

## HISTORIC PRESERVATION ADVISORY BOARD

JULY 7, 2022

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, July 7, 2022 at 5:30 p.m.

Board Members Present: Chairperson Betty Petkovsek, Vice-Chairperson Tim McWilliams, Johanna Friedel, James West, and Tom Pence - Alternate

Board Members Absent: David O'Dell and Mallori Hanes

Staff Present: Director of Strategic Services Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, and Planning Manager Caitlyn Strickland

There were three guests present.

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

Chairperson Petkovsek called for the Information Sharing.

**22-0591** Update: TUPPS Brewery at the historic Hill-Webb Grain Elevator site.

Mr. Keith Lewis, Tupps Brewery, 721 Anderson Street, McKinney, TX, gave an update and presentation regarding the Tupps Brewery at the historic Hill-Webb Grain Elevator site. He stated that the site is listed on the National Register of Historic Places. Mr. Lewis stated that some of the original buildings were still on the subject property. He stated that the original grain elevator burnt and is no longer on the site. Mr. Lewis explained the proposed development of the site. He discussed how they plan to repurpose various items around the subject property. Mr. Lewis stated that they hope to open by Mid-November 2022. Commission Member West asked if they plan to access the water that runs unground at the site. Mr. Lewis liked the suggestion; however, expressed concerns about the expense involved in digging a 100' well. He stated that they currently have approximately 30 employees. Mr. Lewis felt that number would at least double for the new development. Chairperson Petkovsek asked about the plans for their current site. Mr. Lewis stated that they plan to sell the site and has been unsuccessful so far in finding another brewery to take over the site. The Board

praised Mr. Lewis for appreciating and preserving history on the site. Mr. Lewis offered to give a tour of the site to the Board.

END OF INFORMATION SHARING

Chairperson Petkovsek called for Public Comments for non-public hearing agenda items. There were no public comments.

Chairperson Petkovsek called for consideration of the Consent Agenda. The Board unanimously approved the motion by Vice-Chairman McWilliams, seconded by Alternate Board Member Pence, to approve the following consent item as recommended by Staff, with a vote of 5-0-0:

**22-0592** Minutes of the Historic Preservation Advisory Board Regular Meeting of May 5, 2022.

END OF CONSENT AGENDA

Chairperson Petkovsek called for consideration of the Regular Agenda item.

**HP2022-0065** Consider/Discuss/Act on a Certificate of Appropriateness to install shutters in the gable of 308 N. Waddill Street.

Ms. Caitlyn Strickland, Planning Manager for the City of McKinney, presented the applicant's proposal to for a new Certificate of Appropriateness to install shutters on either side of the gable windows as a solution for the front gable at 308 N. Waddill Street, McKinney, TX. She stated that Staff feels the proposed shutters adds an architectural feature compatible with the massing, forms, and architectural features for houses with similar features and facade styles and is in keeping with Secretary of the Interior's Standards for Rehabilitation of historic structure in standard 9. Ms. Strickland stated that the item was being presented to the Board since it had previously been presented the Board, so they you could review the proposed changes. She stated that Staff recommends approval of the proposed request and offered to answer questions. Commission Member West asked for an update on the fence around the property. Ms. Strickland was unable to answer Mr. West's question regarding the fence status. She stated that this request was only regarding the shutters in the front gable. Chairperson Petkovsek stated that was the third meeting regarding this property. She stated that it would be fine to receive an update on the status of the fence and gable material. Commission Member West stated that the proposed drawing of the gable still shows the

stone in the gable. Ms. Strickland stated that the property owner requested to install the proposed shutters instead of removing the rock in the gable. The Board Members discussed that there had been a previous decision that the stone was to be removed or covered up by horizontal cedar siding in the front gable. They expressed concerns that this request would be keeping the stone in the gable and felt it was a compromise. Chairperson Petkovsek suggested tabling the request to allow Ms. Paula Nasta, Downtown Development & Historic Preservation Planning Manager for the City of McKinney, to address their concerns at the future meeting. Ms. Strickland stated that a special meeting could be held later this month to consider this application while Ms. Paula Nasta, Downtown Development & Historic Preservation Planning Manager for the City of McKinney, could be present to answer the Board's questions. On a motion by Commission Member Friedel, seconded by Alternate Board Member Pence, the Board unanimously approved a motion to table the request to another meeting, with a vote of 5-0-0. Ms. Strickland stated that Staff would confirm the special meeting date and time with the Board.

#### END OF THE DISCUSSION ITEM

Chairperson Petkovsek called for public comments regarding matters not on the agenda. Ms. Nina Ringley, 313 N. Benge Street, McKinney, TX, discussed saving the Ice House. She acknowledged the large expense involved in saving the structure. She felt it was unethical the way the City changed its mind on saving the Ice House and then not sharing that information with the Board when the decision was made.

Chairman Petkovsek called for Board or Staff comments. She thanked Ms. Nina Ringley for her service on the Historic Preservation Advisory Board and other boards which she had served. Chairman Petkovsek stated that Ms. Ringley does a lot for our city. She also thanked Alternate Board Member Pence for stepping up to serve when Ms. Ringley resigned for the Board.

Commission Member West praised the Tupps Brewery presentation given earlier. He felt that the Ice House was an instrumental part of the identity of the east side of McKinney and McKinney itself in playing a pivotal role in the industrial development. Commission Member West felt the Ice House was a salvageable structure. He stated that it could be an asset and essential part of historic McKinney.

Commission Member West praised Ms. Ringley in her effort to save the Ice House. He felt the decision to demolish the structure was made in haste. Commission Member West urged caution and understanding at this point.

There being no further business, on a motion by Vice-Chairman McWilliams, seconded by Board Member West, the Board unanimously approved the motion to adjourn the meeting, with a vote of 5-0-0. Chairperson Petkovsek declared the meeting adjourned at 6:33 p.m.

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BETTY PETKOVSEK  
Chairperson