

## HISTORIC PRESERVATION ADVISORY BOARD

OCTOBER 5, 2017

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, October 5, 2017 at 5:35 p.m.

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

Staff Present: City Secretary Sandy Hart, Planning Manager Matt Robinson, Historic Preservation Officer Guy Giersch, GIS Analyst Tonya Fallis, and Administrative Assistant Terri Ramey

There were three guests present.

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, called the meeting to order at 5:35 p.m. after determining a quorum was present.

### **17-950 Oath of Office**

Ms. Sandy Hart, City Secretary for the City of McKinney, gave the Oath of Office to all of the Board Members.

### **17-951 Election of Chair and Vice-Chair**

The Board approved the motion by Board Member Burton, seconded by Board Member Bailey, to elect Mr. Jonathan Ball as Chairperson, with a vote of 6-0-1. Mr. Jonathan Ball abstained.

The Board approved the motion by Board Member Bailey, seconded by Chairperson Ball, to elect Dr. Amber Douzart as Vice-Chairperson, with a vote of 7-0-0.

Chairperson Ball continued the meeting with the Consent Agenda.

The Board unanimously approved the motion by Board Member Hammond, seconded by Board Member Wegner, to approve the following consent item, with a vote of 7-0-0:

### **17-952 Minutes of the Historic Preservation Advisory Board Regular Meeting of September 7, 2017**

#### **END OF CONSENT**

Chairperson Ball continued the agenda with the Regular Agenda.

**17-011HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Keith and Tress Pearce for Approval of a Historic Marker for the House Located at 1108 West Virginia 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 1108 West Virginia Street. He offered to answer questions.

Board Member Bailey asked if Mr. Copeland was the architect for the house. Mr. Giersch said no, that Mr. Copeland purchased the house at a later time. He stated that the house was built by F.F. Christie in 1905.

Board Member Bailey asked for the location of the stairs. Mr. Giersch stated that they were in the center of the house.

Mr. Keith and Tress Pearce, 1108 Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Burton asked what was located upstairs. Ms. Pearce stated that bedrooms and a bathroom were located upstairs.

Board Member Bailey asked if the house had a clawfoot tub. Ms. Pearce stated that it did not have one any more. She stated that it was sold, since they were not using it. Ms. Pearce stated that she was not sure that it was original to the house. Board Member Bailey stated that there were not many clawfoot tubs in McKinney.

Chairperson Ball stated that the history of the house was interesting. Ms. Pearce stated that Tom Michero compiled the documentation for the marker application and presented it to them. She stated that they recognized a lot of the names associated with the history of the house.

Board Member Bailey asked how long they had lived in the house. Ms. Pearce stated that they lived there just over one year.

Board Member Hammond asked if the applicants had any plans to restore or make changes to the house. Ms. Pearce stated that they had already done some foundation and electrical work. She stated that due to the age of the house that work would be ongoing.

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 7-0-0.

**17-011HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Keith and Tress Pearce for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 1108 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 and stated that Staff was recommending approval of the Level 1 Tax Exemption for 1108 West Virginia Street and offered to answer questions.

Mr. Keith and Tress Pearce, 1108 Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Ball asked if the tax savings would be used on the house to maintain it. Ms. Pearce stated that the money would be used towards the foundation and electrical expenses. She stated that there might be some plumbing expenses as well.

Board Member Burton asked about the amount of tax that the applicant would be saving. Mr. Giersch stated that the 2017 City taxes for this property show to be \$1,947 according to the Central Appraisal District's website.

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

**END OF REGULAR AGENDA ITEMS**

Chairperson Ball continued the agenda with the Discussion Items.

**17-953 Discuss the Historic Home Recognition Calendar**

Mr. Giersch discussed the calendar with the Board. A copy of the calendar was distributed to the Board Members to review. Board Member Burton thanked Board Member Ball for the photographs that he took for the calendar.

Mr. Giersch reminded the Board that nominations for properties to be featured in the next calendar were due by November 13, 2017. He stated that there were approximately 45 historic markers that had been issued and 16 of those had not been featured in a calendar to date. Mr. Giersch asked the Board if they might want to just

feature homes that have received a historic marker in the next calendar. Board Member Wegner questioned why properties could not be featured in the calendar more than once. Mr. Giersch explained that the Board previously decided to do this when the program was created. He stated that there are a lot of properties available that could be featured and that way not the same 14 properties would continually be featured in the calendars. Mr. Giersch stated that the calendar was being used to promote Historic McKinney and to encourage property owners to fix up and maintain their properties. He stated that people should not only think of historic districts as having huge Victorian houses. Mr. Giersch stated that other style houses within the Historic District were equally as valuable. Board Member Hammond questioned if a property was turning a certain age if it might be considered an exemption to the rule. He gave examples of a house turning 100, 125, or 150 years old. Board Member Bailey stated that we would not have exact dates of when most of the houses were built. Mr. Giersch stated that the McKinney Historic Resource Survey listed mostly circa dates. He stated that circa dates were typically off by approximately 10 years one way or the other. Board Member Hammond stated that there was merit in looking at houses that have received a historic marker from the City of McKinney and have yet to be featured in a calendar, since the property owners took the time to commission a study, the Board approved their request, and we would like to see more property owners participate in the marker program. Board Member Bailey asked if the calendar would be presented at a City Council meeting. Mr. Giersch stated that he was still working on it.

**17-954      Discuss Historic Walking Tours**

Mr. Giersch thanked Vice-Chairperson Douzart for putting together a revised Walking Tour for Downtown McKinney. Board Member Hammond stated that the fonts were a little small. Vice-Chairperson Douzart stated that her intent was to print it on a larger 11" x 17" sheet of paper, which would have made it larger and easier to read.

Mr. Giersch stated that he enlisted Tonya Fallis, GIS Analyst with the City of McKinney, to see if she could create an electronic, customizable walking tour that could be pulled up on someone's phone. He stated that Ms. Fallis had previously worked with the State of New Mexico and the City of Santa Fe in GIS with some archaeology types of things. Mr. Giersch stated that she mapped all of their great sites. Ms. Fallis shared

some thoughts that she had for the project. She stated that one of the reasons that she came to work for the City of McKinney was that she was impressed with McKinney's Historic District. Ms. Fallis stated that she and Mr. Giersch discussed possible ways to use GIS and on-line maps to show more of the historic nature of McKinney. She stated that creating an electronic version of the walking tour was a good place to start. Ms. Fallis suggested starting with the locations on the current walking tour and possibly adding more locations at a later date. She stated that there were some great tools out there that are pretty flexible. Ms. Fallis requested the Board share ideas for future projects. She stated that she was really excited about helping with the Board. Board Member Wegner asked how long it might take to put together an electronic walking tour. Ms. Fallis stated that she would like to have an electronic walking tour created by the end of the year. She stated that she might be able to link audio and/or video files to it later as well. Board Member Wegner asked if this was in addition to the paper copies of the walking tour. He stated that some people do not have smart phones and tablets. Ms. Fallis stated that this would be just another option. She suggested that maybe the City of McKinney Marketing Staff could design a paper copy to match the electronic copy. Ms. Fallis stated that it would be nice to roll them out at the same time.

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

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JONATHAN BALL  
Chairperson