



CITY OF MCKINNEY, TEXAS

Agenda

Historic Preservation Advisory Board

Thursday, January 5, 2017

5:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.

CONSENT ITEMS

16-1214 [Minutes of the Historic Preservation Advisory Board Regular Meeting of December 1, 2016](#)

Attachments: [Minutes](#)

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

16-1215 [Consider/Discuss/Act on the Selection of 14 Houses and the General Timeline for the 2017-2018 Preserve Historic McKinney Home Recognition Program Calendar.](#)

Attachments: [Voting sheet](#)

BOARD OR STAFF COMMENTS

Board or Commission Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of December, 2016 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email contact-adacompliance@mckinneytexas.org with questions or for accommodations.

16-1214



TITLE: Minutes of the Historic Preservation Advisory Board Regular Meeting of
December 1, 2016

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

DECEMBER 1, 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, December 1, 2016 at 5:40 p.m.

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

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

There were four guests present.

Chairperson Burton called the meeting to order at 5:40 p.m. after determining a quorum was present.

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

**16-1174 Minutes of the Historic Preservation Advisory Board
Regular Meeting of October 6, 2016**

END OF CONSENT

Chairperson Burton continued the agenda with the Regular Agenda.

**16-014HTM Conduct a Public Hearing to Consider/Discuss/Act on
the Request by Tom Henderson, for Approval of a
Historic Marker for the House Located at 620 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 620 N. Church Street.

Mr. Tom Henderson, 620 N. Church Street, McKinney, TX, concurred with the Staff report and offered to answer questions.

Chairperson Burton asked how long Mr. Henderson had lived in the house. Mr. Henderson stated approximately four years.

Chairperson Burton asked what type of improvements had been made to the structure. Mr. Henderson stated that he had only made cosmetic improvements.

Vice-Chairperson Bailey wanted to clarify that there had not been any major repairs done to the house. Mr. Henderson stated that he had to replace the air conditioning unit.

Vice-Chairperson Bailey asked if Mr. Henderson received any help with the marker application from a consultant. Mr. Henderson said yes.

Board Member Ball asked Mr. Henderson if he was aware of the historic significance prior to purchasing the property. Mr. Henderson said no; however, he felt a strong connection to the house and purchased it the day he looked at it.

Chairperson Burton asked Mr. Henderson if he was from McKinney. Mr. Henderson said no and that he moved here from Arlington, TX. He stated that it was his wife's initial desire to move to McKinney.

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

16-014HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom Henderson for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 620 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 620 N. Church Street.

Mr. Tom Henderson, 620 N. Church Street, McKinney, TX, offered to answer questions. There were none.

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

16-016HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Charles D. & Sharon R. Carter, for Approval of a Historic Marker for the House Located at 412 West Louisiana 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 412 W. Louisiana Street.

Chairperson Burton had questions regarding the priority rating and how that was determined. Mr. Giersch discussed the City's Historic Resource Surveys and how priority ratings were determined. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that the most current survey was available online and was a useful tool.

Mr. Charles Carter, 412 W. Louisiana Street, McKinney, TX, concurred with the Staff report and offered to answer questions.

Vice-Chairperson Bailey asked how long the Carters had lived in the house. Mr. Carter stated that they had lived there approximately seven years.

Vice-Chairperson Bailey asked Mr. Carter if they had made any major changes to the house. Mr. Carter stated that they had completed a lot of repair work on the house, including the front porch, back deck, and carriage house in the back.

Vice-Chairperson Bailey asked about the carriage house's use. Mr. Carter stated that they used it for a garage and office space.

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

**16-016HT Conduct a Public Hearing to Consider/Discuss/Act on
the Request by Charles D. and Sharon R. Carter for
Approval of a Level 1 Historic Neighborhood
Improvement Zone Tax Exemption for the House
Located at 412 West Louisiana 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 412 W. Louisiana Street.

Mr. Charles Carter, 412 W. Louisiana, McKinney, TX, offered to answer questions. There were none.

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

**16-1175 Consider/Discuss/Act on the Selection of 14 Houses and
the General Timeline for the 2017-2018 Preserve Historic
McKinney Home Recognition Program Calendar**

This item was not considered due to technical difficulties. The projector was not working. This item will be considered at the next Historic Preservation Advisory Board meeting on January 5, 2017.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Vice-Chairperson Bailey briefly discussed the Collin County History Museum's Sneak Peek Preview for the Holiday Tour of Homes held on Friday, December 2, 2016 from 5:00 – 7:30 p.m. The Board was invited to the opening.

The Board and Staff discussed the house selection process for the calendar.

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

SHANNON BURTON
Chairperson



16-1215

TITLE: Consider/Discuss/Act on the Selection of 14 Houses and the General Timeline for the 2017-2018 Preserve Historic McKinney Home Recognition Program Calendar.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: January 5, 2017

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Samantha Pickett, Planning Manager

ITEM SUMMARY:

- The Historic Preservation Advisory Board (HPAB) will select 14 homes from a field that has been nominated for the 2017-2018 Historic Home Recognition Program calendar.
- The criteria for evaluation of the nominated properties is primarily based on the property's perceived impact on the surrounding area and how closely the property embraces the Mission statement of the Historic Preservation Advisory Board, which is to:

"To maintain McKinney's diverse architectural legacy, enrich the cultural identity of the community and strengthen economic value through preservation and education for our present and future generations."

BACKGROUND INFORMATION:

Beginning in 2008, the City of McKinney Preservation Advisory Board (HPAB) established the Preserve Historic McKinney Home Recognition Program to recognize property owners who have revitalized McKinney's Historic residential community by making significant exterior improvements for individual properties.

Nominated properties should typically incorporate the following elements:

- Building improvements
- Landscaping enhancements
- A consistently high level of general maintenance

The following questions should assist in evaluating potential nominees:

- Does the house enhance the district by preserving the historical elements such as windows, doors, chimneys, porches, and siding?
- Does the house foster civic pride? Is the house generally well maintained?
- As an example, are the windows restored and is the paint well maintained?
- Have the improvements had a positive impact on the surrounding area?
- Have the improvements contributed to the stability or enhancement of the surrounding area?
- Are the new materials blended well with the historic materials?
- If the building is historic, has the building been restored/rehabilitated to maintain the original appearance?
- Does the property promote economic prosperity as well as enhance the City of McKinney's attractiveness to visitors to the community?
- Does the property have a harmonious mix of trees, shrubs, and ground cover?
- Does the landscaping compliment/enhance the building (i.e. massing, color, texture, and balance)?

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Voting sheet](#)

2017-2018 Nominations Voting Sheet

Vote on a scale from 1 (lowest score) - 5 (highest score)

Slide #	Address	Score
1	612 Barnes	
2	110 S. Benge	
3	112 S. Benge	
4	116 S. Benge	
5	202 S. Benge	
6	206 S. Benge	
7	305 N. Bradley	
8	605 N. Bradley	
9	702 N. Bradley	
10	Dulaney Cottage in Chestnut Square	
11	Taylor Inn in Chestnut Square	
12	803 N. Church	
13	301 N. College	
14	507 N. College	
15	305 Davis	
16	306 Davis	
17	1002 Florence	
18	606 Foote	
19	107 Heard	
20	406 Heard	
21	505 Heard	
22	509 Heard	
23	803 Howell	
24	1205 Howell	
25	516 W. Hunt	
26	905 W. Hunt	
27	1108 W. Hunt	
28	1212 W. Hunt	
29	1304 W. Hunt	
30	517 N. Kentucky	
31	521 N. Kentucky	
32	718 W. Lamar	
33	1005 Lela	
34	408 W. Louisiana	
35	508 W. Louisiana	
36	614 W. Louisiana	
37	1105 Oak	
38	702 Parker	
39	1104 Pearson	
40	514 Standifer	
41	510 N. Tennessee	
42	919 S. Tennessee	
43	808 Tucker	
44	414 W. Virginia	
45	507 W. Virginia	
46	620 W. Virginia	
47	906 W. Virginia	
48	1011 W. Virginia	
49	1201 W. Virginia	
50	503 S. Waddill	
51	507 S. Waddill	