



Historic Architectural Review Commission Staff Report for Item 15

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: #511 Frances Street

Description of Work:

Demolition of existing wood trellis structure and pool equipment enclosure.

Site Facts:

The site under review is located on the SE corner of Frances Street and Curry Lane. According to our survey, the primary structure at 511 Frances is historic and contributing to the historic district. A small accessory structure appears on the property on the 1948 and 1962 Sanborn maps, but appears to be of a different proportion than the existing accessory structure on site. The existing accessory structure is considered non-contributing.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218 (b), Criteria for demolitions.

Staff Analysis:

The Certificate of Appropriateness under review proposes the removal of an existing wood trellis, as well as an existing pool equipment shed in the rear East corner of the property at 511 Frances Street. As part of this application, plans are under review for a new pool house structure in place of the existing wood trellis.

The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

- (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;*

It is staff's opinion that the removal of the existing non-historic structures will not have a negative effect on the character of the surrounding neighborhood.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The structures under review for demolition are not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood;*

The non-historic structures under review are not significant later additions, and the structures have not acquired historic significance that is important to the site or surrounding district.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the non-historic structures in question will not qualify as contributing elements to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

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 # 2021-0006	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED
PROJECT:

511 Frances Street

NAME ON DEED:

Tony Weil & Ann Orr

PHONE NUMBER (734) 657-1181

OWNER'S MAILING ADDRESS:

618 Stratford Drive

EMAIL tonylweil@gmail.com

Ann Arbor, MI 48104

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:	remove existing trellis structure & pool equipment enclosure and construct new enclosed 'poolhouse' structure
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	
	remove existing wood trellis structure and pool equipment enclosure

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

ACCESSORY STRUCTURE(S):	construct new enclosed 'poolhouse' structure
PAVERS:	FENCES:
DECKS:	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

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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:	615 Frances Street
PROPERTY OWNER'S NAME:	Tony Weil & Ann Orr
APPLICANT NAME:	Robert L Delaune Architect PA

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	1/19/2021 Ann C. Orr DATE AND PRINT NAME
---	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION
demolish non-historic wood trellis structure in rear yard

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
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);
(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.
not a contributing or historic structure
(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.
the structure in question is a contemporary wood trellis structure

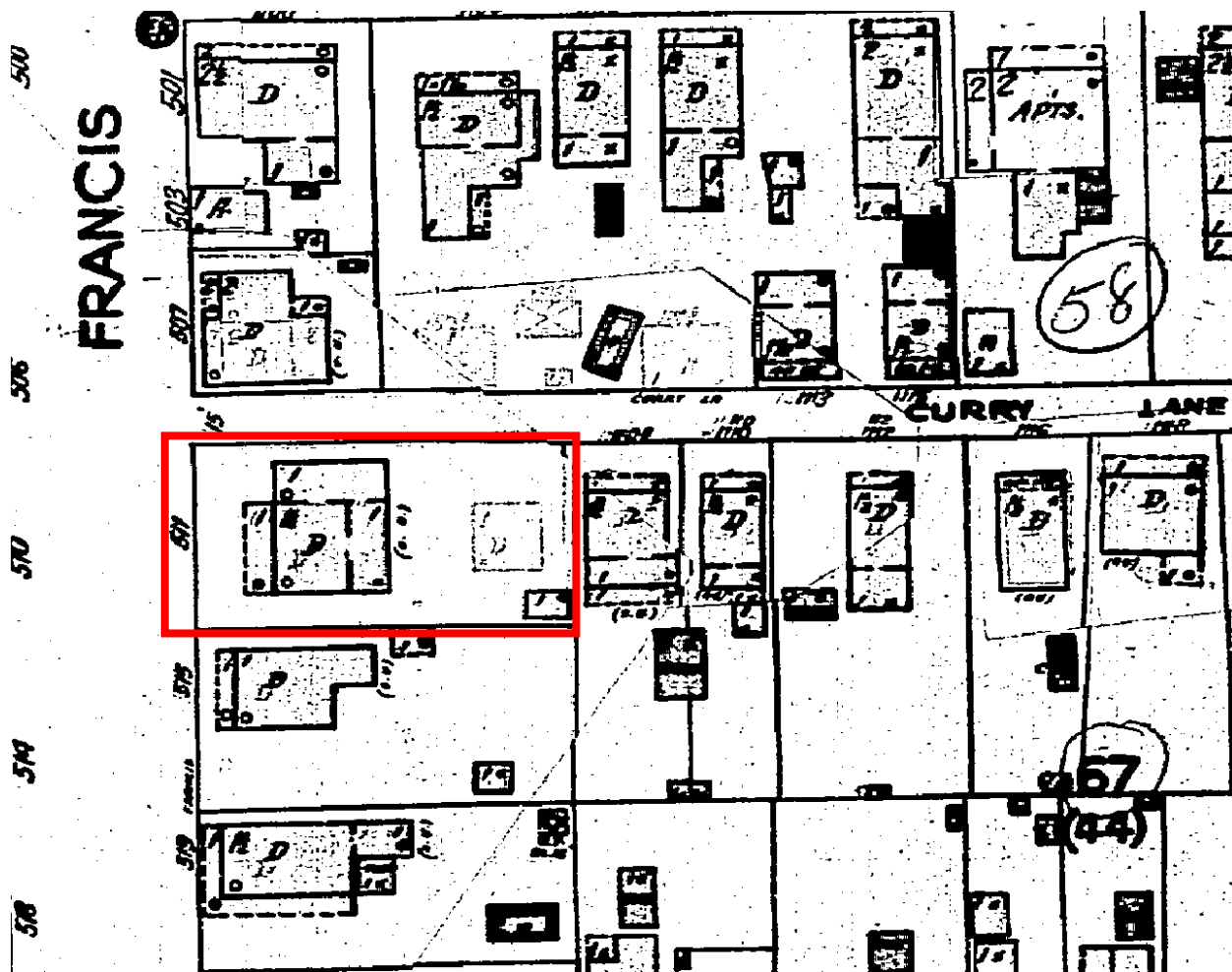
--

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
none
(c) Has no significant character, interest, or value as part fo 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.
none
(d) Is not the site of a historic event with significant effect upon society.
it is not
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
they do not
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
they do not
(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.
they do not
(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.

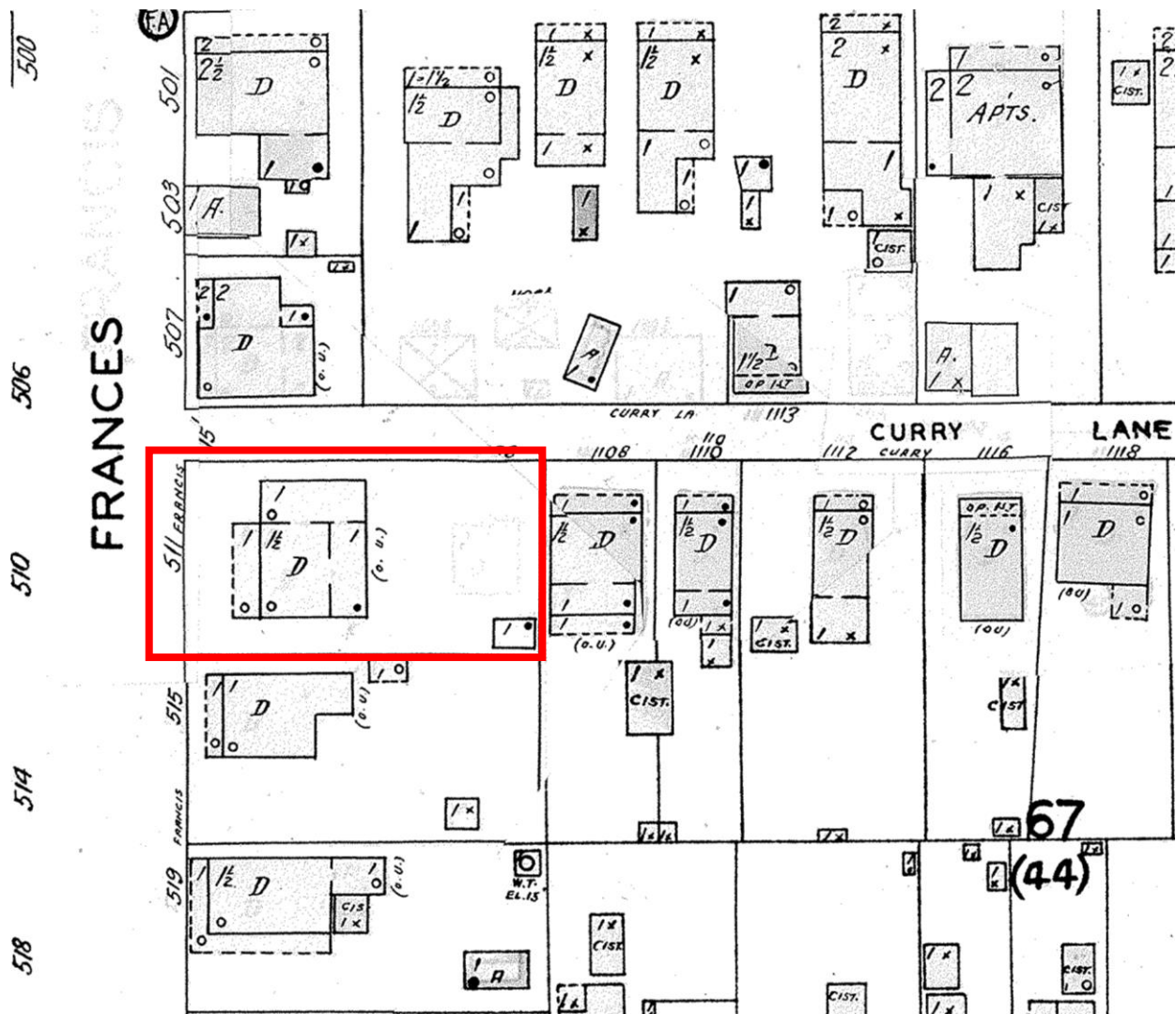
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

they do not
(i) Has not yielded, and is not likely to yield, information important in history.
highly unlikely
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
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);
(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.
not applicable
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
not applicable
(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.
not applicable
(4) Removing buildings or structures that would otherwise qualify as contributing.
not applicable

SANBORN MAPS



1948 Sanborn with the property at 511 Frances Street indicated in red.



1962 Sanborn with the property at 511 Frances Street indicated in red.

PROJECT PHOTOS



Historic photo of 511 Frances Street from 1965.



VIEW ACROSS BACK YARD TO EXISTING TRELLIS (TO BE REMOVED) AND SHED

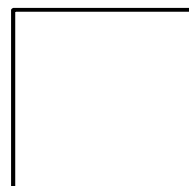


VIEW BEHIND TRELLIS OF POOL EQUIPMENT SHED
TO BE REMOVED (POOL EQUIPMENT TO REMAIN)

NEW POOL CABANA @ 511 FRANCES STREET, KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.

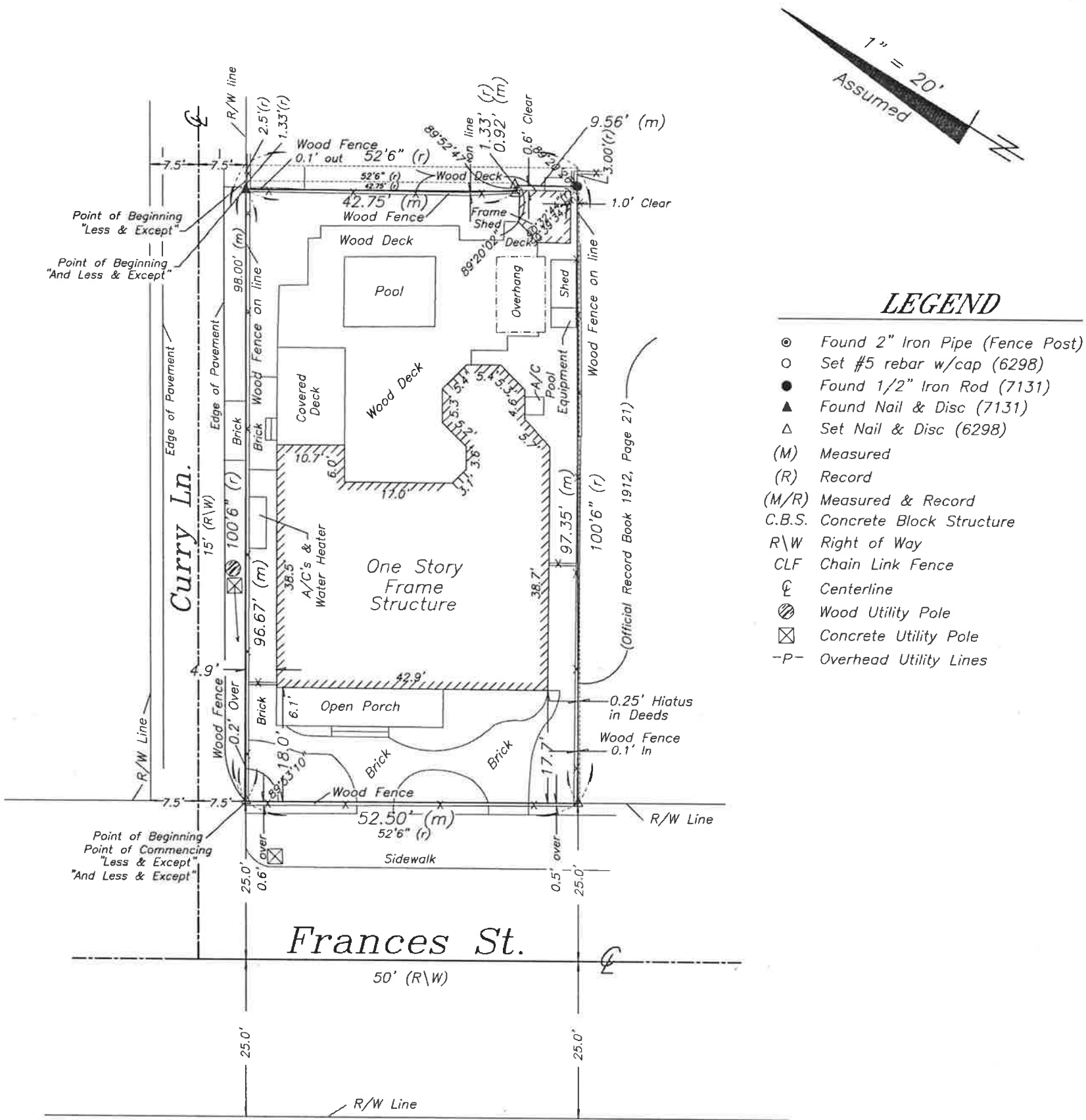
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594



SHEET 5 of 5
22 JANUARY 2021

SURVEY

Boundary Survey Map of Lot 3, Square 44, Island of Key West



Boundary Survey Report of Lot 3, Square 44, Island of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 511 Frances Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: January 9, 2019.
10. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: Part of Lot Three (3) in Square Forty-Four (44) according to the Plan of said City, delineated by Wm. A. Whitehead in February, 1829; but is better known and designated on a Diagram of the subdivision of the said lot and square, made by Charles Howe, and recorded in Book G, Page 485 of Monroe County, Florida Records, on 20 February 1870, said piece or parcel of land commencing at the corner of Frances Street and a fifteen foot alley (said alley leading from Frances Street to White Street) and running on said Frances Street Fifty-two (52) feet and Six (6) inches; thence at right angles and parallel to the direction of said fifteen foot Alley a distance of One Hundred (100) feet and Six (6) inches; thence at right angles and parallel with Frances Street Fifty-Two (52) feet and Six (6) inches; thence at right angles running on said fifteen foot alley a distance of One Hundred (100) feet and Six (6) inches to the Place of Beginning.

LESS AND EXCEPT;

On the Island of Key West, known and delineated as part of Lot Three (3) in Square Forty-Four (44), according to a plan of said City delineated in February, A.D. 1829, by Wm. A. Whitehead but which is more particularly designated and described by reference to a diagram of a subdivision of said lot made by Charles Howe, and recorded in Deed Book G, Page 485, of Monroe County, Florida records: COMMENCE at the intersection of the Northeasterly right of way line of Frances Street with the Southeasterly right of way line of Curry Lane; thence in a Northeasterly direction along said Southeasterly right of way of Curry Lane for a distance of 98.00 feet to the Point of Beginning of the parcel of land being described herein; thence continue along said Southeasterly right of way line of Curry Lane in a Northeasterly direction for a distance of 2.5 feet; thence at right angles and in a Southeasterly direction for a distance of 52.50 feet; thence at right angles and in a Southwesterly direction for a distance of 3.00 feet; thence in a Northwesterly direction with a deflection angle of 90°32'44" to the right for a distance of 52.50 feet back to the Point of Beginning.

AND LESS AND EXCEPT;

A parcel of land on the Island of Key West and known as a part of Lot 3, in Square 44, according to the Plan of said City, delineated by Wm. A. Whitehead in February, 1829, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of Frances Street with the Southeasterly right of way line of Curry Lane and run thence Northeasterly along the Southeasterly right of way line of the said Curry Lane for a distance of 96.67 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Curry Lane for a distance of 1.33 feet; thence Southeasterly and at right angles for a distance of 42.75 feet; thence Southwesterly and at right angles for a distance of 1.33 feet; thence Northwesterly and at right angles for a distance of 42.75 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Anthony L. Weil & Ann C. Orr;
Bank of America;
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

January 10, 2019

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two

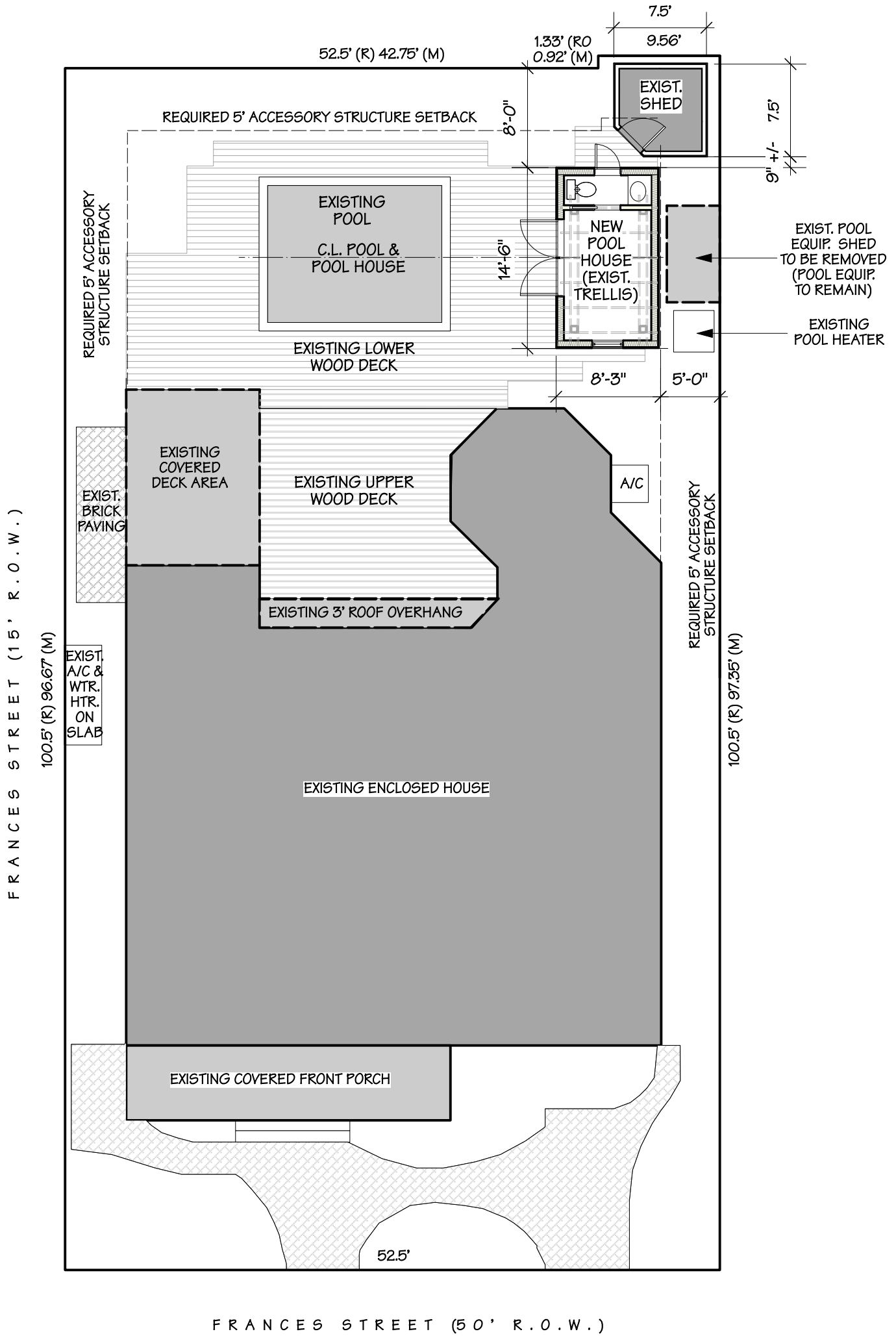
J. LYNN O'FLYNN, Inc.



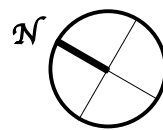
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN



S I T E P L A N
scale: 1"=10'



NEW POOL CABANA @ 511 FRANCES STREET, KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

SHEET 1 of 5

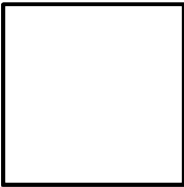
22 JANUARY 2021

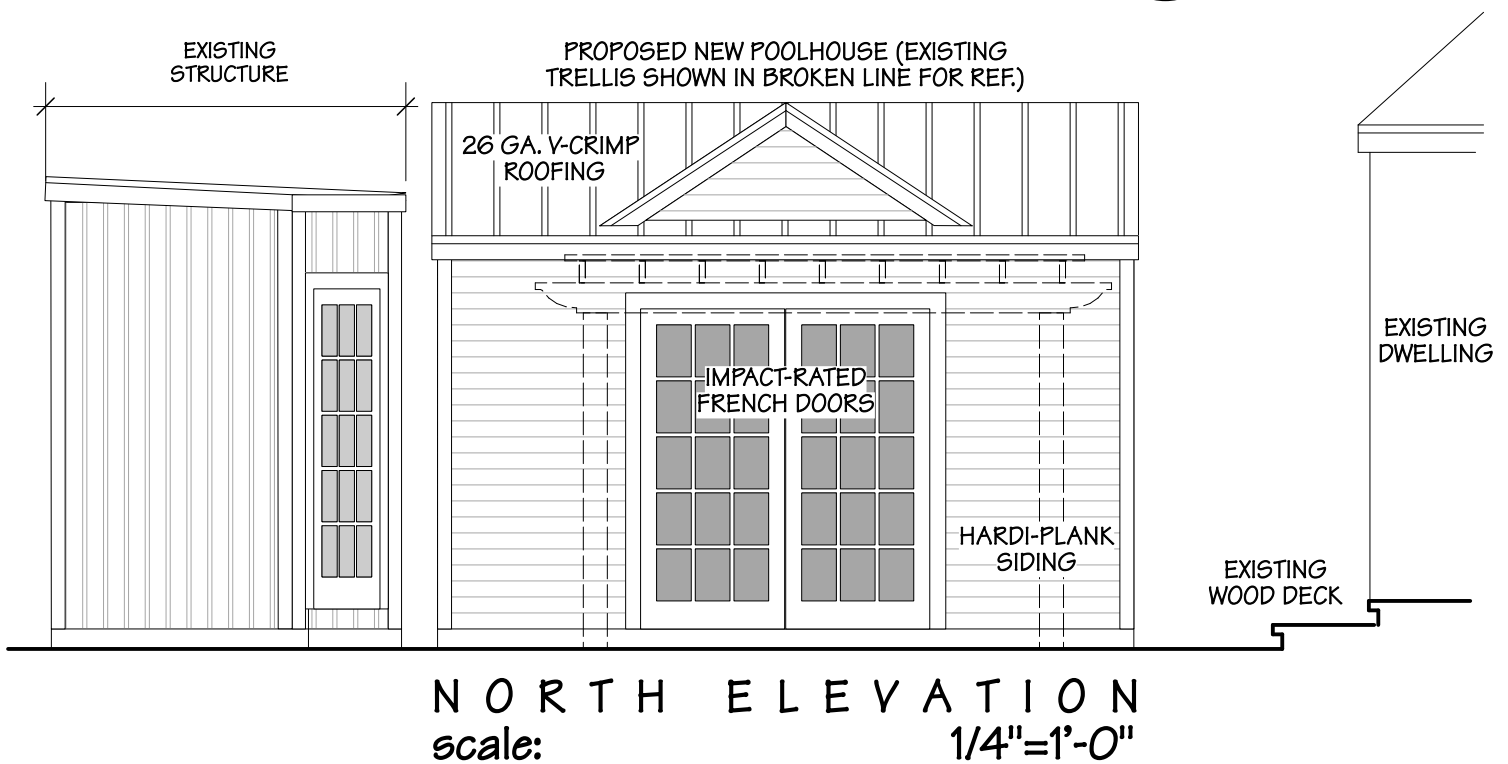
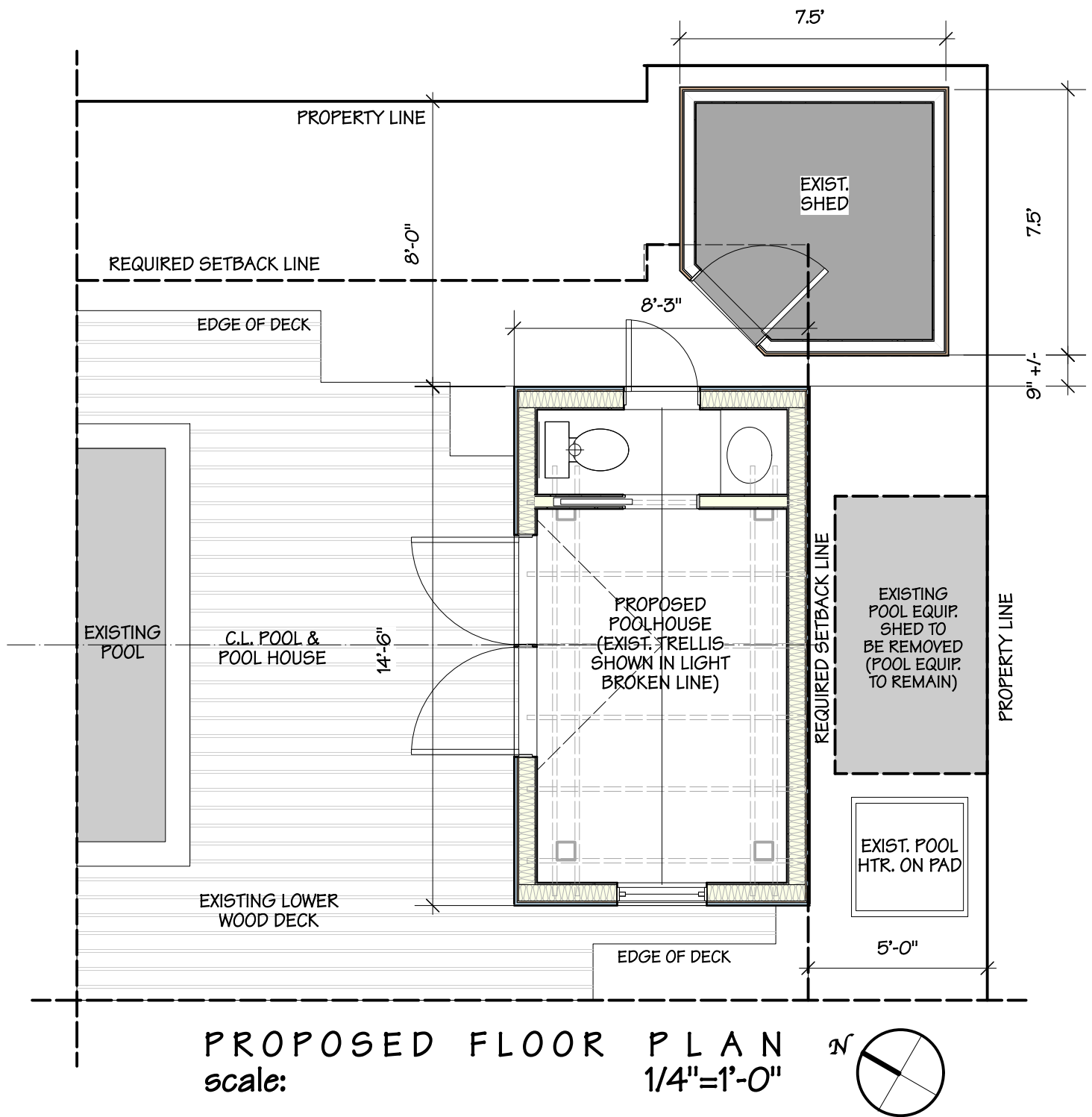
SITE DATA:
LOT AREA: 5075 S.F.
LAND USE DISTRICT: HISTORIC HIGH DENISTY RESIDENTIAL (HHDR)
FEMA FLOOD ZONE: AE-6

	ALLOWED/ REQUIRED	EXISTING	PROPOSED
BLDG. COVERAGE:			
HOUSE:		2058 S.F.	2058 S.F.
SHED:		58	58
TRELLIS:		91	ZERO
POOL EQ. SHED:		33	ZERO
NEW POOLHOUSE:		ZERO	120
TOTAL:	2538 S.F. (50%)	2240 S.F. (44.1%)	2236 S.F. (44.1%)
IMPERVIOUS SURFACE RATIO:			
BLDGS.:		2240 S.F.	2236 S.F.
POOL:		140	140
BRICK PAVING:		380	380
EQUIP. PADS:		43	43
TOTAL:	3045 S.F. (60%)	2803 S.F. (55.2%)	2799 S.F. (55.2%)
OPEN SPACE RATIO:			
IMPERVIOUS:		2803 S.F.	2834 S.F.
WD. DECKS (<30" ABV. GRADE):		764	751 S.F.
TOTAL NON-OPEN:		3607 S.F.	3585 S.F.
OPEN SPACE:	1776 S.F. (35%)	1468 S.F. (28.9%)	1490 S.F. (29.4%)
HEIGHT:			
PRIMARY STRUCTURE:	35'	25' +/-	NO CHANGE
PROPOSED STRUCTURE:	35'	N/A	12' +/-

NEW POOL CABANA @
511 FRANCES STREET, KEY WEST, FLORIDA

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





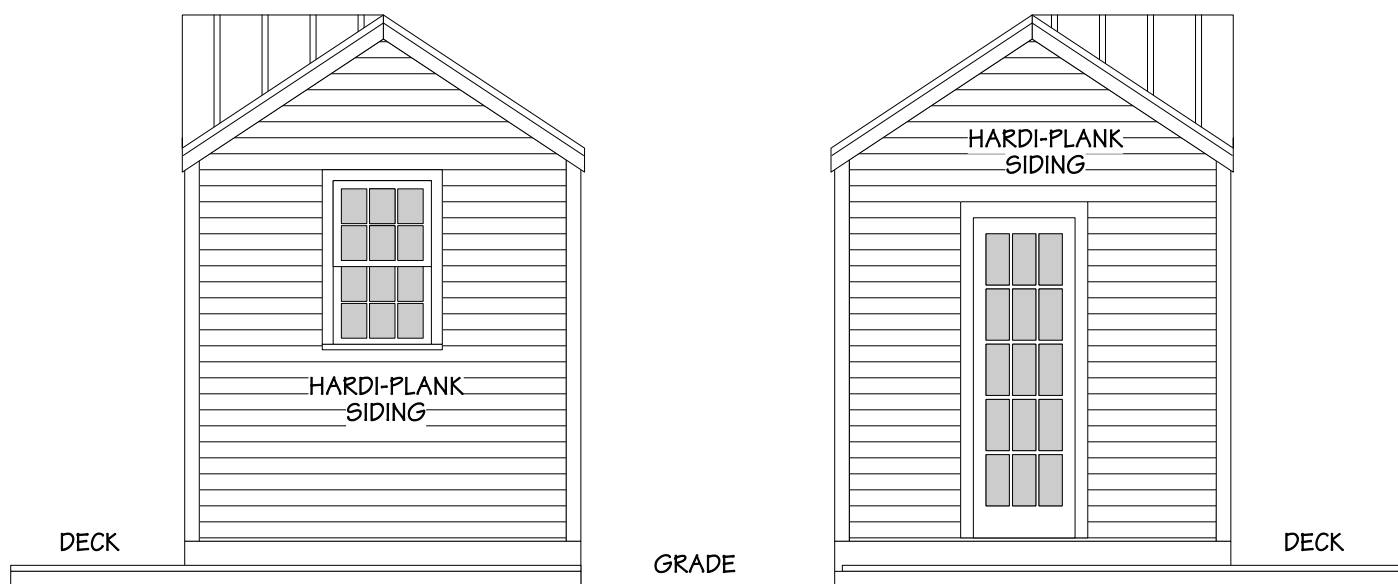
NEW POOL CABANA @ 511 FRANCES STREET, KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

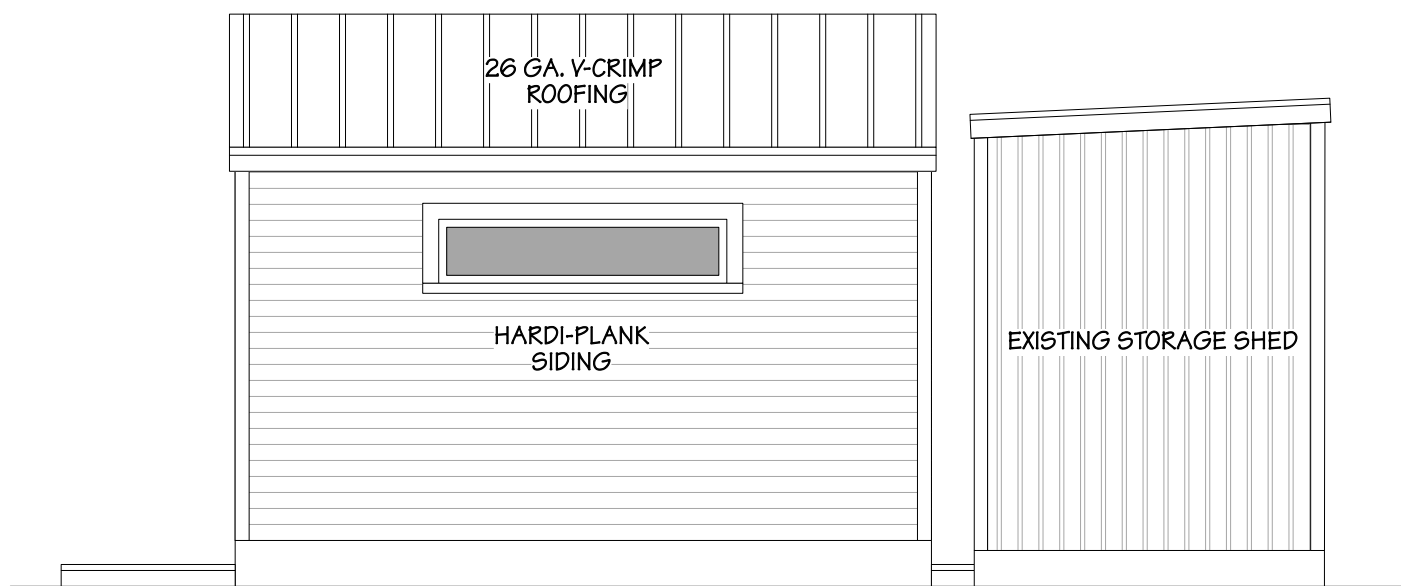
SHEET 3 of 5

21 JANUARY 2021



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

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

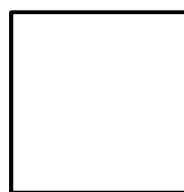


SOUTH ELEVATION
scale: 1/4"=1'-0"

NEW POOL CABANA @ 511 FRANCES STREET, KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594



SHEET 4 of 5
22 JANUARY 2021

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 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:

CONSTRUCTION OF NEW POOL HOUSE STRUCTURE. DEMOLITION OF EXISTING WOOD TRELLIS STRUCTURE AND POOL EQUIPMENT ENCLOSURE.

#511 FRANCES STREET

Applicant – Robert L. Delaune Application #H2021-0006

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.

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:
511 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 H2021-0006.

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: 609 E 7th St
City: Key West
State, Zip: FL 33040

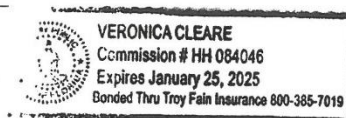
The forgoing instrument was acknowledged before me on this 16th day of February, 2021.

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

NOTARY PUBLIC

Sign Name: Veronica Cleare
Print Name: Veronica Cleare

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





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. 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:

CONSTRUCTION OF NEW POOL HOUSE STRUCTURE, DEMOLITION OF EXISTING WOOD TRELLIS STRUCTURE AND POOL EQUIPMENT ENCLOSURE.

#511 FRANCES STREET

Applicant – Robert L. Delaune Application #H2021-0006

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.

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.

PROPERTY APPRAISER INFORMATION



Monroe County, FL

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 00006980-000000
Account# 1007234
Property ID 1007234
Millage Group 10KVV
Location 511 FRANCES St, KEY WEST
Address
Legal KWP LT 3 SQR 44 G38-313/14 OR9-104/06 OR648-34/36 OR672-828/31
Description OR698-386/87 OR1308-989/90P/R OR1572-1882 OR1776-2037 OR2249-1828 OR2285-1693 OR2339-997/98 OR2528-207/09 OR2740-2098/100 OR2946-1409
 (Note: Not to be used on legal documents.)
Neighborhood 6108
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

ORR ANN
 618 Stratford Dr
 Ann Arbor MI 48104

WEIL ANTHONY L
 618 Stratford Dr
 Ann Arbor MI 48104

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$808,134	\$748,099	\$509,281	\$497,573
+ Market Misc Value	\$31,617	\$32,942	\$23,658	\$22,556
+ Market Land Value	\$750,187	\$790,685	\$703,542	\$703,542
= Just Market Value	\$1,589,938	\$1,571,726	\$1,236,481	\$1,223,671
= Total Assessed Value	\$1,589,938	\$1,360,129	\$1,236,481	\$1,223,671
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,589,938	\$1,571,726	\$1,236,481	\$1,223,671

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,075.00	Square Foot	52.8	96.7

Buildings

Building ID	464	Exterior Walls	CUSTOM with 3% WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1983
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Gross Sq Ft	2053	Foundation	WD CONC PADS
Finished Sq Ft	1743	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	200	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	3	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	650
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	310	0	114
FLA	FLOOR LIV AREA	1,743	1,743	276
TOTAL		2,053	1,743	390

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1985	1986	1	228 SF	4
FENCES	2017	2018	1	240 SF	2
FENCES	2017	2018	1	504 SF	2
WATER FEATURE	1994	1995	1	1 UT	3
CUSTOM POOL	1994	1995	1	140 SF	5
WOOD DECK	2014	2015	1	1054 SF	2
BRICK PATIO	2014	2015	1	108 SF	2
FIN DET UTILIT	1985	1986	1	64	2

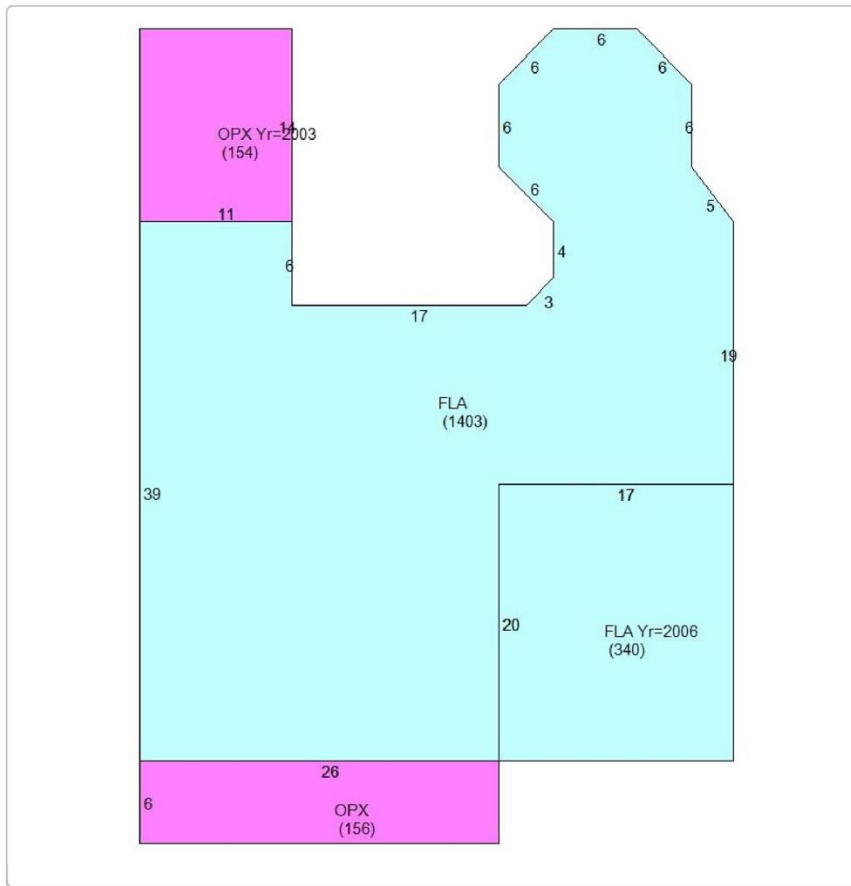
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/22/2019	\$1,915,000	Warranty Deed	2203630	2946	1409	01 - Qualified	Improved
5/11/2015	\$1,350,000	Warranty Deed		2740	2098	37 - Unqualified	Improved
7/28/2011	\$825,000	Warranty Deed		2528	207	02 - Qualified	Improved
4/1/1994	\$249,000	Warranty Deed		1308	0989	Q - Qualified	Improved
2/1/1977	\$25,000	Conversion Code		698	386	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-1149	4/4/2017	12/5/2017	\$5,200	Residential	
17-801	3/6/2017	12/5/2017	\$6,500	Residential	INSTALL NEW 83LF PICKET FENCE
14-3998	9/3/2014	12/16/2014	\$9,500		R & R FRONT PORCH 240SF R&R REAR DECK 400SF
14-1350	7/3/2014	12/16/2014	\$9,500		REPLACE EXISTING DECK BOARDS WITH NEW DECK OF SAME WOOD
05-4316	10/3/2005	8/9/2006	\$2,475	Residential	INSTALL A/C AND DUCTWORK
05-1695	5/20/2005	8/9/2006	\$9,295		1000SF VCRIMP ON NEW ADD ON
05-1060	4/6/2005	8/9/2006	\$101,500		MASTER BEDROOM ADDITION 340SF
02-3343	12/12/2002	8/8/2003	\$5,400	Residential	REPAIR DECK BOARDS
02-3259	12/11/2002	8/8/2003	\$2,600	Residential	REPLASTER POOL
9601309	3/1/1996	8/1/1996	\$500	Residential	RENOVATIONS

View Tax Info
[View Taxes for this Parcel](#)
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.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 9/11/2020, 5:17:23 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.84