

## HISTORIC PRESERVATION ADVISORY BOARD

APRIL 7, 2016

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, April 7, 2016 at 5:40 p.m.

Board Members Present: Vice-Chairperson Shannon Burton, Peter Bailey, Kelly Buettner, and Amber Douzart

Board Members Absent: Chairperson Kevin McGraw, Kate White, and Karen Zupanic

Staff Members Present: Director of Planning Brian Lockley, Planning Managers Matt Robinson and Samantha Pickett, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

There were three guests present.

Vice-Chairperson Burton called the meeting to order at 5:40 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Bailey, seconded by Board Member Buettner, to approve the following consent item, with a vote of 4-0-0:

**16-339 Minutes of the Historic Preservation Advisory Board  
Regular Meeting of March 3, 2016**

**END OF CONSENT**

Vice-Chairperson Burton continued the agenda with the Regular Agenda items.

**16-008HTM Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Dan & Susan Beers, for Approval of a  
Historic Marker for the House Located at 805 North  
Waddill 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 805 N. Waddill Street.

Vice-Chairperson Burton asked if this property had been considered before for a Historic Marker. Mr. Giersch said no.

Vice-Chairperson Burton asked if the property owners typically do the research for the Historic Marker requests. Mr. Giersch stated that in this case the property owners enlisted the help of Mr. Tom Michero.

Board Member Bailey stated that he was glad to see the property owners present at the meeting.

Mr. Dan Beers, 805 N. Waddill St., McKinney, TX, stated that they had lived here for approximately seven years. He stated that they were interested in the historic significance of the building. Mr. Beers stated that they had done some initial research into the property; however, did not feel that they were very good at it. He stated that Mr. Michero was much better at researching into the property's history.

Board Member Bailey stated that he agreed with Staff that this was a high priority house and well maintained.

Vice-Chairperson Burton opened the public hearing and called for comments. There being none, the Board unanimously approved the motion by Board Member Bailey, seconded by Board Member Buettner, to close the public hearing, with a vote of 4-0-0.

On a motion by Board Member Buettner, seconded by Board Member Douzart, the Board unanimously approved the request as recommended by Staff, with a vote of 4-0-0.

**16-008HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dan & Susan Beers for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 805 North Waddill 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 805 N. Waddill Street.

Board Member Bailey asked if the historic marker would be located next to the front door on the house. Mr. Giersch said yes.

Mr. Dan Beers, 805 N. Waddill St., McKinney, TX, concurred with the Staff report. He stated with the money saved from the tax exemption they would like to repair the original windows and improve the quality of the house.

Vice-Chairperson Burton opened the public hearing and called for comments. There being none, the Board unanimously approved the motion by Board Member Buettner, seconded by Board Member Bailey, to close the public hearing and approve the

Level 1 Historic Neighborhood Improvement Zone Tax Exemption request as recommend by Staff, with a vote of 4-0-0.

**END OF THE REGULAR AGENDA**

Vice-Chairperson Burton continued the agenda with the Discussion item.

**16-340 Discuss Historic Home Recognition Program**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, and the Board discuss the Historic Home Recognition Program. No official decisions were made on the 2016-2017 calendar.

**16-341 Discuss Historic Tax Exemption Program Ordinance**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, stated that Mr. Tom Michero had brought to the attention of the Board and Staff that 105 N. Bengé Street was a residential property being leased out for commercial use. Staff's interpretation of the ordinance made the property ineligible to receive a Historic Neighborhood Improvement Zone tax incentive. Mr. Michero had a different interpretation of the ordinance. He drafted a letter outlining why he felt the property should be eligible to receive a Historic Neighborhood Improvement Zone tax incentive. Mr. Giersch discussed Mr. Michero's letter and the key points in the ordinance that Staff interpreted differently than Mr. Michero. Mr. Giersch stated that Mr. Michero had some valid arguments. He gave a brief history of the Historic Neighborhood Improvement Zone tax incentive program. Mr. Giersch stated that the Board was being asked to look at how the ordinance is interpreted and whether or not the interpretation of the ordinance by Staff needed to be amended. He suggested continuing the discussion to the next meeting when more Board members could be present to consider the issue.

Vice-Chairperson Burton asked if the taxes for commercial use properties was higher than those of residential properties. She also asked if there would be enough money in the program to cover higher tax amounts if commercial uses were allowed. Mr. Giersch stated that the tax rates were the same; however, the values of the properties could be more making the overall taxes higher.

Vice-Chairperson Burton asked if a lot of commercial uses were located in the Historic Neighborhood Improvement Zone. Mr. Giersch stated that the properties would have to meet the other criteria to qualify and most would not qualify.

Vice-Chairperson Burton asked if any other structures had received a Historic Marker and did not receive the tax exemption. Mr. Giersch stated that this was the first one.

Board Member Douzart stated that she would like to review the ordinance more prior to making a decision. Mr. Giersch stated that a copy of the ordinance was included in the packet and a copy of Mr. Michero's letter was distributed prior to the meeting to the Board.

Board Member Bailey requested that Bed and Breakfasts (B&B) uses also be considered at the same time. He stated that someone was actually living there full-time. Mr. Giersch stated that Bed and Breakfasts (B&Bs) have to get a Special Use Permit (SUP) to operate. He agreed that there is someone constantly living there.

Vice-Chairperson Burton questioned how much money was available in the program. Mr. Giersch stated that he would not know until after the Collin County Appraisal District (Collin CAD) finalized the actual tax values.

**END OF DISCUSSION ITEM**

Board Member Bailey briefly discussed an article about the Historic Resource Inventory that was recently published. He mentioned that there were some events coming up for Collin McKinney's 250<sup>th</sup> birthday celebration. Board Member Bailey stated that the Collin County Historical Society was holding a Collin County Historical Cruise regarding the life and times of Collin McKinney that would go to Van Alstyne, McKinney, and northeast/central Collin County on a tour bus. He stated that there was a fee for this day trip.

There being no further business, Vice-Chairperson Burton declared the meeting adjourned at 6:30 p.m.

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SHANNON BURTON  
Vice-Chairperson