

**HISTORIC LANDMARK COMMISSION**  
**DECEMBER 14, 2015**  
**DETERMINATION OF ELIGIBILITY FOR TAX ABATEMENT**  
**LHD-2015-0028**  
**505 W 43<sup>rd</sup> Street**  
**Hyde Park Local Historic District**

**PROPOSAL**

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Replace rotted siding with wood siding and repaint. Replace rotted and broken wooden windows with wood windows to match the historic windows. Interior work to include drywall, hardwood floors, plumbing, electric and HVAC work.

**ARCHITECTURE**

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The building is a circa 1930s one-story frame, front gabled with a partial width front porch residential building. This building is listed as a contributing structure to the Hyde Park Local Historic District.

**CRITERIA FOR ELIGIBILITY**

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- (1) The restoration must comply with the historic area (HD) combining district preservation plan.
- (2) The property is a contributing structure, or the Landmark Commission determines that it is a potentially contributing structure.
- (3) If the application is for a potentially contributing structure, the work for which the certificate is requested must restore the historic appearance of the structure.
- (4) The cost of restoration must exceed the percentage of pre-restoration value specified in the applicable section of Division 3 (Abatement Programs).
- (5) Only restoration done after issuance of the certificate of eligibility is included in determining whether the proposed restoration exceeds the specified percentage of pre-restoration value.
- (6) Only restoration involving 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.
- (7) The applicant obtains a certificate of appropriateness, if required.

**STAFF RECOMMENDATION**

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Staff recommends that the project and the property are eligible for abatement. The application has met all of the required criteria for eligibility. They received a Certificate of Appropriateness through administrative approval for the proposed changes to the exterior on December 7, 2015.

505 W 43<sup>rd</sup> Street  
Circa 1930s



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

Address of property: 505 W. 43rd St., Austin, TX 78751

Name of Local Historic District: Hyde Park

☒ Contributing property    ☐ Non-contributing property

Legal Description of Property: W SDA of lot 31-32 BK 2 Hyde Park Addn 16 2

Tax Parcel ID Number: 02-2105-0208-0000

**APPLICANT/PROJECT CONTACT:**

Name: Bradley Bengtson Telephone: (512) 454-9399

Mailing Address: 5612 Woodview Ave. Mobile phone: (512) 799-7337

City: Austin State: TX Zip: 78756 Email: bradleybengtson@mac.com

**OWNER:**

Name: Bradley Bengtson Telephone: ( ) \_\_\_\_\_

Mailing Address: same Mobile phone: ( ) \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Proposed Use of the Property: short or long term rental

Proposed Scope of Work: Redo Sheetrock, new subfloor w/hardwoods, change out electrical and plumbing; fix rotted exterior siding and paint; replace some to all of the windows; put in new AC & duct work

Projected Construction Schedule: 6-8 weeks

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**

<b>Property Address:</b>	
<b>Proposed Scope of Work</b>	<b>Estimated Cost</b>
Demo sheetrock - walls & ceiling	1,500.00
Replace ceiling & wall sheetrock and trim	7,880.00
check and replace wiring: install 18 new outlets	1,470.00
check, replace & move plumbing to bathroom and kitchen including gas lines	1,200.00
Remove flooring, level floor, install subfloor and lay new scraped hardwood	7,220.00
Replace rotted/damaged siding (exterior), pressure wash, sand, caulk, prime & paint	5,490.00
Replace approximately 10 windows	8,000.00
Replace AC and all new duct work	6,500.00
<b>Total:</b>	39,260
<b>Pre-rehabilitation/restoration value of property:</b>	76,175
<b>% of value being spent on rehabilitation/restoration:</b>	51.5%
<b>% of total estimated costs being spent on exterior work:</b>	14%

Attach additional pages if needed.

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

NO 2250809

ACCOUNT NUMBER: 02-2105-0208-0000

PROPERTY OWNER:

BENGTSON BRADLEY & JENNIFER S  
5612 WOODVIEW AVE  
AUSTIN, TX 78756

PROPERTY DESCRIPTION:

W 50FT OF LOT 31-32 BLK 2 HYDE PAR  
K ADDN NO 2

ACRES

.0585 MIN%

.000000000000 TYPE

SITUS INFORMATION: 505 W 43 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
2015	AUSTIN ISD	2,907.94
	CITY OF AUSTIN (TRAV)	1,110.19
	TRAVIS COUNTY	1,008.59
	TRAVIS CENTRAL HEALTH	284.94
	ACC (TRAVIS)	243.13
TOTAL SEQUENCE 0		5,554.79

TOTAL TAX:	5,554.79
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	5,554.79

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 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 10/30/2015

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 



**Travis CAD****Property Search Results > 217900 BENGTON BRADLEY & JENNIFER S for Year 2015****Property****Account**

Property ID: 217900  
 Geographic ID: 0221050208  
 Type: Real  
 Property Use Code:  
 Property Use Description:

Legal Description: W 50FT OF LOT 31-32 BLK 2 HYDE PARK ADDN NO 2  
 Agent Code:

**Location**

Address: 505 W 43 ST  
 TX

Mapco: 555T

Neighborhood: OLD HYDE PARK (SFR)

Map ID: 021801

Neighborhood CD: Z6500

**Owner**

Name: BENGTON BRADLEY & JENNIFER S Owner ID: 1649714

Mailing Address: 5612 WOODVIEW AVE  
 AUSTIN, TX 78756 % Ownership: 100.0000000000%

Exemptions:

**Values**

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$76,175	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$165,750	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$241,925	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$241,925	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$241,925	

**Taxing Jurisdiction**

Owner: BENGTON BRADLEY & JENNIFER S  
 % Ownership: 100.0000000000%  
 Total Value: \$241,925

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.202000	\$241,925	\$241,925	\$2,907.94
02	CITY OF AUSTIN	0.458900	\$241,925	\$241,925	\$1,110.19
03	TRAVIS COUNTY	0.456300	\$241,925	\$241,925	\$1,103.90
0A	TRAVIS CENTRAL APP DIST	0.000000	\$241,925	\$241,925	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.126400	\$241,925	\$241,925	\$305.79
68	AUSTIN COMM COLL DIST	0.100500	\$241,925	\$241,925	\$243.13
Total Tax Rate:		2.344100			
Taxes w/Current Exemptions:					\$5,670.95
Taxes w/o Exemptions:					\$5,670.96