



Member Training

Historic Preservation Advisory Board

Agenda

- Mission and Role
- Pertinent Ordinances
- Certificates of Appropriateness
- Recognition and Education
- Recognition and Education
- Preservation Incentives

HPAB Mission

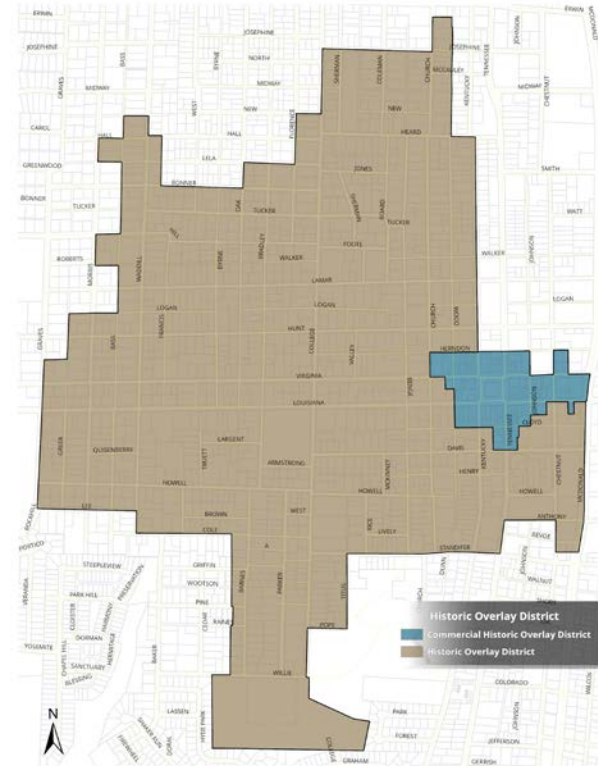
“To maintain McKinney’s diverse architectural legacy, enrich the cultural identity of the community, and strengthen economic value through preservation and education for present and future generations.”

- Established 2001



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*

HPAB's role:

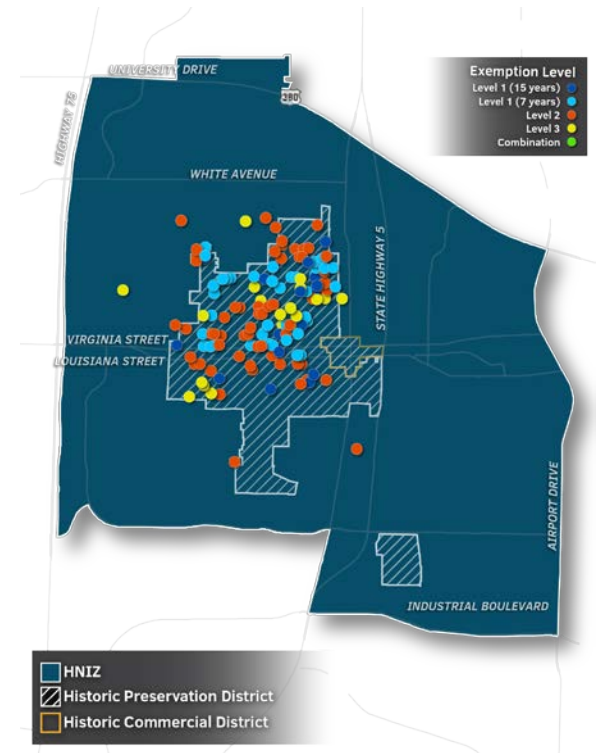
Promoting Preservation

- 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



HPAB's Role: Administrative

- Approve/deny historic markers in the HNIZ program
 - The Board has approved over 35 Level 1 exemptions and Historic Markers
- Approve/deny Historic Neighborhood Improvement Zone Tax Exemption Applications
- Review Certificates of Appropriateness as forwarded from Staff or as appealed



HPAB Powers and Duties

Per McKinney Code of Ordinances Section 146-168. The board shall have the power to:

- (1) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings;
- (2) Recommend criteria for the identification of historic, architectural and cultural landmarks;
- (3) Conduct surveys and maintain an inventory of significant historic, architectural and cultural landmarks and historic districts within the City;
- (4) Maintain written minutes, which record all recommendations and actions taken by the board and the reasons for taking such actions;
- (5) Recommend conferral of recognition upon the owners of landmarks or within districts by means of certificates, plaques or markers;
- (6) Increase public awareness of the value of historic, cultural and architectural preservation by encouraging and participating in public education programs developed by the historic preservation officer;
- (7) Make recommendations to the city concerning the utilization of state, federal or private funds to promote the preservation of landmarks and historic districts within the city;
- (8) Recommend the acquisition of landmark structures by the city where its preservation is essential and where private preservation is not feasible;
- (9) Recommend specific design guidelines for the review of landmarks and districts to ensure compatibility within the district; and
- (10) Approve or deny applications for a historic marker under the historic neighborhood improvement zone program. An application denied under this subsection may be appealed to the city council.

Historic Preservation Ordinances in McKinney

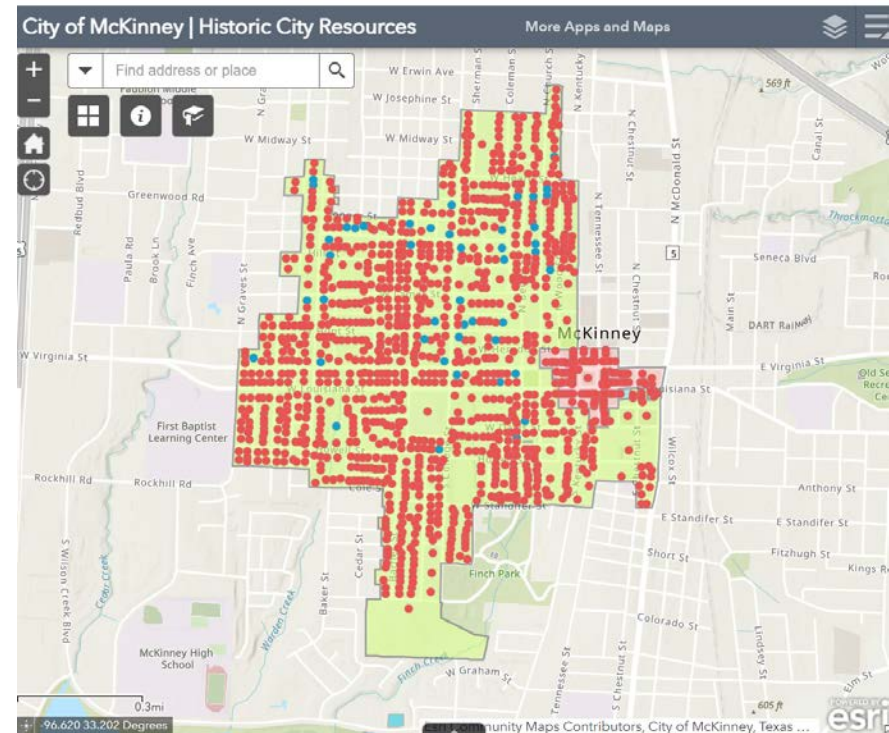
- Historic Preservation Advisory Board Creation, Duties, & Powers
 - Sec. 146 – 166: Historic Preservation Advisory Board
- Historic Preservation Zones
 - Sec. 146 – 96: Commercial Historic District Overlay*
 - Sec 146 - 97: Historic District Overlays
- Sec 146-167: Historic Preservation Officer
 - HPAB may be called upon to approve Certificates of Appropriateness in the Historic District
- Sec. 146-168: Designation of historic landmarks & districts
 - HPAB may recommend landmarks and districts

HPAB Authorization and Governance -

- 146 – 166: Historic Preservation Advisory Board
 - (a) There is hereby created a board to be known as the city historic preservation advisory board (HPAB). The board shall consist of **seven** members appointed by the city council and may be comprised of any citizen of the city interested in historic preservation. To the extent possible, the following members should be appointed: **architect, city planner or representative of a design profession; historian; licensed real estate broker; attorney; or property owner of a landmark or of a building in a historic district.** All board members, regardless of background, shall have a known and demonstrated interest, competence or knowledge of historic preservation within the city.
- 146 - 96: Historic District Overlay
 - The Map
 - COA guidelines
 - Demolition and Demolition by Neglect
 - Economic Hardship

Regulatory process in the HOD: **Certificates of Appropriateness**

- Approval of work to the exteriors of properties in the historic districts
 - 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: Priority Ratings

High

- Significant contribution to local or broader history
- Outstanding or unique example of architecture, engineering or crafted 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



Regulatory: Priority Ratings

Low

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



Non-Contributing

- Not of sufficient age or,
- No longer retain historic integrity



Regulatory: Secretary's Standards for Rehabilitation

- Secretary of the Interior & National Park Service
- nps.gov/tps/standards/rehabilitation.htm

Secretary's Standards for Rehabilitation

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 the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

Definitions:

Rehabilitation

- Is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical cultural, or architectural values.
- There are 10 Standards for Rehabilitation.
- Preservation always assumes that the first steps in any preservation project involves:
 - Identifying character-defining features
 - Retaining character defining features
 - Preserving character defining features

Guidelines

As explained in the Secretary's Standards:

It should be noted that, while the National Park Service Guidelines recommends the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that –although damaged or deteriorated– could be reasonably repaired and thus preserved.

Sympathetic/Appropriate Renovations and Rehabilitation

- Repairing existing features
- Replacing with like design, color, texture, visual quality and where feasible materials with documentation
- Respecting the scale, proportion, massing, and style
- Reversibility of alteration and slightly differentiable



Typically, Inappropriate Renovations and Rehabilitation

- Replacement of features in good condition
- Removing or radically changing windows which are important character defining features of the building
- Modifications to the front of the house that damage the integrity and are not readily reversible
- Additions to the front of the house
- Additions of different character



Image from Preservation Brief 14

Typically, Inappropriate Renovations and Rehabilitation -examples

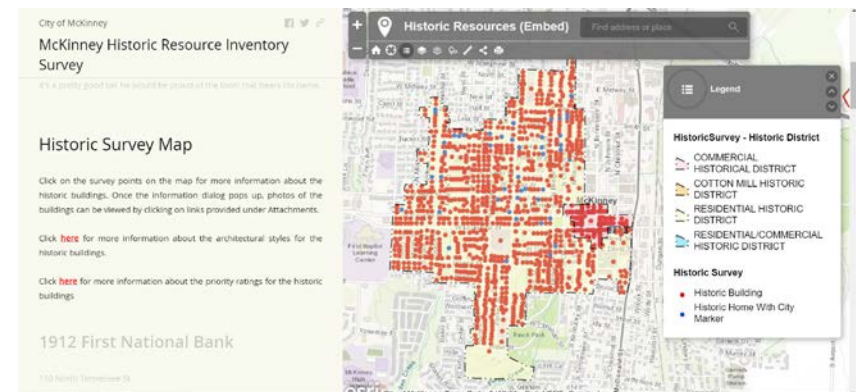
- Adding vinyl siding
- Covering exposed rafter tails



Images from oldhouseguy.com shown for illustration and educational purposes

Education Programs

- 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



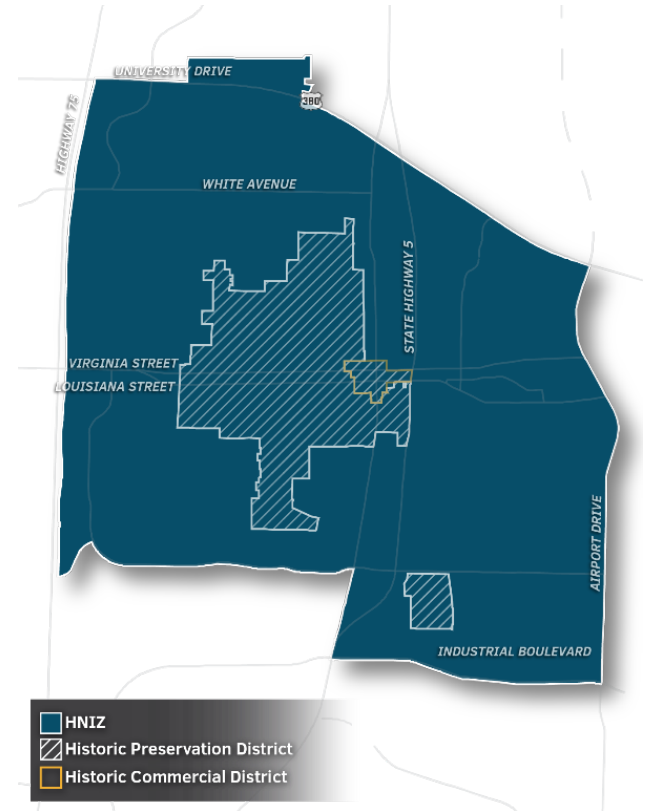
Incentives, City of McKinney

HPAB Consideration

- Historic Marker
- Historic Neighborhood Improvement Zone
 - HNIZ Marker Level Tax Incentive
 - HNIZ Restoration Level tax incentive
 - HNIZ Preservation level tax incentive

Staff or Council Consideration

- Neighborhood Empowerment Zone (NEZ)
- Tax Increment Reinvestment Zone (TIRZ1)
- Sidewalk Use and Parklets



City of McKinney Historic Markers...

What are they? Why get one?

- Recognize history of properties within McKinney
- Does not create any additional zoning restrictions
 - (COAs are still required for certain work in the Historic District.)
- 1st Step in Marker Level Tax Incentive process



7.5"

Marker Requirements

- Written Documented history
- Verification that the building is over 50 years old
- Verification that the residential property is located within the HNIZ boundary.
- Photo documentation of the all four elevations & historic photos if available.
- Legal Description
- Site plan of the property
- Additional information deemed necessary by the Director of Planning.

Summary of HNIZ Program

Marker Incentive

- *Requires:* Historic Marker & Investment
- *Age:* 50
- *Minimum investment:* \$10,000
- *Work Completed:* within 3 years of application
- *Exemption:* 100%, one time only
- *Duration :* 10 years
- *Approved by:* Historic Preservation Advisory Board

Rehabilitation Incentive

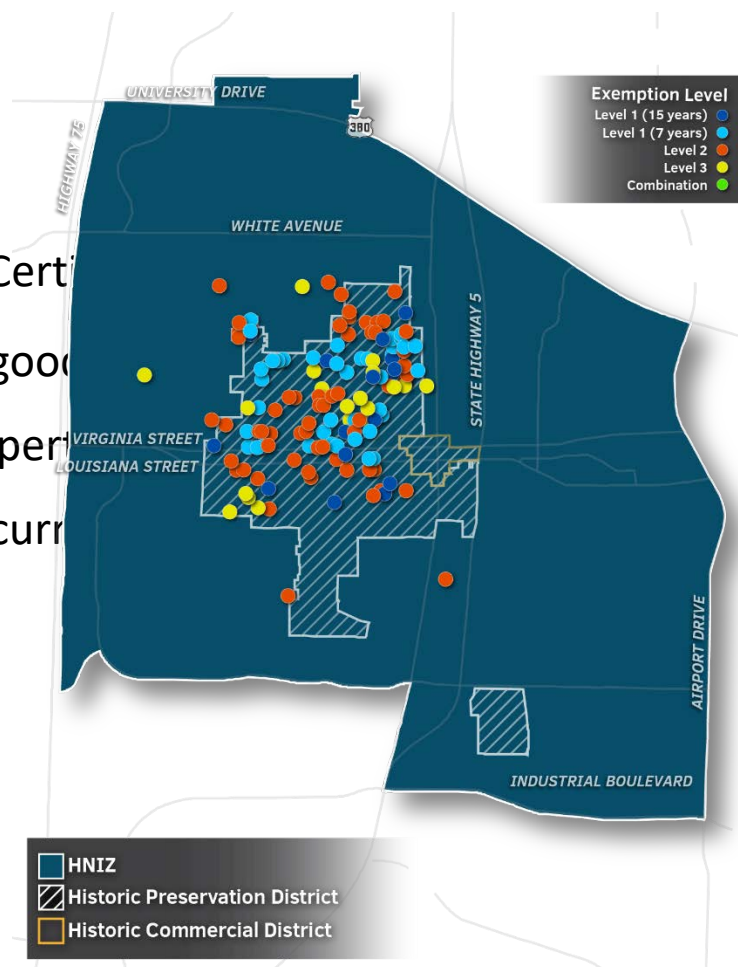
- *Requires:* Eligible work
- *Age:* 40
- *Minimum investment:* \$10,000
- *Work Completed:* within 12 months of receipt of Letter of Eligibility
- *Exemption:* 50%, repeatable
- *Duration:* 10 years
- *Approved by:* Historic Preservation Advisory Board

Preservation Incentive

- *Requires:* Eligible work
- *Age:* 40
- *Minimum investment:* \$5,000
- *Work Completed:* within 12 months of receipt of letter of Eligibility
- *Exemption:* 30%, repeatable
- *Duration:* 10 years
- *Approved by:* Historic Preservation Advisory Board

HNIZ - Program Eligibility

- i. Owner-Occupied property
- ii. Verified, eligible improvements
- iii. Has permits, approvals and approved Certificate of Appropriateness
- iv. Structure and Property maintained in good condition
- v. No pending code violations on the property
- vi. Properties total City ad valorem taxes current



INCENTIVES

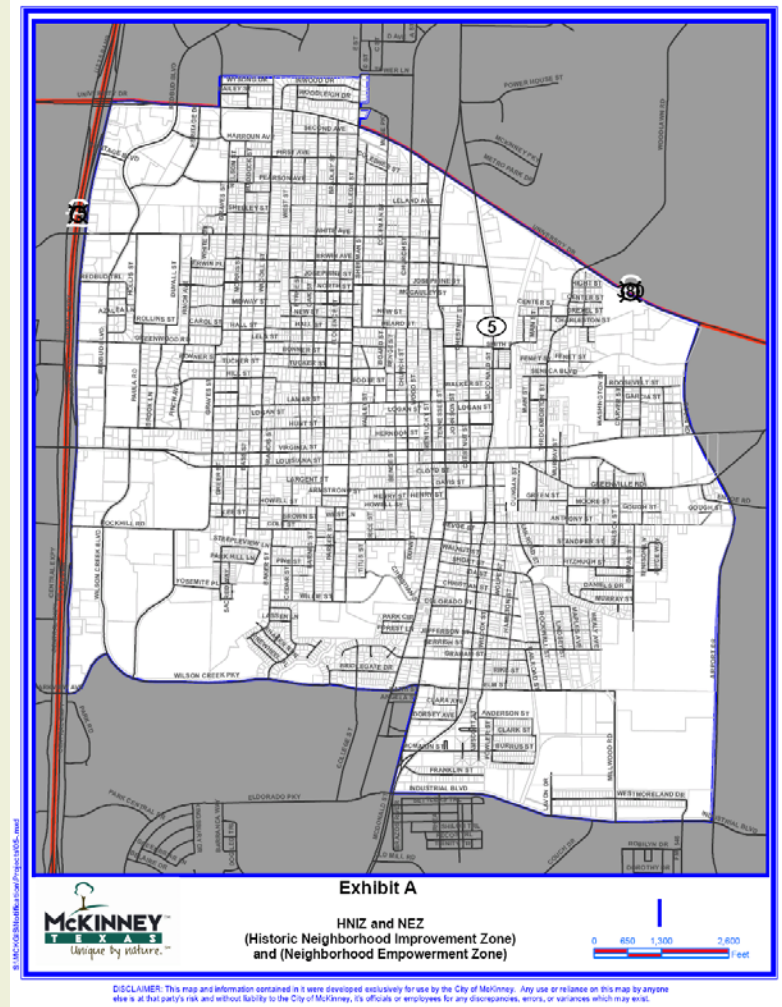
HNIZ - Eligible Improvements

- Work consistent with applicable historic district and building codes
- Exterior improvements:
 - comprehensive maintenance and rehabilitation such as:
 - Painting
 - Roof
 - Windows
 - Foundation
 - Siding
- Interior improvements upgrades:
 - Sanitary sewer lines
 - Fire protection
 - Heating, Ventilation, and Air Conditioning
 - Insulation
 - Electrical
 - Plumbing

INCENTIVES

NEZ

- Neighborhood Empowerment Zone
- Refunds impact fees for properties deemed eligible by the HPO
- Form based architectural guidelines
- Commercial projects must meet 3/7 specific criteria
- Staff reviews and approves Residential and small nonresidential applications
- Multifamily projects and those exceeding \$50,000 in roadway impact fees are approved by council



INCENTIVES

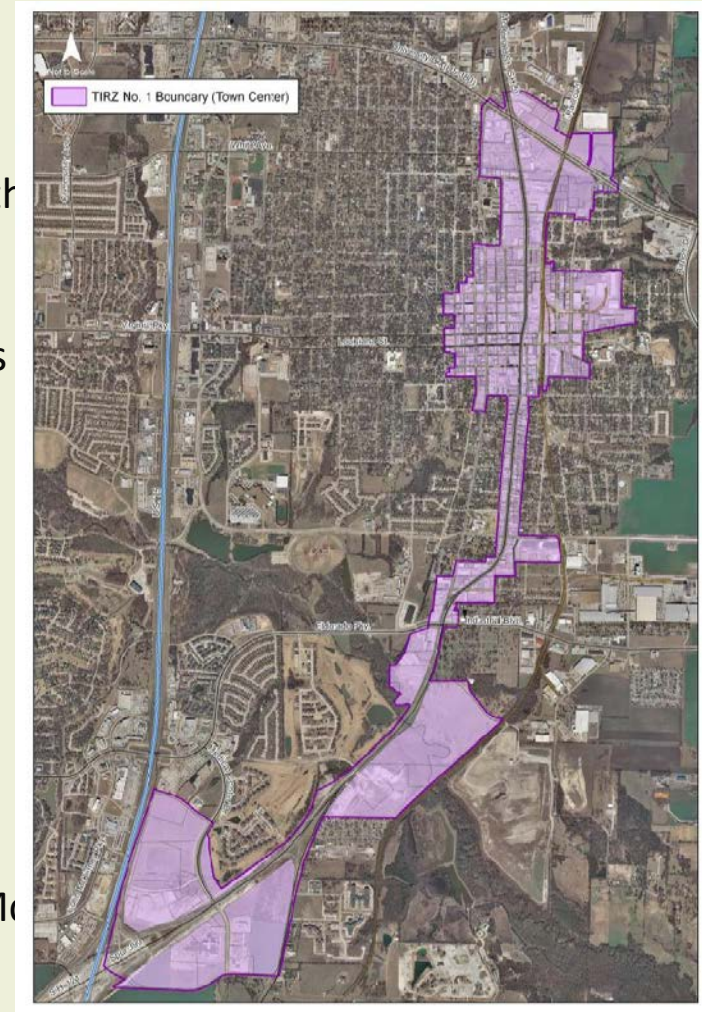
NEZ Guidelines for New Construction

- Height
- Scale
- Massing Proportion of front façade
- Proportions within the façade
- Rhythm of solids and voids
- Rhythm of spacing and setbacks
- Materials
- Roof Shapes
- Architectural Details
- Directional expression of the front facade

INCENTIVES

TIRZ1

- Grant/Reimbursement program for properties in the
- Established in 2008
- Offers financial grants for certain types of projects
 - Façade restoration
 - Environmental Remediations
 - Acquisitions
 - Streetscape and Utility improvements
 - Critical Maintenance
 - Fire Suppression
- Awarded by the TIRZ board
- Supports the reuse of many historic buildings in McKinney



INCENTIVES

Sidewalk cafes, patios and Parklet

- Available for businesses in the downtown
- Cafes for food and beverage establishments
- Patios for retail
- Parklets for businesses in the Central Business District
- Available in a smaller area of downtown
- Letter of Suitability or COA required first



Questions?

- Contact-
historicpreservation@mckinneytexas.com
- 972-547-2000
- City of McKinney *Notify Me* listservs sign up @
<https://www.mckinneytexas.org/list.aspx>

