

## HISTORIC PRESERVATION ADVISORY BOARD

**AUGUST 1, 2019**

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Thursday, August 1, 2019 at 5:30 p.m.

Board Members Present: Chairperson Lance Hammond, Vice-Chairperson Karen Zupanic, Carl R. Smith, and Terrance Wegner

Board Member Absent: Jonathan Ball, Shannon Burton, and Coryanne Ettiene

Staff Present: Director of Planning Jennifer Arnold and Historic Preservation Officer Guy Giersch

There were two guests present.

Chairperson Hammond called the meeting to order at 5:35 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Vice-Chairperson Zupanic, seconded by Board Member Wegner, to approve the following consent item, with a vote of 4-0-0:

**19-0632** Minutes of the Historic Preservation Advisory Board Regular Meeting of May 2, 2019.

END OF CONSENT

Chairperson Hammond continued the agenda with the Regular Agenda Item.

**19-0013HTM** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Thomas and Cala Pence for Approval of a Historic Marker for a House Located at 506 West Hunt Street. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He discussed the history of the house and the previous property owners. Mr. Giersch stated that Staff was recommending approval of a historic marker for 506 West Hunt Street and offered to answer questions. Board Member Smith asked if a historic marker would be appropriate if the applicant decided to incorporate smart home technology into their home and gave an example. Mr. Giersch said yes, it would still be about the pedigree of the house and not any of the

changes to the interior and possibly modifications to the exterior. He stated that architecturally modifying the original front door along with other significant modifications to the exterior architecture that could result in not being able to qualify for the marker. Mr. Tom Pence, 506 West Hunt Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairperson Zupanic asked if the house has a basement. Mr. Pence stated that it did not have a formal basement. He stated that there is a crawl space under the house. Vice-Chairperson Zupanic asked for the square footage of the house. Mr. Pence stated that it was approximately 3,452 square feet. Board Member Smith asked for the lot size. Mr. Pence stated that it is approximately 0.35 acres. He stated that it is a deep lot. Mr. Pence stated that the lot was infested with bamboo along the back edge; however, it has since been cleared. Board Member Wegner asked how long they have owned the property. Mr. Pence stated that they purchased it on October 31, 2018. He discussed some of the work that they have done to the property since purchasing it and had worked by Mr. Giersch during the changes. Board Member Wegner asked who the architect was on the project. Mr. Pence said Mathew Peterson and that they had been happy with his work. Chairperson Hammond opened the public hearing and called for comments. There being none, on a motion by Vice-Chairperson Zupanic, seconded by Board Member Smith, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 4-0-0.

**19-0013HT** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Thomas and Cala Pence for Approval to Receive a Tax Exemption for the House Located at 506 West Hunt 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 Staff was recommending approval of the Level

1 Tax Exemption for 506 West Hunt Street. Mr. Giersch stated that the ad valorem taxes for this property in 2019 were approximately \$3,593. He offered to answer questions. There were none. Mr. Tom Pence, 506 West Hunt Street, McKinney, TX, concurred with the Staff report and offered to answer questions. There were none. Chairperson Hammond opened the public hearing and called for comments. There being none, on a motion by Board Member Smith, seconded by Vice-Chairperson Zupanic, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 4-0-0.

END OF THE REGULAR AGENDA ITEMS

Chairperson Hammond continued the agenda with the Discussion Item.

**19-0633** Discuss Historic Home Recognition Calendar. Mr. Guy Giersch gave an update on the annual calendar project. Vice-Chairperson Zupanic suggested that Mr. Giersch speak with Amy Rosenthal at the Main Street office about purchasing a calendar advertisement to promote some of the special events held during the year.

END OF THE DISCUSSION ITEM

There being no further business, on a motion by Board Member Wegner, seconded by Board Member Smith, the Board unanimously approved the motion to adjourn the meeting, with a vote of 4-0-0. Chairperson Hammond declared the meeting adjourned at 6:01 p.m.

---

LANCE HAMMOND  
Chairperson