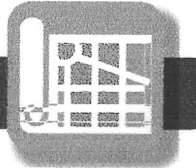


HNIZ INCENTIVE APPLICATION FORM



Complete and sign this application and return this page with the Required Submittals listed above to contact-historicpreservation@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): Mark Miserak

ADDRESS (line 1): 406 Parker St

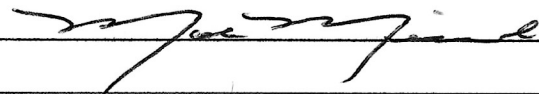
ADDRESS (line 2): _____

City, ST, ZIP: McKinney, Texas 75069

Geographic ID Number R- Ed Bradley Survey, Abstract No 85, Collin Co, Parker Addition

Phone: 972-489-1402

E-mail: mmiserak@@gmail.com

Signature: 

Date: _____

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.

☒ Historic Marker Level

☐ Restoration Level

☐ Preservation Level

For Office Use Only

HNIZ Case #: HP2022-0069HT

Date Received: 06/27/2022

Preservation Medium

Letter of _____

Built Circa: HP2022-0069HT

Board Approval _____

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

CALLED 0.1935 ACRES
JONATHAN H. WEERTS
INST. NO. 2014103001197080
O.P.R.C.C.T.

LANE P. HUGHSTON
VOL. 5558, PG. 2699

1/2" IRF at corner
& 3/8" IRF B/s.
N 67°08'59" E 0.12'

LANE P. HUGHSTON
VOL. 6048, PG. 4311

(CALL NORTH 56.00')
N 00°05'46" W 56.02'

20' ALLEY

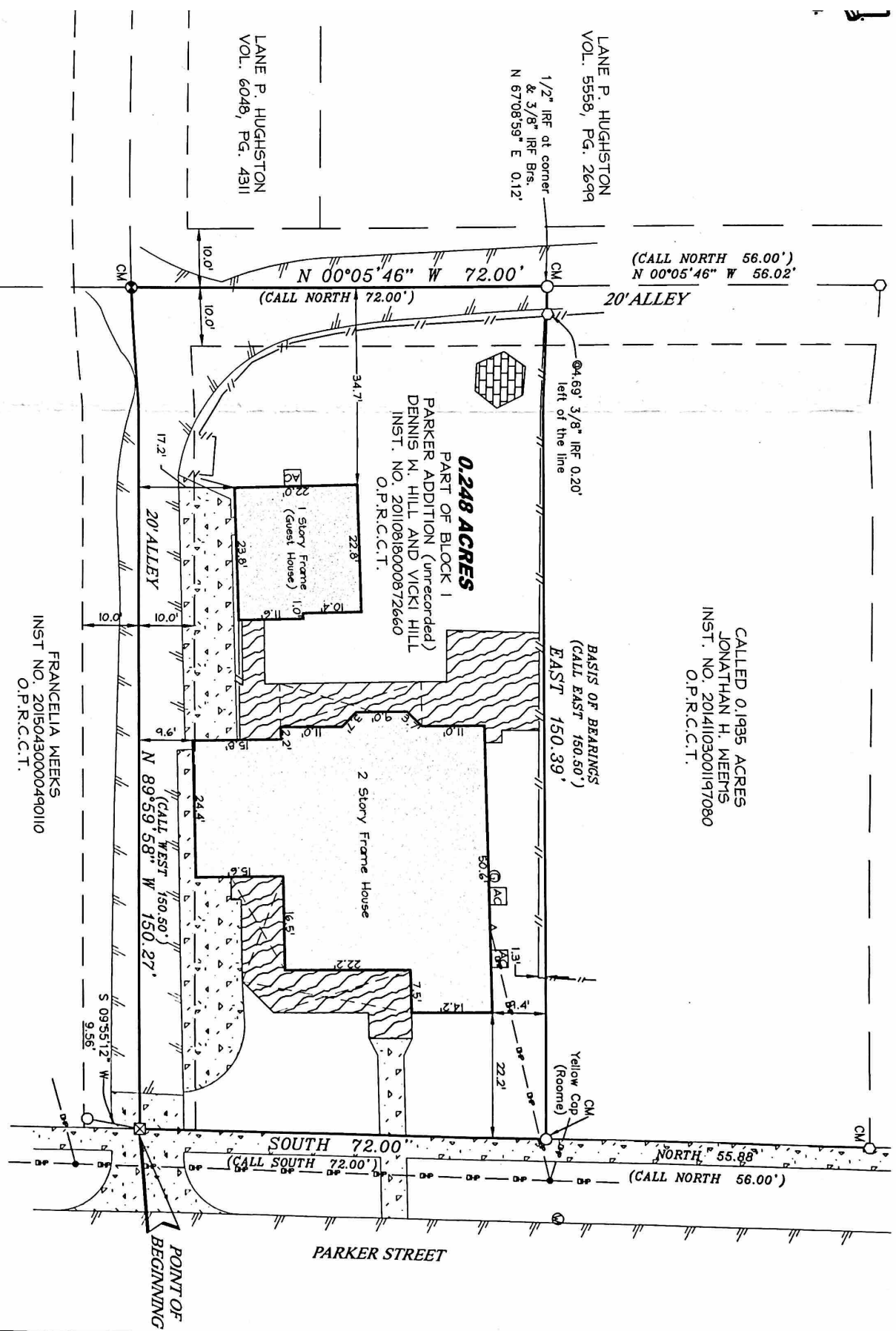
0.248 ACRES

PART OF BLOCK 1
PARKER ADDITION (unrecorded)
DENNIS W. HILL AND VICKI HILL
INST. NO. 20110818000872660
O.P.R.C.C.T.

④4.69' 3/8" IRF 0.20'
left of the line

BASIS OF BEARINGS
(CALL EAST 150.50')
EAST 150.39'

FRANCELIA WEEKS
INST. NO. 20150430000490110
O.P.R.C.C.T.



BY: *Wayne Beets II*
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039



406 S. PARKER STREET
MCKINNEY, TX
DATE: 5/8/2019
SCALE: 1" = 20'
JOB NO.: 2019-555
CLIENT: Fair Texas Title
TECHNICIAN: TYB

BY-LINE
SURVEYING LLC
P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com
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406 Parker Street Pictures



406 Parker St. – Front – East Side



406 Parker St. – Front South Side



406 Parker St. – Northeast Side



406 Parker St. - West Facing



406 Parker St. – 1985 Picture – Front – East Facing

Historic Building Approval:

Paula, as I mentioned we never got an official letter or correspondence about our approval, so after about 10 days we reached out to Terri. Below is the correspondence stating how we can obtain our marker. We wanted to have it in time for the Tour of Homes on December 4-5th.

From: Connie Miserak <conniemiserak@gmail.com>
Sent: Wednesday, November 17, 2021 8:35 AM
To: Terri Ramey <tramey@mckinneytexas.org>
Cc: Paula Nasta <pnasta@mckinneytexas.org>
Subject: Re: City of McKinney Historic marker

EXTERNAL SENDER ALERT: CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

Thank you so much for this information, Terri! I'll stop by this morning to pick it up.

I appreciate you!
Connie

On Nov 16, 2021, at 4:58 PM, Terri Ramey <tramey@mckinneytexas.org> wrote:

Good day. You can purchase a Historic Marker from me or Paula Nasta. The Historic Markers are \$230 each. That is the price we paid for the markers in bulk from the manufacturer. We only accept cash or checks payable to the "City of McKinney". I will hold a marker for you. Note that we are getting low on markers that we have in stock. I expect the next order to be more expensive.

We are located on the first floor of the Development Services Building, 221 N. Tennessee Street, McKinney, TX 75069. Our building is located directly across the street from City Hall. I will be out of the office from Nov. 19 – 24, 2021. The City of McKinney will be closed on Nov. 25 – 26, 2021 for the Thanksgiving holiday. I should be back in the office on Mon., Nov. 29, 2021.

I look forward to seeing your home on Chestnut Square's Holiday Tour of Homes. Please let me know if you have any questions regarding the Historic Markers.

Thank you,
Terri Ramey
Administrative Assistant

City of McKinney | Planning Department
221 N. Tennessee St. | McKinney, TX 75069
Phone 972.547.7417 | tramey@mckinneytexas.org

Letter of Explanation – Work Done on 406 Parker St.

We knew when purchasing 406 Parker St. in May of 2019 that there were a number of things we wanted to do to update, improve, and in some case bring the home into much safer condition. We did some of the work before moving into the home in July of 2019.

I've chosen to highlight three major projects in which the total cost was over \$21,000. Invoices for these projects and are included in the documentation.

Flooring Restoration:

There were two carpeted rooms in the home that had original wooden floors underneath. To our surprise, the floors in the front bedroom, which is now my office, had also been painted white! It looked very rough, but our flooring team did a great job of bring them to life. We decided to keep some flecks of the white paint to keep some of the character.

The second room was originally called the "green room" because of the bold green wall paint. We've been told this might have originally been the kitchen. The floors in here were also carpeted, but the besides replacing some damaged boards, was in much better shape than the office. These turned out very nice and we love the rich dark color of that wood.

We did both floors before moving into the home. Please see before and after pics of both projects.

Electrical and HVAC:

Our purchase inspection found over eight pages of recommended repairs! We chose to tackle almost all of the electrical issues before we moved in so that we would feel safer. There were dozens of little things that added up, but the big ticket item (\$4,300) was replacing a heater unit in the attic. We also replace a cooling coil in the A/C that accounted for almost 2/3rds of the bill. We felt much better about the state of our home when we finally moved in in July. I don't have before pictures, but I do have a picture of our new heating unit.

Exterior Paint:

We had the entire interior painted prior to moving in in July 2019. However, we really wanted to make the home "ours" from the outside as well. We thought it needed a fresher and more elegant look. We had the exterior done in February of 2020. For our base color, we chose white with gray trim and black accents. We did the entire exterior include the porch and back yard patio. Photos of before and after show the remarkable improvement. We got so many complements from total strangers passing by it was amazing. Please see before and after pictures.

406 Parker St. Photos of Completed Work

External Painting



This is the photo of 406 Parker St. from the real estate web-site when we purchased the home in May, 2019.



406 Parker St. completed external painting including new custom crafted door, March 2020.

Wood floor restoration:



These is before and after pictures of what is now my office, the front room that has its own entry from the front porch. When we bought the home, the floors were carpeted. We knew there were wood floors underneath, but we did not know they were also painted white! Our floor people did an amazing job and we kept flex of the white paint to give it a distressed look.



These are before and after pictures of our “baseball” room. Again, these floors were covered over with carpet. There were a few boards that had to be patched. These turned out amazing! Both rooms were done in June of 2019 before we moved into the house.

Electrical Work



Our home inspection uncovered over eight pages of recommended fixes to the home. Many of them were electrical in nature. We had almost all of the electrical work done for safety reasons and the detailed invoice points to the many items. Pictured here is the biggest ticket item (\$4,350), the new Heating Unit in the upstairs attic.



PREPARED FOR

Connie and Mark Miserak

406 Parker St

McKinney, TX 75069

9728392541

mmiserak@gmail.com

PREPARED BY



(972) 974-5785

munger@certapro.com

CertaPro Painters Far North Texas

(972) 965-9565

barton@certapro.com

<https://www.certapro.com/mckinney>

2150 S. Central Expressway Suite 350

McKinney, TX 75070

Matt Unger

Residential Sales Associate

PRICE SUMMARY

Front	\$3,055.81
Front Door Add On (not being done yet)	\$130.00
Guest House	\$1,147.54
Left	\$941.26
Rear	\$2,067.76
Rear Deck	\$1,047.54
Right	\$1,909.57
Change Order 1- Deck Repairs	\$350.00
Front side of stained front door option	\$300.00
Returning Customer Discount	-\$1,094.95
Subtotal:	\$9,854.53
Total:	\$9,854.53
Balance	\$9,854.53

PROJECT SUMMARY

Included in the price above: Front, Front Door Add On (not being done yet), Guest House, Left, Rear, Rear Deck, Right, Change Order 1- Deck Repairs, Front side of stained front door option

PROJECT DETAILS

Paint

Sheen

Color

Paint / Primer Coat



First Choice Electric & Air

PO Box 164
Allen, TX 75013 US
(214) 509-9207
firstchoice_electric@yahoo.com

Invoice

Mark Miserak

406 Parker st
Mckinney TX

1539	06/20/2019	\$7,730.00	07/20/2019	Net 30	
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MECHANICAL LICENSE #
TACLB #B00033917C

ELECTRICAL LICENSE #
TECL #26712

Electrical services White wires in the panels being used as hot wires should be marked with black markings to identify them as (hot wires).	1	60.00
Electrical services Neutral wires are improperly double tapped to neutral bus bar in main panel.	1	60.00
Electrical services Outlets in the garage, master bath, and on the exterior are not under gfci protection(\$60 Each)*****	1	60.00
Electrical services The GFCI outlets in bathrooms should be on their own circuit and combine with outer outlets or lights. (We will verify that GFCI outlets are working properly and not its resistance.	1	140.00
Electrical services Live wires are missing wire nuts under a dead plate in the upstairs hall bath.	1	80.00
Electrical services Open Junction boxes in the attic should be properly enclosed(\$30 Each).	1	30.00
Electrical services Exterior outlets should have a cover installed.(\$30 Each)	1	30.00
Electrical services Wiring in the crawl space should be properly supported and not lying in the ground.	1	80.00
Electrical services Lights in various locations are inoperative. If the bulbs are not blown. The circuit needs to be investigated.	1	140.00
Electrical services Install 3 coach lights provided by home owner.	3	270.00
Electrical services *Installed GFCI'S 3 at garage and 2 upstairs	5	300.00
Electrical services *Installed 3 coach lights provided by home owner	3	60.00

Hvac Services Install solid pipe going to rheem gas furnace in place of flex line.	1	80.00
Hvac Services Duct tape was observed at the furnace exhuast(Rheem Unit.)	1	
Hvac Services Breakers feeding both a/c units are not properly sized.	1	120.00
Hvac Services Install float switch on secondary drain lines	1	160.00
Hvac Services Damage insulation on refrigerant lines should be repaired.	1	60.00
Hvac Services Some of the visible duct is not properly sealed	1	200.00
Hvac Services Install Trane Model # S8X1B060M4PSA gas furnace in place of existing Rheem unit. We will also add supply and return plenum as current ones are in very poor condition.	1	4,350.00
Hvac Services *Replaced 3 Ton evaporator Coil	1	1,450.00

TACLB #B00033917C

TECL #26712

2 % credit card convenience fee will be added if paying with card

BALANCE DUE

\$7,730.00

9886 Chartwell
Dallas, TX 75243



FlooringDirect

Office
Fax

KAREN
214-390-0850
214-390-1800

CLIENT NAME		MARK OR CONNIE MISERAK		DATE		5-31-19	
STREET		406 PARKER ST.		JOB LOCATION		Same	
CITY, STATE, AND ZIP CODE		DICKINNEY, TX. 75069		EMAIL ADDRESS		MMISERAK@gmail.com	
ESTIMATED INSTALLATION DATE		REP		HOME PHONE		OTHER PHONE	
FRI 11/2		S. ERSEN		112-889-2541		112-889-1402	

QUANTITY	UNITS	DESCRIPTION	UNIT AMOUNT	TOTAL
GREEN BR OFFICE		SAND & FINISH CUSTOMER SUPPLYING NEW BASEBOARDS - CUT & INSTALL INCLUDED		1331 00
MASTERCARD BR		PRESTIGE STYLE - PROSPECTOR COLOR - GOLD RUSH CUSTOMER SUPPLYING NEW BASEBOARDS - CUT & INSTALL INCLUDED - QUIET GREEN PAD		2101 00
		NORMAL FLOOR PREP IS INCLUDED AT NO ADDITIONAL CHARGE. ANY CHANGES OR ADDITIONS MUST BE APPROVED IN WRITING.		
		X <u>[Signature]</u>	Lump Sum Billing	3432 00
			Deposit DEBIT CARD	1716 00
			C.O.D.	1716 00

Know your rights and duties under the law.

UNDERSIGNED HEREBY ACCEPTS RESPONSIBILITY FOR AMOUNT DUE.

Approved

5/31/19
Date

THANK YOU FOR YOUR ORDER
SEE REVERSE SIDE FOR TERMS

Public Information

Search

Permit



for

RES2022-05-02377

Exact Phrase ☒

Search

Advanced

Reset

Export

Found 1 result

Sort

Permit Number



Ascending



[Next](#) | [Top](#) | [Paging Options](#) | [Main Menu](#)

Permit Number RES2022-05-02377

Type Residential Stand-Alone Mechanical

Project Name PARKER

Status Complete

Main Parcel R-0928-001-003B-1

Address 406 PARKER ST MCKINNEY TX 75069

Description Install furnace ion one unit and furnace in another unit

Applied Date 05/16/2022

Issued Date 05/16/2022

Expiration Date 12/12/2022

Finalized Date 06/14/2022



Inspection Number: EFNL-050203-2022

[Inspection Details](#) | [Tab Elements](#) | [Main Menu](#)

Inspection Type: EP Final Inspection

Requested Date: 06/27/2022

Inspection Status: Approved

Scheduled Date: 06/27/2022

Permit Number: [RES2022-05-02373](#)

Completed Date: 06/27/2022

Completed Time: 8:46 AM

Inspector Name: B.K Reed

Main Address: 406 PARKER MCKINNEY,TX 75069



CITY OF MCKINNEY
221 N. TENNESSEE ST.
MCKINNEY, TEXAS 75069
(972) 547-7400 MAIN LINE



Print and Post this Permit in Conspicuous Place on Job Site. Date: 05/17/2022

Permit Number: RES2022-05-02373
Property Address: 406 PARKER ST
Land Key: R-0928-001-003B-1
Applicant Name: Javier Vega
Permit Type: Residential/Stand Alone Electric
Subdivision Name: PARKER
Property Zoning: Single Family Residence (6,000 ft2 per lot)
Permit Valuation:

Permit Description:
Electrical repairs

CONTACT TYPE	COMPANY	CONTACT	PHONE NUMBER
(Select If Applicable..)	First Choice Electric	Javier Vega	(214) 509-9207
Applicant	First Choice Electric	Javier Vega	(214) 509-9207
Electrician - Electrical Contractor	First Choice Electric	Javier Vega	(214) 509-9207
Electrician - Master Electrician	First Choice Electric	Javier Vega	(214) 509-9207

Structure Information: Single Family Residence (6,000 ft2 per lot)

Permit Fee: \$25.00
Issue Date: 05/16/2022 Valuation:
Expiration Date: 11/12/2022

Inspections	Inspection Contact Information
EP Final Inspection	Schedule on CSS
EP ELECT Meter	Schedule on CSS
EP Service Change	Schedule on CSS
EP Elect Underground	Schedule on CSS
EP Rough In	Schedule on CSS

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION IS NOT COMMENCED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER WORK COMMENCES.

Special Notes and Comments:

Must comply with Fire Department Regulations.
Must comply with notes on plans.
Keep City marked plans on job site until C.O.
A C.O. shall be obtained prior to using any part of space.
All work shall be inspected by City Inspectors.
Any errors shall be field corrected.



CITY OF MCKINNEY
221 N. TENNESSEE ST.
MCKINNEY, TEXAS 75069
(972) 547-7400 MAIN LINE

BUILDING INSPECTION REQUESTS ON CSS PORTAL

Print and Post this Permit in Conspicuous Place on Job Site.

Date: 05/17/2022

Permit Number: RES2022-05-02377
Property Address: 406 PARKER ST
Land Key: R-0928-001-003B-1
Applicant Name: Emerardo Suarez
Permit Type: Residential/Stand Alone Mechanical
Subdivision Name: PARKER
Property Zoning: Single Family Residence (6,000 ft2 per lot)
Permit Valuation:

Permit Description:

Install furnace ion one unit and furnace in another unit

CONTACT TYPE	COMPANY	CONTACT	PHONE NUMBER
(Select If Applicable..)	First Choice Electric & Air	Emerardo Suarez	(214) 509-9207
Applicant	First Choice Electric & Air	Emerardo Suarez	(214) 509-9207
Mechanical Contractor	First Choice Electric & Air	Emerardo Suarez	(214) 509-9207

Structure Information: Single Family Residence (6,000 ft2 per lot)

Permit Fee: \$25.00
Issue Date: 05/16/2022 Valuation:
Expiration Date: 11/14/2022

Inspections

MP Final Inspection

Inspection Contact Information

Schedule on CSS

Special Notes and Comments:

Must comply with Fire Department Regulations.
Must comply with notes on plans.
Keep City marked plans on job site until C.O.
A C.O. shall be obtained prior to using any part of space.
All work shall be inspected by City Inspectors.
Any errors shall be field corrected.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION IS NOT COMMENCED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER WORK COMMENCES.

20210R0928001003B10001421486000152099000015494200000000000C01