



1466 Orange Avenue

SPECIAL CERTIFICATE OF APPROPRIATENESS (SCOA)
AND HISTORIC TAX ABATEMENT

Timeline

August - September, 2020

SCOA and historic tax abatement finalization

To be reviewed by staff, the Historic Preservation Board, and the Commission

November, 2017

Initial SCOA application and request for historic tax abatement

- Reviewed by planner
- Approved by Historic Preservation Board and Commission

November, 2018

SCOA amendment and extension

- Reviewed by planner
- Approved and extended by 1 year by Historic Preservation Board and Commission

September, 2019

SCOA extension

- 6 month extension approved by Town Manager

June, 2020

SCOA extension

- 2 month extension approved by Town Manager (due to COVID-19 delays)

Our Role Tonight

- ▶ There is no action required for the SCOA
- ▶ A **resolution** and a **covenant** are required to approve the historic tax abatement
 - ▶ *On August 25, the Historic Preservation Board unanimously recommended approval of the tax abatement*
- ▶ As a part of the covenant, the Commission must set a **percentage** and **time frame** of the assessed value of improvements to be abated (100% for 10 years maximum)
 - ▶ *The only previous completed abatement (251 Pine Road) was approved for 100% for 10 years*

Before Photos



After Photos and Explanations



- ▶ Sunroom addition
- ▶ Construction of covered (non-enclosed) porch
- ▶ New hurricane-grade windows and doors
- ▶ New trim for windows and doors
- ▶ New hardy siding
- ▶ New roof shingles; roof to match existing pitch

After Photos and Explanations



- ▶ Demolition of detached garage (non-historic) and construction of attached two-car garage

After Photos and Explanations



- ▶ Pavers added to patio area and front walkway
- ▶ Chimney extended in height (excess bricks from interior flue used)
- ▶ Construction of outdoor patio area

