

AGENDA ITEM

SUBJECT: 504 North Church Street

NAME OF OWNER: Johnson Bryan & Rebecca Johnson

NAME OF INTERESTED PARTIES:

OWNER'S ADDRESS: 504 North Church Street
McKinney, TX 75069-2735

LEGAL DESCRIPTION OF THE PROPERTY:

McKinney Original Donation, Blk 85, Lot 255b
Tax # R-0856-085-255B-1

GENERAL DESCRIPTION OF STRUCTURE: 2 story, brick masonry

ZONING DISTRICT: "RD-30"

DATE STRUCTURE WAS PRESENTED A LETTER OF ELIGIBILITY FOR WORK WHICH QUALIFIES FOR HISTORIC TAX EXEMPTION October 11, 2017

SUPPORT DOCUMENTATION:

Staff Report
Copy of Letter of Eligibility
Receipt(s) for Work Completed
Copy of Approved Final Inspection

STAFF RECOMMENDATION:

Staff is recommending final approval of the 50% tax exemption for 504 North Church Street under Level 2 of the Historic Neighborhood Improvement Zone Tax Exemption Program.

COMMENTS:

STAFF REPORT

DATE: October 19, 2017

FROM: Guy R. Giersch, Historic Preservation Officer

THROUGH: Matt Robinson, AICP, Planning Manager

SUBJECT: Letter of Eligibility to Qualify the Residential Property Located at 504 North Church Street for a Level 2 or Level 3 Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption.

STAFF RECOMMENDATION: Staff is recommending final approval of a Level 2 (50%) tax exemption for 504 North Church Street under the Historic Neighborhood Improvement Zone Tax Exemption Program.

ITEM SUMMARY: On October 11, 2017, Staff issued a Letter of Eligibility determining that the proposed improvements at 504 North Church Street would qualify for a Level 2 or Level 3 tax exemption.

On October 11, 2017, the applicant submitted paid receipts and October 12, 2017 a Final Inspection for the following:

- Replace roof (exterior) total \$20,605.00

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 and 2015-12-105. 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 a Level 1 exemption, homes which receive a 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 exemption (and its accompanying Historic Marker) 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 receipt(s)
- Copy of Final Inspection Report



October 11, 2017

Bryan & Rebecca Johnson
504 North Church Street
McKinney, Texas 75069

RE: 2017-013HT Letter of Eligibility to Qualify the Residential Property Located at 504 North Church Street for a Level 2 or Level 3 Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption.

Dear Mr. & Ms. Bryan Johnson:

This letter shall serve as your Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program. Your application for 504 North Church Street was received on October 11, 2017.

The following proposed improvement(s) are eligible:

- Replace roof (exterior)

Upon completion of the improvements, dated, paid, 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 total costs of eligible *exterior* improvements are 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).

Please be advised that there is an aggregate cap of \$150,000 on the total amount of ad valorem taxes that can be exempted in any budget year under any

or all of the levels set forth in the HNIZ Tax Exemption Program. Therefore, it is possible that the completion of eligible improvements may not result in a historic tax exemption should capacity not be available in the program.

If you have any questions about the approval of this item, please contact the Historic Preservation Officer at 972-547-7416.

Sincerely,

Guy R. Giersch, Historic Preservation Officer

Guy R. Giersch
Historic Preservation Officer

"The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete this brief customer service survey. We sincerely appreciate your responses and opinions!"

PROPOSAL/INVOICE

STEWART FAMILY ROOFING CO.

214-557-5318

1416 White Way McKinney, Tx 75069
duanesm@aol.com

Proposal Submitted To <i>Dryden & Rebecca Johnson</i>	Phone	Date <i>10/10/17</i>
Street <i>504 N. Church</i>	Job Name	
City, State & Zip Code <i>McKinney, Texas 75071</i>	Job Location	
Sales Man <i>Duane Stewart</i>	Date of Plans	Job Phone

WE PROPOSE hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:

Paid in Full

Dollars (\$ *20,605*).

Payment to be made as follows:

We hereby submit specification and estimates for:

- ① *Install Malarkey Legacy Class 4 Type 228 hail impact resistant shingles - Black Oak color*
- ② *Installed all Flashings, exhaust vent, chimney caps, corner Flashing and tie-ins.*
- ③ *Cleaning & haulaway all debris*
- ④ *10 year warranty on workmanship*

\$ 20,605

Paid in full
Duane Stewart

ACCEPTANCE OF PROPOSAL -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

PROPOSAL/INVOICE

STEWART FAMILY ROOFING CO.

214-557-5318

1416 White Way McKinney, Tx 75069
duanesm@aol.com

Proposal Submitted To <i>Bryan + Rebecca Johnson</i>		Phone	Date <i>6/14/17</i>
Street <i>504 N. Church</i>		Job Name	
City, State & Zip Code <i>McKinney, Tx 75069</i>		Job Location	
Sales Man <i>Duane Stewart</i>	Date of Plans	Job Phone	

WE PROPOSE hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:

Dollars (\$ _____).

Payment to be made as follows:

We hereby submit specification and estimates for:

① Remove existing roof and haul away	
② Install GAF Timberline Lifetime shingles or Makitay Legacy Class IV Type 2218 shingles	
③ Install 30 lb felt	
④ Install all flashings, vent flashings, exhaust vents, wall and chimney flashings, metal edge	
⑤ Install ridge vent on house and pool house	All roofs (sloped)
⑥ Seal garage tie-in to house	Timberline HD = \$18,710
⑦ Clean up & haul away all debris	
⑧ Protect landscape & pool	Makitay Class IV \$20,625
⑨ 10 year warranty on workmanship	
<u>House</u>	<u>Pool House</u>
Timberline HD = 9520 ⁰⁰	Timberline HD = \$21,900
Makitay Legacy Class IV = \$10,125	Makitay Class IV = \$5,670
	Garage Timberline HD = \$4,290 Makitay Class IV = \$4,810

ACCEPTANCE OF PROPOSAL -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

504 N Church St, McKinney, TX 75069-2735

Report: 20454787

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



IMAGES

North Side



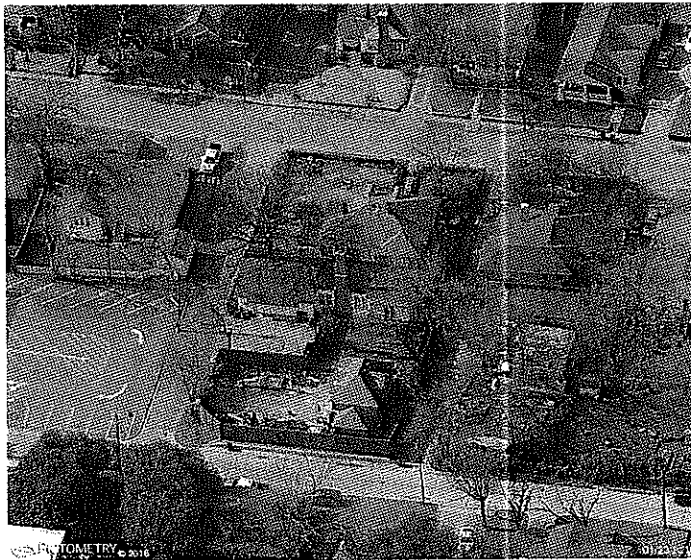
South Side



504 N Church St, McKinney, TX 75069-2735 Report: 20454787

IMAGES

East Side



West Side



Oct 11, 2017

City of McKinney

Building Inspections Department

Permit # 17-18147

Address 504 N CHURCH ST

Bldg/Suite

Type of Inspection

Status

RE ROOF FINAL

APPROVED

Violation

Oscar Mejia