



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 18-0025HT      **Name:** Historic Tax Exemption 403 Tucker  
**Type:** Agenda Item      **Status:** Approved  
**In control:** Historic Preservation Advisory Board  
**On agenda:** 9/6/2018      **Final action:** 9/6/2018  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 403 Tucker Street

**Indexes:**

**Attachments:** 1. HNIZ Application

Date	Ver.	Action By	Action	Result
9/6/2018	1	Historic Preservation Advisory Board	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 403 Tucker Street

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** September 6, 2018

**DEPARTMENT:** Planning

**CONTACT:** Guy R. Giersch, Historic Preservation Officer  
Matt Robinson, AICP, Planning Manager

**STAFF RECOMMENDATION:** Staff is recommending approval of the Level 1 tax exemption for 403 Tucker Street.

**PRIORITY RATING:** The property is listed as a medium priority building according to the 2015 Update of the Historic Resource Survey. Medium priority buildings contribute to local history or broader historical patterns, however, reversible alterations have diminished the buildings integrity. These might include the loss or clear replacement with modern materials some of the historic windows, portions of the porch, roof materials or an addition that noticeably changes the perception of the building. For this priority rating these changes would need to be generally believed to be readily reversible without further loss of historic material. Any alterations should blend and not distract such that the building remains a typical example of architecture, engineering, or crafted design of the period it represents.

**ITEM SUMMARY:** With an associated agenda item, 18-0025HTM, the applicant is requesting approval of a Historic Marker. If the Historic Preservation Advisory Board (HPAB) approves the

applicant's request for a Historic Marker, then, under Ordinance 2015-12-105, the applicant is eligible to request that the HPAB consider an application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2018 are \$1,680.64.

**ASSESSMENT:** Staff has inspected the house to confirm that the building has architectural integrity and has been properly rehabilitated/restored and maintained according to the Secretary of the Interior's Standards. In Staff's assessment, the applicants have met the requirements to obtain a tax exemption under Level 1 of the Historic Neighborhood Improvement Zone Tax Exemption Program. Therefore, Staff is recommending approval of the Level 1 tax exemption for 403 Tucker Street.