

HISTORIC PRESERVATION ADVISORY BOARD

JULY 6, 2017

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, July 6, 2017 at 5:30 p.m.

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

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

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

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

**17-665 Minutes of the Historic Preservation Advisory Board
Regular Meeting of June 1, 2017**

END OF CONSENT

Chairperson Burton continued the agenda with the Regular Agenda.

**17-007HTM Conduct a Public Hearing to Consider/Discuss/Act on
the Request by Brenda Tullous, for Approval of a
Historic Marker for the House Located at 622 North
Church 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 622 N. Church Street. He offered to answer questions.

Board Member Ball asked why the property had a designation of a medium priority and if the addition of the two-car garage had anything to do with it. Mr. Giersch stated that the new detached garage did not have anything to do with the priority rating. He stated that there were other slight alterations made to the structure that classified it as a medium priority structure.

Vice-Chairperson Bailey asked if the garage was for automobiles or was for living quarters. Mr. Giersch stated that it was for automobiles.

Board Member Douzart asked if this was the first time that the property had been reviewed for a historic marker. Mr. Giersch said yes.

Ms. Brenda Tullous, 622 N. Church Street, McKinney, TX, explained the request and gave a brief history of the work done to the house and property. She offered to answer questions.

Board Member Ball asked about the renovations made to the property. Ms. Tullous stated that the property had been rented out to tenants since 1963 and had fallen into disrepair. She stated that it was condemned by the City of McKinney Code Department in 1996. Ms. Tullous stated that the previous owner had purchased the property and renovated it. She stated that after she purchased the property she updated the kitchen, bathroom floors, and finished out the upstairs to create two bedrooms and one bathroom while keeping the same roofline. Ms. Tullous stated that she also added a fence and landscaping.

Chairperson Burton asked what new renovations might be needed in the near future to the property. Ms. Tullous stated that she planned to add a new roof, gutters, paint, and screens.

Vice-Chairperson Bailey asked if the house had a claw foot tub. Ms. Tullous said yes.

Chairperson Burton asked if there were still some of the original details inside the structure. Ms. Tullous said yes. She stated that the grandson of Mr. Bloss toured the house and stated that it looked like what he remembered.

Board Member Wegner asked if there were any regulations regarding gutters on house in the Historic "H" District. Mr. Giersch stated that half round gutters were preferred; however, there were no restrictions.

Board Member Ball asked if this structure was a finer example of a Craftsman Bungalow or had a historic significance to McKinney. Mr. Giersch stated that it was a good example and that the previous owners were a part of McKinney's history.

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

17-007HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Brenda Tullous for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 622 North Church 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 622 N. Church Street and offered to answer questions.

Vice-Chairperson Bailey asked when the tax exemption would start. Mr. Giersch stated that it would begin in 2018.

Board Member Zupanic asked if the tax exemption would be good for seven years. Mr. Giersch stated that if the program had any changes in the future, then that might change.

Ms. Brenda Tullous, 622 N. Church Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Burton asked if the money saved with the tax exemption would be used towards the upkeep and renovations of the property. Ms. Tullous said yes.

Board Member Ball asked if Ms. Tullous did the research on the property for the application. Ms. Tullous said yes.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Vice-Chairperson Bailey, seconded by Board Member Wegner, 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.

17-009HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Alfred & Kate Cheng for Approval of a Historic Marker for the House Located at 609 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 609 Tucker Street. He offered to answer questions.

Vice-Chairperson Bailey asked how many years the Newsome's owned the property. Mr. Giersch stated that they owned it from 1921 – 1962.

Mr. Alfred Cheng, 609 Tucker Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Vice-Chairperson Bailey asked how many years Mr. Cheng owned the property. Mr. Cheng stated that they owned the property for approximately two years.

Chairperson Burton asked if they were specifically looking for a historic house like this in McKinney when they purchased it. Mr. Cheng stated that they were looking for a house in the Historic "H" District and had viewed a number of houses when they saw a sign stating that this property was going on the market soon. He stated that it was an amazing house and that they were pleased that they were able to purchase it.

Chairperson Burton asked if they did renovations to the interior of the house. Mr. Cheng said no; however, they had paved the driveway.

Chairperson Burton asked what renovations need to be made to the property in the near future. Mr. Cheng stated that the windows needed to be repainted and that there were some sagging floors that needed to be addressed.

Chairperson Burton asked if nine-over-one windows were common in McKinney. Mr. Giersch said no and that there were maybe only a few in McKinney similar to this.

Chairperson Burton 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.

17-009HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Alfred & Kate Cheng for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 609 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 and stated that Staff was recommending approval of the Level 1 Tax Exemption for 609 Tucker Street and offered to answer questions. There were none.

Mr. Alfred Cheng, 609 Tucker Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Wegner asked for the general location of the property. Mr. Cheng stated that it was located at the southeast corner of Tucker Street and College Street.

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

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 Burton continued the agenda with the Discussion Items.

17-667 Discuss Status of Historic Home Recognition Calendar

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, and the Board briefly discuss the Historic Home Recognition Program. Mr. Giersch gave a brief update on the status on the calendar. He mentioned that approximately 75% of the houses being featured in the calendar were newer construction. Board Member Zupanic suggested changing the title of the calendar to "Historic District Home Recognition".

END OF DISCUSSION ITEMS

Mr. Giersch stated that the Historic Preservation Advisory Board interviews were scheduled for Thursday, July 20 at 5:30 p.m. at the McKinney Performing Arts Center.

Vice-Chairperson Bailey stated that they recently visited Nacogdoches, TX and he brought some information to share with the Board after the meeting, if anybody was interested. He stated that they plan to visit Weatherford, TX to learn some about their history as well.

There being no further business, Chairperson Burton declared the meeting adjourned at 6:17 p.m.

SHANNON BURTON
Chairperson