

## HISTORIC PRESERVATION ADVISORY BOARD

JANUARY 7, 2021

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, January 7, 2021 at 5:30 p.m.

Board Members Present: Chairperson Lance Hammond, Vice-Chairperson Betty Petkovsek, Ian Beirnes, Johanna Friedel, Nina Ringley, and Alternate J. Eric Schulze

Board Member Absent: Carl R. Smith and Chris Tovar

Staff Present: Assistant Director of Planning Mark Doty, Creative Services Manager Michelle Feldker, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

There were 12 guests present.

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

Chairperson Hammond called for Public Comments for non-public hearing agenda items. Ms. Kim Flom, Assistant City Manager for the City of McKinney, recognized Mr. Guy Giersch for his service to the City of McKinney, shared memories, and wished him well in his upcoming retirement. Chairman Hammond stated that the HPAB echoed her sentiments.

Chairperson Hammond called for consideration of the Consent Agenda. The Board unanimously approved the motion by Board Member Friedel, seconded by Vice-Chairperson Petkovsek, to approve the following consent item, with a vote of 6-0-0:

**20-1138** Minutes of the Historic Preservation Advisory Board Regular Meeting of December 3, 2020.

END OF THE CONSENT ITEMS

Chairperson Hammond continued the agenda with the Regular Agenda Items.

**20-061HTM** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom & Lea Chandler for Approval of a Historic Marker for the House Located at 508 Tucker 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 it was a high priority building. He stated that Staff was recommending approval of a historic marker for 508 Tucker Street and offered to answer questions. There were none. The Chandler's were not able to attend the meeting. Mr. Tom Michero, 1108 Tucker Street, McKinney, TX, explained the proposed request and concurred with the Staff Report. He offered to answer questions. Vice-Chairperson Petkovsek asked how long it took for him to research the history of the property for this application. Mr. Michero stated that they originally started approximately a year ago; however, put it on hold for a good while due to the pandemic. He stated that they then contacted him to research into the history of the property. Mr. Michero shared some fun stories of Mr. Louis Vernon Chandler and Ms. Alma Chandler, previous property owners. Board Member Ringley stated that Mr. Louis Vernon Chandler had been a rural mail carrier and that Mr. Tom Chandler use to tell stories of going with his father on the mail route. Mr. Michero stated that Ms. Alma Chandler was a schoolteacher. Alternate Board Member Schulze inquired about some of the improvements made to the property. Mr. Michero stated that a tree fell and hit the house during the 1948 tornado that came through McKinney. He stated that the impact rotated the house about 12" and almost off its piers. Mr. Michero stated that a lot of money was spent making the house plumb and adding new concrete piers under the house. He stated that the homeowners would like to keep the character of the house as close to the original as possible. Chairman Hammond opened the public hearing and called for comments. There being none, on a motion by Vice-Chairperson Petkovsek, seconded by Board Member Ringley, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

**20-061HT** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom & Lea Chandler for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 508 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 house is a high priority building and had been maintained. Mr. Giersch stated that Staff was recommending approval of the Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the house located at 508 Tucker Street. He offered to answer questions. There were none. Chairman Hammond stated that Tom and Lea Chandler were not able to be present at the meeting. He opened the public hearing and called for comments. There being none, on a motion by Alternate Board Member Schulze, seconded by Board Member Beirnes, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

END OF THE REGULAR AGENDA ITEMS

Chairperson Hammond continued the agenda with the Discussion Item.

**20-1139** Consider/Discuss HPAB 2021 Goals and Objectives. Mr. Mark Doty, Assistant Director of Planning for the City of McKinney, stated that he spoke with Ms. Michelle Feldker, Creative Services Manager for the City of McKinney, regarding various ways to promote the Historic Preservation programs. The Board and Staff discussed various 2021 HPAB goals and objections. For example: Review the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption and Historic Neighborhood Empowerment Zone (NEZ) programs, educational and outreach opportunities, improve the City's website, create an HNIZ map with details on each property, create a sign for the front yard of the property currently being featured in the calendar to promote the program, and possibly televising the HPAB meetings.

**20-1140** Recognition of Guy Giersch, Historic Preservation Officer, and his service to the City of McKinney. Council Member Charlie Philips, Former Council Member Julie Vargo, Ms. Diane Craig, Ms. Kim Black, Mr. Tom Michero, Board Member Beirnes, Board Member Friedel, Vice-Chairperson Petkovsek, Board Member Ringley, Alternate Board Member Schulze, Chairman Hammond, and Administrative Assistant Terri Ramey spoke in appreciation of Mr. Giersch's accomplishments and impact during this tenure with the City of McKinney, how much he would be missed after retirement, and memories were shared. Mr. Giersch stated that he appreciated Ms. Ramey's help over the years. He spoke on why historic preservation and various programs were so important. Mr. Giersch spoke on the importance of being involved in McKinney to keep it a great community to live and work in. He spoke on how fortunate he felt to get to know so many wonderful people in McKinney.

END OF THE DISCUSSION ITEM

Mr. Mark Doty, Assistant Director of Planning for the City of McKinney, announced that it was Ms. Terri Ramey's, Administrative Assistant for the City of McKinney, birthday. The Board and audience sang "Happy Birthday" to her.

There being no further business, on a motion by Vice-Chairperson Petkovsek, seconded by Board Member Ringley, the Board unanimously approved the motion to adjourn the meeting, with a vote of 6-0-0. Chairperson Hammond declared the meeting adjourned at 7:03 p.m.

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LANCE HAMMOND  
Chairperson