



Legislation Text

File #: 180245., Version: 1

Renovation of a Single-Family Dwelling with a Part 1 Ad Valorem Tax Exemption Application (B)

Petition HP-18-69. Bruce and Michelle Hazen. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review for the renovation of a single-family house. Located at 440 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.

The existing house is a one-story, stucco covered Bungalow with a gable roof, shutters, port cochere, and an arched entry, built in approximately 1926. The house is made of terra cotta block with a stucco finish. The windows are 1 over 1 prairie style, with wood trim and rafter tails. The roof is a three tab shingle with a tar and gravel roof in the middle rear. The flat roof is in need of some repair. The garage is made of wood and stucco and is set on broken concrete blocks. The garage floor is dirt with a mix of broken concrete while the driveway is also cracked. The interior of the house has plaster walls and ceiling that are falling in. The house has one window unit, old plumbing and wiring. The bathroom is missing a tub and needs to be completely refurbished. The wood doors, trim and floors are in good shape. A small block mechanical room is in the back. The roof leaks and the doors are in bad shape. The exterior stucco needs repair and paint.

The proposal would involve the removal of the old mechanical room and replacing it with a new room that matches the existing roofline. It would be wrapped with stucco walls and new prairie wood windows would be installed. A door will be replaced and turned into an interior door allowing access to the mechanical/laundry room. The front porch will be partly enclosed with a wood and stucco wall. The front door will be turned to face the street (south) matching the other houses on the block. Two prairie style windows and an arch will mimic the rest of the east wall. The house will be completely rewired. A new bathtub, sinks and plumbing, as well as a new air conditioning and duct system will be installed. The bathroom will be updated, along with a new kitchen. Everything will be painted and the floors refurbished. The applicants will either live in the house or lease it to renters.

Staff to the Historic Preservation Board - Approve Petition HP-18-69 with the finding that the property is an eligible property because it is a contributing structure.