



Planning and Development Services Department

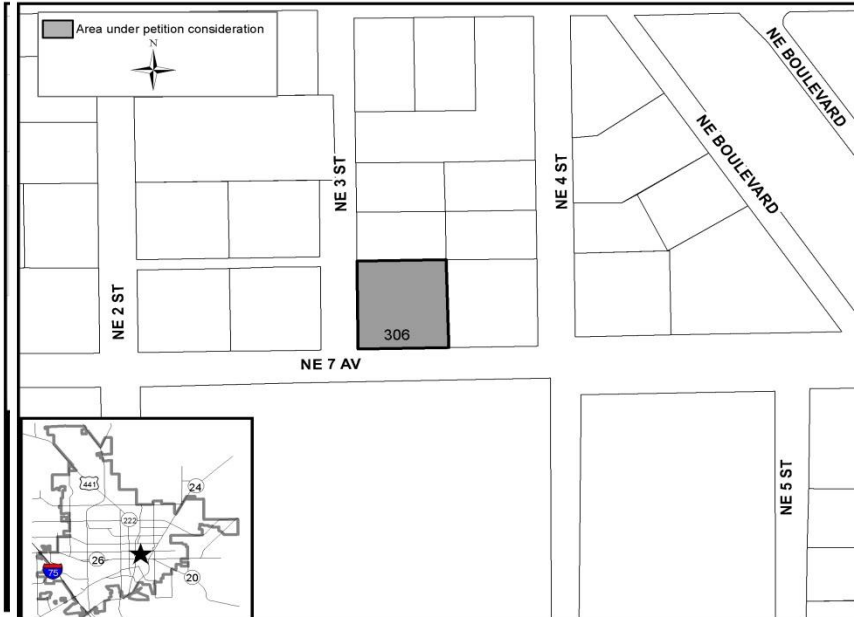
City Commission
Legistar Item No. 160240
HP-12-18

**Part 2. Ad Valorem Tax Exemption for
rehabilitation of a single-family dwelling. Located
at 306 NE 7th Avenue.**

10/6/2016

Prepared by Jason Simmons

- The property is located at 306 NE 7th Avenue.
- The contributing structure is estimated to have been built in the 1870s.
- The property is zoned RSF-3 and is approximately 0.23 acres in size.
- Approximate cost of the project: \$271,281.81



▪ Interior First Floor

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- ■ Front original rooms remain unchanged except for new finishes.
- ■ Front West parlor will have its front original French doors restored to their original location. The walled up fireplace was reopened and rebuilt.
- ■ The original fireplace and chimney that supported three fireplaces at the West end of the house was structurally damaged and in a dangerous state. They were replaced with two prefab units at the ground floor and the fireplace at the bedroom above was removed. This original mantle will be placed in the downstairs replacement fireplace.
- ■ The rear wing of the house consists of many additions, enclosed porches and a second floor added at a later date. Very little of the original fabric existed in this wing. The ground floor dividing walls for a kitchen and multiple bedrooms and bathrooms was removed and the space reconfigured as a kitchen and family room. The second floor framing was replaced.
- ■ An enclosed former porch behind the east parlor was rearranged as a bath and laundry where those uses already existed.

- **Interior Second Floor**
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- ■ The second floor stair hall received a new door where a replacement window eliminated the original door to the front balcony.
- ■ The East bedroom was to have the closed-in closets removed and a rear bathroom rebuilt with an internal closet area. The non-functional fireplace remains.
- ■ The West bedroom had the ½ bath removed and the closet restored. The fireplace in the room along with the damaged chimney was removed. A HVAC unit was installed where the fireplace existed. A closed-in closet was removed, and the sinking floor system was restored. A new door provides a connection to the rear wing.
- ■ The rear wing was made structurally sound and was divided into a series of bedrooms and bathrooms removing a second floor kitchen.

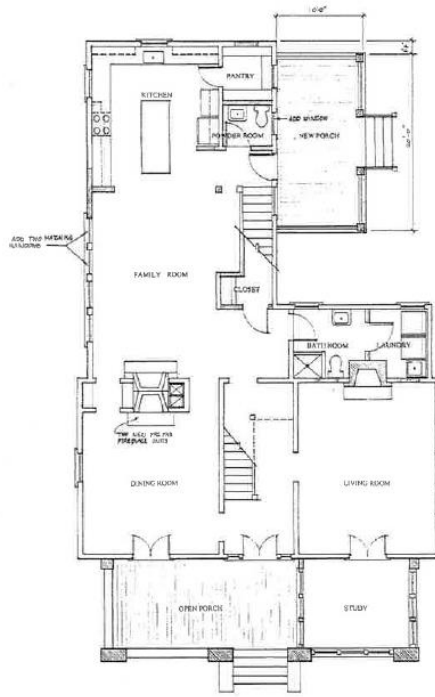
- **Exterior First Floor**
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- ■ There was the removal of a recent infill addition to the 1919 front porch. The low pitched hip roof of the porch was removed and a balcony floor constructed and brick piers extended to the second level with cast concrete caps. A 36" tall wood railing was installed between the piers. Areas of the brick between the piers near the ground had wood siding added to minimize the massing of the brick.
- ■ Full window shutters were restored to the large windows at the original front section of the house.
- ■ At the rear wing facing the back yard (not visible from the street) a one-story porch off the kitchen was be added.
- ■ At the rear wing facing West the two original kitchen windows will be replicated and two later short windows will be removed and siding will replace previously altered areas.

- **Exterior Second Floor**
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- ■ At the front addition, a new central balcony door was returned to the former location of a door.
- ■ Shutters were added to the original large double hung windows.
- ■ At the rear wing, several of the casement windows were removed while others were shifted to accommodate bedroom and bathroom walls. Several plywood filled openings had window sashes returned.
- ■ The rear West chimney that was replaced approximates the original with a stucco terra cotta toned finish.
- ■ A small second floor exterior porch was added to the rear elevation above the porch addition below, which is not visible from the street.
- ■ All roofing was replaced with Architectural grade shingles.

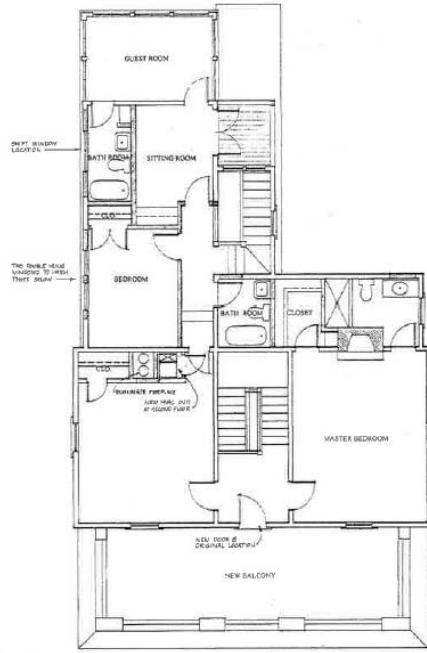
Exterior views

160420E





FIRST FLOOR
 SCALE: 1/4" = 1'-0"



SECOND FLOOR
 SCALE: 1/4" = 1'-0"

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PROPOSED FLOOR PLANS





Before & After of Front Elevation

160420E



Before & After of West Side



Project Details-Front Doorway

160420E





New Gas
Fireplace
with old
mantle



Reused old
baseboard
material



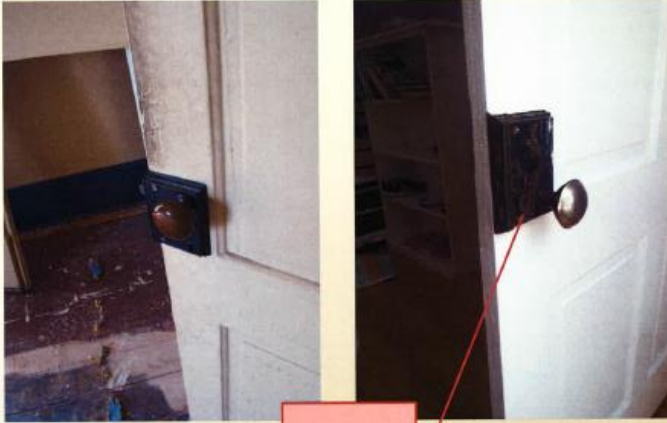
Uncovered
and repaired
old wood
ceiling in
master
bedroom



Preserved
existing door
and trim.







Utilized existing rim locks.



Restored front doors and associated hardware



Project Details

160420E



Used existing
baseboard
with hand
scraped
beaded
detail.



Reused doors in other parts of the home

Project Details



Reused existing claw-foot tub



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 4-0 on August 2, 2016.

Approve HP-12-18

Adopt Ordinance 160240 on First Reading.