

## HISTORIC PRESERVATION ADVISORY BOARD

MAY 3, 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, May 3, 2018 at 5:30 p.m.

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

Board Members Absent: Shannon Burton and Peter Bailey

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

Chairperson Ball 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 Wegner, seconded by Board Member Hammond, to approve the following consent item, with a vote of 5-0-0:

**18-375 Minutes of the Historic Preservation Advisory Board  
Regular Meeting of March 1, 2018**

**END OF CONSENT**

Chairperson Ball continued the agenda with the Regular Agenda.

**18-0016HTM Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by John Bearg for Approval of a Historic  
Marker for the House Located at 510 Tucker 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 510 Tucker Street. He offered to answer questions.

Board Member Hammond asked how common it was for a house to change from one type of architectural style to another style at a later time. Mr. Giersch was not sure of an exact number. He suspected that some houses changed styles after they were damaged by fire.

Board Member Zupanic asked about the square footage of the house. Mr. John Bearg, 510 Tucker Street, McKinney, TX, stated that the tax records shows just under 4,800 square foot. He stated that the appraisal, completed when they purchased the

property, showed the house to have more square footage. Mr. Bearg stated that he was unsure which square footage was actually correct.

Mr. Bearg stated that in 1923 the exterior brick was added; however, the original siding is still located on the house beneath it.

Board Member Zupanic asked if the house had been on Chestnut Square's Tour of Homes. Mr. Bearg said yes, more than once.

Chairperson Ball asked if the same architect was used to design this house that did the McKinney City Hospital and Nurses' Home on College Street. Mr. Giersch was unsure if it was the same architect.

Mr. John Bearg, 510 Tucker Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Ball asked what type of exterior work that they have completed on the house. Mr. Bearg stated that they had done very little exterior improvements to the house. He stated that there were some renovations completed in 1987. He stated that they kept the original inside trim work, doors, and windows. Mr. Bearg stated that the porch was redone with the help of Mr. James West. He stated that they redid the landscaping around the house and that it is an ongoing process.

Chairperson Ball asked what future repairs that Mr. Bearg felt the house needed. Mr. Bearg stated that the house is structural sound and that he could not think of anything that they plan to be doing to the house anytime soon. He stated that there is a dip upstairs; however, it would be very expensive to fix it.

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

**18-0016HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by John Bearg for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 510 Tucker 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 510 Tucker Street and offered to answer questions. There were none.

Mr. John Bearg, 510 Tucker Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. He stated that he appreciated the Board's time and consideration of his requests.

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.

### **END OF REGULAR AGENDA ITEMS**

Chairperson Ball continued the agenda with the Discussion Items.

#### **18-376 Discuss Historic Walking Tours**

Mr. Giersch gave a brief overview on the history of the Historic Walking Tours.

Ms. Tonya Fallis, GIS Analyst for the City of McKinney, gave a presentation on the walking tours and the City's webpage with links to the digital walking tours.

Board Member Zupanic asked about revisions to the descriptions on the digital walking tours. Ms. Fallis stated that the information can be easily updated.

Board Member Wegner asked if the website tracks demographics, who visits the page, if links are clicked, etc. Board Member Hammond and Staff felt that the City's Marketing Department probably tracks some information.

Board Member Wegner stated that he felt the City's website was not user friendly and was making it hard to find some information. He asked if the walking tour information could be featured on the City's home page. Staff stated that they would speak with the City's Marketing Department about the possibility of featuring it on the City's homepage.

Mr. Giersch briefly discussed some upcoming Downtown walking tours that he will be giving.

#### **18-377 Discuss the Historic Home Recognition Calendar**

Mr. Giersch gave an update on the Home Recognition Calendar. Board Members and Staff discussed selling ads to fund the printing expense, finding fun facts to include in the calendar, and that Chairperson Ball would be taking photographs of the featured houses for the calendar.

**END OF DISCUSSION ITEMS**

Mr. Giersch discussed some Memorial Day events coming up at local cemeteries.

There being no further business, Chairperson Ball declared the meeting adjourned  
at 6:30 p.m.

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JONATHAN BALL  
Chairperson