



## Legislation Text

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File #: 180518., Version: 1

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### **Add an Addition to a Single-family Dwelling with a Part 1 Ad Valorem Tax Exemption Application (B)**

**Petition HP-18-92. Jay Reeves & Associates, Inc., agent for Anita Smith Anantharam. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review for the renovation with an addition to a single-family house. Located at 600 NE 9<sup>th</sup> Avenue. This building is contributing to the Northeast Residential Historic District.**

The existing property is a Mediterranean style house built in the late 1920's - early 1930's period, constructed of terra cotta blocks finished with stucco with a wood raised floor system and terra cotta clay barrel tile roofing. Portions of the roof are flat with a parapet. The main section of the house is 2-stories, with 3 bedrooms and 2 bathrooms. The property which is approximately 0.22 acres in size is located on the northeast corner of NE 9<sup>th</sup> Avenue and NE 6<sup>th</sup> Street. The house has a NE 9<sup>th</sup> Avenue address and the front door does face the avenue, but this is the narrow end of the house and the main mass of the house is more prominent on NE 6<sup>th</sup> Avenue. The building originally had a garage with an open breezeway connected to the north side of house which was later enclosed in the 1960's. The enclosure had interior rooms with low height and built at grade which has led to flooding issues. The enclosed garage is too small for the typical vehicle of today and currently serves as the laundry room.

The proposed project will demolish the north side one-story section of the house and be replaced with a 2-story addition of 1,360 square feet with a 360 square foot rear porch. The building materials for the addition will be CMU with stucco to match the existing house and with a raised slab to match the existing slab. The addition will include a large single-car garage with storage; an enlarged kitchen, a new staircase, a laundry room and a powder room. On the second floor will be the new master suite with a west facing open porch. The revised connection between the addition and the house will be set back to form a service entry courtyard. Work will also include replacing some existing aluminum awning windows on the south and east elevations. The new windows are to match the existing replacement windows that are approximately 3 years old and match the appearance of the original. The windows used are to match the existing windows (vinyl) and the doors will be a Craftsman style wood door to match the original exterior doors with small vertical glass panes at the top of the door. The new garage door will be a wood carriage style door with matching hardware. The existing barrel tile roof is showing signs of failure. The applicants believe that the cost of replacement with an exact match is too expensive and not economically feasible relative to the cost of the addition and renovations. The proposed roofing is the Gerard Barrel Vault metal tile roof that simulates the look and profile of a terra cotta barrel vault roof.

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following conditions:

1. Provide product information or cut-sheets about the proposed windows, doors, and the chosen roof material.
2. Notify staff of any changes during construction.

Staff recommends approval of the ad valorem tax exemption application and finds that the property is an eligible property because it is a contributing structure.