



Planning and Development Services Department

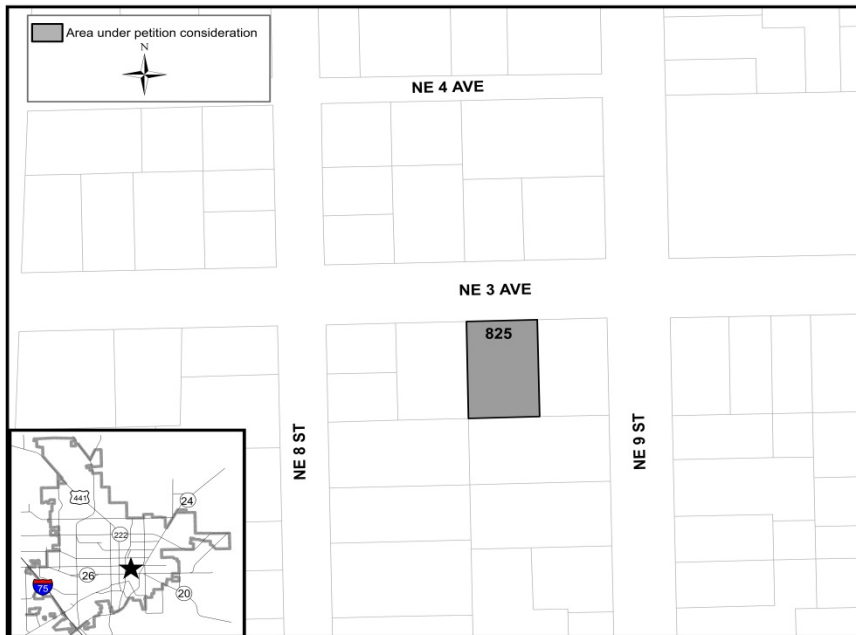
City Commission
Legistar Item No. 150607
HP-14-54

**Part 2. Ad Valorem Tax Exemption for
construction of an accessory dwelling unit.
Located at 825 NE 3rd Avenue.**

1/7/2016

Prepared by Jason Simmons

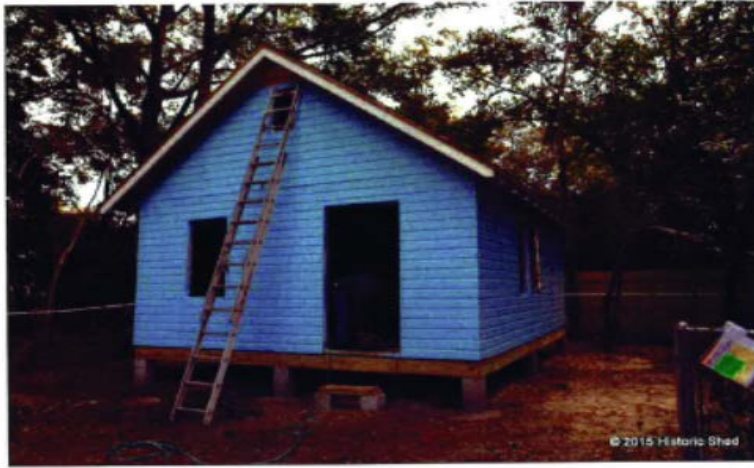
- The property is located at 825 NE 3rd Avenue.
- The contributing structure is estimated to have been built in 1925.
- The property is zoned RMF5 and is approximately 0.34 acres in size.



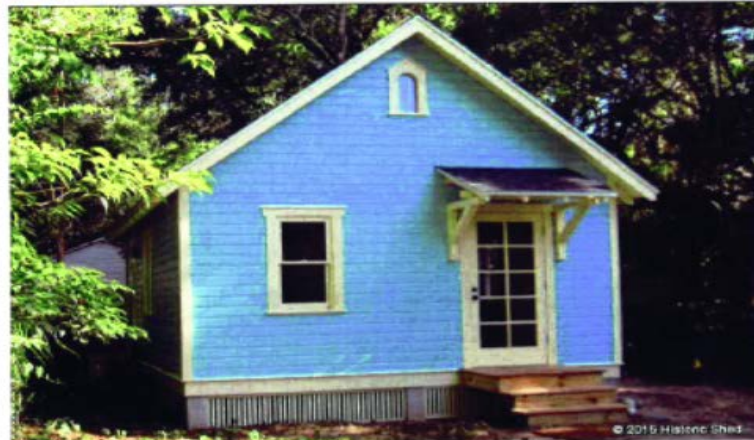
- Applicant has constructed 16 foot x 20 foot accessory structure in the southeast corner of the property.
- Exposed rafter tail roof with a 12/12 pitch with shingles emulating the principal residential building
- Novelty siding, double-hung wood windows and a fixed gable window detail are consistent with compatibility standards for an accessory building on the property

Project Description

- **An overhang shed roof with exposed rafter tails and brackets is over the front door**
- **Accessory structure built on concrete block pier foundation, in compliance with the condition approved by HPB to approve the application with the condition that the new construction be built on piers**
- **Accessory structure is compatible with the materials, design, and architectural features of the principal structure & is in the rear of the property behind the principal structure**



The cottage shell installed on a concrete block pier foundation



© 2015 Historic Shed



Interior framing

© 2015 Historic Shed



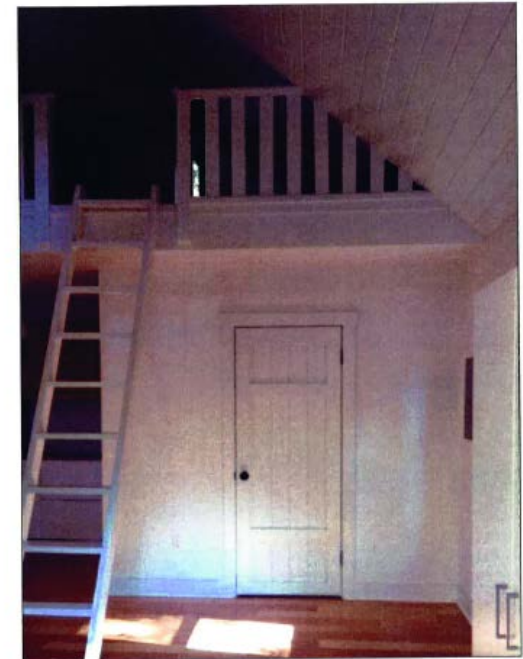
© 2015 Historic Shed

The customer chose Rea cabinets for the kitchen



© 2015 Historic Shed

The 5'-6" x 5'-6" bath has a shower, vanity and toilet, as well as a washer/dryer closet



A batten door leads to the bath



A mini split AC system provides heat and cooling



A 2' deep storage shelf was installed opposite the loft



A gas tankless heater is located on the rear of the building

Insert: Storm Shutters

Two 100' of Cable Sheds with 1 Transoms

150607B



Staff Recommendation

HPB must determine that the improvements are consistent with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and are therefore eligible improvements.

Historic Preservation Board approved petition 6-0 on November 3, 2015.

Approve HP-14-54

Adopt Ordinance 150607 on First Reading.