

**Application for  
Tax Abatement  
for Rehabilitation of Property in a  
Local Historic District**

**City of Austin  
Historic Preservation Office  
Austin, Texas  
512-974-2727**

**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.
- ☐ Proforma and development budget, if an estimated abatement is over \$100,000.
- ☐ Letter of intent from a financial institution or potential investors, if applicable.

**City of Austin**  
**Local Historic District Tax Abatement**  
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Address of property: 806 Baylor Street

Name of Local Historic District: Castle Hill LHD

☒ Contributing property    ☐ Non-contributing property

CEN65 FT OF LOT 10-12 & S65' OF W10' OF LOT 10 BLK A OLT 2

Legal Description of Property: DIV Z RAYMOND SUBD

Tax Parcel ID Number: 106943 / PID #109010414

**APPLICANT/PROJECT CONTACT:**

Name: O'Connell Architecture, LLC/Tere O'Connell Telephone: ( 512 ) 751-1374

Mailing Address: 1405 W. 10th Street Mobile phone: ( 512 ) 751-1374

City: Austin State: TX Zip: 78703 Email: tere@ocpreservation.com

**OWNER:**

Name: 806 Baylor, LLC Telephone: ( 479 ) 464-1526

Mailing Address: PO Box 1860 Mobile phone: ( 479 ) 464-1526

City: Bentonville State: AR Zip: 72712 Email: jdaniel@weioffice.com

Proposed Use of the Property: Single Family Residential

**Proposed Scope of Work:**

Exterior restoration and interior rehabilitation of a historic home for residential use. Exterior work included removal of non-historic additions, restoration of Austin Common brick veneer, and complete window and door restoration. Reconstruction of elements include the imbricated slate roofing, decorative finials and crestings, pressed metal roof caps, porch balconies, widow's walk, entry stair, and window shutters, all based upon historic photographs.

Projected Construction Schedule: Est completion September 2018

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

**City of Austin**  
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**ESTIMATE OF EXPENDITURES**

<b>Property Address:</b>	
<b>Proposed Scope of Work</b>	<b>Estimated Cost</b>
Demolition (to remove non-historic exterior additions and features)	\$30,000
Masonry (including removal and resetting)	\$175,000
Exterior carpentry and trim	\$30,000
Roofing	\$200,000
Gutters and downspouts	\$121,000
Foundation repairs	\$1,000
Structural repairs	\$45,000
Window restoration	\$80,000
Exterior door restorations	\$10,000
Exterior Paint	\$90,000
HVAC	\$12,000
Electrical (including fire detection and security systems)	\$150,000
Plumbing	\$85,000
Gas	\$10,000
Ornamental roofing elements	\$80,000
Lightning protection	\$15,000
<b>Total:</b>	<b>\$1,134,000</b>
<b>Pre-rehabilitation/restoration value of property:</b>	<b>\$870,795</b>
<b>% of value being spent on rehabilitation/restoration:</b>	<b>130%</b>
<b>% of total estimated costs being spent on exterior work:</b>	<b>73%</b>

Attach additional pages if needed.



# Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

<b>Permit Information</b>	
<b>For Office Use Only</b>	BP- _____ PR- _____ C14H/LHD - _____
	Property Name or LHD: _____ Contributing/Non-contributing _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____ FEE PAID: \$ _____
	HISTORIC PRESERVATION OFFICE _____ DATE: _____
<b>Property Information</b>	
Address: 806 Baylor - John Otto Buas House - Castle Hill Local Historic District	
<b>Scope of Work</b>	
We plan to remove non-original additions and modifications to the front elevation in order to restore the house to its original street appearance. Work will include reconstruction of missing historic features (railings, finials, slate roof with copper ridge caps, ornamental sheet metal, etc) based upon historic photographs and traces of physical evidence. Brick will be restored to its original unpainted finish by turning the brick around, insulating the building envelope, and all original windows and doors will be restored. Work will include construction of a new addition at the rear of the property, replacing a 1960s-era addition	
<b>Applicant</b>	
Name: Tere O'Connell	
Address: 1405 W. 10th Street	
City/Zip: Austin, Texas 78703	
Phone: 512.751.1374	
Email: tere@ocpreservation.com	
<b>Owner</b>	
Name: 806 Baylor, LLC	
Address: P.O. Box 1860	
City/Zip: Bentonville, AR 72712	
Phone: 479.464.1526 512.480-0844	
Email: dbryant@weioffice.com kimcollins@moreland.com	
<b>Architect or Contractor Information</b>	
Company: Architect: William Hablinski Contractor: J. Pinnelli Co.	
Address: 2905 Westlake Cove P.O. Box 50038	
City/Zip: Austin, Texas 78746 Austin, Texas 78763	
Phone: 310.600.6940 512.478.5958	

1-27-2016 1/27/16  
 Owner's Signature Date Applicant's Signature Date

January 28, 2016

Steve Sadowsky  
City Historic Preservation Office  
P.O. Box 1088  
Austin, Texas 78711



RE: John Otto Buaas House, Castle Hill Local Historic District

Dear Steve,

Please find enclosed a request for a Certificate of Appropriateness for the restoration of the John Otto Buaas House located within the Castle Hill Local Historic District. You will receive drawings in advance of the deadline for the CoA committee meeting — they are receiving some finishing touches right now. The scope for the work includes:

PROTECT:

- Protect original features and finishes including original windows, front door, porch columns, slate shingles at gable ends, and distinctive ornamental metal work.
- Protect all three heritage trees on site.

REMOVE:

- Carefully remove non-original elements from the exterior including asphalt shingle roof, skylight, window air conditioners, lighting, concrete stairs, gutters and downspouts, metal handrails and porch infill (wood shingles, windows, framing).
- Remove later additions to the west (rear) side of the house including the carport, metal stair, and apartments.
- Remove invasive trees (not protected by the tree ordinance)

RESTORE:

- Restore brick to original unpainted appearance by removing brick veneer and turning it around. Clean brick. Match original mortar in color, composition, texture and tooling.
- Convert the front three-bay window back to its original single bay configuration, including a new stone lintel to match the original design.
- Restore all stained glass windows at stairway and beyond.
- Replace existing asphalt shingle roof with a new slate roof. Slates to match the character of the original squared and scalloped slate design as seen in photographs.
- Reconstruct original roof details including finials of different types, iron cresting, copper ridge caps, and widows walk based upon evidence seen in historic photographs.
- Reconstruction original porch balustrade of old growth cypress or approved equal. Detailing to be complete with upturned ends at the upper rail, and turned balusters to match original design. New balustrade will be based upon physical evidence found on site.

SUPPLEMENT:

- Improve the thermal performance of the building envelope by insulating the structural frame and installing an air barrier within the walls before relaying the brick veneer.
- Construct a new addition to the west (rear) to include an attached two car garage, bedroom, and master bath suite. The addition will be set back 43' from the face of the front porch.

Photographs of the property are attached, as well as the review fee. I am available to answer any questions you might have. Thank you for your assistance.

Best Regards,

Tere O'Connell, AIA

O'Connell Architecture, LLC

1105 W. 10<sup>th</sup> Street • Austin, Texas 78703 • 512|751-1374 • [Tere@OCPreservation.com](mailto:Tere@OCPreservation.com)



## Existing East Elevation

Remove modern alterations and restore to original appearance



Historic Photograph





Front Porch Detail



Existing South Elevation



West Elevation Detail – all will be removed

# 2018 Notice of Appraised Value

TRAVIS CENTRAL APPRAISAL DISTRICT  
8314 CROSS PARK DR  
P O BOX 149012  
AUSTIN, TX 78714-9012  
Phone: (512) 834-9138

Property ID: 106934  
Ownership %: 100.00  
Ref ID2: 01090104140000  
DBA:  
Legal: CEN65 FT OF LOT 10-12 & S65' OF W10' OF LOT 10 BLK  
A OLT 2 DIV Z RAYMOND SUBD  
Legal Acres: 0.253  
Situs: 806 BAYLOR ST TX 78703  
Owner ID: 1651475  
EFile PIN: CczPEhjG

DATE OF NOTICE: March 30, 2018

#BWNRRFT  
#N116514751069345#  
29587 1 AV 0.278\*\*\*\*\*AUTO\*\*5-DIGIT 78701 5DGS 2 FT 101  
|||||  
Property ID: 106934 - 01090104140000  
806 BAYLOR LLC  
1108 LAVACA ST STE 110-107  
AUSTIN TX 78701-2172



**THIS IS NOT A BILL**

Dear Property Owner,  
We have appraised the property listed above for the tax year 2018. As of January 1, our appraisal is outlined below.

Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
1,334,921	1,334,921

Taxing Unit	2017 Exemption	2017 Exemption Amount	2018 Exemption	2018 Exemption Amount	Exemption Amount Change	2017 Taxable	2018 Taxable	Freeze Year and Ceiling
AUSTIN ISD		0		0		1,277,108	1,334,921	
CITY OF AUSTIN		0		0		1,277,108	1,334,921	
TRAVIS COUNTY		0		0		1,277,108	1,334,921	
TRAVIS COUNTY HEALTHCARE		0		0		1,277,108	1,334,921	
AUSTIN COMM COLL DIST		0		0		1,277,108	1,334,921	

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). If you improved your property (by adding rooms or buildings) or you are transferring a freeze percentage, your school, county, city, or junior college Ceiling may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) notice of protest.

**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: 806 Baylor Street

Owner's Name: 806 Baylor, LLC

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.

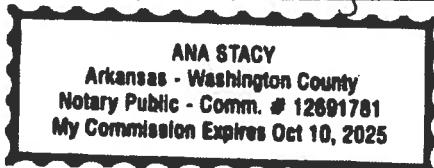
I understand that I must make an application to Travis County Appraisal District each year in order to receive the abatement for that year, and that if I do not make the application in time, I will lose the ability to receive a tax abatement for that year.

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 Jim Daniel Date 8-27-18  
Owner/Applicant

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

Subscribed and sworn to before me, by the said Jim Daniel, this  
the 27 day of August, 2018, to certify which witness my hand and seal of office.



Ana Stacy  
Notary Public, State of Arkansas  
My commission expires Oct 10, 2025

TAX CERTIFICATE  
Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 2267201

ACCOUNT NUMBER: 01-0901-0414-0000

PROPERTY OWNER:

806 BAYLOR LLC  
1108 LAVACA ST STE 110-107  
AUSTIN, TX 78701-2172

PROPERTY DESCRIPTION:

CEN65 FT OF LOT 10-12 & S65' OF W1  
0' OF LOT 10 BLK A OLT 2 DIV Z RAY  
MOND SUBD

ACRES .2530 MIN% .000000000000 TYPE

SITUS INFORMATION: 806 BAYLOR ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2017	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2017 \$28,274.98

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2017 EXCEPT FOR UNPAID YEARS LISTED ABOVE.  
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/22/2018

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 