

## HISTORIC PRESERVATION ADVISORY BOARD

SEPTEMBER 11, 2013

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Wednesday, September 11, 2013 at 5:30 p.m.

Board Members Present: Chairman Thomas McKissick, Vice-Chairman Randy Hubbard, Edna Brown, Kevin McGraw, and Mark McReynolds

Board Members Absent: Melanie Morgan and Wes Shannon

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

There was one guest present.

Chairman McKissick 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 Hubbard, seconded by Board Member Brown, with a vote of 5-0-0, to approve the following consent item:

**13-925 Minutes of the Historic Preservation Advisory Board  
Regular Meeting of July 10, 2013**

### **END OF CONSENT**

Chairman McKissick continued the agenda with the Regular Agenda Items.

**13-011HT Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Paige and Kelley Close, for Approval to  
Receive a Historic Marker for the House Located at 306  
West Davis Street**

Mr. Giersch explained the proposed Historic Marker application and stated that Staff recommends approval of the Historic Marker for 306 W. Davis Street.

Ms. Kelly Close, 306 W. Davis Street, McKinney, TX, concurred with the Staff Report.

Chairman McKissick opened the public hearing and called for public comments. There being none, the Board unanimously approved the motion by Board Member Brown, seconded by Board Member McReynolds, to close the public hearing, with a vote of 5-0-0.

On a motion by Board Member McReynolds, seconded by Board Member McGraw, the Board unanimously voted to approve the request as recommended by Staff, with a vote of 5-0-0.

**13-012HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Paige and Kelly Close for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 306 West Davis Street**

Mr. Giersch 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 306 W. Davis Street.

Ms. Kelly Close, 306 W. Davis Street, McKinney, TX, concurred with the Staff Report.

Board Member McGraw expressed his concerns on approving tax exemptions on properties without showing an offset of improvements made to the property.

Board Member McGraw asked Ms. Close how much money they had spent on improving the property. Ms. Close explained that she had made a large investment on the property. She stated that the property had fallen into a state of disrepair and was totally renovated a few years ago to its current condition. Ms. Close stated that she intends to maintain the property.

Board Member McGraw asked Staff how much the tax exemption credits might add up to over the 15 year exemption period. Mrs. Jennifer Arnold, Planning Manager for the City of McKinney, stated that the 2013 ad valorem taxes for the property was \$2,352. She stated that over a 15 year time period the ad valorem taxes could add up to around \$30,000.

Board Member McGraw asked if the renovations saved the house from being torn down. Ms. Close said yes.

Board Member McGraw asked how much the appraisal increased on the property after the renovations was completed. Mrs. Arnold stated that in 2010 the assessed value of the property was \$41,000. After the renovations in 2011, the assessed value of the property was \$357,000.

Board Member McReynolds asked if the previous homeowners made the renovations to the property. Ms. Close stated that the previous owners started the renovations; however, that she took over when she purchased the property.

Chairman McKissick opened the public hearing and called for public comments. There being none, the Board unanimously approved the motion by Chairman McKissick, seconded by Board Member Hubbard, to close the public hearing and approve the request as recommended by Staff, with a vote of 4-1-0. Board Member McReynolds voting no.

**13-926 Consider/Discuss/Act on the Final Design for the Historic Home Recognition Program Calendar for 2013/2014**

Mr. Guy Giersch, Historic Preservation Advisory Board for the City of McKinney, and the Board Members discussed the 2013-2014 Historic Home Recognition Program calendar. Mr. Giersch thanked Board Member McReynolds and Janet McReynolds for their hard work on the calendar layout.

On a motion by Board Member Hubbard, seconded by Board Member McGraw, the Board unanimously voted to approve the final draft of the 2013-2014 Historic Home Recognition Program calendar, with a vote of 5-0-0. Mr. Giersch stated that Staff would work with United Graphics to get the calendars printed.

**END OF REGULAR ITEMS**

Mr. Giersch expressed his appreciation to Chairman McKissick, Board Member, McReynolds, and Board Member Shannon for their service on the Historic Preservation Advisory Board and wished them well.

There being no further business, Chairman McKissick declared the meeting adjourned at 6:15 p.m.

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THOMAS MCKISSICK  
Chairman