



Legislation Text

File #: 161004., Version: 1

Review of Application for Ad valorem Tax Exemption Part 1 (B)

Petition HB-17-13a. Mark and Jill Matson, owners. Ad valorem tax exemption Part 1 for the rehabilitation of a single-family dwelling and add an addition. Located at 811 NW 3rd Avenue. This home is contributing to the University Heights Historic District - North.

This wood frame, single-family home was constructed around 1913, according to the Florida Master Site File (8AL1546). It is zoned RH-1. The project received a Certificate of Appropriateness at the January 5, 2016 Historic Preservation Board meeting. The home had significant deterioration to the pier and beam foundation, as well as the wood novelty siding and roofing. Some of the novelty siding had been replaced with T-111 siding. The original windows were replaced with a variety of sizes and styles of aluminum windows. There was evidence that the original window openings were altered to accommodate the replacement windows. The front porch was in need of extensive repairs and the petitioner indicated that it was demolished and reconstructed. This project included a full rehabilitation of the contributing structure and the addition of a 726 square foot addition to the rear of the home. A 150 square foot addition on the rear of the home was removed due to its poor condition. The rehabilitation also included a 510 square foot storage area that can potentially be converted to an additional two bedrooms and one bath at a future time. Scope of proposed work included: fortification and leveling of pier and beam foundation; replacement of all siding with novelty wood siding; replacement of all roofing materials with asphalt shingles; replacement of all electrical, plumbing and HVAC systems; and replacement of wood lattice around the foundation. The front door was replaced with a four-panel wooden exterior door. As no original windows existed on the house, exact sizes and mullion styles was uncertain. Petitioner had received permission from the HPB to install Pella vinyl windows with a 2 over 2 pattern that has the muntin profile that is both on the inside and outside of the glass.

The petitioner also received a modification of an existing zoning requirement to reduce the required rear setback from 20 feet to 15.5 feet.

None

Staff to Historic Preservation Board - Approve Petition HP-17-13a.

Basis for Staff Recommendation

- The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the University Heights Historic District - North.
- Section 25-65 *et seq* of the City Code of Ordinances (see Exhibit 4) authorizes ad valorem tax exemptions for historic properties. The Historic Preservation Board must determine whether “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.”
- At the January 5, 2016 board meeting, the Board determined that the project met with *Secretary of the*

Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and approved the Certificate of Appropriateness for the project. (see Exhibit 2)

- The improvements are eligible.