



**CITY OF PLANO
COUNCIL AGENDA ITEM**

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		03/22/2010		
Department:		Planning		
Department Head		P. Jarrell		
Agenda Coordinator (include phone #): Tammy Stuckey - Ext 7156				
CAPTION				
An Ordinance of the City of Plano, providing certain Heritage Resources located in the City of Plano, Texas, partial exemption from the current year Ad Valorem Taxation in the amount of \$31,141.70; providing a severability clause, an effective date, and consideration of an appeal of the Heritage Commission's recommended denial of tax exemption for 1004 East 15th Street.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input checked="" type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	2010-11, 11-12	Prior Year (CIP Only)	Current Year	Future Years
		0	0	0
Budget		0	0	0
Encumbered/Expended Amount		0	0	0
This Item		0	0	-\$31,142
BALANCE		0	0	-\$31,142
FUND(S): GENERAL FUND & GENERAL OBLIGATION DEBT FUND				
COMMENTS: This item will result in a loss of 2010-11 Ad Valorem Tax revenue in the estimated amount of \$31,142 for a partial exemption.				
STRATEGIC PLAN GOAL: Partial Ad Valorem Tax exemptions relate to the City's Goal of Great Neighborhoods - 1 st Choice to Live.				
SUMMARY OF ITEM				
See attached memo.				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Memo			Heritage Commission	
Ordinance				
Exhibit "A" Properties Recommended for Approval of Tax Exemption				
Exhibit "B" Properties Recommended for Denial of Tax Exemption				

March 10, 2010

MEMO

TO: Mr. Tom Muehlenbeck, City Manager
Frank Turner, Deputy City Manager

FROM: Liz Hersch, Heritage Preservation Officer

SUBJECT: 2010 Historic Tax Exemption Properties and Appeal

Attached please find the proposed ordinance and supporting spreadsheets listing the historic properties eligible to receive the 2010 Historic Structures Property Tax Exemption, for consideration by the City Council at its March 22, 2010 meeting. In the past 60 days, the Heritage Commission has conducted an annual survey of eligible properties, made recommendations regarding necessary repairs, recommended the tax exemptions as stated, and shared this information with the other taxing entities: PISD, CCCCD, and Collin County.

This year there were seventy-three (73) properties surveyed and sixty-six (66) properties recommended for tax exemptions. The exemptions total \$31,141.70 in city receipts and \$136,766.01 for all four taxing entities. This is approximately a 2% decrease in city exemptions and a 4% decrease in overall exemptions from 2009. The decrease in overall exemptions is due to an approximately 10% decrease in total assessed values of the surveyed properties. The spreadsheet titled "Properties Recommended for Approval of the Tax Exemption" (Exhibit A) summarizes the properties recommended for approval and includes information such as exemption percentage applied, property improvement values, and the tax exemption values for each taxing entity. Additionally, the last page summarizes the total tax exemption for each taxing entity. The spreadsheet titled "Properties Recommended for Denial of Tax Exemption" (Exhibit B) summarizes similar information.

The purpose of tax exemption for heritage properties is to promote preservation through ongoing maintenance. The Heritage Commission inspects each structure yearly to determine if it is being maintained in accordance with the provisions of the ordinance. Class A Structures (individually designated and used for residential purposes) receive 100% exemption from taxation. Class B Structures (individually designated and used for commercial purposes) receive 50% exemption. Class C Structures (contributing to a historic district and used for residential purposes) receive 75% exemption. Finally, Class D Structures (contributing to a historic district and used for commercial purposes) receive 38% exemption. These exemptions are on the value of the improvements; full taxes are still paid on the land.

During the annual survey staff and/or Commissioners visit each property; note exterior issues requiring maintenance or repair; and photograph them for reference. All repair items are rated as either a "1" or a "2". A rating of "1" identifies a relatively minor item that may be readily addressed in one year. A "2" rating involves a more complicated and expensive undertaking and it allows two years for completion. The Commission and the City Council also have the authority to extend an exemption for an additional year if it is determined that extenuating circumstances require another year to complete a particular repair.

A property owner may appeal the recommendation of the Heritage Commission to the City Council. The notice of appeal must be submitted in the form of a signed letter to the Heritage Preservation Officer within ten business days of the Heritage Commission's decision (per the Tax Exemption Ordinance). One property owner out of the seven properties denied by the Heritage Commission at the February 23, 2010 meeting has appealed. The owner of 1004 E. 15th Street has appealed the Commission's recommendation for denial of the tax exemption on their property.

Requested Appeal:

1004 E. 15th Street (Attachment 1) - During the 2009 tax exemption survey, staff noted paint flaking throughout the trim on the north and west facades. This maintenance item was rated a "1". The applicant was informed that the structure required repainting on those areas where the paint was flaking by January 15, 2010, or the tax exemption could be lost. During the annual survey, it appeared that no attempt had been made to address the issue and several new areas of chipped paint were noted. The Heritage Commission recommended denial of the exemption. The property owner has appealed this denial, stating that "several attempts to try and touch up all the paint on the north and west facade" were made but that they were unable to catch every spot.

Per the City of Plano Tax Exemption Ordinance, Section 20-55 (a), "The applicant shall be notified of any deficiencies from the above standards and shall correct or restore them within the time frame determined at the time of notification. The HC shall determine, when applicable, if the applicant has adequately corrected the deficiencies in the required time frame from the previous year in order to certify that the subject property is in compliance. The HC must also evaluate if the general health, safety and welfare and the public interest is being served in designating and preserving individual and contributing heritage resources."

During 2009, four letters were sent to each property owner noting the repairs required to be addressed by January 15, 2010, in order to retain the tax exemption. Included with each letter were copies of the photographs staff took identifying the repair items. Any property owners may contact staff any time throughout the year with questions about repair items or concerns about completing the work.

Staff will be available to make a presentation during the Council meeting regarding this agenda item, as well as be available for any questions.

1004 E. 15th Street

Staff Findings from the 2010 Tax Exemption Survey

- Property surveyed January 19, 2010

RESOURCE	LOCATION	OWNER	OWNER ADDRESS	2010 COMMENTS NOTE: Items rated "1" must be completed by 2/1/10; Items rated "2" must be completed by 2/1/11.
Downtown	1004 E. 15th St.	Metropolitan Mammoth Jack Ltd	3838 Oak Lawn Ave Suite 1416	<p>2009 REPAIR ITEMS - NOT COMPLETED</p> <p>Paint flaking on trim on both the north and west facades; requires touch-up (2009-1)</p> <p>REPAIR ITEMS NOTED IN 2010</p> <p>Chipped paint throughout north and west facade on walls and window and door trim; requires repainting (1)</p> <p>Flashing broken along bottom of front door; requires repair (1)</p>

During the 2009 tax exemption survey, staff noted paint flaking throughout the trim on the north and west facades. This maintenance item was rated a "1". The applicant was informed that the structure required repainting on those areas where the paint was flaking by January 15, 2010, or the tax exemption could be lost. Several letters were sent during the course of last year. Included with each letter were copies of the photographs staff took during the survey identifying the problem areas. When the building was inspected on January 19, 2010, it appeared that no attempt had been made to address the issue and several new areas of chipped paint were noted. The Heritage Commission met to review the 2010 tax exemptions on February 23, 2010. (All owners were notified of this meeting.) However, the applicant did not attend. The Heritage Commission voted to deny the exemption noting that the repair item had not been completed. The property owner has appealed this denial, stating that "several attempts to try and touch up all the paint on the north and west facade" were made but that they were unable to catch every spot.

2009 Survey Photograph



2010 Survey Photograph



Attachment 1

2009 Survey Photograph



2010 Survey Photograph



2009 Survey Photograph



2010 Survey Photograph



**THE
FILLMORE
PUB**

3/3/2010

Dear Plano Heritage Commission,

I am writing this letter in response to the recent denial of the 2010 Heritage Preservation Tax Exemption. We feel that it was an erroneous decision to deny the tax exemption because we at the Fillmore Pub made several attempts to try to touch up all of the paint on the north and west façade, but may have been unable to catch every spot of missing paint. We feel that the photos given to us were a bit vague, although close up and detailed. It was hard to tell exactly what area the photos were detailing. Since being informed that the touch ups were not sufficient, we will be repainting the entire wood surfaces on the north and west sides as soon as possible. Also, the torn flashing under the front door was only in that state for a little more than a week, and has since been repaired. We would really appreciate if you could reconsider your position on the tax exemption status. Thank you for your consideration.

Sincerely,



Gabe Whatley
The Fillmore Pub

An Ordinance of the City of Plano, providing certain Heritage Resources located in the City of Plano, Texas, partial exemption from the current year Ad Valorem Taxation in the amount of \$31,141.70 providing a severability clause and an effective date.

WHEREAS, Article 8, Section 1-F of the Texas Constitution and Section 11.24 of the Texas Property Tax Code enable the City of Plano to exempt from taxation all or part of the assessed value of a structure if the structure is designated as a historically significant site in need of tax relief to encourage its preservation; and

WHEREAS, City of Plano Ordinance No. 84-8-24, as amended, authorizes the City Council of the City of Plano, upon certification and recommendation by the Heritage Commission, to exempt from the current year taxation part or all of the assessed value of a structure if the structure is designated as a historically significant site and in need of tax relief to encourage its preservation; and

WHEREAS, the City Council finds that the structures listed in this ordinance have been certified and recommended by the Heritage Commission and thus should be approved for partial exemption from ad valorem taxes for 2010.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS:

Section I. The historic structures identified in the attached Exhibit "A" have been certified and recommended by the Heritage Commission and are hereby approved by the City Council for partial exemption from ad valorem taxes for the current year (2010) in accordance with the provisions of Ordinance No. 84-8-24, as amended:

Section II. All land shall be assessed for taxation in the same equal and uniform manner as all other taxable property in the City.

Section III. It is the intention of the City Council that this ordinance and every provision hereof shall be considered severable and the invalidity or partial invalidity of any section, clause, or provision of this ordinance should not affect the validity of any other portion of this ordinance.

Section IV. This Ordinance shall become effective immediately upon its passage as required by law.

PASSED AND APPROVED THIS 22ND DAY OF MARCH, 2010.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

CITY OF PLANO HISTORIC TAX EXEMPTION - 2010

Properties Recommended for
Approval of Tax Exemption

	RESOURCE	LOCATION	OWNER	2010 COMMENTS NOTE: Items rated "1" must be completed by 2/1/10; Items rated "2" must be completed by 2/1/11.	Staff Recommen- dation	%	IMP VALUE	CITY	COUNTY	CCCC	PISD	TOTAL EX
1	Hood House	1211 15th St.	Stonegate East Plano Partners LP	Chipped paint on fence; requires touch up (1) Broken and missing fence pickets; requires repair (1)	approval	50%	53,593	130.93	64.98	23.13	355.96	575.00
2	Carlisle House	1407 15th St.	Michael and Harriet Linz	Chipped paint on underside of second floor eaves; requires touch up (1) Chipped paint on front balcony rail; requires touch up (1)	approval	100%	274,244	1,339.96	665.04	236.67	3,643.06	5,884.73
3	Arch Weatherford House	1410 E. 15th St.	Josephine Howser	Fading paint on front porch gable and columns; requires repainting (1) Flashing on chimney coming up; requires repair (1)	approval	100%	195,122	953.37	473.17	168.39	2,592.00	4,186.93
4	Roller House	1413 15th St.	Randy & Leah Edwards	2009 REPAIR ITEMS – NOT COMPLETED Front porch floor sagging and warped in places; requires repair (2009-2 – must be completed by 2011) REPAIR ITEMS NOTED IN 2010 none	approval	100%	306,406	1,497.10	743.03	264.43	4,070.30	6,574.86
5	Salmon House	1414 E.15th St.	Sharon K. Lloyd	Peeling paint in front gable on the right; requires touch up (1) Peeling paint on front porch shingles; requires touch up (1)	approval	100%	378,990	1,851.75	919.05	327.07	5,034.50	8,132.37
6	Schell House	1210 16th St.	Michael & Debra Hamilton	Chipped paint on window sills; requires touch up (1) Flaking paint along bottom of front door; requires touch up (1) Flaking paint on eaves and fascia board on west and east side of structure; requires touch up (1)	approval	100%	121,449	593.40	294.51	104.81	1,613.33	2,606.05
7	Carpenter House	1211 16th St.	Stanley and Pat Black	Chipped paint on second floor window sill on east side; requires touch up (1) Rotten siding on north façade; requires replacement (1) Garage doors in disrepair; requires repair (1)	approval	50%	365,274	892.36	442.89	157.62	2,426.15	3,919.02
8	Little Carlisle House	1611 K Avenue	Carlisle Building LLC	Broken window pane on NE window; requires replacement (1) Peeling paint along east façade; requires touch up (1) Loose siding on northeast corner; requires repair (1)	approval	50%	159,095	388.67	192.90	68.65	1,056.71	1,706.93
9	Forman House	1617 K Ave.	Jim and Gwen Workman	Rotted siding and trim throughout rear building; requires replacement (2) Flaking paint throughout entire rear building; requires repainting (2) Wood siding along bottom of the north façade is deteriorated; requires repair (1)	approval	50%	53,383	130.41	64.73	23.03	354.57	572.75
10	McCall Skaggs House	1704 N Place	William and Annette Armstrong	Chipped paint on roof eave on right side of structure; requires touch up (1)	approval	100%	117,395	573.59	284.68	101.31	1,559.48	2,519.06
11	Wells Farmstead	3921 Coit	Richard Wells	Paint peeling on wood trim above porch; requires touch up (1)	approval	50%	200,509	489.84	243.12	86.52	1,331.78	2,151.26
12	Plano National Bank/IOOF Lodge	1001 15th E. St.	A.R. Schell, III	Graffiti on metal stoop on west façade; requires cleaning or repainting (1) Chipped paint on rear east façade; requires touch up (1) Chipped paint on front door; requires touch up (1) Stucco is cracked in places on front façade; requires repair and repaint (1) Peeling paint on front façade; requires touch up (1) Edge boards along front façade not secure; requires repair (1)	approval	50%	339,088	828.39	411.14	146.32	2,252.22	3,638.08

CITY OF PLANO HISTORIC TAX EXEMPTION - 2010

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Approval of Tax Exemption

	RESOURCE	LOCATION	OWNER	2010 COMMENTS NOTE: Items rated "1" must be completed by 2/1/10; Items rated "2" must be completed by 2/1/11.	Staff Recommen- dation	%	IMP VALUE	CITY	COUNTY	CCCC	PISD	TOTAL EX
13	F&M Bank/Plano Star Courier Building	1015 E. 15th St.	Sparling Investments Ltd.	Chipped paint on concrete window sills on rear façade; require repainting (1)	approval	50%	189,557	463.09	229.84	81.79	1,259.04	2,033.76
14	Merritt Building	1023 E. 15th St.	M. F. Robert	Chipped paint on trim of clerestory windows; requires touch up (1) Chipped paint on front door handle; require touch up (1)	approval	50%	117,289	286.54	142.21	50.61	779.03	1,258.39
15	Wyatt House	807 16th St.	Margarita Eliot	OK - Nothing to Repair	approval	100%	105,205	514.03	255.12	90.79	1,397.54	2,257.49
16	Will Schimelpfenig House	900 17th St.	Jack and Cindy Boggs	OK - Nothing to Repair	approval	100%	163,830	800.47	397.29	141.39	2,176.32	3,515.46
17	Schimelpfenig-Dudley-O'Neal House	906 E.17th St.	Alvie and Melissa O'Neal	OK - Nothing to Repair	approval	100%	293,855	1,435.78	712.60	253.60	3,903.57	6,305.54
18	Olney Davis House	901 18th St.	June Sixth Ltd.	Hole in porch fascia; requires repair (1) Paint flaking on decorative bracket beneath large front gable: requires repainting (1)	approval	50%	188,291	459.99	228.30	81.25	1,250.63	2,020.17
19	R.A. Davis House	906 18th St.	Whitehead & Sheldon LLC	Leaves on roof; require cleaning (1)	approval	50%	184,868	451.63	224.15	79.77	1,227.89	1,983.45
20	Hughston House	909 18th St.	Hallway Inc.	Wood belt course in disrepair; requires repair and paint touch up (1) Paint chipping on second floor rafters of east façade; requires touch up (1) A lot of leaves in front yard; requires cleaning (1) Gutter/ downspout end caps missing; requires replacement (1) Paint chipped on wood trim and fascia board on west façade; requires touch up (1)	approval	50%	249,806	610.28	302.89	107.79	1,659.21	2,680.17
21	M. Schimelpfenig House	914 18th St.	Tony and Debbie Holman	Metal skirting on southeast corner in disrepair; requires repair (1) Paint fading on fence; requires repainting (1)	approval	50%	52,438	128.11	63.58	22.63	348.29	562.61
22	Aldridge House	1615 H Ave.	Clinton M. Haggard	Flaking paint on second floor balcony; requires repainting (1) Flaking paint on siding and window trim on second floor; requires repainting (1) White paint stains on second floor of north façade; requires repainting (1)	approval	100%	213,986	1,045.54	518.92	184.67	2,842.59	4,591.71
23	Lamm House	1709 H Ave.	John and Helen Proch	Peeling paint on skirting on south façade; requires repainting (1) Fence missing slats on south property line; requires repair (1)	approval	100%	128,569	628.19	311.78	110.96	1,707.91	2,758.83
24	Haggard Park	617 16th St.	Peggy Ostrander	Roof shingles are loose; requires repair (1)	approval	38%	236,269	438.68	217.72	77.48	1,192.67	1,926.55
25	Haggard Park	710 16th St.	Snailum Family Living Trust Jerry D & Jackie L Snailum Trustees	Paint blistering on the northeast corner; requires scraping and repainting (1) Fence rotting in places; requires repair (1)	approval	75%	41,861	153.40	76.13	27.09	417.06	673.69

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Properties Recommended for
Approval of Tax Exemption

	RESOURCE	LOCATION	OWNER	2010 COMMENTS NOTE: Items rated "1" must be completed by 2/1/10; Items rated "2" must be completed by 2/1/11.	Staff Recommen dation	%	IMP VALUE	CITY	COUNTY	CCCC	PISD	TOTAL EX
26	Haggard Park	801 16th St.	Leon and Mary Campise	Caulking around windows above porte-cochere deteriorated; requires repair (1) Possible dead tree on southwest corner of lot; investigation required and possible removal(1)	approval	75%	474,388	1,738.39	862.79	307.05	4,726.33	7,634.56
27	Haggard Park	811 16th St.	Gerald T. Schultz and Karen J. Bowen	OK - Nothing to Repair	approval	75%	177,022	648.70	321.96	114.58	1,763.67	2,848.90
28	Haggard Park	815 16th St.	Joanne Haggard	Debris in garage gutters; requires cleaning (1) Chipped paint on top front step; requires touch up (1) Chipped paint on right porch column; requires touch up (1)	approval	75%	37,407	137.08	68.03	24.21	372.69	602.01
29	Haggard Park	819 16th St.	Michael Dagate	Leaves on roof; require cleaning (1)	approval	75%	136,716	501.00	248.65	88.49	1,362.10	2,200.24
30	Haggard Park	901 16th St.	Constance & Russell Coolik	Panes out of alignment on left garage door; requires repair (1) Landscaping thick against house; requires trimming (1)	approval	75%	128,222	469.87	233.20	82.99	1,277.48	2,063.54
31	Haggard Park	907 16th St.	Richard McKee	OK - Nothing to Repair	approval	75%	90,112	330.22	163.89	58.32	897.79	1,450.22
32	Haggard Park	805 17th St.	Bertha Cardenas	Paint chipped on front door trim (1)	approval	75%	27,406	100.43	49.84	17.74	273.05	441.06
33	Haggard Park	807 17th St.	Collin County Coalition Prevention	Gutter bent on the southeast corner; requires repair (1) Gutter falling off house on southwest corner; requires repair (1)	approval	75%	57,619	211.14	104.79	37.29	574.06	927.29
34	Haggard Park	809 17th St.	L.A. Whitley	Paint does not match on touched up areas of fascia board on porch and south façade; requires repainting to match existing (1)	approval	75%	30,680	112.43	55.80	19.86	305.66	493.75
35	Haggard Park	813 17th St.	John and Kathleen Brooks	OK - Nothing to Repair	approval	75%	118,810	435.38	216.09	76.90	1,183.70	1,912.07
36	Haggard Park	816 17th St.	Clinton M. Haggard	Front and rear fence is leaning in places and has broken and missing pickets; requires repair (1)	approval	75%	46,944	172.03	85.38	30.38	467.70	755.49
37	Haggard Park	907 17th St.	Larry Westbrook	Paint chipping on porch columns; requires repainting (1) Plastic covering on east side of carport; requires removal (1) Stone pavement chipped on front porch steps; requires repair (1)	approval	75%	44,363	162.57	80.69	28.71	441.99	713.96
38	Haggard Park	910 17th St.	Elizabeth Bacon Moeller	Front steps leaning; requires investigation and repair (2) Downspout pulling away from building; requires repair (1) Debris on roof near front door; requires cleaning (1) Paint chipping on all window sills; requires touch up (1)	approval	38%	31,748	58.95	29.26	10.41	160.26	258.87
39	Haggard Park	911 17th St.	Patricia Pasos	Paint chipping throughout entire structure including trim and skirting; requires repainting (2) Shingles missing on peak of west slope; requires replacement (1)	approval	75%	8,186	30.00	14.89	5.30	81.56	131.74
40	Haggard Park	812 18th St.	Charles Spence	OK - Nothing to Repair	approval	38%	56,579	105.05	52.14	18.55	285.61	461.35
41	Haggard Park	903 18th St.	Deford & Associates	Paing faded on east façade; requires repainting (2)	approval	38%	597,821	1,109.96	550.89	196.05	3,017.75	4,874.66
42	Haggard Park	910 18th St.	Ronald Thompson	OK - Nothing to Repair	approval	38%	73,811	137.04	68.02	24.21	372.59	601.86
43	Haggard Park	1600 H Ave.	Connie Harrington Coolik	Two tiles missing from front steps; requires replacement (1) Cracks in foundation and brick; requires repointing (1)	approval	75%	100,295	367.53	182.41	64.92	999.24	1,614.10
44	Haggard Park	1607 H Ave.	Becky Armstrong	OK - Nothing to Repair	approval	75%	107,312	393.24	195.17	69.46	1,069.15	1,727.03
45	Haggard Park	1611 H Ave.	Chris and Pam Hatcher	Fascia board above porch stained with dirt; requires cleaning and possibly repainting (1)	approval	75%	85,957	314.99	156.33	55.64	856.39	1,383.35

CITY OF PLANO HISTORIC TAX EXEMPTION - 2010

Properties Recommended for
Approval of Tax Exemption

	RESOURCE	LOCATION	OWNER	2010 COMMENTS NOTE: Items rated "1" must be completed by 2/1/10; Items rated "2" must be completed by 2/1/11.	Staff Recommen dation	%	IMP VALUE	CITY	COUNTY	CCCC	PISD	TOTAL EX
46	Haggard Park	1701 H Ave.	Humberto Quintanilla	2009 REPAIR ITEMS – NOT COMPLETED West-side driveway asphalted section has deteriorated; repair or repaving required (2009-2 – must be completed by 2011)	approval	75%	97,491	357.26	177.31	63.10	971.30	1,568.97
47	Haggard Park	1715 H Ave.	Young Dean Homestead Ltd.	Gutter and fascia board on southeast corner of front façade is stained with dirt; requires cleaning and possibly repainting (1)	approval	38%	170,311	316.21	156.94	55.85	859.72	1,388.72
48	Downtown	1010 E. 15th St.	Franklin W. Neal	Caulking around windows on front façade has deteriorated; requires repair/ re-caulking (1) Rotted wood on the bottom of front entry door; requires repair and repainting (1) Chipped paint throughout the front façade including window and door trim, bulkheads, etc; requires touch up (1) Stucco deteriorating along top of west façade; requires repair and repaint (1)	approval	38%	119,043	221.02	109.70	39.04	600.92	970.68
49	Downtown	1011 E. 15th St.	N A T Properties LLC	OK - Nothing to Repair	approval	38%	279,685	519.29	257.73	91.72	1,411.83	2,280.56
50	Downtown	1012 E. 15th St.	Katherine S & Forrest W Moore	Caulking on the left-most wood bulkhead requires repair (1)	approval	38%	146,609	272.21	135.10	48.08	740.07	1,195.46
51	Downtown	1013 E. 15th St.	Pierce Family Living Trust Ronald & Deborah Pierce Trustees	OK - Nothing to Repair	approval	38%	334,313	620.71	308.07	109.63	1,687.59	2,726.00
52	Downtown	1016 E. 15th St.	Judith Moore	REPAIR ITEMS NOTED IN 2010 Chipped paint on rear façade on right side of door; requires touch up (1) Cracks in stucco on rear façade; requires repair and repaint (1)	approval	100%	75,184	367.35	182.32	64.88	998.74	1,613.30
53	Downtown	1017 E. 15th St.	Michael & Mary Jo Montgomery	Stucco missing and cracked on left side of front façade; requires repair and repainting (1) Cracks on front façade on right side of door and on right column; requires repair (1)	approval	38%	212,000	393.62	195.36	69.52	1,070.16	1,728.66
54	Downtown	1018 E. 15th St.	Judith Moore	Chipped paint on rear door; requires touch up (1) Downspout on rear façade disconnected; requires repair (1)	approval	38%	56,389	104.70	51.96	18.49	284.65	459.80
55	Downtown	1020 E. 15th St.	Bert Carpenter	Vines growing on rear façade; requires removal (1) Deteriorated mortar joints on rear façade; requires repointing (1)	approval	38%	45,111	83.76	41.57	14.79	227.72	367.84
56	Downtown	1021 E. 15th St.	Alsan LLC	Peeling and fading paint on front façade; requires repainting (1) Cracked stucco along bottom of storefront; requires repair (1) Chipped paint on the bottom of front door; requires touch up (1) Rotted wood on rear window frame; requires replacement (1) Awning on rear façade is dirty and covered in dead leaves; requires cleaning and possibly repainting (1)	approval	38%	90,222	167.51	83.14	29.59	455.43	735.67
57	Downtown	1022 E. 15th St.	East Side Partners Ltd.	OK - Nothing to Repair	approval	38%	233,756	434.01	215.41	76.66	1,179.98	1,906.06

CITY OF PLANO HISTORIC TAX EXEMPTION - 2010

Properties Recommended for
Approval of Tax Exemption

	RESOURCE	LOCATION	OWNER	2010 COMMENTS NOTE: Items rated "1" must be completed by 2/1/10; Items rated "2" must be completed by 2/1/11.	Staff Recommen dation	%	IMP VALUE	CITY	COUNTY	CCCC	PISD	TOTAL EX
58	Downtown	1024 E. 15th St.	Judith Moore	Chipped paint on front left bulkhead (wood panel section below window); requires touch up (1) Chipped paint on threshold of rear door; requires touch up (1)	approval	38%	125,308	232.66	115.47	41.09	632.54	1,021.77
59	Downtown	1026 E. 15th St.	Sutton-1012 LLC	Chipped paint on front façade above awning; requires touch up (1) Cracked stucco on left side of front façade; requires repair (1) Vines growing in mortar joints on rear façade; requires removal (1) Bricks and mortar loose on throughout rear facade and along rear parapet; requires repointing (2) Bricks pulling loose from corners of rear façade; requires investigation for structure problems and repair (2) Crumbling brick along top of rear façade; require replacement (2) Paint fading and chipped on east façade; requires repainting (1) Downspout not catching runoff; requires repair (1)	approval	38%	193,612	359.48	178.41	63.49	977.34	1,578.72
60	Downtown	1029 E. 15th St.	Robert Lynch	Plants in front façade planters appear to be dead; requires removal or replacement (1) Chipped paint on front door; requires touch up (1) Paint chipped on front metal stoop; requires touch up (1)	approval	38%	233,040	432.68	214.75	76.42	1,176.37	1,900.22
61	Downtown	1031-1033 E. 15th St.	Marianne D. Wells, Katherine W. Power, Nancy W. Warder, & Sarah W. Macias	Chipped paint on front right column; requires touch up (1) Chipped and faded paint along front metal stoop; requires touch up (1) Glass cracked on front door to Della's Depot; requires replacement (1)	approval	38%	227,604	422.59	209.74	74.64	1,148.93	1,855.89
62	Downtown	1035 E. 15th St.	Richard Sutton	Chipped paint on front stoop, doors, and windows; requires touch up (1) Wood damaged on bottom rail of front doors and windows; requires repair (1) Weather stripping on front doors pulling away in places; requires repair (1)	approval	38%	96,500	179.17	88.92	31.65	487.12	786.86
63	Downtown	1037 E. 15th St.	Cathy & Jorg Fercher	Chipped paint throughout lower portion of storefront; requires touch up (1) Previous brick repairs on storefront are crumbling; requires resealing (1)	approval	38%	107,740	200.04	99.28	35.33	543.86	878.52
64	Downtown	1410 J Avenue	Brodhead Family Ltd.	Weeds growing along the base of storefront; requires removal (1) Graffiti on north façade; requires cleaning (1) Mortar cracking and missing in places on storefront; requires repointing (1)	approval	38%	170,519	316.60	157.13	55.92	860.77	1,390.42
65	Downtown	1418 K Ave	Patricia Pasos	Chipped paint on rear shed door; requires touch up (1) Hole in metal siding of rear shed addition; requires repair (1)	approval	38%	100,563	186.71	92.67	32.98	507.63	819.99
66	Downtown	1422-1428 K Ave	Las Brisas Properties	Front entry to vacant structure was unlocked; must be secured (1) Caulking on front door deteriorated; requires repair (1) Mortar deteriorated in places on front façade; requires repair (1) Broken and deteriorated bricks on front faced; requires repair or replacement (1)	approval	38%	971,387	1,803.55	895.13	318.56	4,903.48	7,920.73
							\$10,920,320.00	\$31,141.70	\$15,456.13	\$5,500.47	\$84,667.71	\$136,766.01

CITY OF PLANO HISTORIC TAX EXEMPTION - 2010

Properties Recommended for
Denial of Tax Exemption

RESOURCE	LOCATION	OWNER	2010 COMMENTS NOTE: Items rated "1" must be completed by 2/1/10; Items rated "2" must be completed by 2/1/11.	Staff Recommen- dation	%	IMP VALUE	CITY	COUNTY	CCCC	PISD	TOTAL EX
Mathews House	901 17th St.	James Williams	<p>2008 REPAIR ITEMS – NOT COMPLETED</p> <p>Storm window-screens missing on multiple windows on south and west façades; requires repair and or installation (2008-2)</p> <p>Porch steps sinking and not level; requires repair (2008-2)</p> <p>2009 REPAIR ITEMS – NOT COMPLETED</p> <p>Porch floor requires touch up paint (2009-1)</p> <p>Flaking paint on south façade above porch; requires touch up (2009-1)</p> <p>Flaking paint on west façade; requires touch up (2009-1)</p> <p>REPAIR ITEMS NOTED IN 2010</p> <p>Paint peeling throughout entire structure; requires repainting (2)</p> <p>Window screens pulling away from structure; require repair (1)</p> <p>Skirting coming loose in places; requires repair (1)</p> <p>Gutter on second floor of south façade in disrepair; requires repair (1)</p> <p>Paint chipping on rear stairs; requires repainting (1)</p> <p>OTHER:</p> <p>Detached carport demolished without a Certificate of Appropriateness and without a permit; requires both in order to be eligible to participate in the tax exemption program in future years</p>	denial	100%	129,320	631.86	313.60	111.60	1,717.89	2,774.95
Haggard Park	920 18th St.	Ergonis Family Living Trust Joe & Linda Ergonis	<p>2009 REPAIR ITEMS – NOT COMPLETED</p> <p>Fading paint on east façade; requires touch up (2009-1)</p> <p>Peeling paint on 2nd floor window of north façade; requires touch up (2009-1)</p> <p>Peeling paint on gable trim of east façade; requires touch up (2009-1)</p> <p>REPAIR ITEMS NOTED IN 2010</p> <p>Loose siding on second floor of south façade; requires repair (1)</p> <p>Paint peeling on handrail of east façade; requires touch up (1)</p>	denial	75%	138,548	507.71	251.98	89.68	1,380.35	2,229.72
Haggard Park	1603 H Ave.	Carol Armstrong	<p>2009 REPAIR ITEMS – NOT COMPLETED</p> <p>Paint flaking below dormer window on east façade; requires touch up (2009-1)</p> <p>REPAIR ITEMS NOTED IN 2010</p> <p>Dormer window screen on east façade detached from window sill; requires repair (1)</p> <p>Additional paint flaking below dormer window on east façade; requires repainting (1)</p> <p>Drain line on southwest corner of property sticking too high off the ground to be effective; requires repair (1)</p>	denial	75%	87,923	322.19	159.91	56.91	875.98	1,414.99

CITY OF PLANO HISTORIC TAX EXEMPTION - 2010

Properties Recommended for Denial of Tax Exemption

RESOURCE	LOCATION	OWNER	2010 COMMENTS NOTE: Items rated "1" must be completed by 2/1/10; Items rated "2" must be completed by 2/1/11.	Staff Recommendation	%	IMP VALUE	CITY	COUNTY	CCCC	PISD	TOTAL EX
Haggard Park	1701 I Ave.	Patricia Pasos	<p>2008 REPAIR ITEMS – NOT COMPLETED Roof shingles deteriorated; requires repair or replacement (2008-2 – must be completed by 2010)</p> <p>2009 REPAIR ITEMS – NOT COMPLETED Flaking paint on fascia board at northeast corner; requires touch up (2009-1) Flaking paint on skirting on north façade; requires touch up (2009-1) Skirting bent on north façade; requires repair (2009-1) Paint fading on east façade (wall, cornice board, and trim); requires repaint (2009-1)</p> <p>REPAIR ITEMS NOTED IN 2010 Front door screen loose; requires repair or replacement (1) Siding missing; requires replacement (1) Skirting missing; requires replacement (1) Paint flaking throughout; requires repainting (2) Rotted wood on northwest corner of house; requires replacement (1) Roof in disrepair; requires replacement (2)</p> <p>OTHER Shutters painted an unapproved color; requires a Certificate of Appropriateness in order to be eligible to participate in the tax exemption program in future years.</p>	denial	75%	12,376	45.35	22.51	8.01	123.30	199.17
Downtown	1004 E. 15th St.	Metropolitan Mammoth Jack Ltd	<p>2009 REPAIR ITEMS – NOT COMPLETED Paint flaking on trim on both the north and west facades; requires touch up (2009-1)</p> <p>REPAIR ITEMS NOTED IN 2010 Chipped paint throughout north and west façade on walls and window and door trim; requires repainting (1) Flashing broken along bottom of front door; requires repair (1)</p>	denial	38%	334,400	620.87	308.15	109.66	1,688.02	2,726.71
Downtown	1005 - 1007 E. 15th St.	Mascom Properties LLC	<p>2009 REPAIR ITEMS – NOT COMPLETED Paint chipped on front stoop steps at suite 101; requires touch up (2009-1) Paint flaking along bulkheads; requires touch ups (2009-1) Wood bulkhead in the center of the front façade is pulling away from building and is in need of repair (2009-1)</p> <p>REPAIR ITEMS NOTED IN 2010 Paint flaking throughout first floor of front façade; requires touch up (1) Paint flaking on window trim of second floor windows; requires repainting and re-caulking (1) Vegetation growing along parapet on front façade; requires removal (1) Paint missing from re-pointed areas on rear façade; requires painting (1) Vertical cracks on second floor center section of rear façade; requires investigation and possibly repair (2)</p>	denial	38%	688,378	1,278.10	634.34	225.75	3,474.88	5,613.06

CITY OF PLANO HISTORIC TAX EXEMPTION - 2010

Properties Recommended for
Denial of Tax Exemption

RESOURCE	LOCATION	OWNER	2010 COMMENTS NOTE: Items rated "1" must be completed by 2/1/10; Items rated "2" must be completed by 2/1/11.	Staff Recommen- dation	%	IMP VALUE	CITY	COUNTY	CCCC	PISD	TOTAL EX
Downtown	1008 E. 15th St.	1008 Chimera LLC	INELIGIBLE – Building is non-contributing to the district and requires restoration in order to be eligible to participate in the tax exemption program REPAIR ITEMS NOTED IN 2010 Chipped paint throughout east façade; requires repainting (1) Mortar deteriorated on front façade; requires repair (1) Flaking paint on second floor window on east façade; requires repainting (1) Gutter on rear façade not secured to wall; requires repair (1) Stucco falling off east façade; requires repair (1) Wood rotting around windows; requires repair (1)	denial	38%	248,034	460.52	228.56	81.34	1,252.06	2,022.48
						\$1,638,979.00	\$3,866.60	\$1,919.06	\$682.95	\$10,512.48	\$16,981.08