



CITY OF MCKINNEY, TEXAS

Agenda

Historic Preservation Advisory Board

Thursday, December 7, 2017

5:30 PM

2nd Floor Conference Room
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

CONSENT ITEMS

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.

17-1159 [Minutes of the Historic Preservation Advisory Board Regular Meeting of November 2, 2017](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

DISCUSSION ITEMS

17-1160 [Discuss McKinney's Historic Neighborhood Improvement Zone \(HNIZ\) Tax Exemption Program](#)

Attachments: [HNIZ Summary](#)
 [HNIZ-NEZ Ordinance](#)
 [HNIZ-NEZ Map](#)

17-1161 [Discuss Historic Home Recognition Calendar](#)

Attachments: [Home Recognition Nominees](#)

BOARD OR COMMISSIONER 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 1st day of December, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.



17-1159

TITLE: Minutes of the Historic Preservation Advisory Board Regular Meeting of November 2, 2017

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

NOVEMBER 2, 2017

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2nd Floor Conference Room of the Municipal Building on Thursday, November 2, 2017 at 5:33 p.m.

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

Board Member Absent: Peter Bailey

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

There was one guest present.

Chairperson Ball called the meeting to order at 5:33 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Burton, seconded by Board Member Wegner, to approve the following consent item, with a vote of 6-0-0.

**17-1077 Minutes of the Historic Preservation Advisory Board
Meeting of October 5, 2017**

END OF CONSENT

Chairperson Ball continued the agenda with the Regular Agenda.

**17-012HTM Conduct a Public Hearing to Consider/Discuss/Act on the
Request by Dana Chadick for Approval of a Historic
Marker for the House Located at 1102 West Virginia 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 1102 West Virginia Street. He offered to answer questions.

Board Member Zupanic asked if the current owner purchased the property after Ms. Lucy Burkett. Mr. Giersch stated that there had been other property owners since Ms. Burkett sold the property in 1993.

Ms. Dana Chadick, 1102 W. Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Ball asked how extensive the foundation work had been on the house. Ms. Chadick briefly explained the work that had been done to the house.

Board Member Burton asked if she lived in the property. Ms. Chadick stated that she purchased the property in 2015 and had been renting it out. She stated that she planned to move in around February.

Board Member Hammond asked if there were any renovations planned. Ms. Chadick said no.

Board Member Burton asked if the hardwood was original to the house. Ms. Chadick stated that the downstairs was original; however, they questioned if the upstairs flooring was original.

Board Member Wegner wanted to clarify when she was moving in to the house. Ms. Chadick said February 2018.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, seconded by Board Member Burton, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

17-012HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dana Chadick for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 1102 West Virginia 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 1102 West Virginia Street and offered to answer questions.

Board Member Zupanic asked for the basis of Staff's recommendation. Mr. Giersch stated that a Historic Marker was just approved on the house and the house was maintained according to the Secretary of the Interior's Standards.

Board Member Burton asked about the annual tax amount that would be waived if this request was approved. Mr. Giersch stated that in 2017 the tax amount was \$2,522. He stated that the benefit would not start until the 2018 tax season and would be good for seven years.

Ms. Dana Chadick, 1102 W. Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Vice-Chairperson Douzart asked if she had received foundation bids. Ms. Chadick said no.

Board Member Zupanic asked what type of issues the renters had with the property. Ms. Chadick stated that there had been some plumbing issues and an issue with an electric outlet.

Board Member Burton asked if the house had central heat and air. Ms. Chadick said yes.

Chairperson Ball asked if it was Ms. Chadick's intention to apply the tax money being saved to keeping up the house. Ms. Chadick said yes.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, seconded by Vice-Chairperson Douzart, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

END OF REGULAR AGENDA ITEMS

Chairperson Ball continued the agenda with the Discussion Item.

17-1078 Discuss the Historic Home Recognition Calendar

The Board and Staff discussed the calendar nomination process.

END OF REGULAR AGENDA ITEM

Board Member Burton asked how the tax incentive project was doing financially. Mr. Giersch stated that it was near the amount currently set for the program. He stated that Staff was about to go back before City Council to discuss it and request an increase. He stated that there had been an increase in tax incentive submittals.

Board Member Wegner asked if a property could apply again for the tax incentive program. Mr. Giersch said no.

Vice-Chairperson Douzart stated that she had been working with Tonya Fallis regarding creating an electronic version of the Walking Tour. She stated that Ms. Fallis hoped to have it ready by the end of 2017.

Board Member Hammond stated that he had done voice over work in the past and offered his services.

There being no further business, Chairperson Ball declared the meeting adjourned
at 6:06 p.m.

JONATHAN BALL
Chairperson



17-1160

TITLE: Discuss McKinney's Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 7, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Guy R. Giersch, Historic Preservation Officer
Brian Lockley, AICP, Director of Planning

RECOMMENDED ACTION: Discuss and provide feedback regarding the HNIZ program.

ITEM SUMMARY:

- Staff is seeking feedback to forward to City Council regarding a potential amendment to the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program.
- In 2007, Council approved the Historic Neighborhood Improvement Zone Program which established a defined geographic area in which owners of residential properties may receive City ad valorem tax exemptions if they meet specific qualifications.
- The HNIZ annual aggregate cap for tax exemptions is currently set at \$150,000 and, in 2018, this cap is anticipated to be reached due to program involvement and anticipated increases in appraised property values.

BACKGROUND:

- Ordinance No. 2007-02-014 and as amended by Ordinance No. 2008-04-030 and Ordinance No. 2013-11-110 (known as the Historic Neighborhood Improvement Zone Tax Exemption Program) encourages the general maintenance and rehabilitation of single family homes located within the HNIZ (and the geographically coexistent NEZ) by offering financial incentives based on

verified investments that meet specified criteria.

- In 2007, Council approved the HNIZ program which established an aggregate cap of \$50,000 of the total amount of City property taxes which could be exempted in any budget year.
- In 2013, City Council approved an amendment to the HNIZ Program, which increased the annual aggregate cap on the total amount of ad valorem tax which could be exempted under any or all exemption levels from \$50,000 to \$100,000. In addition, the amendment modified the 100% Level 1 Tax Exemption term from 15 years to 7 years for any new Level 1 exemption.
- In December of 2015, City Council approved an amendment to the HNIZ Program to raise the annual aggregate cap from \$100,000 to \$150,000 of the total amount of City property taxes which could be exempted in any budget year.
- Since the original adoption of the HNIZ Program in 2007, the City has approved a total of 99 houses in the program, which is an average of 9.9 houses per year. Over the last two years, the City has added 26 homes into the program.

SUPPORTING MATERIALS:

[HNIZ Summary](#)

[HNIZ-NEZ Ordinance](#)

[HNIZ-NEZ Map](#)

HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE (HNIZ) TAX EXEMPTION PROGRAM SUMMARY (2017)

<i>Year</i>	<i>Properties Receiving HNIZ Exemption (cumulative)</i>	<i>Assessable Taxable Value (No Exemptions Included)</i>	<i>Potential Ad Valorem Revenue (No Exemptions Included)</i>	<i>Estimated Ad Valorem Revenue Collected (Post- HNIZ Exemption)</i>	<i>Annual Foregone Ad Valorem Revenue (For HNIZ Program Only)</i>
2008	3	\$701,505	\$4,107	\$348	\$3,759
2009	29	\$6,336,113	\$37,098	\$7,007	\$30,091
2010	33	\$7,988,621	\$45,602	\$8,553	\$37,049
2011	40	\$8,821,418	\$49,307	\$11,112	\$38,195
2012	49	\$10,619,558	\$62,178	\$15,606	\$46,571
2013	54	\$11,371,248	\$66,579	\$18,224	\$48,355
2014	65	\$14,494,281	\$84,864	\$20,524	\$64,340
2015	73	\$17,405,530	\$111,779	\$27,362	\$84,418
2016	87	\$29,986,001	\$161,984	\$40,241	\$121,742
2017*	99	\$34,491,037	\$186,321	\$44,084	\$142,237
Cumulative Ad Valorem Revenue**			\$809,819	\$193,060	\$616,758

Note: Ad Valorem taxes are estimated based on City tax rate of \$0.540199 per \$100 taxable value this changed in 2017.

As of 2017 there are 99 homes receiving a tax exemptions:

Level 1 (100% Exemption) - 40 homes

Level 2 (50% Exemption) - 51 homes

Level 3 (30% Exemption) - 8 homes

Sec. 98-83. - Created.

A Historic Neighborhood Improvement Zone ("HNIZ") is hereby created for the purpose of preserving the city's unique and historic neighborhoods while encouraging property owners to maintain and/or rehabilitate their residences. The HNIZ shall be as shown on the graphic labeled Exhibit A attached hereto.

Exhibit A
Historic Neighborhood Investment Zone Graphic

Sec. 98-84. - Historic Neighborhood Improvement Zone Program.

A Historic Neighborhood Improvement Zone Program ("program") is created wherein owners in the defined geographic HNIZ may receive ad valorem tax exemptions inclusive of land and building improvements based on verified investment meeting specified criteria. This program consists of three levels of participation and corresponding tax exemptions.

- (1) *Level 1:* Residential properties which have received the designation of the Historic Marker Program by the HPAB prior to November 19, 2013 are eligible to receive a one-time, 100 percent exemption of the city's ad valorem taxes for a period of 15 years. Residential properties which receive the designation of the historic marker program by the HPAB on or after November 19, 2013 are eligible to receive a one-time, 100 percent exemption of the city's ad valorem taxes for a period of seven years. The process and criteria for receiving the historic marker designation are as follows:

Purpose: The purpose of the marker program is to encourage owners of historic properties to become actively involved in the preservation of McKinney's historic past through the recognition of historic events, people, and architecture.

- a. The marker, if awarded, would allow the owner of the building to apply for an ad valorem tax incentive provided the building has been rehabilitated or restored according to the secretary of the interior's standards.
- b. In order to obtain a marker, the following requirements must be met:
 1. Written documented history.
 2. The building must be a minimum of 50 years of age.
 3. The house must be located within the HNIZ.
 4. Photo documentation of all four elevations using black and white photos with negatives, color slides, and copies of any available historic photographs.
 5. Legal description of the property with a location map.
 6. Site plan of the property.
- c. The application shall be reviewed by the historic preservation officer (HPO). The HPO may ask for additions or revisions to the documentation if necessary. Once the application is completed, the HPO will send a staff report to the historic preservation advisory board (HPAB) for approval or denial of the historic marker application, with appropriate appeals to the city council.
- d. If awarded, the owner may purchase and display the marker.
- e. If the HPAB approves the marker, the applicant may make application to the HPO for a Level 1 tax incentive for consideration by the HPAB, with appropriate appeals to city council, provided the building has architectural integrity and has been properly rehabilitated or restored and maintained. The marker and tax incentive may be sought simultaneously or separately.

- (2) *Level 2:* Owners shall submit plans for exterior improvements to residential properties to the HPO. The owner may then receive a letter of eligibility if the improvements qualify for the program. Thereafter, owners who make verified exterior improvements (however limited to comprehensive maintenance and rehabilitation painting, roof, windows, foundation, and siding) consistent with applicable codes, both historic district and building codes, as applicable, in any 12-month period beginning with receipt of a letter of eligibility and having a combined cost in excess of \$10,000.00, during that 12-month period, may receive an exemption of 50 percent of the city's ad valorem taxes for a period of 15 years, as finally determined by applications submitted to the building and standards commission. Owners may submit additional applications under level 2 during any period of exemption. If such applications are approved, the exemption period shall be extended from the date of the last approval. In such event, the exemption periods run concurrently until the earliest approval expires and continues until the latter approval expires.
- (3) *Level 3:* Owners shall submit plans for improvements to residential properties to the HPO and to the building permits department. The owner may receive a letter of eligibility, if the improvements qualify for the program. Owners who make verified exterior improvements (however limited to comprehensive maintenance and rehabilitation painting, roof, windows, foundation, and siding) consistent with applicable codes, both historic district and building codes, as applicable, or who make verified interior improvements to upgrade interior systems to current building codes (however limited to sanitary sewer lines, fire, HVAC, insulation, electrical, plumbing, or a combination of interior or exterior improvements) in any 12-month period beginning with receipt of a letter of eligibility and having a combined cost in excess of \$5,000.00, during that 12-month period may receive an exemption of 30 percent of the city's ad valorem taxes for a period of 15 years, as finally determined by applications submitted to the building and standards commission. If an owner submits plans for additional improvements under level 2 or level 3 during any period of exemption previously granted under level 3, such owner, upon approval of the building and standards commission, shall receive an exemption of 50 percent of the ad valorem taxes for a period of 15 years from the date of such approval.
- (4) *Aggregate Cap (per year):* The City Council may impose an aggregate cap on the total amount of ad valorem taxes which would be exempted in any budget year under any or all of the levels set forth in subsections (a)—(c) of this Section. The annual cap shall be exhausted on a "first come, first served" basis, as determined by the actual date the city receives a completed application. The cap shall be a tool to limit any budgetary concerns based on yearly fluctuations in tax revenues, and as such, the annual cap may be raised or lowered each year by the city council. For calendar year 2016 and continuing annually thereafter until otherwise adjusted by the city council, the aggregate cap on exempted ad valorem taxes shall be \$150,000.00 per year.
- (5) *Program suspension:* The city council may suspend the program at any time.
- (6) *Implementation:* The city shall set up an application process providing for the review of applications based upon administrative guidelines promulgated by the HPO, verification of improvements and certification of the exemptions. The administrative guidelines shall be consistent with this ordinance yet provide flexibility in reviewing, granting and processing exemptions. The exemption may continue and be transferable upon sale of the property. Code inspection and periodic checks on annual owner certifications for previously-constructed exterior improvements shall be a key element to verification of new construction, maintenance of improvements and overall maintenance of the property.
- (7) *Suspension of tax exemption:* The city may suspend a level 1, level 2, or level 3 tax exemption of any property at any time should the overall maintenance of the property, including but not limited to eligible exterior improvements, fall into a state of disrepair and no longer promote the intent and philosophy of the program. Should the HPO find that a property is in a state of disrepair and does not meet the intent and philosophy of the program, the owner shall be notified of the specific deficiencies in writing and shall have one year to cure the deficiencies

from the date of such written notification. If the deficiencies are not remedied within one year, the city council may suspend the tax exemption.

- (8) *Neighborhood empowerment zone (NEZ) overlay under Local Government Code Chapter 378:* The neighborhood empowerment zone overlay (NEZ) shall be geographically coexistent with the HNIZ. The NEZ is created wherein development projects in the defined geographic area may receive impact fee waivers based on specified criteria.

- a. *Single family:* Within the NEZ, new single family residential construction commencing on a lot of record is eligible to receive residential roadway, water, and wastewater impact fee waivers, provided that the design and completion of the new construction is generally compatible with the massing, size, scale, and architectural features of the surrounding neighborhood. Prior to construction, an application shall be made to the HPO, who shall determine whether the proposed construction is eligible for the waiver of impact fees. Impact fees shall be collected at the time of building permit issuance and remitted to the owner upon completion and final inspection of compliant construction. The HPO shall make a determination of eligibility for impact fee waivers based, in part, on the "Guidelines for New Construction in the NEZ" attached hereto as exhibit B and made a part hereof for all purposes. Appeals of the HPO's determination of eligibility for impact fee waivers shall be made to the city council.
- b. *Multi-family:* Within the NEZ, new multi-family construction, being three or more dwelling units on a single lot and commencing on a lot of record, is eligible to receive roadway impact fee waivers only, provided that the design and completion of the new construction is generally compatible with the massing, size, scale, and architectural features of the surrounding neighborhood. Prior to construction, an application shall be made to the HPO, who will present an eligibility determination for roadway impact fee waivers to the city council for approval or denial based on the proposed construction. The city council shall determine eligibility for impact fee waivers based, in part, on the "Guidelines for New Construction in the NEZ" attached hereto as exhibit B and made a part hereof for all purposes. All impact fees shall be collected at the time of building permit issuance and remitted to the owner upon completion and final inspection of compliant construction.
- c. *Non-residential:* Within the NEZ, new non-residential or vertically-integrated mixed-use (non-residential and residential uses in a single structure) construction commencing on a lot of record, is eligible to receive roadway impact fee waivers only provided that the completion of the construction and development project meets at least three of the following criteria:
 1. *Compatibility.* Construction is generally compatible with the massing, size, scale, and architectural features of the surrounding buildings and environment;
 2. *Amenities.* Construction includes enhanced pedestrian and/or streetscape amenities;
 3. *Town Center Master Plan.* Development project is consistent with, and promotes the Town Center Master Plan;
 4. *Investment.* New construction on a vacant site includes a minimum capital investment of \$75,000.00. Rehabilitation of an existing building in accordance with the secretary of the interior standards includes a minimum capital investment of \$75,000.00 or 30 percent of the present building value as appraised by the Collin Central Appraisal District, whichever is greater;
 5. *Mixed-use.* Construction includes vertical integration of residential and non-residential uses in the same structure with non-residential uses on the entire ground floor;
 6. *Job creation.* Development project creates one new, full-time job (or correlative FTE) per 200 square feet of gross floor area; or

7. *Vacant/underutilized site/building.* Construction occurs within the vacant/underutilized sites/buildings improvement area as designated in the Tax Increment Reinvestment Zone Number 1 Project Plan.

Prior to construction, an application shall be made to the HPO that includes supporting documentation of the project's ability to meet the eligibility criteria established for the waiver of roadway impact fees. For projects where roadway impact fees exceed \$50,000.00, the HPO shall make a determination of eligibility for roadway impact fee waivers and present a recommendation to the city council for approval or denial. The HPO determination of eligibility shall be based on the merits of the owner's application and documentation received read in conjunction with the criteria above. For projects with roadway impact fees that are equal to or less than \$50,000.00, the HPO shall have the authority to determine whether the proposed project is eligible for the waiver of roadway impact fees, with appropriate appeals to the city council. All roadway impact fees shall be collected at the time of building permit issuance and remitted to the owner upon completion and final inspection of the compliant construction. Upon completion and final inspection, the HPO shall have the authority to waive 100 percent of roadway impact fees up to and including \$50,000.00 or in accordance with the eligibility determination made by the city council after its consideration of an owner's eligibility.

EXHIBIT B

GUIDELINES FOR NEW CONSTRUCTION IN THE NEIGHBORHOOD EMPOWERMENT ZONE

New construction in the Neighborhood Empowerment Zone (NEZ) should be compatible with the massing, size, scale, and architectural features of the surrounding homes. New construction in the NEZ should not attempt to recreate or replicate a past architectural style in its entirety but should take cues from the architectural and design elements of surrounding historic structures. No specific architectural style shall be required for new construction in the NEZ.

The following aspects of new construction in the NEZ should be visually compatible with the buildings and environment with which the new construction is related. These include but are not limited to: height, proportion between width and height of façade, proportion and relationship between doors and windows, rhythm of solids and voids created by openings in the façade, materials, textures, colors, patterns, trims, and design of the roof. New construction in the NEZ should also preserve the existing rhythm created by existing building masses in the neighborhood.

Height: All new construction in the NEZ should take into consideration the general height of the buildings in the neighborhood and shall also comply with the regulating zoning district.

Proportion of the buildings front façade: The relationship of the width to height of a building creates a proportion that should be taken into consideration (such as tall and narrow, low and squat, or square). This proportional relationship should reflect the dominant character of the neighborhood.

Proportion of openings within the façade: This is a relationship of the width to height of windows and doors. For example, a window may be one unit wide and three units high, thus creating a proportional relationship of 1:3. If the majority of the buildings within a neighborhood have this 1:3 relationship, then new design should reflect this proportion as well. Large picture windows or horizontal bands of windows should be avoided. Modern interpretations of historic windows are acceptable if they retain the historic size ratios and pattern of placement on the façade. Doors should also be compatible in proportion. (See Illustration 1)

Illustration 1

Window Proportion:
The proportional relationship of the width to the height of the windows combined with the high pitch of the roof creates a tall elevated feeling.



Rhythm of solids to voids: Rhythm is an ordered recurrent alternation of wall to openings as well as spacing between buildings. This rhythm creates a feel as one moves past a building or group of buildings. The design of a new structure in the NEZ should respect the rhythm of the surrounding neighborhood in terms of its size, distance between buildings on either side, and the spacing of windows and doors. (See Illustration 2)

Illustration 2

Rhythms:
The grouping of windows creates a rhythm.



Relationship of materials: New designs in the NEZ should use materials that are compatible with the neighborhood and should seek to reflect the predominant materials found in the neighborhood. If the majority of existing buildings are brick, then the proposed building should be brick. If the predominant material is lap siding, then the proposed material should be lap siding. The texture and color of the materials should be considered as well and be compatible with the surrounding buildings.

Relationship to roof shapes: Roof shape includes the type and pitch of the roof (such as hip, gable, mansard, or shed). The treatment of the eaves, rafter tails, soffits, bargeboards, and fascia are important considerations when designing any new construction in the NEZ. For example, if the majority of the existing houses in a neighborhood have a gabled roof, then the proposed new construction should have a gabled roof. Additionally, if the existing buildings in a neighborhood have boxed eaves, then the new construction should seek to either incorporate the same or similar design element.

Relationships to architectural details: Architectural details include features such as cornices, brackets, columns, lintels, arches, roof crests, quoins, balustrades, doors, windows, and chimneys. New construction in the NEZ should be compatible with the predominant architectural details on surrounding buildings. These details do not need to be copied in the new construction, but they

should be reflected in some manner. For example, if the majority of houses in the neighborhood have pediments above the windows, then the new construction should reflect pediment-like features above the windows as well. Additionally, chimneys that are not constructed of historical materials (brick or stone) should be located to the rear of the building in order to reduce the visibility of the modern chimney covering from the public right-of-way.

Scale: Scale is created by the architectural detailing that relates to the size of a human and by the building mass as it relates to open space. A large building on a small lot has a different appearance when compared to a large building on a large lot. This relationship should be considered when designing for a particular neighborhood. New construction in the NEZ should observe the scale of surrounding and nearby structures. The window and door lines should be similar to neighboring structures. The detailing should be consistent with the size of the building. For example, a small house should not have massive or oversized details and decorations.

Massing: The term massing refers to how the basic shapes of the building are fit together. Massing can be very simple, such as a single rectangular shape, be more complex with an L-shape, or have a combination of shapes. Additional massing elements are also found among the different architectural styles. For example, in Victorian architecture, elements such as bays, towers, and turrets add to the basic massing of the house. Massing patterns of the neighborhood structures should be considered and reflected in the design of new construction in the NEZ. New construction in the NEZ shall also comply with the floor-area- ratios dictated by the regulating zoning district.

Directional expression of the front elevation: The use of architectural details and the proportion of the width to height ratio create structural shape. The structural shape will be expressed either vertically or horizontally. A building with a ratio of 1:5 will have a vertical appearance while a ratio of 5:1 would have a horizontal appearance. Tall narrow windows give a vertical appearance while wide windows tend to create a horizontal feel. New construction in the NEZ should observe the predominant feel of the surrounding area.

Rhythm of spacing and setbacks: It is important that new construction in the NEZ be consistent with adjacent structures in spacing and setback, which sets a rhythm for the block and neighborhood and is a part of the historic character. The setback of new construction in the NEZ should generally be within 10 percent of the setback lines of the adjacent structures. Setbacks for new construction in the NEZ should maintain the existing pattern of setbacks in the block if at all possible. New construction in the NEZ shall also comply with the setbacks dictated by the regulating zoning district. (See Illustration 3)

Illustration 3



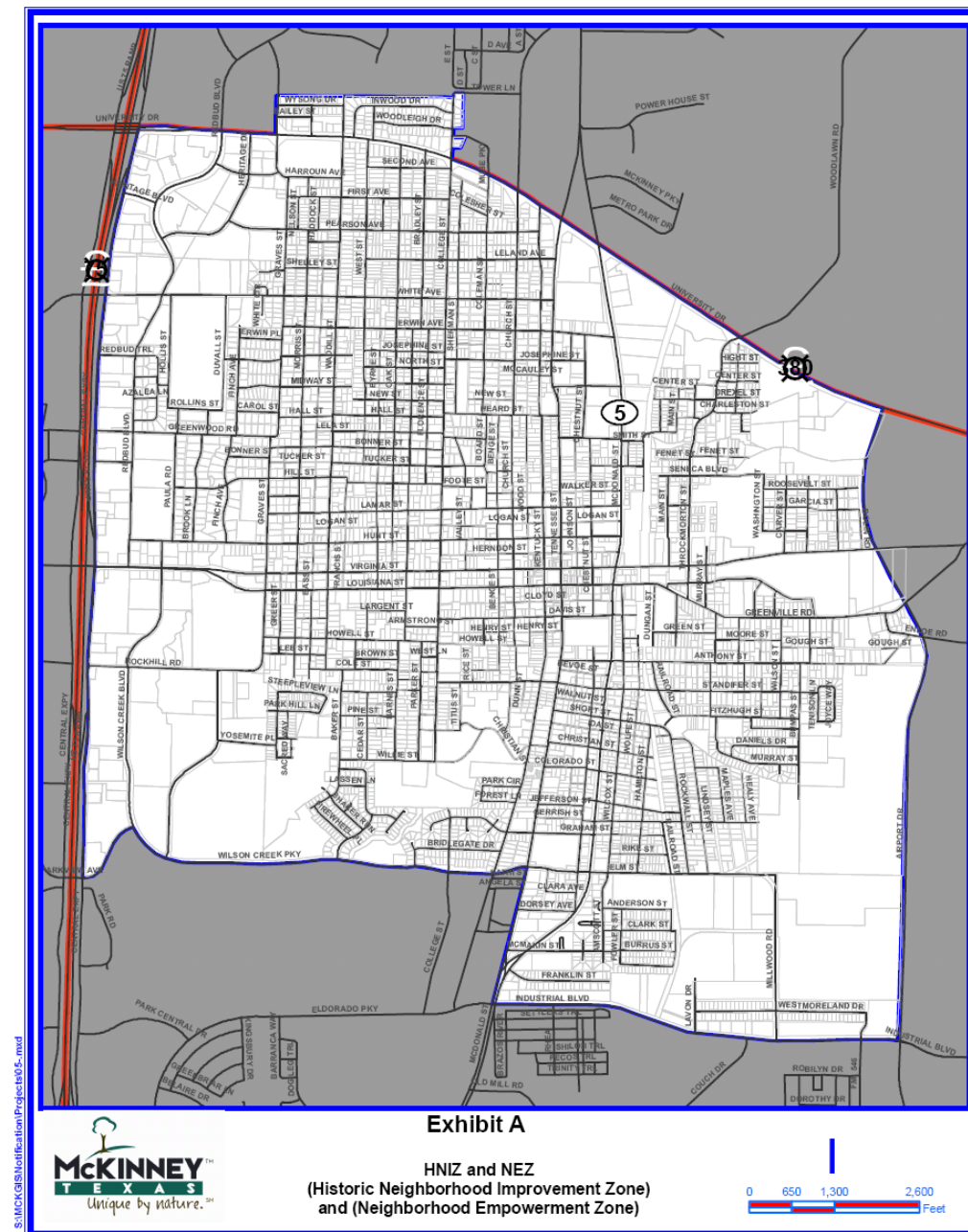
Variation of styles: If groupings of two or more new homes are being built in the same area, then the new construction should reflect a variation in the styles of homes. It is not appropriate to build the same home or simply change the position of the front porch or the type of window or front door to comply with these criteria.

(Ord. No. 2007-02-014, § 2, 2-6-2007; Ord. No. 2008-04-030, § 2, 4-1-2008; Ord. No. 2013-11-110, § 2, 11-19-2013; Ord. No. 2015-12-105, § 2, 12-15-2015)

Sec. 98-83. - Created.

A Historic Neighborhood Improvement Zone ("HNIZ") is hereby created for the purpose of preserving the city's unique and historic neighborhoods while encouraging property owners to maintain and/or rehabilitate their residences. The HNIZ shall be as shown on the graphic labeled Exhibit A attached hereto.

Exhibit A
Historic Neighborhood Investment Zone Graphic



(Ord. No. 2007-02-014, § 2, 2-6-2007; Ord. No. 2008-04-030, § 2, 4-1-2008)



17-1161

TITLE: Discuss Historic Home Recognition Calendar

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: December 7, 2017

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

ITEM SUMMARY:

- Discuss calendar

SUPPORTING MATERIALS:

[Home Recognition Nominees](#)

2018-2019 Nominations Voting Sheet

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

Slide #	Address	Score
2	705 N. Benge	
3	110 S. Benge	
4	112 S. Benge	
5	116 S. Benge	
6	202 S. Benge	
7	206 S. Benge	
8	305 N. Bradley	
9	605 N. Bradley	
10	Dulaney Cottage in Chestnut Square	
11	Taylor Inn in Chestnut Square	
12	617 N. Church	
13	620 N. Church	
14	622 N. Church	
15	803 N. Church	
16	507 N. College	
18	305 Davis	
19	306 W. Davis	
20	606 Foote	
21	107 Heard	
22	406 Heard	
23	503 Heard	
24	803 Howell	
25	1110 Howell	
26	1205 Howell	
27	505 W. Hunt	
28	516 W. Hunt	
29	613 W. Hunt	
30	1108 W. Hunt	
31	1212 W. Hunt	
32	1304 W. Hunt	
33	504 N. Kentucky	
34	408 W. Louisiana	
35	508 W. Louisiana	
36	614 W. Louisiana	
37	1308 Louisiana	
38	1105 Oak	
39	514 Standifer	
40	510 N. Tennessee	
41	919 S. Tennessee	
42	1108 Tucker	
43	1208 Tucker	
44	414 W. Virginia	
45	507 W. Virginia	
46	620 W. Virginia	
47	906 W. Virginia	
48	1108 W. Virginia	
49	1011 W. Virginia	
50	1201 W. Virginia	
51	316 N. Waddill	