

HISTORIC PRESERVATION ADVISORY BOARD

NOVEMBER 2, 2017

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2nd Floor Conference Room of the Municipal Building on Thursday, November 2, 2017 at 5:33 p.m.

Board Members Present: Chairperson Jonathan Ball, Vice-Chairperson Amber Douzart, Lance Hammond, Shannon Burton, Karen Zupanic, and Terrance Wegner

Board Member Absent: Peter Bailey

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

There was one guest present.

Chairperson Ball called the meeting to order at 5:33 p.m. after determining a quorum was present.

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

17-1077 Minutes of the Historic Preservation Advisory Board Meeting of October 5, 2017

END OF CONSENT

Chairperson Ball continued the agenda with the Regular Agenda.

17-012HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dana Chadick for Approval of a Historic Marker for the House Located at 1102 West Virginia 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 1102 West Virginia Street. He offered to answer questions.

Board Member Zupanic asked if the current owner purchased the property after Ms. Lucy Burkett. Mr. Giersch stated that there had been other property owners since Ms. Burkett sold the property in 1993.

Ms. Dana Chadick, 1102 W. Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Ball asked how extensive the foundation work had been on the house. Ms. Chadick briefly explained the work that had been done to the house.

Board Member Burton asked if she lived in the property. Ms. Chadick stated that she purchased the property in 2015 and had been renting it out. She stated that she planned to move in around February.

Board Member Hammond asked if there were any renovations planned. Ms. Chadick said no.

Board Member Burton asked if the hardwood was original to the house. Ms. Chadick stated that the downstairs was original; however, they questioned if the upstairs flooring was original.

Board Member Wegner wanted to clarify when she was moving in to the house. Ms. Chadick said February 2018.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, seconded by Board Member Burton, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

17-012HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dana Chadick for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 1102 West Virginia 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 1102 West Virginia Street and offered to answer questions.

Board Member Zupanic asked for the basis of Staff's recommendation. Mr. Giersch stated that a Historic Marker was just approved on the house and the house was maintained according to the Secretary of the Interior's Standards.

Board Member Burton asked about the annual tax amount that would be waived if this request was approved. Mr. Giersch stated that in 2017 the tax amount was \$2,522. He stated that the benefit would not start until the 2018 tax season and would be good for seven years.

Ms. Dana Chadick, 1102 W. Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Vice-Chairperson Douzart asked if she had received foundation bids. Ms. Chadick said no.

Board Member Zupanic asked what type of issues the renters had with the property. Ms. Chadick stated that there had been some plumbing issues and an issue with an electric outlet.

Board Member Burton asked if the house had central heat and air. Ms. Chadick said yes.

Chairperson Ball asked if it was Ms. Chadick's intention to apply the tax money being saved to keeping up the house. Ms. Chadick said yes.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, seconded by Vice-Chairperson Douzart, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

END OF REGULAR AGENDA ITEMS

Chairperson Ball continued the agenda with the Discussion Item.

17-1078 Discuss the Historic Home Recognition Calendar

The Board and Staff discussed the calendar nomination process.

END OF REGULAR AGENDA ITEM

Board Member Burton asked how the tax incentive project was doing financially. Mr. Giersch stated that it was near the amount currently set for the program. He stated that Staff was about to go back before City Council to discuss it and request an increase. He stated that there had been an increase in tax incentive submittals.

Board Member Wegner asked if a property could apply again for the tax incentive program. Mr. Giersch said no.

Vice-Chairperson Douzart stated that she had been working with Tonya Fallis regarding creating an electronic version of the Walking Tour. She stated that Ms. Fallis hoped to have it ready by the end of 2017.

Board Member Hammond stated that he had done voice over work in the past and offered his services.

There being no further business, Chairperson Ball declared the meeting adjourned
at 6:06 p.m.

JONATHAN BALL
Chairperson