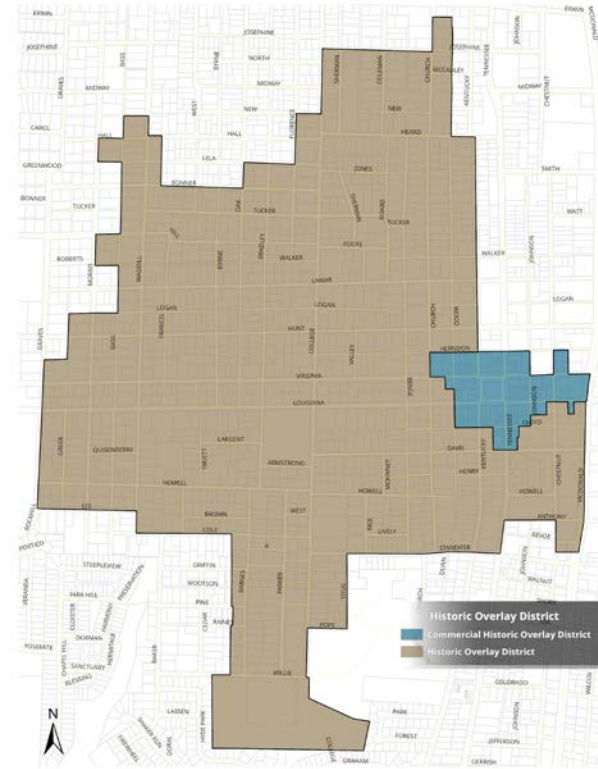


Informational Update: Historic Preservation Programs in McKinney

Historic Preservation in McKinney

- 1988 Commercial Historic District
- 1989 Historic Overlay District
- **Regulatory**
 - Historic Overlay Districts
 - Certificate of Appropriateness
- **Economic Incentives**
 - TIRZ 1 District
 - HNIZ Tax Exemption Program
 - NEZ Fee Waiver Program
- **Education & Outreach**
 - Historic Markers
 - Home Recognition Program
 - Walking & Virtual Tours
 - Community & Staff Outreach

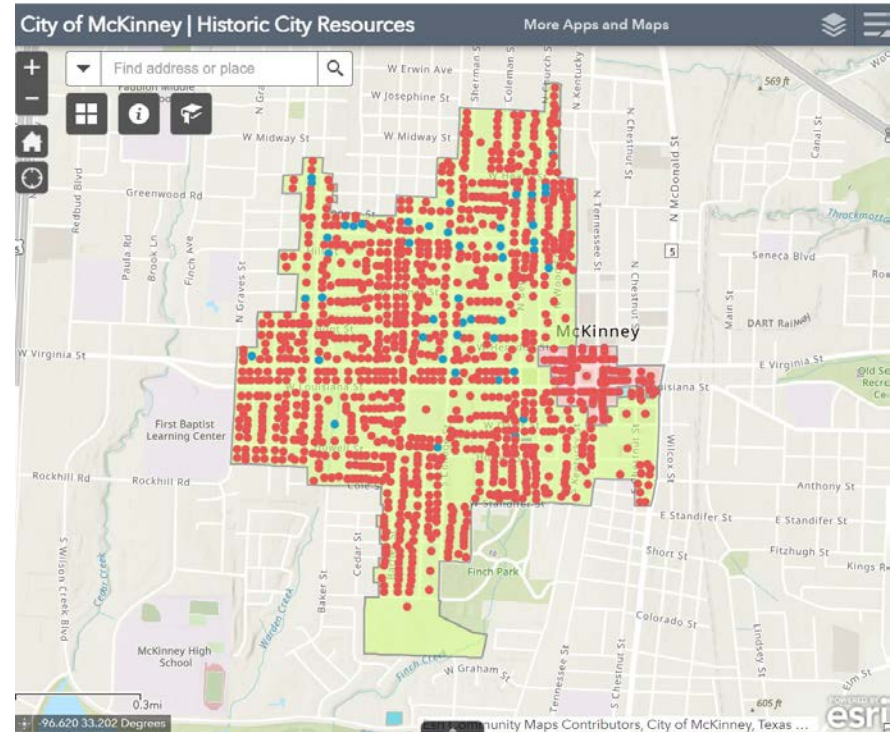


*Historic Overlay & Commercial
Historic Districts*

Regulatory:

Certificates of Appropriateness (COAs)

- Approval of work to the exterior of properties that are visible from the ROW within the historic district(s).
- Reviewed primarily by staff/HPO with appeals to the HPAB & City Council
- Reviewed for appropriateness
- Considerations for review include:
 - Preservation Priority (established through periodic Historic Resource Surveys)
 - Secretary of the Interior's Standards for Rehabilitation and Guidelines for rehabilitating historic buildings
 - Checklist of design elements



Regulatory/COAs: Priority Ratings

HIGH



- Significant contribution to history
- Outstanding or unique example of architecture, engineering or design
- Significant portion of original character defining features
- May be eligible for state and national registration

MEDIUM



- Contributes to local or broader history
- Reversible alterations have diminished the integrity
- Changes should be readily reversible

LOW



- Qualifies by age alone
- Common building type, or style
- Moderately to severely nonreversible alterations

NON-CONTRIBUTING



- Not of sufficient age
- No longer retain historic integrity

Regulatory/COAs:

Secretary of the Interior's Standards

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist in the long-term preservation of a property's significance through the preservation of historic materials and features.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Regulatory/COAs:

Secretary of the Interior's Standards, con't

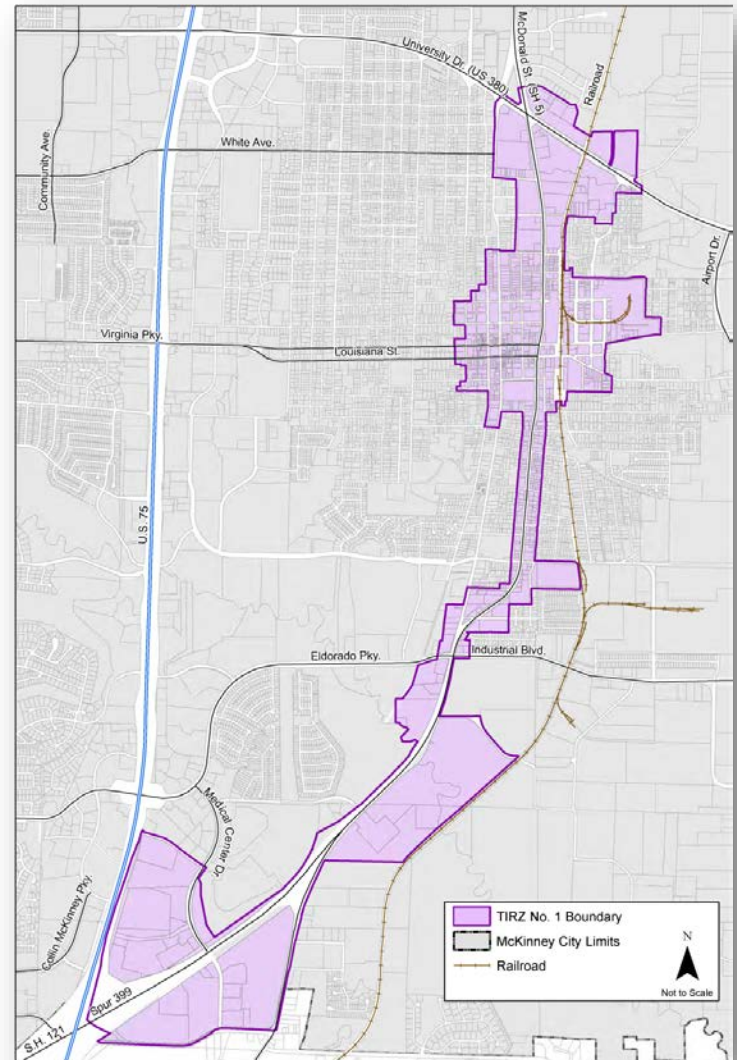
The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist in the long-term preservation of a property's significance through the preservation of historic materials and features.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Economic Incentives:

Tax Increment Reinvestment Zone #1 (TIRZ)

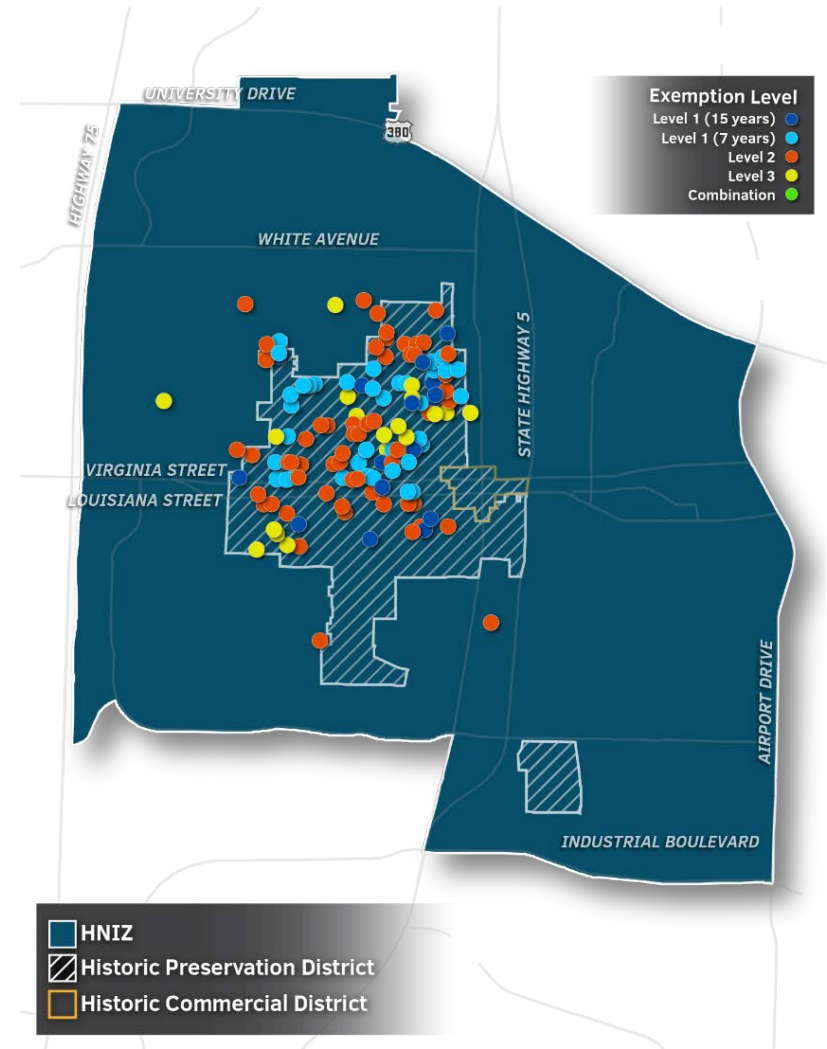
- Established 2010
- Tax Recapture and Grant/Reimbursement Program
- Four Categories for Incentives:
 - Catalyst
 - Vacant/Underutilized Sites/Buildings
 - Mixed-Income Housing
 - Administration and Implementation



Economic Incentives:

Historic Neighborhood Improvement Zone (HNIZ)

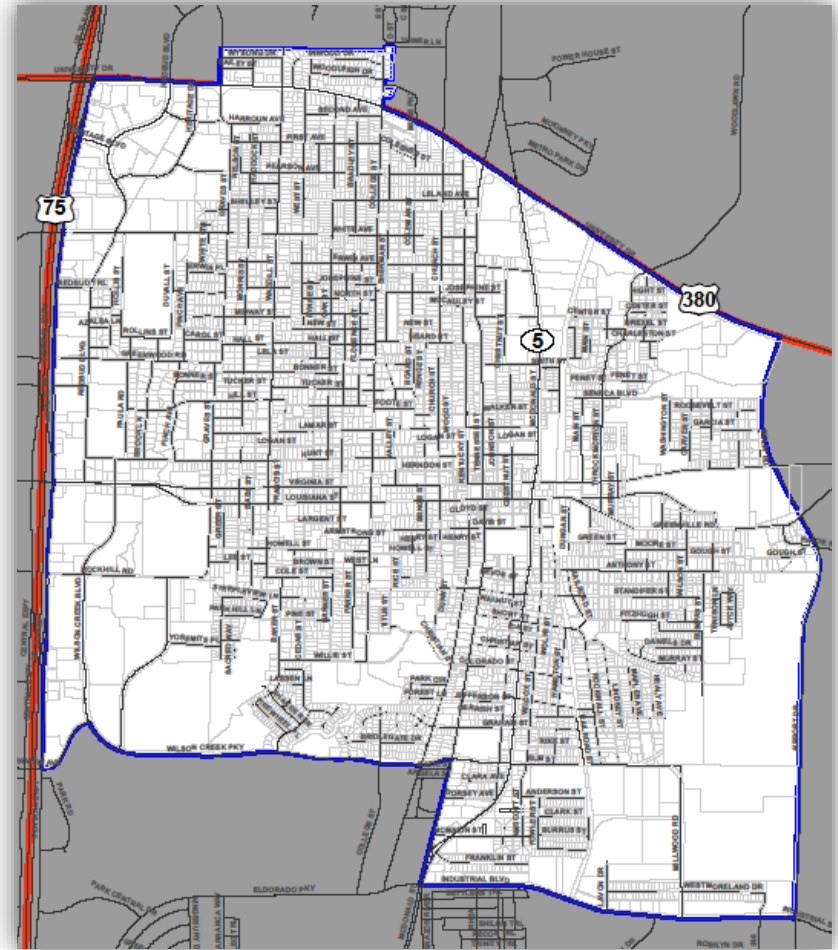
- Established 2007
- Ad Valorem Tax Exemption Program (forgone tax revenue cap, \$500,000)
- Major program overhaul in 2022
- Three Categories of Exemptions
 - Marker (100% exemption)
 - Rehabilitation (50% exemption)
 - Preservation (30% exemption)



Economic Incentives:

Historic Neighborhood Empowerment Zone (NEZ)

- Roadway Impact Fee waiver program for small-scale infill development projects.
- Projects eligible for waivers may include:
 - New single family residential
 - New multi-family (Council approval, req'd)
 - New non-residential
 - Vertical mixed use
- Specific design and/or architectural criteria required for eligibility



Education and Outreach

- Historic Resources Interactive Map
- Home Recognition Calendar
- Walking Tours
 - Kid Focused begun 2021 (w/Visit McKinney)
 - Downtown Tours (w/Visit McKinney)
 - Self-Guided
 - Upcoming new themed tours for FY 22-23
- Virtual Tours
 - Historic Resources
 - Juneteenth & McKinney Black History
 - McKinney Saloons



Historic Preservation Advisory Board (HPAB): Promoting Preservation

- Recommend landmarks and criteria for identifying landmarks
- Recommend recognition of historic properties via markers, plaques, certificates
- Increase public awareness of Historic Preservation by supporting Staff programs
- Make recommendations to Council on the use of funds to promote Preservation
- Recommend acquisition of landmark structures by city for preservation



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Historic Preservation Advisory Board (HPAB): Administrative

- Approve/deny Level 1 HNIZ exemptions
- Approve/deny Certificates of Appropriateness on appeal

Program Improvement Initiatives

- HNIZ Program Overhaul (completed March 2022)
- Digitize all Historic Preservation related applications (underway)
- Establish interactive public portal (underway)
- Complete Historic Resources Survey (pending funding)
- Establish Comprehensive Outreach and Education Program
(2023 Strategic Goal)
 - Expanding walking tours
 - Expanding community outreach (postcards)
 - Employee trainings
 - Workshops with Library Services
 - New NotifyMe list
 - New social media campaign (under development)

...more underway



Feedback

- From HPAB...

- Interest in opportunities for designating and/or recommending landmark buildings
- More insight (or possible authority) on COAs – particularly those for demolition
- More insight or involvement on active development projects within the historic overlay – particularly ones that may end up at City Council

- What are Council's thoughts on...

- Regulatory efforts (COAs)
- Incentive Programs (HNIZ, NEZ, TIRZ)
- Role of HPAB
- Balance between HP, redevelopment, and economic growth