



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:		March 24, 2014		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): T. Stuckey, ext. 7156				
CAPTION				
Consideration of an Ordinance of the City of Plano, Texas, providing certain Heritage Resources located in the City of Plano, Texas, partial exemption from the current year Ad Valorem Taxation in the amount of \$37,287.62, providing a severability clause and an effective date. Applicant: City of Plano				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input checked="" type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	-37,288	-37,288
BALANCE	0	0	-37,288	-37,288
FUND(s): N/A				
COMMENTS: This item will result in a loss of 2014-15 Ad Valorem Tax revenue in the estimated amount of \$37,288 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 the 2014 Tax Exemption				
Exhibit "B" Properties Recommended for Denial of the 2014 Tax Exemption				

MEMORANDUM

Date: March 10, 2014

TO: Mr. Bruce D. Glasscock, City Manager
Mr. Frank F. Turner, Deputy City Manager

FROM: Bhavesh Mittal, Heritage Preservation Officer

SUBJECT: 2014 Heritage Tax Exemption Properties

Attached to this memorandum is the proposed ordinance with supporting spreadsheets listing the historic properties eligible to receive the 2014 Historic Structures Property Tax Exemption, which is provided for consideration by the City Council at the March 24, 2014 meeting. The Heritage Commission has reviewed the results of the annual survey of eligible properties, made recommendations regarding necessary repairs, and recommended the tax exemptions as stated. This information has also been provided to the participating taxing entities: Collin County Community College District (CCCCD) and the Plano Independent School District (PISD). Beginning this year, Collin County has started a separate tax abatement program and is no longer participating in the City's Tax Exemption program.

Program Information:

The purpose of tax exemption for heritage properties is to promote preservation through ongoing maintenance. The Commission inspects each structure yearly to determine if the property 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 partially or fully for nonresidential 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 partially or fully for nonresidential purposes) receive 38% exemption. These exemptions are based 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 these items 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 that allows two years for completion. The Commission and the Council also have the authority to extend a maintenance issue for an additional year if it is determined that extenuating circumstances require more time to complete a particular repair.

Per the 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 Commission 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 Commission 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.”

If a property owner does not agree with the recommendation of the Commission, an appeal may be made to the 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 Commission’s decision (per the Tax Exemption Ordinance).

During 2013, three quarterly reminder letters were sent to each property owner noting the repair/maintenance items required to be addressed by January 15, 2014, in order to retain the tax exemption. Included with each letter were copies of photographs taken by staff that identified the repair items. Any property owner may contact staff throughout the year with questions about repair items or concerns about completing the work.

2014 Program Results and Heritage Commission Recommendation:

This year, staff surveyed 73 properties; 65 properties were recommended for approval of tax exemptions and eight properties were recommended for denial to the Heritage Commission. The Commission, at their regular meeting on February 25, 2014, recommended approval of three staff recommended denials: 1005-07 E. 15th Street, 1015 E. 15th Street, and 1023 E. 15th Street. Therefore, the number of properties recommended for approval increased to 68 and decreased the number of properties denied an exemption to five. The owners of the five properties recommended for tax exemption denial by the Commission have chosen not to appeal the Commission’s recommendation.

The property tax exemptions total \$37,287.62 in city receipts and \$154,556.88 for all three participating tax entities. This is approximately a 6.3% increase in city exemptions from 2013. The spreadsheet titled “Properties Recommended for Approval of the 2014 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 the 2014 Tax Exemption” (Exhibit B) summarizes similar information.

Staff will be available to make a presentation during the Council meeting regarding this agenda item and respond to any questions the Council may have regarding the 2014 Heritage Structure Tax Exemption Program.

An Ordinance of the City of Plano, Texas, providing certain Heritage Resources located in the City of Plano, Texas, partial exemption from the current year Ad Valorem Taxation in the amount of \$37,287.62, 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 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 2014.

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 (2014) 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 24TH DAY OF MARCH, 2014.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

EXHIBIT A - PROPERTIES RECOMMENDED FOR APPROVAL OF THE 2014 TAX EXEMPTION

	RESOURCE	LOCATION	OWNER	ADDRESS	CITY	ST	ZIP	2014 COMMENTS NOTE: Items rated "1" must be completed by 1/15/15; Items rated "2" must be completed by 1/15/16.	Surveyed by	Heritage Commission Recommendation	PERCENT	IMP VALUE	CITY	CCCCD	PISD	TOTAL EXEMPTION
1	Carlisle House	1407 E. 15th Street	Michael and Harriet Linz	1407 E. 15th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Roof fascia and soffit at east elevation needs paint touch up (1) Siding at east and west elevations need paint touch up (1) Vertical boards below the second floor porch railing at front (south) elevation are cracking (2)	Team 2	approval	100%	301,238	1,471.85	251.96	4,376.99	6,100.80
2	Arch Weatherford House	1410 E. 15th Street	Josephine Howser	1410 E. 15th Street	Plano	TX	75074	OK - Nothing to repair	Team 2	approval	100%	194,355	949.62	162.56	2,823.98	3,936.16
3	Roller House	1413 E. 15th Street	Damon & Kimberly Gonzalez	1413 E. 15th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Remove the tree branch at the north-east gable (1)	Team 2	approval	100%	303,662	1,483.69	253.99	4,412.21	6,149.89
4	Salmon House	1414 E.15th Street	John Hermann	1414 E.15th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Paint touch up needed on siding adjacent to the second floor window at north elevation (1)	Team 2	approval	100%	251,517	1,228.91	210.38	3,654.54	5,093.83
5	Schell House	1210 E. 16th Street	Michael & Debra Hamilton	1210 E. 16th Street	Plano	TX	75074	OK - Nothing to repair	Team 2	approval	100%	121,614	594.21	101.72	1,767.05	2,462.98
6	Carpenter House	1211 E. 16th Street	Elizabeth Pool	1211 E. 16th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Wood boards missing at southeast porch skirting (1) Porch skirting needs to be painted at all elevations (1) Remove leaves debris over first floor roof at northeast addition (1) Roof fascia and soffit at Paint touch up needed at fascia Front gable window trim and second story soffit at front (south) elevation needs paint touch up (1) Foundation issues noticed at northeast and southeast corner. Investigate and make appropriate temporary repairs (1) Make appropriate and permanent foundation repairs in consultation with a professional architect/engineer/contractor (2)	Team 2	approval	100%	276,784	1,352.37	231.51	4,021.67	5,605.55
7	Little Carlisle House	1611 K Avenue	Carlisle Building LLC	1611 K Avenue	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	50%	159,684	390.11	66.78	1,160.10	1,616.99
8	Forman House	1617 K Avenue	Gwen Workman	1617 K Avenue	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Paint touch up needed on first and second story windows at north and south elevations (1) The siding around first floor window on right side of the front porch needs paint touch up (1) Repair cracks in concrete slab at front porch (1)	Team 1	approval	50%	111,222	271.72	46.51	808.03	1,126.26
9	McCall Skaggs House	1704 N Place	William and Annette Armstrong	1704 N Place	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Clean leaves debris at front roof (1) Paint touch up needed on roof fascia and east gable (1) Roof shingles at southeast corner needs repair (1)	Team 2	approval	100%	114,153	557.75	95.48	1,658.64	2,311.88
10	Wells Homestead	3921 Coit Road	Richard Wells	5001 K Avenue	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Repair and paint wood picket fence at front (1) Fascia board on roof at northwest corner needs painting (1)	Team 1	approval	50%	146,842	358.74	61.41	1,066.81	1,486.95
11	Plano National Bank/IOOF Lodge	1001 E. 15th Street	The Schell Family Trust B	P. O. Box 860355	Plano	TX	75086-0355	REPAIR ITEMS NOTED IN 2014 Paint touch up needed on windows and doors at front elevation (1)	Team 1	approval	50%	399,757	976.61	167.18	2,904.23	4,048.03
12	Wyatt House	807 E. 16th Street	Margarita Eliot	807 E. 16th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	100%	136,307	666.00	114.01	1,980.54	2,760.55
13	Will Schimelpfenig House	900 E. 17th Street	Jack and Cindy Boggs	1802 Weanne Drive	Richardson	TX	75082	REPAIR ITEMS NOTED IN 2014 <u>Front (north) facade:</u> Clean glass panes and paint second story window at front gable (1) Missing window screen on right side of the second story gable window (1) Clean paint overspray on roof shingles on left side of second story gable window (1) Remove grey color porch paint overspray at lower most siding and repaint to match existing siding color (1) <u>West facade:</u> Missing porch railings at northwest corner and west facade (1) Porch skirting at southwest corner and west facade needs paint touch up (1) <u>Detached garage:</u> Roof fascia at west facade need painting (1) Roof gutter and downspout at west facade needs cleaning and painting (1)	Team 1	approval	100%	162,719	795.05	136.10	2,364.31	3,295.46
14	Bagwill-Sherrill Building	1015 E. 15th Street	1015 Metropolitan Plano, Ltd.	3838 Oak Lawn Avenue, Suite 1416	Dallas	TX	75219	REPAIR ITEMS NOTED IN 2014 Paint touch up needed on the left side of front awning soffit (1) Clean paint on the brick at the left side of the front door (1) Missing brick on the left side of front awning (1) Secure hanging electric box on the left side above the front awning (1)	Team 2	approval	50%	160,389	391.83	67.08	1,165.23	1,624.13
15	Merritt Building	1023 E. 15th Street	M. F. Robert and Mirna Lynch	4604 Lawson Court	Plano	TX	75093	OK - Nothing to repair	Team 2	approval	50%	150,086	366.66	62.77	1,090.37	1,519.80

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RESOURCE	LOCATION	OWNER	ADDRESS	CITY	ST	ZIP	2014 COMMENTS NOTE: Items rated "1" must be completed by 1/15/15; Items rated "2" must be completed by 1/15/16.	Surveyed by	Heritage Commission Recommendation	PERCENT	IMP VALUE	CITY	CCCCD	PISD	TOTAL EXEMPTION
16	Mathews House	Jennifer Owens	3100 Main Street, #335	Dallas	TX	75226	REPAIR ITEMS NOTED IN 2014 Front (south) facade - Clean front porch floor to remove dirt & dust (1) Bottom of the front door needs repair and repaint entire door (1) Clean all window panes (1) Repair hole at the rake moulding and repair roof gutter located on the right side of the front gable (1) Rusted screens at quadruple windows on first and second floor (1) Missing screens at quadruple windows on first and second floor (1) Inappropriate screen sizes on quadruple windows on first floor and triple window on second floor (1) Repair cracks at first floor quadruple window trim (1) Paint all window & front door trim to look uniform and match existing color (1) Rear (north) facade - Missing corner board behind the downspout and repair/replace bent gutter at northwest corner of the single story addition at rear (1) Missing and broken window screens at rear facade of the single story addition (1) Siding color on second story northeast corner does not match with the entire building. Repaint to match existing color of the structure (1) West facade - Repair hole in the skirting at west facade and paint as needed to match existing color (1) Entire west facade needs scraping, sanding and repainting to have a uniform paint coat and match existing colors(1) Clean all window panes (1) Inappropriate screen size on the first floor double window (1) East facade - Rusted screens at five windows on first floor (1) Paint all roof fascia and rake mould to look uniform and match existing color (1) REPAIR ITEMS NOTED IN 2013 Two concrete steps at rear (north) single story addition entrance needs to be painted (2 - must be completed by 1/15/15) West facade - A section of siding on right side between first and second floor windows needs scraping, sanding and repainting (2 - must be completed by 1/15/15)	Team 1	approval	100%	167,627	819.03	140.21	2,435.62	3,394.85
17	Schimelpfenig-Dudley-O'Neal House	Alvie and Melissa O'Neal	906 E.17th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	100%	297,920	1,455.64	249.19	4,328.78	6,033.60
18	R.A. Davis House	Whitehead & Sheldon LLC	906 E. 18th Street, Suite 300	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	50%	220,126	537.77	92.06	1,599.22	2,229.04
19	Mary Schimelpfenig House	Tony and Debbie Holman	914 E. 18th Street	Plano	TX	75074	REPAIR ITEMS IN 2014 Roof gutter at north-west corner needs paint touch up (1)	Team 1	approval	50%	65,232	159.36	27.28	473.91	660.55
20	Aldridge House	Clinton M. Haggard	7532 Independence Parkway	Frisco	TX	75035	REPAIR ITEMS NOTED IN 2014 Remove vegetation over the south side carport wall (1) Repair and paint flashing around the two chimneys at north and south elevations (1)	Team 1	approval	100%	226,467	1,106.52	189.42	3,290.57	4,586.51
21	Lamm House	John and Helen Proch	1709 H Avenue	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	100%	128,053	625.67	107.11	1,860.61	2,593.38
22	Haggard Park	Peggy Ostrander	617 E. 16th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Repair/replace and paint wood balusters and post at front (south) and south-east porch (1)	Team 1	approval	38%	223,525	415.01	71.05	1,234.17	1,720.23
23	Haggard Park	Jett Sarrett and Amber Foreman	1601 Carpenter Drive	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	75%	111,968	410.31	70.24	1,220.17	1,700.72
24	Haggard Park	Mary Ann Thibodeaux	P.O Box 940354	Plano	TX	75094	REPAIR ITEMS NOTED IN 2014 Repair cracks at front porch columns (1)	Team 1	approval	75%	101,736	372.81	63.82	1,108.67	1,545.30
25	Haggard Park	Rudolph and Ramona Ringle	801 E. 16th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	75%	525,471	1,925.59	329.64	5,726.32	7,981.55
26	Haggard Park	Gerald T. Schultz and Karen J. Bowen	811 E. 16th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Remove leaves debris at front porch roof (1)	Team 1	approval	75%	244,158	894.72	153.17	2,660.71	3,708.59
27	Haggard Park	Michael Dagate	819 E. 16th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	75%	134,215	491.83	84.20	1,462.61	2,038.63
28	Haggard Park	Constance & Russell Coolik	901 E. 16th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Front section of the east side fence is leaning (1) Remove/clean vines/vegetation over the east side fence (1)	Team 1	approval	75%	142,102	520.73	89.14	1,548.56	2,158.43
29	Haggard Park	Richard McKee	907 E. 16th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	75%	100,551	368.47	63.08	1,095.75	1,527.30
30	Haggard Park	Bertha Cardenas	805 E. 17th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 The trim on the left side of the front door needs painting (1)	Team 1	approval	75%	25,677	94.09	16.11	279.82	390.02
31	Haggard Park	L.A. Whitley	809 E. 17th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 A few roof shingles are missing at front (south) facade (1)	Team 1	approval	75%	26,609	97.51	16.69	289.97	404.17
32	Haggard Park	John and Kathleen Brooks	813 E. 17th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	75%	128,315	470.21	80.49	1,398.31	1,949.02

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33	Haggard Park	Clinton M. Haggard	7532 Independence Parkway	Frisco	TX	75035	REPAIR ITEMS NOTED IN 2014 Paint touch needed at front porch floor, porch columns, and front screen door (1) Paint touch up needed below the window at front (north) façade (1) Repair and paint wood picket fence at north-east corner (1)	Team 1	approval	75%	46,673	171.03	29.28	508.62	708.93
34	Haggard Park	Larry Westbrook	907 E. 17th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	75%	47,783	175.10	29.98	520.72	725.79
35	Haggard Park	Elizabeth Bacon Moeller	1315 San Patricio Drive	Dallas	TX	75218	REPAIR ITEMS NOTED IN 2014 Paint touch up needed at front window screens (1) Paint touch up needed at front windows (1)	Team 1	approval	75%	23,000	84.28	14.43	250.64	349.35
36	Haggard Park	PMM Enterprises LLC	2413 Neal Drive	Garland	TX	75040	OK - Nothing to repair	Team 1	approval	75%	22,686	83.13	14.23	247.22	344.58
37	Haggard Park	Charles Spence	106 Salsbury Circle	Murphy	TX	75094	OK - Nothing to repair	Team 1	approval	38%	10,058	18.67	3.20	55.53	77.41
38	Haggard Park	Deford & Associates	903 E. 18th Street, Ste 125	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	38%	551,815	1,024.54	175.39	3,046.79	4,246.73
39	Haggard Park	Ronald Thompson	121 Rolling Ridge	Holly Lake Ranch	TX	75765	REPAIR ITEMS NOTED IN 2014 Remove leaves debris at north-east roof (1) Repair hole on the left side of the second floor gable window at east elevation (1)	Team 1	approval	38%	31,357	58.22	9.97	173.13	241.32
40	Haggard Park	Bob Streiff	913 E. 18th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	approval	38%	88,928	165.11	28.27	491.01	684.38
41	Haggard Park	Joe Ergonis	3353 Remington Drive	Plano	TX	75023	REPAIR ITEMS NOTED IN 2014 Half masonry wall on the inside southeast corner between the two porch steps needs repainting to have a uniform color(1) Front gable at north elevation of the apartment building needs paint touch up to match existing color (1)	Team 1	approval	38%	175,011	324.94	55.63	966.31	1,346.87
42	Haggard Park	Connie Harrington Coolik	901 E. 16th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Louvered shutters at front (west) windows need paint touch up (1) Paint touch up needed on roof gutter at front elevation (1) Roof soffit at front, north and south façade looks pale and dirty, so to get a uniform look and color, it needs cleaning or replacement (2)	Team 1	approval	75%	96,161	352.38	60.32	1,047.91	1,460.62
43	Haggard Park	Carol Armstrong	1603 H Avenue	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Clean leaves debris at the front (east) and south yards (1)	Team 1	approval	75%	92,387	338.55	57.96	1,006.79	1,403.30
44	Haggard Park	Becky Armstrong	1607 H Avenue	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Siding below the carport at south façade looks pale and dirty, so to get a uniform look and color, it needs cleaning or replacement (1)	Team 1	approval	75%	106,404	389.92	66.75	1,159.54	1,616.20
45	Haggard Park	Chris and Pam Hatcher	1611 H Avenue	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Remove green tape from first floor window at south elevation (1) Repair/patch hole around the drain pipe at south façade skirting (1) Repair and paint corner trim above the front porch roof (1)	Team 1	approval	75%	81,817	299.82	51.33	891.60	1,242.74
46	Haggard Park	Humberto Quintanilla	1701 H Avenue	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Remove vines/vegetation on brick wall and first floor soffit at south elevation and paint touch at soffit as needed (1) First floor roof fascia at front (east) facade needs paint touch up (1) Second floor roof fascia at east façade needs paint touch up (1)	Team 1	approval	75%	185,161	678.52	116.16	2,017.79	2,812.47
47	Haggard Park	Young Dean Homestead Ltd.	625 W. Blondy Jhune Road	Allen	TX	75002	OK - Nothing to repair	Team 1	approval	38%	153,828	285.61	48.89	849.35	1,183.85
48	Downtown	Metropolitan Mammoth Jack Ltd	3838 Oak Lawn Avenue; Suite 1416	Dallas	TX	75219	REPAIR ITEMS NOTED IN 2014 Paint/stain wood gate at west facade (1) Clean graffiti on stucco at left side of the front (north) facade (1) Paint touch up needed on roof fascia at front (north) facade (1) Clean and restrain front door and sidelites (1)	Team 2	approval	38%	322,812	599.36	102.60	1,782.37	2,484.34
49	Downtown	Mascom Properties LLC	1005 - 1007 E. 15th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Remove plant/vegetation above brick cornice at front (south) facade (1) Paint touch up needed on bulkheads and stain touch up needed on door at front facade (1) Repair stucco cracks over the transom windows at front facade and paint as needed to match existing color (1) Paint touch up needed on first floor at rear (north) facade (1) Repair cracking stucco and paint touch as needed at rear facade (1)	Team 2	approval	38%	574,701	1,067.04	182.66	3,173.15	4,422.85
50	Downtown	Crider Living Trust	3013 Crooked Stick Drive	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Clean leaves debris on the east side (1)	Team 2	approval	38%	299,422	555.93	95.17	1,653.23	2,304.33
51	Downtown	Franklin W. Neal	27639 Smithson Valley Road	San Antonio	TX	78261	REPAIR ITEMS NOTED IN 2014 The transom above the front door needs caulking and paint touch up (1)	Team 2	approval	38%	158,551	294.38	50.39	875.42	1,220.20
52	Downtown	N A T Properties LLC	1014 E. 15th Place	Plano	TX	75074	REPAIR ITEMS NOTED IN 2014 Repaint columns above and left of front entry and panelling above storefront windows to match existing color (1) Peel off the old paint layers, scrape and prep for a clean paint coat to match existing color at the base of columns at both entry doors (1)	Team 2	approval	38%	341,342	633.76	108.49	1,884.69	2,626.94

EXHIBIT A - PROPERTIES RECOMMENDED FOR APPROVAL OF THE 2014 TAX EXEMPTION

RESOURCE	LOCATION	OWNER	ADDRESS	CITY	ST	ZIP	2014 COMMENTS NOTE: Items rated "1" must be completed by 1/15/15; Items rated "2" must be completed by 1/15/16.	Surveyed by	Heritage Commission Recommendation	PERCENT	IMP VALUE	CITY	CCCCD	PISD	TOTAL EXEMPTION	
53	Downtown	1012 E. 15th Street	Katherine S & Forrest W Moore	6800 Del Norte Lane, Apt 245	Dallas	TX	75225	REPAIR ITEMS NOTED IN 2014 Paint touch up needed at Front entry door threshold, storefront bulkheads and transom window frames (1) Remove paper pieces and screws at rear (south) stucco wall (1) Repair cracked stucco and utility pipe at rear facade and paint touch up to match existing color (1)	Team 2	approval	38%	160,800	298.55	51.11	887.84	1,237.50
54	Downtown	1013 E. 15th Street	Pierce Family Living Trust Ronald & Deborah Pierce Trustees	32405 Lake Pleasant Drive	Westlake Village	CA	91361	OK - Nothing to repair	Team 2	approval	38%	339,129	629.65	107.79	1,872.47	2,609.91
55	Downtown	1016 E. 15th Street	Judith Moore	6800 Del Norte Lane, Apt 245	Dallas	TX	75225	REPAIR ITEMS NOTED IN 2014 Repaint bent awning support at front elevation (1) Paint fascia and gutter at rear porch (1)	Team 2	approval	38%	89,588	166.34	28.47	494.65	689.46
56	Downtown	1017 E. 15th Street	Michael & Mary Jo Montgomery	3518 Brook Glen Drive	Garland	TX	75044	REPAIR ITEMS NOTED IN 2014 Left side second story windows need paint touch up (1) Stucco cracking at front (south) façade (1). Right side scupper/downspout pulling away from the structure (1)	Team 2	approval	38%	258,767	480.45	82.25	1,428.76	1,991.45
57	Downtown	1018 E. 15th Street	Judith Moore	6800 Del Norte Lane, Apt 245	Dallas	TX	75225	REPAIR ITEMS NOTED IN 2014 Paint rear door trim to match existing color (1)	Team 2	approval	38%	64,788	120.29	20.59	357.72	498.60
58	Downtown	1022 E. 15th Street	East Side Partners Ltd.	P.O. Box 712	Allen	TX	75013	REPAIR ITEMS NOTED IN 2013 Remove paper behind front door and storefront windows (1) Repoint brick mortar joints at a few locations at front (north) façade to match existing mortar color (1)	Team 2	approval	38%	302,581	561.80	96.17	1,670.67	2,328.64
59	Downtown	1024 E. 15th Street	Judith Moore	6800 Del Norte Lane, Apt 245	Dallas	TX	75225	REPAIR ITEMS NOTED IN 2014 The front door frame needs paint touch up (1) Remove vegetation over porch roof at rear (1)	Team 2	approval	38%	146,593	272.18	46.59	809.40	1,128.17
60	Downtown	1026 E. 15th Street	Sutton-1012 LLC	5577 Linhurst Court	Fairview	TX	75069	OK - Nothing to repair	Team 2	approval	38%	202,298	375.60	64.30	1,116.97	1,556.87
61	Downtown	1029 E. 15th Street	Robert Lynch	4604 Lawson Court	Plano	TX	75093	OK - Nothing to repair	Team 2	approval	38%	243,769	452.60	77.48	1,345.95	1,876.03
62	Downtown	1031-1033 E. 15th Street	Katherine W. Power	5454 Emerson Avenue	Dallas	TX	75209	REPAIR ITEMS NOTED IN 2014 Peeling paint at front step(1) Lower section of the post on the right side of 1031 needs repair & paint touch up to match existing color (1)	Team 2	approval	38%	162,605	301.91	51.68	897.81	1,251.40
63	Downtown	1032 E. 15th Street	Connor Chaddick	1201 E. 15th Street, Suite 201	Plano	TX	75074	OK - Nothing to repair	Team 2	approval	38%	236,264	438.67	75.09	1,304.51	1,818.27
64	Downtown	1035 E. 15th Street	Richard Sutton	5577 Linhurst Court	Fairview	TX	75069	REPAIR ITEMS NOTED IN 2014 The right side post base at front entry needs proper caulking and paint touch up to match existing color (1)	Team 2	approval	38%	98,629	183.12	31.35	544.57	759.04
65	Downtown	1037 E. 15th Street	Cathy & Jorg Fercher	628 Water Oak Drive	Plano	TX	75025	OK - Nothing to repair	Team 2	approval	38%	117,493	218.15	37.34	648.73	904.22
66	Downtown	1410-12 J Avenue	Brodhead Family Ltd.	7600 Afton Villa Court	Plano	TX	75025	REPAIR ITEMS NOTED IN 2014 Paint window sill located on the right side of the front (west) elevation (1)	Team 2	approval	38%	312,628	580.45	99.37	1,726.14	2,405.96
67	Downtown	1418 K Avenue	Patricia Pasos	2413 Neal Drive	Garland	TX	75040	OK - Nothing to repair	Team 2	approval	38%	79,694	147.97	25.33	440.02	613.32
68	Downtown	1422-1428 K Avenue and 1112 E. 15th Street	Las Brisas Properties	1002 Marion Drive	Garland	TX	75042	REPAIR ITEMS NOTED IN 2014 <u>1428 K Avenue:</u> Repoint brick mortar joints at the northwest corner to match existing mortar color (1) Repair/replace and secure hanging light at northwest corner (1) <u>1426 K Avenue:</u> First floor door awning at west facade needs cleaning (1) REPAIR ITEMS NOTED IN 2013 <u>1428 K Avenue:</u> Metal stairs and handrail at rear (east) needs painting (2 - must be completed by 1/15/15) Brick facade needs repointing at few locations on north facade to match existing mortar color(2 - must be completed by 1/15/15) <u>1426 K Avenue:</u> Brick pilaster below the second floor window at west facade needs repointing to match existing mortar color (2 - must be completed by 1/15/15) <u>1422 K Avenue:</u> Clean and repoint brick facade behind utility pipes to match existing mortar color (2 - must be completed by 1/15/15)	Team 2	approval	38%	990,609	1,839.24	314.86	5,469.55	7,623.65
											\$13,076,213.00	\$37,287.62	\$6,383.23	\$110,886.03	\$154,556.88	

EXHIBIT B - PROPERTIES RECOMMENDED FOR DENIAL OF THE 2014 TAX EXEMPTION

	RESOURCE	LOCATION	OWNER	ADDRESS	CITY	ST	ZIP	2014 COMMENTS NOTE: Items rated "1" must be completed by 1/15/15; Items rated "2" must be completed by 1/15/16.	Surveyed by	Heritage Commission Recomm- endation	PERCENT	IMP VALUE	CITY	CCCCD	PISD	TOTAL EXEMPTION
1	Hood House	1211 E. 15th Street	Brandon Chaney	1211 E. 15th Street	Plano	TX	75074	2014 COMMENT Replaced existing wood fence/gate with a stone fence at northeast corner and paved entire rear yard without a Certificate of Appropriateness. Pending substantial conforming site plan approval with Development Review Division per stipulation on CA #HC-2013-31 issued 9-24-13. REPAIR ITEMS NOTED IN 2014 Paint touch up needed on wood picket fence located on the east side (1)	Team 2	Denial	50%	88,429	216.03	36.98	642.44	895.45
2	Mitchell House	609 E. 16th Street	Peggy Jane Mitchell	609 E. 16th Street	Plano	TX	75074	2013 REPAIR ITEMS - NOT COMPLETED Southwest porch steps need repair (1 - must have been completed by 1/15/14) Southeast porch fascia and siding below needs painting (1 - must have been completed by 1/15/14) Gazebo floor beam needs repair or replacement (1 - must have been completed by 1/15/14) REPAIR ITEMS NOTED IN 2013 Gazebo floor and outdoor shed on east side needs painting (2 - must be completed by 1/15/15) Southeast and southwest porch floors and steps need painting (2 - must be completed by 1/15/15) REPAIR ITEMS NOTED IN 2014 Clean leaves (debris) on the ground in east yard (1) Roof fascia at west facade needs painting (1) Repair and paint southwest porch columns base (1) Accessory building behind detached garage on north side needs cleaning/painting (1) Southwest porch soffit needs cleaning (1)	Team 1	Denial	100%	48,709	237.99	40.74	707.74	986.48
3	Olney Davis House	901 E. 18th Street	June Sixth Ltd.	3525 Milton Avenue	Dallas	TX	75205	2012 REPAIR ITEMS - NOT COMPLETED Third floor gutter needs paint - hole on west façade (2 - must have been completed by 1/15/14) 2013 REPAIR ITEMS - NOT COMPLETED Third floor gable window on west facade needs cleaning (1 - must have been completed by 1/15/14) Wood skirting at west porch needs repair (1 - must have been completed by 1/15/14) Need caulking and painting where first floor porch roof meets the siding at west facade and south-west facade (1 - must have been completed by 1/15/14) REPAIR ITEMS IN 2014 Clean tree limbs over the first floor porch roof at southeast corner (1) Skirting at east and west facade needs repair and painting (1) Roof fascia and cornice on second floor east porch need repair and paint (1) Front gable round window and rectangular dormer window at front (south) facade needs cleaning (1)	Team 1	Denial	50%	204,391	499.33	85.48	1,484.90	2,069.71
4	Haggard Park	710 E. 16th Street	Snailum Family Living Trust Jerry D & Jackie L Snailum Trustees	601 Cattle Baron Road	McKinney	TX	75069	2013 REPAIR ITEMS - NOT COMPLETED Roof shingles at north (front) roof needs repair (1 - must have been completed by 1/15/14) Need caulking around chimney flashing at North roof (1 - must have been completed by 1/15/14) Bricks at north roof chimney needs repointing (1 - must have been completed by 1/15/14) REPAIR ITEMS NOTED IN 2013 Concrete driveway needs repair or replacement (2 - must be completed by 1/15/15) REPAIR ITEMS NOTED IN 2014 Remove vines growing over wooden gate at the north-west corner (1)	Team 1	Denial	75%	11,711	42.91	7.35	127.62	177.88
5	Haggard Park	815 E. 16th Street	Travis Hamilton	802 E. 15th Street	Plano	TX	75074	2014 COMMENT Vinyl siding cleaned on east elevation only. Siding remains pale/unclean around the front door at front (south) elevation. 2013 REPAIR ITEMS - NOT COMPLETED Vinyl siding at south façade looks pale and dirty, so to get a uniform look and color, it needs cleaning or replacement (1 - must have been completed by 1/15/14)	Team 1	Denial	75%	51,256	187.83	32.15	558.56	778.54
												\$404,496.00	\$1,184.09	\$202.70	\$3,521.26	\$4,908.06