

## HISTORIC PRESERVATION ADVISORY BOARD

SEPTEMBER 1, 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, September 1, 2016 at 5:30 p.m.

Board Members Present: Vice-Chairperson Shannon Burton, Peter Bailey, Kelly Buettner, Amber Douzart, and Kate White

Board Members Absent: Chairperson Kevin McGraw and Karen Zupanic

Staff Members Present: Planning Manager Samantha Pickett, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

There were three guests present.

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

**16-884 Minutes of the Historic Preservation Advisory Board  
Regular Meeting of July 7, 2016**

**END OF CONSENT**

Vice-Chairperson Burton continued the agenda with the Regular Agenda.

**16-012HTM Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Don & Jennifer Spak for Approval of a  
Historic Marker for the House Located at 316 North  
Waddill 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 316 N. Waddill St.

Mr. Don Spak, 316 N. Board St., McKinney, TX, offered to answer questions.

Commission Member Buettner asked Mr. Spak if he lived in McKinney prior to this address. Mr. Spak said yes and that he lived at 501 Board St. for approximately 14 years.

Commission Member Bailey asked if there were still renovations to be done on the house. Mr. Spak stated that all of the work had been completed.

Vice-Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Commission Member Buettner, seconded by

Commission Member Bailey, 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.

**16-012HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Don & Jennifer Spak for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 316 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 and stated that Staff was recommending approval of the Level 1 Tax Exemption for 316 N. Waddill Street.

Mr. Don Spak, 316 N. Board St., McKinney, TX, offered to answer questions. There were none.

Vice-Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Commission Member White, seconded by Commission Member Buettner, 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.

Vice-Chairperson Burton continued the agenda with the Discussion items.

**16-885 Discuss Historic Tax Exemption Program Ordinance**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, and the Board discuss the Historic Tax Exemption Program Ordinance. Mr. Giersch stated that he had received a letter from Mr. Tom Michero concerning a decision made by Staff regarding whether or not residential homes that qualify for a Historic Marker, but were used as businesses, could qualify for the Tax Incentive program. Mr. Giersch stated that since the inception of the program, Staff had interpreted that when a residence was used as a business that it would not qualify for the Tax Incentive program. He stated that there was not any specific language in the Level 1 portion of the program that specifically prohibited it applying. Mr. Giersch stated that the ordinance states that "residential properties which have received the designation of the Historic Marker Program by the Historic Preservation Advisory Board prior to November 19, 2013 are eligible to receive a one-time, 100 percent exemption of the City's Ad Valorem Taxes". He stated that the use of the residence as a business is not addressed by the ordinance. Further discussion

indicated that the majority of the Historic Preservation Advisory Board agreed with Staff that residences used as businesses would not qualify for the program.

**16-886      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.

**END OF DISCUSSION ITEM**

There being no further business, Vice-Chairperson Burton declared the meeting adjourned at 6:35 p.m.

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SHANNON BURTON  
Vice-Chairperson