

Petition HP-16-6. Jonathan Varol, owner.

Ad Valorem Tax Exemption, Part 2. Located at 305 NE 6th Street. This building is contributing to the Northeast Residential Historic District.

Legistar 190607

City Commission: February 6, 2020

Planner: Jason Simmons



Property Description



- 305 NE 6th Street (Parcel #12378-000-000)
- c. 1922 Colonial Revival (low)
- **HP-16-4 & HP-16-6** were the COA and the Pt 1 for interior & exterior renovation, approved by HPB March 1, 2016.



Project Description: Exterior

- Home was divided into 4 units
- Rehab was to remove a studio apartment that was created on the entrance porch and restore the porch
- An addition was to provide an additional 2 beds and 2.5 baths
- Stair tower on North elevation was be restored
- Inappropriate aluminum windows on second floor were to be replaced with Marvin Integrity windows to better match historic
- Repair of all original windows
- New shingle roof
- Exterior painting

Project Description: Interior

- Plumbing
- HVAC
- Electric
- Refinishing of wood floors
- Restoration of original doors and door frames
- Repair and restoration of original woodwork, including stairs

Project Description: Interior

- Repair joists, beams, and wood structures (interior and exterior)
- New kitchen cabinets and fixtures
- New bathroom cabinets and fixtures
- Refinish walls and ceilings
- New appliances
- New lighting

Before & After



Before & After



Before & After



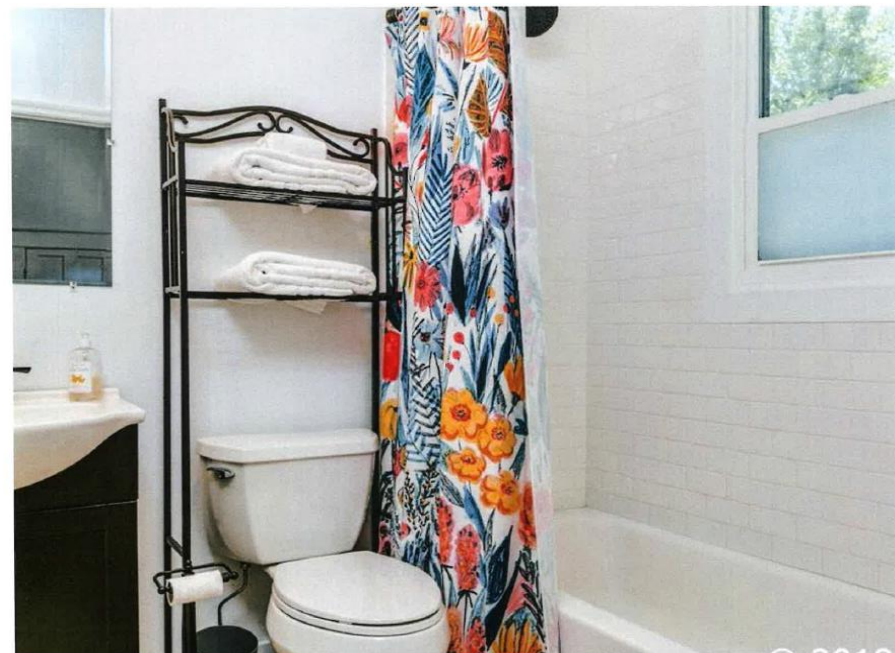
Before & After



After



After



After



After



After



After



Basis for Staff Recommendation

- The property is eligible for the Ad Valorem Tax Exemption because it is a contributing property to the Northeast Residential Historic District.
- Section 25-65 *et seq* of the City Code of Ordinances authorizes ad valorem tax exemptions for historic properties. At the March 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.” The HPB approved the Certificate of Appropriateness for the extensive exterior and interior work.
- The Part 1 Ad Valorem tax exemption application was approved by the Board at the March 2016 meeting, Petition HP-16-6. The work meets the Part 1 review and the board-approved COA.

Staff Recommendation

- Staff recommends approval of the Part 2 Ad Valorem Tax Exemption application based upon the previous Pt 1 approval for Petition HP-16-6 and
- Adopt Ordinance 190607