



Planning and Development Services Department

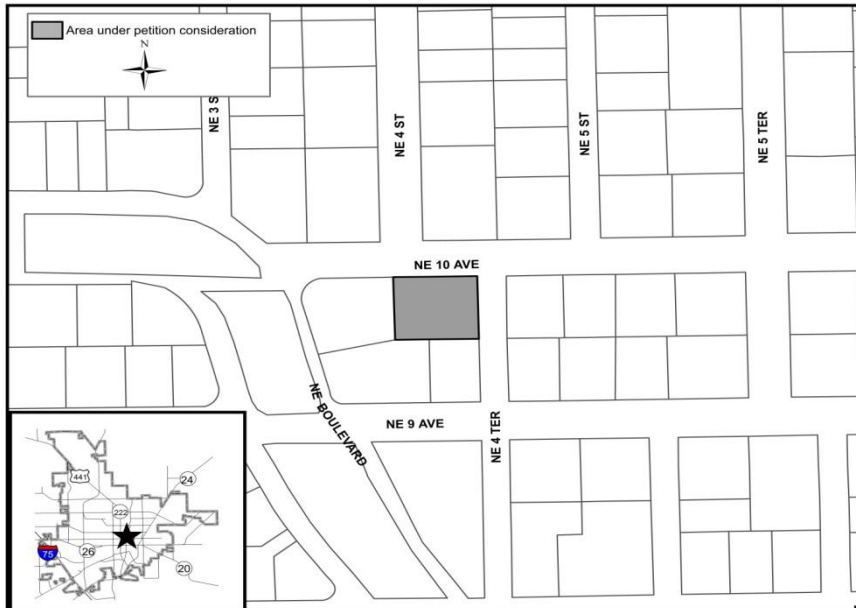
City Commission
Legistar Item No. 160228
HP-15-40

**Part 2 Ad Valorem Tax Exemption for conversion
of a room into a master bathroom in a single-family
dwelling.**

10/6/2016

Prepared by Jason Simmons

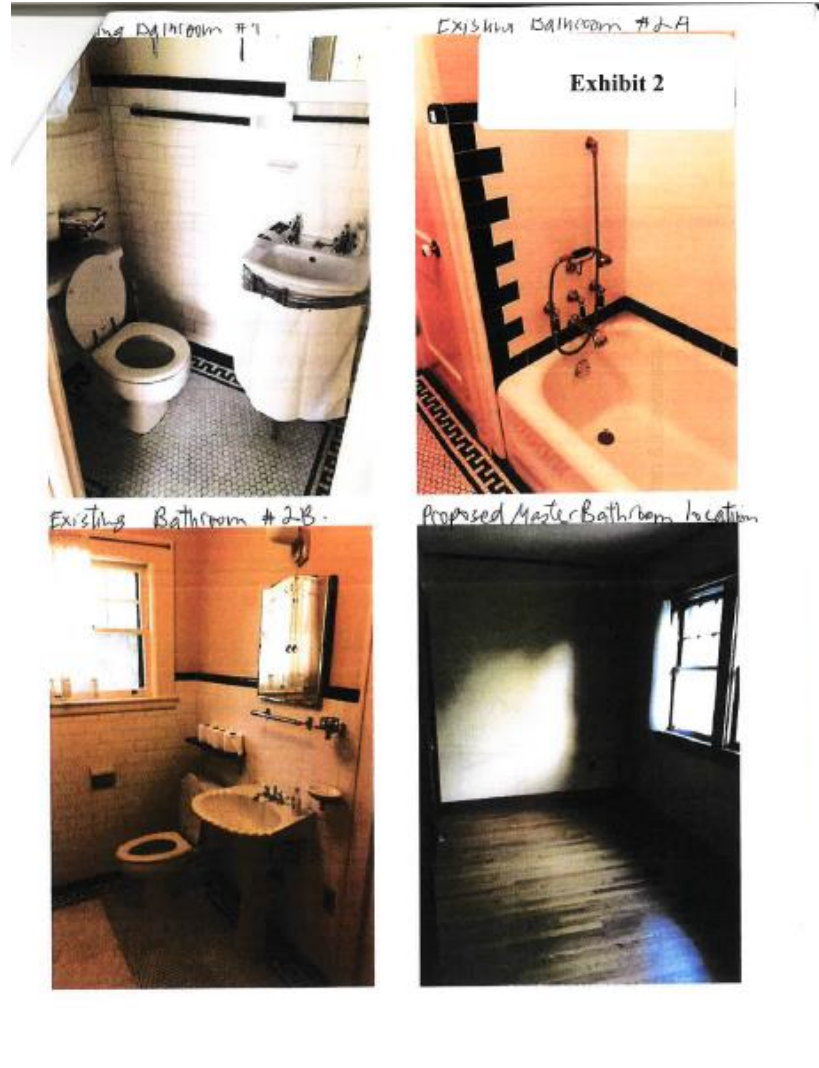
- The property is located at 405 NE 10th Avenue.
- The contributing structure is estimated to have been built in 1938 according to the AL County Property Appraisers Office.
- The property is zoned RSF-3 and is approximately 0.27 acres in size.
- Approximate cost of the project: \$22,000.00



- **Conversion of small room attached to the master bedroom into a master bathroom.**
- **New bathroom design was to match the original designs of the existing 2.5 bathrooms in the house including black and white subway floor and wall tiles. These were not available.**
- **Substitutes were found that matched original tiles geometrically.**

- **Renovation included:**
 - **Installation of plumbing piping and fixtures**
 - **Interior paint**
 - **Installation of flush, straight-edged 3 inch-6 inch tiles, as well as hexagonal floor tiles, consistent with the existing pattern, using natural Carrara marble.**

Existing bathrooms & proposed master bathroom location 160228E



Proposed bathroom location (Before) 160228E



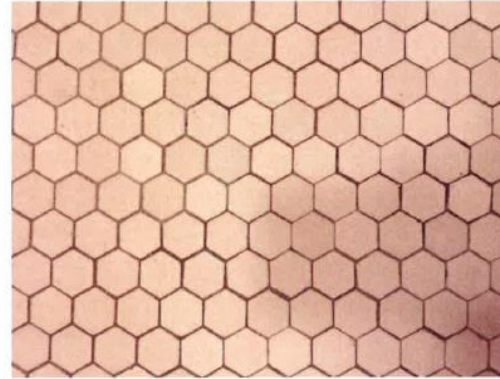


Existing & New Tile

160228E



White 3"x6" ceramic subway wall tile in the existing bathroom



Hexagon ceramic floor tile in the existing bathroom



Natural Carrera marble 3"x6" subway wall tile in the new bathroom



Hexagon Carrera marble subway floor tile in the new bathroom

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 5-0 on August 2, 2016.

Approve HP-15-40

Adopt Ordinance 160228 on First Reading.