

**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

To encourage preservation and maintenance of the architectural character of local historic districts, the City makes available property tax abatements to the owners of contributing and potentially contributing properties who have completed substantial rehabilitation or restoration projects. The program abates 100% of the city property taxes assessed on the added value of a property that results from the rehabilitation or restoration project for a designated number of years. Improvements must comply with the local historic district's preservation plan.

ABATEMENT AVAILABLE BY PROPERTY TYPE:

Category of property	Ownership type	Required minimum expenditure	Minimum % that must be spent on exterior improvements	Amount of abatement	Duration of abatement	Frequency abatement may be granted
Residential	Owner occupied	Equal to 25% of pre-restoration value* of structure	5%	100% of the city taxes assessed on the added value of the property	7 years	Once every 10 years
Residential located within Revitalization Area**	Owner occupied	Equal to 10% of pre-restoration value * of structure	5%	100% of the city taxes assessed on the added value of the property	10 years	Once every 15 years
Commercial	Income-producing property	Equal to 40% of pre-restoration value * of structure	5%	100% of the city taxes assessed on the added value of the property	10 years	Once every 15 years
Commercial located within Revitalization Area**	Income-producing property	Equal to 30% of pre-restoration value * of structure	5%	100% of the city taxes assessed on the added value of the property	10 years	Once every 15 years

*Pre-restoration value means the most recent appraisal of the value of the property by the appraisal district before an application is submitted for abatement.

**Revitalization Area is the area bounded by Interstate 35 from Manor Road to Riverside Drive, Riverside Drive from Interstate 35 to Highway 71, Highway 71 from Riverside Drive to Highway 183, Highway 183 from Highway 71 to Manor Road, and Manor Road from Highway 183 to Interstate 35.

APPLICATION PROCESS:

The program involves a three (3) step application process that requires approval by the Historic Landmark Commission and the Historic Preservation Office. Approval of Part I is required prior to starting any work.

Part I – Application for Certification of Eligibility

Upon submission of a complete application for Certificate of Eligibility, including an application for a Certificate of Appropriateness, the case will be placed on the next Historic Landmark Commission (HLC) agenda for review. Incomplete applications will not be forwarded to the HLC for action.

Deadline for application: first day of the month prior to Historic Landmark Commission meeting.

Part II – Verification of completed work and review of expenditures

Upon completion of the work, issuance of a certificate of occupancy, and submission of the Application for Verification, the Historic Preservation Officer will inspect the property to ensure the

work complies with the approved Certificate of Eligibility and Certificate of Appropriateness. The Historic Preservation Officer will also review the record of expenditures and receipts to determine the eligibility of all expenditures. If the verification is approved by the Historic Preservation Officer, a Certificate of Verification will be issued to the property owner and forwarded to the Travis County Appraisal District.

Deadline for completion of work: a certificate of occupancy must be obtained within 2 years after the date the Certificate of Eligibility is approved.

Part III – Annual application to Travis County Appraisal District

Property owners must submit an annual request to the Travis County Appraisal District to receive the abatement.

The tax abatement goes into effect the first day of the first tax year after verification is obtained.

ELIGIBLE EXPENSES: Per 11-1-63 (6) of City Code, only work for which a certificate of appropriateness or City permit is required is included in determining whether the proposed work exceeds the specified percentage of pre-restoration value.

ELIGIBLE EXPENSES:

- Labor/materials related to eligible costs
- Demolition related to eligible costs or to remove non-historic exterior additions and features
- Repair, restoration or replacement of historic façade and landscape features, including reconstruction of missing features.
- Exterior masonry and siding repair
- Roofing
- Foundation
- Structural repairs
- Gutters
- Windows
- Exterior doors
- HVAC systems (permanent)
- Electrical, plumbing and gas systems (permanent)
- Escalators/Elevators
- Fire Escapes
- Sprinkler/Fire suppression systems
- Security system (if permit required for installation)
- Interior partitions, ceilings, floors (if permit required for installation)
- Signage
- Solar panels and other “sustainable” improvements
- Exterior paint
- Above listed work on outbuildings deemed contributing structures

INELIGIBLE EXPENSES:

- Light fixtures
- Interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work
- Appliances
- Furniture
- Window treatments
- Decks/patios not original to building
- Demolition costs related to removal of contributing buildings or structures
- Construction of new buildings
- Non-historic landscape features (e.g. retaining walls, fencing, paving, planters, vegetation, paths, sidewalks)
- Parking lot
- Architectural and engineering fees
- Building permit, variance, zoning or platting application fees
- Feasibility studies
- Financing fees
- Leasing expenses
- Storm sewer costs
- Legal/Accounting fees
- Purchase of, or repair to, construction tools and equipment
- Taxes, except sales tax for eligible expenses

FREQUENTLY ASKED QUESTIONS:

1. How do I know if my property is in a local historic district?

Properties located within a local historic district have an “HD” in their zoning classification (e.g. SF-3-HD-NP). You can determine your property’s zoning classification by searching for the property address on the City of Austin’s internet GIS viewer (<http://www.austintexas.gov/GIS/developmentwebmap/Viewer.aspx>), or by visiting the City’s Historic Preservation Office web site at <http://www.austintexas.gov/department/historic-preservation>.

2. What is a “contributing” property?

Historic districts are comprised of two types of properties, contributing and non-contributing. Broadly defined, a contributing property is any structure built during the district’s period of significance that adds to the historical integrity or architectural qualities that make a historic district significant. In general, contributing properties are integral parts of the historic context and character of a historic district. Properties are classified as contributing or non-contributing as part of the process of adopting the local historic district zoning overlay. You can determine if your property is a contributing building by visiting the City’s Historic Preservation Office (CHPO) web site at <http://www.austintexas.gov/department/local-historic-districts>, or by contacting the CHPO at 512-974-2727.

3. If my property is not a contributing building in the district, am I eligible to receive the Local Historic District tax abatement?

Yes, if your property is at least 50 years old, and would be “contributing” to the district if not for non-historic alterations. If the improvements you propose remove the non-historic architectural features, or restore original features and bring your property to contributing status for the district, and the project meets other requirements of the program, you may be eligible to receive the rehabilitation tax abatement.

4. What guidelines are used to determine if the work I propose is appropriate?

All work must comply with the Preservation Plan and Design Standards adopted for the local historic district in which the property is located and all work must be approved by the Historic Landmark Commission. The Standards for each Local Historic District can be found on the City of Austin’s Historic Preservation Office web site.

5. If I sell my property, can the new owner receive the abatement?

The abatement is transferred to new owners within the allowed duration period, however new owners are required to submit a request to the Travis County Appraisal District annually to receive the abatement.

6. What if I have completed my rehabilitation work prior to submitting my application?

Abatements can not be applied to expenditures made prior to approval of the Certificate of Eligibility.

7. Can I appeal a denial of the Certification of Eligibility or Certificate of Verification?

If the Historic Landmark Commission determines your project is not eligible for abatement you may appeal the decision to the Planning Commission. To appeal you must file a written request with the Historic Preservation Office not later than the 30th day after the date written notice of the decision is provided to you. On appeal, the Planning Commission shall consider only whether the Historic Landmark Commission erred in determining your project not eligible for the abatement under Section 11-1-63 of the City ordinance.

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.
- N/A Proforma and development budget, if an estimated abatement is over \$100,000.
- N/A 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: 4211 Avenue C Austin, Texas 78751

Name of Local Historic District: Hyde Park Historic District

☒ Contributing property ☐ Non-contributing property

Legal Description of Property: LOT 3 BLK 15 BLOOR MRS M W SUBD

Tax Parcel ID Number: 0221051405

APPLICANT/PROJECT CONTACT:

Name: Tere O'Connell, AIA Telephone: (512) 751-1374

Mailing Address: 3908 Ave. B, Room 309 Mobile phone: (512) [REDACTED]

City: Austin State: TX Zip: 78751 Email: [REDACTED]

OWNER:

Name: 5 Birds Dwellings, LLC Telephone: [REDACTED]

Mailing Address: 1101 Belmont Parkway Mobile phone: [REDACTED]

City: Austin State: TX Zip: 78703 Email: [REDACTED]

Proposed Use of the Property: Rental property

Proposed Scope of Work:
Please see additional page outlining proposed scope of work.

Projected Construction Schedule: _____

Has the property received any other property tax relief under § 11.24 of the Texas Tax Code?:

N/A

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

Part I Tax Abatement Application
4211 Avenue C
Austin, Texas 78751

PROPOSED SCOPE OF WORK		LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1)	ROOF: Replace composition roof in-kind.	Roof	IKO Cambridge architectural composition roofing material
2)	STRUCTURAL: Foundation repair is required and skirting with access to crawlspace will be repaired or replaced as necessary.	Interior and crawlspace	Wood framing, concrete piers
3)	SYSTEMS: Examine all existing building systems through-out; replace water heater with tankless; all new plumbing required, repair and replace electrical as needed; install new HVAC system	Interior	Equipment
4)	GENERAL EXTERIOR: Exterior paint is cracking and needs repair. Rear entrance to Back Room appears to have been added in a later remodel. Window screens are rusted and have some tears in the screening material.	Building Envelope	Wood siding, cement skirt
5)	SITEWORK: Make grade modifications to correct any drainage issues. Remove excess growth and provide new landscape features to enhance property. Update sitting area at back of house and update garden beds. Trim, fertilize or remove trees as needed. Add new fence at alley and install gate from driveway to back yard.	Entire lot	
6)	INTERIOR: Remove dividers in Hall bath and at washer/dryer closet. Replace tile in kitchen and bathrooms. Reuse one historic light fixture in guest bath; replace remaining lighting throughout. Paint all interiors. Wallpaper bathrooms. Reconfigure layout of primary bath. Remove carpeting and refinish all wood floors. Replace subfloor in kitchen. Install new countertops and backsplash in kitchen and bathrooms. Install new kitchen appliances. Provide new cabinetry and built-ins in Kitchen, closets, and bathrooms. Add built-in dining area in second living area.	Interior	Wood, gypsum, tile, wallpaper, countertops, cabinetry, paint
7)	GENERAL: All work will meet the Secretary of the Interior's Standards for Rehabilitation and applicable COA Design Standards.	Throughout	

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

ESTIMATE OF EXPENDITURES

Property Address:	
Proposed Scope of Work	Estimated Cost
Foundation	\$10,000.00
Roof	\$12,000.00
Plumbing	\$15,000.00
Exterior Paint	\$25,000.00
Demolition	\$ 4,000.00
Siding and Trim Repair	\$15,000.00
HVAC	\$20,000.00
Electric	\$ 5,000.00
Estimates are for work on the original house only.	
Total:	\$106,000.00
Pre-rehabilitation/restoration value of property:	\$322,358.00
% of value being spent on rehabilitation/restoration:	50%
% of total estimated costs being spent on exterior work:	33%

Attach additional pages if needed.

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

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: 4211 Avenue C Austin, Texas 78751

Owner's Name: 5 Birds Dwellings, 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.

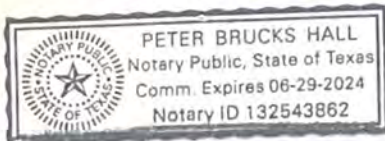
Signature _____

Owner/Applicant

Date

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

Subscribed and sworn to before me, by the said ROBIN SHEPHERD, this
the 21 day of MARCH, 2022, to certify which witness my hand and seal of office.



Notary Public, State of _____
My commission expires _____

TEXAS
6/29/2024

GENERAL INFO

ACCOUNT

Property ID: 218106
Geographic ID: 0221051405
Type: R
Zoning: SF3
Agent:
Legal Description: LOT 3 BLK 15 BLOOR MRS M W SUBD
Property Use:

OWNER

Name: DUKE ROBERT C
Secondary Name:
Mailing Address: 4211 AVENUE C AUSTIN TX 78751-3706
Owner ID: 1483809
% Ownership: 100.00
Exemptions: HS - Homestead, OTHER

LOCATION

Address: 4211 AVENUE C AUSTIN TX 78751
Market Area:
Market Area CD: Z6500
Map ID: 021801

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

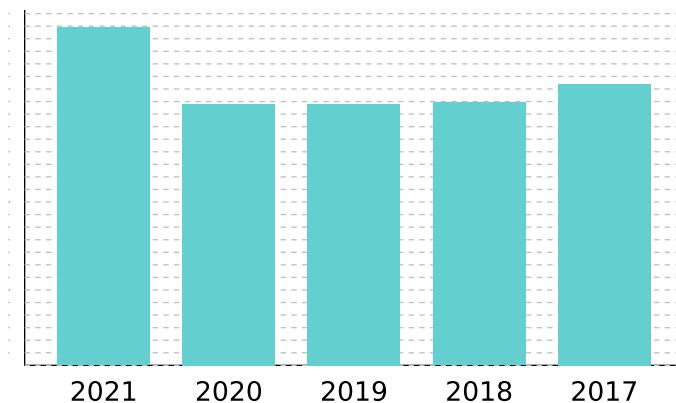
Land Homesite: \$350,000
Land Non-Homesite: \$0
Special Use Land Market: \$0
Total Land: \$350,000

Improvement Homesite: \$322,258
Improvement Non-Homesite: \$0
Total Improvement: \$322,258

Market: \$672,258
Special Use Exclusion (-): \$0
Appraised: \$672,258
Value Limitation Adjustment (-): \$100,173

Net Appraised: \$572,085

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2021	\$350,000	\$322,258	\$0	\$672,258	\$100,173	\$572,085
2020	\$350,000	\$170,077	\$0	\$520,077	\$0	\$520,077
2019	\$350,000	\$170,077	\$0	\$520,077	\$0	\$520,077
2018	\$350,000	\$173,339	\$0	\$523,339	\$0	\$523,339
2017	\$350,000	\$210,519	\$0	\$560,519	\$11,496	\$549,023

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.061700	\$572,085	\$512,085	\$847.61
02	CITY OF AUSTIN	0.541000	\$572,085	\$344,668	\$1,864.65
03	TRAVIS COUNTY	0.357365	\$572,085	\$357,668	\$1,278.18
0A	TRAVIS CENTRAL APP DIST	0.000000	\$572,085	\$572,085	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$572,085	\$357,668	\$399.92
68	AUSTIN COMM COLL DIST	0.104800	\$572,085	\$386,364	\$404.91
TOTAL TAX RATE:					2.17667
ESTIMATED TAXES WITH CURRENT EXEMPTIONS:					\$4,795.27
ESTIMATED TAXES WITHOUT EXEMPTIONS:					\$12,452.46

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	1 FAM DWELLING	Improvement Value:	\$322,258	Main Area:	1,568
State Code:	A1	Gross Building Area:	3,608		

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R5		0	1928	1928	1,568
031	GARAGE DET 1ST F	R5		0	1928	2010	312
522	FIREPLACE	R5		0	1928	1928	1
095	HVAC RESIDENTIAL	R5		0	1928	1928	1,568
011	PORCH OPEN 1ST F	R5		0	1928	1928	98
011	PORCH OPEN 1ST F	R5		0	1928	1928	60
251	BATHROOM	R5		0	1928	1928	1

Improvement Features

1ST Foundation: PIER AND BEAM, Roof Style: GABLE, Roof Covering: COMPOSITION SHINGLE, Shape Factor: L, Floor Factor: 1ST, Grade Factor: G

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.1365	5,943.96	\$58.88	\$350,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/21/21	WD	WARRANTY DEED	DUKE VIRGINIA KLAPPER	5 BIRDS DWELLINGS LLC				2021211723
5/19/21	WD	WARRANTY DEED	DUKE ROBERT C	DUKE VIRGINIA KLAPPER				2021115895
1/20/10	WD	WARRANTY DEED	DUKE CLARA V	DUKE ROBERT C				2010166103 TR
7/27/97	WC	WILL TO OTHER THAN	DUKE CLARA V	DUKE ROBERT C				PC# 68690
8/31/93	WD	WARRANTY DEED	DUKE JAMES F	DUKE CLARA V		12014	02964	

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/13/92	SW	SPECIAL WARRANTY	DUKE JAMES F & ESTATE OF J T D	DUKE JAMES F		11663	00603	
12/3/84	WD	WARRANTY DEED	SEYMOUR CORA AND MATTIE LEE	DUKE JAMES F & ESTATE OF J T D		08932	00757	
12/3/84	WD	WARRANTY DEED		SEYMOUR MATTIE LEE		08932	00760	

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

NO 2292092

ACCOUNT NUMBER: 02-2105-1405-0000

PROPERTY OWNER:

DUKE VIRGINIA KLAPPER
1600 AUGUSTA DR
HOUSTON, TX 77057-2368

PROPERTY DESCRIPTION:

LOT 3 BLK 15 BLOOR MRS M W SUBD

ACRES .1365 MIN% .000000000000 TYPE

SITUS INFORMATION: 4211 AVENUE C AUSTIN

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
2021	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 2021 \$4,795.27

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2021 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 03/17/2022

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 



4211 Avenue C
ca. 1928
Hyde Park Historic District

Five Birds Dwellings, LLC Owner

INSTALL NEW COMPOSITION
ROOF IN-KIND

REPAIR AND REPAINT ALL
EXTERIOR SIDING AND TRIM

REPAIR AND REPAINT
EXISTING WINDOWS AND
SCREENS AS NEEDED

FOUNDATION AND SKIRTING
REPAIR

Southwest corner





Northwest corner



East Elevation



ADD NEW FENCE
AT GARAGE AND ALLEY

MODIFY GRADE TO IMPROVE
SITE DRAINAGE. PROVIDE NEW
LANDSCAPE FEATURES.

East Elevation



REMOVE DIVIDERS AT HALL BATH

REPLACE WALLPAPER
@ BATHROOMS

Hall bath





REMOVE DOOR OPENING AND
ENCLOSE BATH FROM DEN

REPLACE TILE AND
RECONFIGURE LAYOUT OF BATH

Primary bath



REPLACE KITCHEN CABINETS
AND APPLIANCES

REMOVE DIVIDERS AT
LAUNDRY

Kitchen

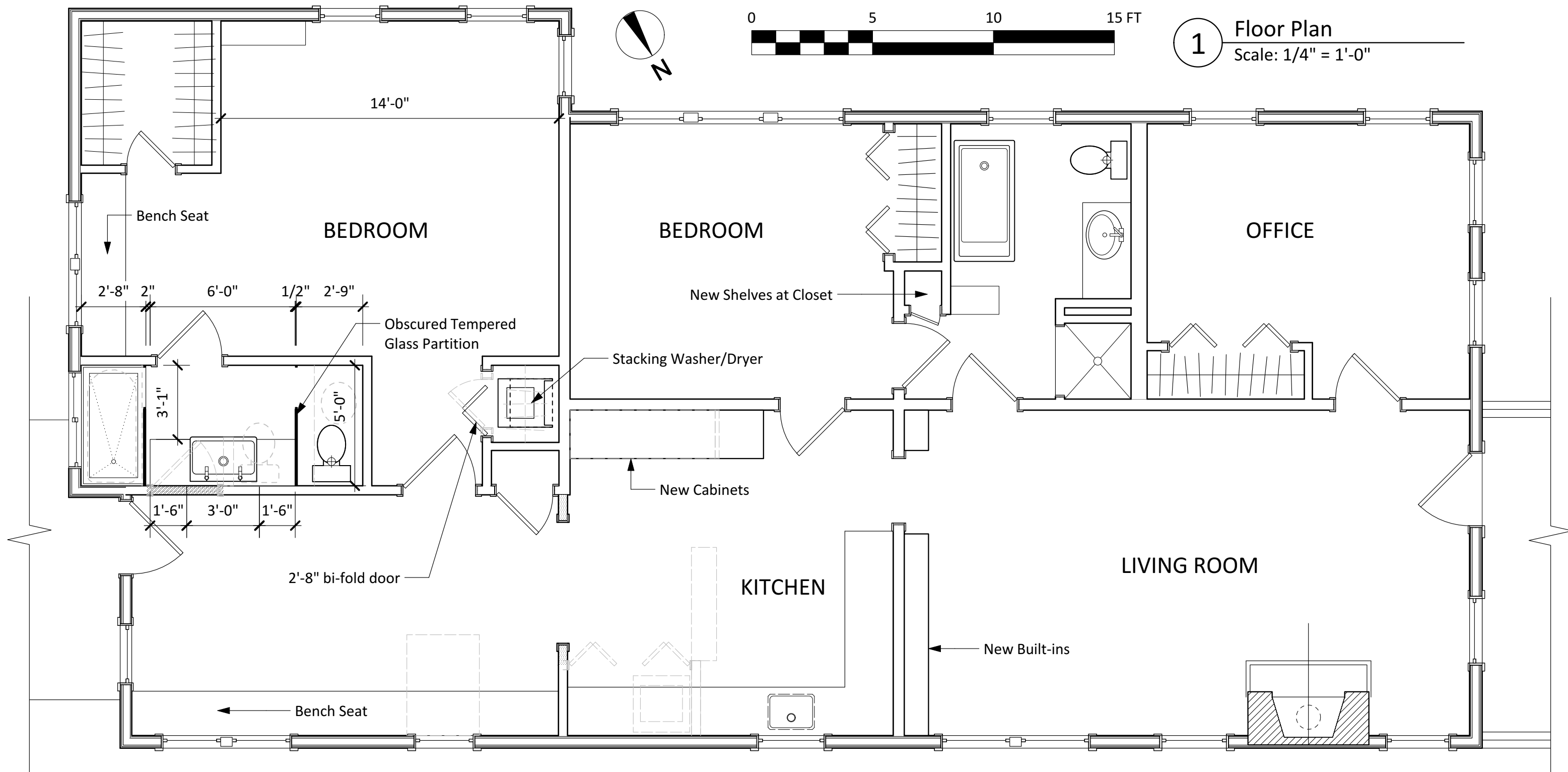


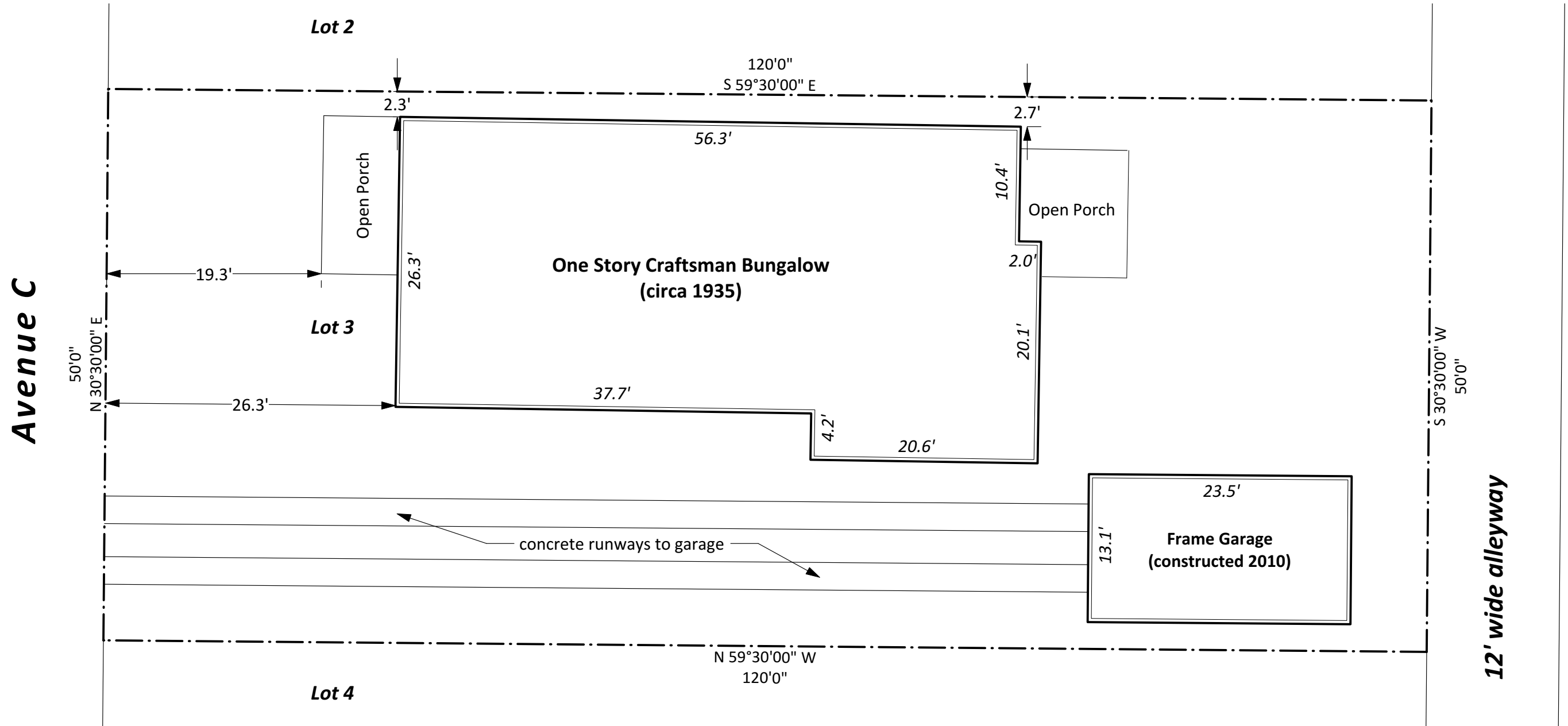
Living Room



Primary Bedroom

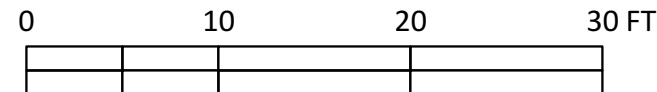
REMOVE CARPETING AND REPLACE OR REFINISH
WOOD FLOORING; REFINISH EXISTING WOOD FLOORS





SITE PLAN

Scale: 1" = 10'-0"



3908 Avenue B #309 • Austin • 78751
Teresa O'Connell • #15432

NOT FOR
CONSTRUCTION
TERESA O'CONNELL
#15432

4211 AVENUE C
AUSTIN, TEXAS 78751



DATE: 3/9/2022
DRAWING
NUMBER:

SK-2