

HISTORIC PRESERVATION ADVISORY BOARD

AUGUST 2, 2018

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2nd Floor Conference Room of the Municipal Building on Thursday, August 2, 2018 at 5:30 p.m.

Board Members Present: Chairperson Jonathan Ball, Vice-Chairperson Amber Douzart, Peter Bailey, Lance Hammond, Terrance Wegner, and Karen Zupanic

Board Member Absent: Shannon Burton

Staff Present: Planning Manager Matt Robinson, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

Chairperson Ball called the meeting to order at 5:31 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Wegner, seconded by Board Member Hammond, to approve the following consent item, with a vote of 5-0-0:

18-609 Minutes of the Historic Preservation Advisory Board Regular Meeting of May 3, 2018

END OF CONSENT

Chairperson Ball continued the agenda with the Regular Agenda.

Board Member Zupanic arrived.

18-0023HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Historic Marker for the House Located at 615 North Church Street. Mr. Guy Giersch, Historic Preservation officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 615 N. Church Street. Mr. Giersch offered to answer questions. Board Member Bailey asked about the marker placed at the house. Mr. Giersch stated that the City offers a standard marker for sale that can be placed on the house. Ms. Gabrielle Miceli, 615 N. Church Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. She stated that her parents were really

excited about the house and marker. Chairperson Ball asked what she had learned about the house since they moved in. Ms. Miceli stated that her parents fixed the foundation. She stated that the layout of the house was different from the previous subdivision houses that they had lived in before. Board Member Bailey asked if the house had a footed bathtub. Ms. Miceli said yes. Chairperson Ball asked if there was more work to be completed on the house. Ms. Miceli stated that they were happy with it. Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, second by Board Member Bailey, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

18-0023HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 615 North Church Street. Mr. Guy Giersch, Historic Preservation officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request. He stated that the property is listed as a high priority structure and met the requirements set by the Secretary of Interior Standards. Mr. Giersch stated that the ad valorem tax for last year was approximately \$2,479. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 615 N. Church Street. Mr. Giersch offered to answer questions. Chairperson Ball stated that he was surprised that the structure did not already have a marker. Board Member Wegner asked if the current owner made a lot of major upgrades to the house. Ms. Miceli stated that her parents upgraded the front of the house to return it to the original appearance. Board Member Wegner asked if the previous owner did a good job of maintaining the house. Mr. Giersch said yes. He stated that it spoke well that the present owners put the house back in its original condition.

Board Member Bailey stated that the previous owners might not have known about the marker and tax incentive programs. Mr. Giersch felt that the previous owners should have known about these programs. Board Member Zupanic asked for the percentage of houses in the Historic District that have markers. Mr. Giersch stated that it was approximately 100 properties that have been approved for a Level 1, 2, or 3 tax incentive. He stated that there were approximately 1,000 houses in the Historic District. Board Member Wegner stated that there were a lot of houses in the Historic District that were not really historic. Mr. Giersch agreed. Ms. Gabrielle Miceli, 615 N. Church Street, McKinney, TX, concurred with the Staff Report. Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Zupanic, seconded by Board Member Wegner, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

END OF THE REGULAR AGENDA ITEMS

Chairperson Ball continued the agenda with the Discussion Item.

- 18-610** Discuss Historic Home Recognition Calendar. Mr. Giersch gave an update on the Home Recognition Calendar. He explained that we had sold more ads this year compared to last year. Mr. Giersch explained that we plan to add an additional page to the calendar to fit in the additional ads and some history facts. He stated that a photograph of the Nehi Bottling Plant would be featured on the cover. Ms. Deborah Kilgore, Director of the Collin County Historical Museum, gave a brief history of the Nehi Bottling Company. Board Member Bailey asked if Nehi soft drinks could still be purchased. Mr. Giersch said yes. Board Member Bailey asked if something regarding the revised Walking Tour could be included in the calendar. Mr. Giersch stated that the plan was to include it, if there was space available. He stated that Staff was

discussing holding guided Walking Tours at least once a month to help people be more informed about the Historic District and Downtown.

END OF THE DISCUSSION ITEM

Board Member Zupanic stated that there is a new trolley tour called Bad Boys and Desperados of Old McKinney. She stated that Ms. Pat Rogers, volunteer with the Collin County History Museum, researched the history and will be giving the first trolley tour. Board Member Zupanic stated that this first trolley tour sold out in a day and a half. She stated that Belle Starr, Frank and Jesse James, Bonnie and Clyde are just a few samples of who would be covered. Board Member Zupanic stated that depending on the popularity of the tour that there could be more in the future.

Board Member Bailey asked if the 2007 Walker trial might be considered for the calendar's historic facts section. Mr. Giersch stated that he felt that it was too recent to be included as a historic fact.

There being no further business, Chairperson Ball declared the meeting adjourned at 5:59 p.m.

JONATHAN BALL
Chairman