

## HISTORIC PRESERVATION ADVISORY BOARD

MARCH 1, 2018

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2<sup>nd</sup> Floor Conference Room of the Municipal Building on Thursday, March 1, 2018 at 5:30 p.m.

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

Board Members Absent: Vice-Chairperson Amber Douzart and Peter Bailey

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

Chairperson Ball called the meeting to order at 5:42 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 4-0-0:

**18-101 Minutes of the Historic Preservation Advisory Board Meeting of January 4, 2018**

**END OF CONSENT**

Chairperson Ball continued the agenda with the Regular Agenda.

Board Member Hammond arrived at 5:50 PM.

**17-014HTM3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Barbara and David Kelly for Approval of a Historic Marker for the House Located at 201 North Waddill Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 201 N. Waddill Street. He offered to answer questions. There were none.

Mr. David Kelly, 201 N. Waddill Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Burton asked how long they had lived at this location. Mr. Kelly stated that they purchased the property in November 2015.

Board Member Burton asked if they had made improvements to the property. Mr. Kelly said yes. He stated that they had repaired the foundation, remodeled the kitchen

and bathrooms, replaced a wood window, added lots of landscaping, and some other projects.

Vice-Chairperson Ball asked if they were planning to work on the chimney, some flooring, and walkway. He asked what the cost might run to do these repairs. Mr. Kelly stated that the chimney needs is first on the list to be repaired and might cost less than \$500. He stated that the concrete walkway leading to the house might cost \$1,000 – \$1,500 and would be included in the landscaping of the front yard.

Board Member Wegner asked if having a Historic Marker would require any special approval process for replacing the walkway. Mr. Giersch said no, that the same City requirements would apply. He gave some examples.

Board Member Zupanic asked how long Mr. Kelly thought that they would live at this location. Mr. Kelly stated that he grew up on Tucker Street in McKinney. He stated that he moved away, went to college, lived in Washington D.C. for ten years, and then moved back here with his wife in 2015. Mr. Kelly stated that living in the Historic District was important to him, since he grew up here. He stated that he could see them living there approximately ten years. Mr. Kelly stated that the busy intersection there would most likely be the reason that they move.

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

**17-014HT3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Barbara and David Kelly for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 201 North Waddill 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 Staff was recommending approval of the Level 1 Tax Exemption for 201 N. Waddill Street and offered to answer questions. There were none.

Mr. David Kelly, 201 N. Waddill Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Ball asked if the applicant planned to reinvest any tax savings back into the property. Mr. Kelly said yes.

Board Member Zupanic asked how much money the applicant had spent in the past couple of years to maintain the house. Mr. Kelly stated that it was approximately \$30,000.

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

**18-0007HTM Conduct a Public Hearing to Consider/Discuss/Act on a Request by Cynthia and Jude Trahan for Approval of a Historic Marker for the House Located at 903 North Waddill Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 903 N. Waddill Street and offered to answer questions.

Mr. Jude Trahan, 903 N. Waddill Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Burton Asked how long they have lived in the house. Mr. Trahan stated that in August 2018 it will be ten years. He stated that they had been in McKinney for 20 years.

Chairperson Ball asked about the improvements they had made to the house. Mr. Trahan stated that the house had been well maintained when they moved in. He stated that on the outside the balustrade, columns, and flat roof needed to be replaced. Mr. Trahan stated that he had painted every square inch of it himself. He stated that they had to replace the shingled roof and air conditioning unit on the first floor. Mr. Trahan stated that there had been some other small projects done to the house.

Board Member Zupanic asked if there were Claw foot tubs inside the house. Mr. Trahan said no.

Board Member Burton asked if the heating, air conditioning, and wiring inside the house were in good condition. Mr. Trahan stated that he recently replaced one of the air conditioners; however, the second one will need to be replaced soon. He stated that

there is an oak tree that is located too close to the house. Mr. Trahan stated that some tilework will need some work due to the tree roots causing issues.

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 5-0-0.

**18-0006HT Conduct a Public Hearing to Consider/Discuss/Act on a Request by Cynthia and Jude Trahan for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 903 North Waddill 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 Staff was recommending approval of the Level 1 Tax Exemption for 903 N. Waddill Street and offered to answer questions. There were none.

Mr. Jude Trahan, 903 N. Waddill Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Zupanic asked what still needs repair or replacement on the house. Mr. Trahan stated that the following needs replaced: top portion of the balustrade, brickwork in the old breezeway, and second air conditioning unit. He stated that the outside of the house will also need to be repainted.

Board Member Zupanic asked if the house has a pier and beam foundation. Mr. Trahan said yes, for most of the house. He stated that there were a small area in the back that has a slab.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, 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 5-0-0.

**18-0008HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Erica and Tim McWilliams for Approval of a Historic Marker for the House Located at 504 West Virginia Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 504 W. Virginia Street and offered to answer questions.

Board Member Burton asked if the property required different zoning to be a Bed & Breakfast. Mr. Giersch stated that it requires a Specific Use Permit (SUP). He stated that it is tied to the property owners; therefore, when the property is sold it is no longer valid.

Mr. Tim McWilliams, 504 W. Virginia Street, McKinney, TX, concurred with the Staff Report. He stated that he grew up in McKinney and then moved off to go to college. Mr. McWilliams stated that they had just purchased this property about two months ago. He stated that this house has four Claw foot tubs. Mr. McWilliams briefly discussed his dad being an attorney in McKinney in the 1970's. He stated that he followed in his father's footsteps and became an attorney as well. Mr. McWilliams offered to answer questions.

Chairperson Ball asked if the applicant has considered turning the property back into a Bed & Breakfast. Mr. McWilliams said no.

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

**18-0009HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Erica and Tim McWilliams for Approval of a Level 1 Tax Exemption for the House Located at 504 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. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 504 W. Virginia Street and offered to answer questions. There were none.

Mr. Tim McWilliams, 504 W. Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Zupanic stated that the tax savings over a seven year period would come out to approximately \$21,000. She asked how the applicant anticipated spending that amount on the house. Mr. McWilliams stated that they had already spent approximately \$35,000 on the house. He stated that they intent to build a new wood fence on the property. Ms. Erica McWilliams, 504 W. Virginia Street, McKinney, TX, stated that they are meeting with a historic architect soon to discuss how to restore the

house. She stated that some of the woodwork inside the house was beautiful; however, it had not been maintained. Ms. McWilliams stated that they plan to remove the hot tub from one of the gazebos on the property. She stated that they will be adding landscaping. Ms. McWilliams stated that they will spend approximately \$200,000 restoring the house.

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

**18-0010HTM Conduct a Public Hearing to Consider/Discuss/Act on a Request by Woodrow A. Weilage for Approval of a Historic Marker for the House Located at 414 West Louisiana Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 414 W. Louisiana Street and offered to answer questions.

Rev. Woodrow "Woody" Weilage, 414 W. Louisiana Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Zupanic asked how long the applicant had lived in the house. Rev. Weilage stated that they purchased the property in December 2010 and moved in May 2011. He stated that interior work had been completed prior to them moving in the house. Rev. Weilage stated that they have a Claw foot tub.

Board Member Zupanic asked who did the work inside the house for them. Rev. Weilage stated that Mr. David Mills and his subcontractors did the work for them. He stated that he was acquainted with Mr. Mills through his Church in Carrollton, TX. Rev. Weilage stated that they had installed a tin ceiling in the kitchen that has 10' ceilings.

Board Member Hammond asked if any restoration or improvements were made to the exterior of the house. Rev. Weilage stated that they were trying to maintain the appearance of the house as it would have been in 1910. He stated that they did remove an old screened in porch on the east side of the house that was in disrepair.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, seconded by Board Member Zupanic,

the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

**18-0011HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Woodrow A. Weilage for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 414 West Louisiana 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 Staff was recommending approval of the Level 1 Tax Exemption for 414 W. Louisiana Street and offered to answer questions. There were none.

Rev. Woodrow "Woody" Weilage, 414 W. Louisiana Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, 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 5-0-0.

**END OF REGULAR AGENDA ITEMS**

Chairperson Ball continued the agenda with the Discussion Item.

**18-212 Discuss Historic Walking Tours**

Mr. Giersch gave an update on the Walking Tours. He thought that Ms. Tonya Fallis would be giving a presentation at the next Historic Preservation Advisory Board meeting.

Board Member Wegner asked if there would be paper copies of the revised walking tours. Mr. Giersch stated that Staff was trying to get the electronic versions available. He stated that Staff would need to look into it further, since there was no money budgeted for making paper copies to distribute to the public.

**END OF DISCUSSION ITEMS**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, stated that he would be contacting the Board Members soon to discuss various calendar duties.

Board Member Burton asked how much City Council increased the dollar amount for the Level 1 Neighborhood Improvement Zone Tax Exemption program. Mr. Giersch

stated that they increased it to \$250,000 annually. He stated that the program was almost maxed out prior to the recent budget increase.

Board Member Burton asked who installs the Historic Markers on the houses. Mr. Giersch stated that the property owners install them. Board Member Burton asked if there is a specified location on the house where the markers need to be installed. Mr. Giersch said no. He felt that the property owners would try to install the marker in a reason location on the house.

There being no further business, Chairperson Ball declared the meeting adjourned at 7:00 p.m.

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JONATHAN BALL  
Chairperson