

## HISTORIC PRESERVATION ADVISORY BOARD

SEPTEMBER 7, 2017

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2<sup>nd</sup> Floor Conference Room of the Municipal Building on Thursday, September 7, 2017 at 5:30 p.m.

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

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

Chairperson Burton called the meeting to order at 5:34 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Zupanic, seconded by Board Member Wegner, to approve the following consent item, with a vote of 7-0-0.

**17-868 Minutes of the Historic Preservation Advisory Board  
Regular Meeting of July 6, 2017**

**END OF CONSENT**

Chairperson Burton continued the agenda with the Regular Agenda.

**17-010HTM Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Shannon Yarbrough and Bob Bruu for  
Approval of a Historic Marker for the House Located at  
516 West Hunt Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application and stated that Staff was recommending approval of a Historic Marker for 516 W. Hunt Street. He offered to answer questions.

Vice-Chairperson Bailey asked if we knew what the barn was originally used to store. Mr. Giersch stated that he did not know exactly; however, he guessed the barn was used to store a carriage and horse.

Vice-Chairperson Bailey asked if Westmoreland Avenue was named after the previous tenants of the subject property. Mr. Giersch stated that he could not find any records documenting it; however, that would have been his guess.

Mr. Bob Bruu and Shannon Yarbrough, 516 W. Hunt Street, McKinney, TX, explained the request and gave a brief history of the work done to the house and property. They offered to answer questions.

Chairperson Burton asked about the garage. Ms. Yarbrough explained that they were remodeling it and keeping as much of the material to reuse on the property as possible. She stated that Mr. Bruu was an artist and that he would be using it for his workshop and art gallery. Ms. Yarbrough stated that they were going to keep the exterior as natural as possible.

Board Member Zupanic asked about their timeline for the work being done to the property. Mr. Bruu stated that it would take approximately three months to finish the garage and approximate six months to finish the barn.

Chairperson Burton asked who was doing the work on the garage and barn. Mr. Bruu stated that Wayne Goodall with The British Builder.

Chairperson Burton asked about the previous apartment on the second story of the house. Mr. Bruu stated that it had a separate exterior stairway; however, it is no longer there. He stated that the exterior door was still there; however, it did not go anywhere.

Chairperson Burton asked what all was still original to the house. Ms. Yarbrough stated that the lights, fireplace, and floors were original. She stated that they found a wooden business sign from a previous tenant and they displayed inside the house.

Vice-Chairperson Bailey asked if the fireplace worked. Ms. Yarbrough said yes.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Board Member Ball, seconded by Vice-Chairperson Bailey, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

**17-010HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shannon Yarbrough and Bob Bruu for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 516 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

and stated that Staff was recommending approval of the Level 1 Tax Exemption for 516 W. Hunt Street and offered to answer questions.

Chairperson Burton asked about the amount of taxes they would save if the request was approved. Mr. Giersch stated that the current tax records show the taxes to be \$3,780. He stated that amount could drop due to a lower tax rate.

Vice-Chairperson Bailey asked about the location of the barn on the property. Mr. Giersch stated that it was located behind the house.

Mr. Bob Bruu and Shannon Yarbrough, 516 W. Hunt Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Ball asked if the applicants plan to use the money towards improvements on the property. Mr. Bruu said yes.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, seconded by Board Member Douzart, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

#### **END OF REGULAR AGENDA ITEMS**

Chairperson Burton continued the agenda with the Discussion Items.

#### **17-869 Discuss Historic Home Recognition Calendar**

Mr. Giersch discussed the calendar with the Board. A draft copy of the calendar was distributed to the Board Members to review. Vice-Chairperson Bailey thanked Board Member Ball for the photographs that he took for the calendar. He also thanked Board Member Douzart for the historic facts that she researched for the calendar. Mr. Giersch thanked Vice-Chairperson Bailey for the post office facts that he prepared.

Mr. Giersch stated that it was about time to submit nominations for the 2018-2019 calendar. Chairperson Burton suggested nominating all of the properties that had received a historic marker and had not previously been featured in the annual calendar.

There being no further business, Chairperson Burton declared the meeting adjourned at 6:20 p.m.

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SHANNON BURTON  
Chairperson