

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): Lisa and Justin Tyler Hammett
ADDRESS (line 1): 418 N. Waddill Street
ADDRESS (line 2): _____
City, ST, ZIP: McKinney, TX 75069
Geographic ID Number R- Plan# HP2023-0087
Phone: 214-725-7650 (Lisa cell)
E-mail: info@lisaahammett.com
Signature: Lisa Hammett / Justin Tyler Hammett
Date: September 1, 2023

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.

Historic Marker Level

Restoration Level

Preservation Level

For Office Use Only

HNIZ Case #:	<u>HP2023-0097</u>	Date Received:	<u>July 15, 2024</u>
Preservation	<u>High</u>	Letter of	_____
Built Circa:	<u>1931</u>	Board Approval	_____

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





































January 31, 2024 revision: project scope now includes repairing and replacing some cedar plank siding. All will be in-kind if replaced. Full exterior paint included too.

September 11, 2023

Lisa Hammett
418 N Waddill Street
McKinney, Texas 75069

RE: HP2023-0097 Letter of Eligibility to Qualify the Residential Property Located at 418 N Waddill Street for a Level 2 or Level 3 Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption.

Dear Lisa Hammett:

This letter shall serve as your Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program. Your application for 418 N Waddill Street was received on August 18, 2023.

The following proposed improvement(s) are the only eligible items:

- Window repairs on the front windows
- Window replacements on sides and rear of home

Upon completion of the improvements, dated, paid, final receipts from the contractors, final inspection report, and permit green tag 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 Historic Preservation Advisory Board for approval or denial of the tax exemption.

Should the proposed scope of work change, a Certificate of Appropriateness may be required. Material changes of skirting and any other exterior changes would require a Certificate of Appropriateness. Please contact Staff immediately if the scope of work changes to begin the Certificate of Appropriateness process.

From the date of issuance of this Letter of Eligibility, you have 1 year to complete any or all 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 Rehabilitation Incentive (Level 2) or Preservation Incentive (Level 3) exemption. If the total costs of eligible *exterior* improvements are in excess of \$10,000, you may receive an exemption of 50% of the City's ad

valorem taxes for a period of 10 years (Rehabilitation Level). 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 10 years (Preservation Level).

If you have any questions about this Letter of Eligibility, please contact me at 972-547-7376 or cbumgarner@mckinneytexas.org.

Sincerely,

Cassandra Bumgarner

Cassandra Bumgarner
Planner, Historic Preservation



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