

## HISTORIC PRESERVATION ADVISORY BOARD

FEBRUARY 4, 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, February 4, 2016 at 5:30 p.m.

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

Board Member Absent: Amber Douzart

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

There was one guest 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 Bailey, seconded by Board Member Zupanic, to approve the following consent item, with a vote of 5-0-0:

**16-124 Minutes of the Historic Preservation Advisory Board  
Regular Meeting of January 7, 2016**

**END OF CONSENT**

Board Member Buettner arrived at 5:39 p.m.

**16-002HTM Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Faith M. Kuczaj for Approval of a  
Historic Marker for the House Located at 605 North  
Bradley 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 605 N. Bradley Street.

The applicant was not present to make a presentation.

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 Board Member Bailey, to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

**16-001HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Faith M. Kuczaj for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 605 North Bradley 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 605 N. Bradley Street. He stated that the ad valorem tax for this property was \$1,203 last year.

Chairperson McGraw asked if the program would save the applicant approximately \$8,400 over the seven year period. Mr. Giersch said yes.

Board Member Zupanic asked why there were not any current photographs of the house included in the packet. Mr. Giersch stated that the photographs of the house that were included in the packet were from 1985.

Board Member Zupanic asked if the applicant was requesting the tax incentive because work needed to be done on the house. Mr. Giersch said no and that the house was in good shape. He stated that typically older structures were continually facing maintenance. Mr. Giersch stated that the tax incentive program allows homeowners to save tax dollars that could then be put towards maintaining the house.

Chairperson McGraw asked if any significant restoration needed to be completed on the house. Mr. Giersch was not aware of any major exterior issues on the house; however, he did not know about the interior of the structure. Chairperson McGraw asked if the roof need to be replaced. Mr. Giersch stated that the roof was in good shape. He stated that the landscaping around house had also been cleaned up since the 1985 photographs were taken.

Vice-Chairperson Burton asked if the properties approved for tax incentives were reinspected to make sure that they still comply. Mr. Giersch stated that he drives by the properties once a year to make sure that they still comply. He stated that he sends letters to property owners if they need work done giving them a year to come up to compliance or they will be removed from the program. Vice-Chairperson Burton asked if any property had been removed from the program due to not complying. Mr. Giersch

said yes, there had been one property removed from the program. He stated that property had since been demolished.

Board Member Bailey stated that there was a list of improvements made to this house by the present owner in the meeting packet. Vice-Chairperson Burton stated that the work the applicant had completed on the house was listed on page 8 of The Perkins House Narrative attachment that was included in the Historic Marker application for case # 16-002HTM.

Chairperson McGraw stated that he would like to know how much the applicant had spent on improvements to the property. He stated that without the applicant being present the Board could not receive complete information.

Chairperson McGraw stated that he had never been in favor of issuing tax abatements, although he could see the value in the program. He stated that there was a limited amount of money available in the program, so he would like to see the recipients be deserving of it. Chairperson McGraw asked Mr. Giersch if the program was renewed each year or if there was a total yearly amount set by City Council. Mr. Giersch stated that the program's threshold was \$150,000 annually. Chairperson McGraw asked how close the program was to that maximum total amount. Mr. Giersch stated that the program was nearing \$100,000 this past year, so Staff requested an increase to the program. He stated that City Council increased the yearly total to \$150,000. Chairperson McGraw asked how many properties were about to term out in the program. Mr. Giersch stated that none of the participating properties were close to terming out of the program. He briefly explained that initially the program allowed participating properties to have tax exemptions for 15 years; however, later that was reduced to 7 years for the new participating properties in the marker program. Board Member Bailey stated that he agreed with some of Chairperson McGraw's concerns; however, he also saw benefits of the tax incentive program.

Vice-Chairperson Burton asked if the tax forgiven on each participating property typically went up each year due to the value of the property increasing. Mr. Giersch said yes.

The applicant was not present to make a presentation.

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 Board Member Bailey, to close the public hearing and table the request indefinitely to allow the applicant to be present when it was presented at a future meeting, with a vote of 6-0-0.

**END OF THE REGULAR AGENDA**

Chairperson McGraw continued the agenda with the Discussion item.

**16-125      Discuss Historic Home Recognition Program**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, and the Board discussed the Historic Home Recognition Program. The Board decided to use the same layout and advertising prices as the previous calendar. The Board was going to start selling advertisements and gathering fun facts to include in the upcoming calendar.

**END OF DISCUSSION ITEM**

There being no further business, Chairperson McGraw declared the meeting adjourned at 6:07 p.m.

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KEVIN McGRAW  
Chairperson