

**AGENDA ITEM**

**SUBJECT:** 520 West Hunt Street

**NAME OF OWNER:** Havey, Morton

**NAME OF INTERESTED PARTIES:**

**OWNER'S ADDRESS:** 520 West Hunt Street  
McKinney, TX 75069

**LEGAL DESCRIPTION OF THE PROPERTY:**

W A Rhea, Lot 2  
Tax # R-0935-000-0020-1

**GENERAL DESCRIPTION OF STRUCTURE:** 2 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** April 5, 2013

**SUPPORT DOCUMENTATION:**

Staff Report  
Letter of Eligibility  
Receipt for Work Completed

**STAFF RECOMMENDATION:**

Staff is recommending final approval of the 50% tax exemption for 520 West Hunt 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>
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**DATE:** January 15, 2014

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

**THROUGH:** Jennifer Arnold, Planning Manager

**SUBJECT:** Request by Morton and Mary Havey for Final Approval of a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for Rehabilitation Work to the House Located at 520 West Hunt Street.

**STAFF RECOMMENDATION:** Staff is recommending final approval of a Level 2 (50%) tax exemption for 520 West Hunt Street under the Historic Neighborhood Improvement Zone Tax Exemption Program.

**ITEM SUMMARY:** On April 5, 2013, Staff issued a Letter of Eligibility determining that the proposed improvements at 520 West Hunt Street would qualify for a Level 2 or Level 3 tax exemption.

On January 13, 2014, the applicant submitted paid receipts for:

- Prep and Paint house, garage, studio, and carriage house (exterior) total \$11,000

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 receipt



April 5, 2013

Morton Havey  
520 West Hunt Street  
McKinney, Texas 75069

RE: 2013-006HT Letter of Eligibility to Qualify the Residential Property Located at 520 West Hunt Street for a Level 2 or Level 3 Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program.

Dear Mr. & Ms. Havey:

This letter shall serve as your Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program. Your application for 520 West Hunt Street was received on April 4, 2013.

The following proposed improvement(s) are eligible:

- Prep and paint house, garage, studio, and carriage house (exterior)
- Replace carriage house roof (exterior)

Upon completion of the project, 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 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).

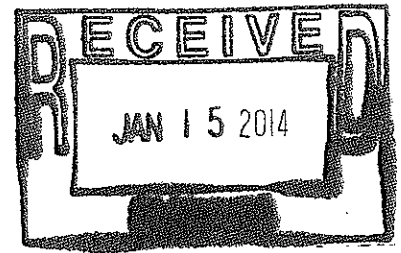
If you have any questions, please contact the Historic Preservation Officer at 972-547-7416.

Sincerely,

Guy R. Giersch  
Historic Preservation Officer

City of McKinney

P.O. Box 517 • McKinney, Texas 75070 • Metro 972-562-6080



At The Ready Energy Services  
 3600 Hidden Trail  
 McKinney, Tx 75069  
 214-405-6891

Contract- Mort and Mary Hayes  
 Exterior repairs and paint  
 520 Hunt St. McKinney Tx 75069  
 5-25-2013

	Amount:
Repair, power wash, light sand, caulk and paint exterior of home	\$8,500.00
Power wash, prime and paint porch	\$750.00
Power wash, caulk and paint carriage house, garage and studio	\$1,250.00
<b>Total:</b>	<b>\$10,500.00</b>

**Payment shedule as follows:**

1st payment at start of project	\$3,500.00
2nd payment at finish of prep work-primed	\$3,500.00
3rd payment at project completion	\$3,500.00

+ 500.00 window repair  
 + trim  
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 \$11,000

**Scope of work:** Exterior paint price includes 3 significant exterior repairs to home and installation of water diversion apparatus above front dormer. Repairs and bare wood will be primed before paint. Paint scheme to be three colors (base, trim and accent colors) to be chosen by home owner. Any additional significant repairs found to be needed during surface preparation for exterior paint will be discussed and price agreed upon before proceeding. Home owner to provide any specialty siding and trim. Porch paint includes securing loose boards and primer coat before final paint coat. We use high quality Sherwin Williams paint for all projects. All prices include materials. We sincerely thank you for the opportunity to earn your business.

*Mort Hayes*  
*Jerry K. Freeman*

Balance due \$250.  
 1153

1679 NBT  
 #1131 6/9 3,500 800  
 #1133 6/17 2,000 800  
 - 1153 8/21 1,750 800

#1639  
 NBT  
 5/24 3,500 NBT