



Planning and Development Services Department

Ordinance 140800

Ad Valorem Tax Exemption for renovation of a single-family dwelling and accessory structure.

City Commission

6/4/2015

Prepared by: Onelia Lazzari, AICP

- The property is located at 712 NE 3rd Avenue.
- The contributing structures were built in 1924 (main house) and 1938 (carriage house)
- The property is zoned RMF5 and is approximately 0.26 acres in size.



The applicant rehabilitated/renovated both the main house and carriage house. Rehabilitation included:

o **Both Structures**

- Updated all electrical systems
- Updated plumbing piping and fixtures
- New HVAC systems
- Removal of window A/C units
- Lead paint abatement
- Exterior paint
- Siding repair as needed
- Plaster repair as needed
- Interior paint
- New kitchen appliances
- Restoration of original wood floor

o **Main House**

- New lower kitchen cabinets to complement existing original cabinetry
- New flooring in kitchen
- Removed inappropriate elements from an earlier renovation in master bath and replaced with period appropriate elements
- Removed exterior stairs to attic

Exterior Stair Removal / Exterior Painting



Kitchen – New Stone Flooring, Custom Lower Cabinets to Match Historic Uppers



Kitchen-Historic Cabinetry Retained/Restored



Kitchen – New Appliances



Bathroom-1970s Renovation Removed/Original Hex Tile Floor Restored



Plaster Damage/Cracks Repaired



Miscellaneous



Woodwork/ Original Hardwood Floors Restored



Original Doors and Hardware Retained



Staff Recommends:

1. Approval of Part 2 of the Historic Preservation Property Tax Exemption
2. Adoption of Ordinance 140800