

AGENDA ITEM

SUBJECT: 202 South Waddill Street

NAME OF OWNER: Wiles, Donna K.

NAME OF INTERESTED PARTIES:

OWNER'S ADDRESS: 202 South Waddill Street
McKinney, TX 75069

LEGAL DESCRIPTION OF THE PROPERTY:

Bush Garland, Blk 1, Lot 5, 6, 8a, 9, 10
Tax # R-0865-001-0050-1

GENERAL DESCRIPTION OF STRUCTURE: 2 story, wood frame, stone clad structure

ZONING DISTRICT: "RS-60"

DATE STRUCTURE WAS PRESENTED A LETTER OF ELIGIBILITY FOR WORK WHICH QUALIFIES FOR HISTORIC TAX EXEMPTION June 21, 2013

SUPPORT DOCUMENTATION:

Staff Report
Letter of Eligibility
Receipts for Work Completed

STAFF RECOMMENDATION:

Staff is recommending final approval of the 50% tax exemption for 202 South Waddill Street under Level 2 of the Historic Neighborhood Improvement Zone Tax Exemption Program.

COMMENTS:

The applicant has submitted the appropriate receipts and work has been inspected to qualify for a Level 2 tax exemption. On September 13, 2010 the Building and Standards Commission voted 4/0 to approve a Level 2 Historic Tax Exemption for 202 South Waddill Street. The applicant submitted an application for an extension to their current Level 2 Tax Exemption on June 19, 2013. A Letter of Eligibility was mailed on June 21, 2013. On February 11, 2014 paid receipts for the completed work was submitted. The work has been inspected for completion. If the Level 2 exemption is approved it will extend the applicant's current Level 2 exemption until 2028.

STAFF REPORT

DATE: February 11, 2014

FROM: Guy R. Giersch, Historic Preservation Officer

THROUGH: Jennifer Arnold, Planning Manager

SUBJECT: Request by Donna K. & John Wiles for Final Approval of a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for Rehabilitation Work to the House Located at 202 South Waddill Street.

STAFF RECOMMENDATION: Staff is recommending final approval of a Level 2 (50%) tax exemption for 202 South Waddill Street under the Historic Neighborhood Improvement Zone Tax Exemption Program.

ITEM SUMMARY: On June 21, 2013, Staff issued a Letter of Eligibility determining that the proposed improvements at 202 South Waddill Street would qualify for a Level 2 or Level 3 tax exemption.

On February 11, 2014, the applicant submitted paid receipts for the following:

- | | |
|--|-------------------|
| • Replace roof on detached garage (exterior) | \$4,000.00 |
| • Restore windows (exterior) | <u>\$6,347.39</u> |
| | total \$10,347.39 |

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.

The Ordinance states that: Owners may submit additional applications under Level 2 during any period of exemption. If such applications are approved, the exemption period shall be extended from the date of the last approval. In such event, the exemption periods run concurrently until the earliest approval expires and continues until the latter approval expires.

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



June 21, 2013

Donna K. & John Wiles
202 South Waddill Street
McKinney, Texas 75069

RE: 2013-010HT Letter of Eligibility to Qualify the Residential Property Located at 202 South Waddill Street for a Level 2 or Level 3 Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption.

Dear Mr. & Ms. Wiles:

This letter shall serve as your Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program. Your application for 202 South Waddill Street was received on June 19, 2013.

The following proposed improvement(s) are eligible:

- Replace roof on detached garage (exterior)
- Restore windows on detached garage (exterior)
- Paint detached garage (exterior)
- Replace house window glass (exterior)

Upon completion of the improvements, final receipts from the contractor must be submitted to this office for verification. Once copies of receipts are verified and the project is inspected, a Staff Report will be forwarded to the next meeting of the Building and Standards Commission for approval or denial of the tax exemption.

From the date of issuance of this Letter of Eligibility, you have 1 year to complete any or all of the proposed improvements listed above. Depending on the combination of verifiable costs of these exterior and interior improvements, you may qualify for a Level 2 or Level 3 exemption. If the combined cost of eligible *exterior* improvements is in excess of \$10,000, you may receive an exemption of 50% of the City's ad valorem taxes for a period of 15 years (Level 2 of the Historic Neighborhood Improvement Zone Program). If the combined cost of eligible *interior or exterior* improvements is in excess of \$5,000, you may receive an exemption of 30% of the City's ad valorem taxes for a period of 15 years (Level 3 of the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program).

On September 15, 2010, (2009-019HT), you were approved for a Level 2 Historic Neighborhood Improvement Zone Program Tax Exemption. If you are approved for a new Level 2 tax exemption, your exemption period will be extended until 2028.

If you have any questions, please contact the Historic Preservation Officer at 972-547-7416.

Sincerely,

Guy R. Giersch
Historic Preservation Officer
City of McKinney

herandez Search Mail Search Web



INBOX CONTACTS CALENDAR SEARCH: herandez Fw:

Compose Delete

- Inbox
- Drafts (2)
- Sent
- Spam (13)
- Trash (11)
- FOLDERS
- MESSENGER
- Me: Offline
- Sign in to Messenger to see who's online.
- APPLICATIONS
- Photos
- Attachments
- Notepad

Wayne Goodall



<http://www.thebritishbuilc>

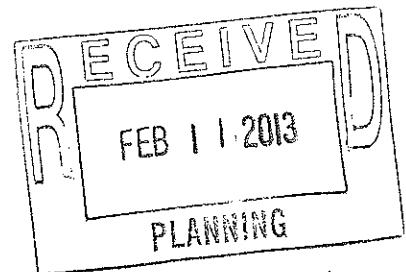
From: f_her_nan_dez
 {mailto:f_her_nan_dez@yahoo.com}
Sent: Sunday, June 30, 2013 6:49 PM
To: wayne@thebritishbuilder.com
Subject:

HERNANDEZ ROOFING
 5445 N ST HWY 78
 Bonham, Tx 75418
 Home: (903)640-2111
 Cell: (903)227-3937
f_her_nan_dez@yahoo.com

I received a check from John Wiles for the amount of \$4,000 on June 28th for replacing the roof on his garage.
 207 Sth Waddill Street,
 McKinney, TX

Sent from my Samsung Galaxy Note™, an AT&T LTE smartphone

*\$4000 on roof
 garage*





James B. Weber
 Owner Builder Representatives
 General Contracting
 14624 Highland Circle
 Little Elm, Texas 75068
freelancebuilders@gmail.com

Invoice

Name: John Wiles
 Address: 202 S. Waddill St.
 City: McKinney
 State: Texas
 Zip: 75069
 Phone: 614-206-8434
 E-mail: jwiles@wilesrealty.com, johnwilesr@yahoo.com
 Service Date: June 7, 2013

8/2/2013

Completion Date: August 2, 2013

Work Performed: remove and repair wood sash windows, restore window frames as needed, replace siding and wood trim as needed with like kind materials, replace glass as needed

Materials Needed:

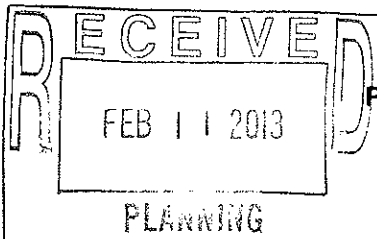
QTY.	ITEM	PRICE EACH	TOTAL
	5 24" x 30" single pane glass .0125	\$49.74	\$248.70
	12 wood sash window latch	\$7.57	\$90.84
	1 white braided nylon rope	\$14.97	\$14.97
	12 Iron counter weight	\$22.67	\$272.04
	122 8/4 clear pine	\$5.65	\$689.30
	5 SW Exterior paint	\$185.45	\$927.25
	2 Primer/ sealer	\$54.72	\$109.44
	70 3.5" case molding	\$3.67	\$256.90
	40 pine siding	\$6.87	\$274.80
	10 1x4x10 s4s fir	\$3.97	\$39.70
			<u>\$0.00</u>
		Total	\$2,923.94
		Tax	\$241.23
		Total Mat.	\$3,165.17

Labor:	12 remove and repair sash	\$70.00	\$840.00
	1 setup, tooling and milling	\$470.00	\$470.00
	22 prime and paint windows, and siding	\$34.75	\$764.50
	29 R&R wood siding and window trim	\$35.00	\$1,015.00
			<u>\$0.00</u>
		Total Labor	\$3,089.50

Disposal:	1 Up to 1 ton	\$92.72	
		Total Disp.	\$92.72

Total \$6,347.39

Credit \$6,347.39



Paid August 5, 2013