

Petition HP-17-46. John Cowvins, owner. Ad Valorem Tax Exemption (Part 2) for interior and exterior rehabilitation. Located at 415 NW 4<sup>th</sup> Street. This home is contributing to the Pleasant Street Historic District .

Legistar No. 170438

City Commission: April 5, 2018

Presentation by Cleary Larkin



DEPT  
OF  
DOING

Overview of Petition:  
415 NW 4<sup>th</sup> Street



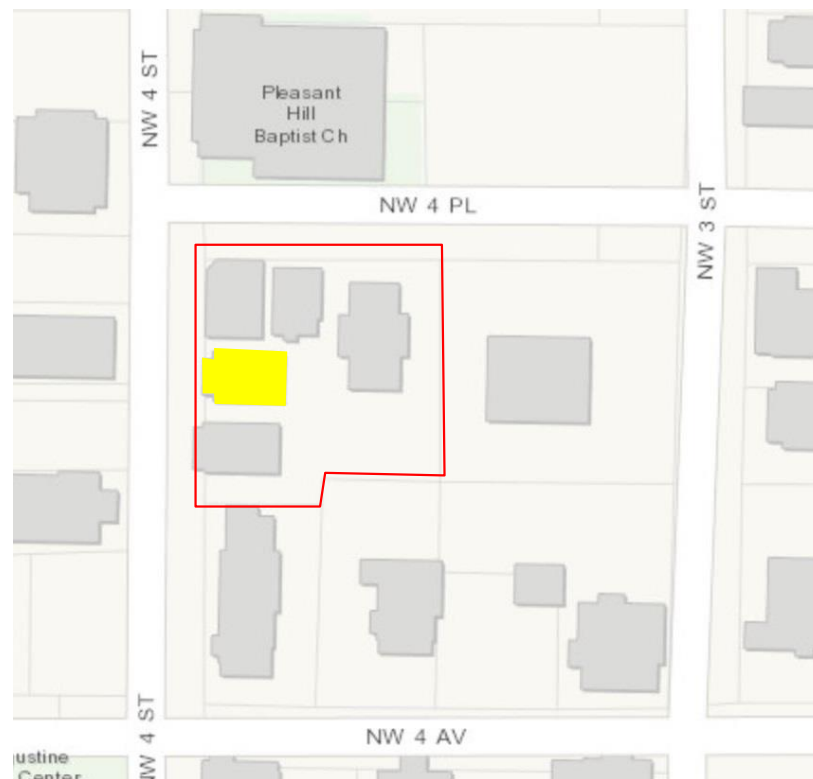
Before



After

- October 2016: HPB approval- Certificate of Appropriateness
- December 2016: HPB approval- Part 1 Ad Valorem tax exemption
- October 2017: HPB approval- Part 2 Ad Valorem tax exemption

# Property Description



415 NW 4<sup>th</sup> Street



415 NW 4<sup>th</sup> Street

Parcel 14291-000-000: contains five buildings

The Owner purchased the property in 2016.

The property had violations under previous ownership.

The adjacent house is currently being renovated under a separate tax exemption application.

## Rehabilitation Scope of Work

- Rehabilitation of vacant house for single-family use
- Replacement of windows and two doors
- Removal of the chimney- structurally deteriorated
- New porch posts, 4x4 with wood trim
- Repair and replacement of wood siding
- Repair and replacement of porch flooring
- Replacement of metal roofing



# Property Description



BEFORE

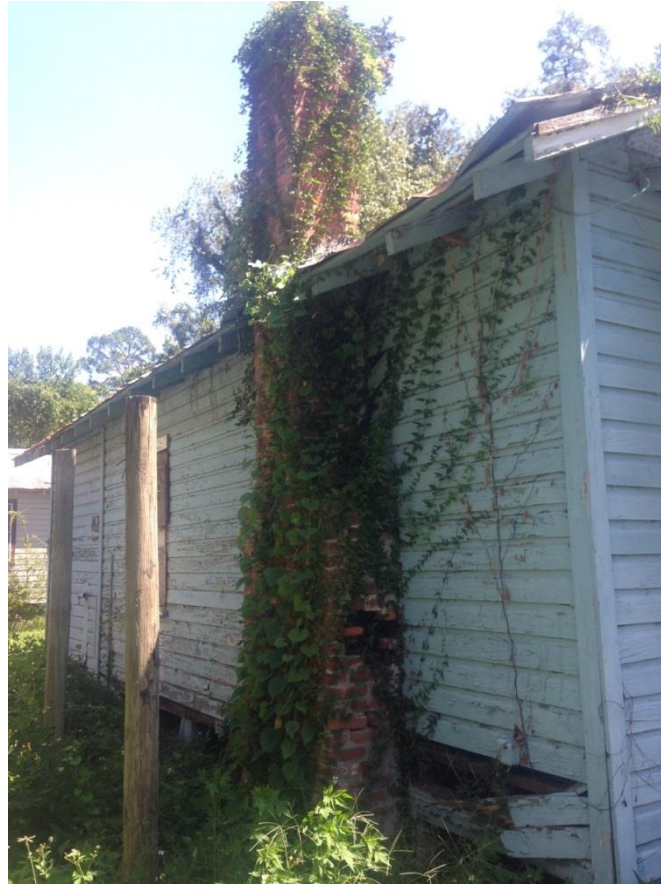


# Property Description



BEFORE

# Property Description



BEFORE



# Completed Project



Front (west) facade



# Completed Project



Side (south) facade

# Completed Project



Rear (east) facade



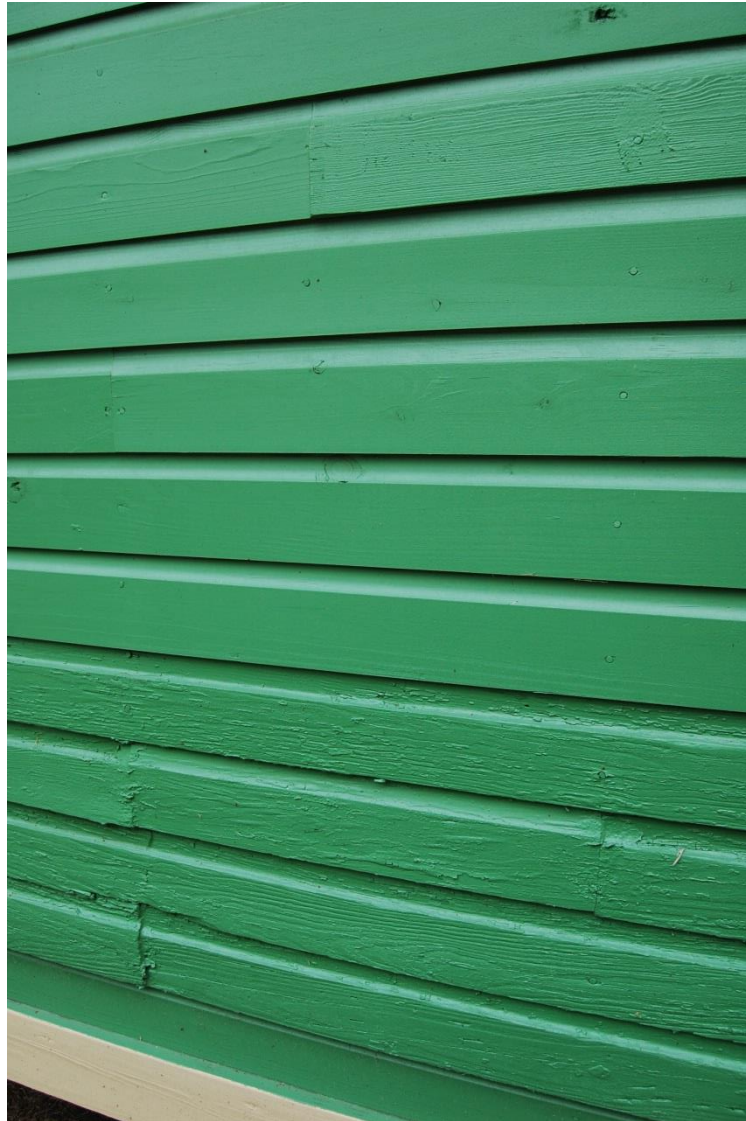
# Completed Project



Rear (east) and side (north) facades



# Completed Project



A detail of the original wood lap siding (bottom) and the new, matching wood lap siding (top).

# Completed Project



Front room and kitchen

# Completed Project



Kitchen



# Completed Project



View to bathroom from front room/ living area

# Completed Project



Bedroom: Rear door of the house and new ceiling fan

# Completed Project



Bedroom: Utility closet with combination washer/dryer and bedroom closet



# Completed Project



Proud building owner & general contractor!  
The building is now occupied!

## Basis for Staff Recommendation

- The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the Pleasant Street Historic District.
- Section 25-65 *et seq* of the City Code of Ordinances authorizes ad valorem tax exemptions for historic properties. At the October 2016 board meeting, the Historic Preservation Board determined that “the proposed improvement is consistent with the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.”
- October 2016: HPB approval- Certificate of Appropriateness
- December 2016: HPB approval- Part 1 Ad Valorem tax exemption
- October 2017: HPB approval- Part 2 Ad Valorem tax exemption

# Staff Recommendation

Staff recommends:

The City Commission 1) approve Part 2 of the Historic Preservation Property Tax Exemption Application; and 2) adopt the proposed ordinance.