

# **Travis Heights-Fairview Park Historic District**

## **Frequently Asked Questions**

### **Can I paint my house any color I want?**

Yes, you can! The Historic District will not regulate paint colors inside or out.

### **Must I restore my house to its original condition?**

No. The property can remain as it is when designated and all materials can be replaced in kind with similar materials. You would only need a Certificate of Appropriateness granted by the Historic Landmark Commission to change the materials or alter the design.

### **Are there any tax benefits?**

Yes. For remodeling projects on contributing structures in a Local Historic District, the city will freeze property taxes for 7 years, at the pre-rehab value, if the project includes a percentage that would restore the exterior, visible from the streetscape. The city is still determining the dollar amount and specific projects required to qualify. The city will do the same for Non-Contributing properties that bring their status up to Contributing.

Non-owner-occupied houses could receive a tax freeze for 10 years but would have to invest a greater amount of money into a project.

Income-producing properties within a National Register District are also eligible for tax credits at the federal level if the property is restored.

### **Can I remodel the interior without review?**

Yes. The Historic District would have no jurisdiction on the interior of historic properties, just the exterior.

### **Can I put an addition on my historic property?**

Yes, you can! The Historic District prefers additions be located away from public view to preserve the period streetscape. The Historic District encourages people to meet with the city's Landmark Commission early in the design process and get feedback on the design. The addition should be compatible with your house and appropriate for your streetscape. Additions also must comply with the other zoning ordinances and receive building permits.

### **Do I need permission for ordinary maintenance to my house?**

No. As long as the materials and design are not changed, you do not need permission.

### **What is the difference between a Local Historic District and National Register Historic District?**

The LHD Design Standards are binding, while the NRHD guidelines are merely advisory. A National Register listing may protect properties from federally sponsored impacts. The application for an LHD requires 60 percent sign-on from residents, while an NRHD requires no sign-on (because it does not affect development).