140800E





Planning and Development Services Department

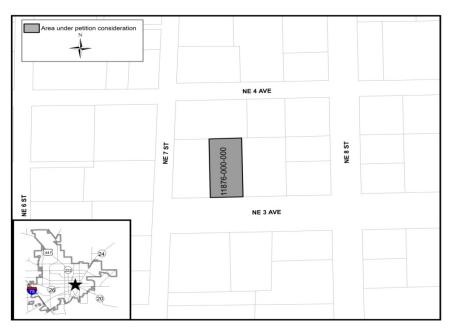
Ordinance 140800 Ad Valorem Tax Exemption for renovation of a single-family dwelling and accessory structure.

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.



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

• Both Structures

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- 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

• 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









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



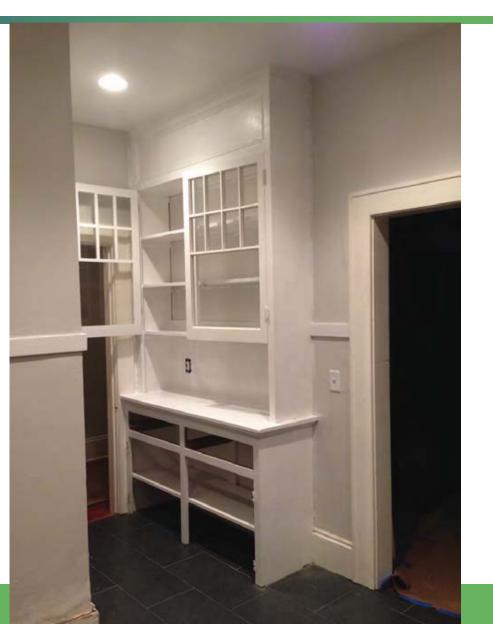






Kitchen-Historic Cabinetry Retained/Restored







Kitchen – New Appliances







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









Plaster Damage/Cracks Repaired







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Miscellaneous







Woodwork/ Original Hardwood Floors Restored







Original Doors and Hardware Retained





140800F

Staff Recommends:

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