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**Historic Architectural Review Commission  
Staff Report Item 13**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa-Silva MSHP  
Historic Preservation Planner

**Meeting Date:** August 27, 2024

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**Discussion Item:**

Amendments to guidelines for architectural shutters to consider the use of metal or composite shutters in certain elevations of contributing and/ or historic buildings.

**Summary:**

On July 27, 2024, the Commission discussed a recommendation for revision of current guidelines for shutters to include the alternative of installation of aluminum or composite shutters in contributing or historic buildings. Under the second paragraph of page 30-c of the Historic Architectural Guidelines, the last sentence states "*As new storm protection products are made available, staff shall make evaluations with the Historic Architectural Review Commission input*".

The specifics of the discussion are for architectural shutters that can also be used as storm shutters. Traditionally we find in Key West three types of shutters louvered or what is also known as colonial, Bahama, which can be solid or louvered, and solid- which can be board or paneled.





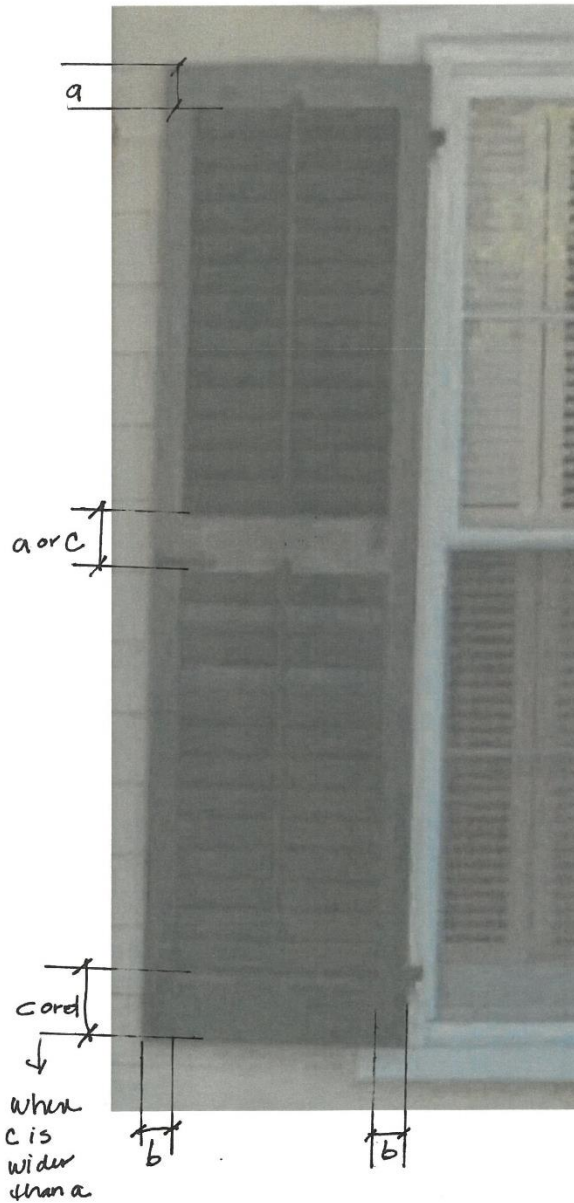
In 2022 City Commission approved the current guidelines for windows and shutters. For windows the guidelines allow the use of aluminum or other window material for side and rear elevations for buildings that were built before 1945, front or street side elevations shall use wood windows. For buildings built on or after 1945 all windows can be aluminum or of other materials. All this with provisions specific to the components of the windows and that new units must be harmonious to the building and immediate adjacent structures.

After two years reviewing applications with the new guidelines staff believes that the introduction of aluminum shutters, which provide storm protection should be evaluated by the Commission. Staff finds that the use of 1945 as the year to establish differentiation between wood vs. aluminum as a material over a window should be used for shutters.

Replacement shutters for buildings built before 1945 on principal street or lane elevation or street side elevations shall be wood. For other elevations can be of aluminum as long as the dimensions, proportions and design matches shutters of the same period of the building. All hardware must match proportions, design and scale of traditional hardware found in wooden shutters.

Replacement shutters for buildings built on or after 1945 can be of different material other than wood but must be harmonious to the building and immediate adjacent structures.

Concerns that staff has pertaining aluminum or other material shutters are about the design, proportions and hardware of shutters and how the match with traditional wood windows can be achieved.



Proportions of a wood shutter.