



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: September 24, 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 louvers, 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

MAY 29 2024

TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC 2024-0028	REVISION #	INITIAL & DATE TK 5/29/24
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	925 Fleming Street, Key West, FL 33040	
NAME ON DEED:	John and Elizabeth Bruno	PHONE NUMBER (614) 361-3028
OWNER'S MAILING ADDRESS:	925 Fleming Street, Key West, FL 33040	EMAIL jbrunoosu@aol.com
APPLICANT NAME:	Richard McChesney	PHONE NUMBER (305) 293-8791
APPLICANT'S ADDRESS:	500 Fleming Street, Key West FL 33040	EMAIL richard@spottswoodlaw.com
APPLICANT'S SIGNATURE:		DATE 5/29/24

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO___ INVOLVES A HISTORIC STRUCTURE: YES ☒ NO___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Replacement of shutters on up to 32 windows.
Aluminum material for consideration
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

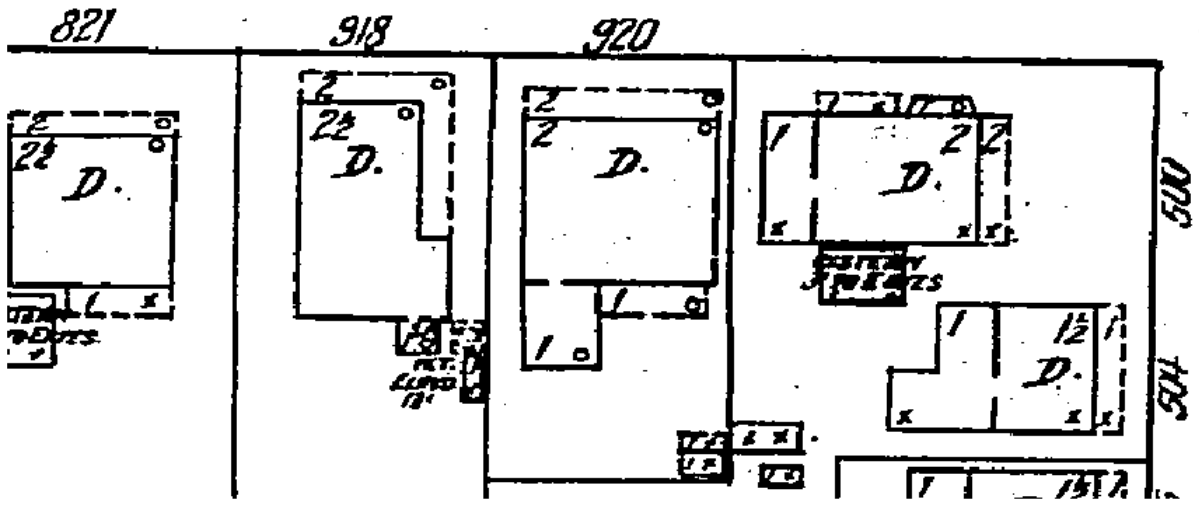
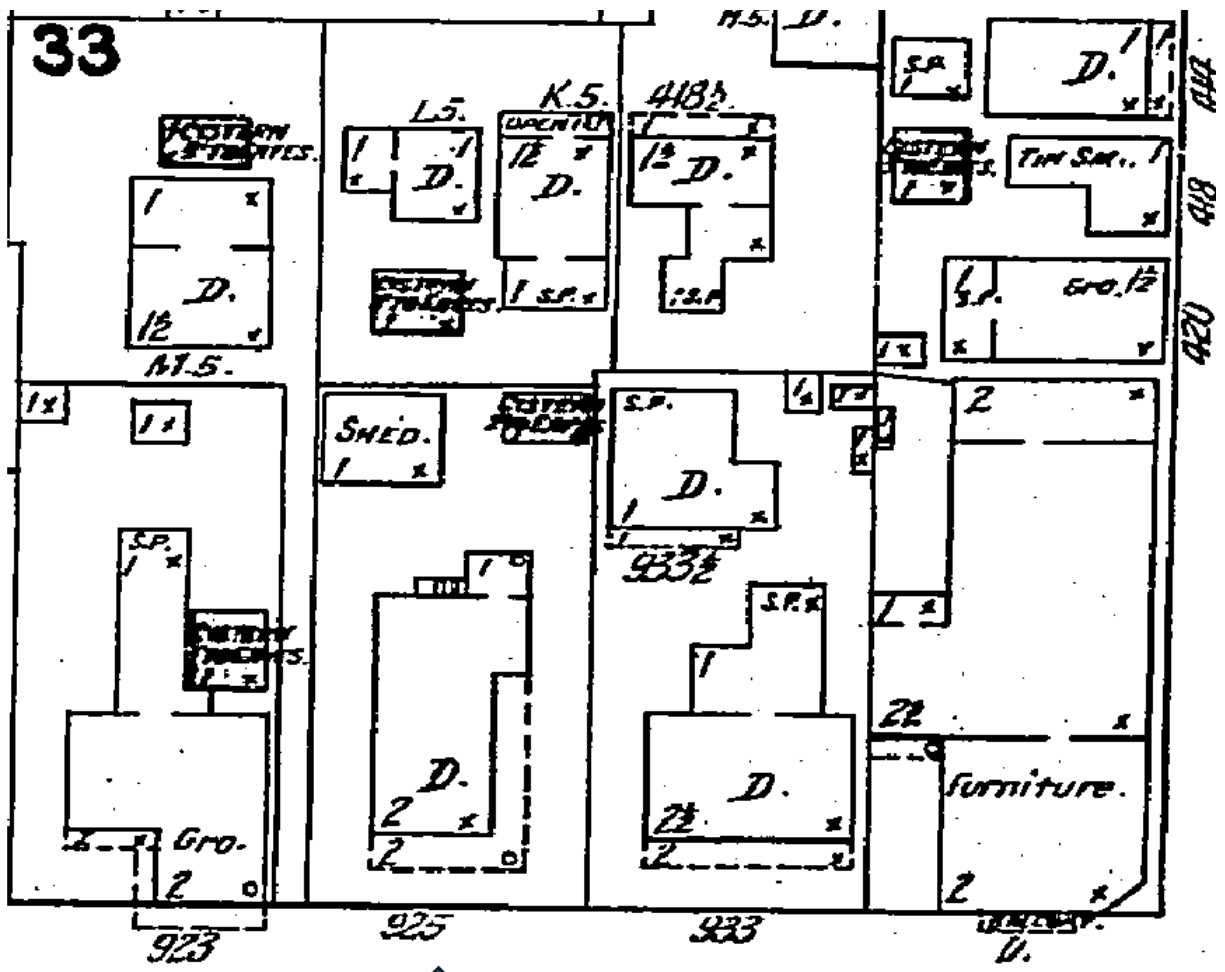
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

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

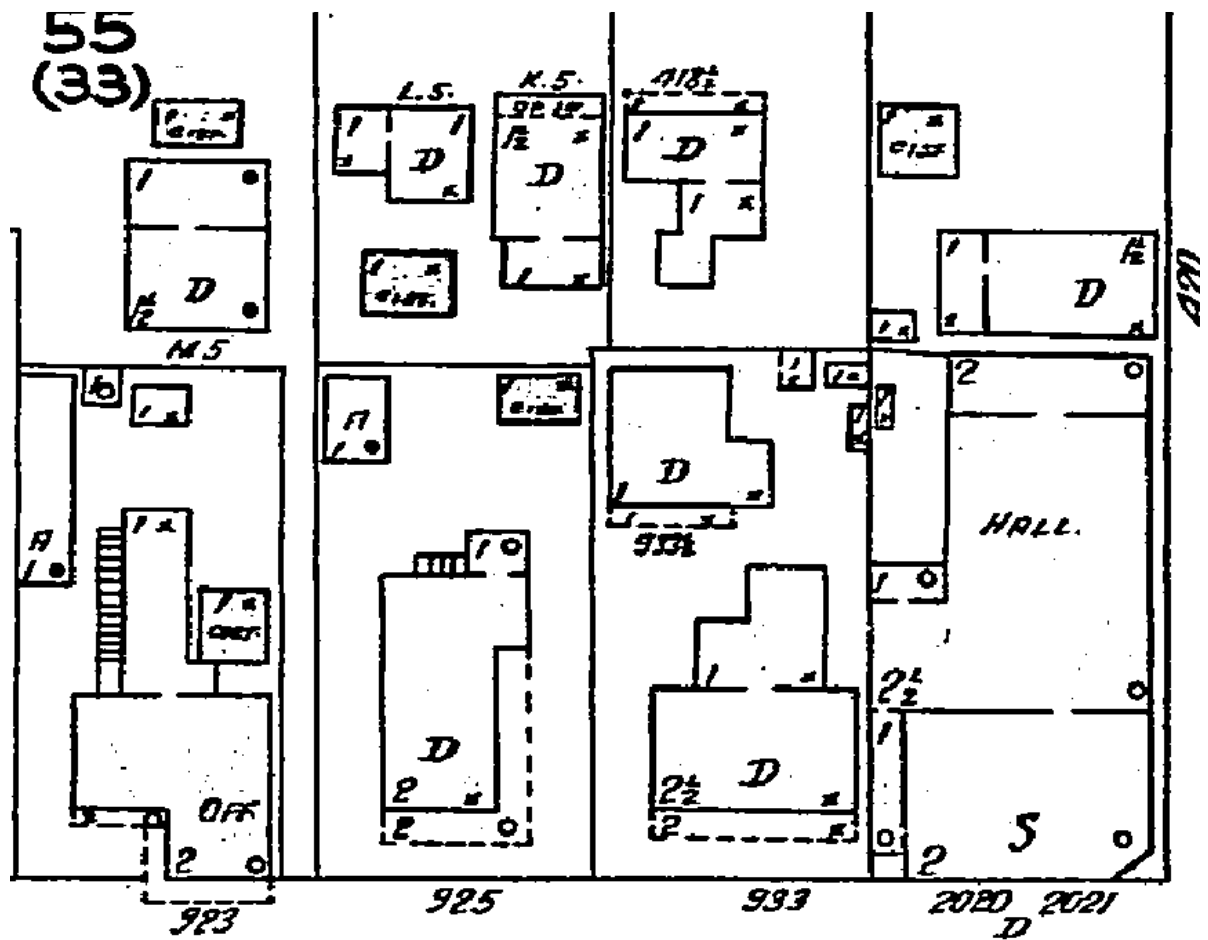
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 6.25.24	___ APPROVED ___ NOT APPROVED ☒ DEFERRED FOR FUTURE CONSIDERATION	INITIAL: 143
MEETING DATE: 7.23.24	___ APPROVED ___ NOT APPROVED ☒ DEFERRED FOR FUTURE CONSIDERATION	INITIAL: 143
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ 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.

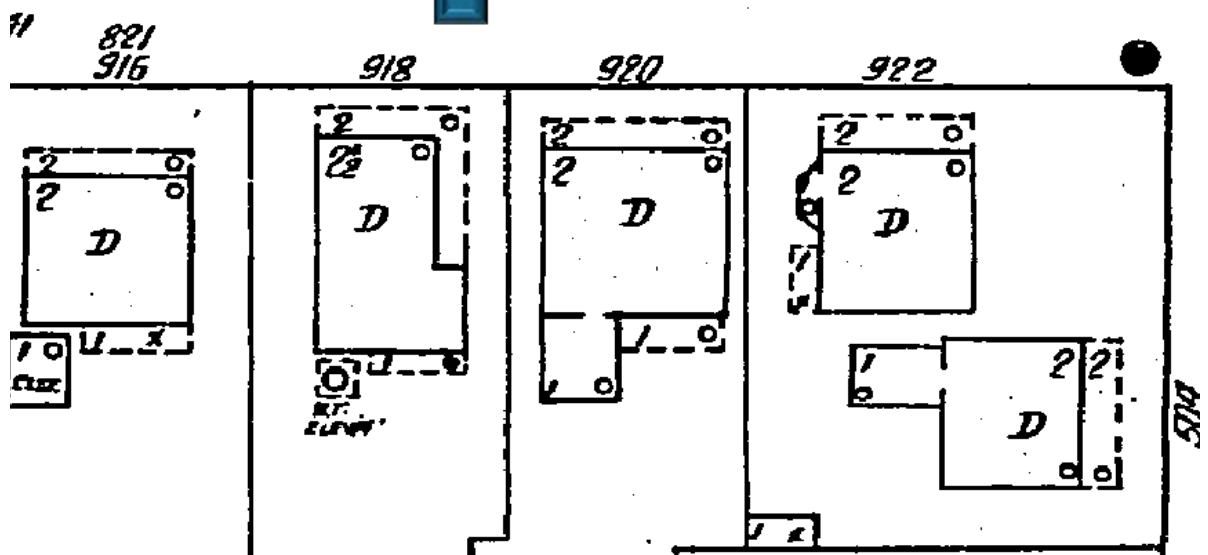
SANBORN MAPS



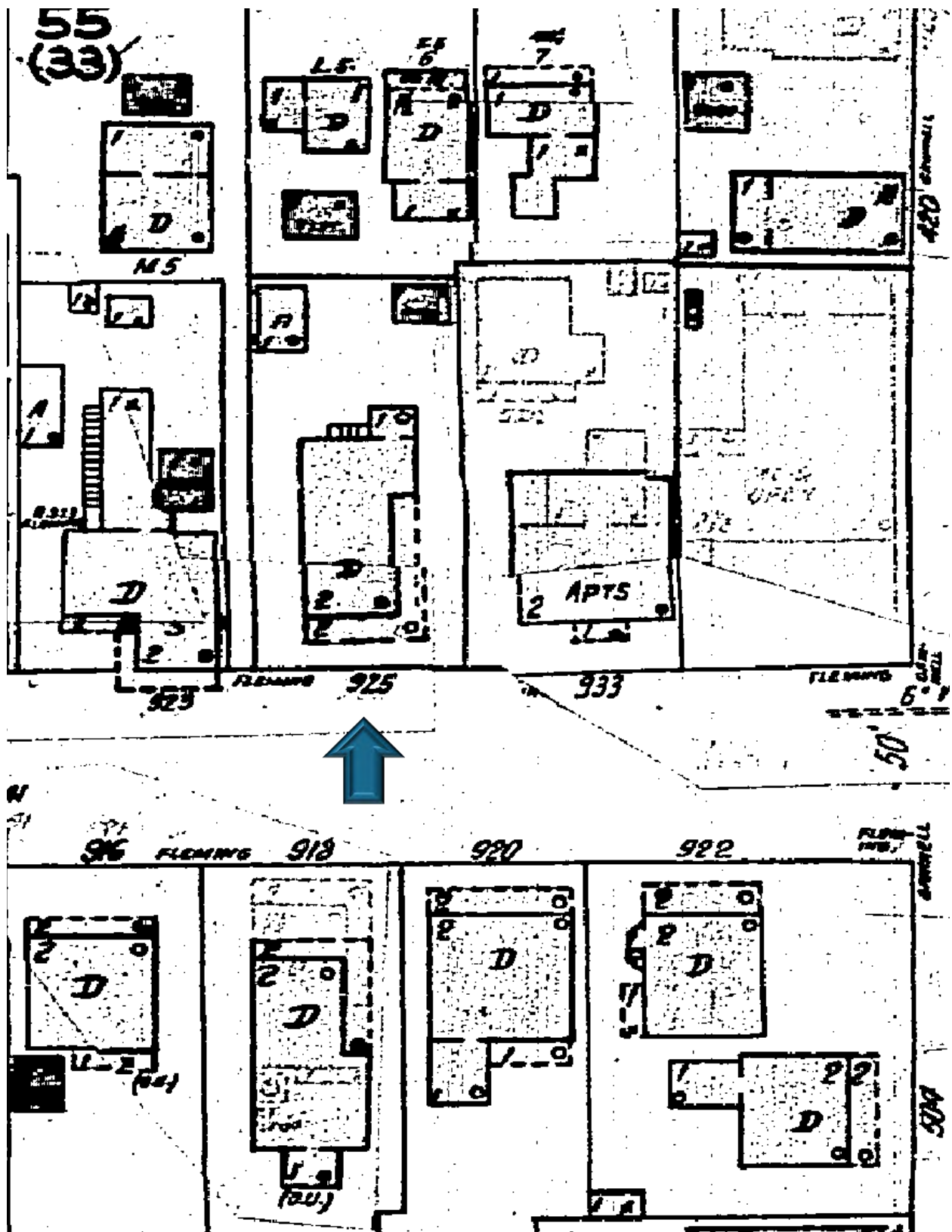
1912 Sanborn Map



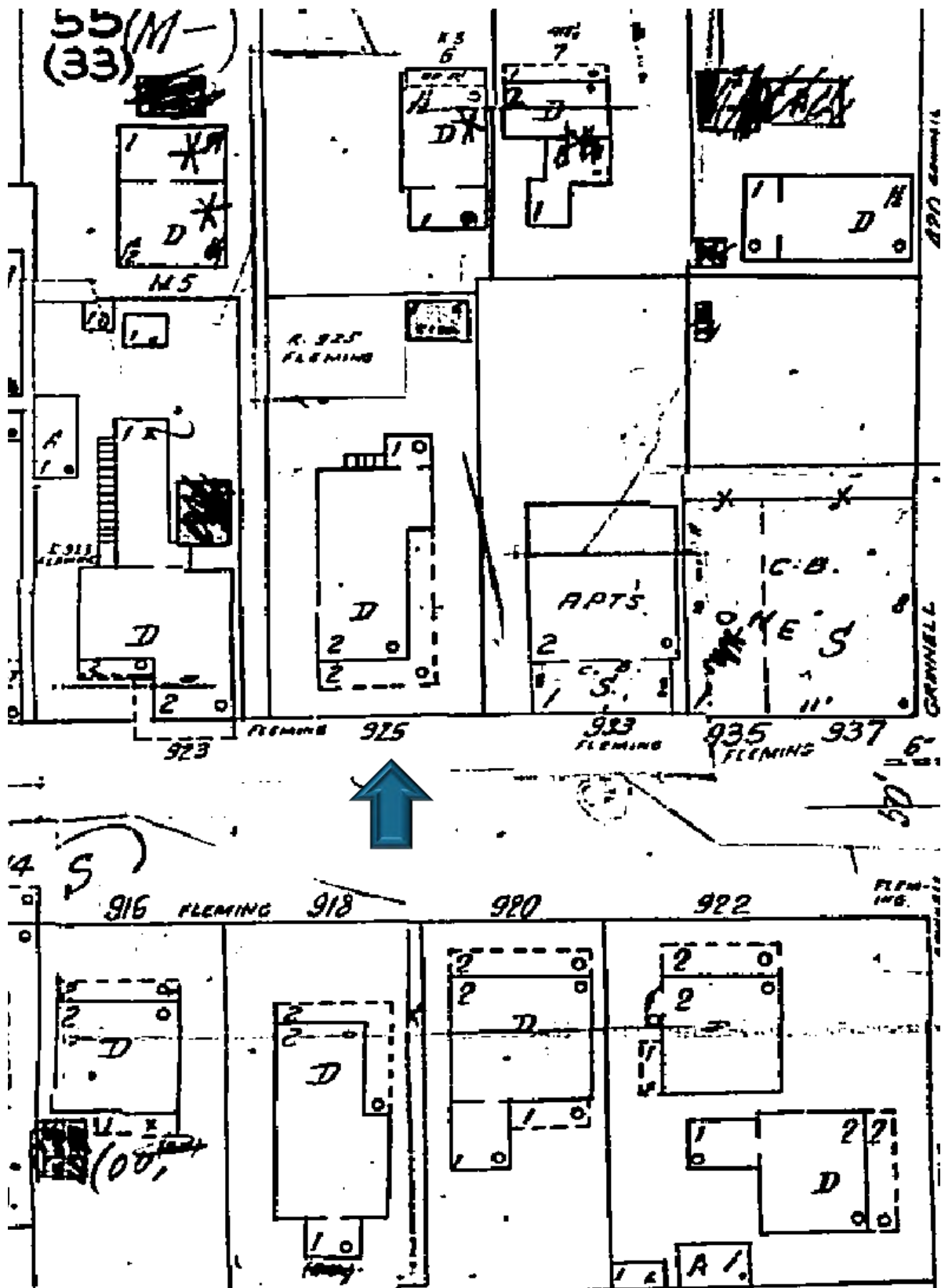
W. PIPE. R.



1926 Sanborn Map



1948 Sanborn Map



PROJECT PHOTOS



925 Fleming Street circa 1965. Monroe County Library.



PROPOSED DESIGN



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.

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.

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.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.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).

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.

A circular professional engineer seal for the State of Florida. The outer ring contains the text "WALTER A. TILLIT JR." at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside this ring, the word "LICENSE" is at the top, "No. 44167" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars. A blue ink signature is written across the center of the seal, overlapping the license number and the state name.

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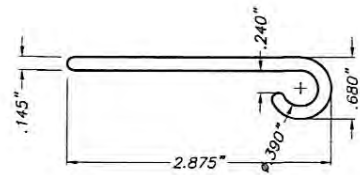
TILLIT TESTING & ENGINEERING COMPANY

8355 N.W. 36th. St. Ste. 305, VIRGINIA GARDENS, FLORIDA 33166
 Phone : (305)871-1530 Fax : (305)871-1531

EB-0006719

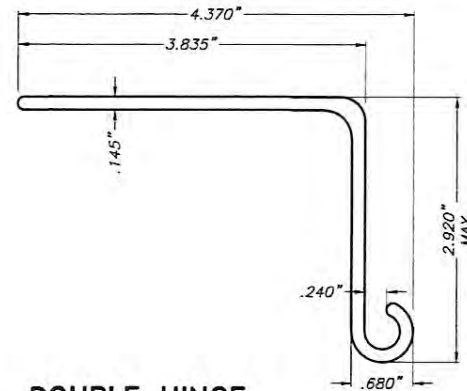
WALTER A. TILLIT Jr., P.E.
 FLORIDA Lic. # 44167

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																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">REV. No</th> <th style="width: 40%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td style="text-align: center;">1</td> <td>OLD 15-083</td> <td>8/11/17</td> </tr> <tr> <td style="text-align: center;">2</td> <td></td> <td></td> </tr> </table>	REV. No	DESCRIPTION	DATE	1	OLD 15-083	8/11/17	2			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">REV. No</th> <th style="width: 40%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td style="text-align: center;">3</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">4</td> <td></td> <td></td> </tr> </table>	REV. No	DESCRIPTION	DATE	3			4			SHEET 1 OF 14			
REV. No	DESCRIPTION	DATE																					
1	OLD 15-083	8/11/17																					
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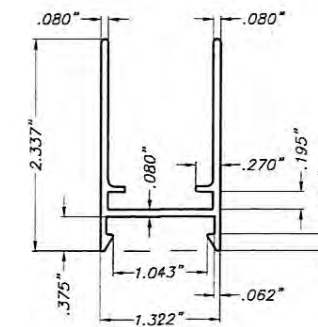
(B) FLAT HINGE

ALUMINUM EXTRUSION 2.375" LONG AT (D)



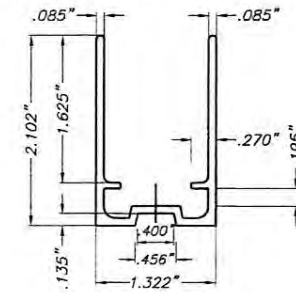
(D) DOUBLE HINGE

ALUMINUM EXTRUSION, 2.375" LONG



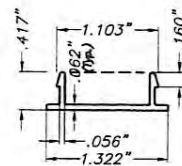
(E) COLONIAL FRAME

ALUMINUM EXTRUSION



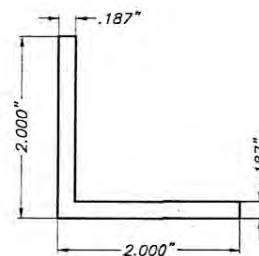
(E1) ALTERNATE COLONIAL FRAME

ALUMINUM EXTRUSION



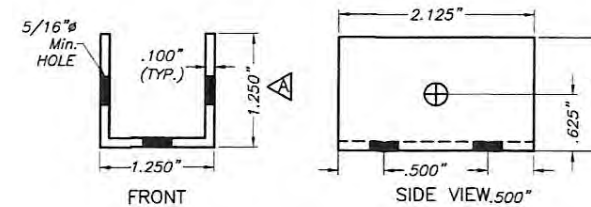
(F) SNAP CAP

ALUMINUM EXTRUSION



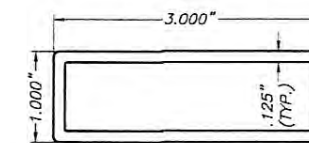
(G) CORNER KEY

1 1/8" LONG
ALUMINUM EXTRUSION



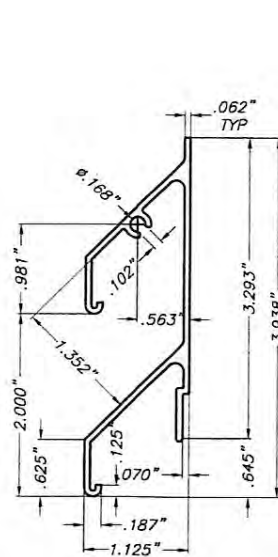
(N) H.V. STORM BAR CLIP

2 1/8" LONG.
ALUMINUM EXTRUSION



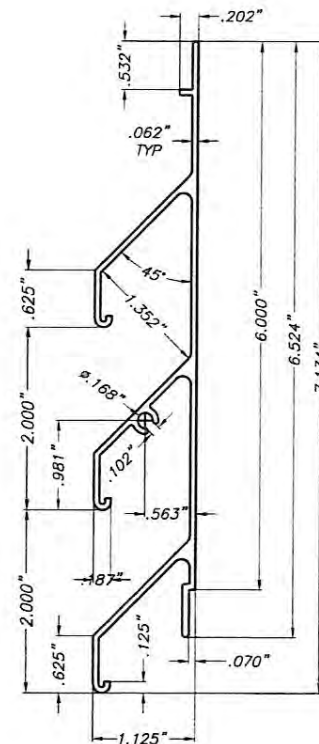
(O1) STORM BAR TYPE 2

ALUMINUM EXTRUSION



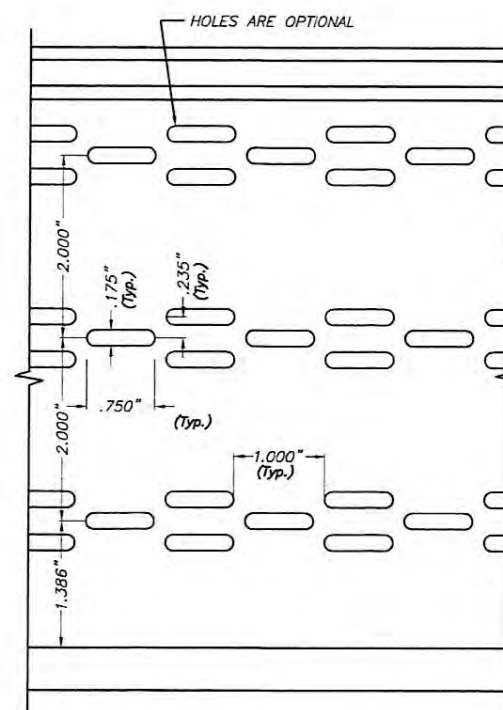
(H) HALF SHUTTER BLADE

ALUMINUM EXTRUSION



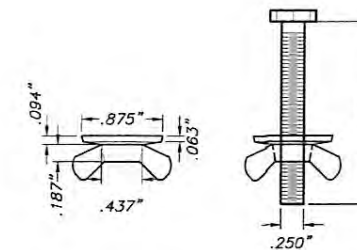
(I) SHUTTER BLADE

ALUMINUM EXTRUSION

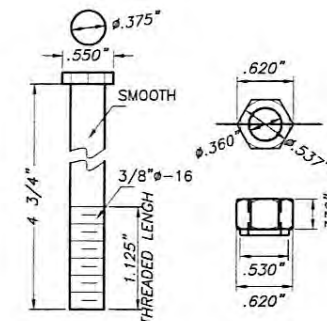


SHUTTER BLADE ELEVATION

ALUMINUM EXTRUSION



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

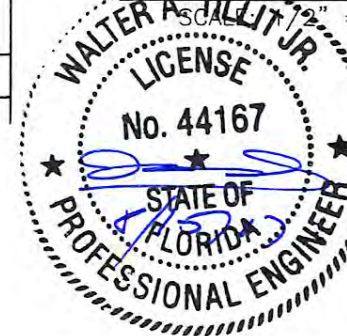


(Q2) ALUMINUM PIN FOR HINGE

6061-T6 ALUMINUM ALLOY

COMPONENTS

SCALE: 1/2" = 1"



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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

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

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

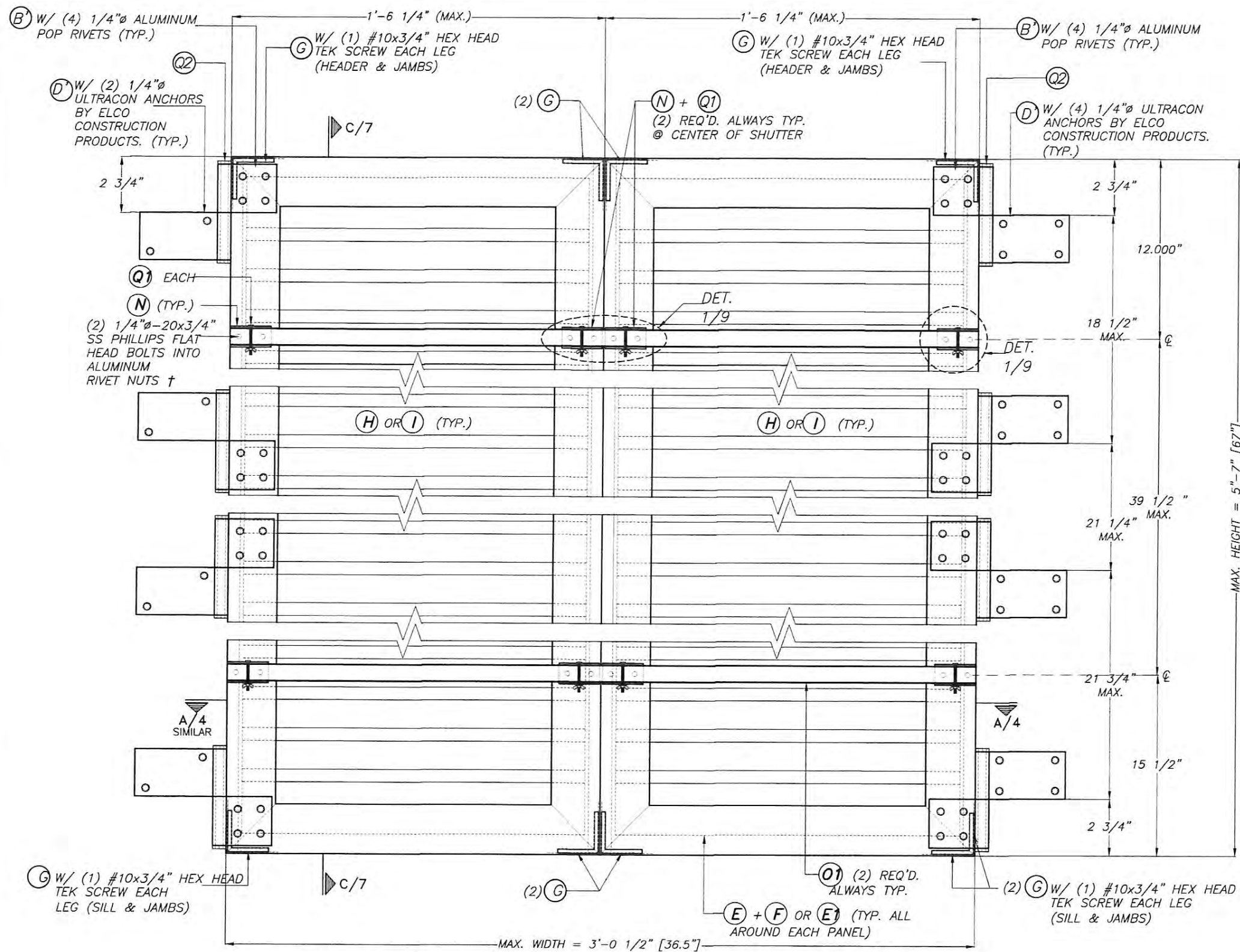
L.C.
DRAWN BY:

08/11/17
DATE:

17-105

DRAWING No

SHEET 2 OF 14

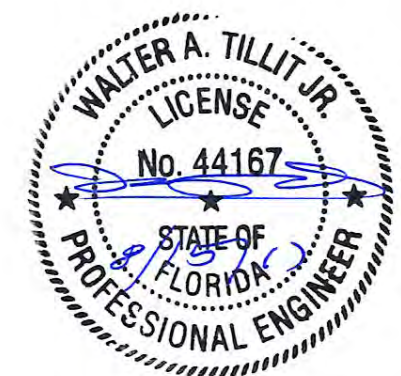


TYPICAL EXTERIOR ELEV. DOUBLE PANEL (HURRICANE POSITION)

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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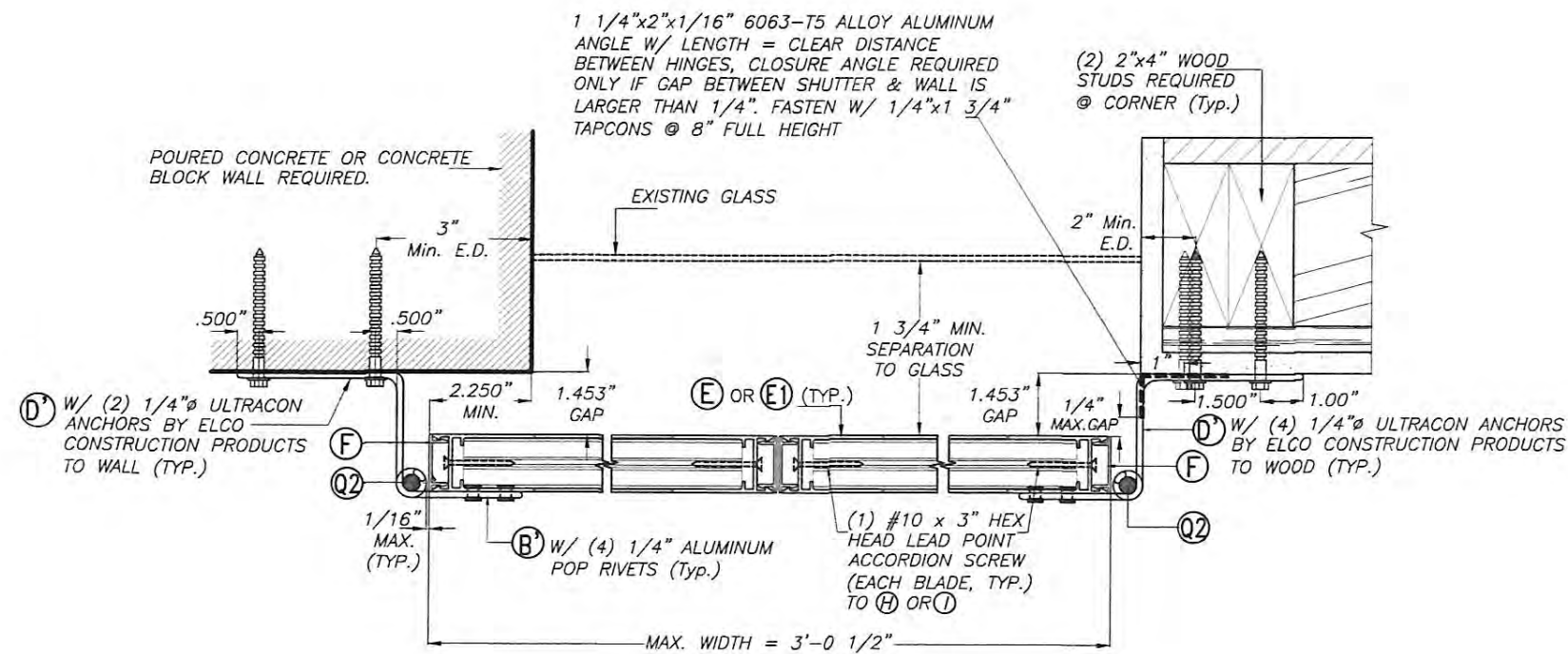
L.C.
DRAWN BY:

08/11/17
DATE:

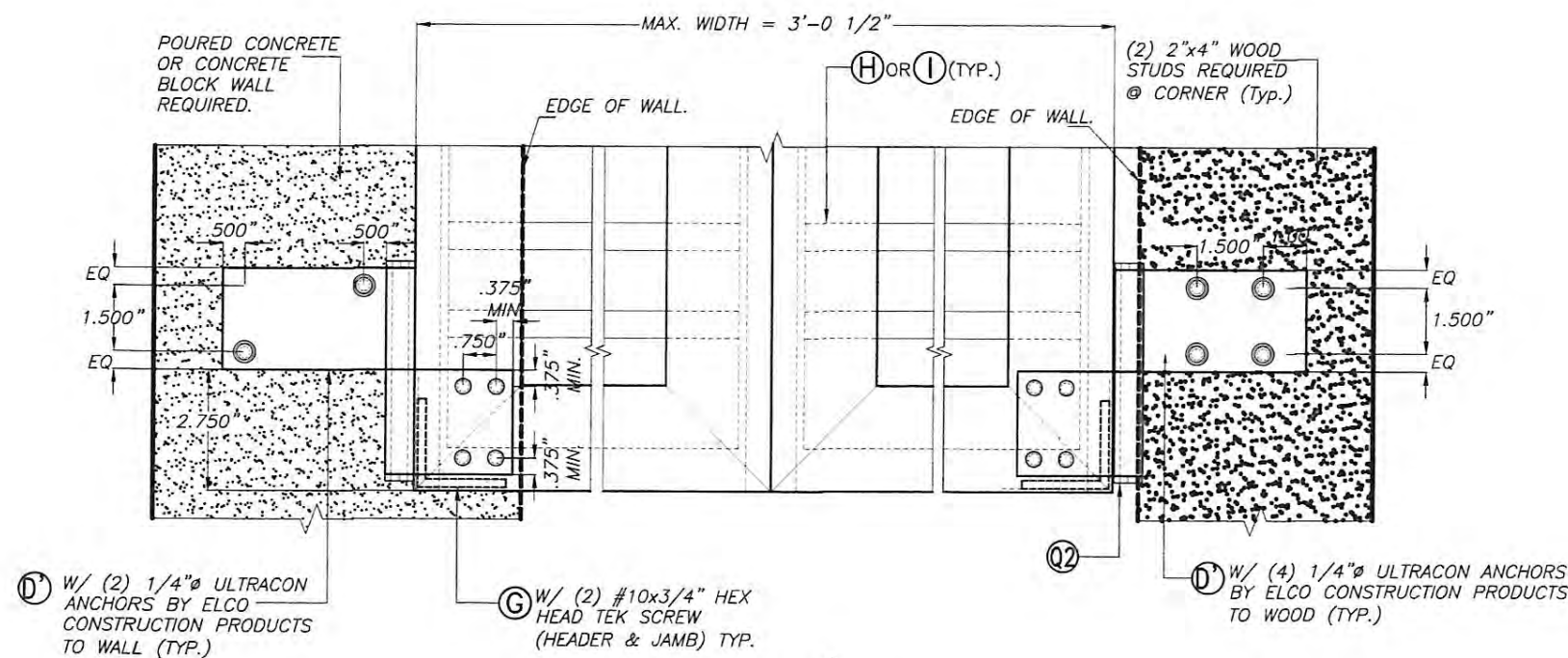
17-105
DRAWING No

SHEET 3 OF 14

SHEET 3 OF 14



SECTION A-A
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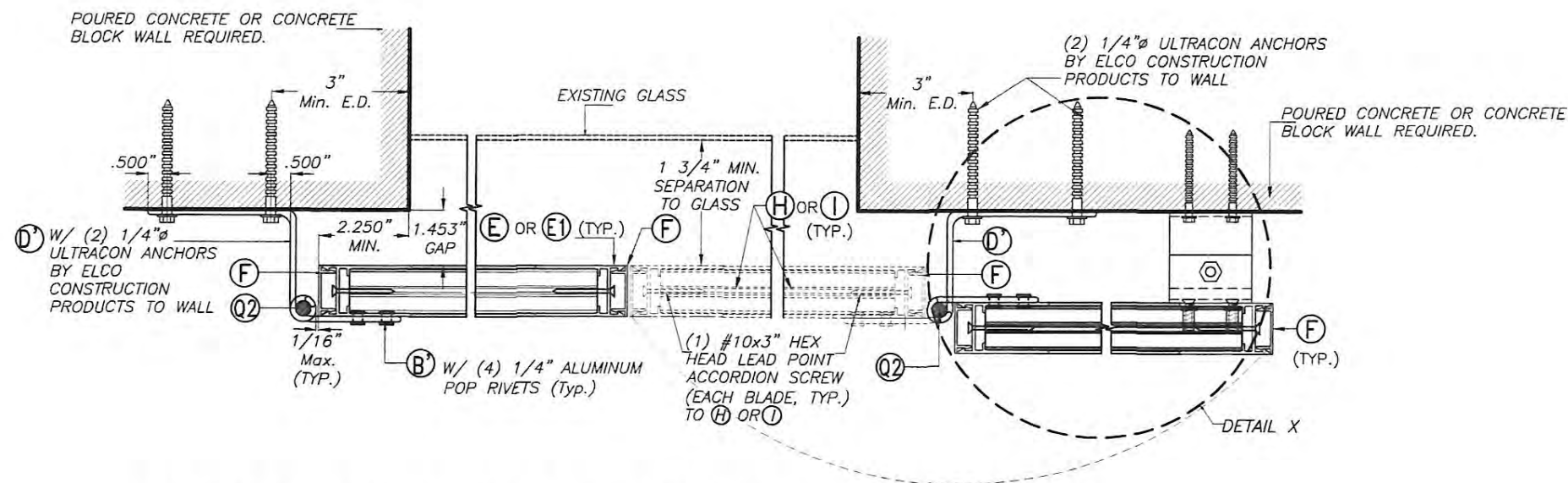


VIEW 1
(PARTIAL ELEVATION)
SCALE 1/4"=1"



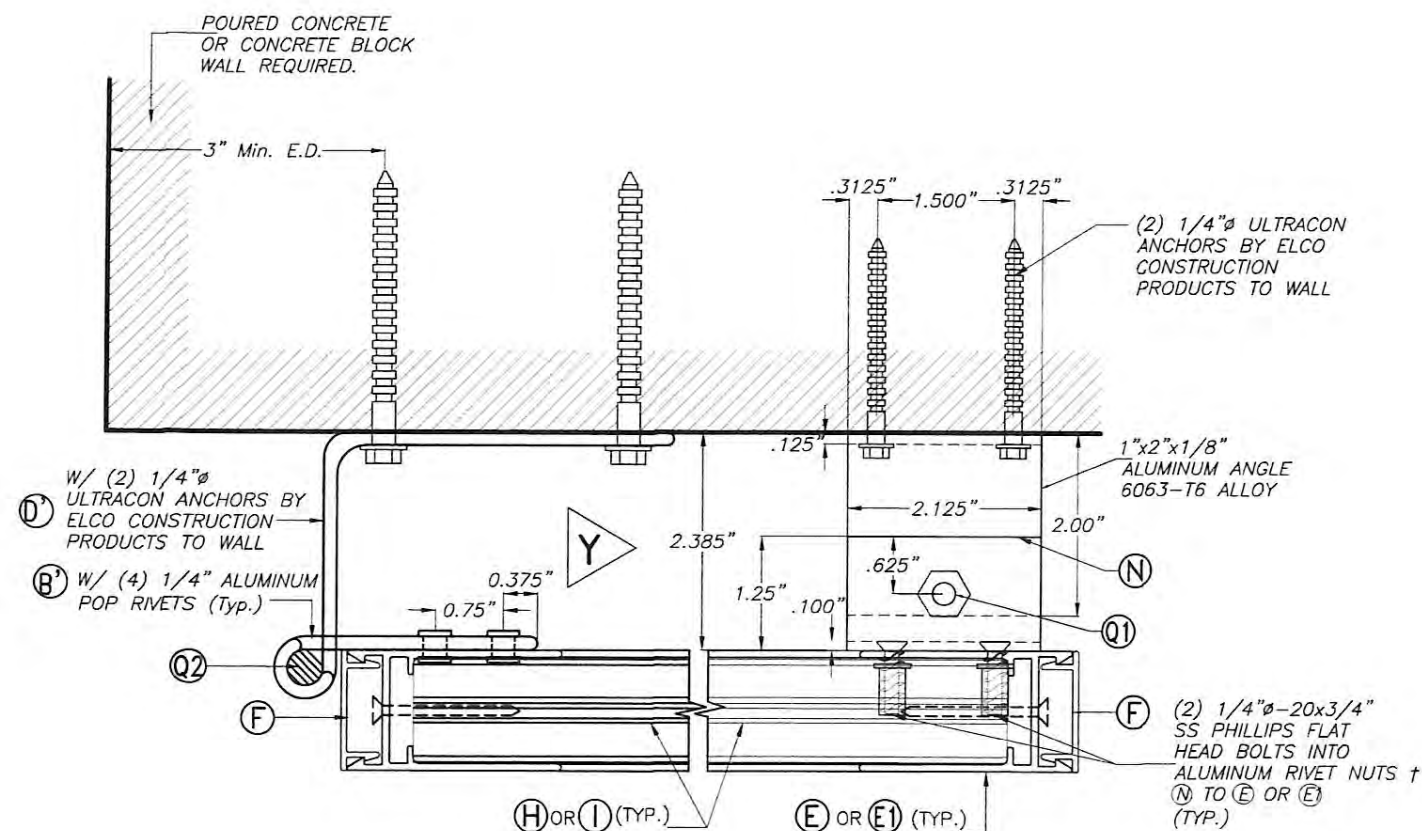
FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

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AMERICAN SHUTTER SYSTEMS ASSOC., INC.				08/11/17 DATE:	
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				DRAWING No	
REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
1	OLD 15-083	8/11/17	3		
2			4		
					SHEET 4 OF 14



TYPICAL PLAN (NON HURRICANE POSITION)

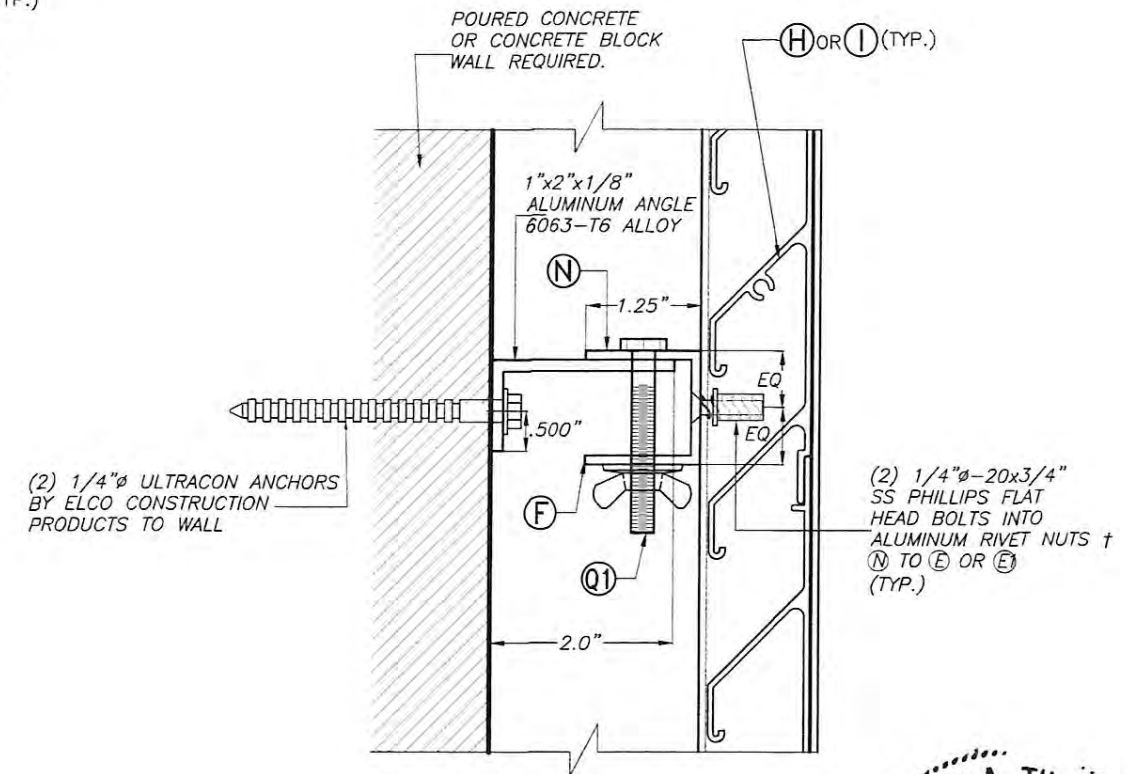
SCALE 1/4"=1"



DETAIL X (NON HURRICANE POSITION)

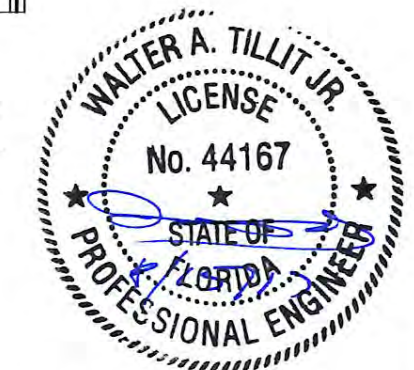
SCALE 1/8"=1"

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



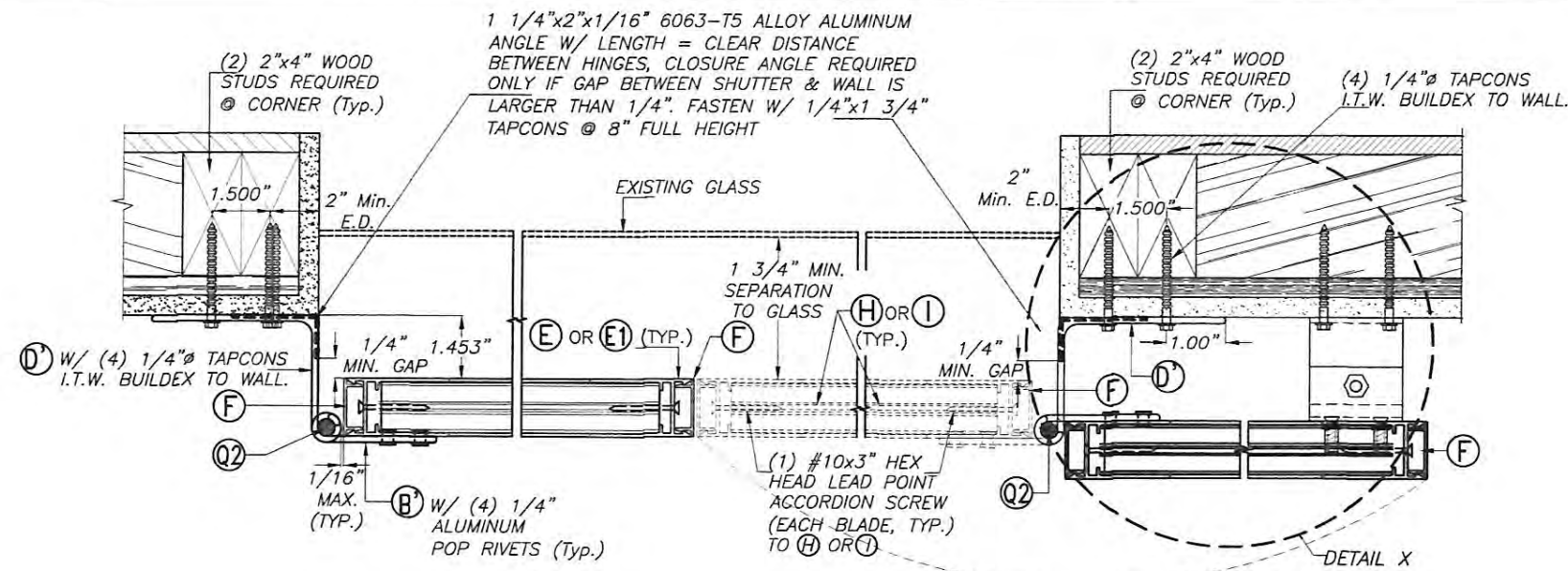
ELEVATION Y-Y

SCALE 1/8"=1"



FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

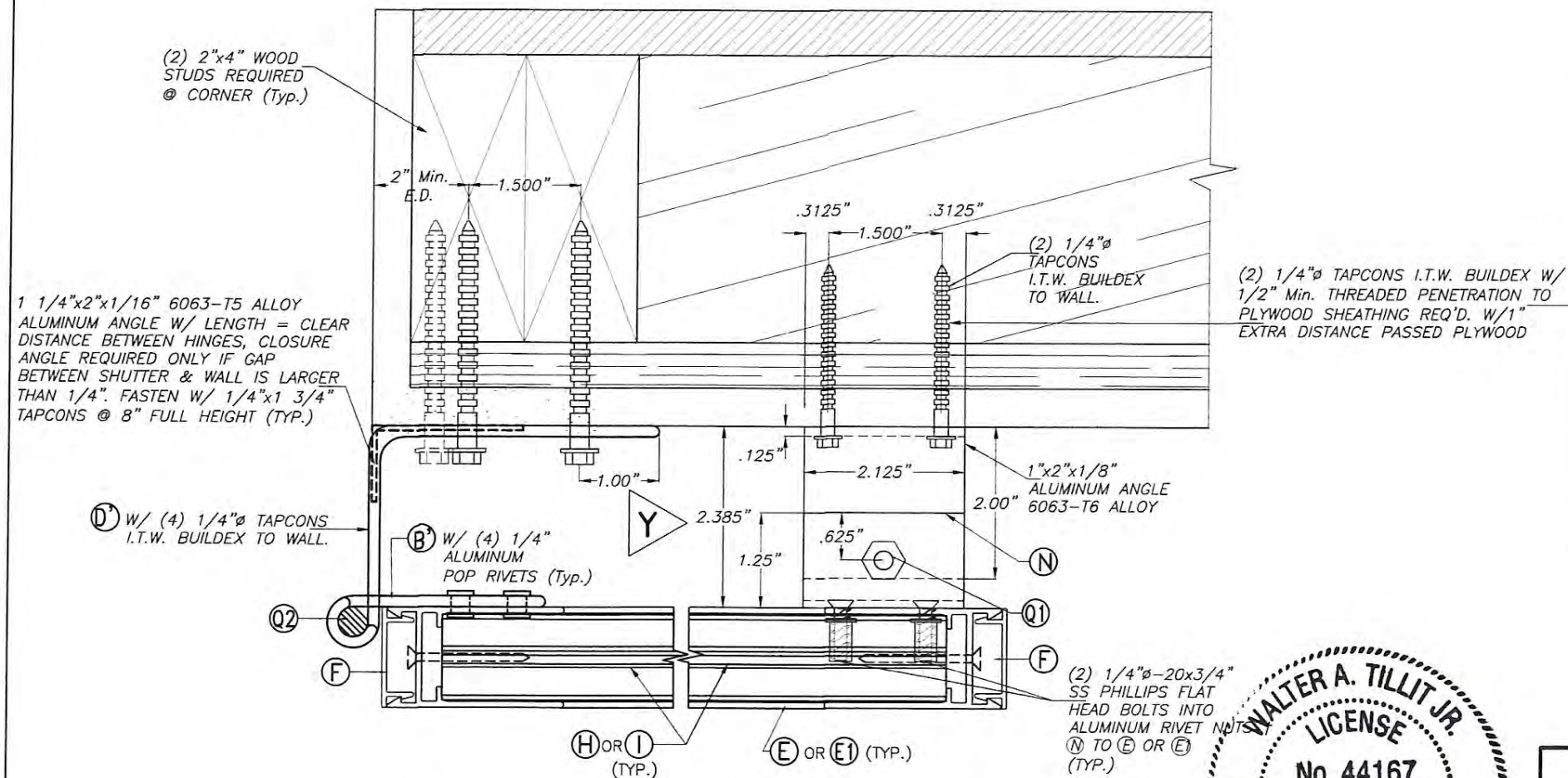
© 2017 TILTECO, INC.		ASSA / BERTHA COLONIAL SHUTTER (WITH STORM BARS)		L.C. DRAWN BY:	
TILTECO INC.		AMERICAN SHUTTER SYSTEMS ASSOC., INC.		08/11/17 DATE:	
TILLIT TESTING & ENGINEERING COMPANY		4268 WEST ROADS DRIVE		17-105	
6355 N.W. 36th St., Ste. 305, VIRGINIA GARDENS, FLORIDA 33166		WEST PALM BEACH, FL. 33407		DRAWING No	
Phone: (305)871-1530 Fax: (305)871-1531		PHONE: (800)432-2204, FAX: (561)209-8380		SHEET 5 OF 14	
EB-0006719		WALTER A. TILLIT JR., P.E.			
FLORIDA Lic. # 44167					
REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE
1	OLD 15-083	8/11/17	3		
2			4		



TYPICAL PLAN (NON HURRICANE POSITION)

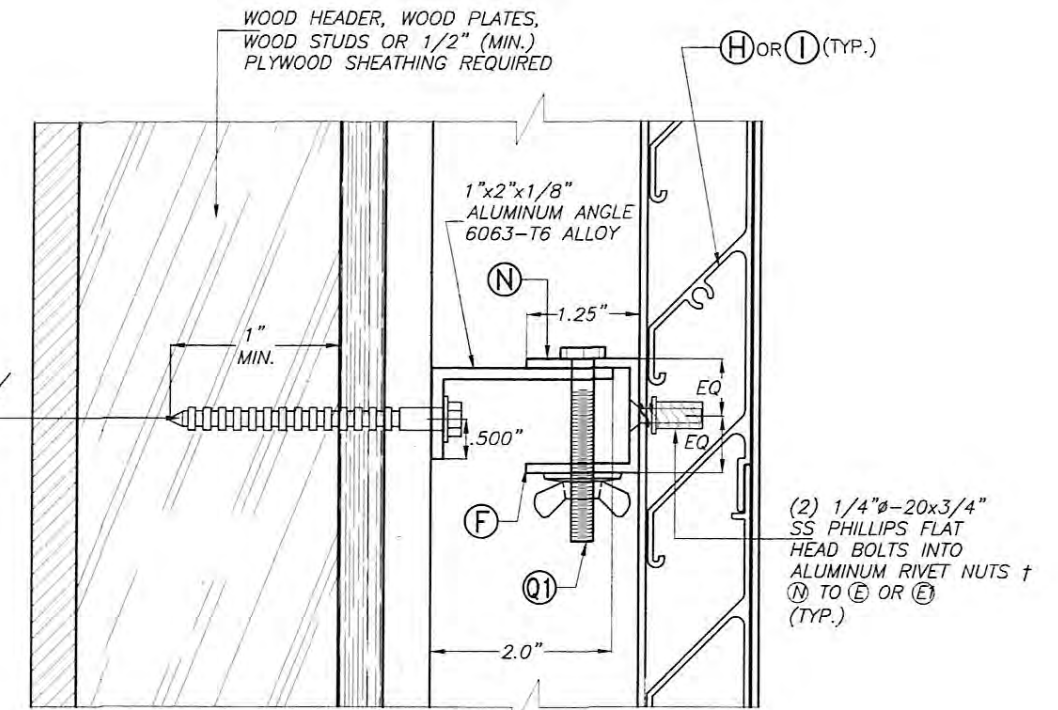
SCALE 1/4"=1"

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



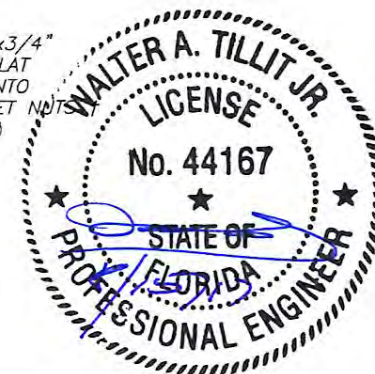
DETAIL X (NON HURRICANE POSITION)

SCALE 1/8"=1"



ELEVATION Y-Y

SCALE 1/8"=1"



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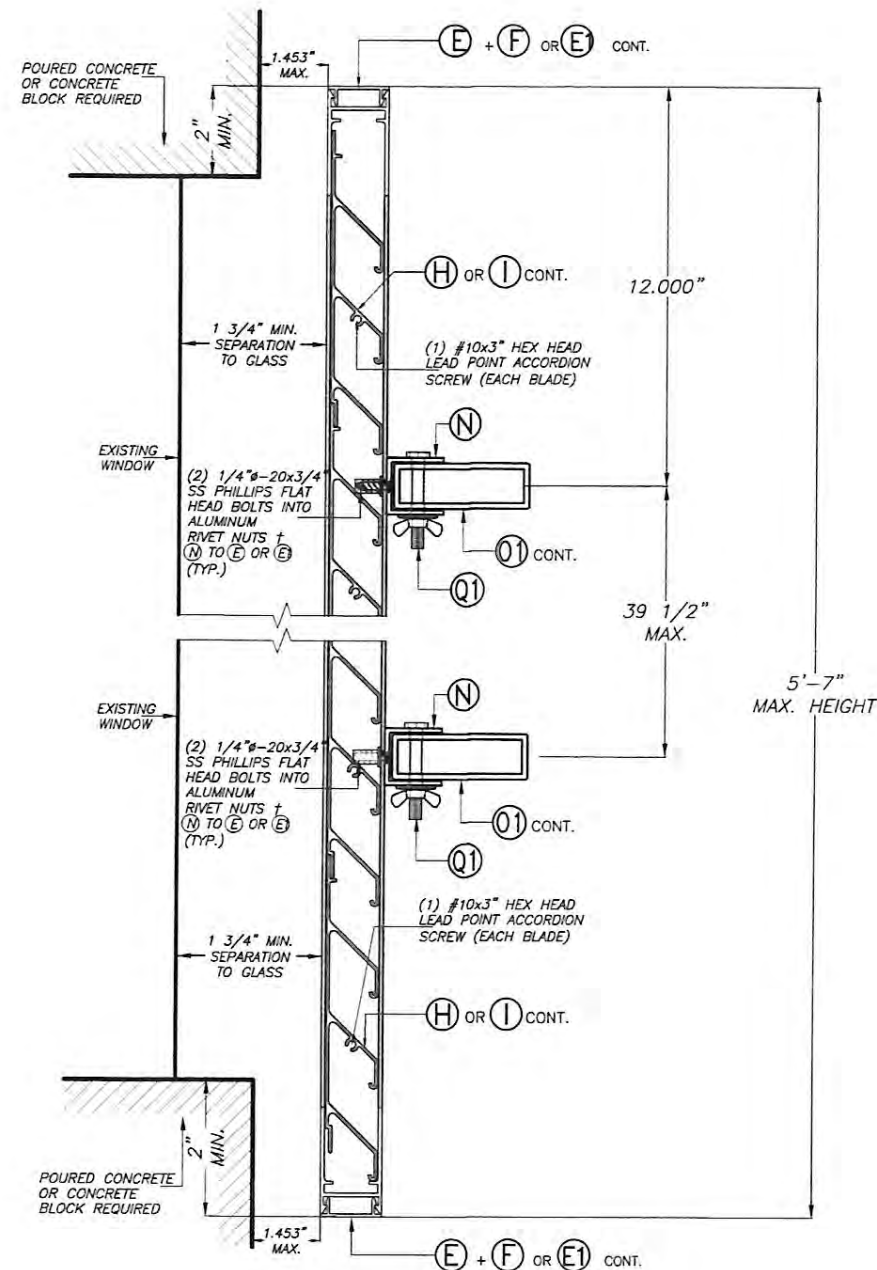
TILTECO INC.

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Phone: (305)871-1530 - Fax: (305)871-1531

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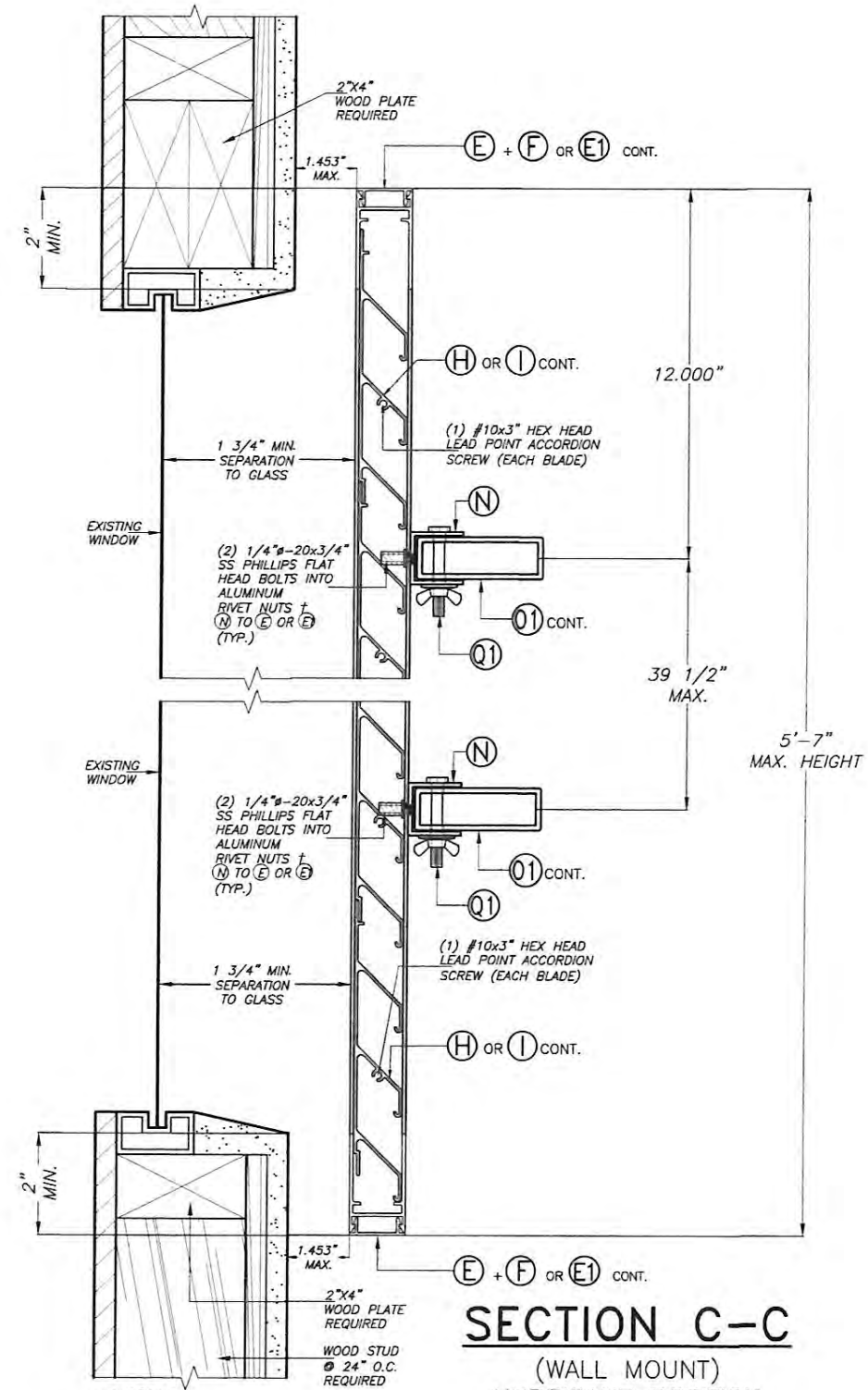
FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

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	
REV. No DESCRIPTION DATE REV. No DESCRIPTION DATE				DRAWING No	
1	OLD 15-083	8/11/17	3		
2			4		
					SHEET 6 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
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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

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

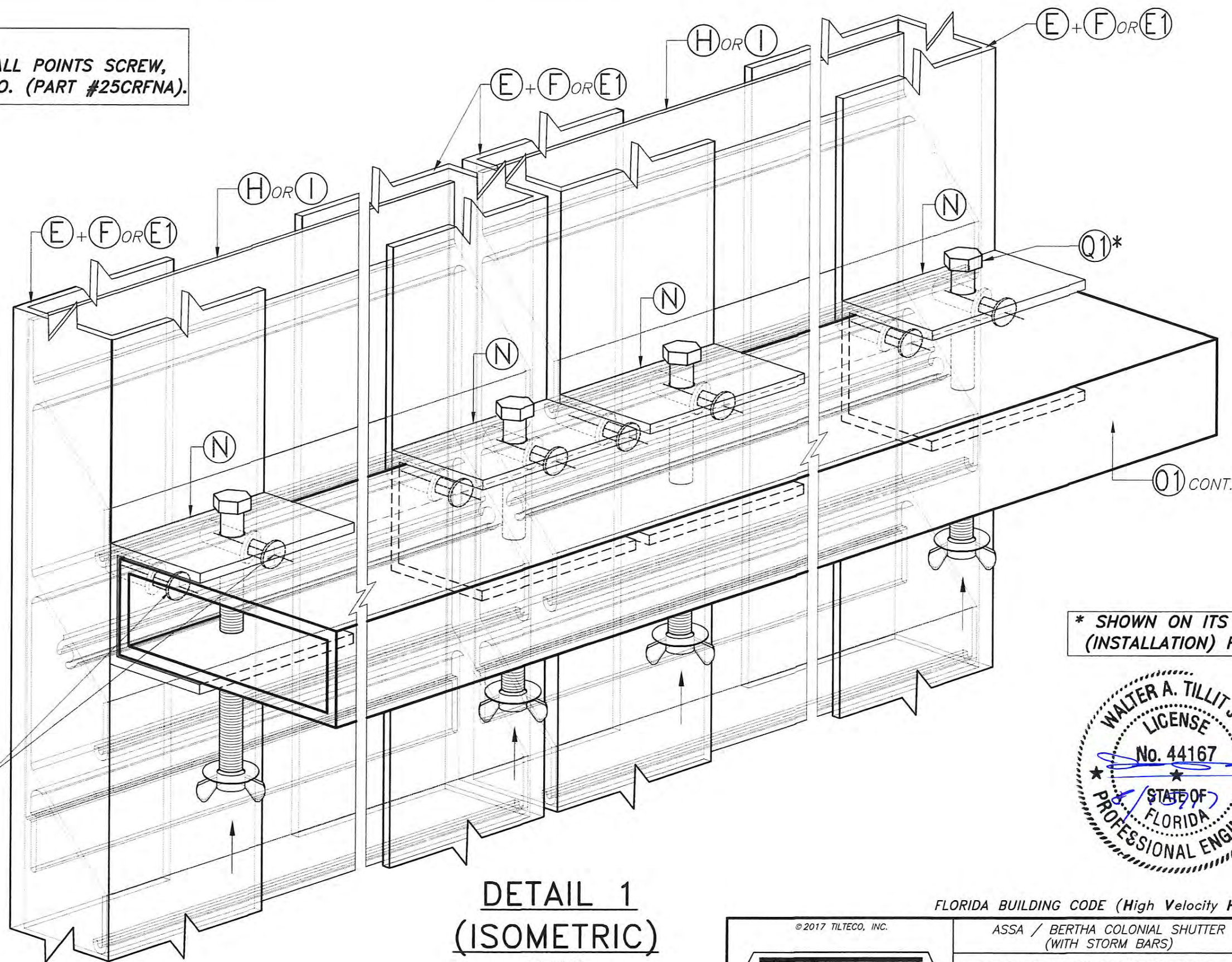
L.C.
DRAWN BY:

08/11/17
DATE:

17-105
DRAWING No

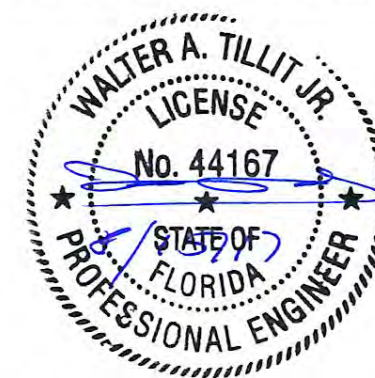
SHEET 7 OF 14

† 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.))

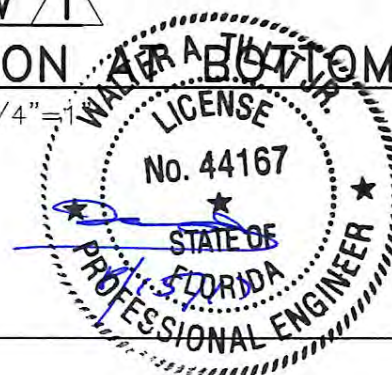
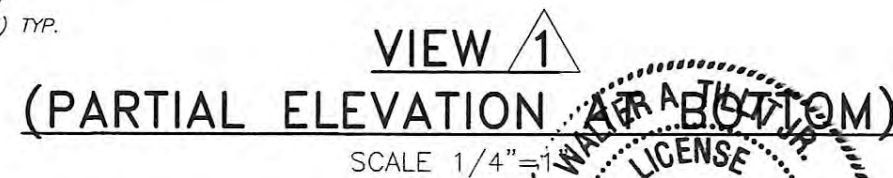
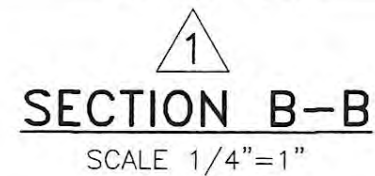
* SHOWN ON ITS DRIVING
(INSTALLATION) POSITION



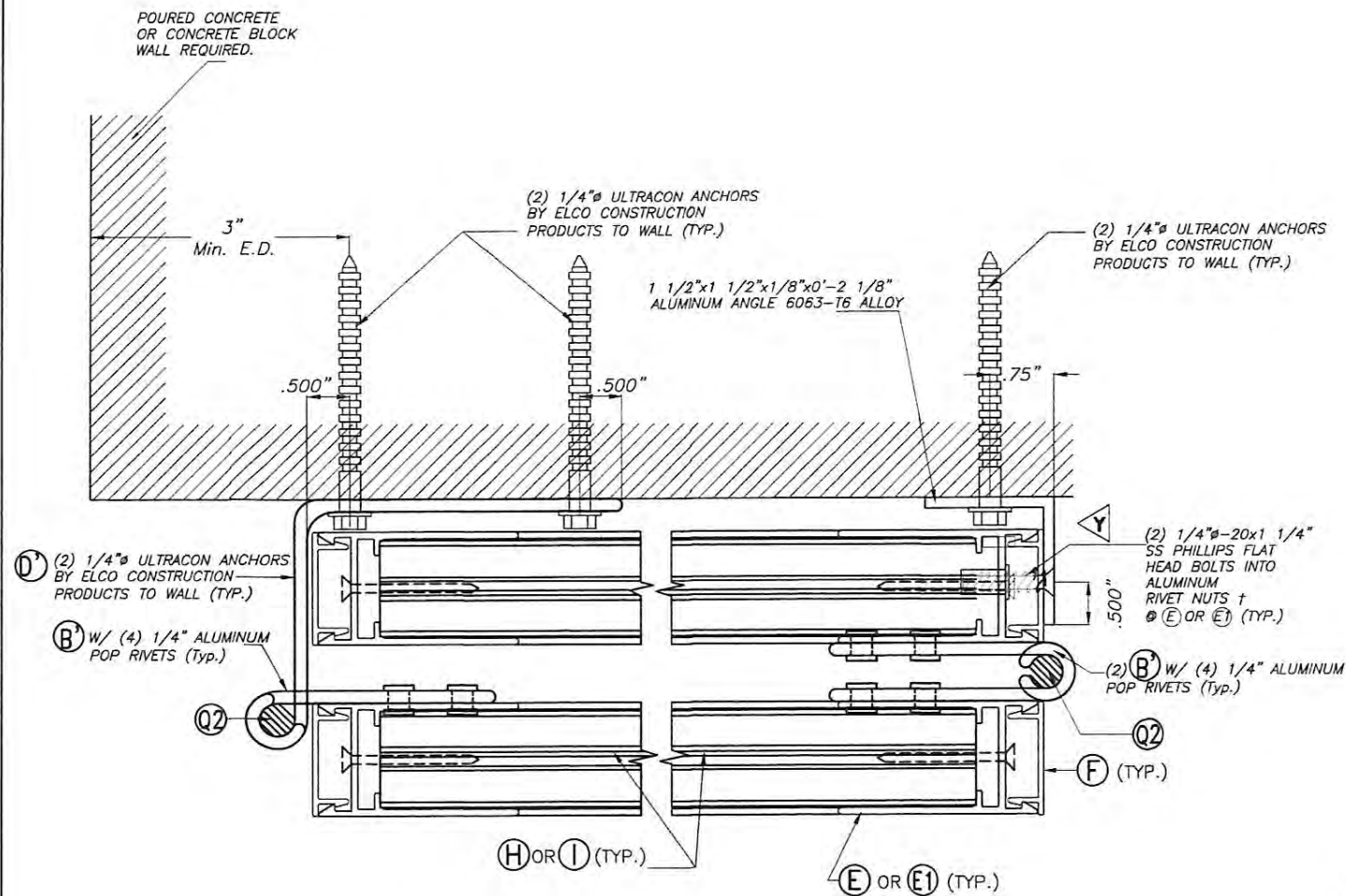
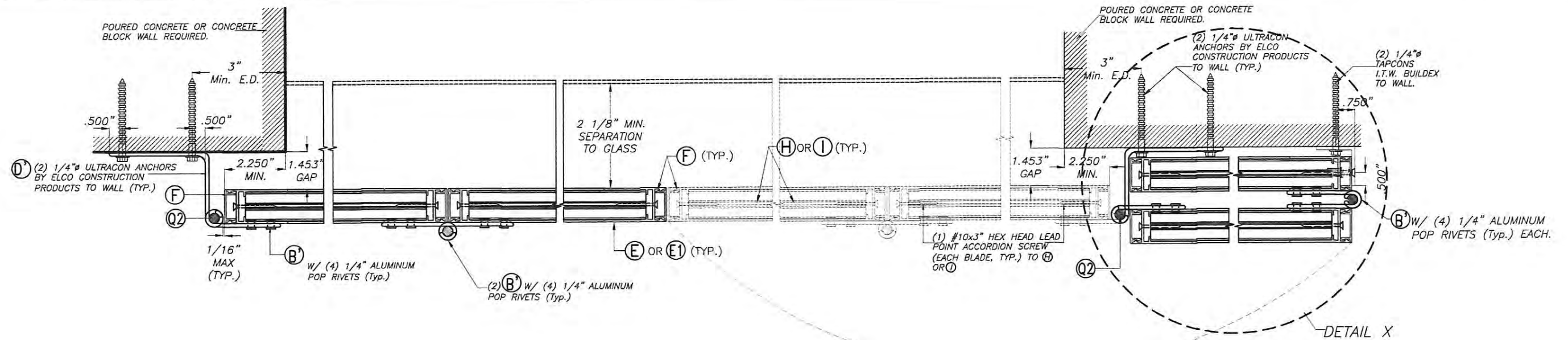
DETAIL 1
(ISOMETRIC)
N.T.S

FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

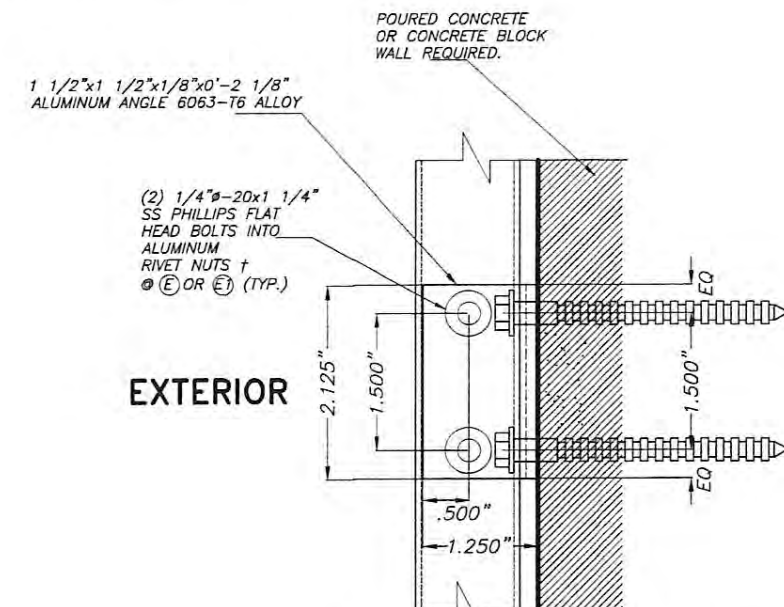
© 2017 TILTECO, INC.		ASSA / BERTHA COLONIAL SHUTTER (WITH STORM BARS)		L.C. DRAWN BY:	
TILTECO INC. TILLIT TESTING & ENGINEERING COMPANY 6355 N.W. 36th. St., Ste. 305, VIRGINIA GARDENS, FLORIDA 33166 Phone : (305)871-1530 For : (305)871-1531 EB-0006719 WALTER A. TILLIT Jr., P.E. FLORIDA Lic. # 44167		AMERICAN SHUTTER SYSTEMS ASSOC., INC. 4268 WEST ROADS DRIVE WEST PALM BEACH, FL. 33407 PHONE: (800)432-2204, FAX: (561)209-8380		08/11/17 DATE:	
REV. No		DESCRIPTION		DATE	
1		OLD 15-083		8/11/17	
2					
REV. No		DESCRIPTION		DATE	
3					
4					
				17-105 DRAWING No	
				SHEET 8 OF 14	



SHEET 10 OF 14



DETAIL X (NON HURRICANE POSITION)
SCALE 1/8"=1"



ELEVATION Y-Y
SCALE 1/8"=1"

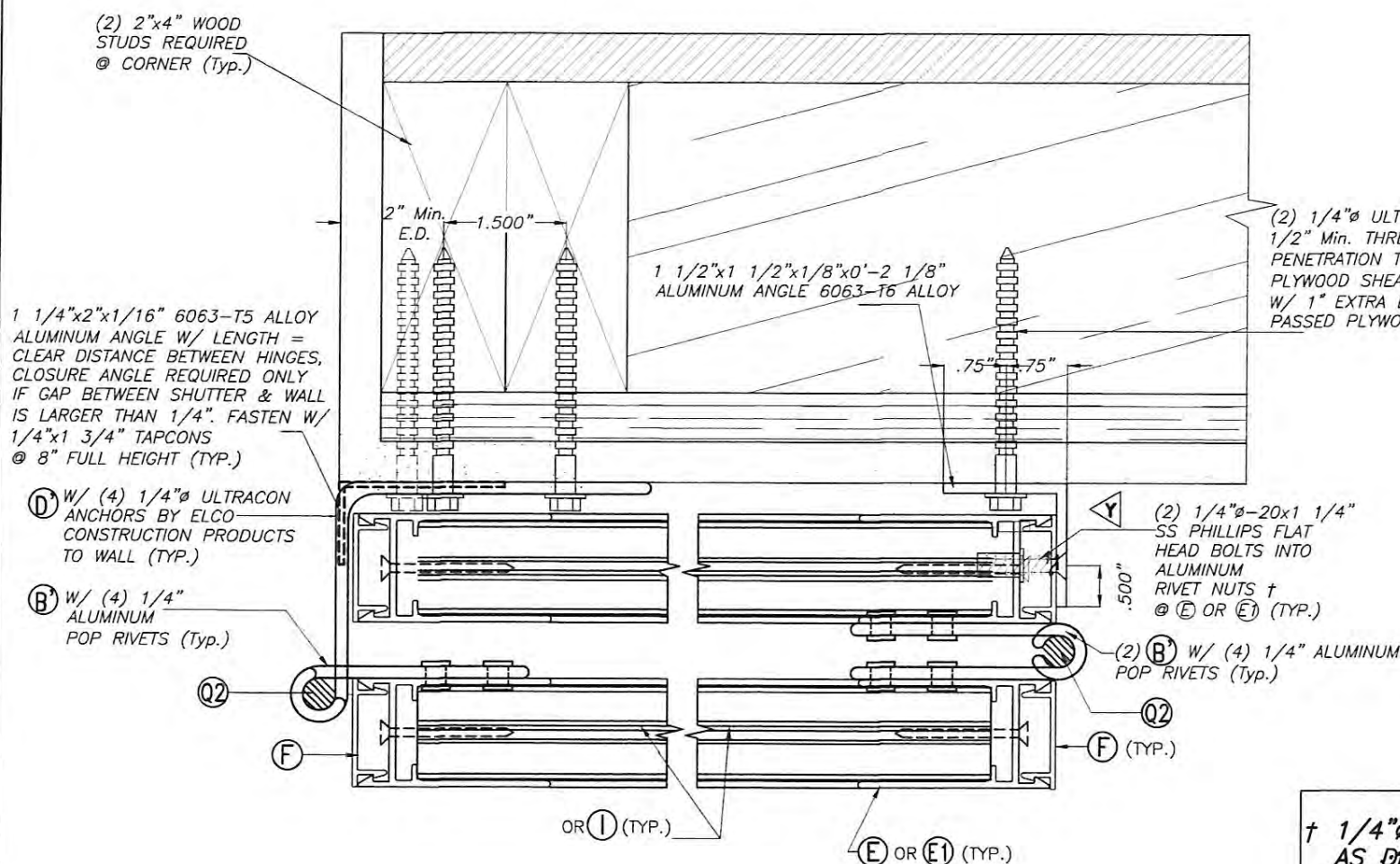
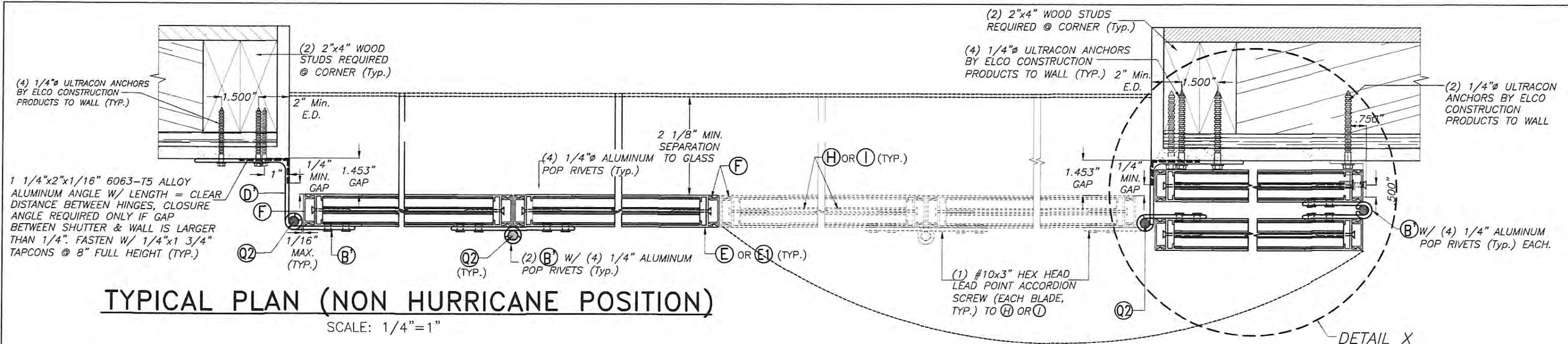
† 1/4"Ø-20x3/4"
AS DISTRIBUTED BY ALL POINTS SCREW,
BOLT & SPECIALTY CO. (PART # 25CRFNA).



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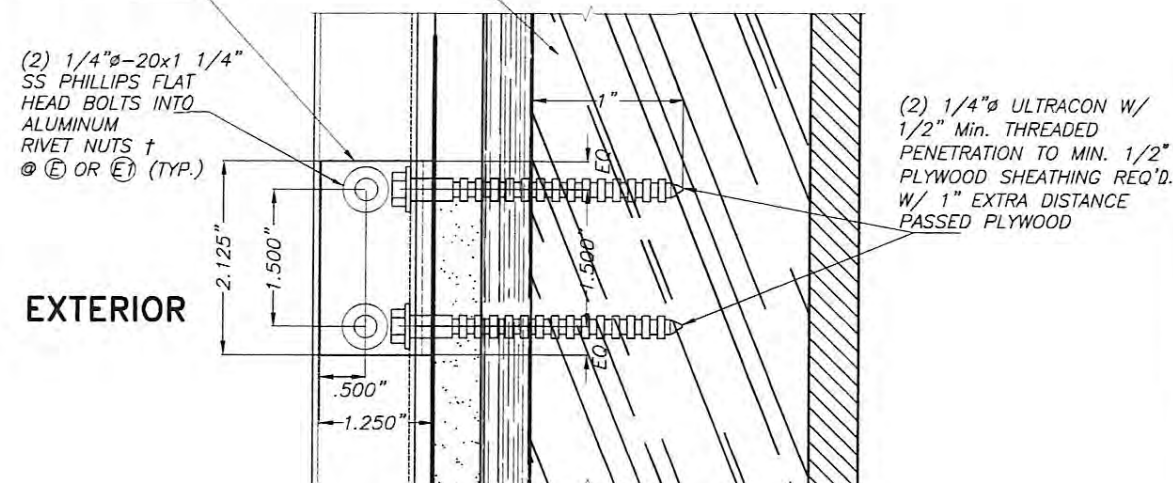
FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

ASSA / BERTHA COLONIAL SHUTTER (WITH STORM BARS)						L.C. 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 11 OF 14
1	OLD 15-083	8/11/17	3			
2			4			



WOOD HEADER, WOOD PLATES, WOOD STUDS OR 1/2" (MIN.) PLYWOOD SHEATHING REQUIRED

1 1/2"x1 1/2"x1/8"x0'-2 1/8" ALUMINUM ANGLE 6063-T6 ALLOY



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



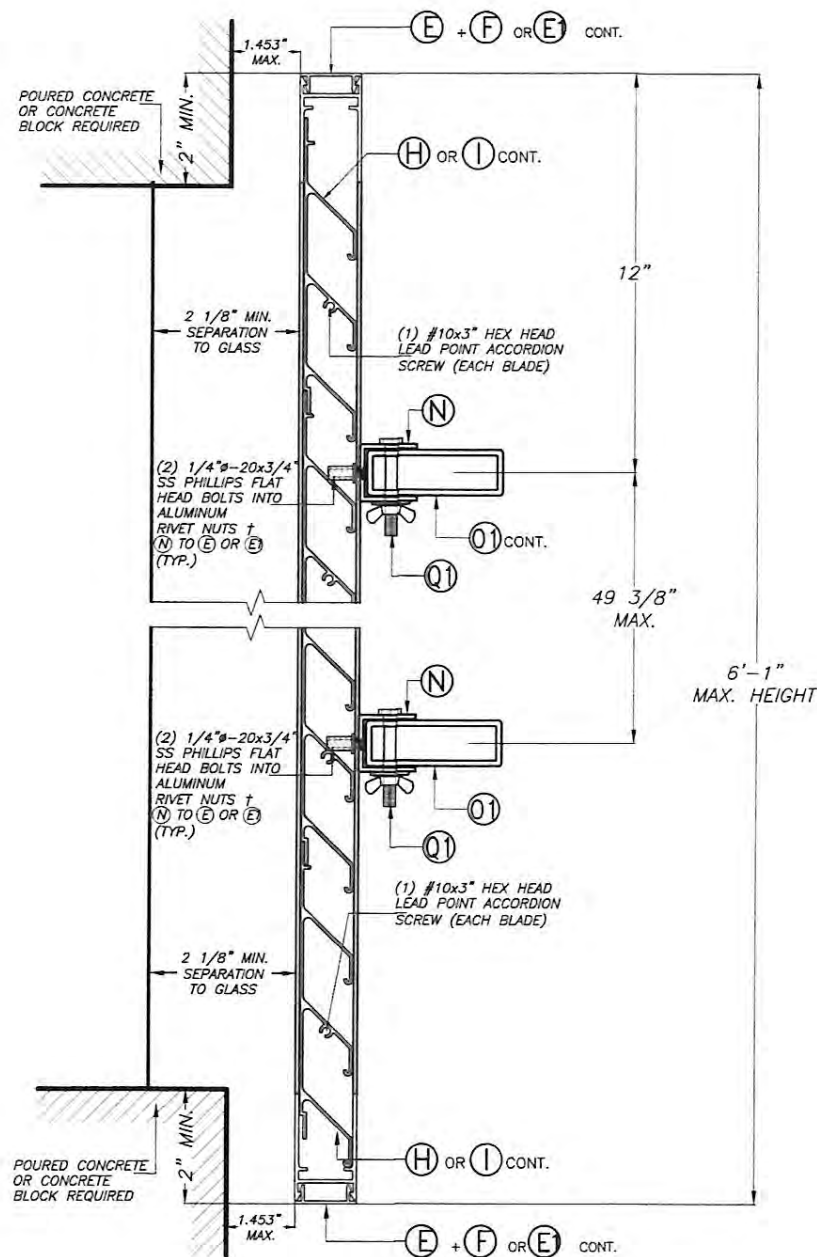
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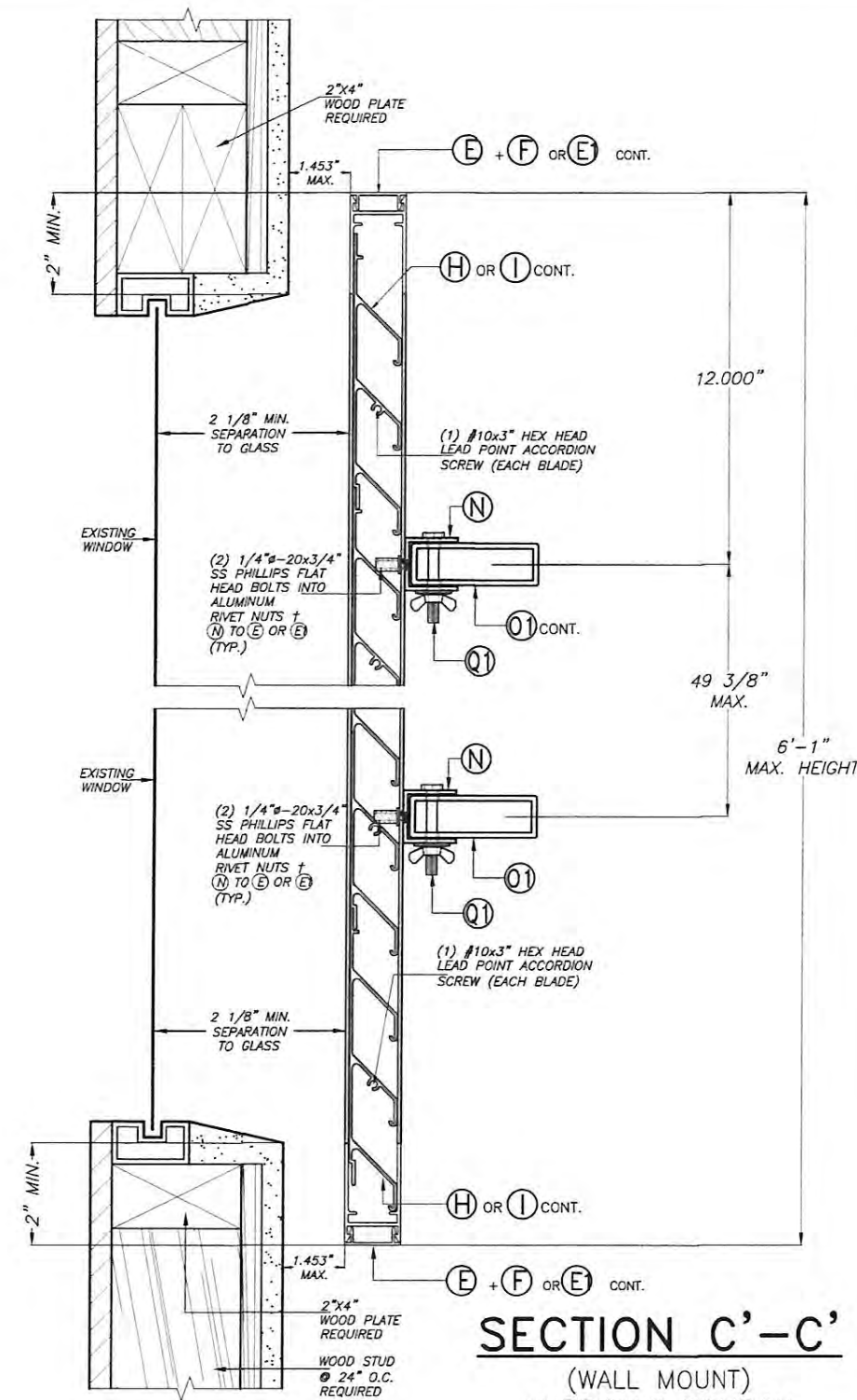
FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

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																			
<table border="1"> <thead> <tr> <th>REV. No</th><th>DESCRIPTION</th><th>DATE</th><th>REV. No</th><th>DESCRIPTION</th><th>DATE</th></tr> </thead> <tbody> <tr> <td>1</td><td>OLD 15-083</td><td>8/11/17</td><td>3</td><td></td><td></td></tr> <tr> <td>2</td><td></td><td></td><td>4</td><td></td><td></td></tr> </tbody> </table>				REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE	1	OLD 15-083	8/11/17	3			2			4			DRAWING No	
REV. No	DESCRIPTION	DATE	REV. No	DESCRIPTION	DATE																		
1	OLD 15-083	8/11/17	3																				
2			4																				
				SHEET 12 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).



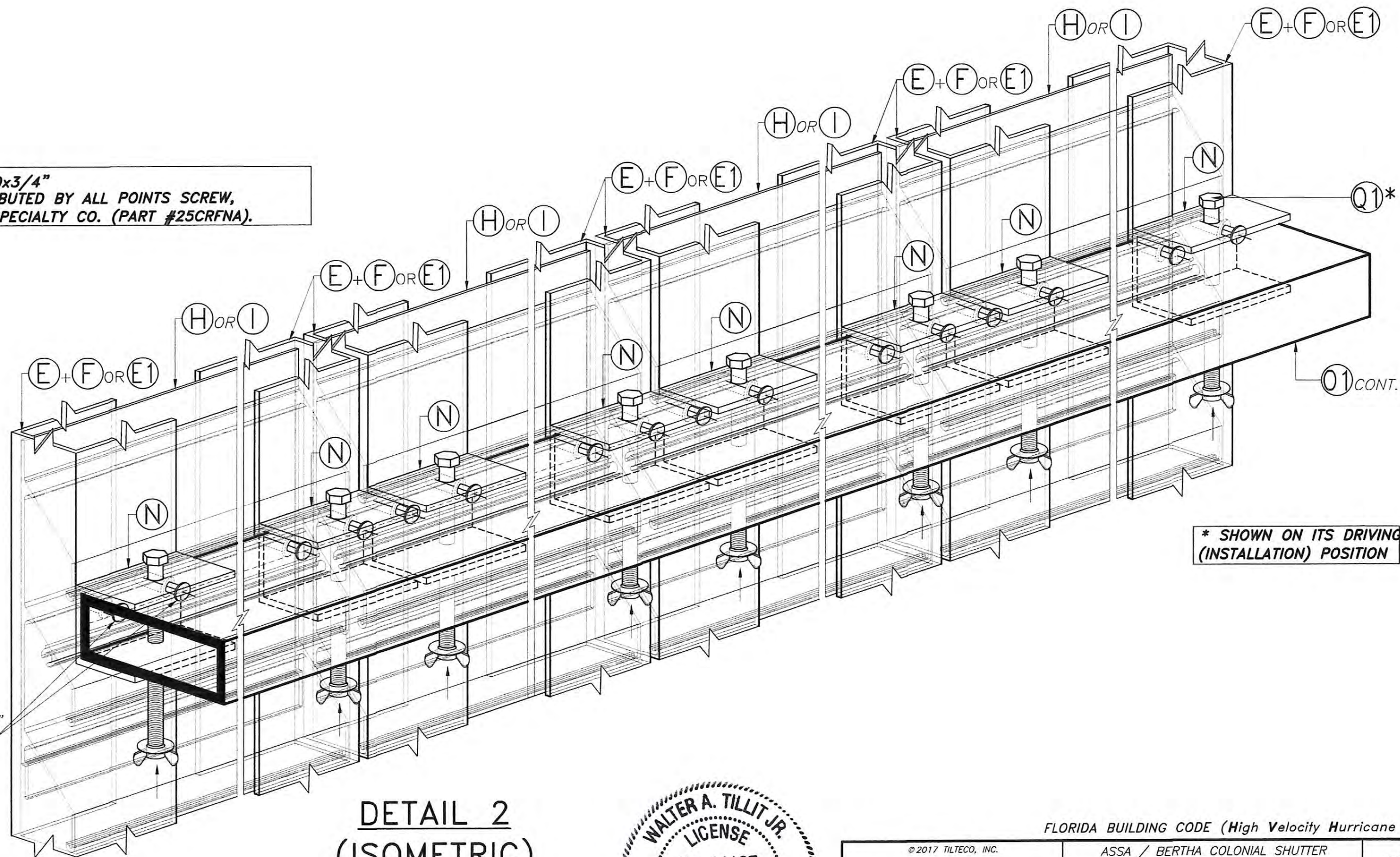
SECTION C'-C'
(WALL MOUNT)
HURRICANE POSITION
SCALE 1/4"=1"



FLORIDA BUILDING CODE (High Velocity Hurricane Zone)

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TILTECO INC. TILLIT TESTING & ENGINEERING COMPANY 6355 N.W. 36th St., Ste. 305, VIRGINIA GARDENS, FLORIDA 33165 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		
					SHEET 13 OF 14

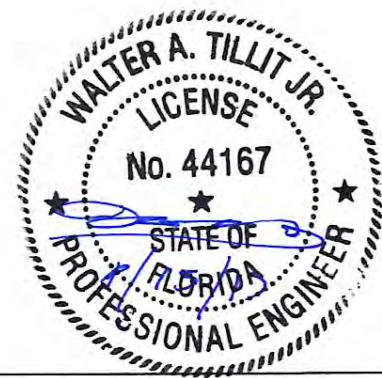
† 1/4"Ø-20x3/4"
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BOLT & SPECIALTY CO. (PART #25CRFNA).



* SHOWN ON ITS DRIVING
(INSTALLATION) POSITION

DETAIL 2
(ISOMETRIC)
N.T.S

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



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Phone : (305)871-1530 . Fax : (305)871-1531
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)						L.C. DRAWN BY:
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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	SHEET 14 OF 14
1	OLD 15-083	8/11/17	3			
2			4			



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

PRODUCT EVALUATION REPORT

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

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.

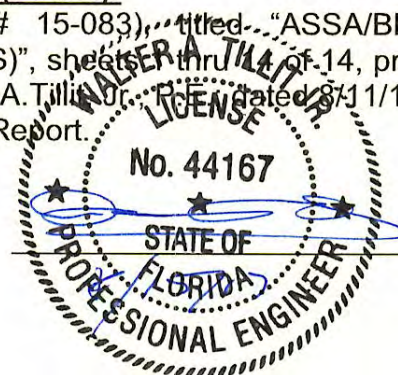
This product is being issued an Evaluation Report as described herein, and has been verified for compliance in accordance with the 2017 sixth edition of the Florida Building Code, and to verify that the product is for the purpose intended at least equivalent to that required by the Code.

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 1 thru 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:

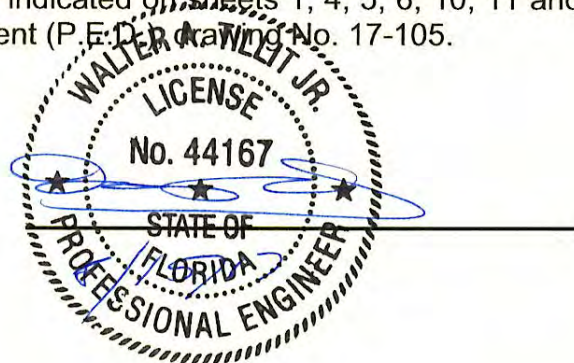
ASSA/Bertha Colonial Shutter (with Storm Bars) has been verified to sustain wind pressures. Maximum Shutter Span shall be as indicated on sheets 3 and 10 of 14, of Product Evaluation Document (P.E.D.), drawing No. 17-105. Anchor Details shall be as indicated on sheets 4, 5, 6, 11, 12 and 13 of 14, of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





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 Shutters



Storm Panels



Storm Panels

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 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

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

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 Shutters



Colonial Shutters



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 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 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 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 Shutters



Colonial Shutters



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 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 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 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 Shutters



Colonial Shutters



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 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 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 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 Shutters



Colonial Shutters



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 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 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 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,
depone 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

The Historic Architectural Review Commission will hold a public meeting at 4:00 p.m., July 23, 2024, at City Hall, 100 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 #112024-0028

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 100 White Street, call 305-895-8973 or visit our website at www.cityofkeywest.com.

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

ADDITIONAL NOTICE: It is the policy of the City of Key West to strictly adhere to the requirements of the National Historic Preservation Act (NHPA), and the 1954 National Historic Preservation Act (NHPA), and the 1966 National Historic Preservation Act (NHPA). Please refer to the National Historic Preservation Act (NHPA) for more information. The National Historic Preservation Act (NHPA) is a federal law that provides for the preservation of historic places, objects, and structures of national significance.

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 KW PT LOT 1 SQR 33 A1-244 COUNTY JUDGE'S SERIES 3-B8 OR488-182
Description 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		

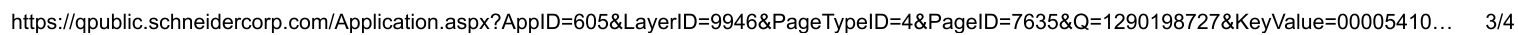
Permits

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)



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

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