

HISTORIC PRESERVATION ADVISORY BOARD

NOVEMBER 1, 2018

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, November 1, 2018 at 5:39 p.m.

Board Members Present: Chairperson Lance Hammond, Vice-Chairperson Karen Zupanic, Jonathan Ball, Shannon Burton, and Coryanne Ettiene

Board Members Absent: Peter Bailey and Terrance Wegner

Staff Present: Planning Manager Matt Robinson and Historic Preservation Officer Guy Giersch

There were two guests present.

Mr. Matt Robinson, Planning Manager for the City of McKinney, called the meeting to order at 5:39 p.m. after determining a quorum was present.

18-904 Election of Chair

The Board approved the motion by Board Member Ball, seconded by Board Member Burton, to elect Mr. Lance Hammond as Chairperson, with a vote of 4-0-0.

The Board approved the motion by Board Member Burton, seconded by Board Member Ball, to elect Ms. Karen Zupanic as Vice-Chairperson, with a vote of 4-0-0.

Chairperson Hammond continued the meeting with the Consent Agenda.

The Board unanimously approved the motion by Board Member Ball, seconded by Vice-Chairperson Zupanic, to approve the following consent item, with a vote of 4-0-0:

18-905 Minutes of the Historic Preservation Advisory Board Regular Meeting of September 6, 2018.

END OF CONSENT

Chairperson Hammond continued the agenda with the Regular Agenda Items.

Board Member Ettiene arrived at 5:46 p.m.

18-0035HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by James A. & Cynthia W. Joor for Approval of a Historic Marker for the House Located at 611 North Church Street. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of

a Historic Marker for 611 N. Church Street. Mr. Giersch offered to answer questions. There were none. Mr. Jim Joor and Mrs. Cindy Joor, 611 N. Church Street, McKinney, TX, explained the Historic Marker application. Mr. Joor stated that the exterior of their house is similar to the surrounding houses. He stated that the interior of their house has wonderful wood that has aged over the years that came from the Wilcox Lumber Yard. Mr. Joor stated that the property has two great connections with significant families of McKinney. He stated that the previous property owners did a lot of the renovations to the house. Board Member Ball asked if there was any additional work that needed to be done to the structure. Mrs. Joor stated that one of the bathrooms needed some work done to it. Board Member Ball asked if there was a claw footed tub in the structure. Mrs. Joor said yes, upstairs. Board Member Ettiene asked if the structure still had the original plumbing. Mrs. Joor said no and that the previous property owners updated the plumbing, wiring, air-conditioning, et cetera. Chairperson Hammond opened the public hearing and called for comments. There being none, on a motion by Board Member Ball, seconded by Vice-Chairperson Zupanic, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff.

18-0035HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by James A. & Cynthia W. Joor for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the Residential Property Located at 611 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. He stated that the property is listed as a medium priority structure and met the requirements set by the Secretary of Interior Standards. Mr. Giersch stated that Staff was recommending approval of the Level 1 Tax Exemption for 611 N. Church Street. Mr. Giersch offered

to answer questions. Board Member Ball asked what the ad valorem taxes were for this property. Mr. Giersch stated that the ad valorem tax for 2018 was approximately \$2,390. Mr. Jim Joor and Mrs. Cindy Joor, 611 N. Church Street, McKinney, TX, concurred with the Staff Report. He stated that they had seen other properties with the Historic Markers, which promoted them to apply for one on their property. Mr. Joor stated that it was exciting to live in a historic property. Vice-Chairperson Zupanic asked if they are approved for the tax exemption if they would use the money to go towards improvements and maintaining the property. Mrs. Joor said yes. She stated that they plan to get the downstairs bathroom in keeping with the rest of the house. Mrs. Joor stated that the interior style still matches the exterior of the structure. Chairperson Hammond opened the public hearing and called for comments. There being none, on a motion by Board Member Burton, seconded by Board Member Ball, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff. Mr. Giersch thanked The Joor's for caring for the interior of their house.

END OF THE REGULAR AGENDA ITEMS

Mr. Giersch stated that the 2018-2019 Home Recognition Program Calendars arrived from the printer and offered some to the Board Members. He asked the Board to start working on their nominations for the 2019-2020 Home Recognition Program calendar. Mr. Giersch asked if the Board would be interested in taking some photographs of various houses within the Historic District during the fall and winter months that could possibly be used in the next calendar, even though we do not know which houses will be featured at this time. He also asked the Board to start thinking about other ways to promote the Historic District.

There being no further business, Chairperson Hammond declared the meeting adjourned at 6:03 p.m.

LANCE HAMMOND
Chairperson