

**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: 4109 Avenue A Austin, TX 78751

Name of Local Historic District: Hyde Park Historic District

☒ Contributing property ☐ Non-contributing property

Legal Description of Property: LOT 9-10 BLK 4 HYDE PARK ADDN NO 2

Tax Parcel ID Number: 0221050504

APPLICANT/PROJECT CONTACT:

Name: Samantha Eshelman Telephone: [REDACTED]

Mailing Address: 4109 Avenue A Mobile phone: [REDACTED]

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

OWNER:

Name: Seth and Samantha Eshelman Telephone: [REDACTED]

Mailing Address: 4109 Avenue A Mobile phone: [REDACTED]

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

Proposed Use of the Property: Primary residence

Proposed Scope of Work:

Remodel and addition. Please see additional page outline proposed scope of work.

Projected Construction Schedule: Work starting in fall 2023 and projected to last 6-8 months.

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

ESTIMATE OF EXPENDITURES

Property Address: 4109 Avenue A Austin, TX 78751	
Proposed Scope of Work	Estimated Cost
Roof	\$25,600
Foundation	\$13,500
Siding and Trim Repair	\$27,530
Exterior Paint	\$13,000
Plumbing	\$22,600
HVAC	\$12,500
Electric	\$28,688
Demolition	\$8,500
Windows, window installation	\$10,700
Insulation	\$9,500
Flooring	\$12,170
Lumber and framing	\$55,000
Exterior Doors plus install	\$10,000
Sheetrock	\$22,000
Total:	\$271,288
Pre-rehabilitation/restoration value of property:	\$741,378
% of value being spent on rehabilitation/restoration:	37%
% of total estimated costs being spent on exterior work:	37%

Attach additional pages if needed.

Part I Tax Abatement Application
4109 Avenue A
Austin, Texas 78751

PROPOSED SCOPE OF WORK		LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1)	ROOF: Replace current shingled roof with similar style (or metal TBD)	Roof	Shingle or metal
2)	STRUCTURAL: Foundation repair is required and skirting with access to crawlspace will be replaced.	Crawlspace, exterior	Concrete piers, wood framing, cement skirting
3)	GENERAL EXTERIOR: Exterior paint is cracking and chipping and needs repair. Areas of wood siding are rotten and brittle, and will require replacement. Windows are single pane, most are non-functional. Plan to replace it with energy efficient windows.	Building Envelope	Replace with hardieplank. Double pane energy efficient windows.
4)	EXTERIOR: Enclose current screened in porch and incorporate into interior, air conditioned space.	East side of house	Siding, flooring, roofing, wood framing
5)	SYSTEMS: Examine all existing building systems throughout. All new plumbing required, repair and replace electrical as needed, install new HVAC system.	Interior	Equipment
6)	SITEWORK: Add new fence at front of lot and along sides. Trim and fertilize trees as needed.	Entire lot	Wood
7)	INTERIOR: Reconfigure first floor layout. Remove walls of the current bathroom and second bedroom. Remove one wall of kitchen and remove walls between kitchen and bedroom and dining room. Create new bathroom. Create new open concept living/dining area. Create new kitchen layout. Paint all interiors. Replace/create new lighting. Replace subfloor, place new flooring. Install new countertops and cabinets in kitchen and bathroom. Install new kitchen appliances. Install new hybrid insulation for better energy efficiency. Add second floor with three bedrooms, two bathrooms.	Interior	Wood, tile, countertops, cabinetry, paint, flooring, hybrid insulation
8)	GENERAL: All work will meet the Secretary of Interior's Standards for Rehabilitation and applicable Hyde Park Preservation Plan and Design Standards.	Throughout	

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: 4109 Avenue A Austin, Texas 78751
Owner's Name: Seth and Samantha Eshelman

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.

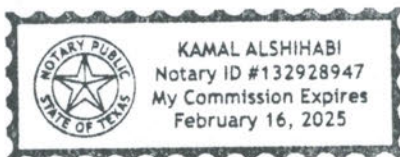
I understand that I must make an application to Travis County Appraisal District each year in order to receive the abatement for that year, and that if I do not make the application in time, I will lose the ability to receive a tax abatement for that year.

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 *Seth Eshelman* 08/24/2023
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 _____, this
the 24th day of August, 2023, to certify which witness my hand and seal of office.



Kamal Alshihabi:
Notary Public, State of Texas
My commission expires 2/16/2025

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

NO 2306456

ACCOUNT NUMBER: 02-2105-0504-0000

PROPERTY OWNER:

ESHELMAN SETH & SAMANTHA
4109 AVENUE A
AUSTIN, TX 78751-4215

PROPERTY DESCRIPTION:

LOT 9-10 BLK 4 HYDE PARK ADDN NO 2

ACRES

.1373 MIN%

.000000000000 TYPE

SITUS INFORMATION: 4109 AVENUE A

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
2022	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:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2022 \$9,963.30

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2022 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 08/07/2023

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

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

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	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 2022 \$9,963.30

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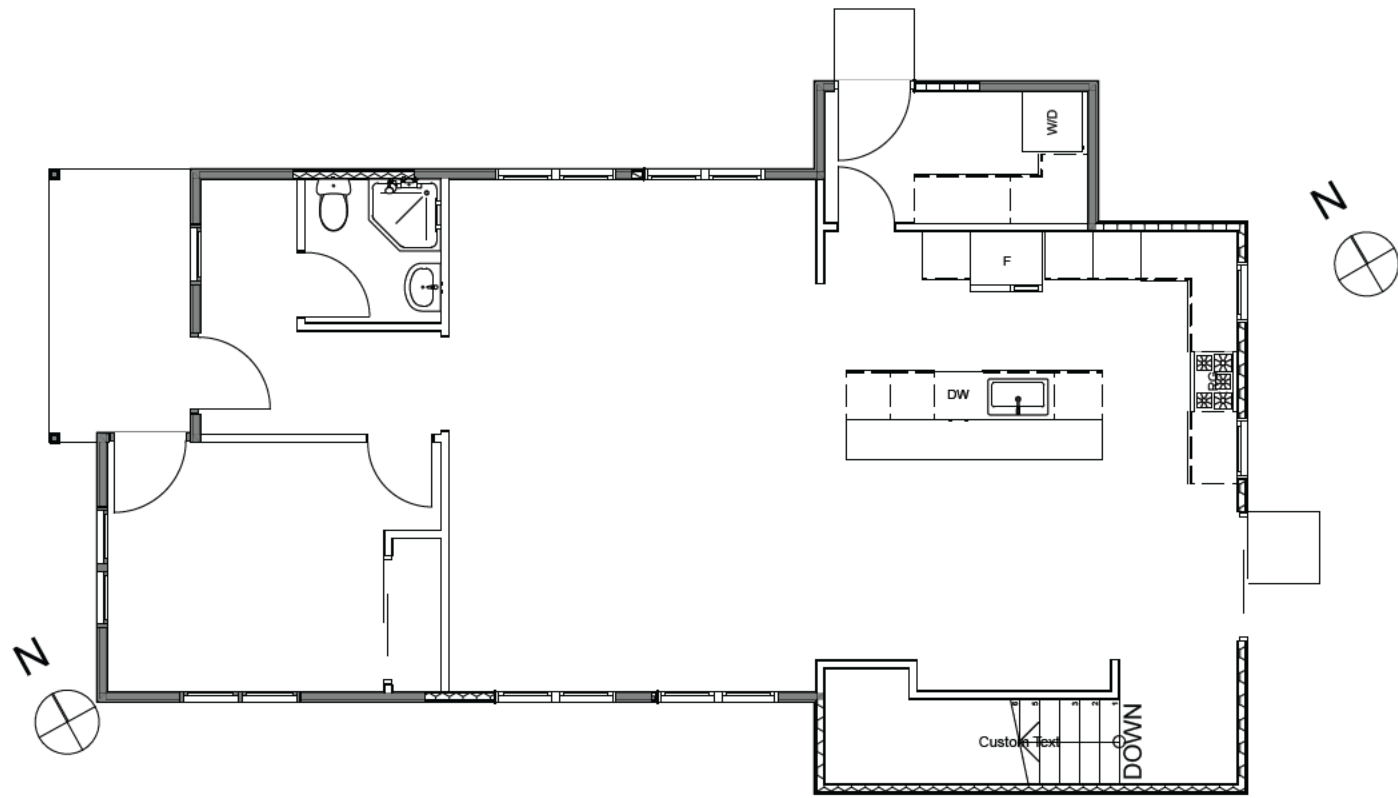
Bruce Elfant
Tax Assessor-Collector

By: 

Proforma of Scope of Work and Costs
4109 Avenue A
Austin, Texas 78751

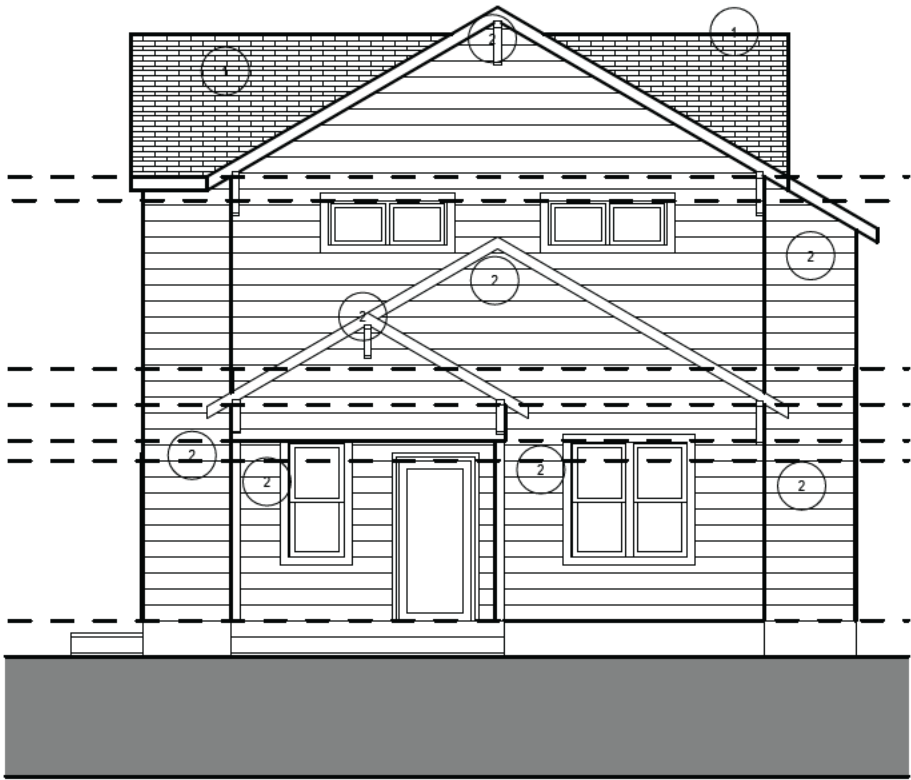
PROPOSED SCOPE OF WORK		LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)	Cost for Existing Structure	Cost for Addition Structure
1)	ROOF: Replace current shingled roof with similar style (or metal TBD)	Roof, existing and new structure	Shingle or metal	\$19,000	\$6,600
2)	STRUCTURAL: Foundation repair is required and skirting with access to crawlspace will be replaced.	Crawlspace, exterior. Majority of work to be completed on existing structure. New foundation is required for 245 sqft of new structure.	Concrete piers, wood framing, cement skirting	\$10,530	\$2,970
	STRUCTURAL: Lumber and framing	Throughout. Both for existing and new structure	Wood	\$24,750	\$30,250
3)	GENERAL EXTERIOR: Areas of wood siding are rotten and brittle, and will require replacement. Windows are single pane, most are non-functional. Plan to replace it with energy efficient windows.	Building Envelope. Both for existing and new structure	Replace with hardieplank. Double pane energy efficient windows.	\$16,402	\$21,831
4)	EXTERIOR: Enclose current screened in porch and incorporate into interior, air conditioned space.	East side of house. For existing structure.	Siding, flooring, roofing, wood framing		
	EXTERIOR: Exterior paint is cracking and chipping and needs repair.	Building Envelope. Both for existing and new structure	Paint	\$5,850	\$7,150
	EXTERIOR: Replace existing exterior doors to energy efficient and studier quality	Exterior. For existing structure.	Exterior doors	\$10,000	
5)	SYSTEMS: Examine all existing building systems throughout. All new plumbing required, repair and replace electrical as needed, install new HVAC system.	Interior. Both for existing and new structure	Equipment	Plumbing: \$14,690 HVAC: \$9,000 Electric: \$18,647.20	Plumbing: \$7,910 HVAC: \$3,500 Electric: \$10,041

6)	GENERAL: Demolition	Interior, exterior. For existing structure.		\$8,500	
7)	INTERIOR: Insulation	Interior. Both for existing and new structure	Hybrid insulation	\$4,275	\$5,225
	Flooring	Interior. Both for existing and new structure	Solid wood flooring. Tile flooring for bathrooms only.	\$5,476.50	\$6,693.50
	Sheetrock	Interior. Both for existing and new structure	Sheetrock	\$9,900	\$12,100
8)	INTERIOR: Reconfigure first floor layout. Remove walls of the current bathroom and second bedroom. Remove one wall of kitchen and remove walls between kitchen and bedroom and dining room. Create new bathroom. Create new open concept living/dining area. Create new kitchen layout. Paint all interiors. Replace/create new lighting. Replace subfloor, place new flooring. Install new countertops and cabinets in kitchen and bathroom. Install new kitchen appliances. Install new hybrid insulation for better energy efficiency. Add second floor with three bedrooms, two bathrooms.	Interior. Both for existing and new structure	Wood, tile, countertops, cabinetry, paint, flooring, hybrid insulation		
9)	GENERAL: All work will meet the Secretary of Interior's Standards for Rehabilitation and applicable Hyde Park Preservation Plan and Design Standards.	Throughout			
Total Cost per existing and addition				\$148,021	\$114,276.50
Total Cost All				\$276,297.50	
Pre-Rehabilitation/Restoration value of property				\$741,378	
% of total estimated costs being spent on exterior work:				37%	



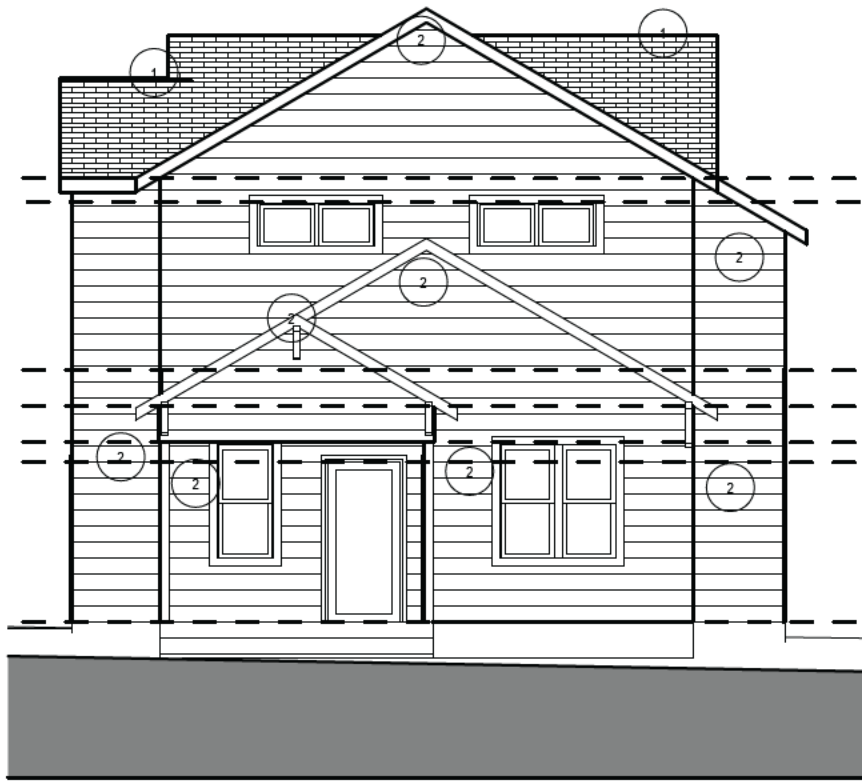
CURRENT PROPOSAL

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



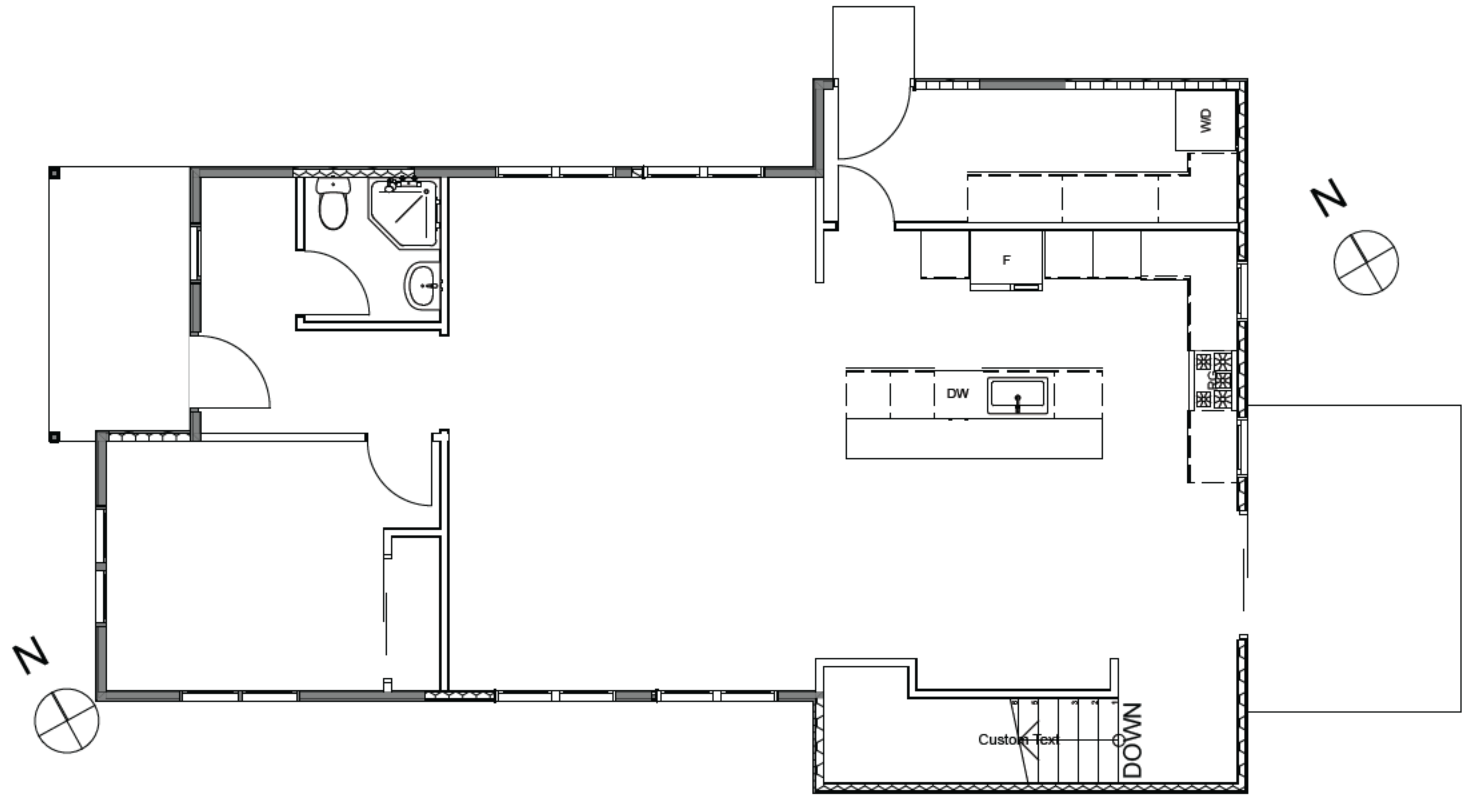
ORIGINAL WEST PROPOSAL

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



CURRENT WEST PROPOSAL

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



ORIGINAL PROPOSAL

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

ATX ARCHITECTS

p.o. box 81002, austin, tx 78708
512.809.0406
www.atxarchitects.com

NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION. E.M.
PEAVLER, REGISTRATION
#22342

ESHELMAN RESIDENCE
4109 AVENUE A, AUSTIN, TEXAS

VERSION
COMPARISON

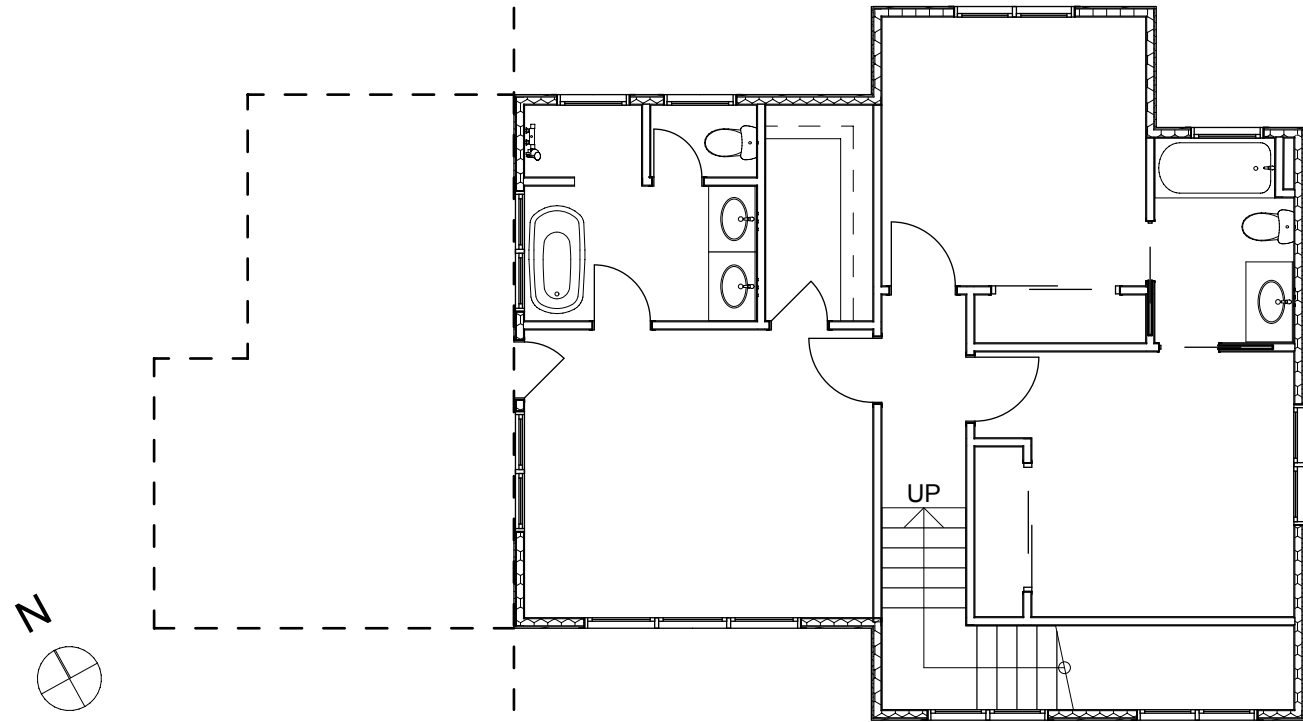
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Job: 220747

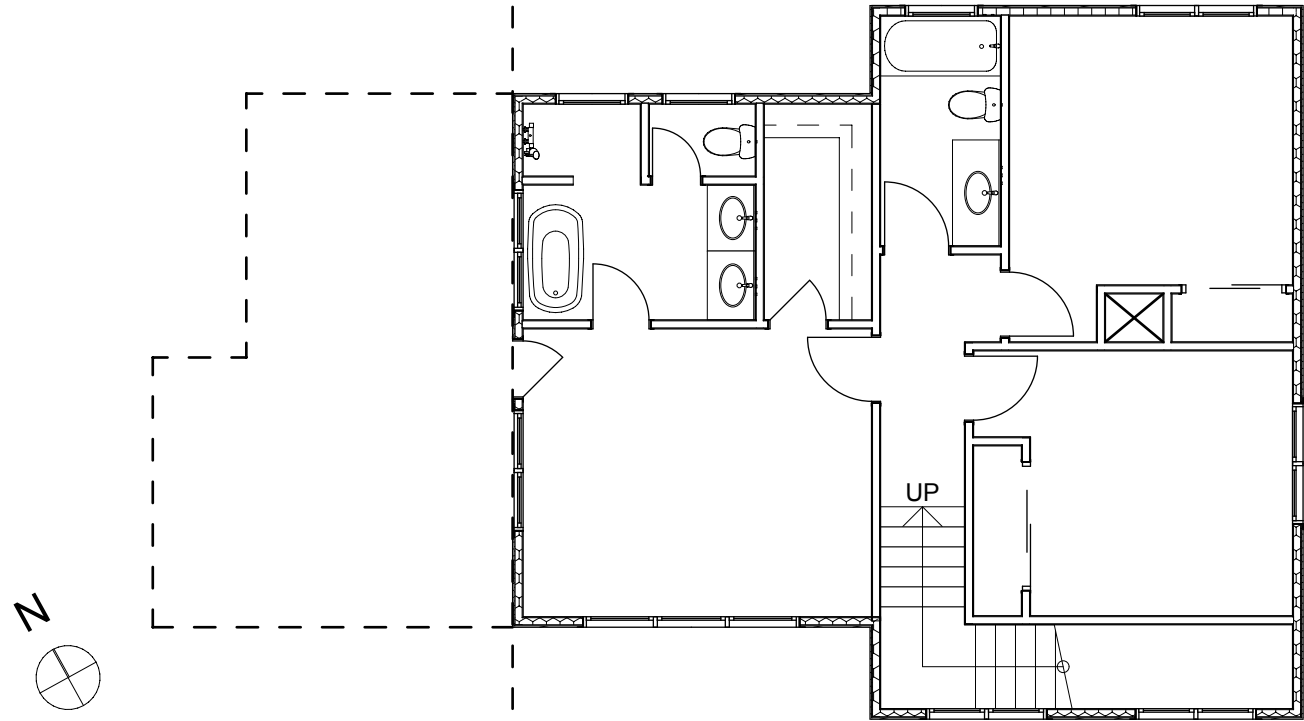
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CURRENT PROPOSAL

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



ORIGINAL PROPOSAL

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

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APPROVAL, PERMITTING OR
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PEAVLER, REGISTRATION
#22342

ESHELMAN RESIDENCE
4109 AVENUE A, AUSTIN, TEXAS

VERSION
COMPARISON

Date: 06/06/2023

Drawn: EMP

Job: 220747

Sheet Number:

SD.2