

## HISTORIC PRESERVATION ADVISORY BOARD

DECEMBER 3, 2015

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 3, 2015 at 5:30 p.m.

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

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

There were two guests present.

Chairperson McGraw called the meeting to order at 5:30 p.m. after determining a quorum was present.

Mr. Matt Robinson, Planning Manager for the City of McKinney, explained that no action was taking at the called meeting held on November 5, 2015 due to not having a quorum present when the meeting was called to order. No action was taken on the meeting notes.

### **15-1174 Notes of the Historic Preservation Advisory Board Called Meeting of November 5, 2015**

Chairperson McGraw continued the agenda with the Consent items.

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

### **15-1065 Minutes of the Historic Preservation Advisory Board Regular Meeting of October 1, 2015**

#### **END OF CONSENT**

Chairperson McGraw continued the agenda with the Regular Agenda items.

### **15-015HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Jim and Jamie deYong for Approval of a Historic Marker for the House Located at 1204 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 1204 Tucker Street.

Chairperson McGraw asked if there was a function for the nine-over-one windows featured in the house. Mr. Giersch explained that originally glass makers were only able to create smaller panes of glass; however, advances in technology around the turn of the century allowed them to make larger sheets of glass. He stated that a mixture of small and larger panes of glass in homes started to appear around that time period. Mr. Giersch stated that the various window pane sizes were used for style as much as function.

Board Member Bailey stated that a lot of the names associated with the history of this property have streets in McKinney named after them.

Board Member Bailey asked if damage to the house while it was a rental unit had been fixed. Mr. Giersch said yes; however, it was not restored back to the original condition.

Chairperson McGraw asked if the repairs and restoration were consistent with the original design of the house. Mr. Giersch stated that he had not seen the inside of this house. He suggested that Mr. Tom Michero might be able to answer that question.

Mr. Tom Michero, 1108 Tucker Street, McKinney, TX, concurred with the Staff report. He stated that he lives next door to this property and helped with the research of this properties history. Mr. Michero explained the historic marker application and some of the interior renovations.

Chairperson McGraw appreciated the amount of research and detail that went into this submittal. He asked how long the deYong's had owned the property. Mr. Michero stated that they purchased the property this past summer. He stated that there had been several owners in the past six years.

Chairperson McGraw asked if the current owners had completed the renovations on the house. Mr. Michero stated that the renovations had been completed prior to them purchasing the property. He stated that the majority of the renovations had been completed in the 1970's. Mr. Michero stated that the exterior of the house had not changed much. Chairperson McGraw asked if there needs to be more renovations made to the inside of the house. Mr. Michero did not believe the house needed any more repairs.

Board Member Bailey asked about the title of the house being transferred to Richardson Savings & Loan in 1987. Mr. Michero was unsure about that transaction. He

stated that he had not research into the modern era of the house and had not gone further than 1965 in his research. Mr. Michero stated that it is sometimes hard to follow the paper trail on some of the purchase transactions of older homes.

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 Buettner, to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

**15-015HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Jim and Jamie deYong for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 1204 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 1204 Tucker Street.

Mr. Tom Michero, 1108 Tucker Street, McKinney, TX, concurred with the Staff report and asked for approval of the exemption.

Chairperson McGraw expressed concerns that the current owners purchased the house after all of the renovations had been completed and that Mr. Michero indicated that they probably would not investing more money into the house; therefore, Chairperson McGraw was not sure that they should receive the benefit of the tax exemption. He stated that the house might not need any more renovations. Mr. Michero stated that the owners would be investing in the house if something needs repair. He stated that it would be an insurance policy to help financially when something did happen that needed to be fixed. Mr. Michero gave some examples of expensive repairs that older houses sometime require.

Chairperson McGraw opened the public hearing and called for public comments. There being none, the Board approved the motion by Vice-Chairperson Burton, seconded by Board Member White, to close the public hearing and approve the request as recommended by Staff, with a vote of 6-1-0. Board Member Zupanic voted against the motion.

**15-1066 Consider/Discuss/Act on the Selection of 14 Houses and the Layout for the 2016-2017 Preserve Historic**

### **McKinney Home Recognition Program Calendar**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, described the process for selecting houses to be included in the 2016-2017 Historic Home Recognition Program Calendar. Staff distributed a grade sheet with the list of nominated houses. A PowerPoint presentation of all of the nominations was shown for the Board Members to vote on. Votes were tabulated, a run-off was held, and the top 14 houses were announced.

Mr. Giersch asked for feedback on the current calendars. He stated that three people had told him that they liked the photographs on the top of the calendar page instead of the artwork on the houses. Chairperson McGraw, Board Member White, and Board Member Bailey stated that they also preferred the actual photographs on the top of the calendar pages. Chairperson McGraw stated that he loved the paintings and concept; however, he thought it might be time to go back to the other format. Chairperson McGraw stated that it did not need to be decided at this meeting. Board Member Buettner suggested that there be different photographers assigned to each house. Chairperson McGraw liked the suggestion. Board Member White asked if photographs needed to be taken during the holidays so that they could be incorporated into the calendar. Board Member Buettner asked who took the photographs in the past. Mr. Giersch stated that he and Mr. Don Simmons had taken the photographs in past calendars.

Chairperson McGraw continued the agenda with the Reports.

#### **15-1067 Provide an Update on the Historic Neighborhood Improvement (HNIZ) Program**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, gave an update on the Historic Neighborhood Improvement (HNIZ) Program and a brief history of the program.

Chairperson McGraw asked how Staff showed City Council a tangible benefit to having the Historic Neighborhood Improvement (HNIZ) Program. Mr. Giersch stated that for every dollar invested that there is at least a \$5-7 return on that investment. He stated that they have more quantifiable information on the tax exemptions for levels two and three where the homeowners have to show how much investment they have made to the

property to qualify for these exemptions. Chairperson McGraw asked how Staff measured the return on investments. Mr. Giersch discussed how the prices on properties within the Historic District had risen over the past ten years. He stated that we can look at the photographs from the Historic Resources Survey completed in 1985 and compare it to how the properties look today. Mr. Giersch stated that when one person rehabilitated their house, then others in the neighborhood are inspired to do the same.

Chairperson McGraw asked about infill of vacant lots within the Historic District. Mr. Giersch stated that there were builders that continually contact him about possible vacant lots for sale or the possibility of purchasing a property to knock down the current house to build a new one on the property.

Chairperson McGraw asked if there were any issues with rental properties in the Historic District. Mr. Giersch stated that he was not aware of any major issues. He stated that the Historic District was predominantly owner occupied.

Chairperson McGraw asked if there were any thoughts about trying to expand the Historic District. Mr. Giersch said no. He stated that the Historic Neighborhood Improvement (HNIZ) program covers more than just the Historic District.

Board Member Bailey asked Staff to clarify about the current ad valorem tax amount. Mr. Giersch explained that we were approaching the \$100,000 ad valorem tax cap and if it was not increase then some properties that were approved for the program would have to wait until one of the older properties went off of the program to free up money for them to participate.

Chairperson McGraw stated that there was still a large pool of possible candidates for the program. Mr. Giersch said yes. Chairperson McGraw stated that it should be an honor and special thing to be approved for a marker and receive a tax exemption. Mr. Giersch stated that Staff would try to filter what was submitted for the program to insure that the property truly deserved the award.

There being no further business, Chairperson McGraw declared the meeting adjourned at 7:00 p.m.

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KEVIN McGRAW  
Chairperson