

This form must be returned to the City of Austin Historic Preservation Office by January 15 of the year in which the property owner is seeking this property tax exemption.

THE STATE OF Texas §
COUNTY OF Travis §

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Charles Conley, M. D. and Virginia Conley

TCAD ID 02-1702-0505

Property Name McCaleb House

Owner's Address 609 West 32nd Street

Property Address 609 West 32nd Street

Owner's Telephone (512) 663-5976

Zoning Case No. C14H-1989-0001-

Select one: ☐ Homestead ☒ Non-Homestead
☐ Check here if not 100% Homestead

BEFORE ME THE UNDERSIGNED NOTARY APPEARED VIRGINIA Conley [AFFIANT NAME HERE], WHO, BEING DULY SWORN ON OATH STATES:

My name is Virginia Conley.

I am over 18 years of age and am competent to sign this Affidavit.

I am the owner of the property identified above.

I am seeking a tax exemption for the property identified above.

The requirements concerning the preservation and maintenance of the historic landmark property ordinance (Chapter 25-11-216 of the City Code) are fully satisfied as of January 1 of the year for which this exemption is claimed.

This property is a Recorded Texas Historic Landmark No., or State Archeological Landmark No.
OR

This property is in need of tax relief to encourage its preservation because [state reason here] _____

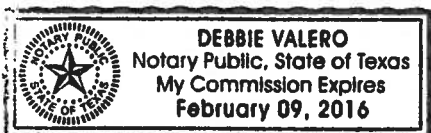
It is a WW I era Prairie Style house where maintenance and repair items require unique fabrication and consideration to meet city standards.

I authorize the City of Austin Historic Preservation staff to visit and inspect the exterior of the historic property, and any related books and records, as may be necessary to certify that the statements made in this Affidavit are true and correct.

Signature Virginia Conley 12/27/12
Owner/Applicant Date

I declare under perjury that the statements above are true and correct.

Subscribed and sworn to before me, by [owner] VIRGINIA Conley, this the 27 day of DECEMBER, 2012, to certify which witness my hand and seal of office.



Debbie Valero
Notary Public, State of TEXAS
My commission expires 2-9-16

DEC 27 2012
NPZD/CHPU

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Charles Conley, M. D. and Virginia Conley

Owner's Address 609 West 32nd Street

Owner's Telephone (512) 663-5976

Select one: ☐ Homestead ☐ Non-Homestead
☐ Check here if not 100% Homestead

TCAD ID 02-1702-0505

Property Name McCaleb House

Property Address 609 West 32nd Street

Zoning Case No. C14H-1989-0001-

CERTIFICATION

To be completed by the City of Austin and forwarded to the Travis County Appraisal District:

☐ This is to certify that the historic property for which the exemption is requested is a Recorded Historic Texas Landmark or State Archeological Landmark and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is in need of tax relief to encourage its preservation and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is not in need of tax relief to encourage its preservation or is not being preserved and maintained as required by the City Code.
Comments: _____

City of Austin, Historic Preservation Officer

Date



Date of inspection: 3/27/13
NH

CITY OF AUSTIN
HISTORIC LANDMARK TAX EXEMPTION INSPECTION FORM

Address: 609 West 32nd Street
Owner: Charles Conley, M. D. and Virginia Conley
Owner phone: (512) 663-5976

Case # C14H-1989-0001-
Building name: McCaleb House

Results of previous annual inspection: Pass - deficiencies to be addressed
Notes from previous inspection: _____
Permits issued in past year: _____

FOUNDATION:

- ☐ Visible dampness or poor drainage
☐ Visible structural deficiencies

WALLS:

- ☐ Loose masonry units, vertical cracks,
open mortar joints
☒ Siding damaged or rotting
☒ Siding needs repainting
☐ Visible structural deficiencies

ROOF/DRAINAGE:

- ☐ Missing, loose, damaged, or clogged
gutters, downspouts, or flashing
☐ Missing, loose, or cracked tiles or
shingles

DECORATIVE ELEMENTS:

- ☐ Railings/trim need repair/repainting
☐ Porch floors and supports need repair
or repainting

DOORS AND WINDOWS:

- ☐ Doors and/or door-frames need repair or
repainting
☒ Broken or missing window panes
☒ Sills, lintels, or sashes need repair or
repainting
☐ Damaged/torn screens
☐ Glazing putty needs repair/replacement

GROUND, ACCESSORY BLDGS:

- ☒ Accessory buildings, fences, or other
structures need repair ← Doors damaged
☒ Vermin, weeds, fallen trees or
limbs, debris, abandoned vehicles or other
refuse in yard

OTHER:

- ☐ Unapproved alterations or additions
☐ Violations of sign regulations

LANDMARK PLAQUE:

- ☒ Landmark plaque

COMMENTS:

Poorly patched flashing around chimney
using spray foam
These are new defic. not same as those
found in 2012
Hr sent 4/4/13

PHOTO LOG (Date/Photo #s): _____

INSPECTION RESULTS:

- ☒ PASS, no deficiencies
☒ PASS, minor deficiencies to be addressed
☐ FAIL

Inspector

[Signature]

Date

4/11/13

✓

This form must be returned to the City of Austin Historic Preservation Office by January 15 of the year in which the property owner is seeking this property tax exemption.

THE STATE OF Texas §
COUNTY OF Hays §

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Steven Bauserman TCAD ID 04-0000-0704
Owner's Address 1705 Newton Street Property Name Willie Wells House
Owner's Telephone (512) 699-8066-829-4666 Property Address 1705 Newton Street
Select one: ☐ Homestead ☒ Non-Homestead Zoning Case No. C14H-1989-0002-
☐ Check here if not 100% Homestead

BEFORE ME THE UNDERSIGNED NOTARY APPEARED Steven Bauserman [AFFIANT NAME HERE], WHO, BEING DULY SWORN ON OATH STATES:

My name is STEVEN BAUSERMAN.

I am over 18 years of age and am competent to sign this Affidavit.
I am the owner of the property identified above.
I am seeking a tax exemption for the property identified above.

The requirements concerning the preservation and maintenance of the historic landmark property ordinance (Chapter 25-11-216 of the City Code) are fully satisfied as of January 1 of the year for which this exemption is claimed.

This property is a Recorded Texas Historic Landmark No, or State Archeological Landmark No.
OR

This property is in need of tax relief to encourage its preservation because [state reason here] The uniqueness and age of this property identified is the birthplace of Willie Wells, member of the Baseball Hall of Fame whose body is interred in the Texas State Cemetery. The age and preservation of this historic property and its unique history require ongoing attention and preservation.

I authorize the City of Austin Historic Preservation staff to visit and inspect the exterior of the historic property, and any related books and records, as may be necessary to certify that the statements made in this Affidavit are true and correct.

Signature Steven Bauserman 12/26/12
Owner/Applicant Date

I declare under perjury that the statements above are true and correct.

Subscribed and sworn to before me, by [owner] Steven Bauserman, this the 26 day of Dec, 2012, to certify which witness my hand and seal of office.



Sheila Y Cook
Notary Public, State of Texas
My commission expires Oct. 13, 2016

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Steven Bauserman
Owner's Address 1705 Newton Street 829-4666
Owner's Telephone (512) 699-8866 656 7584
Select one: ☐ Homestead ☒ Non-Homestead
☐ Check here if not 100% Homestead

TCAD ID 04-0000-0704
Property Name Willie Wells House
Property Address 1705 Newton Street
Zoning Case No. C14H-1989-0002-

CERTIFICATION

To be completed by the City of Austin and forwarded to the Travis County Appraisal District:

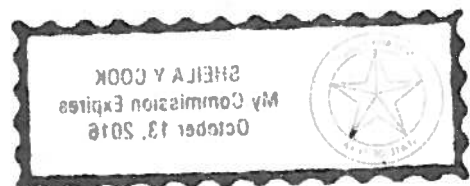
☐ This is to certify that the historic property for which the exemption is requested is a Recorded Historic Texas Landmark or State Archeological Landmark and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is in need of tax relief to encourage its preservation and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is not in need of tax relief to encourage its preservation or is not being preserved and maintained as required by the City Code.
Comments: _____

City of Austin, Historic Preservation Officer

Date



Date of inspection: _____

16

**CITY OF AUSTIN
HISTORIC LANDMARK TAX EXEMPTION INSPECTION FORM**

Address: 1705 Newton Street
Owner: Steven Bauserman
Owner phone: (512) 699-8066

Case # C14H-1989-0002-
Building name: Willie Wells House

Results of previous annual inspection: Pass -deficiencies to be addressed
Notes from previous inspection: Replacement windows and trim on side of house. New detached storage shed built at back of lot. Windows not approved.
Permits issued in past year: _____

FOUNDATION:

- ☐ Visible dampness or poor drainage
☐ Visible structural deficiencies

WALLS:

- ☐ Loose masonry units, vertical cracks, open mortar joints
☐ Siding damaged or rotting
☐ Siding needs repainting
☐ Visible structural deficiencies

ROOF/DRAINAGE:

- ☐ Missing, loose, damaged, or clogged gutters, downspouts, or flashing
☐ Missing, loose, or cracked tiles or shingles

DECORATIVE ELEMENTS:

- ☐ Railings/trim need repair/repainting
☐ Porch floors and supports need repair or repainting

DOORS AND WINDOWS:

- ☐ Doors and/or door-frames need repair or repainting
☐ Broken or missing window panes
☐ Sills, lintels, or sashes need repair or repainting
☐ Damaged/torn screens
☐ Glazing putty needs repair/replacement

GROUND, ACCESSORY BLDGS:

- ☐ Accessory buildings, fences, or other structures need repair
☐ Vermin, weeds, fallen trees or limbs, debris, abandoned vehicles or other refuse in yard

OTHER:

- ☐ Unapproved alterations or additions
☐ Violations of sign regulations

LANDMARK PLAQUE:

- ☒ Landmark plaque

COMMENTS:

Windows?

PHOTO LOG (Date/Photo #s): _____

INSPECTION RESULTS:

- ☒ PASS, no deficiencies
☐ PASS, minor deficiencies
☐ FAIL

Inspector

Steve Ladousky

Date

4-15-13

This form must be returned to the City of Austin Historic Preservation Office by January 15 of the year in which the property owner is seeking this property tax exemption.

THE STATE OF _____ §
COUNTY OF _____ §

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Melanie Martinez

TCAD ID 03-0002-1205

Owner's Address 1214 Newning

Property Name Wilkins - Heath House

Owner's Telephone (512) 916-8088

Property Address 1208 Newning Avenue

Select one: ☐ Homestead ☐ Non-Homestead
☐ Check here if not 100% Homestead

Zoning Case No. C14H-1989-0006-

BEFORE ME THE UNDERSIGNED NOTARY APPEARED _____ [AFFIANT
NAME HERE], WHO, BEING DULY SWORN ON OATH STATES:

My name is Melanie Martinez.

I am over 18 years of age and am competent to sign this Affidavit.

I am the owner of the property identified above.

I am seeking a tax exemption for the property identified above.

The requirements concerning the preservation and maintenance of the historic landmark property ordinance (Chapter 25-11-216 of the City Code) are fully satisfied as of January 1 of the year for which this exemption is claimed.

This property is a Recorded Texas Historic Landmark No, or State Archeological Landmark No.
OR

This property is in need of tax relief to encourage its preservation because [state reason here] _____

see attached documents

I authorize the City of Austin Historic Preservation staff to visit and inspect the exterior of the historic property, and any related books and records, as may be necessary to certify that the statements made in this Affidavit are true and correct.

Signature

Melanie Martinez

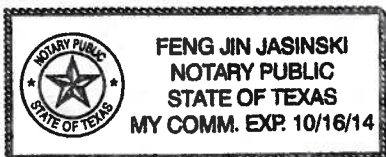
Owner/Applicant

1-8-13

Date

I declare under perjury that the statements above are true and correct.

Subscribed and sworn to before me, by [owner] _____, this the
8th day of Jan, 2013 to certify which witness my hand and seal of office.



Notary Public, State of _____

My commission expires _____

7X
10/16/2014

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Melanie Martinez

Owner's Address 1214 Newning

Owner's Telephone (512) 916-8088

Select one: ☐ Homestead ☐ Non-Homestead

☐ Check here if not 100% Homestead

TCAD ID 03-0002-1205

Property Name Wilkins - Heath House

Property Address 1208 Newning Avenue

Zoning Case No. C14H-1989-0006-

CERTIFICATION

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☐ This is to certify that the historic property for which the exemption is requested is a Recorded Historic Texas Landmark or State Archeological Landmark and is being preserved and maintained as required by the City Code.

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☐ This is to certify that the historic property for which the exemption is requested is not in need of tax relief to encourage its preservation or is not being preserved and maintained as required by the City Code.
Comments: _____

City of Austin, Historic Preservation Officer

Date



1989-0006
1208 Newning

Melanie Martinez
1208 & 1214 Newning Ave.
Austin, TX 78704
(512) 294-7243
[REDACTED]

January 8, 2013

My maintenance bill summary is attached. This year they totaled \$15,586.43 (a bit lower than actual but I don't have receipts for all the work done by freelance carpenters).

A copy of my tax return from last year is also attached. My income is roughly that same amount, so you can see how desperately I need the exemption. I got through much of this year with credit cards due to a glitch in plans to operate a Short Term Rental in one of the houses and being snagged by the new ordinance which prohibited me from renting until Jan. 1 of 2013.

I have included the maintenance bills because that is what you want. However, I don't believe that is what the tax abatement is intended for. It is not for maintenance but was given in exchange for my right to develop the property.


My block is severely threatened with development. My two properties sit on a pie-shaped wedge surrounded by two large apartment complexes, (The Newning Oaks and the Madrid Apartments), two newly built McMansions and, this year, The Oaks of Travis Heights, a 10-unit new development in which the 1,800 to 2,700-plus square foot homes are selling for more than \$400,000 each. This development across the street encompasses the same amount of acreage on which my landmarks sit, roughly 1 acre. As a result of all this development, my property value continues to rise.

When I inherited my homes after the death of my partner, his parents provided the funds for restoration, factoring in the amount of the tax abatements, so that I could continue to live here and use one house to afford the expense of the other. With their help, we did complete restorations of both homes and I won restoration awards from the Heritage Society of Austin for each of them. They are a time capsule of what Fairview Park once looked like, but they are now completely isolated from the rest of the historic neighborhood, due to surrounding development. I choose to be the steward of these landmarks because they were preserved with blood, sweat and tears and are a tribute to Austin's Victorian past—a past that has been virtually lost in Fairview Park.

Thank you for considering my landmark homes to be worthy of the tax abatements while they survive. I urge you to fight the lawsuit filed against the program because you are in the right and can win if you try!

Thank you for helping to preserve historic Austin.

Sincerely,


Melanie Martinez

1989-0006
1208 Newning

Melanie Martinez' Maintenance Expenses 2012

1208 Maintenance

Other

10/20 Aztec Pest Rodent Prevention	156.96
11/5 Ry Rodent Proofing	818.73
7/21 Aztec Carpenter Ant Treatment	234.74
9/10 Shutterdogs	465.92 (not incl. tax)
9/10 Shutterdogs install, repair exterior kitchen door, remortise hinges and lock set	
Materials plus Contractors Percentage	1,182.88 (-146.00 interior)

Front Porch repairs

11/27 Ry Stair Demo & Repair	1,040.00
12/10 Ry Porch	1,440.81
5/17 Justin Landers repairs (widow's walk, shutters)	1,100.00
	<u>6,440.04</u>

1214 Maintenance

Other

11/11/11--masonry	401.30
11/15/11 brick landing and materials	321.04
11/11 Historic Landmark Plaque	100.00

Porch Repairs

9/20 Max Evers Shingles Cost	428.16
8/27 Darren Boyd repairs	350.00
8/27 Enabler porch Repairs	792.00
10/17 Ry Porch repair	1,435.00
11/5 Ry Porch	1,165.00
11/19 Ry Porch	1,983.73
8/13 Ry Porch demo	490.00
plus Jeff K.	88.00
8/27 Ry porch demo and redecking	350.00
11/30 Glenn Jaeger roofing	1,964.50
	<u>9,146.39</u>

1989-0006
1208 Newning

Form **1040** EXTENSION GRANTED TO 10/15/2011
U.S. Individual Income Tax Return

OMB No. 1545-0074 IRS Use Only - Do not write or staple in this space.

For the year Jan. 1-Dec. 31, 2011, or other tax year beginning

2011, ending .20

See separate instructions.

Your first name and initial

Last name

Your social security number

MELANIE

MARTINEZ

If a joint return, spouse's first name and initial

Last name

Spouse's social security number

Home address (number and street). If you have a P.O. box, see instructions.

90 S. 7TH STREET, SUITE 5300

Apt. no.

Make sure the SSN(s) above and on line 6c are correct.

City, town or post office, state, and ZIP code. If you have a foreign address, also complete spaces below.

MINNEAPOLIS, MN 55402

Presidential Election Campaign
Check here if you, or your spouse if filing jointly, want \$3 to go to this fund. Checking a box below will not change your tax or refund.

Foreign country name

Foreign province/county

Foreign postal code

☐ You ☐ Spouse

Filing Status

1 ☒ Single

2 ☐ Married filing jointly (even if only one had income)

3 ☐ Married filing separately. Enter spouse's SSN above and full name here. ▶

4 ☐ Head of household (with qualifying person). If the qualifying person is a child but not your dependent, enter this child's name here. ▶

5 ☐ Qualifying widow(er) with dependent child

Exemptions

6a ☒ Yourself. If someone can claim you as a dependent, do not check box 6a

b ☐ Spouse

c Dependents:

(1) First name

Last name

(2) Dependent's social security number

(3) Dependent's relationship to you

(4) If child, enter age 17 qualifying for child tax credit

Boxes checked on 6a and 6b

1

No. of children on 6c who:

☐ lived with you
☐ did not live with you due to divorce or separation (see instructions)

Dependents on 6c not entered above

Add numbers on lines above ▶

1

d Total number of exemptions claimed

Income

7 Wages, salaries, tips, etc. Attach Form(s) W-2

8a Taxable interest. Attach Schedule B if required

b Tax-exempt interest. Do not include on line 8a

8b 7,265.

9a Ordinary dividends. Attach Schedule B if required

b Qualified dividends

9b 19,846.

10 Taxable refunds, credits, or offsets of state and local income taxes

11 Alimony received

12 Business income or (loss). Attach Schedule C or C-EZ

13 Capital gain or (loss). Attach Schedule D if required. If not required, check here ▶ ☐

14 Other gains or (losses). Attach Form 4797

15a IRA distributions

16a Pensions and annuities

b Taxable amount

b Taxable amount

17 Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E

18 Farm income or (loss). Attach Schedule F

19 Unemployment compensation

20a Social security benefits

21 Other income. List type and amount

NOT CARRYOVER TO 2011 -3,640.

22 Combine the amounts in the far right column for lines 7 through 21. This is your total income ▶

23 Educator expenses

24 Certain business expenses of reservists, performing artists, and fee-basis government officials. Attach Form 2106 or 2106-EZ

25 Health savings account deduction. Attach Form 8889

26 Moving expenses. Attach Form 3903

27 Deductible part of self-employment tax. Attach Schedule SE

28 Self-employed SEP, SIMPLE, and qualified plans

29 Self-employed health insurance deduction

30 Penalty on early withdrawal of savings

31a Alimony paid b Recipient's SSN ▶

32 IRA deduction

33 Student loan interest deduction

34 Tuition and fees. Attach Form 8917

35 Domestic production activities deduction. Attach Form 8903

36 Add lines 23 through 35

37 Subtract line 36 from line 22. This is your adjusted gross income ▶

110001
11-07-11

LHA For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions.

Form 1040 (2011)

Date of inspection: _____

**CITY OF AUSTIN
HISTORIC LANDMARK TAX EXEMPTION INSPECTION FORM**

Address: 1208 Newning Avenue
Owner: Melanie Martinez
Owner phone: (512) 916-8088

Case # C14H-1989-0006-
Building name: Wilkins - Heath House

Results of previous annual inspection: Pass - no deficiencies

Notes from previous inspection: _____

Permits issued in past year: _____

FOUNDATION:

- ☐ Visible dampness or poor drainage
- ☐ Visible structural deficiencies

WALLS:

- ☐ Loose masonry units, vertical cracks, open mortar joints
- ☐ Siding damaged or rotting
- ☐ Siding needs repainting
- ☐ Visible structural deficiencies

ROOF/DRAINAGE:

- ☐ Missing, loose, damaged, or clogged gutters, downspouts, or flashing
- ☐ Missing, loose, or cracked tiles or shingles

DECORATIVE ELEMENTS:

- ☐ Railings/trim need repair/repainting
- ☐ Porch floors and supports need repair or repainting

DOORS AND WINDOWS:

- ☐ Doors and/or door-frames need repair or repainting
- ☐ Broken or missing window panes
- ☐ Sills, lintels, or sashes need repair or repainting
- ☐ Damaged/torn screens
- ☐ Glazing putty needs repair/replacement

GROUND, ACCESSORY BLDGS:

- ☐ Accessory buildings, fences, or other structures need repair
- ☐ Vermin, weeds, fallen trees or limbs, debris, abandoned vehicles or other refuse in yard

OTHER:

- ☐ Unapproved alterations or additions
- ☐ Violations of sign regulations

LANDMARK PLAQUE:

- ☒ Landmark plaque

COMMENTS:

PHOTO LOG (Date/Photo #s): _____

INSPECTION RESULTS:

- ☒ PASS, no deficiencies
- ☐ PASS, minor deficiencies
- ☐ FAIL

Steve Sadowsky
Inspector

3-24-13
Date

This form must be returned to the City of Austin Historic Preservation Office by January 15 of the year in which the property owner is seeking this property tax exemption.

THE STATE OF _____ §
COUNTY OF _____ §

RECEIVED

JAN 14 2013

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Melanie Martinez

TCAD ID 03-0001-1227

Owner's Address 1214 Newning

Property Name Preston - Garcia House

Owner's Telephone (512) 916-8088

Property Address 1214 Newning Avenue

Select one: ☐ Homestead ☐ Non-Homestead

Zoning Case No. C14H-1989-0009-

☐ Check here if not 100% Homestead

BEFORE ME THE UNDERSIGNED NOTARY APPEARED _____ [AFFIANT
NAME HERE], WHO, BEING DULY SWORN ON OATH STATES:

My name is Melanie Martinez.

I am over 18 years of age and am competent to sign this Affidavit.

I am the owner of the property identified above.

I am seeking a tax exemption for the property identified above.

The requirements concerning the preservation and maintenance of the historic landmark property ordinance (Chapter 25-11-216 of the City Code) are fully satisfied as of January 1 of the year for which this exemption is claimed.

This property is a Recorded Texas Historic Landmark No., or State Archeological Landmark No.
OR

This property is in need of tax relief to encourage its preservation because [state reason here] _____
see attached documents

I authorize the City of Austin Historic Preservation staff to visit and inspect the exterior of the historic property, and any related books and records, as may be necessary to certify that the statements made in this Affidavit are true and correct.

Signature

Melanie Martinez

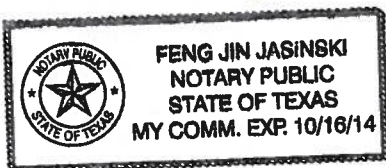
Owner/Applicant

1-8-13

Date

I declare under perjury that the statements above are true and correct.

Subscribed and sworn to before me, by [owner] _____, this the
8th day of Jan, 2013, to certify which witness my hand and seal of office.



Notary Public, State of TX

My commission expires 10/16/2014

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Melanie Martinez

Owner's Address 1214 Newning

Owner's Telephone (512) 916-8088

Select one: ☐ Homestead ☐ Non-Homestead
☐ Check here if not 100% Homestead

TCAD ID 03-0001-1227

Property Name Preston - Garcia House

Property Address 1214 Newning Avenue

Zoning Case No. C14H-1989-0009-

CERTIFICATION

To be completed by the City of Austin and forwarded to the Travis County Appraisal District:

____ This is to certify that the historic property for which the exemption is requested is a Recorded Historic Texas Landmark or State Archeological Landmark and is being preserved and maintained as required by the City Code.

____ This is to certify that the historic property for which the exemption is requested is in need of tax relief to encourage its preservation and is being preserved and maintained as required by the City Code.

____ This is to certify that the historic property for which the exemption is requested is not in need of tax relief to encourage its preservation or is not being preserved and maintained as required by the City Code.
Comments: _____

City of Austin, Historic Preservation Officer

Date



1989-0009
1214 Newning

Melanie Martinez
1208 & 1214 Newning Ave.
Austin, TX 78704
(512) 294-7243
~~_____~~

January 8, 2013

My maintenance bill summary is attached. This year they totaled \$15,586.43 (a bit lower than actual but I don't have receipts for all the work done by freelance carpenters).

A copy of my tax return from last year is also attached. My income is roughly that same amount, so you can see how desperately I need the exemption. I got through much of this year with credit cards due to a glitch in plans to operate a Short Term Rental in one of the houses and being snagged by the new ordinance which prohibited me from renting until Jan. 1 of 2013.

I have included the maintenance bills because that is what you want. However, I don't believe that is what the tax abatement is intended for. It is not for maintenance but was given in exchange for my right to develop the property.

My block is severely threatened with development. My two properties sit on a pie-shaped wedge surrounded by two large apartment complexes, (The Newning Oaks and the Madrid Apartments), two newly built McMansions and, this year, The Oaks of Travis Heights, a 10-unit new development in which the 1,800 to 2,700-plus square foot homes are selling for more than \$400,000 each. This development across the street encompasses the same amount of acreage on which my landmarks sit, roughly 1 acre. As a result of all this development, my property value continues to rise.

When I inherited my homes after the death of my partner, his parents provided the funds for restoration, factoring in the amount of the tax abatements, so that I could continue to live here and use one house to afford the expense of the other. With their help, we did complete restorations of both homes and I won restoration awards from the Heritage Society of Austin for each of them. They are a time capsule of what Fairview Park once looked like, but they are now completely isolated from the rest of the historic neighborhood, due to surrounding development. I choose to be the steward of these landmarks because they were preserved with blood, sweat and tears and are a tribute to Austin's Victorian past—a past that has been virtually lost in Fairview Park.

Thank you for considering my landmark homes to be worthy of the tax abatements while they survive. I urge you to fight the lawsuit filed against the program because you are in the right and can win if you try!

Thank you for helping to preserve historic Austin.

Sincerely,


Melanie Martinez

1988-0009
1214 Newning

Melanie Martinez' Maintenance Expenses 2012

1208 Maintenance

Other

10/20 Aztec Pest Rodent Prevention	156.96
11/5 Ry Rodent Proofing	818.73
7/21 Aztec Carpenter Ant Treatment	234.74
9/10 Shutterdogs	465.92 (not incl. tax)
9/10 Shutterdogs install, repair exterior kitchen door, remortise hinges and lock set	
Materials plus Contractors Percentage	1,182.88 (-146.00 interior)

Front Porch repairs

11/27 Ry Stair Demo & Repair	1,040.00
12/10 Ry Porch	1,440.81
5/17 Justin Landers repairs (widow's walk, shutters)	<u>1,100.00</u>
	6,440.04

1214 Maintenance

Other

11/11/11--masonry	401.30
11/15/11 brick landing and materials	321.04
11/11 Historic Landmark Plaque	100.00

Porch Repairs

9/20 Max Evers Shingles Cost	428.16
8/27 Darren Boyd repairs	350.00
8/27 Enabler porch Repairs	792.00
10/17 Ry Porch repair	1,435.00
11/5 Ry Porch	1,165.00
11/19 Ry Porch	1,983.73
8/13 Ry Porch demo	490.00
plus Jeff K.	88.00
8/27 Ry porch demo and redecking	350.00
11/30 Glenn Jaeger roofing	<u>1,964.50</u>
	9,146.39

1989-0509
1214 Newning

Form 1040 EXTENSION GRANTED TO 10/15/2011 U.S. Individual Income Tax Return		OMB No. 1545-0074 IRS Use Only - Do not write or staple in this space.	
For the year Jan. 1-Dec. 31, 2011, or other tax year beginning		2011, ending	
Your first name and initial MELANIE		Last name MARTINEZ	
If a joint return, spouse's first name and initial		Last name	
Home address (number and street). If you have a P.O. box, see instructions. 90 S. 7TH STREET, SUITE 5300		Apt. no.	
City, town or post office, state, and ZIP code. If you have a foreign address, also complete spaces below. MINNEAPOLIS, MN 55402		Foreign country name	
Foreign province/county		Foreign postal code	
Filing Status		Presidential Election Campaign	
1 <input checked="" type="checkbox"/> Single 2 <input type="checkbox"/> Married filing jointly (even if only one had income) 3 <input type="checkbox"/> Married filing separately. Enter spouse's SSN above and full name here.		4 <input type="checkbox"/> Head of household (with qualifying person). If the qualifying person is a child but not your dependent, enter this child's name here.	
Check only one box.		5 <input type="checkbox"/> Qualifying widow(er) with dependent child	
Exemptions		Boxes checked on 6a and 6b	
6a <input checked="" type="checkbox"/> Yourself. If someone can claim you as a dependent, do not check box 6a b <input type="checkbox"/> Spouse		No. of children on 6c who:	
c Dependents:		1 <input type="checkbox"/> lived with you 2 <input type="checkbox"/> did not live with you due to divorce or separation (see instructions)	
(1) First name Last name (2) Dependent's social security number (3) Dependent's relationship to you (4) If child under age 17 qualifying for child tax credit		Dependents on 6c not entered above	
If more than four dependents, see instructions and check here		Add numbers on lines above	
d Total number of exemptions claimed		1	
Income		7	
7 Wages, salaries, tips, etc. Attach Form(s) W-2		7	
8a Taxable interest. Attach Schedule B if required		8a 171.	
b Tax-exempt interest. Do not include on line 8a		8b 7,265.	
9a Ordinary dividends. Attach Schedule B if required		9a 19,846.	
b Qualified dividends		9b 19,846.	
10 Taxable refunds, credits, or offsets of state and local income taxes		10	
11 Alimony received		11	
12 Business income or (loss). Attach Schedule C or C-EZ		12	
13 Capital gain or (loss). Attach Schedule D if required. If not required, check here		13	
14 Other gains or (losses). Attach Form 4797		14	
15a IRA distributions		15a	
b Taxable amount		15b	
16a Pensions and annuities		16a	
b Taxable amount		16b	
17 Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E		17 0.	
18 Farm income or (loss). Attach Schedule F		18	
19 Unemployment compensation		19	
20a Social security benefits		20a	
b Taxable amount		20b	
21 Other income. List type and amount NOT CARRYOVER TO 2011 -3,640.		21 -3,640.	
22 Combine the amounts in the far right column for lines 7 through 21. This is your total income		22 16,377.	
Adjusted Gross Income		23	
23 Educator expenses		23	
24 Certain business expenses of reservists, performing artists, and fee-basis government officials. Attach Form 2106 or 2106-EZ		24	
25 Health savings account deduction. Attach Form 8889		25	
26 Moving expenses. Attach Form 3903		26	
27 Deductible part of self-employment tax. Attach Schedule SE		27	
28 Self-employed SEP, SIMPLE, and qualified plans		28	
29 Self-employed health insurance deduction		29	
30 Penalty on early withdrawal of savings		30	
31a Alimony paid b Recipient's SSN		31a	
32 IRA deduction		32	
33 Student loan interest deduction		33	
34 Tuition and fees. Attach Form 8917		34	
35 Domestic production activities deduction. Attach Form 8903		35	
36 Add lines 23 through 35		36	
37 Subtract line 36 from line 22. This is your adjusted gross income		37 16,377.	

110001
11-07-11

LHA For Disclosure, Privacy Act, and Paperwork Reduction Act Notice, see separate instructions.

Form 1040 (2011)

Date of inspection: _____

**CITY OF AUSTIN
HISTORIC LANDMARK TAX EXEMPTION INSPECTION FORM**

Address: 1214 Newning Avenue
Owner: Melanie Martinez
Owner phone: (512) 916-8088

Case # C14H-1989-0009-
Building name: Preston - Garcia House

Results of previous annual inspection: Pass - no deficiencies
Notes from previous inspection: Very well maintained...recently restored.
Permits issued in past year: _____

FOUNDATION:

- ☐ Visible dampness or poor drainage
- ☐ Visible structural deficiencies

WALLS:

- ☐ Loose masonry units, vertical cracks, open mortar joints
- ☐ Siding damaged or rotting
- ☐ Siding needs repainting
- ☐ Visible structural deficiencies

ROOF/DRAINAGE:

- ☐ Missing, loose, damaged, or clogged gutters, downspouts, or flashing
- ☐ Missing, loose, or cracked tiles or shingles

DECORATIVE ELEMENTS:

- ☐ Railings/trim need repair/repainting
- ☐ Porch floors and supports need repair or repainting

DOORS AND WINDOWS:

- ☐ Doors and/or door-frames need repair or repainting
- ☐ Broken or missing window panes
- ☐ Sills, lintels, or sashes need repair or repainting
- ☐ Damaged/torn screens
- ☐ Glazing putty needs repair/replacement

GROUND, ACCESSORY BLDGS:

- ☐ Accessory buildings, fences, or other structures need repair
- ☐ Vermin, weeds, fallen trees or limbs, debris, abandoned vehicles or other refuse in yard

OTHER:

- ☐ Unapproved alterations or additions
- ☐ Violations of sign regulations

LANDMARK PLAQUE:

- ☒ Landmark plaque

COMMENTS:

PHOTO LOG (Date/Photo #s): _____

INSPECTION RESULTS:

- ☒ PASS, no deficiencies
- ☐ PASS, minor deficiencies
- ☐ FAIL

Steve Salomsky
Inspector

3-24-13
Date

✓

This form must be returned to the City of Austin Historic Preservation Office by January 15 of the year in which the property owner is seeking this property tax exemption.

THE STATE OF Texas §
COUNTY OF Travis §

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

~~Michael E. Dahmus & Jeanne F. Dahmus~~ Jason D. Mann & Suzanne N. Lima

Owner's Name Jason D. Mann & Suzanne N. Lima

TCAD ID 02-2105-0509

Property Name Elvira T. Davis House

Owner's Address 4112 Avenue B (512) 469-

Property Address 4112 B Avenue

Owner's Telephone (512) 459-4112 0794

Zoning Case No. C14H-1989-0016-

Select one: ☒ Homestead ☐ Non-Homestead

☐ Check here if not 100% Homestead

BEFORE ME THE UNDERSIGNED NOTARY APPEARED _____ [AFFIANT NAME HERE], WHO, BEING DULY SWORN ON OATH STATES:

My name is Jeanne F. Dahmus.

I am over 18 years of age and am competent to sign this Affidavit.

I am the owner of the property identified above.

I am seeking a tax exemption for the property identified above.

The requirements concerning the preservation and maintenance of the historic landmark property ordinance (Chapter 25-11-216 of the City Code) are fully satisfied as of January 1 of the year for which this exemption is claimed.

This property is a Recorded Texas Historic Landmark Yes, or State Archeological Landmark No.
OR

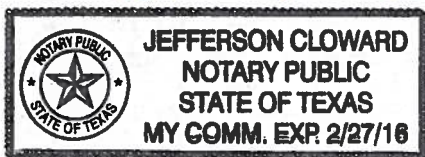
This property is in need of tax relief to encourage its preservation because [state reason here] We are in need of tax relief in order to preserve and maintain the Elvira T. Manor Davis House.

I authorize the City of Austin Historic Preservation staff to visit and inspect the exterior of the historic property, and any related books and records, as may be necessary to certify that the statements made in this Affidavit are true and correct.

Signature Jeanne F. Dahmus 1/2/2013
Owner/Applicant Date

I declare under perjury that the statements above are true and correct.

Subscribed and sworn to before me, by [owner] Jeanne Dahmus, this the 2nd day of January, 2013, to certify which witness my hand and seal of office.



Notary Public, State of Texas
My commission expires 2/27/2016

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Michael E. Dahmus & Jeanne F. Dahmus
Owner's Name Jason D. Mann & Suzanne N. Lima TCAD ID 02-2105-0509
Property Name Elvira T. Davis House
Owner's Address 4112 Avenue B (512) Property Address 4112 B Avenue
Owner's Telephone (512) 459-4112 469-0794 Zoning Case No. C14H-1989-0016-
Select one: ☒ Homestead ☐ Non-Homestead
☐ Check here if not 100% Homestead

CERTIFICATION

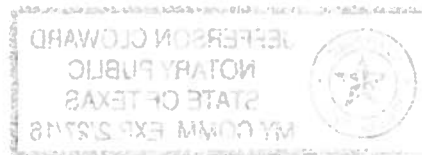
To be completed by the City of Austin and forwarded to the Travis County Appraisal District:

☐ This is to certify that the historic property for which the exemption is requested is a Recorded Historic Texas Landmark or State Archeological Landmark and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is in need of tax relief to encourage its preservation and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is not in need of tax relief to encourage its preservation or is not being preserved and maintained as required by the City Code.
Comments: _____

City of Austin, Historic Preservation Officer Date



NH

HISTORIC LANDMARK TAX EXEMPTION INSPECTION FORM

Owner phone: (512) 459-4112

Permits issued in past year: _____

 Landmark plaque

Reinspekt siding 2014

PHOTO LOG (Date/Photo #s): _____

Inspector

Date _____

This form must be returned to the City of Austin Historic Preservation Office by January 15 of the year in which the property owner is seeking this property tax exemption.

THE STATE OF Texas §
COUNTY OF Travis §

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Jeffrey G. Stark
Owner's Address 1109 W. 10th Street
Owner's Telephone (512) 470-7811
Select one: ☐ Homestead ☐ Non-Homestead
☐ Check here if not 100% Homestead

TCAD ID 01-0901-0510
Property Name McBride - Knudsen House
Property Address 1109 West 10th Street
Zoning Case No. C14H-1989-0019-

BEFORE ME THE UNDERSIGNED NOTARY APPEARED Jeffrey G. Stark [AFFIANT NAME HERE], WHO, BEING DULY SWORN ON OATH STATES:

My name is Jeffrey G. Stark.

I am over 18 years of age and am competent to sign this Affidavit.

I am the owner of the property identified above.

I am seeking a tax exemption for the property identified above.

The requirements concerning the preservation and maintenance of the historic landmark property ordinance (Chapter 25-11-216 of the City Code) are fully satisfied as of January 1 of the year for which this exemption is claimed.

This property is a Recorded Texas Historic Landmark No., or State Archeological Landmark No.
OR

This property is in need of tax relief to encourage its preservation because [state reason here] the McBride-Knudsen house is one of the few houses of its style/era with an unchanged front facade since completion. Maintenance of the old woodwork, in particular, is costly.

I authorize the City of Austin Historic Preservation staff to visit and inspect the exterior of the historic property, and any related books and records, as may be necessary to certify that the statements made in this Affidavit are true and correct.

Signature

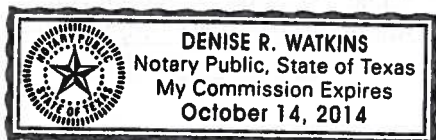
Owner/Applicant

07 JAN 2013

Date

I declare under perjury that the statements above are true and correct.

Subscribed and sworn to before me, by [owner] Jeffrey G. Stark, this the 7 day of January, 2013, to certify which witness my hand and seal of office.



Denise R. Watkins
Notary Public, State of Texas
My commission expires 10/14/14

JAN 09 2013
NPZD/CHPO

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Jeffrey G. Stark
Owner's Address 1109 W. 10th Street
Owner's Telephone (512) 470-7811
Select one: ☒ Homestead ☐ Non-Homestead
☐ Check here if not 100% Homestead

TCAD ID 01-0901-0510
Property Name McBride - Knudsen House
Property Address 1109 West 10th Street
Zoning Case No. C14H-1989-0019-

CERTIFICATION

To be completed by the City of Austin and forwarded to the Travis County Appraisal District:

☐ This is to certify that the historic property for which the exemption is requested is a Recorded Historic Texas Landmark or State Archeological Landmark and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is in need of tax relief to encourage its preservation and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is not in need of tax relief to encourage its preservation or is not being preserved and maintained as required by the City Code.
Comments: _____

City of Austin, Historic Preservation Officer

Date



Date of inspection: _____

**CITY OF AUSTIN
HISTORIC LANDMARK TAX EXEMPTION INSPECTION FORM**

Address: 1109 West 10th Street
Owner: Jeffrey G. Stark
Owner phone: (512) 470-7811

Case # C14H-1989-0019-
Building name: McBride - Knudsen House

Results of previous annual inspection: Pass - deficiencies to be addressed
Notes from previous inspection: Front shutters need repair. Clogged gutters. Broken and missing window panes. Sills, lintels, sashes need repair/repainting.
Permits issued in past year: _____

FOUNDATION:

- ☐ Visible dampness or poor drainage
☐ Visible structural deficiencies

WALLS:

- ☐ Loose masonry units, vertical cracks, open mortar joints
☐ Siding damaged or rotting
☐ Siding needs repainting
☐ Visible structural deficiencies

ROOF/DRAINAGE:

- ☐ Missing, loose, damaged, or clogged gutters, downspouts, or flashing
☐ Missing, loose, or cracked tiles or shingles

DECORATIVE ELEMENTS:

- ☐ Railings/trim need repair/repainting
☐ Porch floors and supports need repair or repainting

DOORS AND WINDOWS:

- ☐ Doors and/or door-frames need repair or repainting
☐ Broken or missing window panes
☐ Sills, lintels, or sashes need repair or repainting
☐ Damaged/torn screens
☐ Glazing putty needs repair/replacement

GROUND, ACCESSORY BLDGS:

- ☐ Accessory buildings, fences, or other structures need repair
☐ Vermin, weeds, fallen trees or limbs, debris, abandoned vehicles or other refuse in yard

OTHER:

- ☐ Unapproved alterations or additions
☐ Violations of sign regulations

LANDMARK PLAQUE:

- ☒ Landmark plaque

COMMENTS:

Repainting has been done
to other repairs

PHOTO LOG (Date/Photo #s): _____

INSPECTION RESULTS:

- ☒ PASS, no deficiencies
☐ PASS, minor deficiencies
☐ FAIL

Inspector

Date

3/14/13

This form must be returned to the City of Austin Historic Preservation Office by January 15 of the year in which the property owner is seeking this property tax exemption.

THE STATE OF Texas §
COUNTY OF Travis §

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Akram Nasreddine, Ramzi Corp. TCAD ID 02-0603-1713
Owner's Address 5319 Presidio Property Name Platt Building
Owner's Telephone (512) 477-7523 Property Address 304 East 06th Street
Select one: ☐ Homestead ☐ Non-Homestead Zoning Case No. C14H-1989-0020-
☐ Check here if not 100% Homestead

BEFORE ME THE UNDERSIGNED NOTARY APPEARED Akram Nasreddine [AFFIANT NAME HERE], WHO, BEING DULY SWORN ON OATH STATES:

My name is X AKRAM NASREDDINE

I am over 18 years of age and am competent to sign this Affidavit.
I am the owner of the property identified above.
I am seeking a tax exemption for the property identified above.

The requirements concerning the preservation and maintenance of the historic landmark property ordinance (Chapter 25-11-216 of the City Code) are fully satisfied as of January 1 of the year for which this exemption is claimed.

This property is a Recorded Texas Historic Landmark Yes, or State Archeological Landmark No.
OR

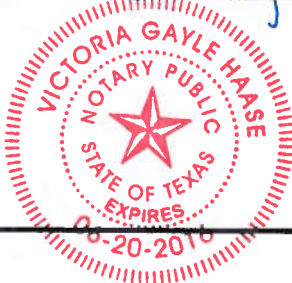
This property is in need of tax relief to encourage its preservation because [state reason here] _____

I authorize the City of Austin Historic Preservation staff to visit and inspect the exterior of the historic property, and any related books and records, as may be necessary to certify that the statements made in this Affidavit are true and correct.

Signature [Signature] Date 1-27-13
Owner/Applicant

I declare under perjury that the statements above are true and correct.

Subscribed and sworn to before me, by [owner] Akram Nasreddine, this the 28th day of January, 2013, to certify which witness my hand and seal of office.



Notary Public, State of Texas
My commission expires 6/20/2016

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Akram Nasreddine, Ramzi Corp.
Owner's Address 5319 Presidio
Owner's Telephone (512) 477-7523
Select one: ☐ Homestead ☐ Non-Homestead
☐ Check here if not 100% Homestead

TCAD ID 02-0603-1713
Property Name Platt Building
Property Address 304 East 06th Street
Zoning Case No. C14H-1989-0020-

CERTIFICATION

To be completed by the City of Austin and forwarded to the Travis County Appraisal District:

☐ This is to certify that the historic property for which the exemption is requested is a Recorded Historic Texas Landmark or State Archeological Landmark and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is in need of tax relief to encourage its preservation and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is not in need of tax relief to encourage its preservation or is not being preserved and maintained as required by the City Code.
Comments: _____

City of Austin, Historic Preservation Officer

Date



Date of inspection: _____

**CITY OF AUSTIN
HISTORIC LANDMARK TAX EXEMPTION INSPECTION FORM**

Address: 304 East 06th Street
Owner: Akram Nasreddine
Ramzi Corp.
Owner phone: (512) 477-7523

Case # C14H-1989-0020-
Building name: Platt Building

Results of previous annual inspection: Pass -deficiencies to be addressed
Notes from previous inspection: House needs repainting. Downspouts are missing, loose, damaged, or clogged.
Permits issued in past year: _____

FOUNDATION:

- ☐ Visible dampness or poor drainage
☐ Visible structural deficiencies

WALLS:

- ☐ Loose masonry units, vertical cracks, open mortar joints
☐ Siding damaged or rotting
☐ Siding needs repainting
☐ Visible structural deficiencies

ROOF/DRAINAGE:

- ☐ Missing, loose, damaged, or clogged gutters, downspouts, or flashing
☐ Missing, loose, or cracked tiles or shingles

DECORATIVE ELEMENTS:

- ☐ Railings/trim need repair/repainting
☐ Porch floors and supports need repair or repainting

DOORS AND WINDOWS:

- ☐ Doors and/or door-frames need repair or repainting
☐ Broken or missing window panes
☐ Sills, lintels, or sashes need repair or repainting
☐ Damaged/torn screens
☐ Glazing putty needs repair/replacement

GROUND, ACCESSORY BLDGS:

- ☐ Accessory buildings, fences, or other structures need repair
☐ Vermin, weeds, fallen trees or limbs, debris, abandoned vehicles or other refuse in yard

OTHER:

- ☐ Unapproved alterations or additions
☐ Violations of sign regulations

LANDMARK PLAQUE:

- ☐ Landmark plaque *not separately but 302 has one*

COMMENTS:

PHOTO LOG (Date/Photo #s): 6 11

INSPECTION RESULTS:

- ☒ PASS, no deficiencies
☐ PASS, minor deficiencies
☐ FAIL

Steve Sadomusky
Inspector

2-24-13
Date

This form must be returned to the City of Austin Historic Preservation Office by January 15 of the year in which the property owner is seeking this property tax exemption.

THE STATE OF Texas §
COUNTY OF Travis §

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Akram Nasreddine, Ramzi Corp.
Owner's Address 5319 Presidio
Owner's Telephone (512) 477-7523
Select one: ☐ Homestead ☐ Non-Homestead
☐ Check here if not 100% Homestead

TCAD ID 02-0603-1714
Property Name Dittlinger Building
Property Address 302 East 06th Street
Zoning Case No. C14H-1989-0021-

BEFORE ME THE UNDERSIGNED NOTARY APPEARED Akram Nasreddine [AFFIANT NAME HERE], WHO, BEING DULY SWORN ON OATH STATES:

My name is AKRAM NASREDDINE

I am over 18 years of age and am competent to sign this Affidavit.

I am the owner of the property identified above.

I am seeking a tax exemption for the property identified above.

The requirements concerning the preservation and maintenance of the historic landmark property ordinance (Chapter 25-11-216 of the City Code) are fully satisfied as of January 1 of the year for which this exemption is claimed.

This property is a Recorded Texas Historic Landmark No, or State Archeological Landmark No.
OR

This property is in need of tax relief to encourage its preservation because [state reason here]

I need my Historic Building for tax exemption
Because the High maintenance cost

I authorize the City of Austin Historic Preservation staff to visit and inspect the exterior of the historic property, and any related books and records, as may be necessary to certify that the statements made in this Affidavit are true and correct.

Signature

[Signature] 1-27-13
Owner/Applicant Date

I declare under perjury that the statements above are true and correct.

Subscribed and sworn to before me, by [owner] Akram Nasreddine, this the 25th day of January, 2013, to certify which witness my hand and seal of office.



Notary Public, State of Texas
My commission expires 6/20/2016

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Akram Nasreddine, Ramzi Corp.
Owner's Address 5319 Presidio
Owner's Telephone (512) 477-7523
Select one: ☐ Homestead ☐ Non-Homestead
☐ Check here if not 100% Homestead

TCAD ID 02-0603-1714
Property Name Dittlinger Building
Property Address 302 East 06th Street
Zoning Case No. C14H-1989-0021-

CERTIFICATION

To be completed by the City of Austin and forwarded to the Travis County Appraisal District:

☐ This is to certify that the historic property for which the exemption is requested is a Recorded Historic Texas Landmark or State Archeological Landmark and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is in need of tax relief to encourage its preservation and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is not in need of tax relief to encourage its preservation or is not being preserved and maintained as required by the City Code.
Comments: _____

City of Austin, Historic Preservation Officer Date



Date of inspection: _____

12

**CITY OF AUSTIN
HISTORIC LANDMARK TAX EXEMPTION INSPECTION FORM**

Address: 302 East 06th Street
Owner: Akram Nasreddine
Ramzi Corp.
Owner phone: (512) 477-7523

Case # C14H-1989-0021-

Building name: Dittlinger Building

Results of previous annual inspection: Pass - minor deficiency
Notes from previous inspection: siding need repainting.
Permits issued in past year: _____

FOUNDATION:

- ☐ Visible dampness or poor drainage
☐ Visible structural deficiencies

WALLS:

- ☐ Loose masonry units, vertical cracks,
open mortar joints
☐ Siding damaged or rotting
☐ Siding needs repainting
☐ Visible structural deficiencies

ROOF/DRAINAGE:

- ☐ Missing, loose, damaged, or clogged
gutters, downspouts, or flashing
☐ Missing, loose, or cracked tiles or
shingles

DECORATIVE ELEMENTS:

- ☐ Railings/trim need repair/repainting
☐ Porch floors and supports need repair
or repainting

DOORS AND WINDOWS:

- ☐ Doors and/or door-frames need repair or
repainting
☐ Broken or missing window panes
☐ Sills, lintels, or sashes need repair or
repainting
☐ Damaged/torn screens
☐ Glazing putty needs repair/replacement

GROUND, ACCESSORY BLDGS:

- ☐ Accessory buildings, fences, or other
structures need repair
☐ Vermin, weeds, fallen trees or
limbs, debris, abandoned vehicles or other
refuse in yard

OTHER:

- ☐ Unapproved alterations or additions
☐ Violations of sign regulations

LANDMARK PLAQUE:

- ☐ Landmark plaque

COMMENTS:

PHOTO LOG (Date/Photo #s): 6 11

INSPECTION RESULTS:

- ☒ PASS, no deficiencies
☐ PASS, minor deficiencies
☐ FAIL

Steve Sadowsky
Inspector

2-24-13
Date

This form must be returned to the City of Austin Historic Preservation Office by January 15 of the year in which the property owner is seeking this property tax exemption.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Maurice S. Olian TCAD ID 02-1101-0903
Owner's Address 101 Snapper Street Property Name Ruggles - Smith House
Owner's Telephone (512) 751-9650 Property Address 1600 Rio Grande Street
Select one: ☒ Homestead ☐ Non-Homestead Zoning Case No. C14H-1989-0022-
☐ Check here if not 100% Homestead

BEFORE ME THE UNDERSIGNED NOTARY APPEARED MAURICE S. OLIAN [AFFIANT NAME HERE], WHO, BEING DULY SWORN ON OATH STATES:

My name is Maurice S. Olian.

I am over 18 years of age and am competent to sign this Affidavit.

I am the owner of the property identified above.

I am seeking a tax exemption for the property identified above.

The requirements concerning the preservation and maintenance of the historic landmark property ordinance (Chapter 25-11-216 of the City Code) are fully satisfied as of January 1 of the year for which this exemption is claimed.

This property is a Recorded Texas Historic Landmark No, or State Archeological Landmark No.
OR

This property is in need of tax relief to encourage its preservation because [state reason here] _____

see attached

I authorize the City of Austin Historic Preservation staff to visit and inspect the exterior of the historic property, and any related books and records, as may be necessary to certify that the statements made in this Affidavit are true and correct.

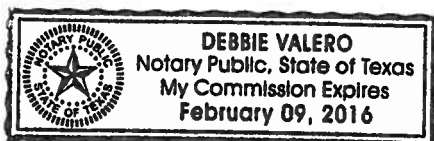
Signature _____

Owner/Applicant

1/9/2013
Date

I declare under perjury that the statements above are true and correct.

Subscribed and sworn to before me, by [owner] MAURICE S. OLIAN, this the 9 day of JANUARY, 2013, to certify which witness my hand and seal of office.



Debbie Valero
Notary Public, State of TEXAS
My commission expires 2-9-16

JAN 09 2013
NPZDCHPO

AFFIDAVIT FOR CERTIFICATION OF HISTORIC OR ARCHEOLOGICAL SITES

Owner's Name Maurice S. Oljan

Owner's Address 101 Snapper Street

Owner's Telephone (512) 751-9650

Select one: ☒ Homestead ☐ Non-Homestead

☐ Check here if not 100% Homestead

TCAD ID 02-1101-0903

Property Name Ruggles - Smith House

Property Address 1600 Rio Grande Street

Zoning Case No. C14H-1989-0022-

CERTIFICATION

To be completed by the City of Austin and forwarded to the Travis County Appraisal District:

☐ This is to certify that the historic property for which the exemption is requested is a Recorded Historic Texas Landmark or State Archeological Landmark and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is in need of tax relief to encourage its preservation and is being preserved and maintained as required by the City Code.

☐ This is to certify that the historic property for which the exemption is requested is not in need of tax relief to encourage its preservation or is not being preserved and maintained as required by the City Code.
Comments: _____

City of Austin, Historic Preservation Officer

Date



1989-0022
1600 Rio Grande

January 9, 2013

RE: HISTORIC AFFIDAVIT FOR CERTIFICATION 2013 -- ATTACHMENT

Maurice S. Olian – Ruggles-Smith House, 1600 Rio Grande 78701 – TCAD 02-1101-0903

Zoning Case # C14H- 1989 – 0022

This property is in need of tax relief to encourage its preservation because

(1) it is truly – by any impartial standard – one of Austin's most historic treasures (built in the 1880s, with a number of significant and distinctive Victorian architectural features) and

(2) because of its extreme age, the annual, ongoing repair and maintenance expenses vastly exceed such costs for a home of much lesser age and architectural distinctiveness. I could provide you with literally dozens of such specific examples – but they include without limitation continual plumbing repairs (due to the extreme age of the pipes)..... and..... never-ending repairs to wall cracks, exacerbated by the property's ancient pier-and-beam foundation plus the fact that it sits on sloping ground and..... the tremendously higher costs for any given repair – such as the dramatically higher expense to totally replace the roof last year – much greater cost being due to the extreme pitch of the roof.



1-9-2013

SIGNATURE of OWNER/APPLICANT

DATE

JAN 09 2013
NPZD/CHV

Date of inspection: _____

**CITY OF AUSTIN
HISTORIC LANDMARK TAX EXEMPTION INSPECTION FORM**

Address: 1600 Rio Grande Street
Owner: Maurice S. Olian
Owner phone: (512) 751-9650

Case # C14H-1989-0022-
Building name: Ruggles - Smith House

Results of previous annual inspection: Pass - minor deficiency

Notes from previous inspection: Repairs appear to be taking place. Reinspect in 2013.

Permits issued in past year: _____

FOUNDATION:

- ☐ Visible dampness or poor drainage
☐ Visible structural deficiencies

WALLS:

- ☐ Loose masonry units, vertical cracks,
open mortar joints
☐ Siding damaged or rotting
☐ Siding needs repainting
☐ Visible structural deficiencies

ROOF/DRAINAGE:

- ☐ Missing, loose, damaged, or clogged
gutters, downspouts, or flashing
☐ Missing, loose, or cracked tiles or
shingles

DECORATIVE ELEMENTS:

- ☐ Railings/trim need repair/repainting
☐ Porch floors and supports need repair
or repainting

DOORS AND WINDOWS:

- ☐ Doors and/or door-frames need repair or
repainting
☐ Broken or missing window panes
☐ Sills, lintels, or sashes need repair or
repainting
☐ Damaged/torn screens
☐ Glazing putty needs repair/replacement

GROUND, ACCESSORY BLDGS:

- ☐ Accessory buildings, fences, or other
structures need repair
☐ Vermin, weeds, fallen trees or
limbs, debris, abandoned vehicles or other
refuse in yard

OTHER:

- ☐ Unapproved alterations or additions
☐ Violations of sign regulations

LANDMARK PLAQUE:

- ☒ Landmark plaque

COMMENTS:

Awning broken falling to ground
Debris piled on porch
No change since 2013
3/27 & 3/29 Recvd. VM from owner
4/1/13 LM

PHOTO LOG (Date/Photo #s): _____

INSPECTION RESULTS:

- ☒ PASS, no deficiencies
☒ PASS, ~~minor~~ deficiencies to be addressed
☐ FAIL

Inspector

Date

Emile 4/15/13 ✓

