

**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:**

- X Completed Application for Certificate of Eligibility signed by owner.
- X Estimate of costs for eligible work.
- X Completed Certificate of Appropriateness Application signed by owner.
- X Proof of pre-rehabilitation value from the Travis County Appraisal District.
- X 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.
- X 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: 1105 W. 9th Street

Name of Local Historic District: Castle Hill

☒ Contributing property    ☐ Non-contributing property

Legal Description of Property: Lot 9 Blk A Olt 2 Div Z Raymond Subd

Tax Parcel ID Number: 106930

**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: 1105 Ninth, LLC Telephone: (479) 464-1526

Mailing Address: 1108 Lavaca Ste 110-117 Mobile phone: (479) 464-1526

City: Austin State: TX Zip: 78701 Email: jdaniel@weioffice.com

Proposed Use of the Property: Two-family residential

Proposed Scope of Work:

Exterior restoration and interior rehabilitation of historic home for residential use.  
Exterior work included restoration of brick veneer, site improvements, new rear  
addition, and restoration of sun porch. New central HVAC and electrical systems.

Projected Construction Schedule: Est Completion Feb. 2019

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)	\$12,000
Masonry (including removal and resetting)	\$80,000
Exterior carpentry and trim	\$40,000
Roofing	\$15,000
Gutters and downspouts	\$6,800
Foundation repairs	\$10,000
Structural repairs	\$20,000
Window restoration	\$30,000
Exterior door restorations	\$5,000
Exterior Paint	\$25,000
HVAC	\$30,000
Electrical (including fire detection and security systems)	\$35,000
Plumbing	\$45,000
Gas	\$5,000
<b>Total:</b>	\$403,800
<b>Pre-rehabilitation/restoration value of property:</b>	\$576,137
<b>% of value being spent on rehabilitation/restoration:</b>	70%
<b>% of total estimated costs being spent on exterior work:</b>	50%

Attach additional pages if needed.



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

Adopted December 2012

**Permit Information**

For Office Use Only

BP- \_\_\_\_\_ PR- \_\_\_\_\_ C14H/LHD - \_\_\_\_\_

Property Name or LHD: \_\_\_\_\_ Contributing/Non-contributing

☐ RELEASE PERMIT    ☐ DO NOT RELEASE PERMIT    ☐ HLC REVIEW \_\_\_\_\_ FEE PAID: \$ \_\_\_\_\_

HISTORIC PRESERVATION OFFICE

DATE: \_\_\_\_\_

**Property Information**

Address: 1105 West 9th Street

**Scope of Work**

Complete exterior rehabilitation including removal of brick veneer, installation of insulation, relaying of brick. Window restorations on the front of the home. Reconfiguration of interior space and construction of new porches at rear elevation.

**Applicant**

Name: O'Connell Architecture, LLC

Address: 1405 W. 10th St

City/Zip: Austin 78703

Phone: (512) 751-1374

Email: tere@ocpreservation.com

**Owner**

Name: 1105 Ninth, LLC

Address: 1108 Lavaca Ste 110-117

City/Zip: Austin 78701

Phone: (479) 464-1526

Email: dbryant@weioffice.com

**Architect or Contractor Information**

Company: Architect: Hablinski Architecture

Contractor: J. Pinnelli Company

Address: 2905 Westlake Cove

PO Box 50038

City/Zip: Austin 78746

Austin 78763

Phone: (310) 600-6940

(512) 478-5958

Owner's Signature

Date

Applicant's Signature

6/20/17

Date



Front of House facing 9<sup>th</sup> Street (camera facing southeast)

1105 West 9<sup>th</sup> Street

Application for Certificate of Appropriateness





Front of House facing 9<sup>th</sup> Street (camera facing south)

1105 West 9<sup>th</sup> Street

Application for Certificate of Appropriateness





Rear of house adjacent to alley (camera facing north)

1105 West 9<sup>th</sup> Street

Application for Certificate of Appropriateness





1105 West 9<sup>th</sup> Street

Application for Certificate of Appropriateness





East side adjacent to Lot 10,11,12 (camera facing north)



(camera facing south)

1105 West 9<sup>th</sup> Street

Application for Certificate of Appropriateness





1105 West 9<sup>th</sup> Street

Application for Certificate of Appropriateness

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# 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: 106930**  
**Ownership %: 100.00**  
**Ref ID2: 01090104120000**  
**DBA:**  
**Legal: LOT 9 BLK A OLT 2 DIV Z RAYMOND SUBD**  
**Legal Acres: 0.2071**  
**Situs: 1105 W 9 ST TX**  
**Owner ID: 1651282**  
**EFile PIN: xsrGa2bn**

DATE OF NOTICE: March 30, 2018

#BWNNRFT  
 #N116512821069303#  
 29586 1 AV 0.378\*\*\*\*\*AUTO\*\*5-DIGIT 78701 5DGS 2 FT 101  
  
 Property ID: 106930 - 01090104120000  
 1105 NINTH 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)
1,009,145	1,009,145

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		576,137	1,009,145	
CITY OF AUSTIN		0		0		576,137	1,009,145	
TRAVIS COUNTY		0		0		576,137	1,009,145	
TRAVIS COUNTY HEALTHCARE		0		0		576,137	1,009,145	
AUSTIN COMM COLL DIST		0		0		576,137	1,009,145	

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**  
**Local Historic District Tax Abatement**  
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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: 1105 W. 9th Street  
Owner's Name: 1105 Ninth. 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

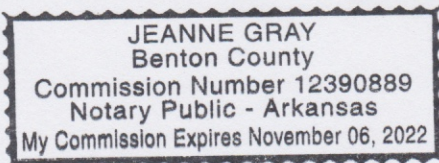
Owner/Applicant

10.30.18

Date

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 30th day of October, 2018, to certify which witness my hand and seal of office.



Notary Public, State of Arkansas  
My commission expires 11-06-22

County of Benton



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

NO 2267202

ACCOUNT NUMBER: 01-0901-0412-0000

PROPERTY OWNER:

1105 NINTH LLC  
1108 LAVACA ST STE 110-107  
AUSTIN, TX 78701-2172

PROPERTY DESCRIPTION:

LOT 9 BLK A OLT 2 DIV Z RAYMOND SU  
BD

ACRES

.2071 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1105 W 9

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
2017	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
*ALL PAID*
*ALL PAID*
*ALL PAID*
*ALL PAID*
*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 2017 \$12,755.59

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: 