



## **Historic Architectural Review Commission Staff Report for Item 11**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: February 24, 2021

Applicant: Robert L. Delaune

Address: #615 Frances Street

### **Description of Work:**

Construct new roofs over part of existing rear yard deck. Extend existing gable roof over existing flat roof on non-historic rear addition.

### **Site Facts:**

The site under review is located at 615 Frances Street. According to our survey, the primary structure at 615 Frances is historic and contributing to the historic district, with a year built circa 1906. There is an existing, non-historic, flat-roof addition, as well as an existing gable-roof addition at the rear of the structure.

### **Guidelines Cited on Review:**

- Guidelines for Additions and Alterations to Contributing, Non-Contributing and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 11, 12, 13, 14, 17, 19, 26 and 30.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes approximately 232 square feet of new roof structure over the existing deck at the rear of 615 Frances Street. The newly proposed roof structure will reach a maximum height of approximately 12 feet 3.63 inches from the top of the existing deck. The roof structure will be a gable, with a small portion at the rear of the non-historic addition that will be a flat roof. The gable portion will utilize 5 v-crimp roofing, and all supports for the new roof structure are to be 6 by 6 wood posts.

This application also includes the extension of the gable roof of an existing rear addition. The gable is proposed to be extended over an existing flat roof of another adjacent rear addition, which is non-historic. The proposed extension is to have metal shingle roofing to match the

existing gable-roof addition. The extension of the gable roof over the non-historic addition will require the demolition of the non-historic addition's existing flat roof.

Consistency with Cited Guidelines:

Staff finds the proposed construction of a new rear roof structure and the extension of a gable roof over an existing rear addition to be consistent with the cited guidelines for additions and alterations.

This proposal requires no changes to the character defining features of the historic structure, does not require the removal of historic material, and is designed in a manner that does not impair the integrity of the form of the historic structure. The proposed additions and alterations are at the rear of the structure and are limited in size and scale in relationship to the historic building and to neighboring properties. The portion of the existing gable roof that is to be extended is not visible from any street. Proposed scale, forms, massing and materials of the new roof structure and the roof extension are not only compatible with the principal structure on site, but also with the surrounding historic context.

# APPLICATION



## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

A pre-application meeting with HARC staff is *required* prior to submittal

\$420 Non-Refundable Base Application Fee - Other Fees May Be Applicable

### City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA

HARC COA # <b>2021-0004</b>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

615 Frances Street

NAME ON DEED:

William and Rebecca Rice

PHONE NUMBER (731) 438-0162

OWNER'S MAILING ADDRESS:

986 Fairview Drive

EMAIL wrice@american bathgroup.com

Auburn, AL 36830

APPLICANT NAME:

Robert L Delaune Architect PA

PHONE NUMBER (305) 304-4842

APPLICANT'S ADDRESS:

619 Eaton Street, Suite 1

EMAIL robdelaune@bellsouth.net

Key West, FL 33040

APPLICANT'S SIGNATURE:

*Robert L Delaune*

DATE 1/19/2021

**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:	construct new roofs over part of existing rear yard deck
	extend existing gable roof over existing rear addition to over existing flat-roofed area
	remove part of existing rear yard deck
MAIN BUILDING:	construct new roofs over part of existing rear yard deck
	extend existing gable over existing rear addition to over existing flat-roofed area
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECK: remove part of existing rear yard deck	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

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](mailto:City_HARC@CITYOFKEYWEST-FL.GOV)

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	



## HARC Certificate of Appropriateness: Demolition Appendix



**City of Key West**

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	Initial & Date
Zoning District	BLDG Permit #

ADDRESS OF PROPOSED PROJECT: <b>615 Frances Street</b>
PROPERTY OWNER'S NAME: <b>William &amp; Rebecca Rice</b>
APPLICANT NAME: <b>Robert L Delaune Architect PA</b>

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

 PROPERTY OWNER'S SIGNATURE	<div style="display: flex; justify-content: space-between;"> <span><b>William R Rice</b></span> <span><b>26 January 2021</b></span> </div> DATE AND PRINT NAME
--------------------------------	--

<b>DETAILED PROJECT DESCRIPTION OF DEMOLITION</b>
<b>remove most of flat roof@ existing non-historic rear addition</b>

<b>CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:</b>
<b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);</b>
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
<b>n/a</b>
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
<b>the existing rear addition in question has no such characteristics or significance</b>

--

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
<b>it is not</b>
(c) Has no significant character, interest, or value as part to the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
<b>it does not</b>
(d) Is not the site of a historic event with significant effect upon society.
<b>it is not</b>
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
<b>it does not</b>
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
<b>it does not</b>
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
<b>it is not</b>
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in a neighborhood.

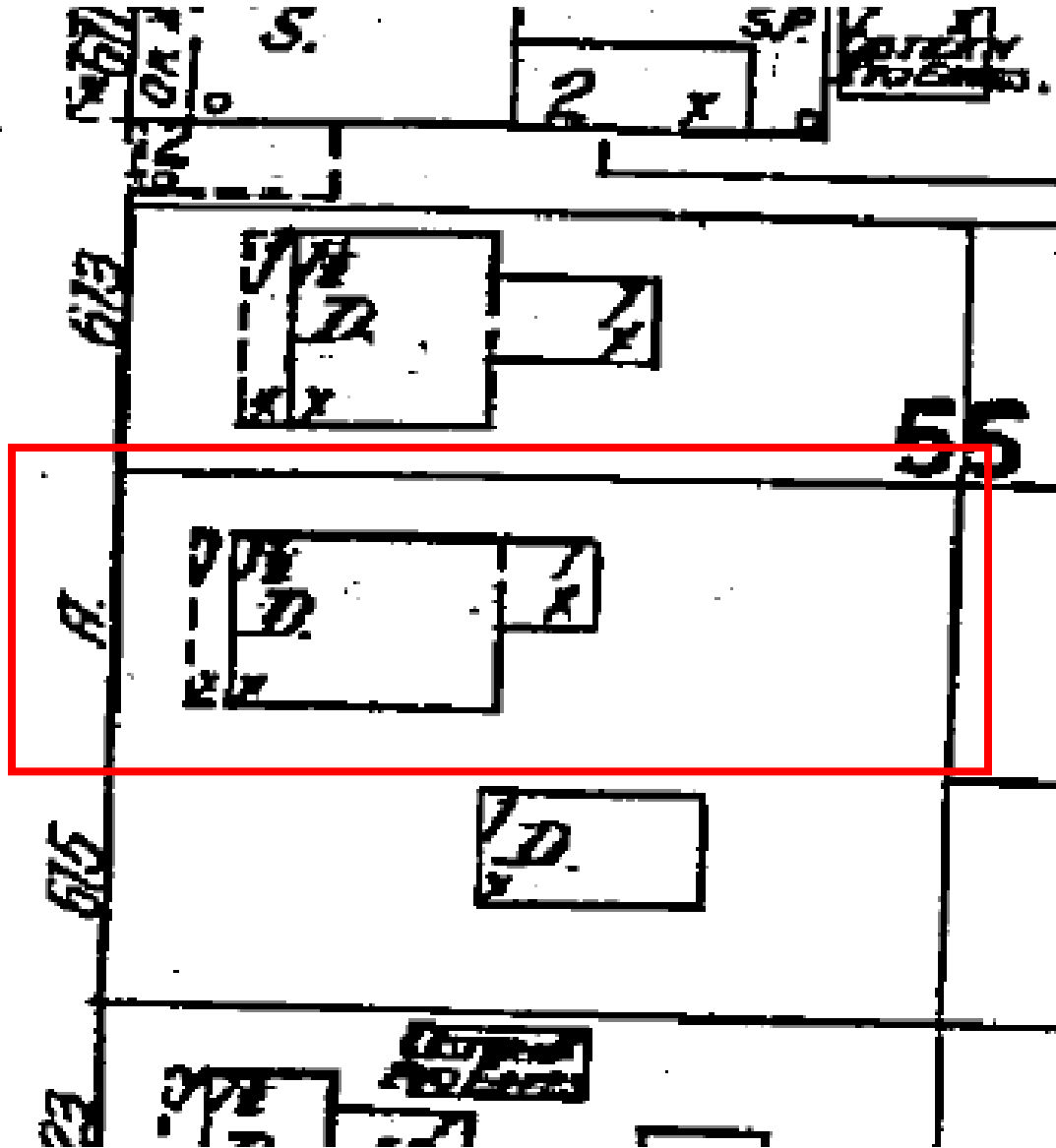
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

<b>it does not</b>
(i) Has not yielded, and is not likely to yield, information important in history.
<b>it has not and is not likely to</b>
<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<b>The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);</b>
(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
<b>n/a</b>
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
<b>n/a</b>
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
<b>n/a</b>
(4) Removing buildings or structures that would otherwise qualify as contributing.
<b>n/a</b>



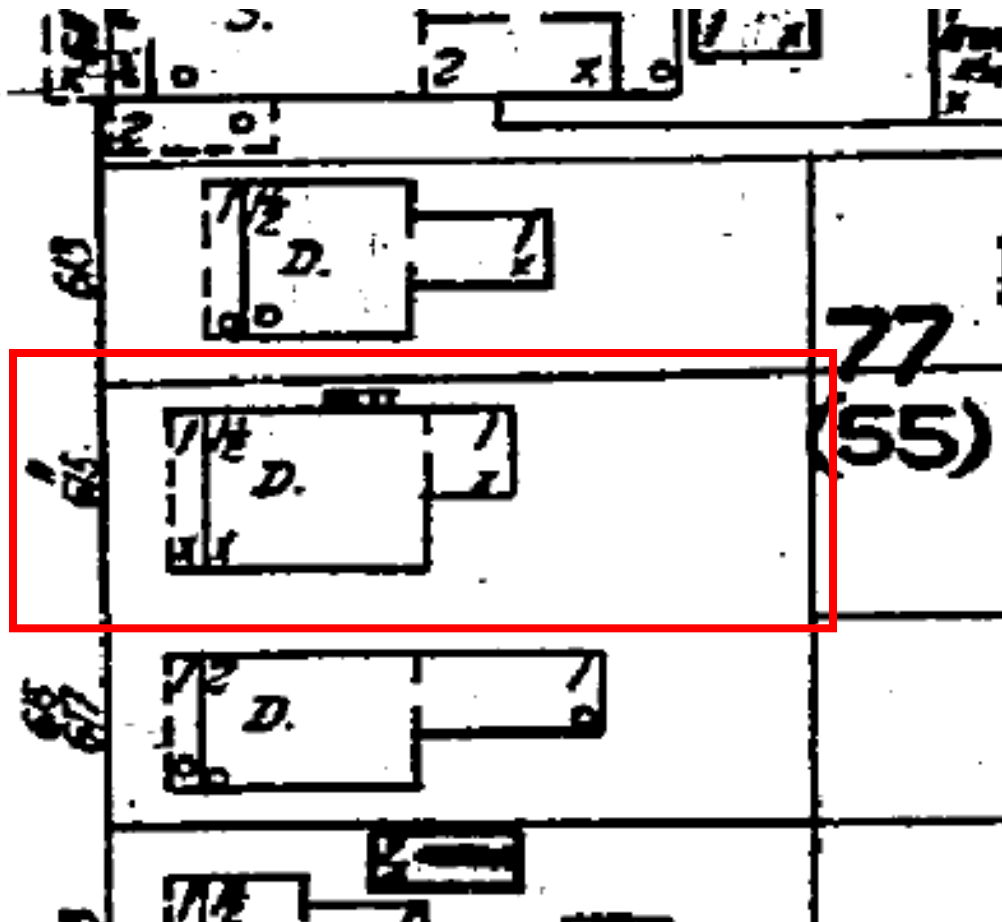
# SANBORN MAPS

# FRANCES

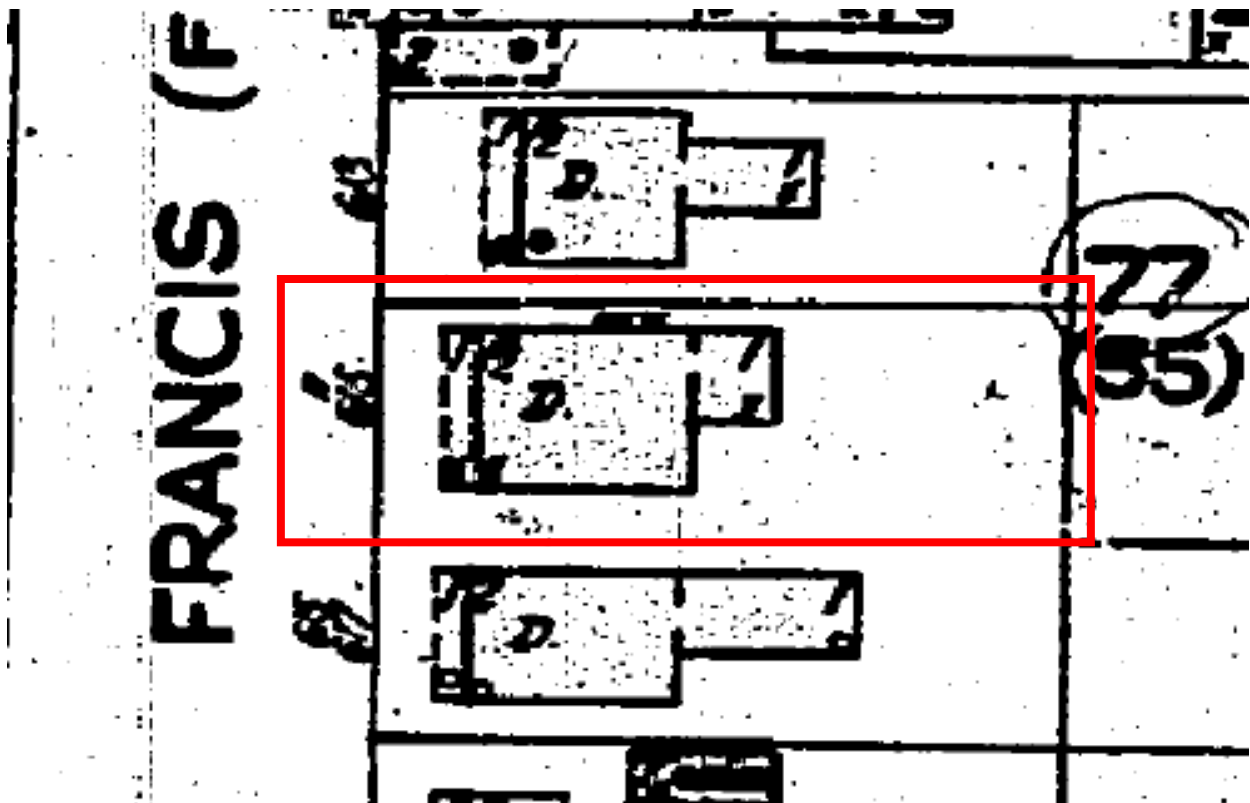


1912 Sanborn with the property at 615 (A) Frances Street indicated in red.

FRANCIS (FR)

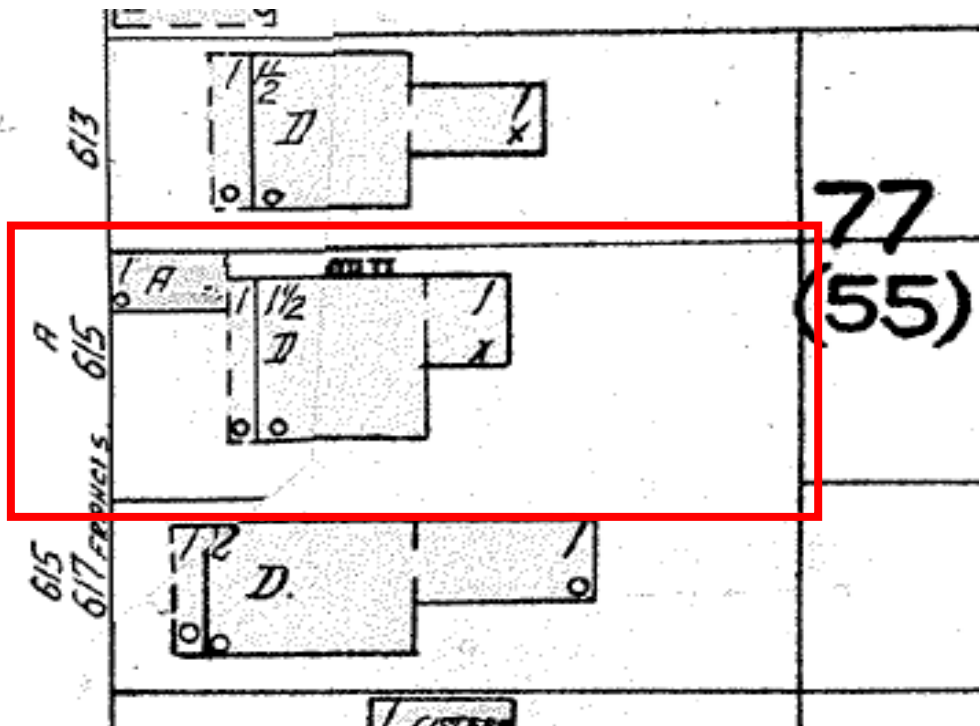


1926 Sanborn with the property at 615 (A) Frances Street indicated in red.



1948 Sanborn with the property at 615 (A) Frances Street indicated in red.

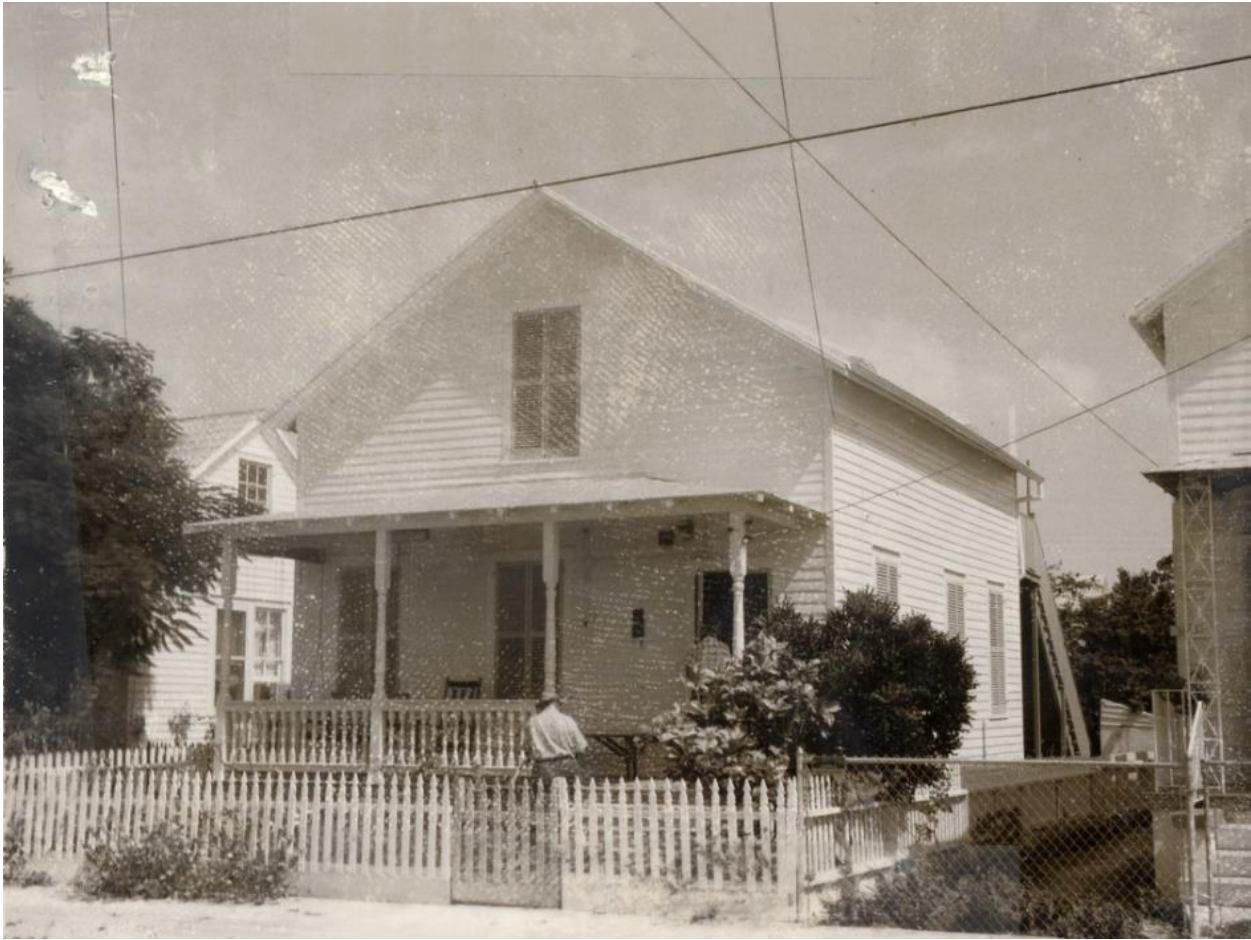
FRANCES (FR



1962 Sanborn with the property at 615 (A) Frances Street indicated in red.

# PROJECT PHOTOS

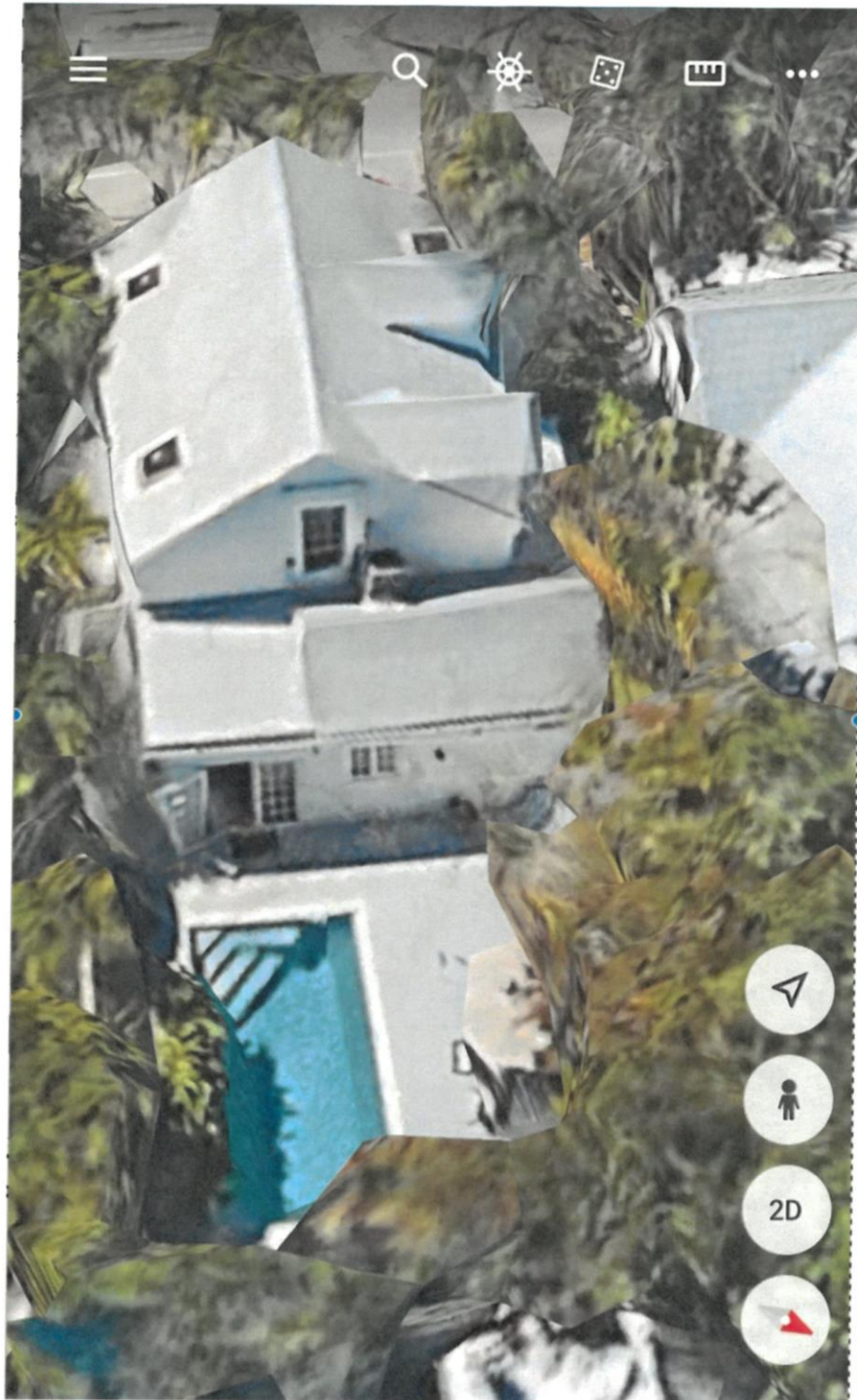




Historic photo of 615 Frances Street from 1965.



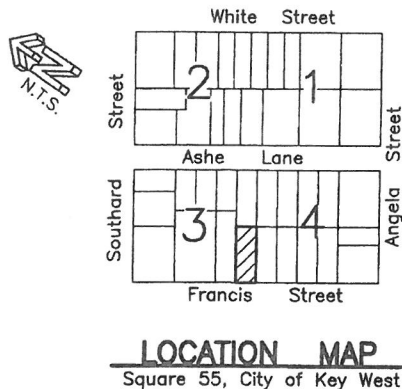
615 FRANCES STREET  
VIEW FROM REAR



615 FRANCES STREET  
AERIAL VIEW FROM REAR

# SURVEY





#### SURVEYOR'S NOTES:

North arrow based on assumed median  
Reference Bearing: R/W Frances Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324'  
Title search has not been performed on  
this or surrounding properties

#### MONUMENTATION:

- ⊕ = set 1/2" Iron Bar, P.L.S. No. 2749
- △ = set P.K. Nail, P.L.S. No. 2749
- ▲ = found P.K. nail
- = found 1/2" I.B.

#### Legal Description:

On the Island of Key West, and being part of original Lot 4, in Square 55, according to the map of the said Island of Key West, delineated in February, 1829, by William A. Whitehead, but better known as part of Lot 4, according to the plan of said Square 55, a diagram of which is recorded in Book I, Pages, 36-37, Monroe County Records. Commencing at a point on Francis Street, distant 168 feet from the corner of Angela and Francis Street, and running thence along said Francis Street in a Northwesterly direction 33 feet, thence at right angles in a Northeasterly direction 90 feet, thence at right angles in a Southeasterly direction 33 feet, thence at right angles in a Southwesterly direction 90 feet, back to the Point of Beginning.

#### Abbreviations:

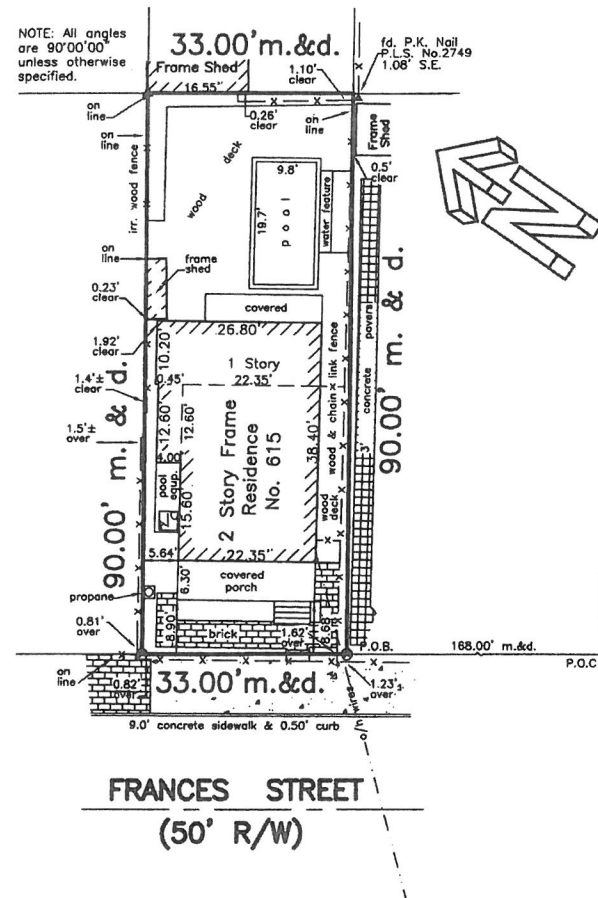
Sty. = Story	B.M. = Bench Mark	I.P. = Iron Pipe
R/W = Right-of-Way	P.O.C. = Point of Commence	I.B. = Iron Bar
fd. = Found	P.O.B. = Point of Beginning	C.B. = Concrete Block
p. = Plat	P.B. = Plat Book	C.B.S. = Concrete Block Stucco
m. = Measured	pg. = page	cov'd. = Covered
d. = Deed	o/h = Overhead	w.m. = Water Meter
O.R. = Official Records	F.F.L. = Finish Floor Elevation	Bal. = Balcony
N.T.S. = Not to Scale	☒ = Concrete Utility Pole	Pl. = Planter
⊙ = Centerline	○ = Wood utility Pole	A/C = Air Conditioner
Elev. = Elevation	conc. = concrete	

Field Work performed on: 2/25/13

#### CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter SJ-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida



CERTIFICATION made to:  
Jeff Louchheim & Linda Louchheim  
Spottswood & Spottswood  
Chicago Title Insurance Company

Jeffrey Louchheim  
615 Frances Street, Key West, FL 33040

#### BOUNDARY SURVEY

Scale 1" = 20'  
Date: 2/26/13  
Ref. 210-23  
File  
Flood Panel No. 1516 K  
Flood Zone X  
Dwg. No. 13-122  
Dwn. By F.H.H.  
Flood Elev. -

#### REVISIONS AND/OR ADDITIONS

fred\drawings\keywest\block48\615frances



ISLAND SURVEYING INC.

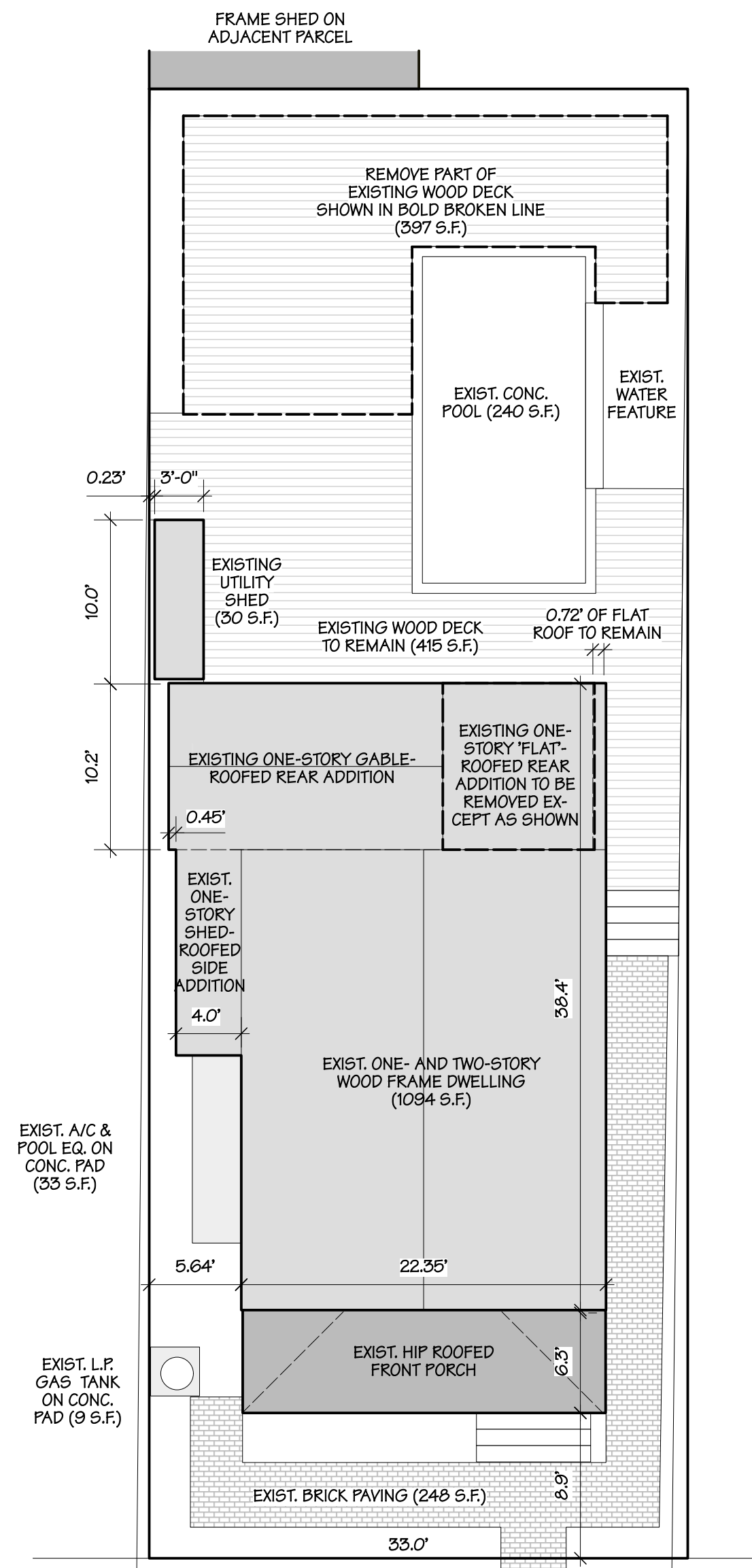
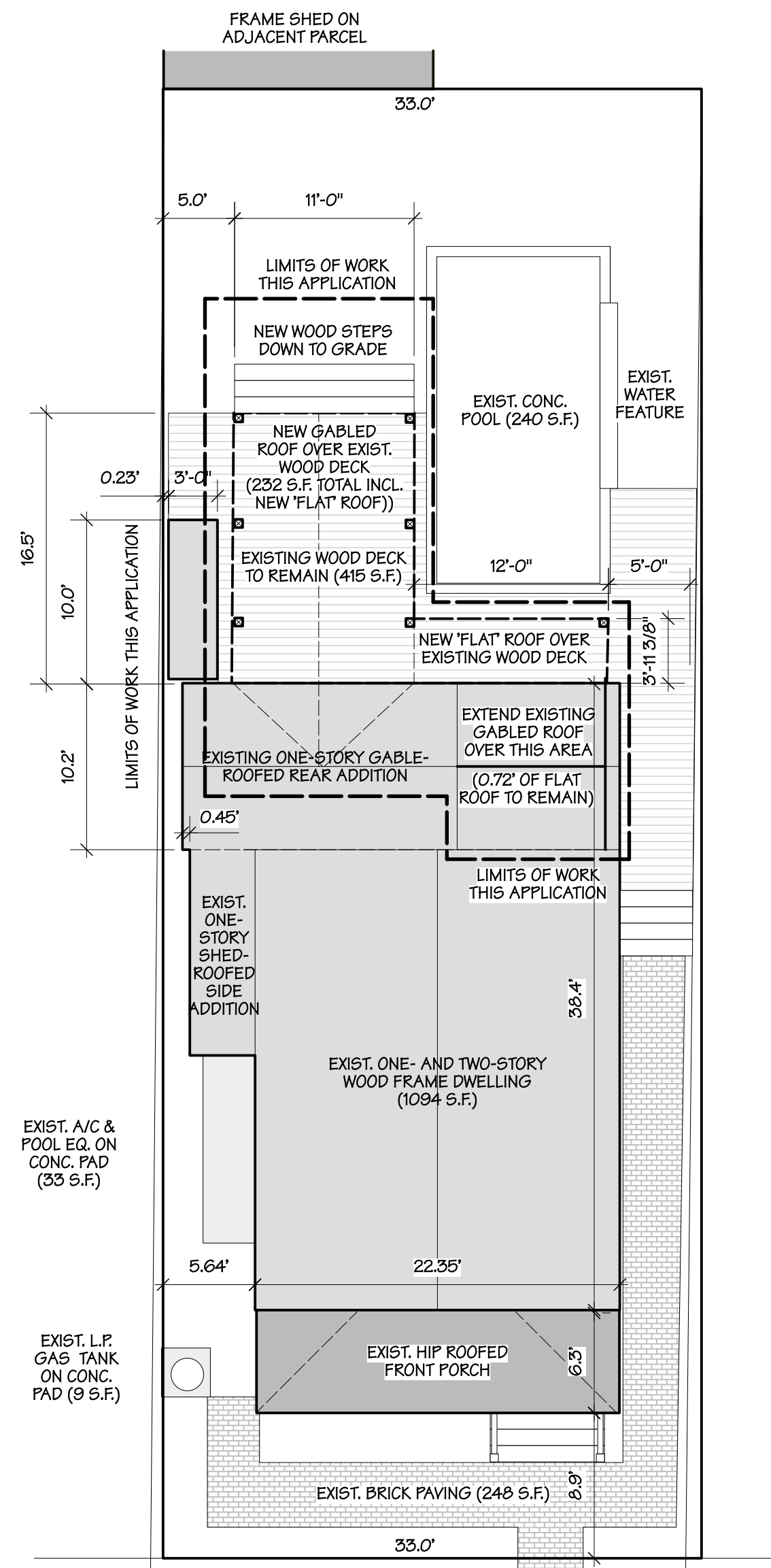
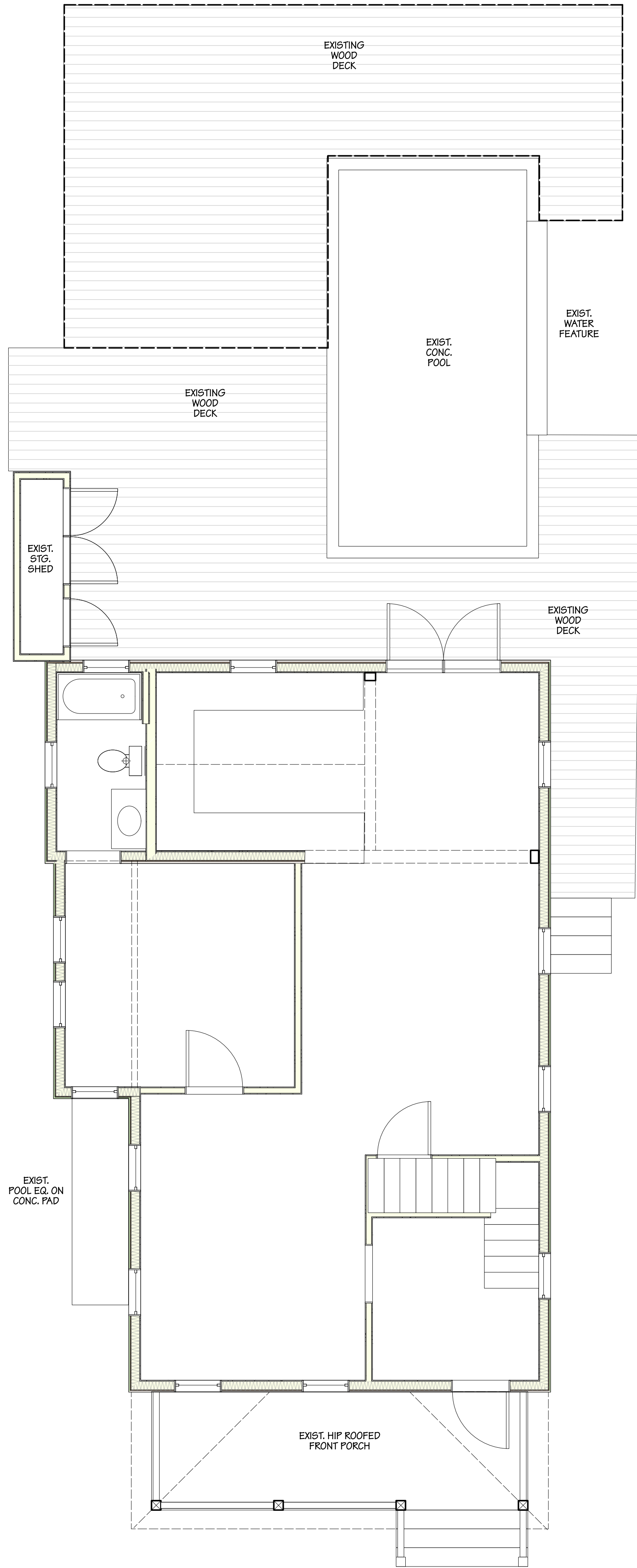
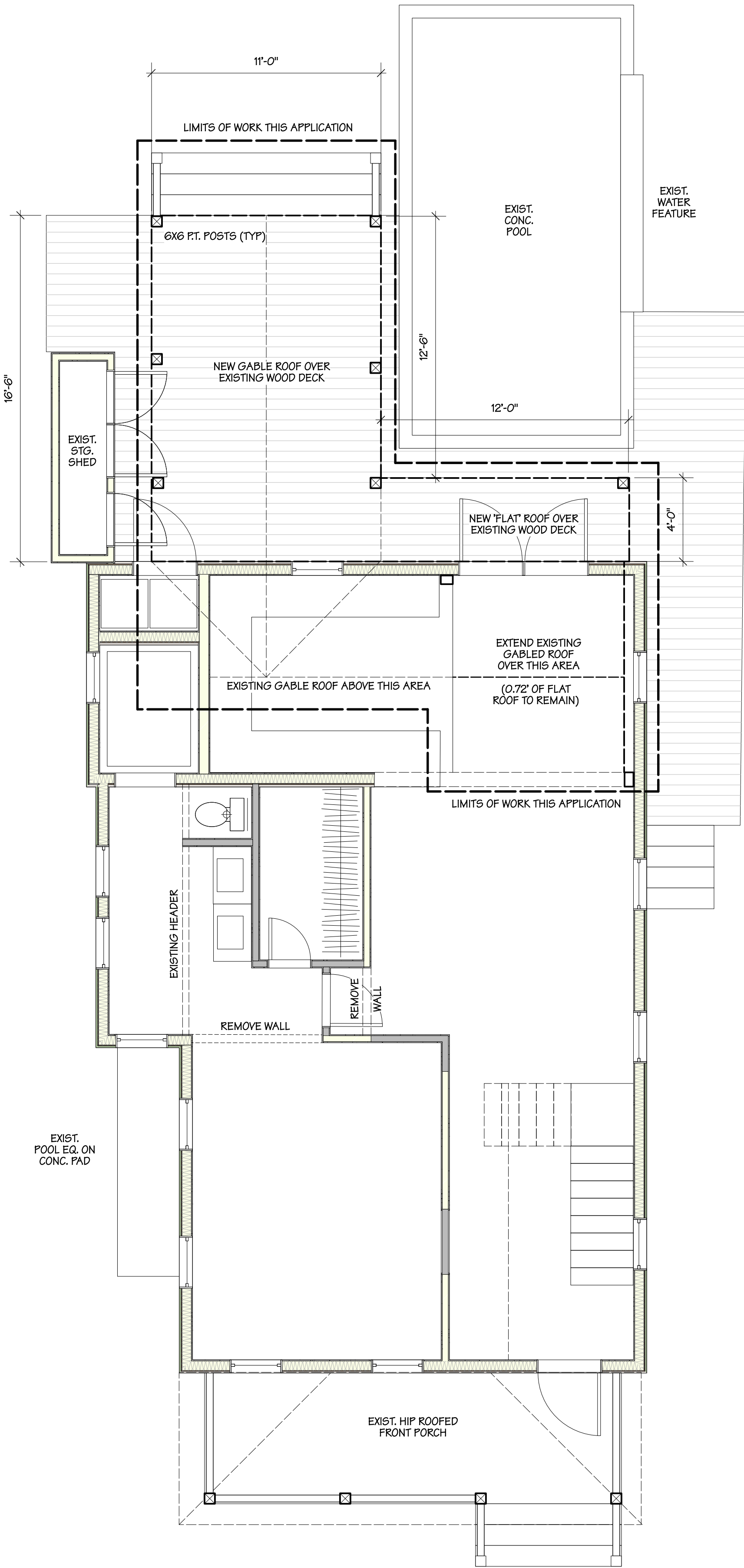
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, FL 33040

(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# PROPOSED DESIGN





SITE DATA:

LOT AREA: 2970 S.F.  
LAND USE DISTRICT: HISTORIC HIGH DENSITY RESIDENTIAL (HHDR)  
FEMA FLOOD ZONE: 'X'

	ALLOWED/ REQUIRED	EXISTING	PROPOSED
BLDG. COVERAGE:		1094 S.F.	1094 S.F.
NEW DECK ROOFS:		N/A	232
UTILITY SHED:		30	30
TOTAL:	1485 S.F. (50%)	1124 S.F. (37.8%)	1356 S.F. (48.6%)

IMPERVIOUS SURFACE RATIO:

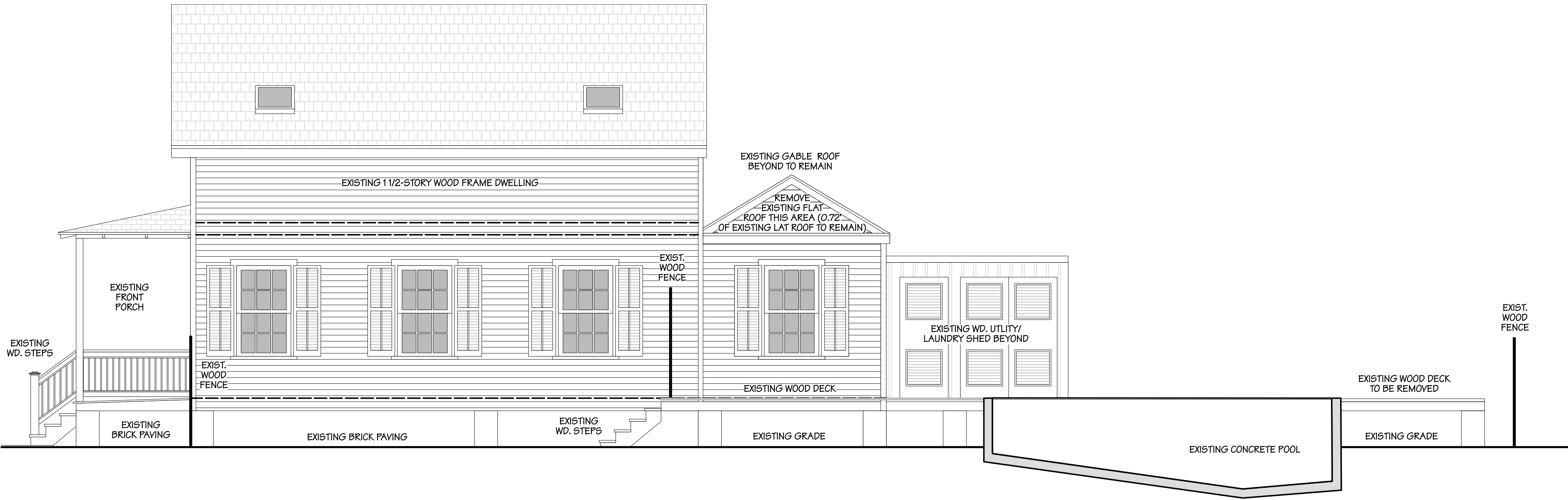
BLDG.:	1124 S.F.	1356 S.F.	
WOOD DECK > 30":	812	415	
POOL:	140	140	
EQUIP. PADS:	42	42	
BRICK PAVING:	248	248	
TOTAL IMPERVIOUS:	1782 S.F. (60%)	2366 S.F. (79.7%)	2201 S.F. (74.1%)

	ALLOWED/ REQUIRED	EXISTING	PROPOSED
NON-OPEN SPACE (SAME AS IMPERVIOUS COVERAGE):		2366 S.F.	2201 S.F.
OPEN SPACE:	1040 S.F. (35%)	604 S.F. (20.3 %)	769 S.F. (25.9%)
HEIGHT:	30'	25.5' +/-	25.5' +/-

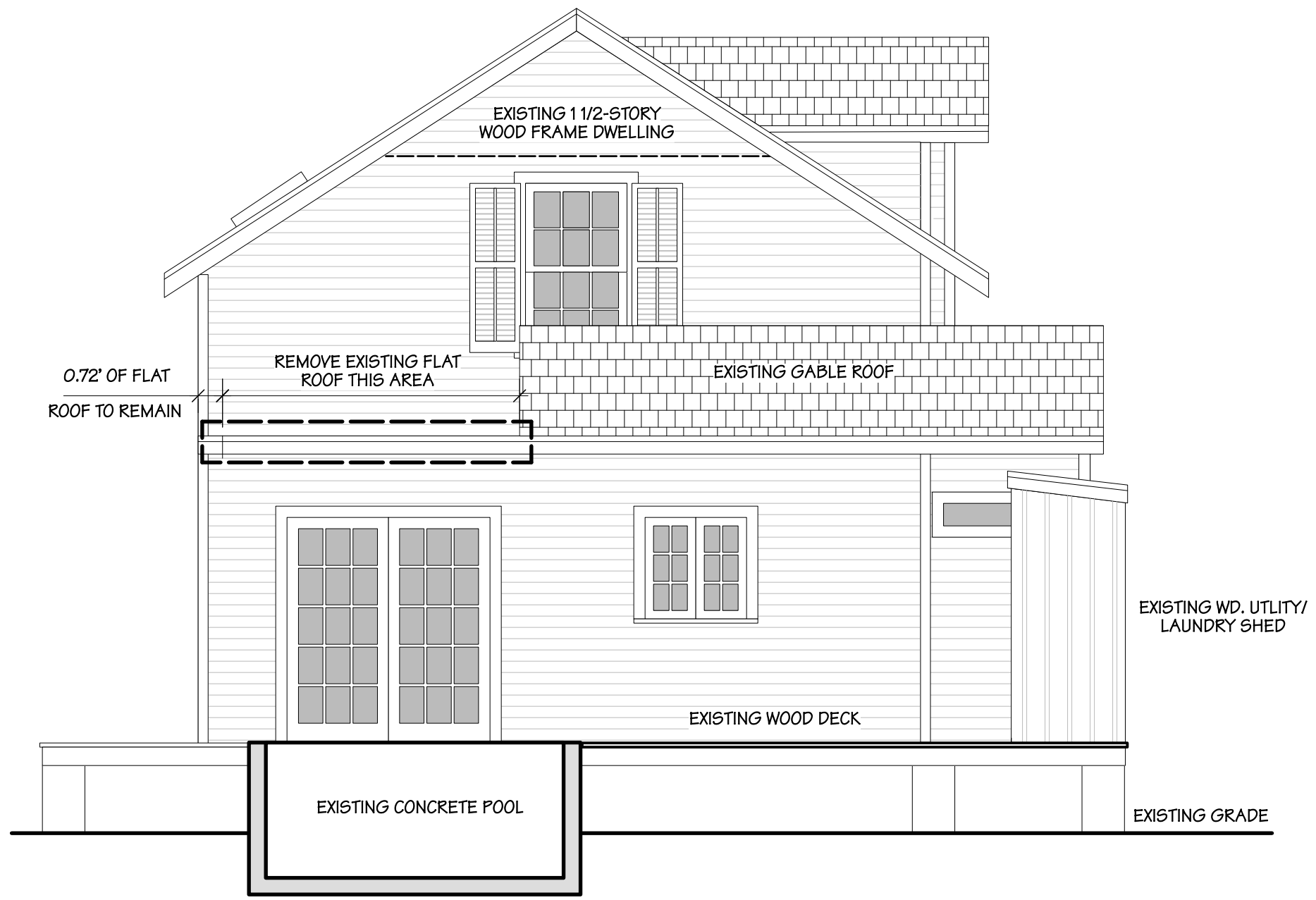
STORMWATER DRAINAGE CALCULATIONS:  
IMPERVIOUS COVERAGE IS DECREASED BY 165 S.F.  
THEREFORE, NO DRAINAGE STRUCTURES ARE REQUIRED.

**Robert L. Delaune, Architect, p.a.**  
619 Eaton Street, Suite 1, Key West, FL 33040  
ph/fax: (305) 293-0364 FL Lic. #AA0003594

renovations and additions to  
**615 FRANCES STREET**  
**KEY WEST, FLORIDA**



EXISTING SOUTH ELEVATION  
scale: 1/4"=1'-0"



EXISTING EAST ELEVATION  
scale: 1/4"=1'-0"



EXISTING NORTH ELEVATION  
scale: 1/4"=1'-0"

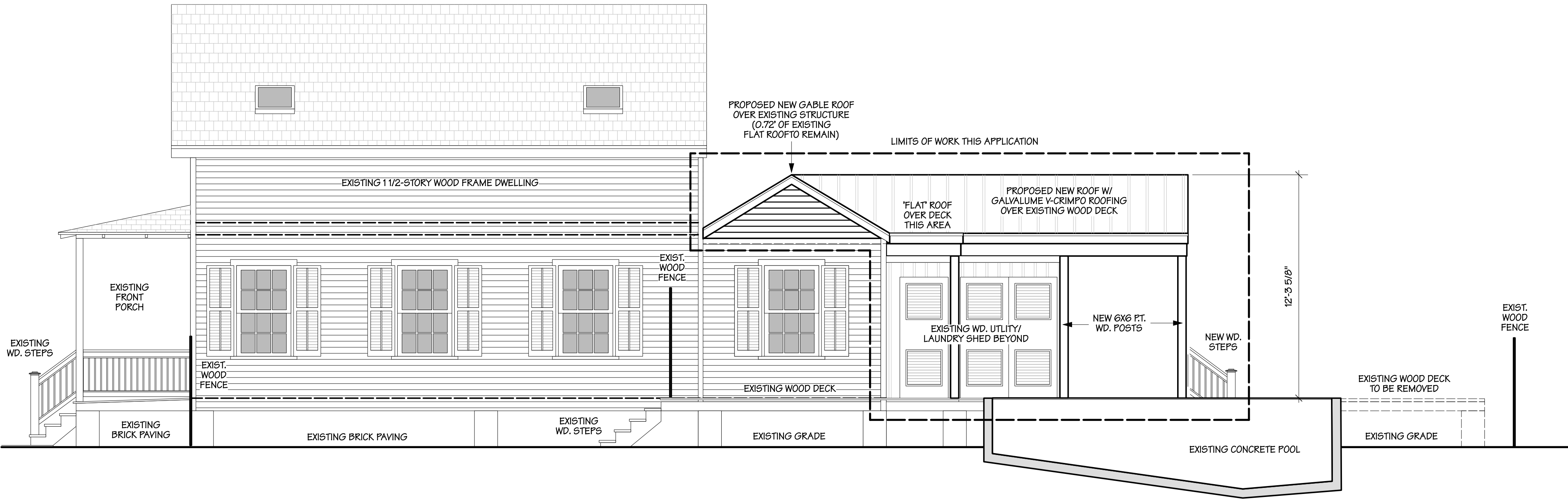


EXISTING WEST ELEVATION  
scale: 1/4"=1'-0"

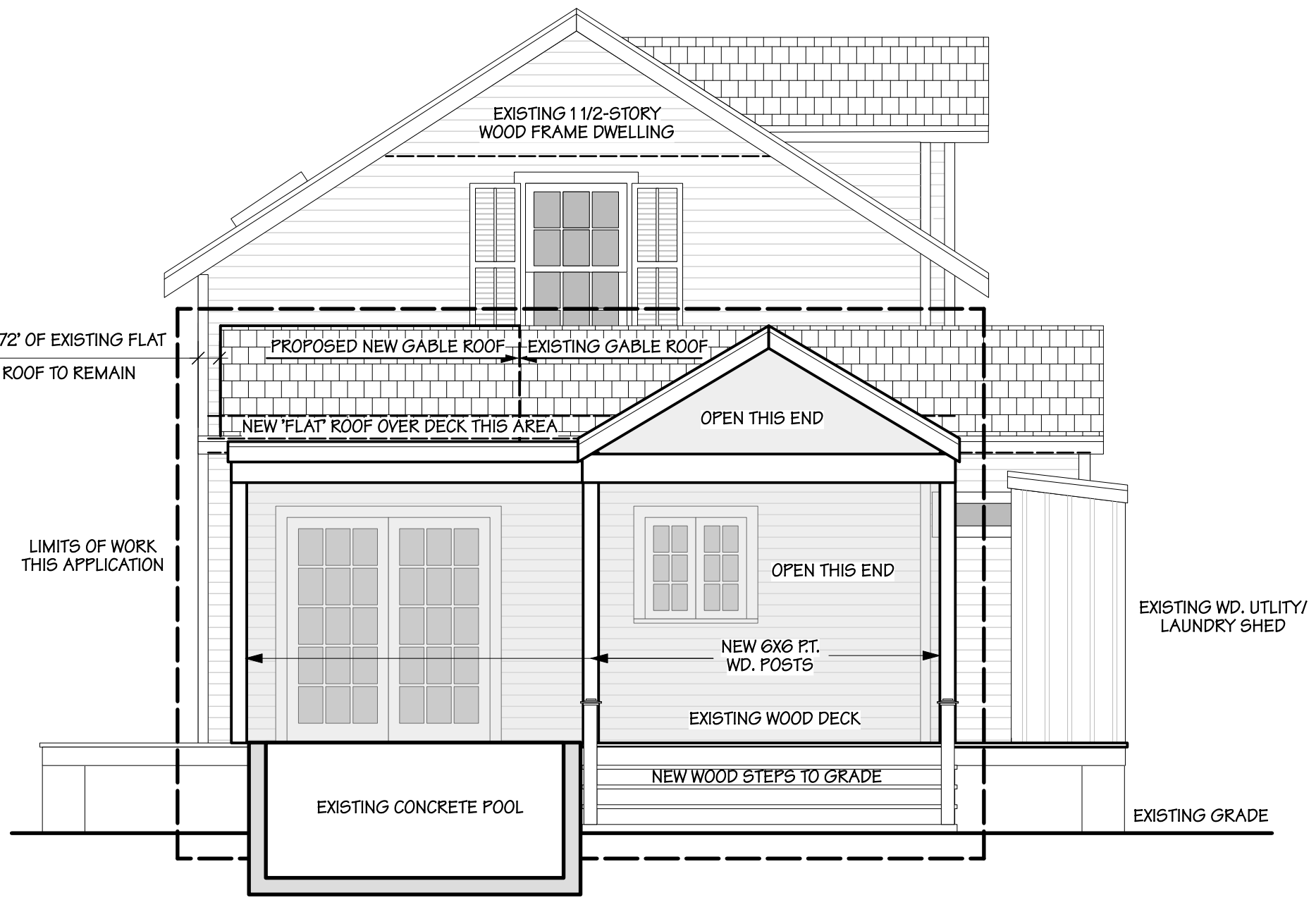
NO WORK THIS ELEVATION

**Robert L. Delaune, Architect, p.a.**  
619 Eaton Street, Suite 1, Key West, FL 33040  
ph/fax: (305) 293-0364 FL Lic. #AA0003594

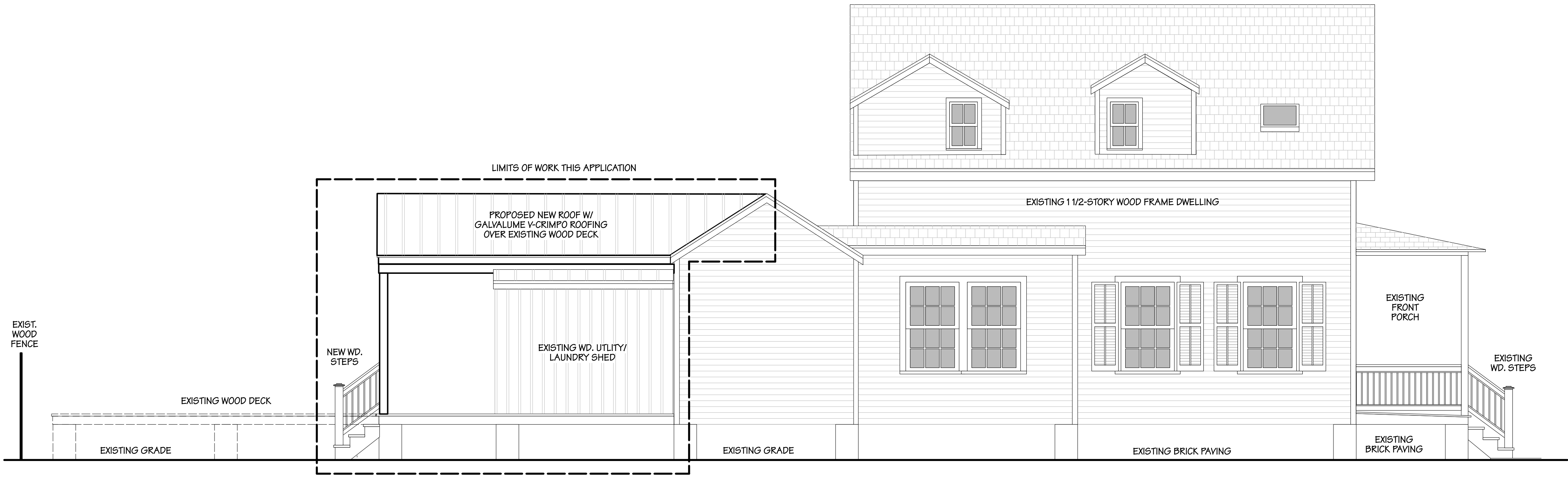
renovations and additions to  
615 FRANCES STREET  
KEY WEST, FLORIDA



PROPOSED SOUTH ELEVATION  
scale: 1/4"=1'-0"



PROPOSED EAST ELEVATION  
scale: 1/4"=1'-0"



PROPOSED NORTH ELEVATION  
scale: 1/4"=1'-0"



EXISTING WEST ELEVATION  
scale: 1/4"=1'-0"

NO WORK THIS ELEVATION

**Robert L. Delaune, Architect, p.a.**  
619 Eaton Street, Suite 1, Key West, FL 33040  
ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet  
3  
of  
3

renovations and additions to  
615 FRANCES STREET  
KEY WEST, FLORIDA

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: [http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

**CONSTRUCT NEW FLAT ROOFS OVER PART OF EXISTING REAR YARD DECK. EXTEND EXISTING GABLE ROOF OVER EXISTING FLAT ROOF ON NON-HISTORIC REAR ADDITION. DEMOLITION OF FLAT ROOF OVER NON-HISTORIC REAR ADDITION.**

**#615 FRANCES STREET**

**Applicant – Robert L. Delaune    Application #H2021-0004**

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 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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 Robert Delaune, 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:  
615 Frances Street on the 16th day of February, 20 21.

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 February 24, 20 21.

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 H2021-0004.

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

**Signed Name of Affiant:**

Robert Delaune  
**Date:** 2/16/2021  
**Address:** 419 EATON ST.  
**City:** KEY WEST  
**State, Zip:** FL 33040

The forgoing instrument was acknowledged before me on this 16<sup>th</sup> day of February, 20 21.

By (Print name of Affiant) Delaune Robert Leonce who is personally known to me or has produced FL, DL as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)  
My Commission Expires: 1/25/2025







Public Meeting Notice

NOTICE OF PUBLIC MEETING  
The following information is being provided to the public in accordance with the provisions of the Florida Public Access to Public Records Act, Chapter 119, Florida Statutes, and the provisions of the Florida Freedom of Information Act, Chapter 119, Florida Statutes.

615

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: [http://key.westcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://key.westcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1). If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

**CONSTRUCT NEW FLAT ROOFS OVER PART OF EXISTING REAR YARD DECK, EXTEND EXISTING GABLE ROOF OVER EXISTING FLAT ROOF ON NON-HISTORIC REAR ADDITION, DEMOLITION OF FLAT ROOF OVER NON-HISTORIC REAR ADDITION.**

**#615 FRANCES STREET**

Applicant – Robert L. Delaune Application #H2021-0004

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# PROPERTY APPRAISER INFORMATION



**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 00010440-000000  
 Account# 1010731  
 Property ID 1010731  
 Millage Group 10KW/  
 Location 615 FRANCES St, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 55 YY-151 OR522-571 OR754-581 OR806-1785 OR900-1074  
 Description OR1099-1293 OR1448-2097/99 OR1483-1384/85 OR1944-1190/92 OR2613-176/78  
 OR2627-1028/29 OR3067-2465  
 (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**

RICE WILLIAM  
 986 Fairview Dr  
 Auburn AL 36830

RICE REBECCA  
 986 Fairview Dr  
 Auburn AL 36830

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$326,410	\$259,000	\$262,548	\$269,643
+ Market Misc Value	\$16,062	\$16,080	\$16,098	\$16,115
+ Market Land Value	\$583,442	\$614,939	\$541,446	\$541,446
= Just Market Value	\$925,914	\$890,019	\$820,092	\$827,204
= Total Assessed Value	\$854,893	\$835,673	\$820,092	\$807,157
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$829,893	\$810,673	\$795,092	\$782,157

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,970.00	Square Foot	33	90

**Buildings**

Building ID	703	Exterior Walls	ABC/AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1/R1	Effective Year Built	2015
Gross Sq Ft	1660	Foundation	CONC BLOCK
Finished Sq Ft	1540	Roof Type	IRR/CUSTOM
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	128	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	4	Half Bathrooms	0
Interior Walls	WD PANL/CUSTOM	Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	120	0	52
FLA	FLOOR LIV AREA	1,540	1,540	228
TOTAL		1,660	1,540	280

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1982	1983	1	208 SF	2
FENCES	2004	2005	1	120 SF	2
CUSTOM POOL	1982	1983	1	300 SF	4
WOOD DECK	2004	2005	1	707 SF	4
FENCES	1984	1985	1	636 SF	5
FIN DET UTILIT	2004	2005	1	36	2

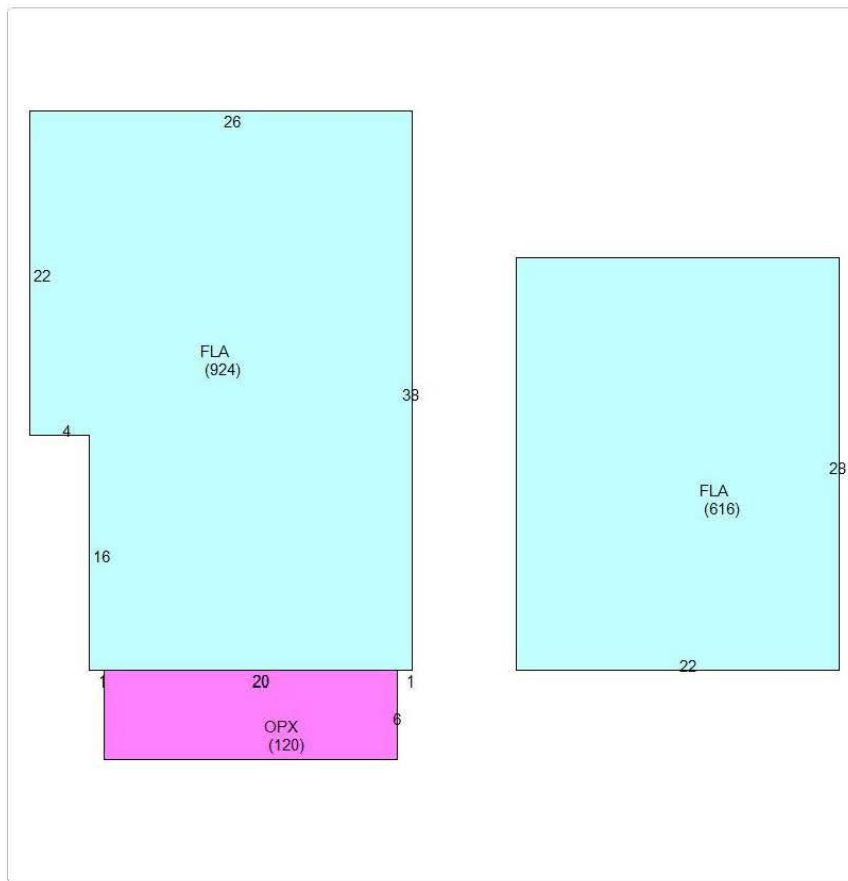
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/7/2021	\$1,575,000	Warranty Deed	2298425	3067	2465	01 - Qualified	Improved
5/3/2013	\$910,000	Warranty Deed		2627	1028	02 - Qualified	Improved
1/23/2013	\$100	Quit Claim Deed		2613	176	11 - Unqualified	Improved
9/1/1997	\$425,000	Warranty Deed		1483	1384	O - Unqualified	Improved
3/1/1997	\$330,000	Warranty Deed		1448	2097	Q - Qualified	Improved
6/1/1989	\$45,000	Warranty Deed		1099	1293	H - Unqualified	Improved
12/1/1983	\$130,000	Warranty Deed		900	1074	U - Unqualified	Improved
2/1/1980	\$72,000	Conversion Code		806	1785	U - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-2550	6/14/2013	1/14/2014	\$3,368	Commercial	INSTALL A TWO TON RUUD A/C SYSTEM WITH TEN DROPS ON ROOF IN REAR OF BUILDING
13-2069	5/15/2013	11/19/2013	\$18,000	Residential	CHANGE OUT 10 WINDOWS, REMODEL INTERIOR BEDROOM, MISC. WOOD REPAIR ON EXTERIOR.
13-2130	5/14/2013	11/19/2013	\$800	Residential	ELECTRICAL REMODEL OF UPSTAIRS BEDROOM, INSTALLING OF NEW RECP. 8 X CONDENSER, FIXTURES (1- CEILING FAN) SWITCHES, CENTRAL A/C UNIT 2.5 TON.
13-1651	4/24/2013	11/19/2013	\$100	Residential	EXTEND PERMIT #04-3619 FOR FINAL INSPECTION ONLY RUN 50' OF COPPER LINE FROM 200# CYLINDER TO GAS RANGE.
06-5292	9/20/2006	12/21/2006	\$11,500		REPLACE CONCH SHINGLE ROOF.
04-3619	11/22/2004	12/13/2004	\$300		COPPER GAS LINE
9701249	4/1/1997	7/1/1997	\$500		RETILE DINING ROOM
96-4341	11/1/1996	12/1/1996	\$3,800		REPAIRS

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**Sketches (click to enlarge)**

**Photos**



## Map



## TRIM Notice

[2020 TRIM Notice \(PDF\)](#)**2020 Notices Only**

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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