



# CITY OF MCKINNEY, TEXAS

## Agenda Historic Preservation Advisory Board

---

Thursday, November 7, 2019

5:30 PM

City Hall 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**

### **PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)**

*If you wish to address the Board on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the Clerk before the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.*

*Speakers wishing to address the Board regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Board Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

### **19-0909      [Election of Chair and Vice-Chair](#)**

### **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.*

### **19-0910      [Minutes of the Historic Preservation Advisory Board Meeting of September 5, 2019](#)**

**Attachments:**    [Minutes](#)

### **END OF CONSENT AGENDA**

### **REGULAR AGENDA**

**19-0911**      [Consider/Discuss/Act on the Selection of 14 Houses for the 2020-2021 Preserve Historic McKinney Home Recognition Program Calendar](#)

**Attachments:**    [Packet](#)  
                          [Presentation](#)  
                          [Voting Sheet](#)

**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 31st day of October, 2019 at or before 5:00 p.m.*

---

*Empress Drane  
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](mailto: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>.*



**19-0909**

**TITLE:** Election of Chair and Vice-Chair

**SUPPORTING MATERIALS:**

**19-0910**



**TITLE:** Minutes of the Historic Preservation Advisory Board Meeting of September 5, 2019

**SUPPORTING MATERIALS:**

[Minutes](#)



## **HISTORIC PRESERVATION ADVISORY BOARD**

**SEPTEMBER 5, 2019**

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, September 5, 2019 at 5:30 p.m.

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

Staff Present: Assistant Director of Planning Mark Doty, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

There were no guests present.

Chairperson Hammond 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 Zupanic, seconded by Board Member Wegner, to approve the following consent item with a minor change, with a vote of 4-0-0:

**19-0727** Minutes of the Historic Preservation Advisory Board Regular Meeting of August 1, 2019.

END OF CONSENT

Mr. Giersch introduced Mr. Mark Doty, Assistant Director of Planning for the City of McKinney, to the Board.

Board Member Ball arrived at the meeting at 5:33 PM. Board Member Smith arrived at the meeting at 5:40 PM.

Chairperson Hammond continued the agenda with the two Discussion items with no action taken.

**19-0728** Discuss White Paper written as part of the Council Goal dealing with: A Review of McKinney Historic design Standards and Programs Used to Ensure a Balance between Preservation of Historic Character and Current Market Needs. Mr. Giersch discussed and gave a presentation for the draft White Paper. Mr. Doty asked the Board to review the draft White Paper and give feedback to Staff.

**19-0729** View and Discuss Historic Home Recognition Calendar. Mr. Giersch gave an update and presentation of the draft 2019-2020 Home Recognition Program Calendar.

END OF THE DISCUSSION ITEMS

Chairperson Hammond called for Citizen Comments. There were none.

There being no further business, on a motion by Board Member Ball, seconded by Board Member Burton, the Board unanimously approved the motion to adjourn the meeting, with a vote of 6-0-0. Chairperson Hammond declared the meeting adjourned at 6:39 p.m.

---

LANCE HAMMOND  
Chairman



19-0911

**TITLE:** Consider/Discuss/Act on the Selection of 14 Houses for the 2020-2021 Preserve Historic McKinney Home Recognition Program Calendar

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney (5CC: Continue to market and highlight McKinney as a unique destination for residents and visitors alike)

**MEETING DATE:** November 7, 2019

**DEPARTMENT:** Planning

**CONTACT:** Guy R. Giersch, Historic Preservation Officer  
Mark Doty, Assistant Director of Planning

**ITEM SUMMARY:**

The Historic Preservation Advisory Board (HPAB) will select 14 homes from a field that were nominated for the 2020-2021 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 Historic Preservation Advisory Board established the Preserve Historic McKinney Home Recognition Program to recognize property owners who have helped revitalize McKinney's historic residential community by making significant exterior improvements to individual properties.

**SUPPORTING MATERIALS:**

[Packet](#)

[Presentation](#)

[Voting Sheet](#)



## HISTORIC PRESERVATION OFFICE PLANNING DEPARTMENT

# Preserve Historic McKinney – Home Recognition Program

### Program Overview

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

Fourteen residential properties are recognized annually by the HPAB.

The **Preserve Historic McKinney – Home Recognition Program** complements the work of the City's Historic Preservation Officer and Code Enforcement Officers. This program is not a grant or funding program. It recognizes the efforts of individual property owners and seeks to encourage future individual reinvestment in the historic residential community. The City already administers two economic incentive programs to encourage the appropriate preservation, restoration, and revitalization of historic homes in the community.

### What is Revitalization?

The American Heritage College Dictionary defines revitalization as “imparting new life or vigor.” When applied to the built environment of our historic residential community, revitalization should take a number of forms:

Dramatic improvements to properties or structures that halt or reverse decline;

Ongoing maintenance and/or refurbishment of structures and properties that sustains the existing form, integrity, and material of a building and prevents decline before it is allowed to begin;

Infill development—high quality new development on a vacant parcel that is appropriately designed to blend seamlessly into the fabric and character of an existing neighborhood.

### Eligibility

Only residential properties located in the Historic Neighborhood Improvement Zone (see the NIZ map on page 3) are eligible for consideration. Existing structures, as well as, new infill structures are eligible.

### Submitting Nominations

We are asking for your assistance to identify properties that may be candidates for the Home Recognition Program. Nominations may be submitted by anyone, including the property owner.

**Nominations are due by October 18, 2019.** Nominations received after this date will be held for future consideration. Nominations should include the address and reason for selection.

You may submit nominations via the City of McKinney e-mail, regular mail, in person, or by phone at the following:

Guy Giersch  
Historic Preservation Officer

City of McKinney  
Planning Department  
221 N. Tennessee Street  
McKinney, TX 75069

Phone # 972-547-7417

E-mail: [ggiersch@mckinneytexas.org](mailto:ggiersch@mckinneytexas.org)



HISTORIC PRESERVATION OFFICE  
PLANNING DEPARTMENT

## Preserve Historic McKinney – Home Recognition Program

### Criteria for Evaluation

Nominations are evaluated primarily by assessing 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 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.”

### 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?

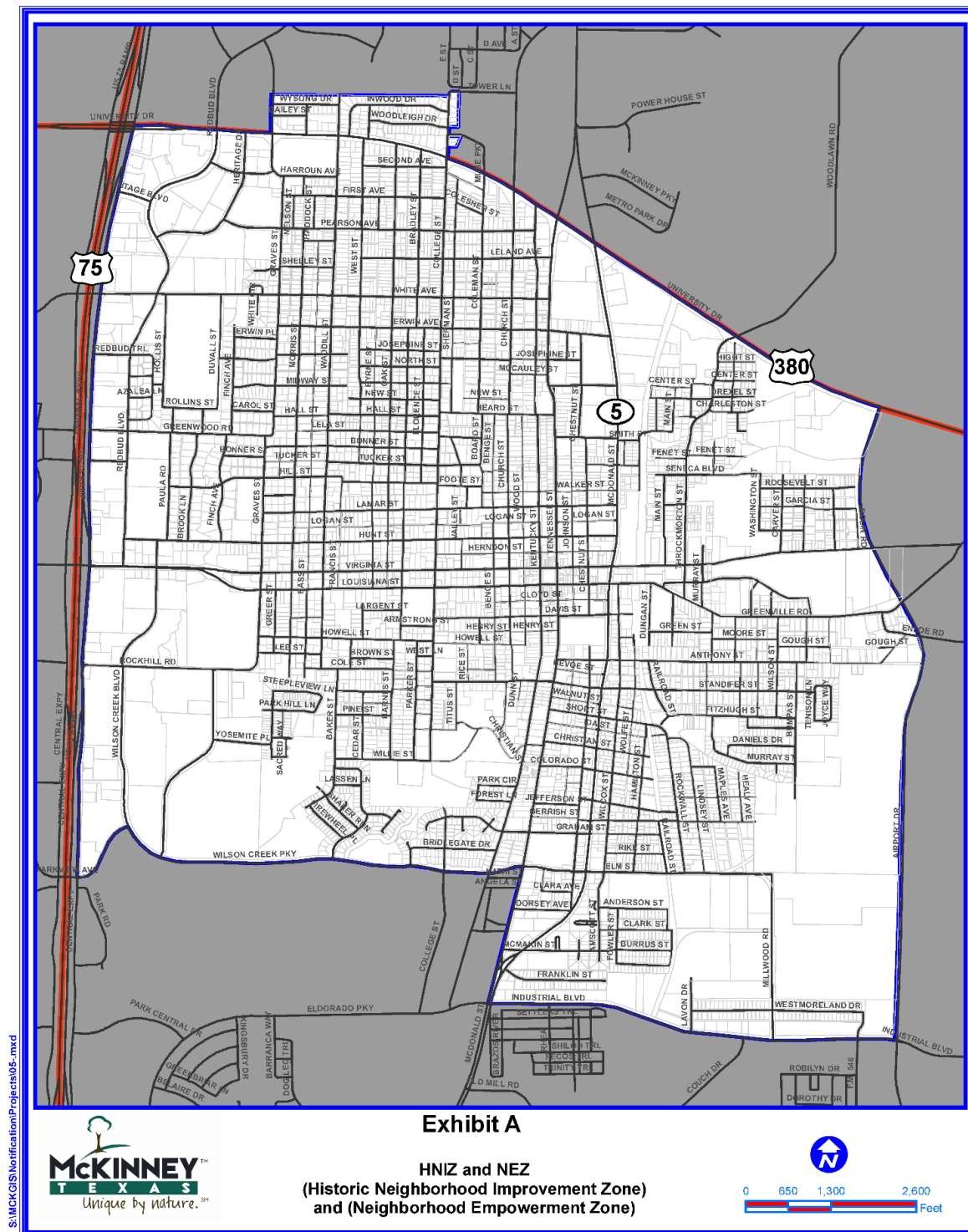
Does the property have a harmonious mix of trees, shrubs, and ground cover?

Does the landscaping compliment/enhance the building (i.e. massing, color, texture, and balance)?

### Recognition Jury

The Historic Preservation Officer shall collect the award nominations and forward the nominations to the Historic Preservation Advisory Board for review and selection of the 14 recognized properties for the next year.

Only residential properties located in the Historic Neighborhood Improvement Zone (white area on this map) are eligible for consideration in the Preserve Historic McKinney - Home Recognition Program.







**808 Baker**





**309 N. Bengé**





**420 N. Benge**





**502 N. Benge**





**202 S. Benge**





**305 N. Bradley**





812 Cedar





**Taylor Inn/Chestnut Square** <sup>8</sup>





**Bevel House / 405 S. Chestnut**





**401 N. Church**





**615 N. Church**





**622 N. Church**





**401 S. Church**





**911 Coleman**





**912 Coleman**





**915 Coleman**





**1101 Coleman**





**713 S. College**





**306 Davis**





**405 Davis**





**107 Heard**





**406 Heard**





**301 Henry**





**803 Howell**





**1110 Howell**





**516 W. Hunt**





**801 W. Hunt**





**902 W. Hunt**





**1509 Lee**





**702 Louisiana**





**1502 Louisiana**





**215 N. Morris**





**401 Rice**





**409 Rice**





**505 S. Tennessee**





**409 W. Virginia**





**507 W. Virginia**





**512 W. Virginia**





**608 W. Virginia**





**601 N. Waddill**





**1404 N. Waddill**





**1810 Waddill**



**2020-2021 Nominations Voting Sheet**

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

| Slide # | Address                       | Score |
|---------|-------------------------------|-------|
| 1       | 808 Baker                     |       |
| 2       | 309 N. Benge                  |       |
| 3       | 420 N. Benge                  |       |
| 4       | 502 N. Benge                  |       |
| 5       | 202 S. Benge                  |       |
| 6       | 305 N. Bradley                |       |
| 7       | 812 Cedar                     |       |
| 8       | Taylor Inn / Chestnut Square  |       |
| 9       | Bevel House / 405 S. Chestnut |       |
| 10      | 401 N. Church                 |       |
| 11      | 615 N. Church                 |       |
| 12      | 622 N. Church                 |       |
| 13      | 401 S. Church                 |       |
| 14      | 911 Coleman                   |       |
| 15      | 912 Coleman                   |       |
| 16      | 915 Coleman                   |       |
| 17      | 1101 Coleman                  |       |
| 18      | 713 S. College                |       |
| 19      | 306 Davis                     |       |
| 20      | 405 Davis                     |       |
| 21      | 107 Heard                     |       |
| 22      | 406 Heard                     |       |
| 23      | 301 Henry                     |       |
| 24      | 803 Howell                    |       |
| 25      | 1110 Howell                   |       |
| 26      | 516 W. Hunt                   |       |
| 27      | 801 W. Hunt                   |       |
| 28      | 902 W. Hunt                   |       |
| 29      | 1509 Lee                      |       |
| 30      | 702 Louisiana                 |       |
| 31      | 1502 Louisiana                |       |
| 32      | 215 N. Morris                 |       |
| 33      | 401 Rice                      |       |
| 34      | 409 Rice                      |       |
| 35      | 505 S. Tennessee              |       |
| 36      | 409 W. Virginia               |       |
| 37      | 507 W. Virginia               |       |
| 38      | 512 W. Virginia               |       |
| 39      | 608 W. Virginia               |       |
| 40      | 601 N. Waddill                |       |
| 41      | 1404 N. Waddill               |       |
| 42      | 1810 Waddill                  |       |