

City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility

PART I - APPLICATION CHECK LIST:

- ☒ Completed Application for Certificate of Eligibility signed by owner.
- ☐ Estimate of costs for eligible work.
- ☒ Completed Certificate of Appropriateness Application signed by owner. ✓
- ☒ Proof of pre-rehabilitation value from the Travis County Appraisal District. ✓
- ☒ Signed authorization for City Officials to inspect the property, and affidavit stating all property taxes are current and no city fees, fines, or penalties are owed on property owned by a business association in which the applicant has an ownership interest.
- ☐ Current tax certificate providing proof no property taxes or City fees, fines, or penalties are delinquent on the property.
- ☒ NA Proforma and development budget, if an estimated abatement is over \$100,000.
- ☒ NA Letter of intent from a financial institution or potential investors, if applicable.

City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility

Address of property: 4210 Avenue G Austin TX 78751

Name of Local Historic District: Hyde Park

☒ Contributing property ☐ Non-contributing property

Legal Description of Property: Lot 27 and 28, Block 21, Hyde park Addition No. 1,A

Tax Parcel ID Number: 215896

APPLICANT/PROJECT CONTACT:

Name: Jeffrey Bullard Telephone: (512) 638-1514

Mailing Address: PO Box 303427 Mobile phone: (512) 638-1514

City: Austin State: TX Zip: 78703 Email: jeff@avenuebdev.com

OWNER:

Name: Jeffrey Bullard Telephone: (512) 638-1514

Mailing Address: PO Box 303427 Mobile phone: (512) 638-1514

City: Austin State: TX Zip: 78703 Email: jeff@avenuebdev.com

Proposed Use of the Property: Single Family Dwelling

Proposed Scope of Work:

Remodel of existing single story to include gut and remodel kitchen and two bathrooms. General remodeling of existing first floor to repair and update. Removal of asbestos siding to expose and restore original tear drop wood siding. Repair existing original wood windows. Addition of 120sf on 1st floor and 809 sf of 2nd floor.

Projected Construction Schedule: start August 2013 complete January 2014.

Has the property received any other property tax relief under § 11.24 of the Texas Tax Code?:
no

Describe all City Code violations, if any, on the property within the previous five years:
none

For Historic Preservation Office use only:

☐ Property is not a contributing or potentially contributing structure

☐ Certificate of Eligibility approved by Historic Landmark Commission

☐ Certificate of Eligibility not approved by Historic Landmark Commission

Historic Preservation Officer

Date

ESTIMATE OF EXPENDITURES

Attach additional pages if needed.

McGee, Alyson

From: Jeff Bullard <jeff@avenuebdev.com>
Sent: Monday, February 10, 2014 10:00 AM
To: McGee, Alyson
Subject: RE: Local Historic District Tax Abatment application
Attachments: revised budget for tax abatement.xps

Alyson,

Sorry for the delay in getting this back to you I've been pretty covered up last fall and finally we are seeing the light of day.

My comments to your questions are below and I have attached a revised budget sheet. Please let me know if you need anything further.

Jeff Bullard
Avenue B Development
512-638-1514
www.avenuebdev.com

----- Original Message -----

Subject: Local Historic District Tax Abatment application

From: "McGee, Alyson" <Alyson.McGee@austintexas.gov>

Date: Wed, August 28, 2013 9:24 am

To: "Jeff Bullard (jeff@avenuebdev.com)" <jeff@avenuebdev.com>

Jeff,

I'll need additional clarification on the following budget items you provided with your Local Historic District Tax Abatment application.

1. Electrical – What is included in this budget number? Light fixtures and non-permanent electrical elements are ineligible expenses for purposes of determine whether the threshold of expenditures will be met. **This line items is only the rewire labor and materials and the new service in the original portion of the home.**
2. Kitchen – what is included in this line item? Appliances, cabinets, counter tops, interior paint and tile are ineligible expenses. **This line item does include the cabinets and countertos (\$7500) and some finishes (\$2500) So this new line item amount should be \$15,000. This item includes, plumbing, electrical, framing changes, and flooring restoration.**
3. Guest bath, powder room and master bath - what is included in this line item? Cabinets, counter tops, interior paint and tile are ineligible expenses. **This line item includes plumbing and electrical changes, and bathtub restoration.**
4. Flooring – what is included in this line item? Carpet and tile are ineligible expenses. **This line item includes the installation of reclaimed long leaf pine flooring and its sand and finishing.**
5. Tile – this is an ineligible expense. **ok**
6. Interior paint – this is an ineligible expense. **Ok**
7. Are any architectural/engineering, permitting, storm sewer fees included? These are ineligible expenses. **No**
8. Is the carport included in the costs? Construction of new buildings is not an eligible expense. **We did not install a carport as the city arborist and plan review requested prior to permitting to have both off street parking spots off the alley.**

City of Austin
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THE STATE OF Texas §
COUNTY OF Travis §

STATEMENT OF UNDERSTANDING, AUTHORIZATION FOR INSPECTION OF PROPERTY,
AND AFFIDAVIT REGARDING TAXES, FEES, FINES AND PENALTIES

Property Address: 4210 Avenue G Austin TX 78751

Owner's Name: Jeffrey Bullard

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 abatement for the property identified above.

I certify that the information in the application for a tax abatement, including all supporting documentation, is complete and correct.

I authorize city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax abatement.

I acknowledge that I have read and understand the program requirements, and that I will not receive an abatement until all program requirements have been met and I have obtained a certificate of verification from the City of Austin.

I understand that all rehabilitation work must be completed within 2 years after the date of the issuance of a Certificate of Eligibility and Certificate of Appropriateness. If the deadline for completion is subsequently extended by the Historic Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work as proposed and approved by the Historic Landmark Commission.

I affirm that improvements will comply with the historic area combining district Preservation Plan and Design Standards.

I understand that I must make an application to Travis County Appraisal District each year in order to receive the abatement for that year, and that if I do not make the application in time, I will lose the ability to receive a tax abatement for that year.

All property taxes are current, and no City of Austin fees, fines or penalties are owed, on the property or any property owned by a business association in which I have an ownership interest.

Signature _____

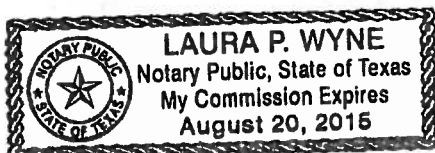
Owner/Applicant

8-22-13

Date

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

Subscribed and sworn to before me, by the said Jeff Bullard, this
the 22nd day of August, 2013, to certify which witness my hand and seal of office.



Laura P. Wyne

Notary Public, State of

My commission expires

Texas

8/20/2015

CITY OF AUSTIN CERTIFICATE OF APPROPRIATENESS APPLICATION

NPZD/CW

MAY 31 2013

City Historic Landmark Commission review and approval is required prior to initiating any non-routine exterior work on the site of a designated City Historic Landmark. A complete application form, including all submittal materials, is required for City staff to forward your application to the Historic Landmark Commission.

Name of historic property:

Hyde Park LHDLHD-2013-0012

Address of historic property:

7210 Avenue G Austin TX 78757

Brief description of proposed work:

Addition to Rear to add the 1st floor & create 2nd floorMake bed room, dining & living roomAPPROVED BY

HISTORIC LANDMARK COMMISSION

APPLICANT

Name: Jeffrey BakerBY: [Signature]Mailing Address: P.O. Box 303427Telephone: (512) 655-1514City: Austin Zip: 78702Fax: ()

OWNER

Name: Same as ApplicantMailing Address: 1502 Ave. F. 14.4Telephone: (402) 326-3744City: Austin Zip: 78702Fax: ()

ARCHITECT (if applicable)

Name: Glenn GersonMailing Address: 1502 Ave. F. 14.4Telephone: (402) 326-3744City: Austin Zip: 78702Fax: ()

CONTRACTOR (if applicable)

Name: Alvina R. DehnbornMailing Address: P.O. Box 303427Telephone: (512) 655-1514City: Austin Zip: 78702Fax: ()

Owner's Signature (Required)

Applicant's Signature (Required)

Date

Date

For City Use Only:

Application review date:

Application Complete: Y/N (If no date applicant contacted: _____)

Submitted requirements complete: Y/N (If no date applicant contacted: _____)

Date Application Completed: _____

Revised June 30, 2002

4/17/11 LHD and

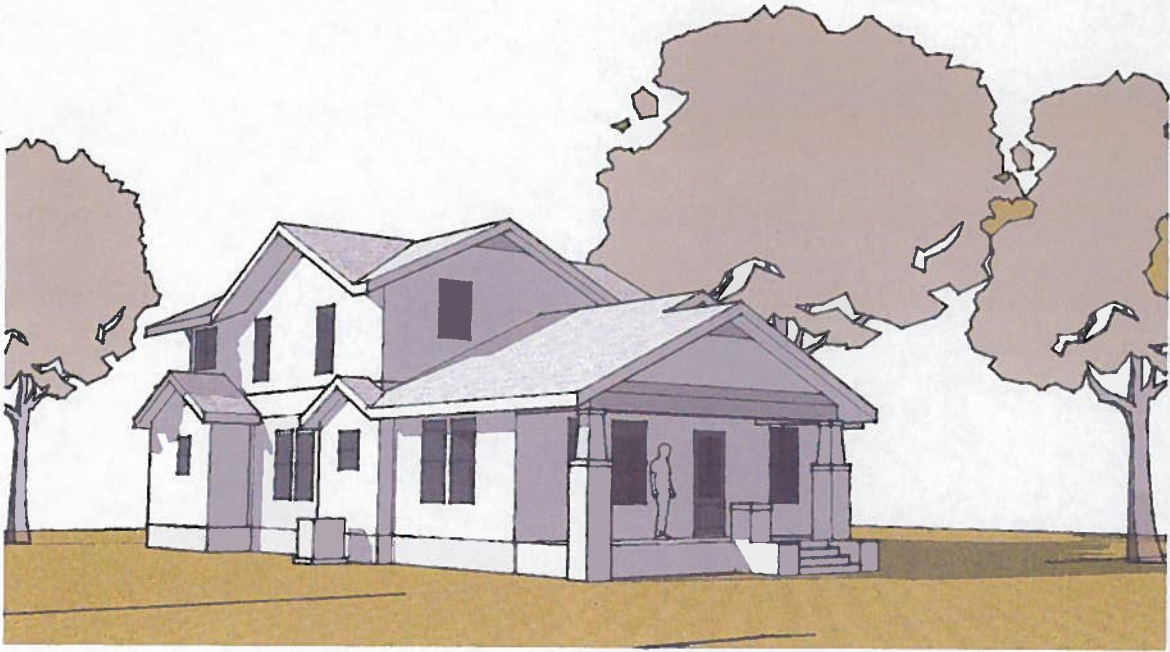
X Demo permit being submitted.





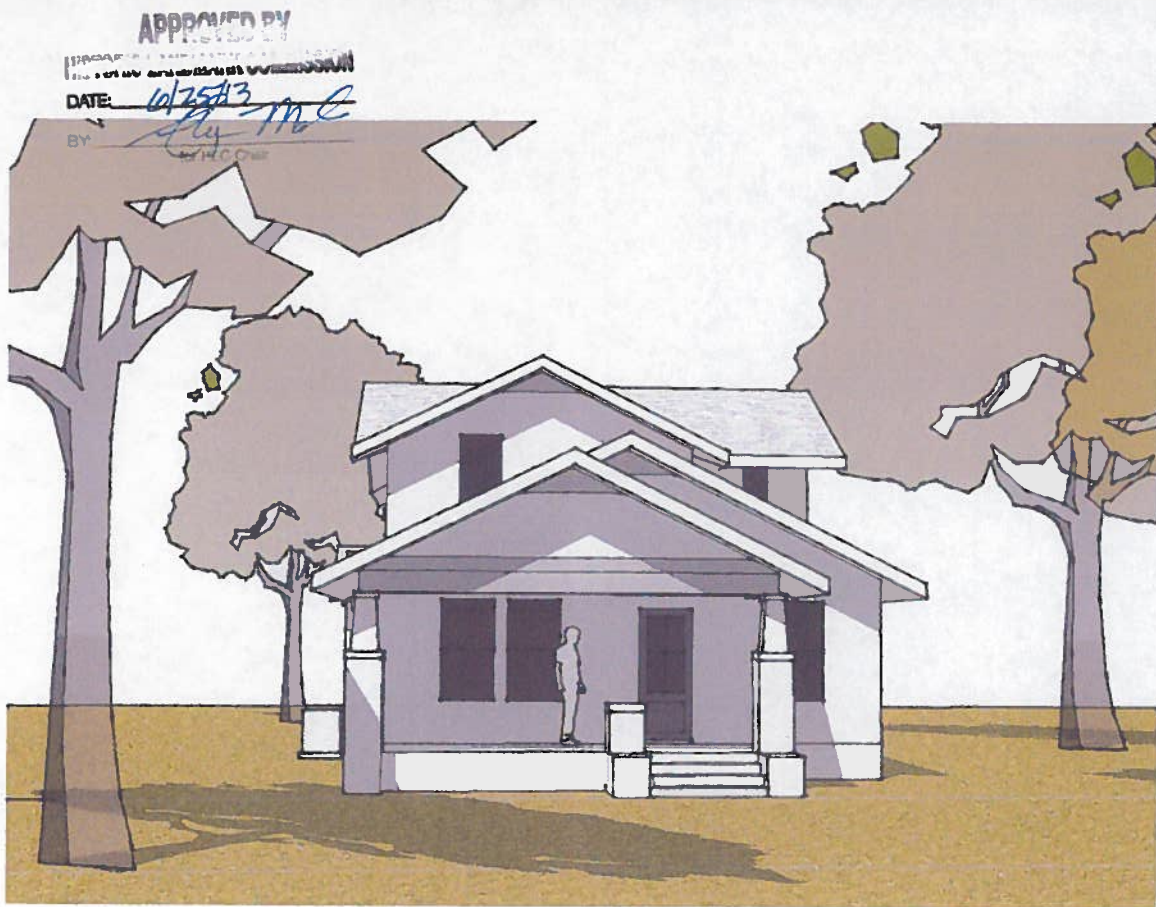
4210 AVENUE G- RENDERING OF PROPOSED 2-STORY ADDITION

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 6/25/13
BY: [Signature]
for HLC Chair



GARWOOD

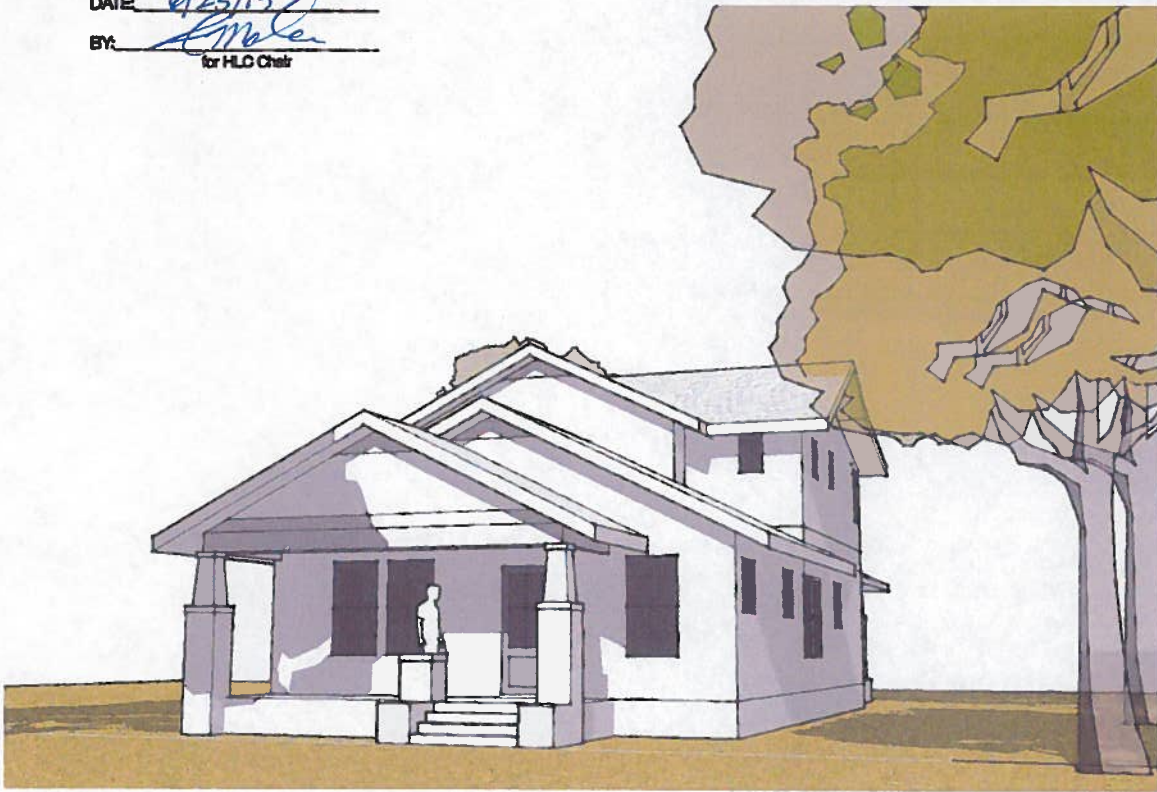
4210 AVENUE G- RENDERING OF PROPOSED 2-STORY ADDITION



GARWOOD

4210 AVENUE G- RENDERING OF PROPOSED 2-STORY ADDITION

HISTORIC LANDMARK COMMISSION
DATE: 6/25/13
BY: [Signature]
for HLC Chair



GARWOOD

4210 AVENUE G- RENDERING OF PROPOSED 2-STORY ADDITION

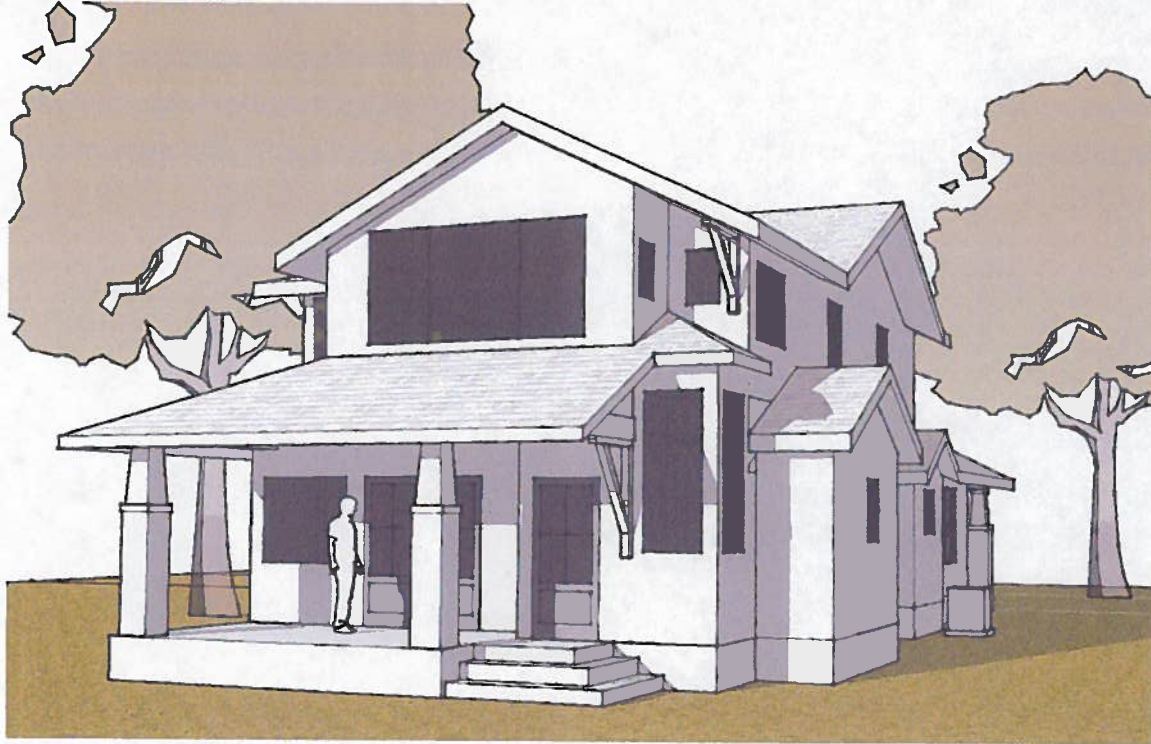
APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 6/25/13
BY: *[Signature]*
for HLC Chair



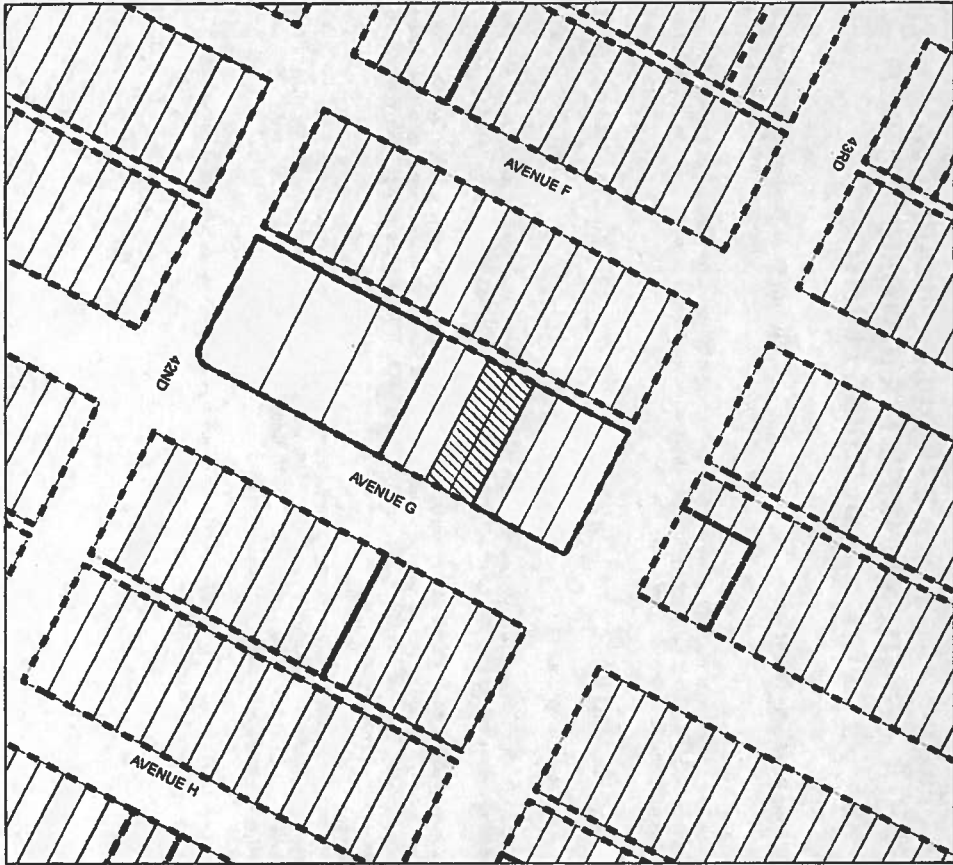
GARWOOD

4210 AVENUE G- RENDERING OF PROPOSED 2-STORY ADDITION

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 10/25/13
BY: [Signature]
for HLC Chair



GARWOOD



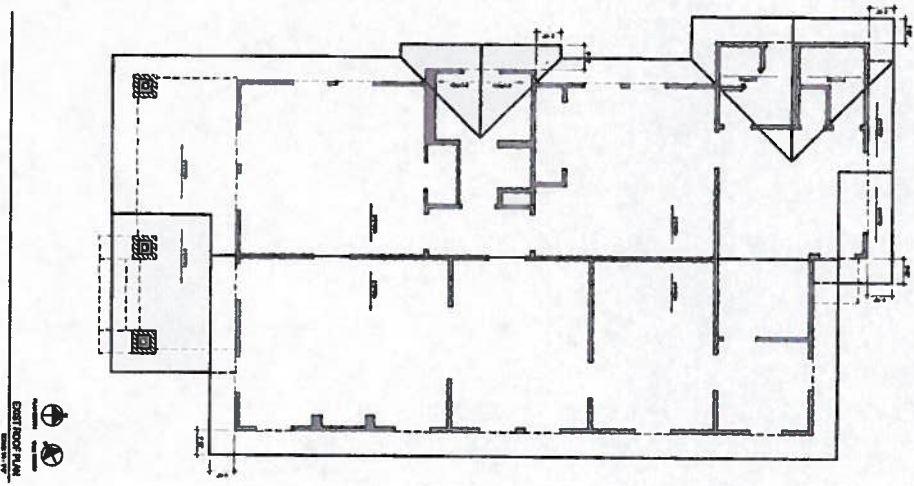
SUBJECT TRACT
ZONING BOUNDARY

CASE#: LHD-2013-0012
LOCATION: 4210 Avenue G

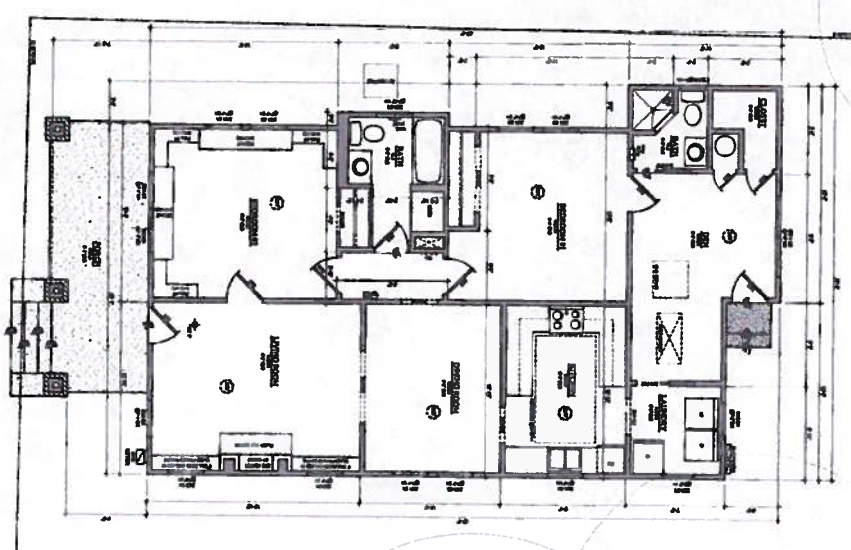
This project is for general information only and does not constitute a contract. The City of Austin reserves the right to change the project details at any time without notice. The City of Austin is not responsible for any errors or omissions in this document. The City of Austin is not responsible for any damages or losses resulting from the use of this document. The City of Austin is not responsible for any damages or losses resulting from the use of this document.







FIRST FLOOR PLAN



SECOND FLOOR PLAN

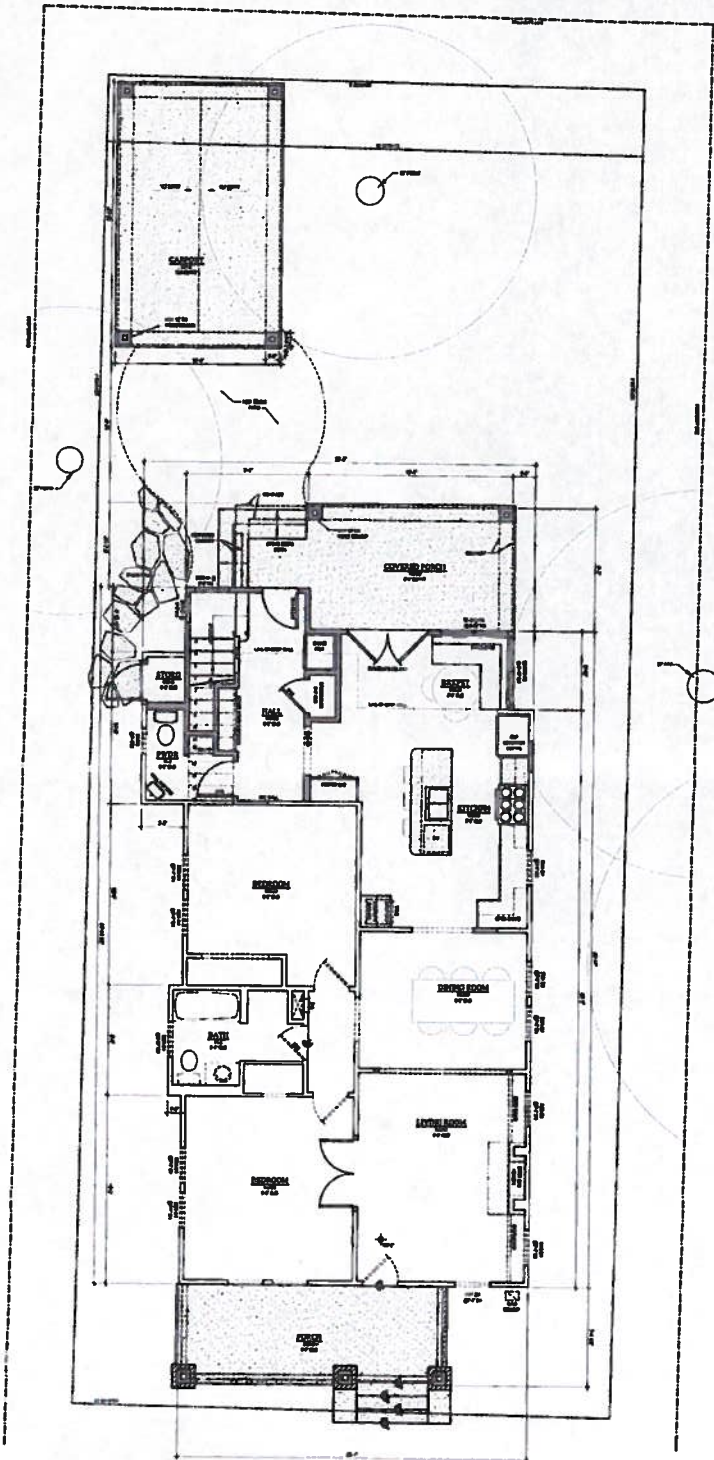
APPROVED BY
 HISTORIC LANDMARK COMMISSION
 DATE: 6/25/13
 BY: *[Signature]*
 for HLC Chair

32 CATALA PA



REVIEW SET - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
1	DESIGN	6/25/13	32 CATALA PA
2	REVIEW		
3	REVIEW		
4	REVIEW		



ROOM	AREA	PERCENT
KITCHEN	10.00	10.00
DINING	10.00	10.00
LIVING	10.00	10.00
BEDROOM	10.00	10.00
BATHROOM	10.00	10.00
STORAGE	10.00	10.00
TOTAL	100.00	100.00

LOWER LEVEL FLOOR PLAN
DATE: 01.03.2013

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 01.03.2013
BY: [Signature]
[Signature]
[Signature]

REVIEW SET - NOT FOR CONSTRUCTION

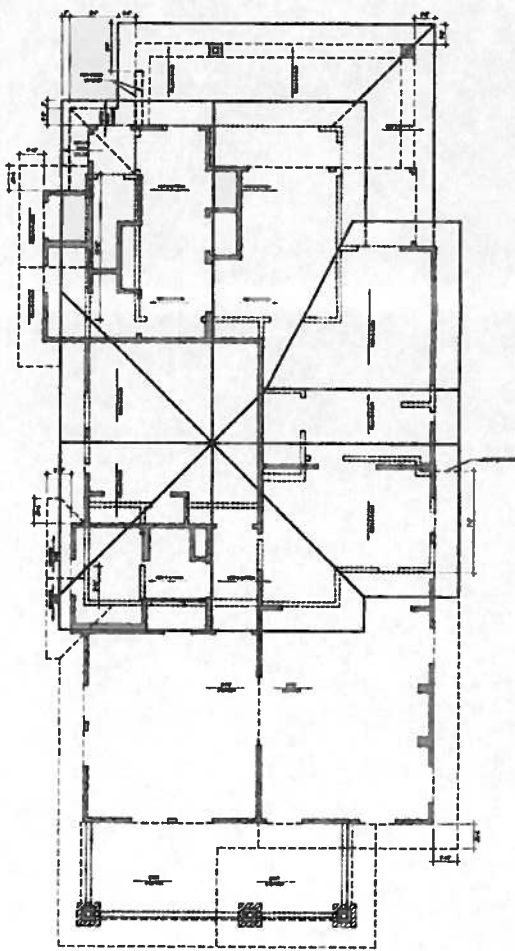
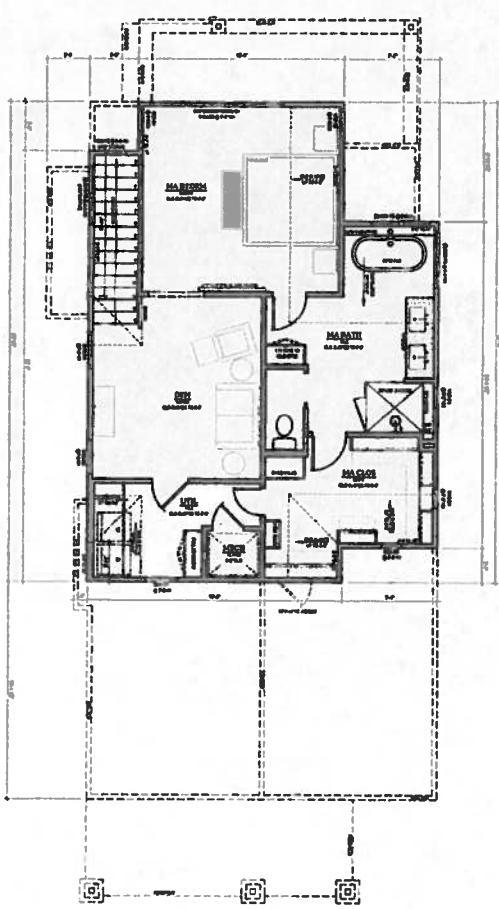
REV	DESCRIPTION	DATE
1	REVIEW SET	01.03.2013
2		
3		
4		
5		
6		
7		
8		
9		
10		

A1.1

01.03.2013



Garwood



UPPER LEVEL FLOOR PLAN
DATE 01.03.2013
BY [Signature]
MPLC Owner

ROOF PLAN
DATE 01.03.2013
BY [Signature]
MPLC Owner

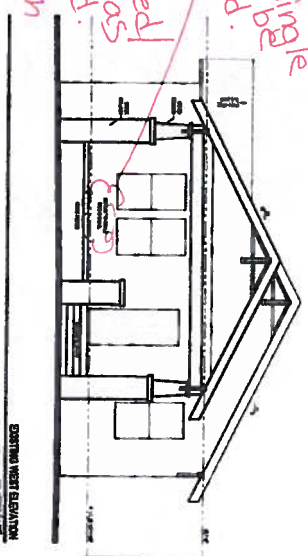
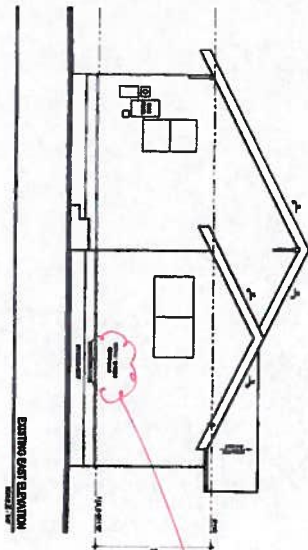
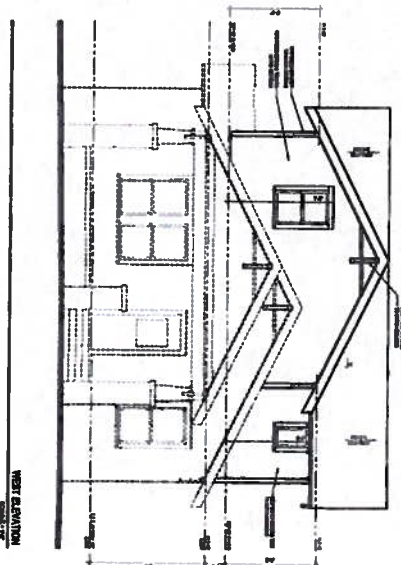
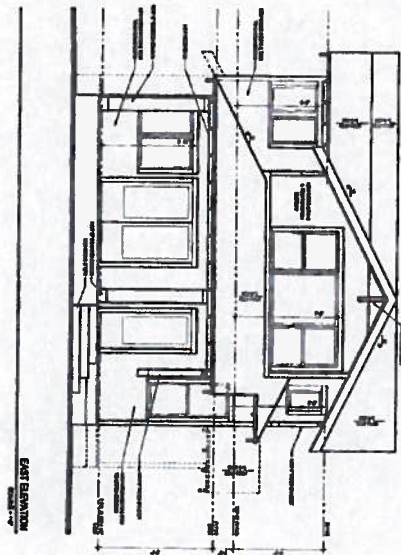
REVIEW SET - NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01.03.2013
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

DRAWN BY: CHD, DYN
 CHECKED BY: [Signature]
 DATE: 01.03.2013
 PROJECT: [Project Name]
 SHEET: A12

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE 10/25/13
[Signature]
MPLC Owner





Existing shingle
Siding to be
removed.

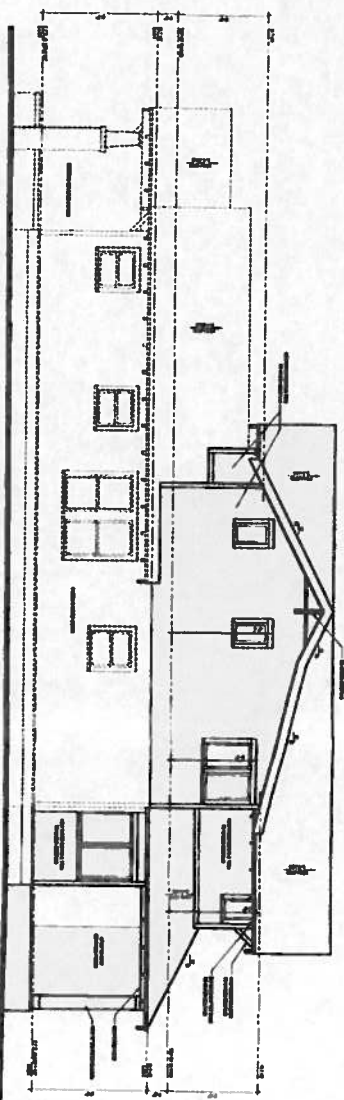
Orig. wood
Siding to
be repaired
as
needed.

fm

APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE: 6/25/13
 BY: [Signature]
 FOR HLC Chief

REVIEW SET - NOT FOR CONSTRUCTION

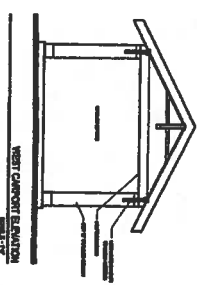
SHEET	A211	STREET LIGHT REPAIRING REPLACING	REV	DESCRIPTION	DATE
				REVIEW	04.08.2019
					DRAWN BY CEC NRM



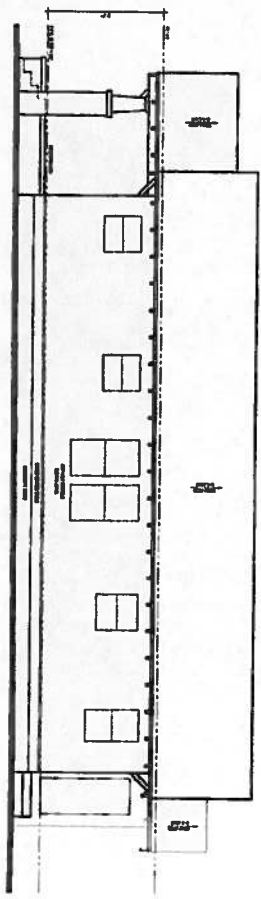
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH CORNER ELEVATION
SCALE: 1/4" = 1'-0"



WEST CORNER ELEVATION
SCALE: 1/4" = 1'-0"



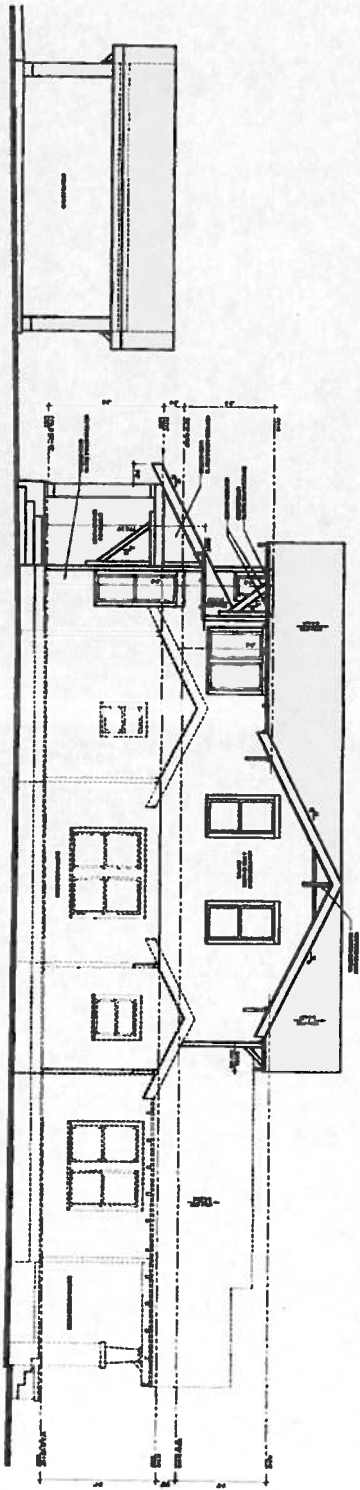
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 10/25/13
BY: [Signature]
FOR H.L.C. OWNER

REVIEW SET - NOT FOR CONSTRUCTION

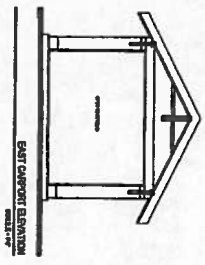
DATE	DESCRIPTION	BY
10/25/13	REVIEW SET	HLCC



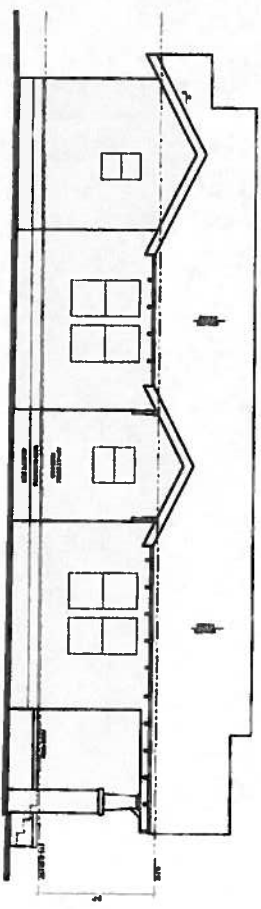


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE 10/24/13
BY [Signature]
FOR HLC ONE

REVIEW SET - NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
1	REVISION	06/23/2013
2		
3		
4		
5		

PROJECT TITLE
NAME AND ADDRESS
CITY AND STATE
ZIP CODE



Travis CAD

Property Search Results > 215896 BULLARD JEFFREY & KATHARINE for Year 2013

Property

Account

Property ID: 215896 Legal Description: LOT 27&28 BLK 21 HYDE PARK ADDN NO 1
 Geographic ID: 0220061016 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 4210 AVENUE G Mapsco: 555U
 TX 78751
 Neighborhood: OLD HYDE PARK (SFR) Map ID: 021801
 Neighborhood CD: Z6500

Owner

Name: BULLARD JEFFREY & KATHARINE Owner ID: 1569357
 Mailing Address: PO BOX 303427 % Ownership: 100.000000000000%
 AUSTIN, TX 78703
 Exemptions: HS, OV65

Values

(+) Improvement Homesite Value: + \$111,992
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$256,570
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$368,562
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$368,562
 (-) HS Cap: - \$16,845

 (=) Assessed Value: = \$351,717

Taxing Jurisdiction

Owner: BULLARD JEFFREY & KATHARINE
 % Ownership: 100.000000000000%
 Total Value: \$368,562

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
01	AUSTIN ISD	1.242000	\$368,562	\$301,717	\$3,580.87	\$3,580.87
02	CITY OF AUSTIN	0.502900	\$368,562	\$300,717	\$1,512.31	
03	TRAVIS COUNTY	0.500100	\$368,562	\$211,374	\$1,057.08	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$368,562	\$351,717	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	\$368,562	\$211,374	\$166.87	
68	AUSTIN COMM COLL DIST	0.095100	\$368,562	\$231,717	\$220.36	
Total Tax Rate:		2.419046				
					Taxes w/Current Exemptions:	\$6,537.49
					Taxes w/o Exemptions:	\$8,508.20

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1188.0 sqft Value: \$111,992
 Type Description Class CD Exterior Wall Year Built SQFT
 1ST 1st Floor WA - 4 1927 1188.0

011	PORCH OPEN 1ST F	* - 4	1927	140.0
031	GARAGE DET 1ST F	WA - 4	1927	240.0
095	HVAC RESIDENTIAL	* - *	1927	1188.0
251	BATHROOM	* - *	1927	1.7
513	DECK COVERED	* - 4	1927	120.0
531	OBS FENCE	CAA - *	1927	1.0
571	STORAGE DET	WW - 2-	1927	64.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1480	6447.12	0.00	0.00	\$256,570	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$111,992	\$256,570	0	368,562	\$16,845	\$351,717
2012	\$69,743	\$250,000	0	319,743	\$0	\$319,743
2011	\$60,355	\$250,000	0	310,355	\$0	\$310,355
2010	\$92,544	\$250,000	0	342,544	\$0	\$342,544
2009	\$97,909	\$250,000	0	347,909	\$0	\$347,909

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/30/2013	WD	WARRANTY DEED	PARSHALL RICHARD V & RUTH PARS	BULLARD JEFFREY & KATHARINE			2013081862TR
2	7/30/2001	WD	WARRANTY DEED	MARTINEZ DAVID G & MEREDITH A	PARSHALL RICHARD V & RUTH PARS	00000	00000	2001126375TR
3	7/24/1991	WD	WARRANTY DEED	TOUTANT LINDA MICHELE & SHARON	MARTINEZ DAVID G & MEREDITH A	11486	00854	

Questions Please Call (512) 834-9317

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Website version: 1.2.2.3

Database last updated on: 8/22/2013 3:39 AM

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