

**AGENDA ITEM**

**SUBJECT:** 314 North Bradley Street

**NAME OF OWNER:** White, Jeffrey Alan & Tracy Ann

**NAME OF INTERESTED PARTIES:**

**OWNER'S ADDRESS:** 6601 Mediterranean Dr Unit 6301  
McKinney, TX 75070-5558

**LEGAL DESCRIPTION OF THE PROPERTY:**

T T Bradley, Blk 8, Lot 1  
Property ID 1086853  
Tax # R-0861-008-0010-1

**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:** December 4, 2015

**SUPPORTING DOCUMENTATION:**

Staff Report  
Letter of Eligibility  
Receipts for Work Completed  
Copies of finals

**STAFF RECOMMENDATION:**

Staff is recommending final approval of the 50% tax exemption for 314 North Bradley 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.



December 4, 2015

Jeff and Tracy White  
314 North Bradley Street  
McKinney, Texas 75069

RE: 2015-016HT Letter of Eligibility to Qualify the Residential Property Located at 314 North Bradley Street for a Level 2 or Level 3 Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption.

Dear Mr. & Mrs. White:

This letter shall serve as your Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program. Your application for 314 North Bradley Street was received on December 2, 2015.

The following proposed improvement(s) are eligible:

- Repair roofing (exterior)
- Repairs foundation (exterior)
- Remove vinyl siding (exterior)
- Restore wood trim and flashing above windows (exterior)
- Replace/repair wood siding and trim to match original (exterior) Repaint all exterior wood siding and trim with suitable era color palette (exterior)
- Replace columns to original wood tampered as per photo provided by GG (exterior)
- Remove laminated flooring and restore original wood (Interior improvement not provided for in the program.
- Sandblast removal of paint from original brick and concrete on chimney, fireplace, and porch (exterior)
- Repoint masonry (exterior)
- Update/repair/replace all HVAC systems (interior)
- Update/repair/replace all plumbing systems (interior)
- Update/repair/replace all electric systems (interior)
- Replace exterior fencing with hand cut cedar wood pickets or wrought iron (Fencing is not covered in the program.)

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.

# INTEGRITY CUSTOM

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P. O. BOX 1508  
McKinney, TX 75070  
214-982-1340  
www.integritycustom.com

December 20, 2016

**RE:** 314 N. Bradley Street  
McKinney, Texas 75069

TO WHOM IT MAY CONCERN:

This is to verify and confirm that the following items have been performed, with payment made in full as listed below:

- 1. Electrical to code (rough-out only) (interior)**  
All American Electric: \$18,433.00
- 2. Plumbing to code (rough-out only) (interior)**  
Dusty Underwood Plumbing and Septic: \$8,650.00
- 3. Repair siding and trims (does not include any new construction) (exterior)**  
Tom Napolitano Trim: \$13,545.00
- 4. Prep and paint house (does not include any new addition)**  
Luis Barrios Painting: \$5,850.00
- 5. Isolated roof repair (exterior)**  
Rainbow Roofing: \$1,300.00

Please contact me if you have any questions.

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Richard Zercher, Director of Operations

INTEGRITY CUSTOM  
Build ~ Design ~ Renovate  
EDWARD E. CAREL, PRESIDENT

APPLICATION STRUCTR	PROPERTY ADDRESS PERMIT	Land Key INSPECTION	REQ COMM:	INSPECTION	CAD ID	RESULT DATE/STATUS	INSPECTOR
16 00000442	314 N BRADLEY ST	R-0861 -008-0010-1			1086853		
000 000	BUI 00 BUILDING PERMIT	PIER 0001 BP PIERS	REQ COMM: VOICE MESSAGE LEFT			4/26/16 APPROVED	BKR
000 000	BUI 00 BUILDING PERMIT	FOUN 0001 BP FOUNDATION INSPECTION				4/26/16 APPROVED	BKR
000 000	BUI 00 BUILDING PERMIT	FRAM 0001 BP FRAMING	REQ COMM: VOICE MESSAGE LEFT			5/10/16 CANCELLED	JLB
000 000	BUI 00 BUILDING PERMIT	FRAM 0002 BP FRAMING	REQ COMM: courtesy inspection only				
000 000	BUI 00 BUILDING PERMIT	FRAM 0003 BP FRAMING	REQ COMM: no contact with piers , missing joist hangers , missing permanent bracing			5/27/16 DISAPPROVED	JLB
000 000	BUI 00 BUILDING PERMIT	FRAM 0004 BP FRAMING	RES COMM: Need a set of city approved plans for add on			8/01/16 DISAPPROVED	JLB
000 000	BUI 00 BUILDING PERMIT	FRAM 0005 BP FRAMING	REQ COMM: Poly seal top plate in pantry			8/04/16 DISAPPROVED	JLB
000 000	BUI 00 BUILDING PERMIT	FRAM 0006 BP FRAMING	RES COMM: add stud supports at beams in garage				
000 000	BUI 00 BUILDING PERMIT	FINL 0001 BP FINAL INSPECTION	REQ COMM: 1. All garage plugs have to be GFCI protected.			8/08/16 APPROVED	JLB
000 000	BUI 00 BUILDING PERMIT	FINL 0002 BP FINAL INSPECTION	RES COMM: 2. Front porch plug has an open ground.			1/04/17 DISAPPROVED	BKR
000 000	BUI 00 BUILDING PERMIT	POLE 0001 EP TEMPORARY POLE	RES COMM: 3. Missing GFCI plug by AC unit.			1/10/17 APPROVED	BKR
000 000	ELE 00 ELECTRICAL PERMIT	UNGR 0001 EP UNDERGROUND	RES COMM: 4. Missing GFCI plug at side patio.			3/11/16 APPROVED	JLB
000 000	ELE 00 ELECTRICAL PERMIT	RGH 0001 EP ROUGH IN	RES COMM: 5. Exhaust fan not completed in master bathroom.			4/26/16 APPROVED	BKR
000 000	ELE 00 ELECTRICAL PERMIT	RGH 0002 EP ROUGH IN	RES COMM: 6. Missing combo smoke det outside bedrooms.			8/01/16 DISAPPROVED	JLB
000 000	ELE 00 ELECTRICAL PERMIT		RES COMM: 7. Missing light fixture in dining room above bench.				
000 000	ELE 00 ELECTRICAL PERMIT		RES COMM: 8. Bedrooms 2 & 3 are not ark fault protected.				
000 000	ELE 00 ELECTRICAL PERMIT		RES COMM: 9. Bedrooms 2 & 3 are not found in panel.				
000 000	ELE 00 ELECTRICAL PERMIT		RES COMM: 10. Missing paperwork.				
000 000	BUI 00 BUILDING PERMIT	FINL 0002 BP FINAL INSPECTION	RES COMM: Cancelled per builder			1/06/17 CANCELLED	BKR
000 000	BUI 00 BUILDING PERMIT	FINL 0003 BP FINAL INSPECTION					
000 000	ELE 00 ELECTRICAL PERMIT	POLE 0001 EP TEMPORARY POLE					
000 000	ELE 00 ELECTRICAL PERMIT	UNGR 0001 EP UNDERGROUND					
000 000	ELE 00 ELECTRICAL PERMIT	RGH 0001 EP ROUGH IN					
000 000	ELE 00 ELECTRICAL PERMIT	RGH 0002 EP ROUGH IN					

APPLICATION PROPERTY ADDRESS  
 STRUCTR PERMIT

Land Key  
 INSPECTION

CAD ID  
 RESULT DATE/STATUS  
 INSPECTOR

16 00000442 CONTINUED

APPLICATION	PROPERTY ADDRESS	STRUCTR	PERMIT	INSPECTION	RESULT DATE/STATUS	INSPECTOR
000 000	ELE 00 ELECTRICAL PERMIT			EMET 0001 EP ELECTRIC METER electric meter set	11/09/16 APPROVED WITH EXCEPT	BP
				RES COMM: Poly seal top plate in pantry RES COMM: add stud supports at beams in garage		
				REQ COMM: this is a temp heat only RES COMM: recall this inspection when all breakers and outlets are RES COMM: installed and 24" walk way to water heater/furnace is RES COMM: completed RES COMM: the electrician will have to be here to remove hot panel RES COMM: cover		
000 000	ELE 00 ELECTRICAL PERMIT			RGH 0003 EP ROUGH IN Builder presented a approved elect rough tag that was left for him on 8-4-2016.	1/04/17 APPROVED	BKR
000 000	ELE 00 ELECTRICAL PERMIT			EFIN 0001 EP FINAL INSPECTION All garage plugs have to be GFCI protected. Front porch plug has an open ground. Missing GFCI plug by AC unit. Missing GFCI plug at side patio. Exhaust fan not completed in master bathroom. Missing combo smoke det outside bedrooms. Missing light fixture in dining room above bench. Bedrooms 2 & 3 are not ark fault protected. Bedrooms 2 & 3 are not found in panel. Missing paperwork.	1/04/17 DISAPPROVED	BKR
000 000	ELE 00 ELECTRICAL PERMIT			EFIN 0002 EP FINAL INSPECTION Cancelled per builder	1/06/17 CANCELLED	BKR
000 000	ELE 00 ELECTRICAL PERMIT			EFIN 0003 EP FINAL INSPECTION Bad plug in garage. All plugs in garage has to be GFCI Protected.	1/10/17 DISAPPROVED	BKR
000 000	MEC 00 MECHANICAL PERMIT			MRGH 0001 MP ROUGH IN need 24" walkway to HVAC and water heater with 30x30 Platform in front of units Install commode flanges and secure Install 2" cleanout on kitchen sink to outside insted of twoway cleanout outside.	3/10/16 DISAPPROVED	GVM
000 000	MEC 00 MECHANICAL PERMIT			MRGH 0002 MP ROUGH IN still need 24" walkway on side of stairs or turn stairs around	8/01/16 APPROVED	GVM
000 000	MEC 00 MECHANICAL PERMIT			MFNL 0001 MP FINAL INSPECTION NEED LOCKING CAPS ON A/C CONDENSER AT FREON PORTS REMOVE PORT O LET FROM SITE	1/04/17 DISAPPROVED	SDM



APPLICATION PROPERTY ADDRESS PERMIT STRUCTR  
 Land Key INSPECTION CAD ID RESULT DATE/STATUS INSPECTOR

16 00000442 CONTINUED

000 000	MEC	00	MECHANICAL PERMIT	RES COMM: 3. NEED ANTI TILT DEVICE ON STOVE RES COMM: 4. COMPLETE DISHWASHER DRAIN RES COMM: 5. INSTALL ALL MECHANICAL REGISTERS AND EXHAUST FANS RES COMM: COMPLETE RES COMM: 6. INSTALL RAIN HEAD MASTER SHOWER RES COMM: 7. EXTEND WASHER BOX CLEANOUT TO PAST WALL AND SEAL HOLE IN RES COMM: WALL RES COMM: 8. STRAIGHTEN WATER HEATER AND HVAC B VENT ON ROOF RES COMM: 9. SECURE WATER HEATER AND HVAC B VENT AT ROOF DECK.	MFNL 0002 MP FINAL INSPECTION	1/06/17	CANCELLED	SDM
000 000	MEC	00	MECHANICAL PERMIT	RES COMM: BY BUILDER	MFNL 0003 MP FINAL INSPECTION	1/10/17	APPROVED	SDM
000 000	PLU	00	PLUMBING PERMIT	REQ COMM: TPOT 0001 PP TOP OUT RES COMM: need 24" walkway to HVAC and water heater with 30x30 RES COMM: platform in front of units RES COMM: install comode flanges and secure RES COMM: install 2" cleanout on kitchen sink to outside insted of RES COMM: twoway cleanout outside.	TPOT 0001 PP TOP OUT VOICE MESSAGE LEFT	3/10/16	DISAPPROVED	GVM
000 000	PLU	00	PLUMBING PERMIT	RES COMM: still need 24" walkway on side of stairs or turn stairs RES COMM: around	TPOT 0002 PP TOP OUT	8/01/16	APPROVED	GVM
000 000	PLU	00	PLUMBING PERMIT	REQ COMM: GMET 0001 GAS METER RES COMM: NEED GAS STOP AND PLUG AT COOKTOP	GMET 0001 GAS METER gas meter set	11/03/16	DISAPPROVED	SDM
000 000	PLU	00	PLUMBING PERMIT	REQ COMM: GMET 0002 GAS METER RES COMM: atmos temp heat only	GMET 0002 GAS METER gas meter set	11/09/16	APPROVED	BP
000 000	PLU	00	PLUMBING PERMIT	RES COMM: 1. NEED LOCKING CAPS ON A/C CONDENSER AT FREON PORTS RES COMM: 2. REMOVE PORT O LET FROM SITE RES COMM: 3. NEED ANTI TILT DEVICE ON STOVE RES COMM: 4. COMPLETE DISHWASHER DRAIN RES COMM: COMPLETE RES COMM: 5. INSTALL ALL MECHANICAL REGISTERS AND EXHAUST FANS RES COMM: 6. INSTALL RAIN HEAD MASTER SHOWER RES COMM: 7. EXTEND WASHER BOX CLEANOUT TO PAST WALL AND SEAL HOLE IN RES COMM: WALL RES COMM: 8. STRAIGHTEN WATER HEATER AND HVAC B VENT ON ROOF RES COMM: 9. SECURE WATER HEATER AND HVAC B VENT AT ROOF DECK.	PFNL 0001 PF FINAL INSPECTION NEED LOCKING CAPS ON A/C CONDENSER AT FREON PORTS	1/04/17	DISAPPROVED	SDM
000 000	PLU	00	PLUMBING PERMIT	RES COMM: BY BUILDER	PFNL 0002 PF FINAL INSPECTION	1/06/17	CANCELLED	SDM

PREPARED 1/13/17, 11:38:10  
PROGRAM BPS21L  
City of McKinney

INSPECTION HISTORY REPORT  
0/00/00 THRU 0/00/00

PAGE 4

APPLICATION PROPERTY ADDRESS  
STRUCTR PERMIT

Land Key  
INSPECTION

CAD ID  
RESULT DATE/STATUS

INSPECTOR

16 00000442 CONTINUED

000 000 PLU 00 PLUMBING PERMIT

PFNL 0003 PP FINAL INSPECTION 1/10/17 APPROVED  
RES COMM: The plumbing inspection of this facility meets all of the  
RES COMM: requirements found in Title 30 of the Texas Administrative  
RES COMM: Code, Section 290.46(j) . SHANE MILES I-3286

SDM