

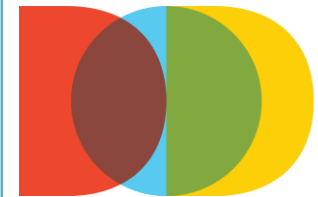
# Legistar Item No. 161005

Petition HP-17-13b. Mark and Jill Matson, owners. Ad valorem tax exemption Part 2 for the rehabilitation of a single-family dwelling and add an addition. Located at 811 NW 3<sup>rd</sup> Avenue. This home is contributing to the University Heights Historic District - North.

City Commission

July 06, 2017

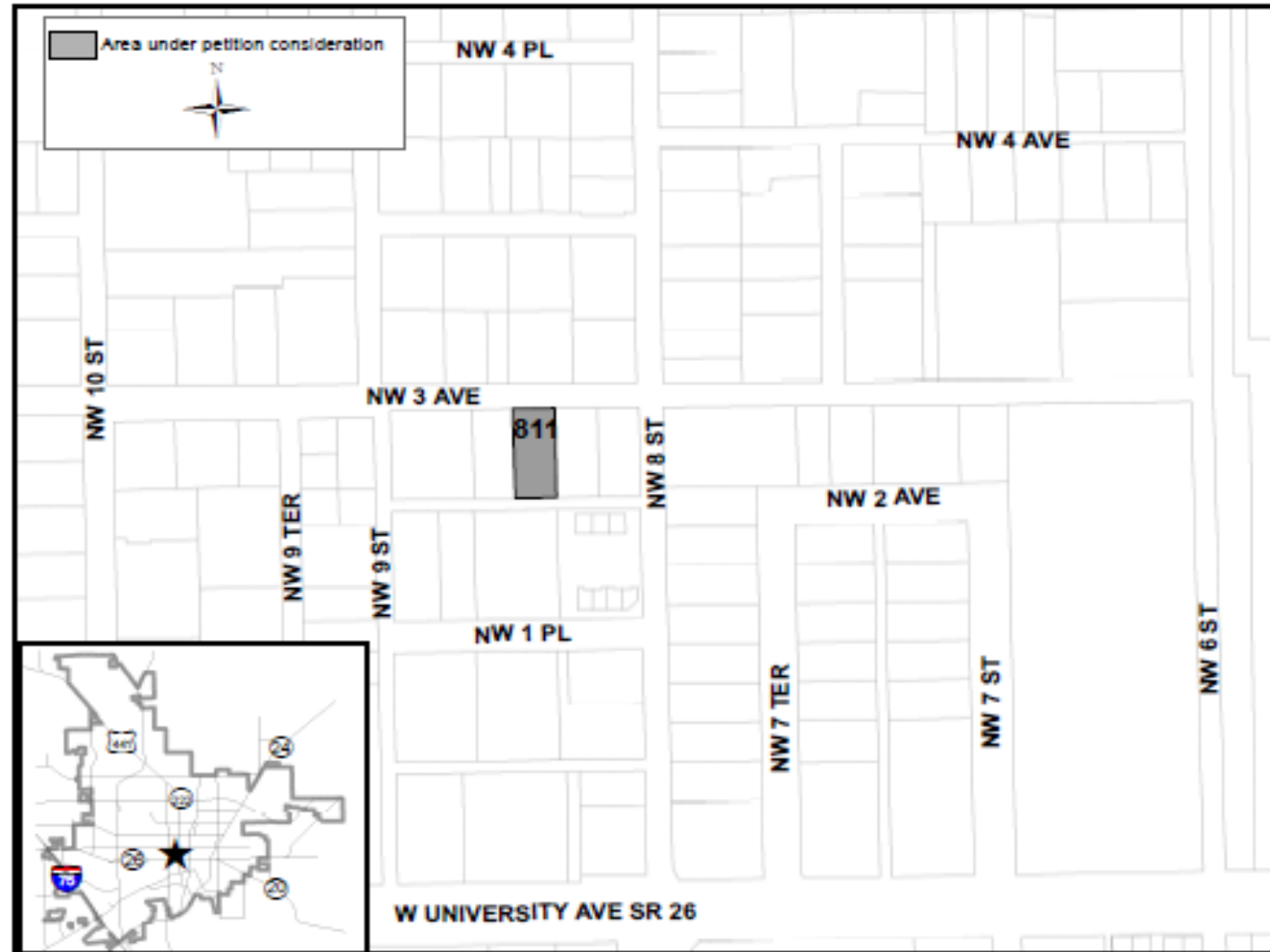
Prepared by Jason Simmons



DEPT  
OF  
DOING

# Property Description

## 811 NW 3<sup>rd</sup> Avenue



811 NW 3<sup>rd</sup> Avenue – The project received a Certificate of Appropriateness at the January 5, 2016 Historic Preservation Board meeting (HP-15-82).

Property  
Description  
811 NW 3<sup>rd</sup> Avenue



- University Heights Historic District – North
- Contributing Structure built in 1913
- Before

Property  
Description  
811 NW 3<sup>rd</sup> Avenue



- Front Porch



Property  
Description  
811 NW 3<sup>rd</sup> Avenue



- Rear Addition

Property  
Description  
811 NW 3<sup>rd</sup> Avenue



- Rear Addition

Property  
Description  
811 NW 3<sup>rd</sup> Avenue



- University Heights Historic District – North
- Contributing Structure built in 1913
- After



# Property Description



Front (north) elevation



# Property Description



East side elevation

# Property Location



West side elevation



# Property Location



East side elevation



# Property Location



South side elevation



# Property Location



Kitchen





# Property Location



Laundry Room & Living Room

# Property Location



Bathroom #2 Before & After

# Property Location



Bathroom #1 (Master bath)



Bathroom #2



## Scope of Work

- Replacement of all roofing materials with asphalt shingles.
- Fortification and leveling of pier and beam foundation.
- Replacement of all electrical, plumbing and HVAC systems.
- Replacement of wood lattice around the foundation.
- The front door was replaced with a four-panel wooden exterior door.
- Petitioner had received permission from the HPB to install Pella vinyl windows with a 2 over 2 pattern that has the muntin profile that is both on the inside and outside of the glass.

## 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.

1. Approve HP-17-13.
2. Adopt Ordinance 161005 on First Reading.

HPB approved petition 5-0 on May 2, 2017.