

**AGENDA ITEM**

**SUBJECT:** 405 North College Street

**NAME OF OWNER:** Arrington, Sharon

**NAME OF INTERESTED PARTIES:**

**OWNER'S ADDRESS:** 405 North College Street  
McKinney, TX 75069

**LEGAL DESCRIPTION OF THE PROPERTY:**

McKinney Outlots Lot 628c  
Property ID 1126908  
Tax # R-0926-000-628C-1

**GENERAL DESCRIPTION OF STRUCTURE:** 1 story, wood frame, wood clad structure

**ZONING DISTRICT:** "RD-30"

**DATE STRUCTURE WAS PRESENTED A LETTER OF ELIGIBILITY FOR WORK WHICH QUALIFIES FOR HISTORIC TAX EXEMPTION** February 4, 2014

**SUPPORT DOCUMENTATION:**

Staff Report  
Letter of Eligibility  
Receipts for Work Completed

**STAFF RECOMMENDATION:**

Staff is recommending final approval of the 50% tax exemption for 405 N. College Street under Level 2 of the Historic Neighborhood Improvement Zone Tax Exemption Program.

**COMMENTS:**

Applicant has submitted the appropriate receipts and work has been inspected to qualify for a Level 2 tax exemption.

<b>STAFF REPORT</b>
---------------------

**DATE:** January 7, 2015

**FROM:** Guy R. Giersch, Historic Preservation Officer

**THROUGH:** Matt Robinson, AICP, Planning Manager

**SUBJECT:** Request by Sharon Arrington for Final Approval of a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for Rehabilitation Work to the House Located at 405 North College Street.

---

**STAFF RECOMMENDATION:** Staff is recommending final approval of a Level 2 (50%) tax exemption for 405 North College Street under the Historic Neighborhood Improvement Zone Tax Exemption Program.

**ITEM SUMMARY:** On February 4, 2014 Staff issued a Letter of Eligibility determining that the proposed improvements at 405 North College Street would qualify for a Level 2 or Level 3 tax exemption.

On January 5, 2014, the applicant submitted paid receipts for:

New Roof (exterior)	\$16,029.80
Electrical to Code (interior)	\$11,600.00
	<u>total \$27,629.85</u>

The applicant has submitted the necessary documentation to qualify for a Level 2 (50%) tax exemption since the total money spent on verified exterior improvements exceeds \$10,000 and was completed within the allotted time period. The Historic Preservation Officer has confirmed the documentation and the work.

**BACKGROUND:** On February 6, 2007, the City Council passed Ordinance #2007-02-014, as amended by Ordinance #2013-11-110. The goal of the ordinance is to encourage preservation of McKinney's historic residential core by providing tax exemptions to owners of homes within a defined geographic area called the Historic Neighborhood Improvement Zone.

The ordinance establishes three levels under which owners of residential properties located in the Historic Neighborhood Improvement Zone may receive tax exemptions based on verified investments meeting specified criteria.

Under Level 1, homes which receive the designation of the Historic Marker may receive a 100% exemption of the City's ad valorem taxes for a period of 7 years. Level 1 (and its accompanying Historic Marker Program) is administered by the Historic Preservation Officer and the Historic Preservation Advisory Board.

Under Level 2, owners who make verified exterior improvements costing at least \$10,000 during any 12-month period may receive a 50% exemption of the City's ad valorem taxes for a period of 15 years.

Under Level 3, owners who make verified exterior and/or interior improvements costing at least \$5,000 during any 12-month period may receive a 30% exemption of the City's ad valorem taxes for a period of 15 years. If an owner submits plans for additional improvements under Level 2 or Level 3 during any period of exemption previously granted under Level 3, such owner, upon approval of the Building and Standards Commission, may receive an exemption of 50% of the ad valorem taxes for a period of 15 years from the date of such approval.

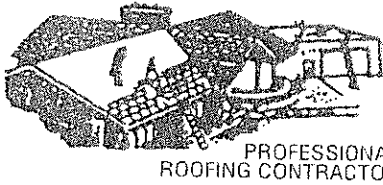
The application process for Level 2 and Level 3 requires owners to submit plans for proposed improvements to residential properties to the Historic Preservation Officer (and to the Building Permits Department, if a building permit is required). Owners then receive a Letter of Eligibility if the Historic Preservation Officer determines that the proposed improvements qualify for the tax exemption program. Upon completion of the improvements, owners are required to submit documentation to the Historic Preservation Officer acknowledging that the improvements have been made in accordance with the plans and verifying that the eligible costs have been incurred. After receiving the final documentation from the applicant, the HPO completes a field investigation of the property to confirm the documentation.

For the verification process to be completed under Level 2 or Level 3, tax exemptions require final determination by the Building and Standards Commission.

**ATTACHMENTS:**

- Letter of eligibility
- Paid receipts
- Copy of inspection report





# BOLD ROOFING CO.

11601 Plano Rd. #108 ☐ Dallas, Texas 75243  
 (972) 380-9300 ☐ (817) 608-9300 ☐ (972) 488-2218 / Fax

**Attention:**

Amica Insurance  
 Attn: Property Claims  
 (866) 847-1569

**Invoice**

10366

**Insured:**

Sharon Arrington  
 405 N. College St.  
 McKinney, TX. 75069

**Date**

08/06/14

*All work at the above listed address has been completed.*

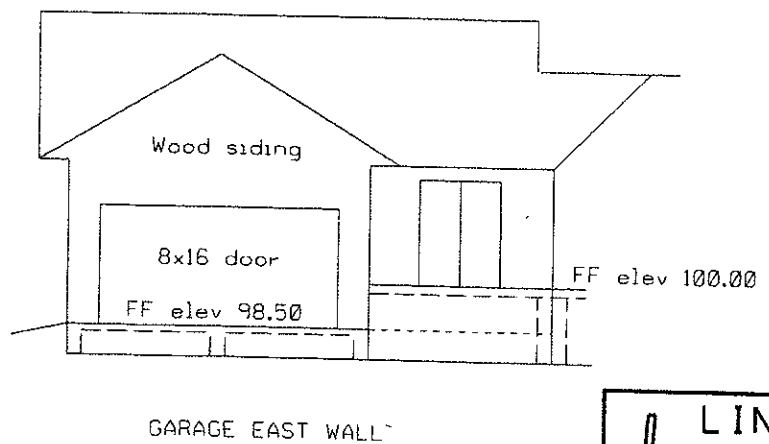
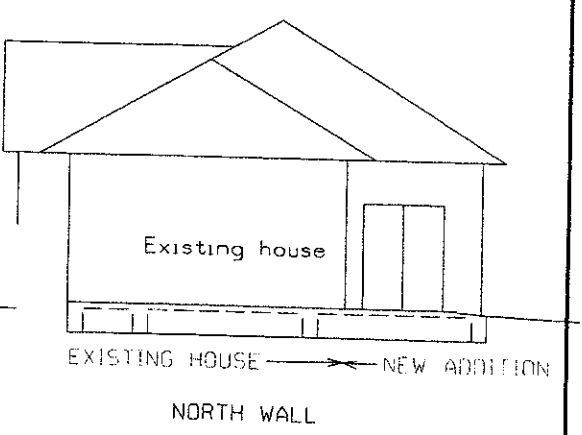
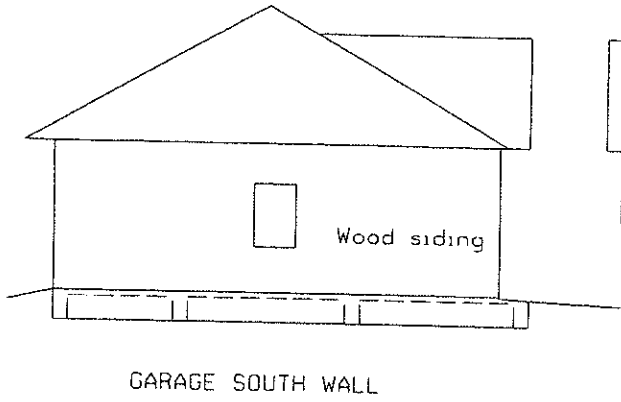
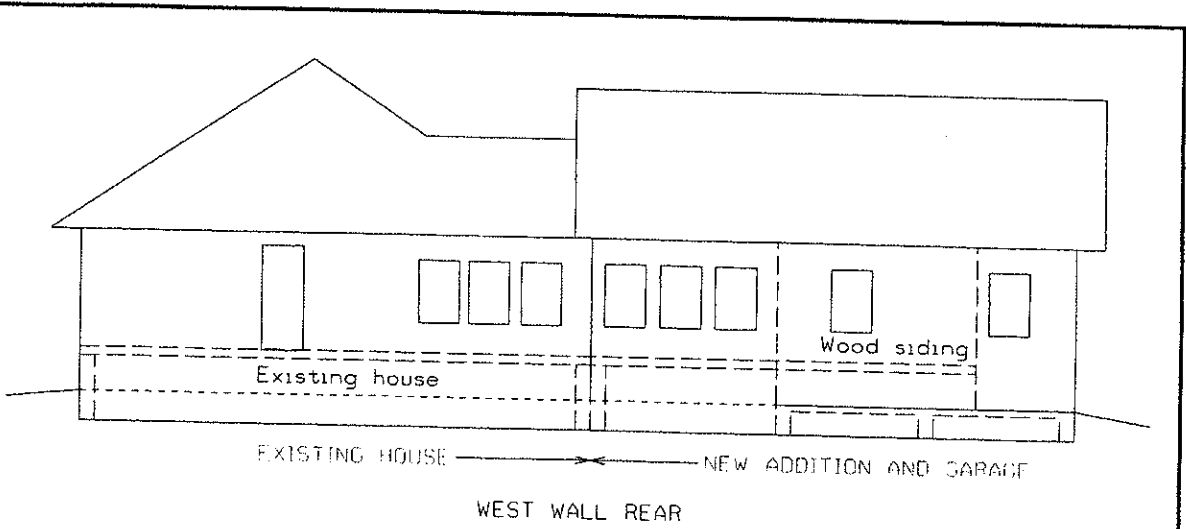
**Claim# 60001834179**

**Rep:** Derek Massey  
 (214) 364-0251


DESCRIPTION	QUANTITY		PRICE	AMOUNT
Remove Laminated - comp. shingle rfg. - w/ felt	29.23	SQ	\$38.69	\$1,130.91
Tear off, haul and dispose of wood shakes/shingles	27.29	SQ	\$42.87	\$1,169.92
Roofing felt - 15 lb.	17.14	SQ	\$19.29	\$330.63
Roofing felt - 30 lb.	10.25	SQ	\$24.00	\$246.00
Laminated - comp. shingle rfg. - w/out felt	32.33	SQ	\$157.02	\$5,076.46
Sheathing - plywood - 1/2" CDX	2739.00	SF	\$1.40	\$3,834.60
Ridge cap - composition shingles	149.00	LF	\$3.36	\$500.64
Remove Additional charge for steep roof - 7/12 to 9/12 slope	17.14	SQ	\$9.27	\$158.89
Additional charge for steep roof - 7/12 to 9/12 slope	17.14	SQ	\$24.09	\$412.90
Remove Additional charge for steep roof - 10/12 - 12/12 slope	10.25	SQ	\$14.55	\$149.14
Additional charge for steep roof - 10/12 - 12/12 slope	10.25	SQ	\$37.86	\$388.07
Roofer - per hour	1.00	HR	\$73.80	\$73.80
R&R Flashing - pipe jack	3.00	EA	\$29.02	\$87.06
R&R Furnace vent - rain cap and storm collar, 5"	5.00	EA	\$55.18	\$275.90
R&R Flashing - pipe jack - lead	3.00	EA	\$56.10	\$168.30
R&R Valley metal	71.00	LF	\$3.94	\$279.74
R&R Drip edge	287.00	LF	\$1.68	\$482.16
R&R Continuous ridge vent - shingle over style	80.00	LF	\$4.50	\$360.00
R&R Flashing - pipe jack - lead	3.00	EA	\$56.10	\$168.30
<b>NEW ADDITION</b>				
Roofing felt - 30 lb.	16.66	SQ	\$24.00	\$399.84
Laminated - comp. shingle rfg. - w/out felt	19.33	SQ	\$157.02	\$3,035.20
Additional charge for steep roof - 7/12 to 9/12 slope	16.66	SQ	\$24.09	\$401.34
Continuous ridge vent - shingle - over style	58.00	SQ	\$4.50	\$261.00
Flashing - pipe jack - lead	1.00	EA	\$51.44	\$51.44
Drip edge	120.00	LF	\$1.46	\$175.20

12,225.36  
 12,225.36

SUB TOTAL	\$19,617.43
Building Permit Fee	\$223.25
Material Tax	\$481.34
Less 10% Discount	-\$3,000.00
<b>TOTAL</b>	<b>\$17,322.02</b>



Sharon Arrington  
 405 N. College St.  
 McKinney, TX

	<b>LINGLE ENGINEERS</b> <small>Division of Lingle Corporation          Texas Regis. No. F-1365</small> Civil-Structural Engineers Planners/Designers Construction Managers 7001 Westchester Court, Suite 200 McKinney, TX 75070 214-544-9000
	<b>ELEVATIONS</b>
Scale: 1/8" = 1'    Date: 4/1/2011	Project Number:                    3389 - 5