

HISTORIC PRESERVATION ADVISORY BOARD

MARCH 3, 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, March 3, 2016 at 5:30 p.m.

Board Members Present: Chairperson Kevin McGraw, Peter Bailey, Amber Douzart, Kate White, and Karen Zupanic

Board Members Absent: Vice-Chairperson Shannon Burton and Board Member Kelly Buettner

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

There was one guest present.

Chairperson 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 White, seconded by Board Member Bailey, to approve the following consent item, with a vote of 5-0-0:

**16-266 Minutes of the Historic Preservation Advisory Board
Regular Meeting of February 4, 2016**

END OF CONSENT

Chairperson McGraw continued the agenda with the Regular Agenda items.

**16-001HT2 Conduct a Public Hearing to Consider/Discuss/Act on
the Request by Faith M. Kuczaj for Approval of a Level
1 Historic Neighborhood Improvement Zone Tax
Exemption for the House Located at 605 North Bradley
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 605 N. Bradley Street. He stated that the applicant was not able to be at this meeting and had requested that Mr. Tom Michero represent her during the meeting. Mr. Giersch briefly discussed the work that the applicant had completed on the property. He showed photographs of the house taken in 1985 and 2016 to compare the changes. Mr. Giersch

stated that Staff was recommending approval of the Level 1 Tax Exemption for 605 N. Bradley Street.

Board Member Bailey asked to clarify that Mr. Tom Michero did not work for the City of McKinney. Mr. Michero stated that he did not work for the City of McKinney.

Board Member Bailey asked Mr. Michero if he was acting as a consultant to the various people that he had represented during the previous Historic Preservation Advisory Board meetings. Mr. Michero said yes.

Board Member Bailey stated that he would prefer to see the property owners present during the meetings when requesting a tax incentive on their property. Chairperson McGraw agreed with his comment. He also stated that if the property owner needed a representative then that person should have a sufficient knowledge about the property and its history.

Chairperson McGraw opened the public hearing and called for public comments.

Mr. Tom Michero, 1108 Tucker St., McKinney, TX, agreed that the owner should be involved in the tax incentive process. He explained that he has represented two applicants that could not attend the meetings. Mr. Michero stated that another person he represented was extremely shy and asked him to represent her; however, she was present during the meeting.

Board Member Bailey asked Mr. Michero how long it took the current homeowner to make the repairs to the structure that Mr. Giersch mentioned earlier. Mr. Michero stated that he believed the homeowner moved into the house about a year ago. He stated that the homeowner did a lot of the work herself.

Chairperson McGraw stated that he liked to see the homeowners make a large monetary and/or sweat commitment to their property. He stated that there was a huge difference between the 1985 photograph of this property and the current one taken in 2016. Chairperson McGraw stated that he did not know how much of the work the current property owner did versus the previous property owners.

On a motion by Board Member White, seconded by Board Member Zupanic, the Board closed the public hearing and approved the Level 1 Historic Neighborhood Improvement Zone Tax Exemption request as recommend by Staff, with a vote of 4-1-0. Board Member Bailey voted against the motion.

16-004HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sharon M. Daerr, for Approval of a Historic Marker for the House Located at 105 North Benge 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 105 N. Benge Street. He noted that the property was currently used for a commercial use; therefore, it was not eligible to receive a Historic Neighborhood Improvement Zone tax incentive. Mr. Giersch stated that the property owner lives in San Antonio, TX and was not able to be present at the meeting. He stated that she asked Mr. Tom Michero to represent her during the meeting.

Chairperson McGraw opened the public hearing and called for public comments.

Mr. Tom Michero, 1108 Tucker St., McKinney, TX, explained the Historic Marker application and that the structure was well preserved. He suggested that we look into changing the Historic Neighborhood Improvement Zone tax incentive criteria to allow commercial properties to participate in the program.

Chairperson McGraw stated that it would need to come before City Council to make any revisions to the Historic Neighborhood Improvement Zone tax incentive program.

On a motion by Board Member Zupanic, seconded by Board Member Bailey, the Board voted unanimously to close the public hearing and approve the request for a historic marker as recommended by Staff, with a vote of 5-0-0.

END OF THE REGULAR AGENDA

Chairperson McGraw continued the agenda with the Discussion item.

16-267 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.

END OF DISCUSSION ITEM

Chairperson McGraw continued the agenda with the Board and Staff Comments.

Mr. Giersch discussed the history behind McKinney's three Historic Resource Inventory Surveys. He briefly discussed and showed examples on the overhead of the new interactive map located on the City's website that has photographs and general

information about the properties. Mr. Giersch stated that there would be a press release to let residents know about the online interactive map.

Board Member Zupanic asked if additional photographs could be uploaded at a later time. Mr. Matt Robinson, Planning Manager for the City of McKinney, said yes.

Board Member Zupanic asked how many other historic districts have similar databases. Mr. Giersch stated that every historic district has a historic survey; however, they do not have anything like this interactive map.

Board Member Dozart commended Staff for their work on the interactive map. She felt that other cities should have similar online tools.

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

KEVIN McGRAW
Chairperson