



Planning and Development Services Department

City Commission Legistar Item No. 150304 HP-13-27

Part 2 Ad Valorem Tax Exemption for rehabilitation
of the contributing principal building and
construction of a new accessory structure.

11/5/2015

Prepared by Jason Simmons

- The property is located at 420 NE 5th Street.
- The contributing structure is estimated to have been built in the 1890s; non-contributing freestanding garage built in the 1920s.
- The property is zoned RMF5 and is approximately 0.23 acres in size.



Project Description

The applicant rehabilitated/renovated the main house and constructed an accessory garage with residential above.

o House

- New porch off of south kitchen wall
- French doors access the yard replacing 2 windows
- Exterior stripped & painted
- Restore missing railings and gingerbread
- Brick skirting around foundation perimeter
- New HVAC systems, wiring and plumbing with new finishes
- Original period styling maintained on the interior
- Retention of 4-foot wide pocket door
- Living room ceiling removed becoming vaulted, exposing stained glass window
- Original trim reused and supplemented with new wood or salvaged material
- Masonry fireplace rebuilt and salvaged historic mantle restored
- Installation of restored period stove

◦ **New Garage**

- **Wood construction**
- **Carriage style doors similar in design to the originals**
- **5v crimp metal roof matching the house**
- **Siding is wood novelty; doors & windows are wood**
- **Painted same color as the house**

150304H
Exterior of 420 NE 5th Street



150304H
Exterior of 420 NE 5th Street



Accessory structure

150304H

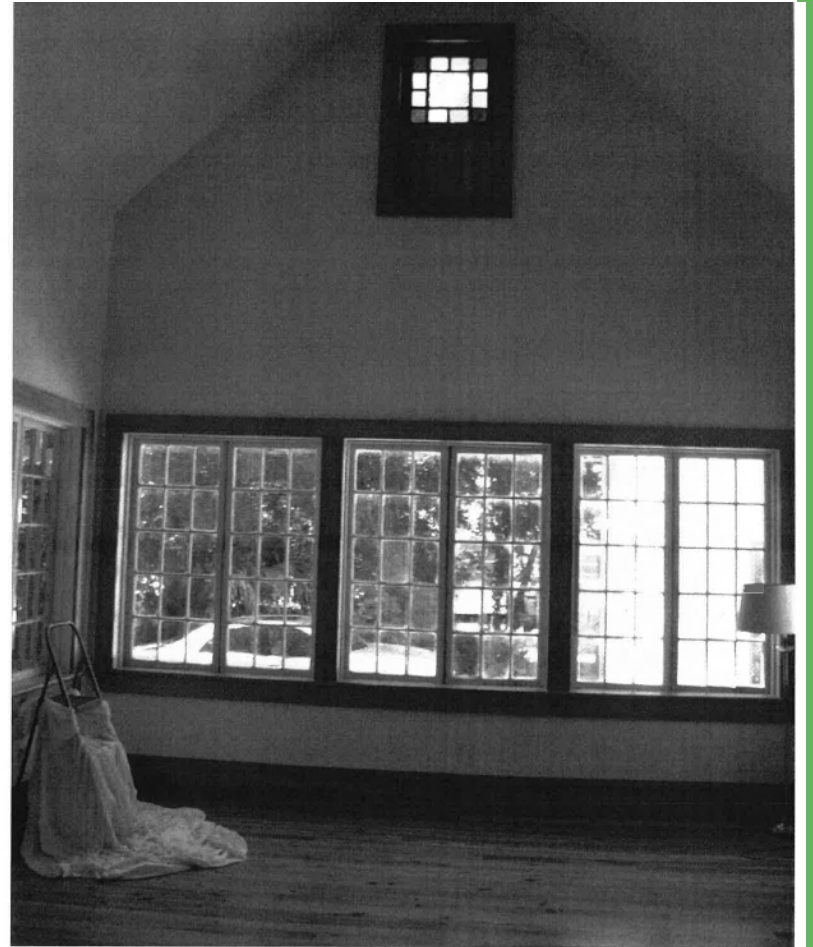


150304H
Exterior of 420 NE 5th Street

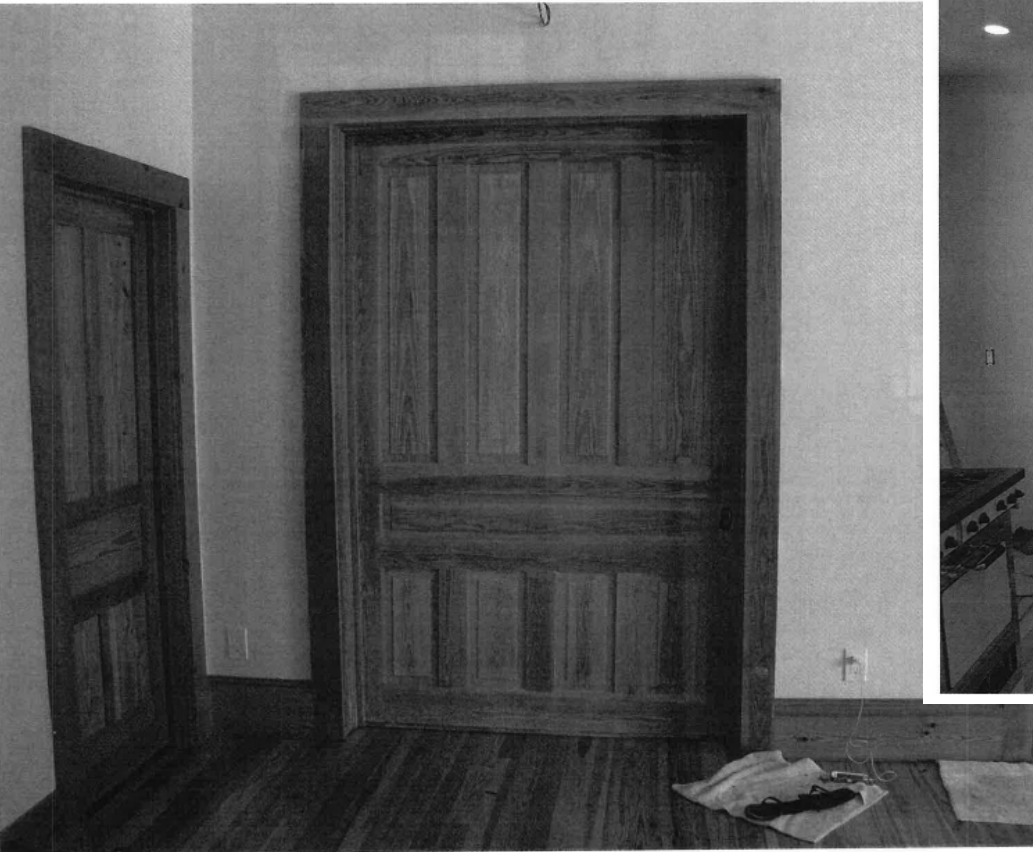


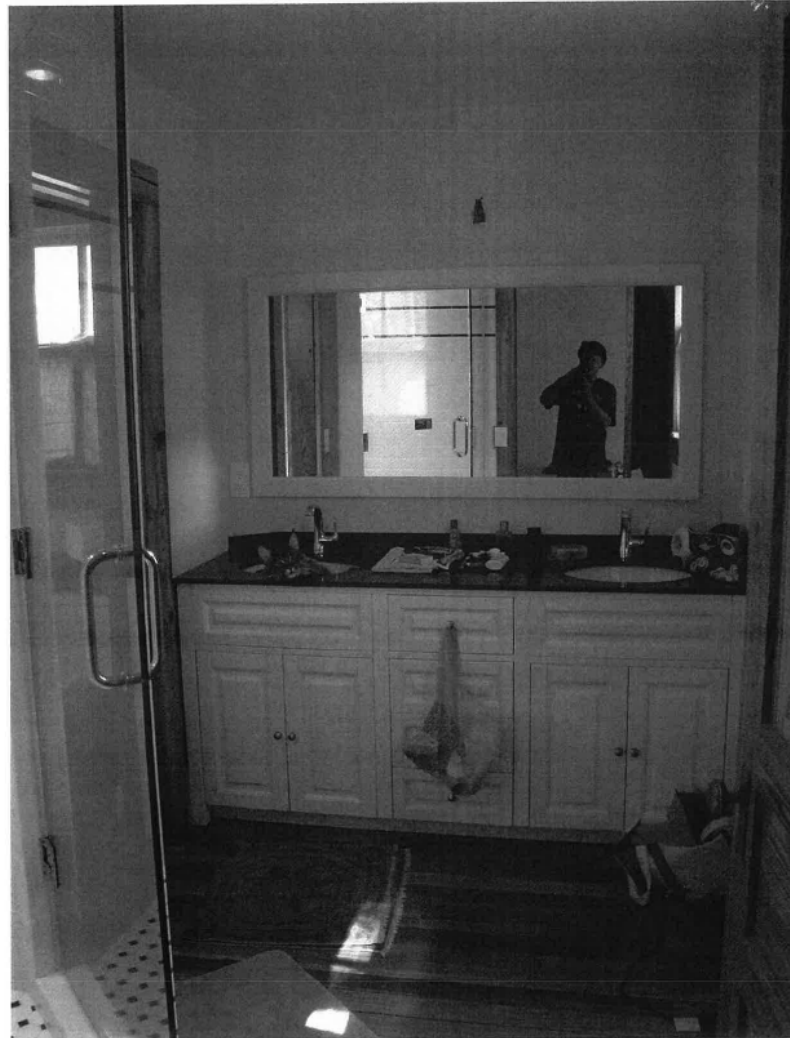
Fireplace & vaulted ceiling / stained glass window

150304H



Pocket door & new addition





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 7-0 on August 4, 2015.

Approve HP-13-27

Adopt Ordinance 150304 on First Reading.