

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) 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): Kristi Baker

ADDRESS (line 1): 408 N. Waddill St.

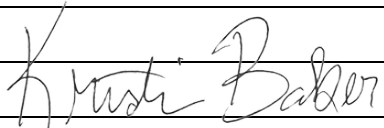
ADDRESS (line 2): _____

City, ST, ZIP: McKinney, TX 75069

Geographic ID Number R- R-0835-012-004A Lat: 33.201022° N, Long: -96.626251° W

Phone: 214-862-9956

E-mail: kristibaker@yahoo.com

Signature: 

Date: February 24, 2026

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.

Historic Marker Level

Restoration Level

Preservation Level

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."

July 28, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

Cassie Bumgarner
Historic Preservation Planning Manager
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

RE: Scope of Work

Dear Cassie,

The work as outlined in the City of McKinney's COA letter of Oct. 15, 2024 for the property at 408 N. Waddill Street has been completed. The scope of the work presented here for the HNIZ tax exemption application involved repairing and restoring the 23 windows of the house as close as possible to their original 1920s aesthetic.

This work has been completed and paid for in full as evidenced by Invoice #7089 from East Texas Millwork, Inc.

Best regards,

A handwritten signature in black ink, appearing to read "Tom Michero". The signature is fluid and cursive, with a large initial "T" and a stylized "M".

Tom Michero
214-733-6768
tom@mckinneyhistory.com



October 15, 2024
Kristi Baker
408 N Waddill Street
McKinney, Texas 75069

HP2024-0066 Request for Certificate of Appropriateness for restoration
project at 408 N Waddill Street and new fencing.

Dear Kristi Baker:

This letter shall serve as an approval with conditions of a Certificate of Appropriateness (COA) for the restoration of the residence at 408 N Waddill Street and proposed fencing project. The restoration of the siding beneath the brick, rounded front door, windows, porches, awnings, and trim are all based on physical or photographic evidence. This allows for restoration to an earlier period of significance. Also included in this approval is the proposed lighting and fencing as described. This approval does not guarantee approval from any other departments or boards.

The approval is conditioned as follows:

1. The applicant does no further work than was reviewed in the completed submittal package that was received by the Historic Preservation Office on September 4, 2024 and approved on October 15, 2024.
2. The applicant will be responsible for meeting all applicable City ordinances and obtaining all necessary building permits. Please contact Building Inspections and Permits to obtain your building permit at 972-547-7400.

If compliance with applicable codes and building permits necessitates changes to this plan, or you elect to make other changes to the property beyond the scope of this approval, you must submit a new Certificate of Appropriateness. If you have any questions about the approval of this item, please contact me at 972-547-7376.

Sincerely,

Cassandra Bumgarner

Planner, Historic Preservation

"The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete this brief customer service survey. We sincerely appreciate your responses and opinions!" <https://www.surveymonkey.com/r/McKinneyPlanningFeedback>

EAST TEXAS MILLWORK, INC.

P.O. Box 62

Groveton, Texas 75845

PH: 936-642-2375

easttexasmillwork@windstream.net

Invoice

DATE	INVOICE #
1/6/2025	7089

BILL TO	SHIP TO
Kristi Baker 406 N Waddill St Mckinney, TX	TBD

DUE DATE	P.O. NUMBER
1/6/2025	Est 27509

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
WINDOW	36"x 64" single hung 6-Lite over 6-Lite with 1/4" SG clear temperedglass 6" Jamb no trim African mahogany	18	1,280.00	23,040.00T
WINDOW	24"x 64" single hung 4-Lite over 4-Lite with 1/4" SG clear temperedglass 6" Jamb no trim African mahogany	2	1,215.00	2,430.00T
WINDOW	24"x 42" single hung 4-Lite over 4-Lite with 1/4" SG clear temperedglass 6" Jamb no trim African mahogany	3	1,160.00	3,480.00T
DELIVERY	Shipping at additional cost	1		0.00
	Deposit Oct 30, 2024 Check # 145 Amount \$15,669			-15,669.00
	Cashiers check rcvd 1/6/2025 \$15,669.38			
	Payment Rcvd for full amount \$31,338.38			

Thank you for your Business!
Terms 50% Deposit, Balance Due COD

Subtotal	13,281.00
8.25% Tax	2,388.38
Total	15,669.38

PAID
01-06-25

February 24, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

Cassie Bumgarner
Historic Preservation Planning Manager
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

RE: Historic Marker Approval Letter

Dear Cassie,

I am submitting two applications on behalf of Kristi Baker for the house at 408 N. Waddill Street: 1) for the Historic Marker and, 2) this one for the Level 1 HNIZ Tax Exemption. I have submitted these applications simultaneously through the Citizen Self Service (CSS) portal.

Please include the Historic Marker Letter of Approval with this Tax Exemption application if and when it is available.

If you have any questions regarding these applications and/or how they have been submitted, please feel free to contact me.

Best regards,

A handwritten signature in black ink, appearing to read "Tom Michero", with a stylized, flowing script.

Tom Michero
214-733-6768
tom@mckinneyhistory.com

Home Owner Contact Info:
Kristi Baker
408 N. Waddill St.
214-862-9956
kristibaker@yahoo.com

February 24, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

Cassie Bumgarner
Historic Preservation Planning Manager
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

Dear Cassie,

I am submitted an application for a Level 1 HNIZ Tax Exemption on behalf of Kristi Baker for the house at 408 N. Waddill Street.

I have also submitted an application for a Historic Marker. If you have any immediate questions regarding this application or if it is deficient in some way, do not hesitate to contact me.

Any questions you have regarding this application and its submission, please feel free to contact me. For any other questions and/or for scheduling meetings, etc., please feel free to contact Kristi (see below).

Best regards,

A handwritten signature in black ink that reads "Tom Michero". The signature is fluid and cursive, with the first name "Tom" and last name "Michero" clearly legible.

Tom Michero
214-733-6768
tom@mckinneyhistory.com

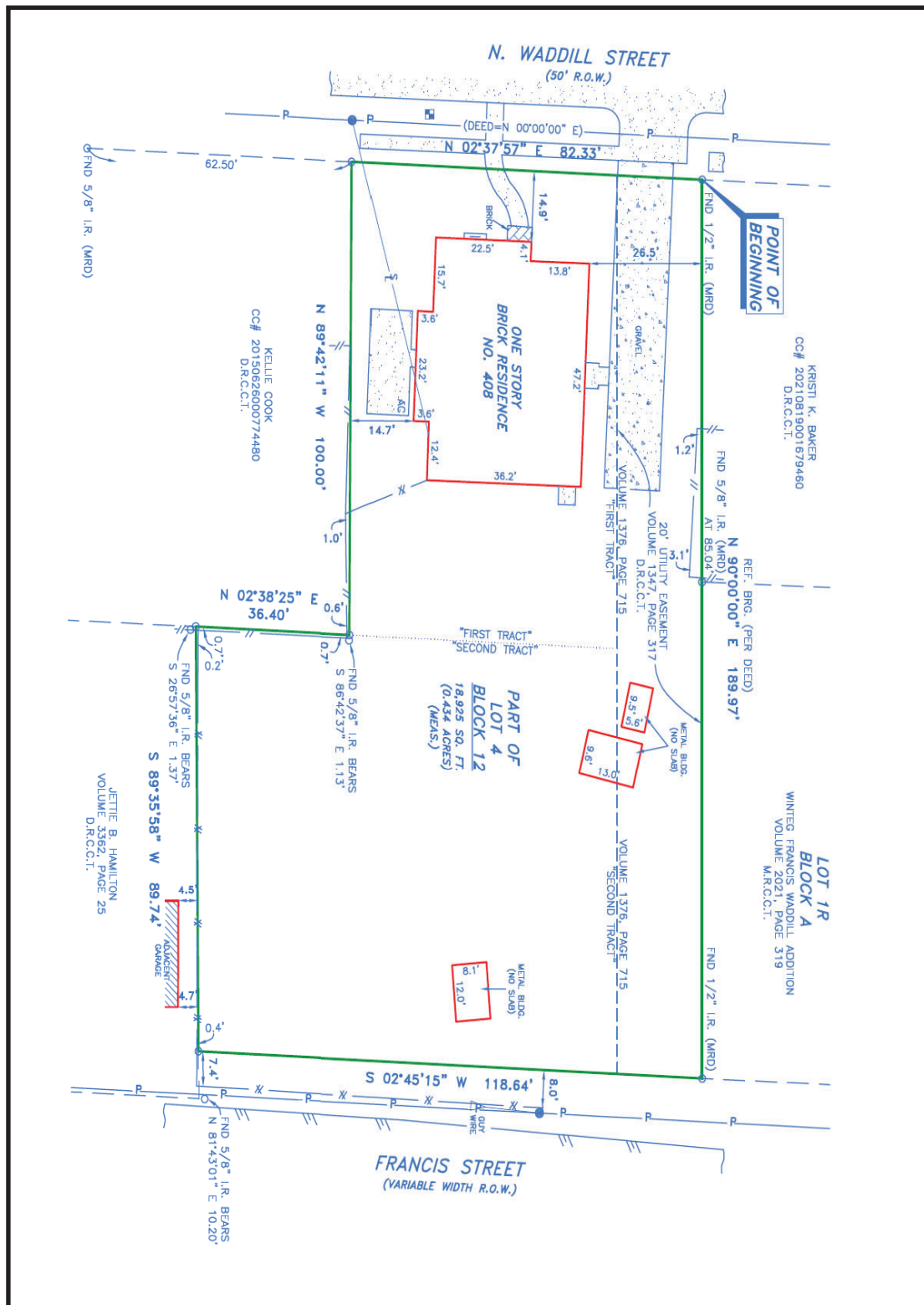
Home Owner Contact Info:
Kristi Baker
408 N. Waddill St.
214-862-9956
kristibaker@yahoo.com

Basic Information

OWNER		TYPE	OWNERSHIP %	LOCATION	LEGAL
BAKER KRISTI KAY		 Real	0.000000	0000408 N WADDILL ST	WADDILL ADDITION (CMC) BLK
408 N WADDILL ST					12 LOT 4A 4D 4F & OL1
MCKINNEY, TX 75069-3752					
ACRES	YEAR BUILT		SQFT	UDI	LINKS
0.389	0		0.000		Tax Estimator
2025 VALUES			2025 EXEMPTIONS ⓘ		
Land: 300,000			Homestead: 93,973		
Improvement: 132,371			Homestead: 58,044		
2024 VALUES			2024 EXEMPTIONS ⓘ		
Land: 234,000			None		
Improvement: 78,245					
Minimize ^					

Survey:

Waddill Addition, Blk 12, Lot 4A, 4D, 4F & OL1



This survey plat dated from 2022 shows the King-Merritt House at 408 North Waddill Street.

Legal Description

Being a part of Lot 4 and a part of a 20 foot alley right-of-way, in Block 12, of Waddill Addition, an addition to the City of McKinney, Collin County, Texas, According to the map thereof recorded in Volume 78, Page 428, of the map records of Collin County, Texas, and being a combination of all of the "First Tract." all of the "Second Tract" and all of the portion of a 20' alley conveyed in Volume 1376, Page 715, described in a deed to Fay Blackwell, of record under County Clerk's File Number 20170621000804380, deed records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for corner in the east right-of-way line of N. Waddill Street (variable width right-of-way), at the northwest corner of said Blackwell Tract, same being the southwest corner of a tract of land described in a deed to Kristi K. Baker, of record under County Clerk's file number 20210819001679460, deed records, Collin County, Texas.

Thence North 90°00'00" east along the common line of said Blackwell and said Baker Tracts, passing the southeast corner of said Baker Tract at 85.04 feet, a 5/8" iron rod found for reference, and continuing for a total distance of 189.97 feet to a 1/2" iron rod found for corner in the west right-of-way of Francis Street (variable width right-of-way), at the northeast corner of said Blackwell Tract, same being the southeast corner of Lot 1R, Block A, of Winteg Francis Waddill Addition, an addition to the City of McKinney, Collin County, Texas, According to the map thereof recorded in Volume 2021, Page 218, of the map record of Collin County, Texas;

Thence South 02°5'15" West along the West Right-of-way line of said Francis Street a distance of 1818.64 feet to a point for corner at the Southeast corner of said "Second Tract." in the North line of a tract of land described in a deed to Jettie B. Hamilton, of record in Volume 3362, Page 25, of the deed records of Collin County, Texas, from which a 5/8" iron rod found for reference bears North 81°3'01" East, a distance of 10.20 feet;

Thence North 89°2'11" West along a common line of said Blackwell and Cook Tracts, A distance of 100.00 feet to a point for corner at the common West corner thereof, in the East right-of-way line of said N. Waddill Street.

Thence North 02°7'57" East along the East right-of-way line of said N. Waddill Street, a distance of 82.33 feet to the place of Beginning and containing 18,925 square feet of 0.434 acres of land.

Exterior Photos: Then & Now



West Front



North Side



East Rear



South Side



Exterior Photos: Then & Now



Lorine Merritt was famous for her beautiful backyard garden and nursery. The irises seen sprouting in this photo (upper left) are the descendants of the irises she planted in 1929.

Interior Photos: During Restoration & Now



Living Room



Living Room



Fireplace

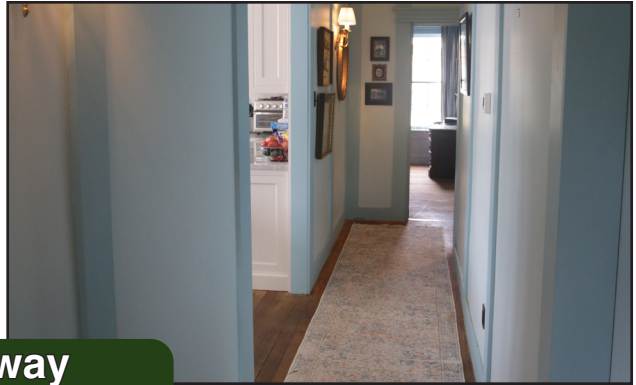


Dining Room





Hallway



Bedroom



Kitchen

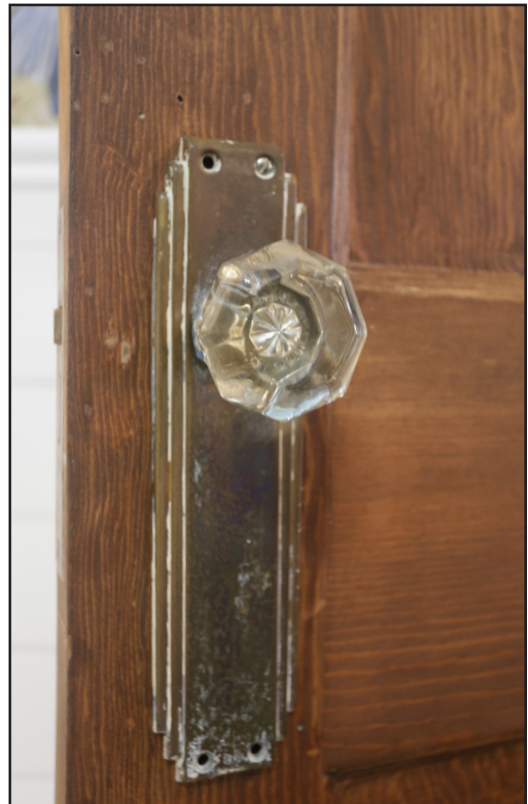


Flooring





It was the goal of the 2025 renovation to undo the 1962 remodeling and restore the house to its original 1925 aesthetic. This required the owner to custom-make several six-over-six sash windows and find fixtures from the 1920s. The tub, chandelier, and door knob seen here all belong to that period. The switch plate is a contemporary reproduction of the type of switches found in most homes constructed prior to 1930.





The toy cap gun below dates from the 1940s and belonged to Charles M. Cooper III who lost in near an oak tree in the backyard.



Asian inspired wallpaper covered the pantry walls of the King-Merritt house. This wallpaper had a cheesecloth backing that provided a smooth surface across the gaps of the shiplap walls. It is likely that this wallpaper was included in the home's original 1925 construction.

