

HISTORIC PRESERVATION ADVISORY BOARD

MARCH 7, 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, March 7, 2019 at 5:30 p.m.

Board Members Present: Chairperson Lance Hammond, Shannon Burton, Coryanne Ettiene, and Terrance Wegner

Board Members Absent: Vice-Chairperson Karen Zupanic, Peter Bailey and Jonathan Ball

Staff Present: Historic Preservation Officer Guy Giersch and Administrative Assistant Terri Ramey

There were two guests present.

Chairperson Hammond called the meeting to order at 5:34 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Ettiene, seconded by Board Member Burton, to approve the following consent item, with a vote of 4-0-0:

19-0176 Minutes of the Historic Preservation Advisory Board Regular Meeting of February 7, 2019.

END OF CONSENT

Chairperson Hammond continued the agenda with the Regular Agenda Items.

19-0004HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by James Russell Monroe for Approval of a Historic Marker for the House Located at 501 North Church Street. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He stated that the property is listed as a high priority building according to the 2015 Update of the Historic Resources Survey. Mr. Giersch discussed the history of the house and the original property owner. He stated that Staff was recommending approval of a Historic Marker for 501 North Church Street and offered to answer questions. Mr. James Russell Monroe, 501 North Church Street, McKinney, TX,

gave a brief history of Mr. Jesse Forter Bone that built the house. He stated that there had been approximately eight property owners of the house. He stated that most of the exterior has remained original and that he intends to keep it that way. Board Member Burton asked if there was any renovations or construction taking place now on the house. Mr. Monroe stated that they are waiting on a permit to do some interior renovations and some maintenance work to fix rot to the windows and exterior siding. Board Member Burton asked if they were currently living in the house. Mr. Monroe said no and that they were living in an apartment. Board Member Ettiene asked for Mr. Monroe's favorite architectural feature of the house. Mr. Monroe stated that it was the leaded glass windows that are fully operational with the original hardware. He stated that they were really charming. Mr. Monroe believes that the front door is original to the house and has the original hardware and leaded glass. Board Member Burton asked if there had been any foundation issues that have caused structural issues. Mr. Monroe stated that they had done some foundation work to the structure. He stated that some of the floors were raised and a beam had been replaced. Mr. Monroe stated that the structure had been extensively renovated approximately 10 years ago with work on the foundation, electrical, plumbing, and sewer. He stated that the previous property owner had leased the property out for the past 10 years. Chairman Hammond opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, seconded by Board Member Ettiene, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 4-0-0.

19-0003HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by James Russell Monroe for Approval of a Level 1 Tax Exemption for the House Located at 501 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 high priority structure and met the requirements set by the Secretary of Interior Standards. Mr. Giersch stated that the estimated ad valorem taxes for the subject property in 2019 is \$1,242 per the Collin Central Appraisal District. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 501 North Church Street. Mr. Giersch offered to answer questions. There were none. Mr. James Russell Monroe, 501 North Church Street, McKinney, TX, concurred with the Staff Report. Chairman Hammond opened the public hearing and called for comments. There being none, on a motion by Board Member Ettiene, seconded by Board Member Burton, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 4-0-0.

END OF THE REGULAR AGENDA ITEMS

Chairperson Hammond continued the agenda with the Discussion Item.

- 19-0177** Discuss Historic Home Recognition Calendar and Ideas to Promote the Historic District. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, gave an update advertisements already claimed for the Home Recognition Program calendar. He requested that all of the Board Members look up fun facts and e-mail himself and/or Ms. Terri Ramey, Administrative Assistant for the City of McKinney. Board Member Ettiene suggested that the Downtown McKinney Second Saturday organization might be interested in having an advertisement space. She suggested possibly having a merchant map and a walking tour map of the houses in the calendar. Mr. Giersch stated that the Second Saturday events have been included in past calendars. He suggested including a link in the calendar that would direct people to a website with additional information about the event. Mr. Giersch stated

that Ms. Tonya Fallis, GIS Analyst for the City of McKinney, had created a walking tour of the houses featured in the 2018-2019 Home Recognition Program calendar. He stated that she should be able to create another walking tour for the houses being featured in the 2019-2020 calendar and a link could be included in the calendar. Mr. Giersch showed a letter size map of the Historic District to the Board Members. Chairman Hammond asked if we were planning to include the extra page in the calendar again this year. Mr. Giersch stated that Staff was discussing keeping the calendar with the same number of pages as last year after such a favorable response. He discussed the overview on what all needs to be done to produce the calendar. Board Member Ettiene suggested that we have QR codes in the calendar that would take you to a detailed history for each featured house. Board Member Wegner asked what was planned for the cover. Mr. Giersch stated that Chestnut Square was being considered for the cover this year. He stated that we might be able to do a collage of Chestnut Square structures. Board Member Ettiene suggested for the 15th Annual Home Recognition Program calendar that we feature all the previous calendars. Mr. Giersch stated that he would get volunteers to research and write up detailed histories on the Downtown McKinney buildings and possibly the old water tower. He stated that there were over 100 historic buildings in Downtown McKinney. Chairman Hammond asked if Staff had a list of the buildings in order by priority. Mr. Giersch said no and that he felt all of the buildings were important. He stated that they all form the heart and soul of the city.

END OF DISCUSSION ITEMS

Chairperson Hammond called for additional comments.

Board Member Burton asked if any houses in the tax incentive program were about at their deadline to receive the incentive. Mr. Giersch said no and that the program had not been in existence that long. Board Member Wegner asked if the homeowners were concerned or not about checking on the tax amount due each year. Mr. Giersch stated

that the program only covers the City of McKinney tax, not the County or School district taxes. Board Member Ettiene stated that their house received an award in 2009 for the way the house was restored. Mr. Giersch stated that the Chamber of Commerce gives those awards out each year. Board Member Ettiene suggested that the Board come up with a program to reward or recognize the property owners who invest a lot of money in restoring houses properly in the McKinney Historic District. She stated that a lot of the insides of the houses in the district have not been historically preserved. Board Member Wegner stated that the Board could come up with an award and present it to the property owners. Board Member Ettiene stated that we could ask for photographs and a history on the house being nominated. Board Member Burton liked the suggestion. Mr. Giersch stated that he would need to discuss the award suggestion with Ms. Jennifer Arnold, Director of Planning for the City of McKinney. He stated that we do not currently have a budget to purchase these awards. Board Member Ettiene stated that she was fine with the homeowner paying for the award expense. Mr. Giersch stated that the current Marker Program has the potential benefit of a tax incentive. He stated that the property owners pay for the Historic Markers when they are awarded. Board Member Ettiene stated that an award would be beneficial when selling a historic house.

There being no further business, on a motion by Board Member Burton, seconded by Board Member Wegner, the Board unanimously approved the motion to adjourn the meeting, with a vote of 4-0-0. Chairperson Hammond declared the meeting adjourned at 6:29 p.m.

LANCE HAMMOND
Chairman