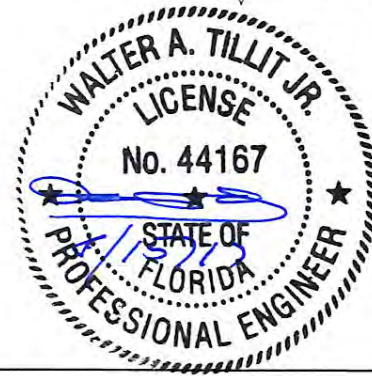


SECTION C-C
(WALL MOUNT)
HURRICANE POSITION
SCALE 1/4"=1"

† 1/4"Ø-20x3/4"
AS DISTRIBUTED BY ALL POINTS SCREW,
BOLT & SPECIALTY CO. (PART #25CRFNA).



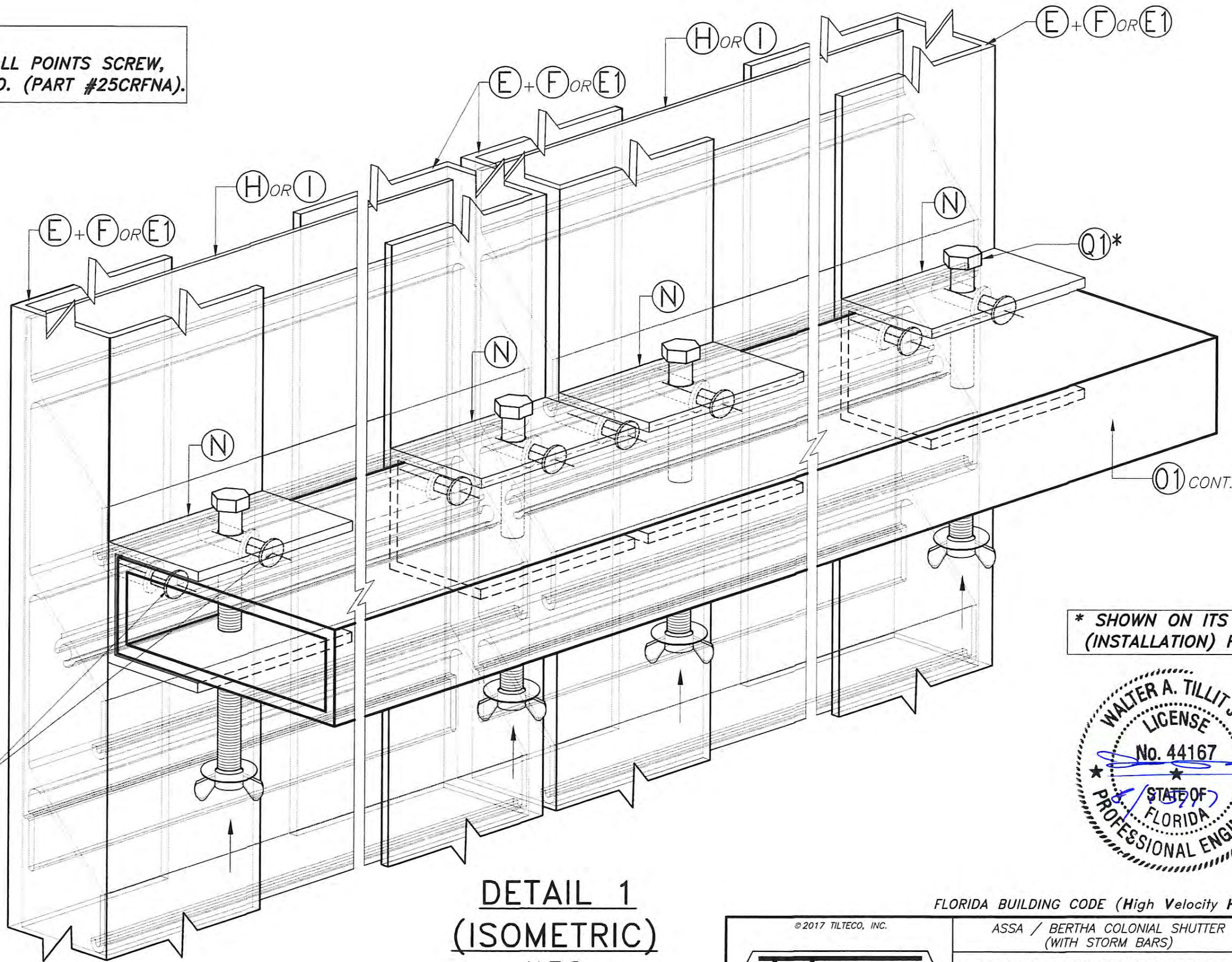
SECTION C-C
(WALL MOUNT)
HURRICANE POSITION
SCALE 1/4"=1"



FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

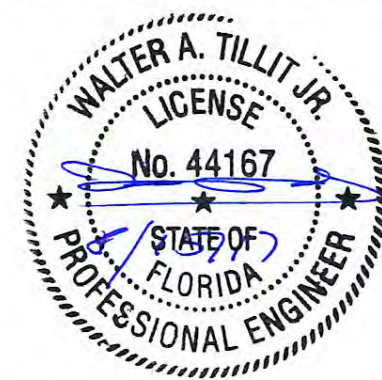
© 2017 TILTECO, INC.		ASSA / BERTHA COLONIAL SHUTTER (WITH STORM BARS)		L.C. DRAWN BY:	
 TILLIT TESTING & ENGINEERING COMPANY 6355 N.W. 36th St., Ste. 305, VIRGINIA GARDENS, FLORIDA 33166 Phone: (305)871-1530 • Fax: (305)871-1531 EB-0006719 WALTER A. TILLIT Jr., P.E. FLORIDA Lic. # 44167		AMERICAN SHUTTER SYSTEMS ASSOC., INC.		08/11/17 DATE:	
		4268 WEST ROADS DRIVE WEST PALM BEACH, FL. 33407 PHONE: (800)432-2204, FAX: (561)209-8380		17-105 DRAWING No	
REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
1	OLD 15-083	8/11/17	3		
2			4		

† 1/4"Ø-20x3/4"
AS DISTRIBUTED BY ALL POINTS SCREW,
BOLT & SPECIALTY CO. (PART #25CRFNA).



(2) 1/4"Ø-20x3/4"
SS PHILLIPS FLAT
HEAD BOLTS INTO
ALUMINUM
RIVET NUTS †
N TO E OR E1
(TYP.)

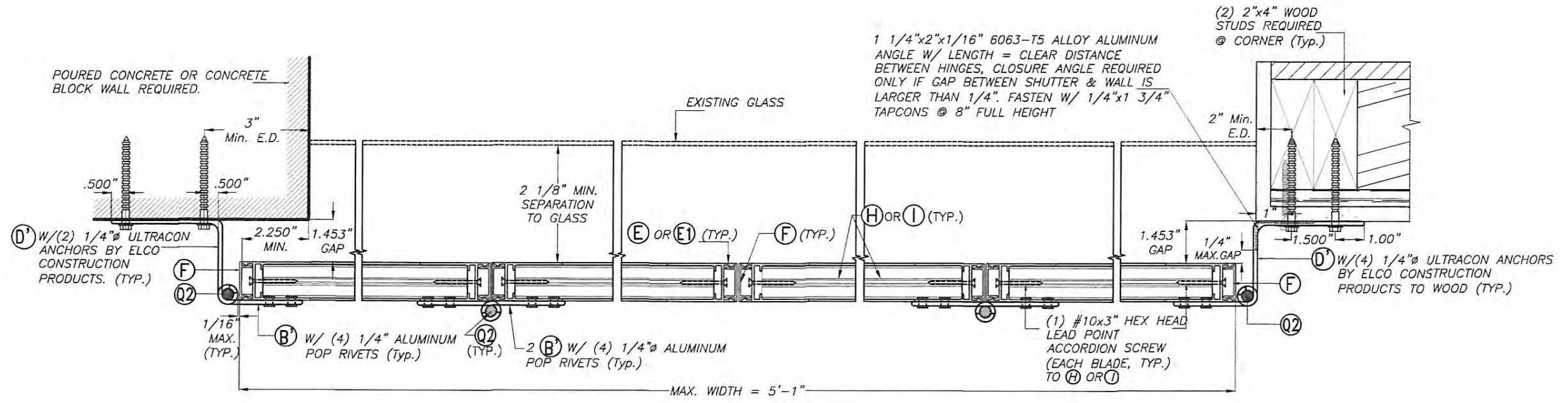
* SHOWN ON ITS DRIVING
(INSTALLATION) POSITION



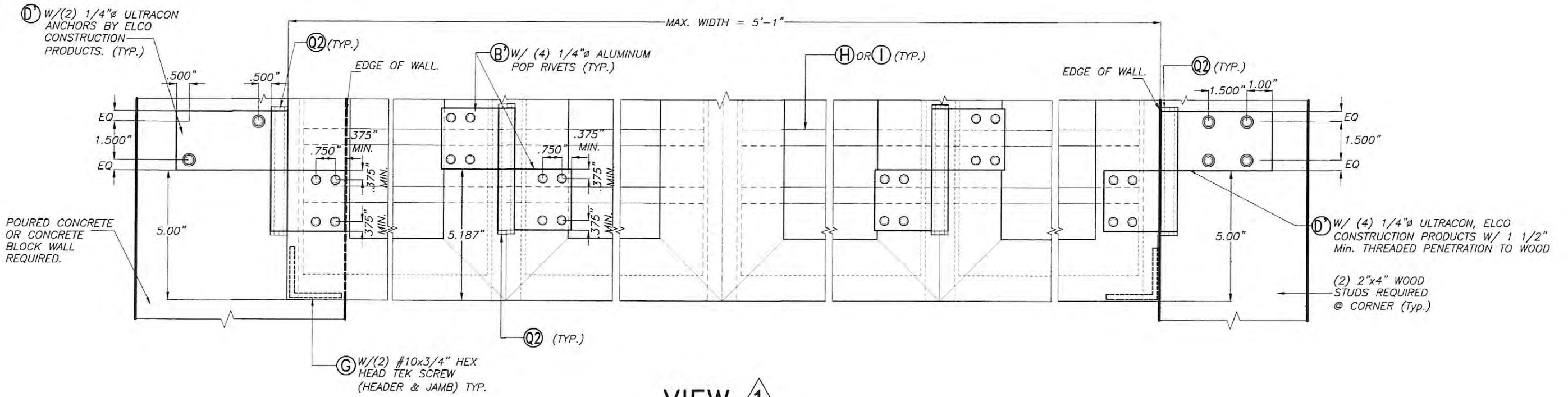
DETAIL 1
(ISOMETRIC)
N.T.S

FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

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REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
1	OLD 15-083	8/11/17	3		
2			4		



SECTION B-B
SCALE 1/4"=1"



VIEW 1
(PARTIAL ELEVATION AT BOTTOM)
SCALE 1/4"=1"



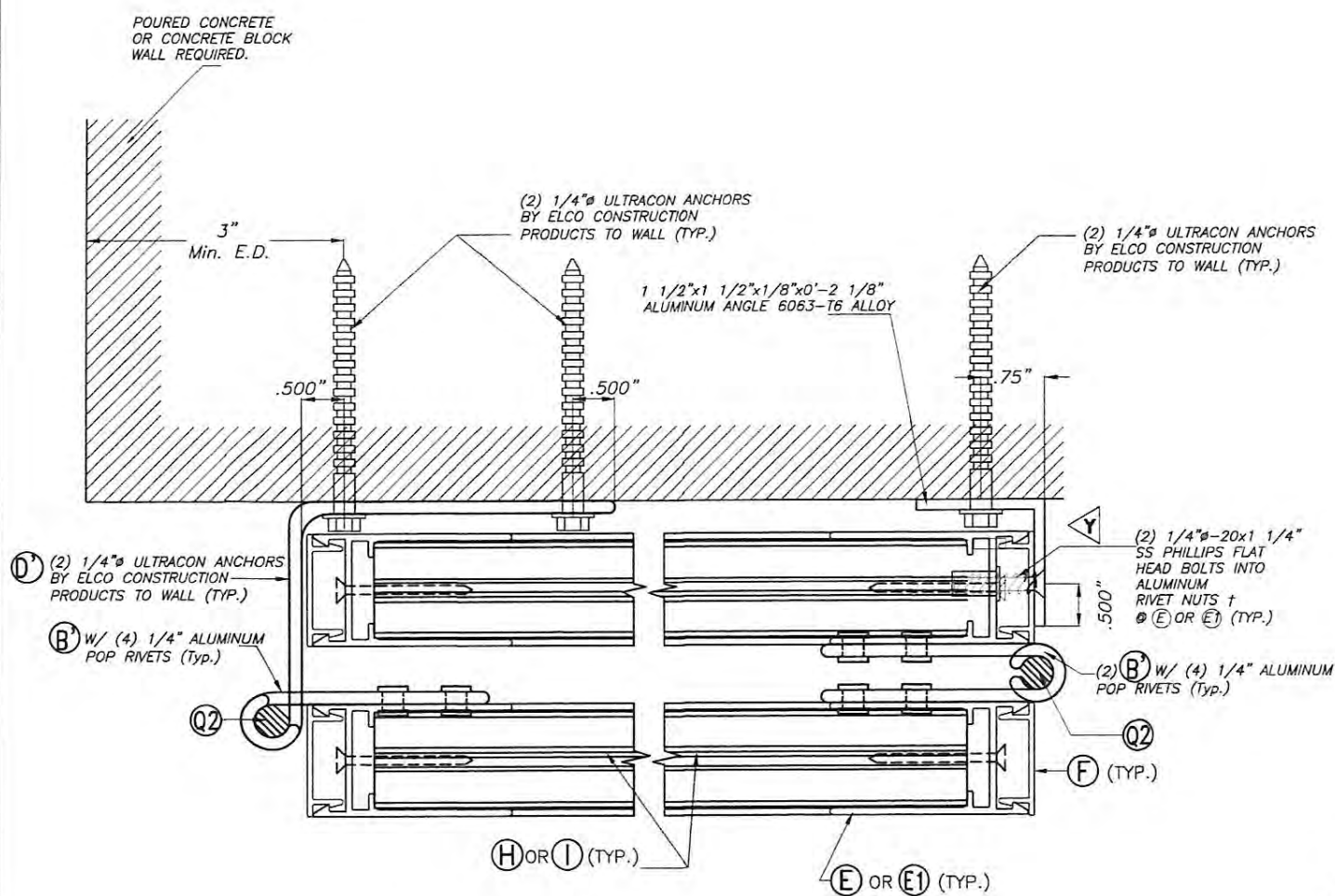
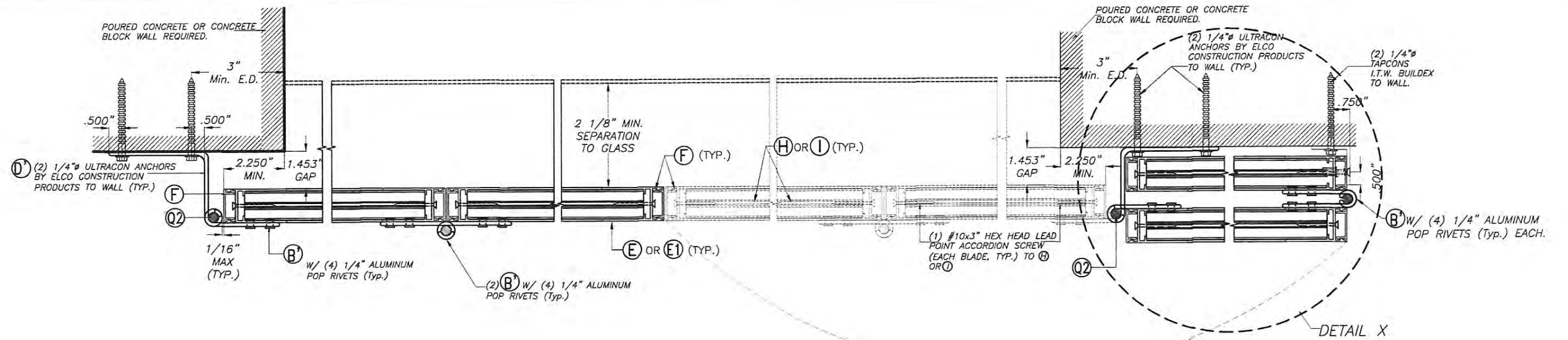
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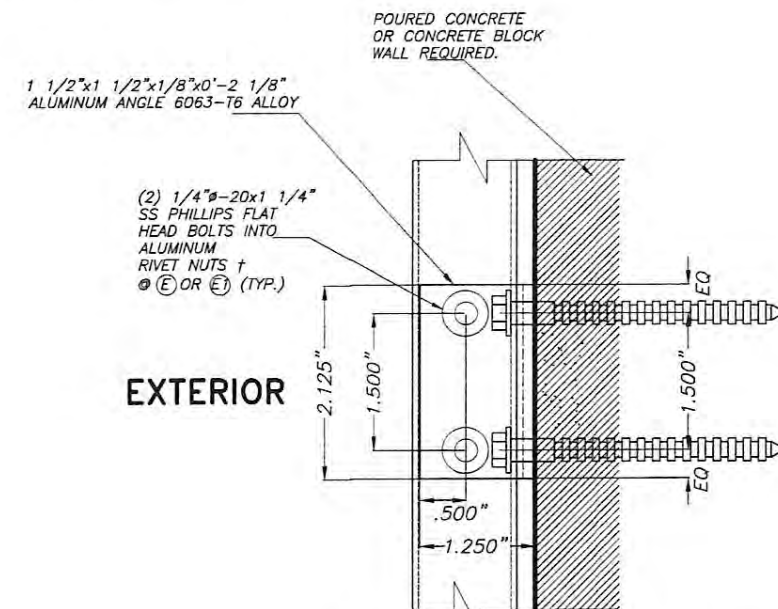
FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

ASSA / BERTHA COLONIAL SHUTTER (WITH STORM BARS)		L.C. DRAWN BY:
AMERICAN SHUTTER SYSTEMS ASSOC., INC.		08/11/17 DATE:
4268 WEST ROADS DRIVE WEST PALM BEACH, FL. 33407 PHONE: (800)432-2204, FAX: (561)209-8380		17-105 DRAWING No
REV. No	DESCRIPTION	DATE
1	OLD 15-083	8/11/17
2		
3		
4		
SHEET 10 OF 14		



DETAIL X (NON HURRICANE POSITION)

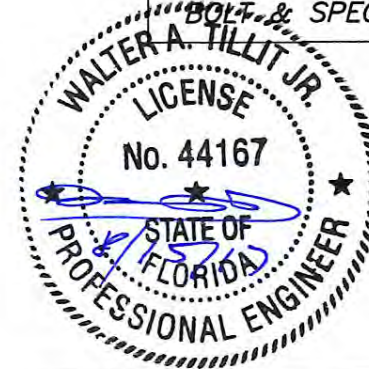
SCALE 1/8"=1"



ELEVATION Y-Y

SCALE 1/8"=1"

† 1/4"Ø-20x3/4"
AS DISTRIBUTED BY ALL POINTS SCREW,
BOLT & SPECIALTY CO. (PART # 25CRFNA).



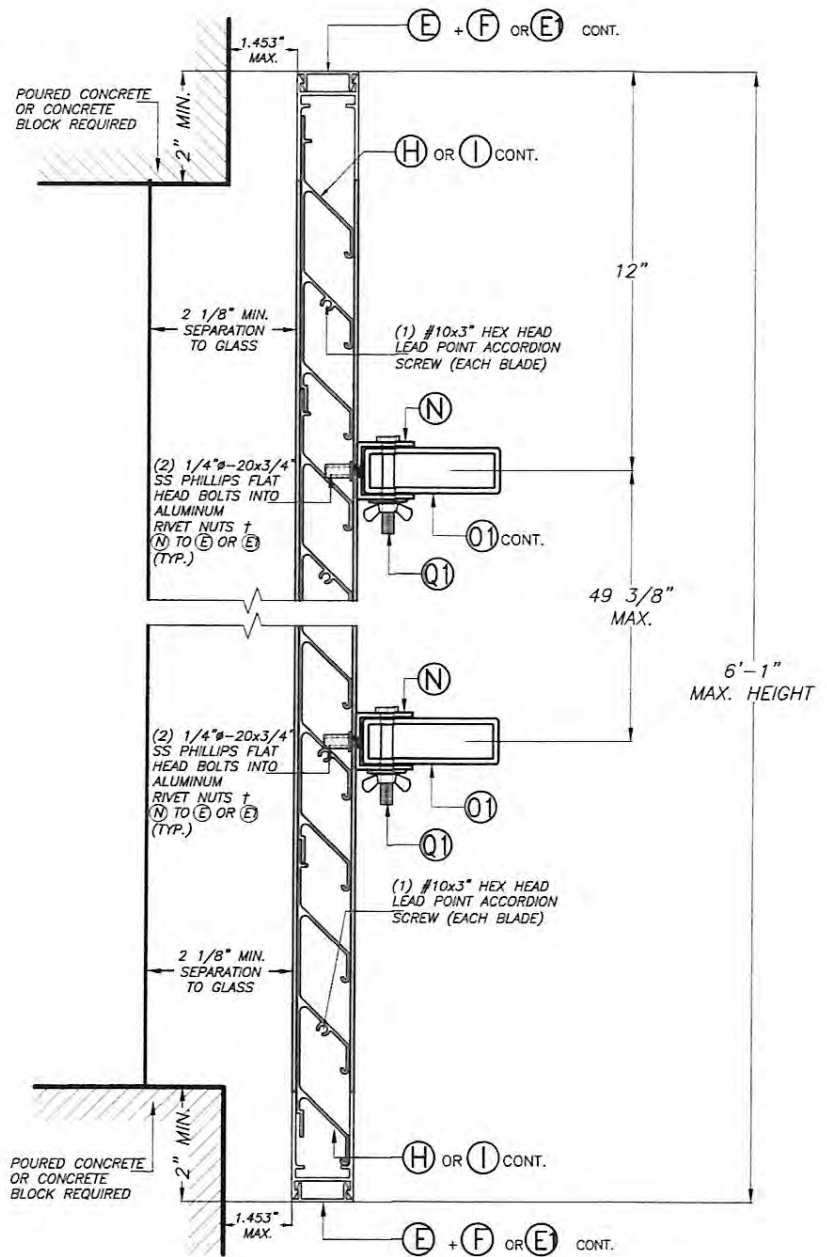
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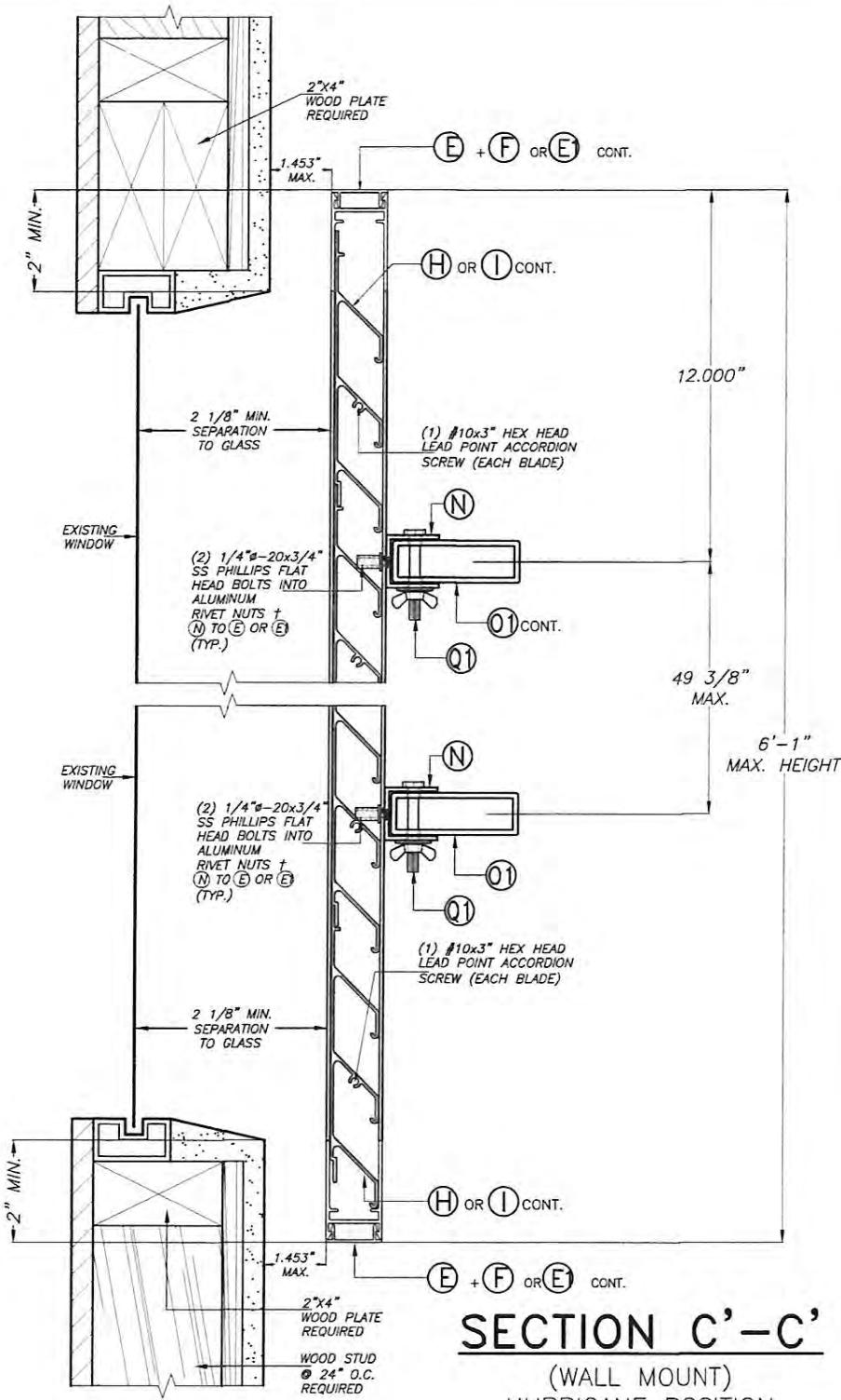
FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

ASSA / BERTHA COLONIAL SHUTTER (WITH STORM BARS)		L.C.
AMERICAN SHUTTER SYSTEMS ASSOC., INC.		DRAWN BY:
4268 WEST ROADS DRIVE WEST PALM BEACH, FL 33407 PHONE: (800)432-2204, FAX: (561)209-8380		08/11/17 DATE:
REV. No 1 DESCRIPTION OLD 15-083 DATE 8/11/17		17-105 DRAWING No
REV. No 2 DESCRIPTION DATE		SHEET 11 OF 14



SECTION C'-C'
 (WALL MOUNT)
 HURRICANE POSITION
 SCALE 1/4"=1"

† 1/4"Ø-20x3/4"
 AS DISTRIBUTED BY ALL POINTS SCREW,
 BOLT & SPECIALTY CO. (PART #25CRFNA).



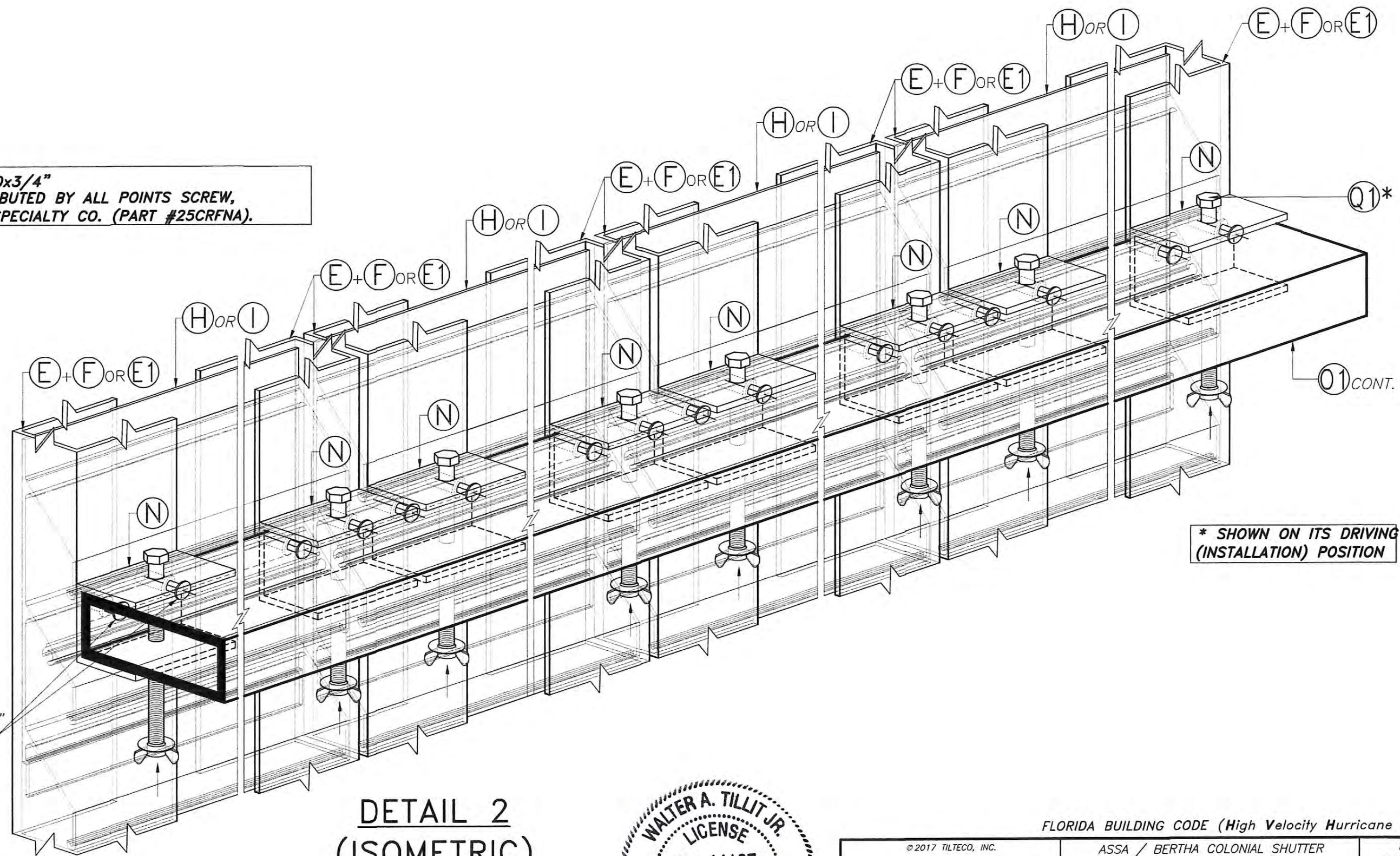
SECTION C'-C'
 (WALL MOUNT)
 HURRICANE POSITION
 SCALE 1/4"=1"

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 EB-0006719
 WALTER A. TILLIT Jr., P.E.
 FLORIDA Lic. # 44167

ASSA / BERTHA COLONIAL SHUTTER (WITH STORM BARS)		L.C. DRAWN BY:
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REV. No	DESCRIPTION	DATE
1	OLD 15-083	8/11/17
2		

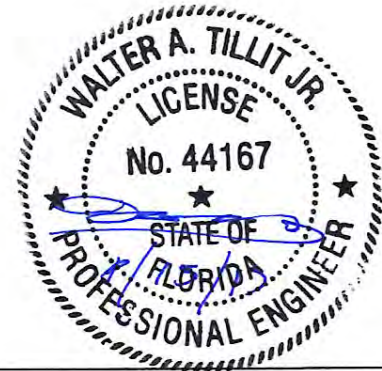
† 1/4"φ-20x3/4"
 AS DISTRIBUTED BY ALL POINTS SCREW,
 BOLT & SPECIALTY CO. (PART #25CRFNA).



* SHOWN ON ITS DRIVING
 (INSTALLATION) POSITION

(2) 1/4"φ-20x3/4"
 SS PHILLIPS FLAT
 HEAD BOLTS INTO
 ALUMINUM
 RIVET NUTS †
 (N) TO (E) OR (E1)
 (TYP.)

DETAIL 2
(ISOMETRIC)
 N.T.S



FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

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TILTECO INC.
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 6355 N.W. 36th St., Ste. 305, VIRGINIA GARDENS, FLORIDA 33166
 Phone: (305)871-1530 Fax: (305)871-1531
 EB-0006719
 WALTER A. TILLIT JR., P.E.
 FLORIDA Lic. # 44167

ASSA / BERTHA COLONIAL SHUTTER (WITH STORM BARS)						L.C. DRAWN BY:
AMERICAN SHUTTER SYSTEMS ASSOC., INC.						08/11/17 DATE:
4268 WEST ROADS DRIVE WEST PALM BEACH, FL 33407 PHONE: (800)432-2204, FAX: (561)209-8380						17-105 DRAWING No
REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE	SHEET 14 OF 14
1	OLD 15-083	8/11/17	3			
2			4			



WALTER A. TILLIT, JR., P.E.

tilteco@aol.com
FL P.E. License No. 44167
FL E.B. License No. 0006719

PRODUCT EVALUATION REPORT

REPORT NO.: 17-0811.03
DATE: August 11, 2017
PRODUCT CATEGORY: Hurricane Shutters
PRODUCT SUB-CATEGORY: Colonial Shutters
PRODUCT NAME: ASSA/Bertha Colonial Shutter (with storm bars)
SUBMITTED BY: A.S.S.A./American Shutter Systems Association, Inc.
4268 Westroads Drive
West Palm Beach, Florida 33407

1. PURPOSE OF EVALUATION:

This is a Product Evaluation Report issued by **Walter A. Tillit, Jr., P.E.** (System ID # 1906) to the **American Shutter Systems Association, Inc. (A.S.S.A.)**, based on Rule Chapter No. 9B-72.070, Method 1d of the Florida Department of Business and Professional Regulation.

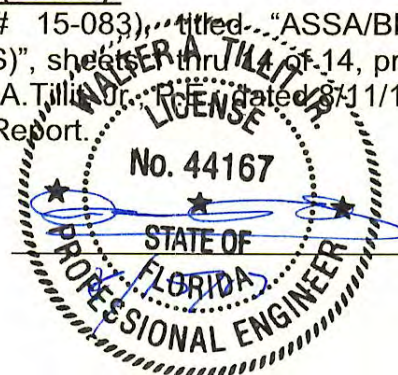
This product is being issued an Evaluation Report as described herein, and has been verified for compliance in accordance with the 2017 sixth edition of the Florida Building Code, and to verify that the product is for the purpose intended at least equivalent to that required by the Code.

This Product Evaluation Report shall be subject to review and revision in case of a Building Code Change that may affect its limitations and conditions.

2. EVIDENCE SUBMITTED:

2.1. PRODUCT EVALUATION DOCUMENT (P.E.D.):

Drawing No. 17-105 (revises Drawing # 15-083), titled "ASSA/BERTHA COLONIAL SHUTTER (WITH STORM BARS)", sheets thru of 14, prepared by Tilteco, Inc.; signed and sealed by Walter A. Tillit, Jr., P.E., dated 8/11/17. This drawing is an integral part of this Evaluation Report.



2.2. TEST REPORTS:

Large missile impact and fatigue loading under Protocols TAS 201 & 203, as per section 1626 of the Florida Building Code. Uniform Static loads in accordance with section 1626, per TAS 202 Protocol. Test reports prepared by American Testing Lab of South Florida, Report No. 0926.01-07, dated October 10, 2007 signed and sealed by William Mehner, P.E.

2.3. STRUCTURAL ENGINEERING CALCULATIONS:

On ASSA/Bertha Colonial Shutter (with Storm Bars) for anchor verification vs. design wind load and shutter span based on rational and comparative analysis, in accordance with sections 1612 of the Florida Building Code. Calculations prepared by Tilteco, Inc., dated 09/17/08, signed and sealed by Walter A. Tillit, Jr., P.E., and on August 11, 2017.

3. MISSILE IMPACT RESISTANCE:

Large missile impact under section 1626 of the Florida Building Code, per TAS 201 Protocol.

4. WIND LOADS RESISTANCE:

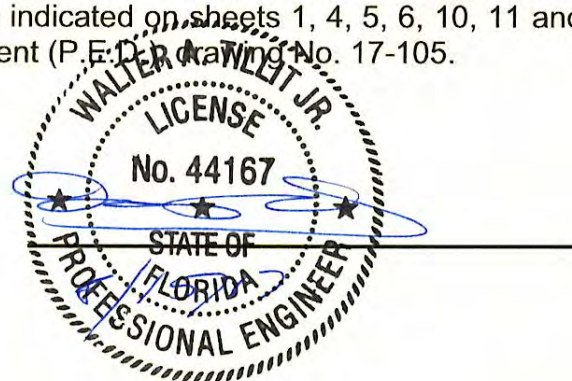
ASSA/Bertha Colonial Shutter (with Storm Bars) has been verified to sustain wind pressures. Maximum Shutter Span shall be as indicated on sheets 3 and 10 of 14, of Product Evaluation Document (P.E.D.), drawing No. 17-105. Anchor Details shall be as indicated on sheets 4, 5, 6, 11, 12 and 13 of 14, of Product Evaluation Document (P.E.D.), drawing No. 17-105.

5. INSTALLATION:

Shall be performed strictly in accordance with details indicated on sheets 3 thru 14 of 14, of Product Evaluation Document (P.E.D.), drawing No. 17-105. Minimum separation to glass shall be as indicated on sheets 7 and 13 of 14, of Product Evaluation Document (P.E.D.), drawing No. 17-105.

6. MATERIAL CHARACTERISTICS AND SPECIFICATIONS:

Shall be strictly in accordance with General Notes and Components indicated on sheets 1 and 2 of 14 of Product Evaluation Document (P.E.D.), drawing No. 17-105. Anchor specifications shall be as indicated on sheets 1, 4, 5, 6, 10, 11 and 12 of 14, of Product Evaluation Document (P.E.D.) drawing No. 17-105.



7. LIMITATIONS AND CONDITIONS OF USE:

7.1. Shall be strictly in compliance with General Notes No. 1, 2, 8, 9, 10, 11, 12 and 13, indicated on sheet 1 of 14, of Product Evaluation Document (P.E.D.), drawing No. 17-105 prepared by Tilteco, Inc. and signed and sealed by Walter A. Tillit, Jr., P.E.

7.2. Product **may** be installed within HIGH VELOCITY HURRICANE ZONES as defined on section 1620.2 of the Florida Building Code.

7.3. Product shall only be installed into wood frame, poured concrete or concrete block structures.

Product Evaluation Report prepared by Walter A. Tillit, Jr., P.E. (Florida License No. 44167), President of Tilteco, Inc. (Florida EB-0006719).



STORM SMART®

CGC1519801

Proposal #16719

John Bruno

925 Fleming St

Key West, FL 33040

03/26/2024





Proposal Date: 03/26/2024

License # CGC1519801

Homeowner Information:

John Bruno
jbrunoosu@aol.com
614-361-3028

Sales Representative Information:

Austin Klein
aklein@stormsmart.com
239-274-2710

Jobsite Address:

925 Fleming St
Key West, FL 33040

Project Total: \$57,943.68, Deposit: \$19,121.41
(including fees)

Additional Notes / Summary:

Protecting every opening of home with new shutters. All doors and pass thru window to kitchen will be protected with white aluminum corrugated shutters. All windows will be protected with navy blue impact colonial shutters.

Price includes: shutters, installation, permitting

Florida state sales tax and county surtax is included in the price of items considered personal property.

Approximate Delivery for just shutters and screens: 10-12 weeks, Approximate Delivery for just windows and doors: 20-22 weeks

Approximate Delivery for Bahama shutters, colonial shutters, and Panels: 8-10 weeks, Approximate Delivery for combination projects: 12-22 weeks

Please be advised, effective April 15, 2024, a nominal surcharge of 3% on payments made using credit cards will go into effect. This surcharge applies to all payments with credit cards. Alternative payments made through bank transfers, wires, ach, check, cash will not incur this surcharge.

Product Summary

Opening Number	Line Item Name	Product Type Name	Buck Width (inches)	Buck Height (inches)	Price after all discounts
1	Aluminum Panel	Storm Panels	36	107	\$864.31
4	Colonial Shutter 3	Colonial Shutters	35	64	\$1,548.86
5	Colonial Shutter 4	Colonial Shutters	35	64	\$1,548.86
6	Colonial Shutter 5	Colonial Shutters	35	64	\$1,548.86
7	Aluminum Panel 2	Storm Panels	61	98	\$1,118.75
8	Aluminum Panel 3	Storm Panels	61	98	\$1,118.75
9	Aluminum Panel 4	Storm Panels	31	83	\$638.32
10	Aluminum Panel 5	Storm Panels	51	44	\$487.75
11	Colonial Shutter 6	Colonial Shutters	39	44	\$1,214.26
12	Colonial Shutter 7	Colonial Shutters	21	49	\$801.41
14	Colonial Shutter 8	Colonial Shutters	21	50	\$815.98
15	Colonial Shutter 9	Colonial Shutters	30	51	\$1,107.41
16	Colonial Shutter 10	Colonial Shutters	30	51	\$1,107.41
17	Aluminum Panel 7	Storm Panels	32	88	\$647.13
18	Colonial Shutter 11	Colonial Shutters	35	64	\$1,548.86
19	Colonial Shutter 12	Colonial Shutters	35	64	\$1,548.86
20	Colonial Shutter 13	Colonial Shutters	35	64	\$1,548.86
21	Colonial Shutter 14	Colonial Shutters	35	64	\$1,548.86
22	Colonial Shutter 15	Colonial Shutters	35	64	\$1,548.86
23	Colonial Shutter 16	Colonial Shutters	35	64	\$1,548.86
24	Colonial Shutter 17	Colonial Shutters	35	64	\$1,623.86
25	Aluminum Panel 8	Storm Panels	35	83	\$645.27
26	Colonial Shutter 18	Colonial Shutters	35	64	\$1,798.86
27	Colonial Shutter 19	Colonial Shutters	35	64	\$1,798.86
28	Colonial Shutter 20	Colonial Shutters	35	64	\$1,798.86
29	Colonial Shutter 21	Colonial Shutters	35	64	\$1,798.86
30	Colonial Shutter 22	Colonial Shutters	33	64	\$1,723.30
31	Colonial Shutter 23	Colonial Shutters	33	64	\$1,723.30
32	Colonial Shutter 24	Colonial Shutters	35	64	\$1,798.86
33	Colonial Shutter 25	Colonial Shutters	35	64	\$1,798.86
34	Colonial Shutter 26	Colonial Shutters	35	64	\$1,798.86
35	Aluminum Panel 9	Storm Panels	35	83	\$620.02
36	Colonial Shutter 27	Colonial Shutters	35	64	\$1,623.86
37	Colonial Shutter 28	Colonial Shutters	35	64	\$1,623.86
38	Colonial Shutter 29	Colonial Shutters	35	64	\$1,623.86
39	Colonial Shutter 30	Colonial Shutters	35	64	\$1,623.86
40	Colonial Shutter 31	Colonial Shutters	35	64	\$1,623.86
41	Colonial Shutter 32	Colonial Shutters	35	64	\$1,623.86
2	Colonial Shutter	Colonial Shutters	35	64	\$1,548.86
3	Colonial Shutter 2	Colonial Shutters	35	64	\$1,548.86
13	Aluminum Panel 6	Storm Panels	31	81	\$626.13



Storm Panels

Aluminum Panel

1 x \$864.31

Options

Description:	Storm Panels
Opening Number:	1
Egress:	Yes
Buck Width (inches):	36
Buck Height (inches):	107
Panel Type:	White Aluminum
Panel Orientation:	Vertical
Mounting Type:	Track
Track Mount Location:	Outside
Do the Panels Need to be Arched?:	No
Panel Track Color:	White



Colonial Shutters

Colonial Shutter 3

1 x \$1,548.86

Options

Description:	Colonial Shutters
Opening Number:	4
Install Floor:	Ground
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 4

1 x \$1,548.86

Options

Description:	Colonial Shutters
Opening Number:	5
Install Floor:	Ground
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 5

1 x \$1,548.86

Options

Description:	Colonial Shutters
Opening Number:	6
Install Floor:	Ground
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Storm Panels

Aluminum Panel 2

1 x \$1,118.75

Options

Description:	Storm Panels
Opening Number:	7
Egress:	No
Buck Width (inches):	61
Buck Height (inches):	98
Panel Type:	White Aluminum
Panel Orientation:	Vertical
Mounting Type:	Track
Track Mount Location:	Outside
Do the Panels Need to be Arched?:	No
Panel Track Color:	White



Storm Panels

Aluminum Panel 3

1 x \$1,118.75

Options

Description:	Storm Panels
Opening Number:	8
Egress:	No
Buck Width (inches):	61
Buck Height (inches):	98
Panel Type:	White Aluminum
Panel Orientation:	Vertical
Mounting Type:	Track
Track Mount Location:	Outside
Do the Panels Need to be Arched?:	No
Panel Track Color:	White



Storm Panels

Aluminum Panel 4

1 x \$638.32

Options

Description:	Storm Panels
Opening Number:	9
Egress:	No
Buck Width (inches):	31
Buck Height (inches):	83
Panel Type:	White Aluminum
Panel Orientation:	Vertical
Mounting Type:	Track
Track Mount Location:	Outside
Do the Panels Need to be Arched?:	No
Panel Track Color:	White

Storm Panels



Colonial Shutters



Colonial Shutters



Colonial Shutters

Aluminum Panel 5

1 x \$487.75

Options

Description:	<i>Storm Panels</i>
Opening Number:	<i>10</i>
Egress:	<i>No</i>
Buck Width (inches):	<i>51</i>
Buck Height (inches):	<i>44</i>
Panel Type:	<i>White Aluminum</i>
Panel Orientation:	<i>Vertical</i>
Mounting Type:	<i>Track</i>
Track Mount Location:	<i>Outside</i>
Do the Panels Need to be Arched?:	<i>No</i>
Panel Track Color:	<i>White</i>

Colonial Shutter 6

1 x \$1,214.26

Options

Description:	<i>Colonial Shutters</i>
Opening Number:	<i>11</i>
Install Floor:	<i>Ground</i>
Buck Width (inches):	<i>39</i>
Buck Height (inches):	<i>44</i>
Colonial Shutter Type:	<i>Bifold</i>
Colonial Color:	<i>White</i>

Colonial Shutter 7

1 x \$801.41

Options

Description:	<i>Colonial Shutters</i>
Opening Number:	<i>12</i>
Install Floor:	<i>Ground</i>
Buck Width (inches):	<i>21</i>
Buck Height (inches):	<i>49</i>
Colonial Shutter Type:	<i>Bifold</i>
Colonial Color:	<i>White</i>

Colonial Shutter 8

1 x \$815.98

Options

Description:	<i>Colonial Shutters</i>
Opening Number:	<i>14</i>
Install Floor:	<i>Ground</i>
Buck Width (inches):	<i>21</i>
Buck Height (inches):	<i>50</i>
Colonial Shutter Type:	<i>Bifold</i>
Colonial Color:	<i>White</i>



Colonial Shutters

Colonial Shutter 9

1 x \$1,107.41

Options

Description:	Colonial Shutters
Opening Number:	15
Install Floor:	Ground
Buck Width (inches):	30
Buck Height (inches):	51
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 10

1 x \$1,107.41

Options

Description:	Colonial Shutters
Opening Number:	16
Install Floor:	Ground
Buck Width (inches):	30
Buck Height (inches):	51
Colonial Shutter Type:	Bifold
Colonial Color:	White



Storm Panels

Aluminum Panel 7

1 x \$647.13

Options

Description:	Storm Panels
Opening Number:	17
Egress:	No
Buck Width (inches):	32
Buck Height (inches):	88
Panel Type:	White Aluminum
Panel Orientation:	Vertical
Mounting Type:	Track
Track Mount Location:	Outside
Do the Panels Need to be Arched?:	No
Panel Track Color:	White



Storm Panels

Aluminum Panel 8

1 x \$645.27

Options

Description:	Storm Panels
Opening Number:	25
Egress:	No
Buck Width (inches):	35
Buck Height (inches):	83
Panel Type:	White Aluminum
Panel Orientation:	Vertical
Mounting Type:	Track
Track Mount Location:	Outside
Do the Panels Need to be Arched?:	No
Panel Track Color:	White



Storm Panels

Aluminum Panel 9

1 x \$620.02

Options

Description:	Storm Panels
Opening Number:	35
Egress:	No
Buck Width (inches):	35
Buck Height (inches):	83
Panel Type:	White Aluminum
Panel Orientation:	Vertical
Mounting Type:	Track
Track Mount Location:	Outside
Do the Panels Need to be Arched?:	No
Panel Track Color:	White



Colonial Shutters

Colonial Shutter 11

1 x \$1,548.86

Options

Description:	Colonial Shutters
Opening Number:	18
Install Floor:	Ground
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 12

1 x \$1,548.86

Options

Description:	Colonial Shutters
Opening Number:	19
Install Floor:	Ground
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 13

1 x \$1,548.86

Options

Description:	Colonial Shutters
Opening Number:	20
Install Floor:	Ground
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 14

1 x \$1,548.86

Options

Description:	Colonial Shutters
Opening Number:	21
Install Floor:	Ground
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 15

1 x \$1,548.86

Options

Description:	Colonial Shutters
Opening Number:	22
Install Floor:	Ground
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 16

1 x \$1,548.86

Options

Description:	Colonial Shutters
Opening Number:	23
Install Floor:	Ground
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 17

1 x \$1,623.86

Options

Description:	Colonial Shutters
Opening Number:	24
Install Floor:	2nd
Install Tier:	Haul Up
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 18

1 x \$1,798.86

Options

Description:	Colonial Shutters
Opening Number:	26
Install Floor:	2nd
Install Tier:	Special Equipment
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 19

1 x \$1,798.86

Options

Description:	Colonial Shutters
Opening Number:	27
Install Floor:	2nd
Install Tier:	Special Equipment
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 20

1 x \$1,798.86

Options

Description:	Colonial Shutters
Opening Number:	28
Install Floor:	2nd
Install Tier:	Special Equipment
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 21

1 x \$1,798.86

Options

Description:	Colonial Shutters
Opening Number:	29
Install Floor:	2nd
Install Tier:	Special Equipment
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 22

1 x \$1,723.30

Options

Description:	Colonial Shutters
Opening Number:	30
Install Floor:	2nd
Install Tier:	Special Equipment
Buck Width (inches):	33
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 23

1 x \$1,723.30

Options

Description:	Colonial Shutters
Opening Number:	31
Install Floor:	2nd
Install Tier:	Special Equipment
Buck Width (inches):	33
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 24

1 x \$1,798.86

Options

Description:	Colonial Shutters
Opening Number:	32
Install Floor:	2nd
Install Tier:	Special Equipment
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 25

1 x \$1,798.86

Options

Description:	Colonial Shutters
Opening Number:	33
Install Floor:	2nd
Install Tier:	Special Equipment
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 26

1 x \$1,798.86

Options

Description:	Colonial Shutters
Opening Number:	34
Install Floor:	2nd
Install Tier:	Special Equipment
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 27

1 x \$1,623.86

Options

Description:	Colonial Shutters
Opening Number:	36
Install Floor:	2nd
Install Tier:	Haul Up
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 28

1 x \$1,623.86

Options

Description:	Colonial Shutters
Opening Number:	37
Install Floor:	2nd
Install Tier:	Haul Up
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 29

1 x \$1,623.86

Options

Description:	Colonial Shutters
Opening Number:	38
Install Floor:	2nd
Install Tier:	Haul Up
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 30

1 x \$1,623.86

Options

Description:	Colonial Shutters
Opening Number:	39
Install Floor:	2nd
Install Tier:	Haul Up
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 31

1 x \$1,623.86

Options

Description:	Colonial Shutters
Opening Number:	40
Install Floor:	2nd
Install Tier:	Haul Up
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter 32

1 x \$1,623.86

Options

Description:	Colonial Shutters
Opening Number:	41
Install Floor:	2nd
Install Tier:	Haul Up
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters

Colonial Shutter

1 x \$1,548.86

Options

Description:	Colonial Shutters
Opening Number:	2
Install Floor:	Ground
Buck Width (inches):	35
Buck Height (inches):	64
Colonial Shutter Type:	Bifold
Colonial Color:	White



Colonial Shutters



Storm Panels

Colonial Shutter 2

1 x \$1,548.86

Options

Description:	<i>Colonial Shutters</i>
Opening Number:	<i>3</i>
Install Floor:	<i>Ground</i>
Buck Width (inches):	<i>35</i>
Buck Height (inches):	<i>64</i>
Colonial Shutter Type:	<i>Bifold</i>
Colonial Color:	<i>White</i>

Aluminum Panel 6

1 x \$626.13

Options

Description:	<i>Storm Panels</i>
Opening Number:	<i>13</i>
Egress:	<i>No</i>
Buck Width (inches):	<i>31</i>
Buck Height (inches):	<i>81</i>
Panel Type:	<i>White Aluminum</i>
Panel Orientation:	<i>Vertical</i>
Mounting Type:	<i>Track</i>
Track Mount Location:	<i>Outside</i>
Do the Panels Need to be Arched?:	<i>No</i>
Panel Track Color:	<i>White</i>

Additional Project Details

Permit & Engineering Fees:

Permit & Engineering Fees

1 x \$1,687.68

Package Price:	\$57,943.68
Deposit:	-\$19,121.41
Balance:	\$38,822.27

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., July 23, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF EXISTING WOOD SHUTTERS WITH ALUMINUM SHUTTERS.

#925 FLEMING STREET

Applicant – Richard McChesney Application #H2024-0028

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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 _____
Lori Thompson _____, 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:
925 Fleming Street _____ on the
16th day of July, 2024.

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 July 23rd, 2024.

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 H2024-0028.

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

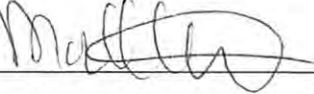
Signed Name of Affiant:


Date: 7/17/24
Address: 500 Fleming Street
City: Key West
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17th day of July, 2024.

By (Print name of Affiant) Lori Thompson _____ 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: _____





Public Meeting Notice

REPLACEMENT OF EXISTING NON-SOLITERS WITH ALTERNATIVE SOLITERS

925



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 4:00 p.m., **July 23, 2024**, at City Hall, 1500 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REPLACEMENT OF EXISTING WOOD SHUTTERS WITH ALUMINUM SHUTTERS.

#925 FLEMING STREET

Applicant – Richard McChesney Application #12024-0028

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1500 White Street, call 305-896-8973 or visit our website at www.cityofkeywest.com.

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

ADA ACCOMMODATION: In compliance with the City of Key West for persons with physical disabilities, the Commission will provide an American Sign Language (ASL) Interpreter at the public meeting. If you are unable to attend the meeting, you may request a copy of the application materials by contacting the City of Key West at 305-896-8973. For more information, please visit the City of Key West website at www.cityofkeywest.com.

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 00005410-000000
 Account# 1005592
 Property ID 1005592
 Millage Group 10KW
 Location 925 FLEMING St, KEY WEST
 Address
 Legal Description KW PT LOT 1 SQR 33 A1-244 COUNTY JUDGE'S SERIES 3-B8 OR488-182 OR765-1991 OR842-1468 OR1014-428 OR1903-479 OR1929-2159 OR2814-456 OR2943-0827 OR3232-0911
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BRUNO JOHN 925 Fleming St Key West FL 33040
 BRUNO ELIZABETH 925 Fleming St Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,273,847	\$1,302,154	\$1,153,342	\$1,165,744
+ Market Misc Value	\$28,288	\$29,183	\$30,077	\$30,972
+ Market Land Value	\$1,346,538	\$1,020,250	\$754,600	\$748,825
= Just Market Value	\$2,648,673	\$2,351,587	\$1,938,019	\$1,945,541
= Total Assessed Value	\$2,345,003	\$2,131,821	\$1,938,019	\$1,945,541
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,648,673	\$2,351,587	\$1,938,019	\$1,945,541

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,020,250	\$1,302,154	\$29,183	\$2,351,587	\$2,131,821	\$0	\$2,351,587	\$0
2021	\$754,600	\$1,153,342	\$30,077	\$1,938,019	\$1,938,019	\$0	\$1,938,019	\$0
2020	\$748,825	\$1,165,744	\$30,972	\$1,945,541	\$1,945,541	\$0	\$1,945,541	\$0
2019	\$789,250	\$1,178,145	\$31,951	\$1,999,346	\$1,999,346	\$0	\$1,999,346	\$0
2018	\$694,925	\$1,092,436	\$32,928	\$1,820,289	\$1,820,289	\$0	\$1,820,289	\$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 SUPERIOR DRY (01SD)	5,000.00	Square Foot	50.3	100

Buildings

Building ID	333	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	3642	Roof Type	GABLE/HIP
Finished Sq Ft	2508	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	326	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	1
Depreciation %	12	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,022	0	322
FLA	FLOOR LIV AREA	2,508	2,508	388
OPU	OP PR UNFIN LL	112	0	72
TOTAL		3,642	2,508	782

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1996	1997	3 x 50	1	150 SF	2
FENCES	2002	2003	3 x 14	1	42 SF	2
FENCES	2002	2003	6 x 86	1	516 SF	2
CUSTOM POOL	2003	2004	20 x 10	1	200 SF	5
BRICK PATIO	2004	2005	4 x 25	1	100 SF	3
BRICK PATIO	2004	2005	3 x 18	1	54 SF	3
UTILITY BLDG	2004	2005	5 x 8	0	40 SF	2
BRICK PATIO	2004	2005	3 x 75	1	225 SF	3
BRICK PATIO	2004	2005	0 x 0	1	489 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/26/2023	\$3,500,000	Warranty Deed	2423521	3232	0911	01 - Qualified	Improved		
12/20/2018	\$2,400,000	Warranty Deed	2200701	2943	0827	01 - Qualified	Improved		
8/29/2016	\$1,931,300	Warranty Deed		2814	456	01 - Qualified	Improved		
6/13/2003	\$1,050,000	Warranty Deed		1903	0479	Q - Qualified	Improved		
7/1/1978	\$80,000	Conversion Code		765	1991	Q - Qualified	Improved		

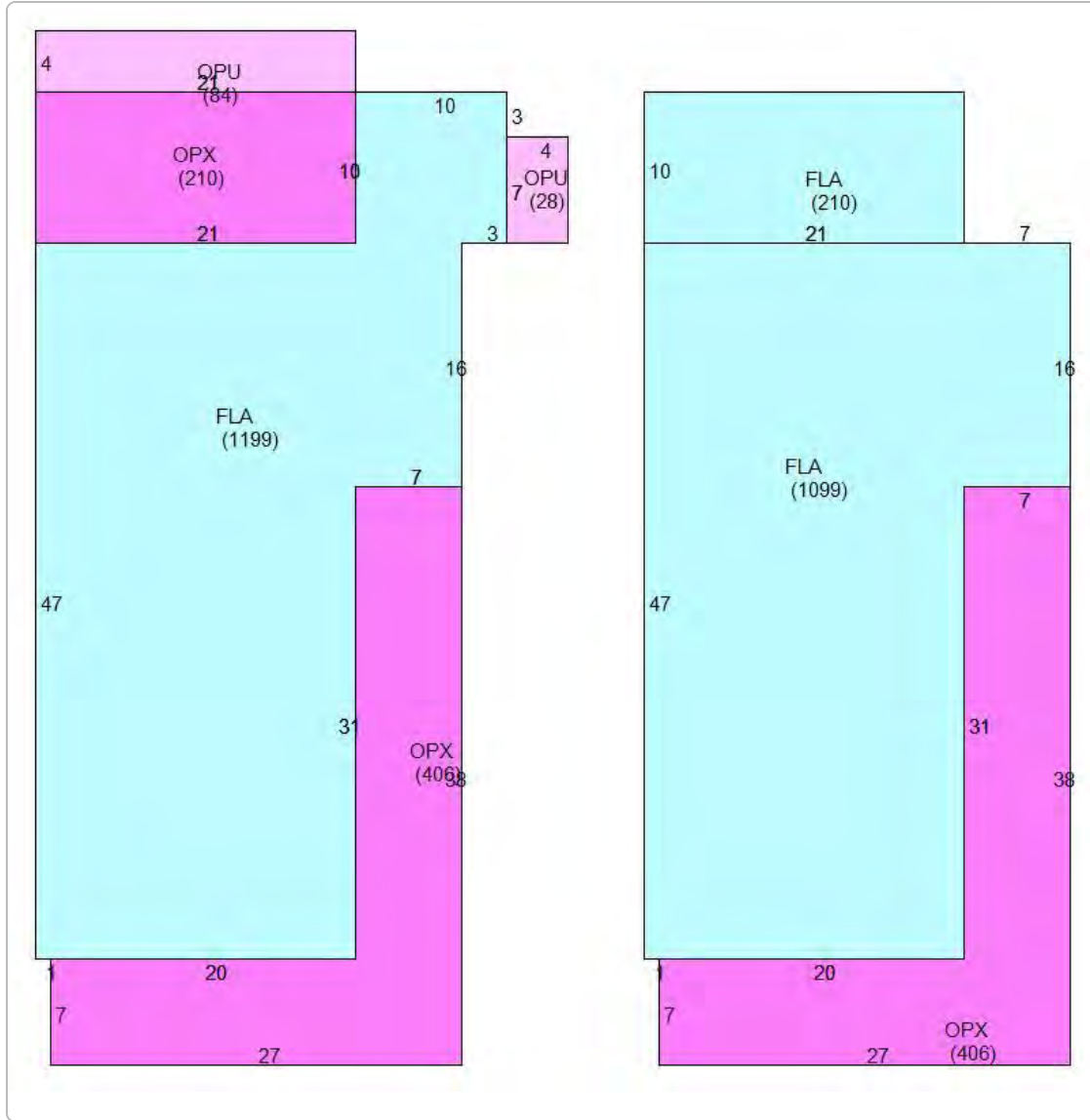
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-2196	8/1/2023		\$54,026	Residential	remove existing wood flooring and replace with new 1,008 Pine Boards
17-2893	7/24/2017	12/6/2017	\$18,000	Residential	COMPLETE WIRING PER PLANS, COMPLETE WIRING OF SECOND STORY ADDITION
17-2724	7/17/2017	12/8/2017	\$6,000	Residential	ROUGH AND SET 1 TOILET, 2 LAVS, 1 SHOWER AND 1 CLOTHES WASHER
17-1158	4/12/2017	12/6/2017	\$110,000	Residential	CONSTRUCT NEW MASTER BEDROOM, BATHROOM AND DECK PER PLANS
164824	1/6/2017	12/6/2017	\$4,500	Residential	STRAIGHTEN FENCE LINE IN FRONT WITH 6X6 POSTS AN 4'H PICKETS.
16-3380	8/31/2016	12/6/2017	\$6,500	Residential	ADDITIONAL CABINETS FOR ISLAND SAND & PAINT, INSTALL PPOKET DOORS BETWEEN DINING ROOM ADN LR. REPAIR HAND RAILS AS NEEDED
03-3541	11/13/2003	8/20/2004	\$71,500	Residential	TOTAL INT.RENOV. + SBF
03-3833	11/12/2003	8/20/2004	\$12,000	Residential	6 X 24 ADDITION
03-3607	10/15/2003	11/25/2003	\$19,800	Residential	INSTALL POOL
03-2542	10/1/2003	11/25/2003	\$600	Residential	INTERIOR WORK
03-1514	5/1/2003	11/25/2003	\$9,750	Residential	METAL SHINGLE ROOFING
02-2538	9/13/2002	11/25/2003	\$1,500	Residential	FENCE
01-3877	12/19/2001	8/21/2002	\$600	Residential	A/C ELECTRIC
01-2998	9/11/2001	10/9/2001	\$4,000	Residential	INSTALL C/AC
99-0959	4/8/1999	8/13/1999	\$2,500	Residential	REPLACE FENCE/NORTH SIDE
97-2661	8/1/1997	11/1/1997	\$250	Residential	FENCE
B942939	9/1/1994	12/1/1994	\$1,673	Residential	& REPLACE METAL V CRIMP
B942939	9/1/1994	12/1/1994	\$1,673	Residential	REPAIR ROTTEN PORCH ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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Contact Us

