

## HISTORIC PRESERVATION ADVISORY BOARD

DECEMBER 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, December 1, 2016 at 5:40 p.m.

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

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

There were four guests present.

Chairperson Burton called the meeting to order at 5:40 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Vice-Chairperson Bailey, seconded by Board Member Zupanic, to approve the following consent item, with a vote of 7-0-0:

**16-1174 Minutes of the Historic Preservation Advisory Board  
Regular Meeting of October 6, 2016**

**END OF CONSENT**

Chairperson Burton continued the agenda with the Regular Agenda.

**16-014HTM Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Tom Henderson, for Approval of a  
Historic Marker for the House Located at 620 North  
Church 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 620 N. Church Street.

Mr. Tom Henderson, 620 N. Church Street, McKinney, TX, concurred with the Staff report and offered to answer questions.

Chairperson Burton asked how long Mr. Henderson had lived in the house. Mr. Henderson stated approximately four years.

Chairperson Burton asked what type of improvements had been made to the structure. Mr. Henderson stated that he had only made cosmetic improvements.

Vice-Chairperson Bailey wanted to clarify that there had not been any major repairs done to the house. Mr. Henderson stated that he had to replace the air conditioning unit.

Vice-Chairperson Bailey asked if Mr. Henderson received any help with the marker application from a consultant. Mr. Henderson said yes.

Board Member Ball asked Mr. Henderson if he was aware of the historic significance prior to purchasing the property. Mr. Henderson said no; however, he felt a strong connection to the house and purchased it the day he looked at it.

Chairperson Burton asked Mr. Henderson if he was from McKinney. Mr. Henderson said no and that he moved here from Arlington, TX. He stated that it was his wife's initial desire to move to McKinney.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Commission Member Wegner, seconded by Commission Member Ball, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

**16-014HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom Henderson for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 620 North Church 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 620 N. Church Street.

Mr. Tom Henderson, 620 N. Church Street, McKinney, TX, offered to answer questions. There were none.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Vice-Chairperson Bailey, 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 7-0-0.

**16-016HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Charles D. & Sharon R. Carter, for Approval of a Historic Marker for the House Located at 412 West Louisiana 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 412 W. Louisiana Street.

Chairperson Burton had questions regarding the priority rating and how that was determined. Mr. Giersch discussed the City's Historic Resource Surveys and how priority ratings were determined. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that the most current survey was available online and was a useful tool.

Mr. Charles Carter, 412 W. Louisiana Street, McKinney, TX, concurred with the Staff report and offered to answer questions.

Vice-Chairperson Bailey asked how long the Carters had lived in the house. Mr. Carter stated that they had lived there approximately seven years.

Vice-Chairperson Bailey asked Mr. Carter if they had made any major changes to the house. Mr. Carter stated that they had completed a lot of repair work on the house, including the front porch, back deck, and carriage house in the back.

Vice-Chairperson Bailey asked about the carriage house's use. Mr. Carter stated that they used it for a garage and office space.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Commission Member Hammond, seconded by Commission 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 7-0-0.

**16-016HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Charles D. and Sharon R. Carter for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 412 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 and stated that Staff was recommending approval of the Level 1 Tax Exemption for 412 W. Louisiana Street.

Mr. Charles Carter, 412 W. Louisiana, McKinney, TX, offered to answer questions. There were none.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Vice-Chairperson Bailey, 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 7-0-0.

**16-1175 Consider/Discuss/Act on the Selection of 14 Houses and the General Timeline for the 2017-2018 Preserve Historic McKinney Home Recognition Program Calendar**

This item was not considered due to technical difficulties. The projector was not working. This item will be considered at the next Historic Preservation Advisory Board meeting on January 5, 2017.

**END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

Vice-Chairperson Bailey briefly discussed the Collin County History Museum's Sneak Peek Preview for the Holiday Tour of Homes held on Friday, December 2, 2016 from 5:00 – 7:30 p.m. The Board was invited to the opening.

The Board and Staff discussed the house selection process for the calendar.

There being no further business, Chairperson Burton declared the meeting adjourned at 6:32 p.m.

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SHANNON BURTON  
Chairperson