

HNIZ INCENTIVE APPLICATION FORM



Complete and sign this application and return this page with the Required Submittals listed above to contact-planning@mckinneytexas.org as a pdf.

By signing this application for a letter of eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption program, the applicant affirms:

- All submitted information for this application represents an accurate description of the proposed work.
- Filing an application does not guarantee approval of a Letter of Eligibility.
- It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
- The property will be inspected periodically by the director of planning for compliance with the requirements of the HNIZ program.

NAME (Print): DAVID HAMPTON
ADDRESS (line 1): 705 N COLLEGE ST
ADDRESS (line 2): _____
City, ST, ZIP: McKINNEY TX 75069
Geographic ID Number R- 0945-007-0018-1
Phone: [REDACTED]
E-mail: [REDACTED]
Signature: [Signature]
Date: OCT 28, 2024

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.

Historic Marker Level

Restoration Level

Preservation Level

* WOULD LIKE TO RECONSIDER
LEVEL BASED ON FINAL
COST

For Office Use Only

HNIZ Case #:	_____	Date Received:	_____
Preservation	_____	Letter of	_____
Built Circa:	_____	Board Approval	_____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. SEE LIST OF "REQUIRED SUBMITTTALS."

October 28, 2024

Dear Historic Preservation and Planning Office,

My name is David Hampton. My wife (Jill) and I have owned (and lived at) 705 North College Street since 2005. Our home is often called the "Davis House", as it was built and lived in by the Davis family for 90+ years. The property is located on the West Side of North College Street, between Lela and Bonner streets (the house is on the corner of Lela and North College).

The Davis House was built from 1897 – 1908, is listed on the National Register of Historic Places, and has received a State of Texas Historical Medallion. The Davis House was also awarded a City of McKinney Historic Marker in 2014 and took part in the HNIZ Tax Exemption program from 2014-2021. Finally, we also receive an annual Collin County Tax abatements via their Historic Site program.

We take great pride in maintaining the Davis House. It was featured in the first Historic Neighborhood Calendar (2009) and we have opened it up to the Community through both the Holiday Home and McKinney Garden Club Tours. The upkeep of the home and landscaping truly makes the Davis House one of McKinney's finest.

As part of our ongoing upkeep, we have assembled a list of projects that appear to qualify for the HNIZ Incentive Program. I reviewed the list shown below with Cassie Bumgarner on August 17, 2024. We aligned on the list and Cassie asked that I apply for a Certificate of Appropriateness from the THC for the Siding and Roof items. That application has been submitted (copy attached). We would like to start the the foundation work ASAP (at it poses a risk), but will not start any siding/window work until we receive the THC Certificate of Appropriateness. Cost shown are estimates and will adjust as the work is completed. With that, we will apply for the Preservation level, but would like to petition for the Restoration Level if the costs end up exceeding \$10,000. We will keep good records and photos of all work and will keep the HPO posted on progress. We also look forward to the HPO visiting the Davis House to inspect the work. Attached are some representative photos of the work to be done.

Davis House Rehabilitation/Preservation Items



Item	Description	Estimate
Siding	Multiple HardyBoard and Trim damage	\$2,500
Roof	Roof vent repair, painting, reinstallation	\$5,000
Foundation	Releveling, possible beam replacement	\$4,500
HVAC	Crawl space ductwork repair and insulation	\$2,500
Drainage	Improve drainage from back of garage	\$1,500
Windows	Replace damaged windows	\$2,000
		\$18,000

Thank you for your consideration in this matter and please do not hesitate to contact me with any questions.

Sincerely,

David Hampton

Davishouse2@gmail.com

469-223-4097

December 2, 2024

Mr. David Hampton
705 N. College Street
McKinney, TX 75069

Re: Recorded Texas Historic Landmark Project Review, Davis House (Marker 12898), 705 N. College Street, McKinney, Collin County, TX, 75069

Dear Mr. Hampton,

Thank you for submitting the proposed project application for the Davis House, which has been designated as a Recorded Texas Historic Landmark (RTHL) since 2002. This letter presents the comments of the Executive Director of the Texas Historical Commission (THC).

The THC Division of Architecture staff, led by Katharine Sheldon, has completed their review of the project proposal and supplemental documentation, submitted on October 25, 2024. Our staff acknowledges the proposed scope of work includes removal of damaged siding and trim in twelve spots around the exterior of the building and work to repair window damage where the seal has broken between the window glass and wood frame and a leak has developed. If the leak cannot be repaired, the window would be replaced with a wood framed window to match the remaining windows on the property.

Provided the damaged siding and trim is removed and replaced in kind with wood siding and trim to match the original, this work is approved.

Regarding the window repair, which may lead to a window replacement, retention of the original or existing windows is always desirable. Each window should be examined for operational soundness by using an ice pick or an awl to test the soundness of the wood. It is acknowledged, however, that there does reach a point where the condition of the window clearly indicates the need for a replacement. The search for a replacement window should begin with an examination of the window(s) which are being replaced and such characteristics as the pattern of the openings and their size, proportions of the frame and sash, configuration of window panes, muntin profiles, type of wood, paint color, characteristics of the glass, associated details such as arched tops, hoods, or other decorative elements. Understanding these elements of the window, search for a replacement which retains as much of the character of historic window as possible.

Based on the information provided and with consideration given to the best practice guidance provided above, Texas Historical Commission staff determined that the scope of work sufficiently meets the *Secretary of the Interior's Standards for Rehabilitation*. Therefore, we hereby waive the remainder of the RTHL review period, and work may proceed at this time. Thank you for your interest in the cultural heritage of Texas, and for the opportunity to comment on the proposed project. If you have any questions concerning our review, or if we can be of further assistance, please contact Katharine Sheldon at katharine.sheldon@thc.texas.gov or 512-463-9122.

Sincerely,

A rectangular box containing a handwritten signature in cursive script that reads "Katharine Sheldon".

Katharine Sheldon



*If there's any
delay, it's you
we pay!*

**1444 North Central Expressway
McKinney, TX 75070
214-949-1776**

Mailing Address:
PO Box 1179
McKinney, TX 75070

Chris McCutchen
Operations Manager

BILL TO

David Hampton
705 N College St
McKinney, TX 75069 USA

Texas State Board of Plumbing Examiners
PO Box 4200, Austin TX 78765-4200
1-800-845-6584, Ernest Richardson Jr
M-12561

PROJECT
278317614

INVOICE DATE
Dec 05, 2024

JOB ADDRESS

David Hampton
705 N College Street
McKinney, TX 75069 USA

Estimate number(s) 278308172

Completed Date: 12/5/2024

DESCRIPTION OF WORK

Returning Thursday to replace tankless. Collected deposit today of \$3000. Remaining balance due after installation

Installed new tankless in kitchen pantry. had to run the drain line for the Pressure relief valve, the pan and new gas line out to the side of the house. Also new isolation kits at tankless. Also had to redo the gas at the meter; ac unit and at the pool heater. Had to put regulators at each place cause I had to run 3/4 to catch the tankless since it was a 1/2 prior. Once I had everything installed I turned the gas on and the water to the tankless. Checked for leaks on the gas and at the tankless. No leaks on the gas and at the tankless. I'm getting hot water all over the house. Customer didn't want to pay full balance so I collected 6,000\$ and the rest will be collected at another date.

12-11-24 past city inspection. Collected remaining balance

TASK	DESCRIPTION	QTY	PRICE	TOTAL
HSI	Free Whole Home Safety Inspection: Free safety inspection of your homes plumbing system	1.00	\$0.00	\$0.00
OCM	OPTIMUM CLUB MEMBERSHIP: • INSTALLATION OF A BRITA POINT-OF-USE FILTER (INSTALL ONLY) VALUED AT \$539. 79 • ANNUAL PLUMBING & SAFETY INSPECTION • WATER HEATER TUNE-UP • 20% DISCOUNT ON REPAIRS AND SERVICE • SERVICE CALL FEE WAIVED • COMPLIMENTARY WATER PRESSURE TEST • COMPLIMENTARY BIO BEN DRAIN TREATMENT • PRIORITY SERVICE • \$400 REPLACEMENT VOUCHER • 5 YEAR MEMBERSHIP PRICE PROTECTION • COMPLIMENTARY CITY WATER QUALITY REPORT	1.00	\$287.88	\$287.88

- EMERGENCY RESPONSE
- FREE WATER DAMAGE EVALUATION

NONBT	MISC. TASK:	1.00	\$566.42	\$566.42
	• Run pan and pressure relief valve outside			

RTWHRP10	RHEEM TANKLESS WATER HEATER EXCHANGE, 10 YEAR:	1.00	\$9,930.88	\$9,930.88
	• REPLACING AN EXISTING TANKLESS WATER HEATER ONLY • INSTALLED TO CODE • POP IN PARTS TECHNOLOGY • PROPERTY PROTECTION GUARANTEE • PERMIT AND INSPECTION • UP TO 5 REGULATORS IF NEEDED • 10 YEAR WARRANTY			

CD-OV	OPTIMUM VOUCHER DISCOUNT:	1.00	\$-400.00	\$-400.00
	• \$400 OFF INSTALLATION			

NONBT	MISC. TASK:	1.00	\$1,266.29	\$1,266.29
	• Install new venting for new tankless thru roof and flashing and roofer included			

3680926	Tankless Rheem 4 Bath: RHEEM RTG-95DVLN-1 671338 199.9MBTU INDOOR DIRECT VENT .82 EFFICIENCY ULTRA LOW NOX NATURAL GAS TANKLESS WATER HEATER	1.00	\$0.00	\$0.00
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S/N: Ajdbxyes

PAID ON	TYPE	MEMO	AMOUNT
12/3/2024	Credit Card		\$3,000.00
12/6/2024	Credit Card		\$6,000.00
12/11/2024	Credit Card		\$2,651.47

SUB-TOTAL	\$11,651.47
TAX	\$0.00
TOTAL DUE	\$11,651.47
PAYMENT	\$11,651.47
BALANCE DUE	\$0.00

State Farm

HAMPTON, DAVE

53-83D2-54K

Insured: HAMPTON, DAVE
Property: 705 N College St
Mckinney, TX 75069-2740
Cellular: XXXXXXXXXX
Type of Loss: Hail
Deductible: \$6,824.00
Date of Loss: 3/25/2025
Date Inspected: 4/18/2025

Estimate: 53-83D2-54K
Claim Number: 5383D254K
Policy Number: XXXXXXXXXX
Price List: TXDF28_MAR25
Restoration/Service/Remodel

Summary for Coverage A - Dwelling - 35 Windstorm and Hail

Line Item Total	56,362.23
Material Sales Tax	1,481.32
Cleaning Mtl Tax	2.46
Subtotal	57,846.01
Cleaning Sales Tax	125.42
Replacement Cost Value	57,971.43
Less Depreciation (Including Taxes)	(19,050.39)
Less Deductible	(6,824.00)
Net Actual Cash Value Payment	\$32,097.04

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	19,050.39
Replacement Cost Benefits	19,050.39
Total Maximum Additional Amount Available If Incurred	19,050.39
Total Amount of Claim If Incurred	\$51,147.43

Piglia Kevin
866-787-8676 x 7139

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND
LIMITS OF YOUR POLICY.

Verification of Owner Occupancy and Homestead Exemption

5:11PM Mon Oct 28

collincad.org

74%

Appraisal District

250 Eldorado Pkwy • McKinney, Texas 75069

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The official website of the Collin Central Appraisal District

Property Search

Property ID: 1129326 - Tax Year: 2024

General Information

Property ID	1129326
Property Status	Active
Geographic ID	R-0945-007-001B-1
Property Type	Real
Property Address	705 N College St McKinney, TX 75069
Total Land Area	n/a
Total Improvement Main Area	3,366 sq. ft.
Abstract/Subdivision	Tuckers Addition
Primary State Code	A (Residential Single-family)
Legal Description	TUCKERS ADDITION, BLK 7, LOT 1B 1A
Maps	Interactive Property Map Interactive Subdivision Map Download a plat map

Owner Information

Owner ID	614774
Owner Name(s)	Hampton David A & Jill E
Exemptions	HS (General Homestead) HT (Historical)
Percent Ownership	100.00%
Mailing Address	705 N College St McKinney, TX 75069-2740

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Help and Info

October 28, 2024

Dear Historic Preservation and Planning Office,

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Davis House Rehabilitation/Preservation Items



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Siding	Multiple HardyBoard and Trim damage	\$2,500
Roof	Roof vent repair, painting, reinstallation	\$5,000
Foundation	Releveling, possible beam replacement	\$4,500
HVAC	Crawl space ductwork repair and insulation	\$2,500
Drainage	Improve drainage from back of garage	\$1,500
Windows	Replace damaged windows	\$2,000
		\$18,000

Thank you for your consideration in this matter and please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Hampton', written over a red line.

David Hampton



TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

**Recorded Texas Historic Landmark (RTHL)
and Easement Review Request Form**

Please Choose: ☒ RTHL Review ☐ Easement Review

GENERAL PROJECT INFORMATION

Please complete the following.

1. Property Name and Location			
NAME OF HISTORIC PROPERTY DAVIS HOUSE			
ADDRESS 705 N COLLEGE ST.	CITY MCKINNEY	COUNTY COLLIN	ZIP CODE 75069
2. Project Name			
NAME OR BRIEF DESCRIPTION OF PROJECT WORK DAVIS HOUSE SIDING & WINDOW PRESERVATION			
3. Applicant (owner)			
OWNER DAVID HAMPTON			
ADDRESS 705 N COLLEGE ST.	CITY MCKINNEY	STATE TX	ZIP CODE 75069
PHONE [REDACTED]	EMAIL [REDACTED]		
4. Architect or Other Project Professional			
NAME/FIRM NONE REQUIRED		REPRESENTATIVE	
ADDRESS	CITY	STATE	ZIP CODE
PHONE	EMAIL		
5. Construction Period			
PROPOSED PROJECT START DATE NOVEMBER, 2024			
6. Involvement in Other Programs PLEASE NOTE THAT ALL OTHER PROGRAMS REQUIRE SEPARATE SUBMISSIONS.			
ARE FEDERAL FUNDING, PROPERTY, OR PERMITS INVOLVED IN THE PROJECT? NO			
IF YES, WHAT FEDERAL AGENCY? N/A			
ARE YOU PLANNING TO APPLY FOR STATE AND/OR FEDERAL TAX CREDITS? NO			
IF YES, HAVE YOU ALREADY SUBMITTED YOUR APPLICATION? N/A			

REQUIRED ATTACHMENTS

For all projects, please attach the following:

- Written description of the proposed project;
- Project documentation (plans, specifications, etc.); and
- Photographs of the property showing areas of proposed work.

SUBMISSION

Please submit the completed application and required attachments to:

Texas Historical Commission
Division of Architecture
108 W. 16th St., 2nd Floor
Austin, TX 78701

OFFICE USE ONLY
Date Received:
Due Date (30 days):
Date Responded:
RTHL Marker Number:
Tax Credit Project Number:

Texas Historical Commission
Division of Architecture
P.O. Box 12276
Austin, TX 78711-2276
512-463-6094
Fax 512-463-6095
architecture@thc.texas.gov

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COMMISSION 
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thc.texas.gov

Katherine Sheldon
Historic Preservation Project Reviewer, Federal and State Review Program
Texas Historical Commission
Division of Architecture

October 25, 2024

Dear Katherine,

First of all, thank you for responding to my online request and providing the RTHL Application!

My name is David Hampton. My wife (Jill) and I have owned (and lived at) 705 North College Street since 2005. Our home is often called the "Davis House", as it was built and lived in by the Davis family for 90+ years. The Davis House is listed on the National Register of Historic Places, has received a State of Texas Historical Medallion, and was also awarded a City of McKinney Historic Marker in 2014. We have taken immense pride in maintaining the Davis House. It was featured in the first Historic Neighborhood Calendar (2009) and we have opened it up to the Community through both the Holiday Home and McKinney Garden Club Tours. The upkeep of the home and landscaping truly makes the Davis House one of McKinney's finest.

As part of our upkeep, we have built a list of maintenance projects and are applying for McKinney's Historic Neighborhood Incentive Program. We reviewed the list below with Cassie Bumgarner (Historic Preservation Department). Cassie shared that the siding and window work would require a "Certificate of Appropriateness" from the THC. That is what this application is requesting.

Davis House Rehabilitation/Preservation Items



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Siding	Multiple HardyBoard and Trim damage	\$2,500
Roof	Roof vent repair, painting, reinstallation	\$5,000
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HVAC	Crawl space ductwork repair and insulation	\$2,500
Drainage	Improve drainage from back of garage	\$1,500
Windows	Replace damaged windows	\$2,000
		\$18,000

Here is a brief scope of the work (with representative pictures below):

Siding

There are ~12 places around the property where the siding/trim has been damaged. A few pictures below are representative samples. The damage provides an entry point for rodents and can be unsightly. We will work with a skilled carpenter to make replace the boards to match the surrounding material and color

Window

There are two windows that become foggy in the Spring/Summer. I imagine it is a leak between the glass and the wood. We will work with a skilled glass expert to address the problem. Hopefully, the leak can and repaired. If not, we would replace the window with similar wood framing to match all other windows.



Thank you for your consideration in this application. Please let me know if any other information is needed.

Thanks
Dave Hampton



Left to Right:

1. New unit installation, includes new venting
2. New plumbing @ HVAC
3. New drain installations



Left to Right:

1. Upgraded meter installation
2. New plumbing @ pool heater
3. Pressure test for City



Attachment: Representative Photos



705 N College St #1 (Trim Damage)



705 N College St #2 (Siding Damage)



705 N College St #3 (Foundation Issue)



705 N College St #4 (HVAC Issue).



705 N College St #5 (Garage Drainage).



705 N College St #6 (Window- Fogs in Spring)

Attachment: Representative Photos



705 N College St #1 (Trim Damage)



705 N College St #2 (Siding Damage)



705 N College St #3 (Foundation Issue)



705 N College St #4 (HVAC Issue).



705 N College St #5 (Garage Drainage).



705 N College St #6 (Window- Fogs in Spring)

Davis House Rehabilitation/Preservation Items



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