



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 16-016HT, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Charles D. and Sharon R. Carter for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 412 West Louisiana Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: December 1, 2016

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Samantha Pickett, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of the Level 1 tax exemption for 412 West Louisiana Street.

PRIORITY RATING: The property is listed as a High Priority building. High priority buildings contribute significantly to local history or broader historical patterns. They are an outstanding or unique example of architecture, engineering or crafted design. They retain a significant portion of original character and contextual integrity and meets, in some cases, criteria for inclusion in the National Register of Historic places and/or are eligible for a Texas Historical Marker. Inappropriate paint schemes and small, unobtrusive additions at the rear of a building that could be removed without further loss of historic material would not necessarily disqualify a structure from this category. Neither would the sensitive use of modern composition shingles in lieu of original wood shingles. To qualify for this category for architecture, however, the historic integrity of the building is paramount. This category can also be assigned if the structure is the last remaining example of a particular building type, if it displays especially rare or unusual features, or if it is particularly associated with an important historic event or person.

ITEM SUMMARY: With an associated agenda item, #2016-016HTM, 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 2016 are \$1,531.

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 412 West Louisiana Street.