

HISTORIC PRESERVATION ADVISORY BOARD

FEBRUARY 6, 2014

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, February 6, 2014 at 5:30 p.m.

Board Members Present: Kevin McGraw, Peter Bailey, Shannon Burton, Melanie Morgan, and Ben Rodriguez

Board Members Absent: Chairperson Randy Hubbard and Vice-Chairperson Edna Brown

Staff Members Present: Planning Manager Jennifer Arnold, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

There were three guests present.

Board Member McGraw 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 Burton, seconded by Board Member Rodriguez, with a vote of 5-0-0, to approve the following consent item:

**14-114 Minutes of the Historic Preservation Advisory Board
Regular Meeting of December 5, 2013**

END OF CONSENT

Board Member McGraw continued the agenda with the Regular Agenda Items.

**14-001HT Conduct a Public Hearing to Consider/Discuss/Act on
the Request by Tom Michero for Approval to Receive a
Historic Marker for the House Located at 1108 Tucker
Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Historic Marker application and stated that Staff recommends approval of the Historic Marker for 1108 Tucker St.

Board Member Bailey asked about the 8" frieze. Mr. Giersch briefly discussed the 8" frieze on the front of the house.

Mr. Tom Michero, 1108 Tucker St., McKinney, TX, briefly discussed the request and concurred with the Staff Report.

Board Member Bailey asked Mr. Michero if he knew any of the previous owners of the house. Mr. Michero said no.

Board Member McGraw opened the public hearing and called for public comments. There being none, the Board unanimously approved the motion by Board Member Morgan, seconded by Board Member Bailey, to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

14-002HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom Michero for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 1108 Tucker Street

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption application and stated that Staff is recommending approval of the Level 1 Tax Exemption for 1108 Tucker Street.

Mr. Tom Michero, 1108 Tucker St., McKinney, TX, concurred with the Staff Report.

Board Member Morgan asked if there had been any improvements made to the house. Mr. Michero stated that there had been an addition to enlarge the kitchen about six feet and a porch had been turned into a room. Mr. Michero stated that the previous owner completed most of the work on the house.

Board Member McGraw asked how long Mr. Michero had owned the property. Mr. Michero said about six years.

Board Member Rodriguez asked if there were any renovations planned for the house. Mr. Michero stated that he might consider making changes to the back of the house to add additional landscaping.

Board Member McGraw asked for the appraised value. Mr. Michero stated that it was around \$250,000.

Board Member Morgan asked about the square footage of the house. Mr. Michero stated that it was about 1,700 square foot. He stated that it had three bedrooms and two baths.

Board Member McGraw opened the public hearing and called for public comments. There being none, the Board unanimously approved the motion by Board

Member Bailey, seconded by Board Member Morgan, to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

14-003HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by David Hampton for Approval to Receive a Historic Marker for the House Located at 705 North College Street

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Historic Marker application and stated that Staff recommends approval of the Historic Marker for 705 N. College Street. He stated that this house was listed on the National Register of Historic Places and was a Recorded Texas Historic Landmark.

Board Member Bailey asked if Davis Street was named after the previous Davis Family homeowners. Mr. Giersch said yes.

Board Member Morgan asked how long the Hampton's had owned the house. Mr. Giersch said approximately nine years.

Board Member McGraw asked if the house already had National and State of Texas historic markers. Mr. Giersch said yes.

Mr. Dave Hampton, 705 N. College St., McKinney, TX, concurred with the Staff Report. He stated that they have lived in McKinney for 18 years, nine years in the Eldorado Subdivision and nine years at this address. Mr. Hampton stated that they have hosted various tours of the house. He stated that family members of previous homeowners had stopped by the house to reminisce.

Board Member Morgan asked about the square footage of the house. Mr. Hampton stated that it was about 3,500 square feet.

Board Member Morgan asked about the color of the exterior of the house. Mr. Hampton stated that it was gray and white.

Board Member McGraw asked about the "Sullivan-esque" frieze on the house. Mr. Hampton stated that it went across the front of the house. He stated that it was made out of horsehair and plaster. Mr. Hampton stated that an old piece of the frieze was found under the house. He stated that it was currently displayed inside their house.

Board Member Bailey asked if they had a swimming pool on the property. Mr. Hampton said yes and that it was located in the backyard.

Board Member McGraw opened the public hearing and called for public comments. There being none, the Board unanimously approved the motion by Board Member Rodriguez, seconded by Board Member Morgan, to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

14-004HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by David Hampton for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 705 North College Street

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption application and stated that Staff is recommending approval of the Level 1 Tax Exemption for 705 N. College Street.

Mr. Dave Hampton, 705 N. College St., McKinney, TX, concurred with the Staff Report.

Board Member McGraw opened the public hearing and called for public comments. There being none, the Board unanimously approved the motion by Board Member Morgan, seconded by Board Member McGraw, to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

END OF REGULAR AGENDA

14-115 Discuss Historic Home Recognition Program

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, gave an update on the Historic Home Recognition Program. A photograph of the first piece of artwork turned in and a draft of a calendar page were shown on the overhead display to the Board Members.

Board Member Burton asked about the artwork that will be featured. Mr. Giersch stated that 14 local artists had been selected to provide various pieces of work that will be featured in the calendar.

Board Member Burton asked if this was the first time that we had artists create pieces to represent the winning houses. Mr. Giersch said yes.

Board Member Bailey asked when the calendar would be finished. Board Members agreed that it would be closer to the end of the year before it would be printed.

Board Member Morgan suggested that a future calendar could feature a photograph of the house before it was renovated and a current photograph showing how the house looks after the work was completed.

There being no further business, Board Member McGraw declared the meeting adjourned at 6:13 p.m.

KEVIN MCGRAW
Board Member