

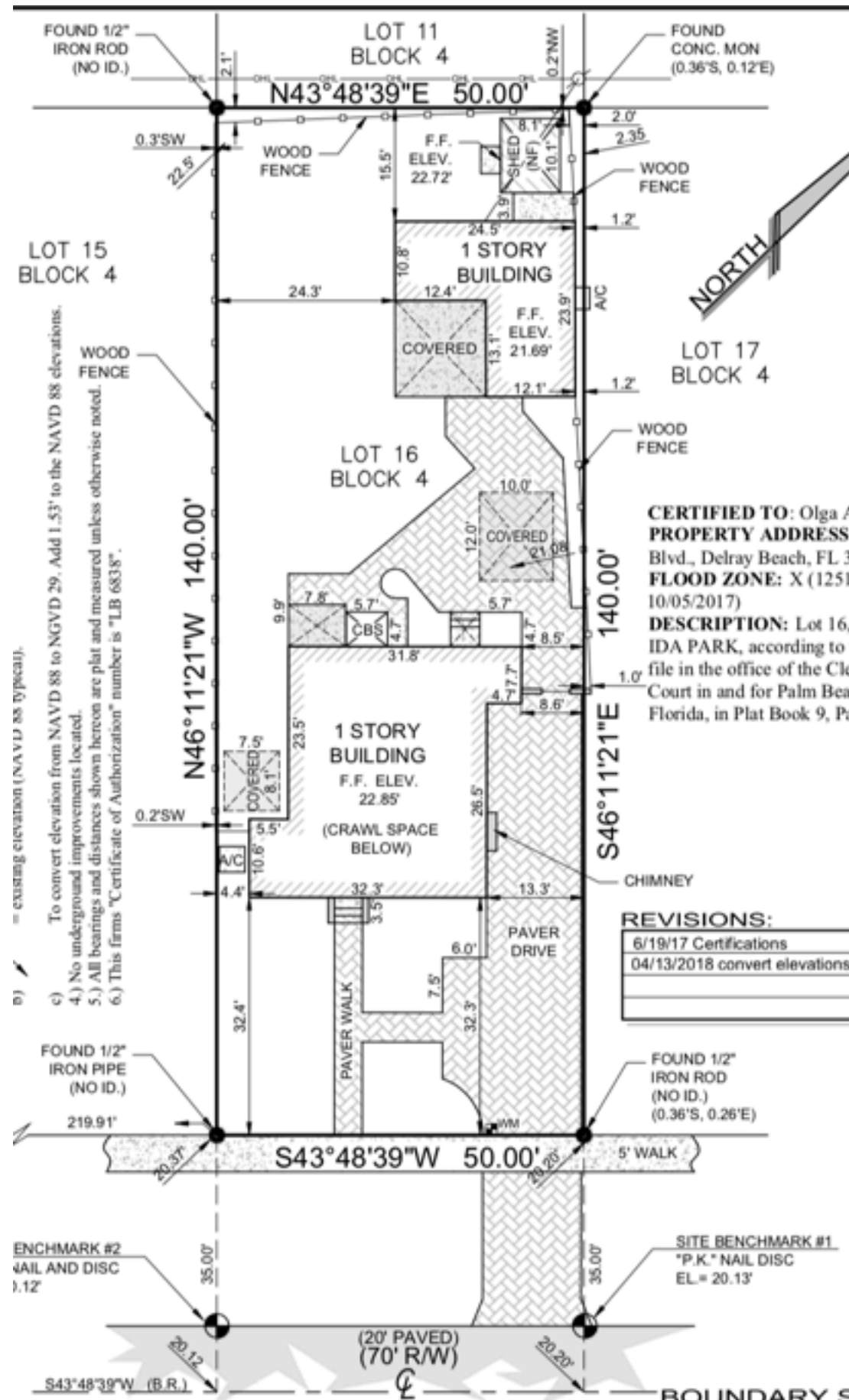
19 N Dixie Blvd

History

- Mission Revival style Main House built in 1925
- Frame construction with stucco exterior, flat roof with parapets
- Garage in the rear part of property later converted into Rear Cottage
- No historical documentation available

Site Before/Exterior Appearance Before

- 1925 Main House in the front of property and a small Guest Cottage in the rear
- Chicago Brick paver drive in side setbacks (East)
- Prefab shed in rear setbacks (North)
- Aluminum hurricane shutters and jalousie windows
- CBS shed with aluminum shutter door attached to the rear elevation
- Extensive termite and water damage to the rear cottage
- Dilapidated screened-in porch attached to the rear cottage

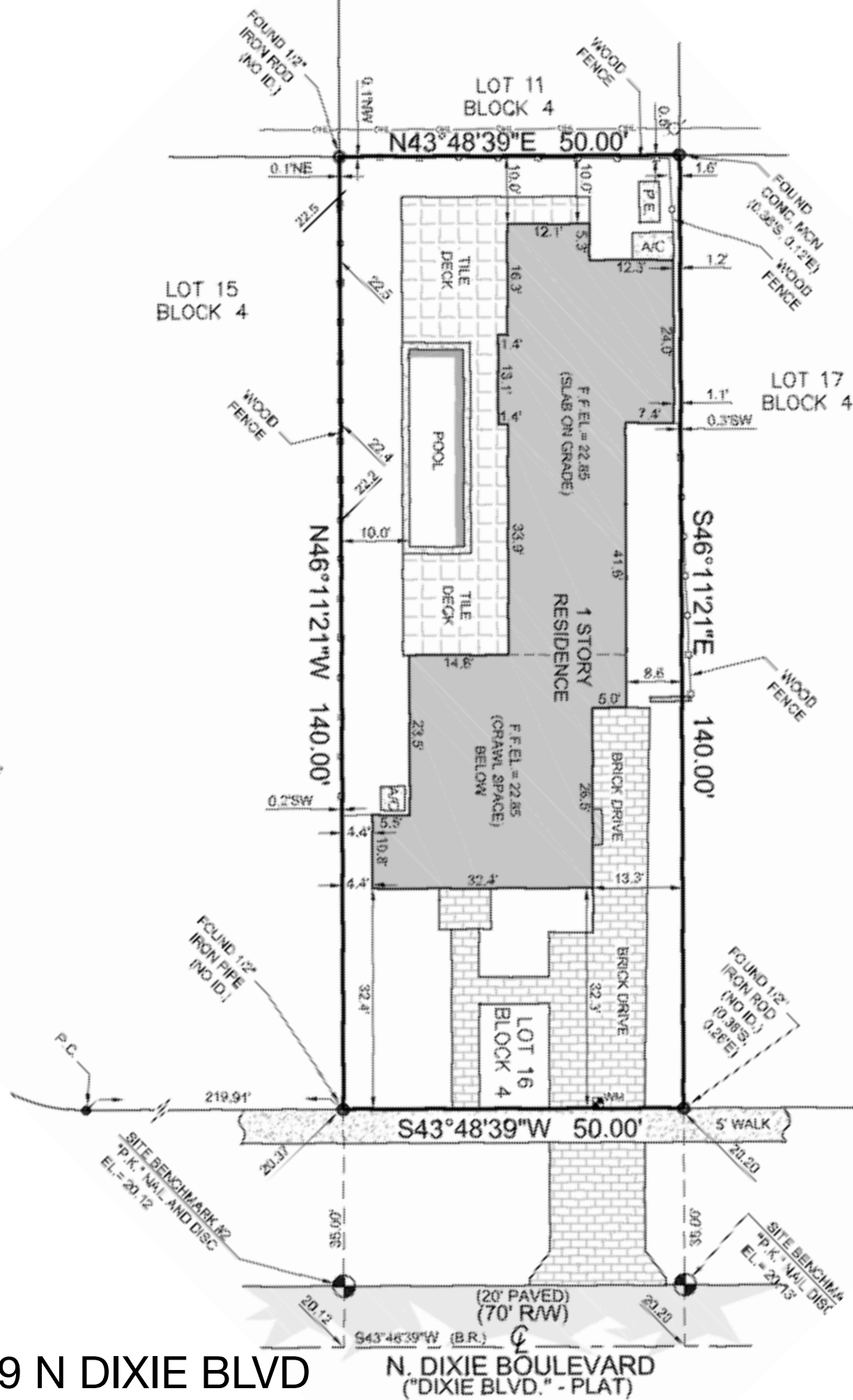


19 N DIXIE BLVD

Site After/Exterior renovations

- Created a single building structure by connecting the Main House with the Guest Cottage by constructing a 544 sq ft addition in place of a former patio.
- Street view of the house remains virtually unchanged as the addition aligns with the wall of the former kitchen.
- Preserved original facade decorative plaster elements; replicated and added matching on the addition.
- Replaced jalousie windows and time-worn wooden windows and doors with bronze finish impact windows. Installed a mahogany front door.
- Removed the aluminum shutters.
- Preserved the style of the master bedroom french door.
- Preserved the style of the driveway gate and added a matching gate for pool access.
- Corrected the placement of the previously non-conforming driveway; salvaged and re-used the original Chicago Brick pavers.
- Changed exterior color scheme as approved by HPB.

Record by this office
D 883
16.04 NAVD 88



19 N DIXIE BLVD



EAST ELEVATION BEFORE



EAST ELEVATION AFTER



NORTH/EAST CORNER BEFORE



NORTH/EAST CORNER AFTER



NORTH ELEVATION BEFORE



NORTH ELEVATION AFTER



FRONT FACADE DETAIL BEFORE



FRONT FACADE DETAIL AFTER

19 N DIXIE BLVD

WEST ELEVATION BEFORE/
VIEW FROM REAR COTTAGE TO MAIN HOUSE



SAME VIEW AFTER



EAST ELEVATION BEFORE/
VIEW OF REAR COTTAGE



EAST ELEVATION AFTER/
VIEW OF VISIBLE PORTION OF FORMER REAR COTTAGE
AND NORTH ELEVATION



REAR COTTAGE EAST ELEVATION



NEW LAUNDRY ROOM EAST ELEVATION



WEST ELEVATION BEFORE



WEST ELEVATION AFTER



WEST ELEVATION BEFORE



WEST ELEVATION AFTER



SOUTH ELEVATION BEFORE



SOUTH ELEVATION AFTER



SOUTH ELEVATION BEFORE



SOUTH ELEVATION AFTER



Interior renovations

- Replaced all windows and doors.
- Replaced electrical wiring and brought to code.
- Replaced plumbing and brought to code.
- Replaced flooring and interior walls material.
- Installed proper insulation.
- Installed energy efficient light fixtures and water-efficient plumbing fixtures
- Relocated kitchen to the new addition
- Added one full bath and one half bath
- Added a laundry room



DINING ROOM BEFORE



DINING ROOM AFTER



MASTER BEDROOM BEFORE/
LOOKING WEST



MASTER BEDROOM AFTER/
LOOKING WEST

KITCHEN BEFORE



SAME VIEW AFTER – HALF BATHROOM



19 N DIXIE BLVD

REAR COTTAGE BEDROOM BEFORE/
LOOKING EAST



SAME VIEW/NEW LAUNDRY ROOM



19 N DIXIE BLVD

REAR COTTAGE KITCHEN BEFORE



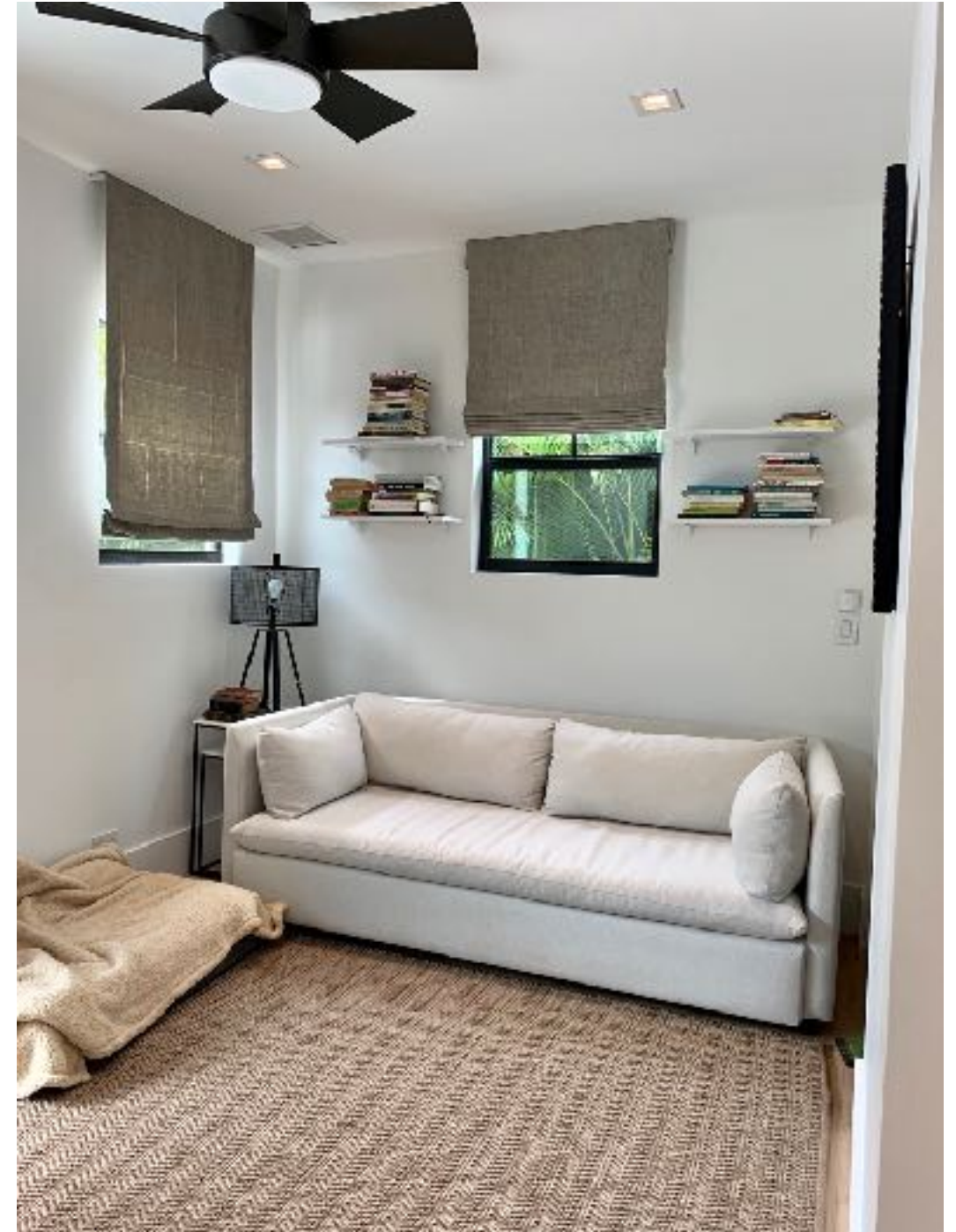
GUEST BEDROOM AFTER



REAR COTTAGE LIVING ROOM BEFORE



OFFICE AFTER





REAR COTTAGE PORCH/LAUNDRY BEFORE



SAME VIEW AFTER-STUDIO