

HISTORIC PRESERVATION ADVISORY BOARD

SEPTEMBER 6, 2018

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, September 6, 2018 at 5:30 p.m.

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

Board Member Absent: Vice-Chairperson Amber Douzart

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

Chairperson Ball called the meeting to order at 5:30 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Hammond, seconded by Board Member Wegner, to approve the following consent item, with a vote of 6-0-0:

18-730 Minutes of the Historic Preservation Advisory Board Regular Meeting of August 2, 2018.

END OF CONSENT

Chairperson Ball continued the agenda with the Regular Agenda Items.

18-0025HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Historic Marker for the House Located at 403 Tucker 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 403 Tucker Street. Mr. Giersch offered to answer questions. Board Member Zupanic asked about the changes made to the house. Mr. Giersch briefly discussed the changes that were made over time. Chairman Ball asked how they moved houses in the early 1900s. Mr. Giersch stated that they would lift the house then use a wheel and axel system to move it. He stated that prior to that timeframe, people would place the structure on large round logs, get the ox to pull it so far,

then move the rear logs in front of the structure, and continue doing this until it reached the destination. Mr. Kobey Seale, 403 Tucker Street, McKinney, TX, concurred with the Staff Report. He stated that he is an architect and appreciates the City protecting the neighborhood. He offered to answer questions. Chairman Ball asked if they owned the property since 2004. Mr. Seale stated that they purchased it in January 2004. Chairman Ball asked about the renovation done to the structure. Mr. Seale stated that when they purchased the house he did not have the resources to do all of the work on the house that he planned to do. He stated that they had done a lot of work on the inside of the house, recently a garage addition was completed, and a picket fence was installed. Mr. Seale stated that they are now turning their attention to the outside. He stated that they plan to live there a long time. Chairman Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Zupanic, seconded by Board Member Burton, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff.

18-0025HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 403 Tucker 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 medium priority structure and met the requirements set by the Secretary of Interior Standards. Mr. Giersch stated that the ad valorem tax for 2018 was approximately \$1,680. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 403 Tucker Street. Mr. Giersch offered to answer questions. Board Member Bailey asked about a narrative on the marker. Mr. Giersch explained that the City of McKinney purchases the markers at a discount and then

sells them to the property owners that are awarded at the City's cost. He stated that the narratives and photographs that are submitted with the historic marker applications are shared on the City's website. Mr. Kobey Seale, 403 Tucker Street, McKinney, TX, concurred with the Staff Report. He commented on how much he appreciated the program and hoped it continued. Mr. Seale offered to answer questions. There were none. Chairman Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, seconded by Board Member Wegner, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff.

18-0026HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carey Glenney and Tim Zumwalt for Approval of a Historic Marker for the House Located at 510 N. 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 510 N. Church Street. Mr. Giersch stated that this was an example of an Arts and Craft style house. He mentioned some of the various architectural elements of the house. Mr. Giersch stated that the property is a high priority building. He discussed the history of the property, the previous property owners, and the local contractor that had built the house. Board Member Burton asked if the exterior colors were historically accurate. Mr. Giersch stated that the yellow color was in the range of the craftsman style homes. He stated that generally there would be a three color scheme. Board Member Burton asked if Staff approved the exterior paint colors. Mr. Giersch said no. Mr. Tim Zumwalt, 510 N. Church Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Board Member Zupanic asked if the house is known by the Alice Taylor House. Mr. Zumwalt joked that he would mention it at the next neighborhood party. Chairman Ball

asked what work needed to be done to the house. Mr. Zumwalt stated that they plan to add closets to make it more livable and add a nursery to the back of the house. He stated that they do not plan to make any changes to the front of the house. Board Member Bailey asked if the house had a footed tub. Mr. Zumwalt stated that they have two. Chairman Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Bailey, seconded by Board Member Burton, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff.

18-0026HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carey Glenney and Tim Zumwalt for Approval of a Tax Exemption for the House Located at 510 N. 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 2018 was approximately \$1,545. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 510 N. Church Street. Mr. Giersch offered to answer questions. Mr. Tim Zumwalt, 510 N. Church Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Board Member Zupanic asked if this request is approved then the tax exemption would be for seven years. Mr. Giersch said yes. Board member Zupanic asked if the proposed renovations to the house would equal the amount of tax money being saved. Mr. Zumwalt stated that the proposed expenses would exceed the total amount of tax dollars being saved with the program. Board Member Hammond stated that the addition to the rear of the house would change the footprint. He asked if the applicant would be required to work with Staff to make sure that it was historically correct. Mr. Giersch stated that the applicant would be

required to apply for a Certificate of Appropriateness application for the work being done to the exterior of the house due to being located within the Historic District. Chairman Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, seconded by Board Member Zupanic, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff.

END OF THE REGULAR AGENDA ITEMS

Chairperson Ball continued the agenda with the Discussion Item.

18-731 Discuss Historic Home Recognition Calendar. Mr. Giersch gave a presentation on the 2018 – 2019 Home Recognition Calendar. He stated that the calendar was a great way to share a lot of information about upcoming events, various historic information, et cetera. Staff distributed a draft copy of the upcoming calendar for the Board to review. Board Member Bailey suggested changing the font color on the cover. Mr. Giersch stated that Staff would look into changing the color or fonts to make the wording more visible on the cover. He thanked Chairman Ball for shooting the photographs of the featured houses. Mr. Giersch also thanked the Board Members for selling ads and contributing information that was included in the calendar.

END OF THE DISCUSSION ITEM

Mr. Giersch asked the Board to start thinking about practical ways to promote the Historic District. He gave examples of holding various workshops. Mr. Giersch asked that the Board Members forward ideas to him. Board Member Burton suggested giving guided walking tours.

There being no further business, Chairperson Ball declared the meeting adjourned at 6:39 p.m.

JONATHAN BALL
Chairman