

## HISTORIC PRESERVATION ADVISORY BOARD

JANUARY 7, 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, January 7, 2016 at 5:30 p.m.

Board Members Present: Chairperson Kevin McGraw, Vice-Chairperson Shannon Burton, Peter Bailey, Amber Douzart, and Karen Zupanic

Board Members Absent: Kelley Buettner and Kate White

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

There were three guests present.

Chairperson McGraw 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 Zupanic, seconded by Vice-Chairperson Buettner, to approve the following consent item, with a vote of 4-0-0:

**16-001 Minutes of the Historic Preservation Advisory Board  
Regular Meeting of December 3, 2015**

**END OF CONSENT**

Board Member Douzart arrived at the meeting at 5:33 p.m.

Chairperson McGraw continued the agenda with the Regular Agenda items.

**15-017HTM Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Rico Munoz for Approval of a Historic  
Marker for the House Located at 1208 Tucker 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 1208 Tucker Street.

Board Member Bailey asked why the columns on the original porch were removed. Mr. Giersch stated that the columns could have been removed if the porch was not maintained or there had been renovations to the house.

Board Member Bailey asked if there was any damage to the structure while it was a rental unit. Mr. Giersch was not aware of any major damage done during that time to the house.

Mr. Tom Michero, 1108 Tucker Street, McKinney, TX, stated that he was representing the Munoz's. He concurred with the Staff report and offered to answer questions.

Board Member Bailey asked how long the applicant had lived at this property. Mr. Michero stated that the applicant had lived there approximately six months.

Mr. Michero stated that he read an article in the McKinney Courier-Gazette from 1953 that Dr. and Mrs. Knight made repairs to the house and replaced the porch. He stated that the article did not say why they made the changes to the house.

Chairman McGraw asked if that was the same time that part of the porch was enclosed. Mr. Michero stated that he thought it was during the same renovation; however, there was no official way of knowing.

Mr. Michero discussed the clipped gable and extra knee braces on the structure. He did not know who built the house.

Chairperson McGraw opened the public hearing and called for public comments. There being none, the Board unanimously approved the motion by Board Member Bailey, seconded by Board Member Zupanic, to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

**15-017HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Rico Munoz for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 1208 Tucker Street.**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption application and stated that Staff was recommending approval of the Level 1 Tax Exemption for 1208 Tucker Street.

Board Member Bailey asked if this was the first time the applicant had applied for a tax exemption. Mr. Giersch said yes.

Mr. Tom Michero, 1108 Tucker Street, McKinney, TX, stated that he was representing the Munoz's. He concurred with the Staff report.

Chairperson McGraw asked if the property owners had completed or plan to do any significant renovations to the structure. Mrs. Julia Munoz, 1208 Trucker St., McKinney, TX, stated that they plan to build a detached garage on the property that had already been approved by the City. Chairperson McGraw asked if there was an existing garage on the property. Ms. Munoz stated that there was a shed on the property that she did not feel qualified as a garage. She stated that they plan to tear down the old shed. Board Member Bailey asked if the new garage would be in harmony with the style of the house. Ms. Munoz stated that the garage should match the style of the house.

Chairperson McGraw asked how much the tax exemption would be on the property. Mr. Giersch stated that the tax exemption would be 100% of the ad valorem taxes for seven years. He stated that he did not have the actual dollar amount.

Chairperson McGraw opened the public hearing and called for public comments. There being none, the Board unanimously approved the motion by Board Member Zupanic, seconded by Vice-Chairperson Burton, to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

#### **END OF THE REGULAR AGENDA**

Chairperson McGraw continued the agenda with the Discussion items.

#### **16-002 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. No official decisions were made on the 2016-2017 calendar.

#### **END OF DISCUSSION ITEM**

There being no further business, Chairperson McGraw declared the meeting adjourned at 6:05 p.m.

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KEVIN McGRAW  
Chairperson