

**Revised Staff Report –
Corrections are highlighted in yellow in the Historical Figures section.**

HISTORIC PRESERVATION ADVISORY BOARD MEETING 08/6/15 AGENDA ITEM #15-009HTM*

STAFF REPORT

TO: Historic Preservation Advisory Board

FROM: Guy R. Giersch, Historic Preservation Officer

THROUGH: Matt Robinson, AICP, Planning Manager

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Doreen Christenson for Approval to Receive a Historic Marker for the House Located at 617 North Church Street.

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 617 North Church Street.

PRIORITY RATING: This property is listed as a low priority building in the 1985 Historic Resource Survey. Low priority buildings contribute to the local history but, alterations have diminished the resource's integrity. The building has been reclassified recently to a High Priority building. High Priority buildings contribute significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets, in some cases, criteria for inclusion in the National Register of Historic places and/or is eligible for a Texas Historical Marker.

ITEM SUMMARY: On July 1, 2015, the applicant submitted the necessary documentation to apply for a Historic Marker for the house located at 617 North Church (also known as the McKenney - Stewart House).

The purpose of the Historic Marker Program is to encourage owners of historic properties to become actively involved in the preservation of McKinney's historic past through the recognition of historic events, people, and architecture. The applicant has submitted a written narrative relating the history of the various families that have owned the property or resided at 617 North Church Street and the role they played in McKinney's history.

Constructed 1914, the McKinney - Stewart House was built as a single-story, six-room house using an eclectic blend of styles. The house is a wood-frame modified L-plan, Cotswald Style house. Also known as the Cottage Style the two front-facing gables scale down the massing of the house. The front facing gables and recessed porch is reminiscent of dog-trot style houses.

Research did not associate this house with any particular builder but, it is quite possible that J.E. Cooper constructed the house for Paul McKenney since Mr. McKenney oversaw Mr. Cooper's construction of the Cotton Mill and Cooper was known to have built other homes on North Church.

The house today remains virtually unchanged. There have been addition but those have been to the rear of the house and have not affected the historic façade. The siding, trim, windows, and odors are original to the house.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

J. C. Rhea – Fought in the Civil War, lived in Rhea Mills before moving to McKinney, and was instrumental in getting prohibition passed in McKinney. First owner of the land the house sits on.

John Stinson – Second owner of the property. Owned the Hupp Motor Company selling Huppmobiles. Later sold the Peerless.

Herman Pinder Harris – Herman and brother Ray opened the Southwestern Grain and Seed Company and later started the Home Oil Company. Mr. Harris was the third owner of the land.

Paul Kerns McKenney – Paul was the first superintendent of the Texas Cotton Mill. Under his successful management he became a director of the mill and its treasurer. Eventually he was elected president of the McKinney Business Men's Association. He would marry Etta Williams and have a house built at 617 North Church.

Dr. Boothe, Dr. Yates, and Dr. Hudson – Second, third, and fourth residents of the house on Church. They had all come to McKinney to answer calls at the First Baptist Church.

James Clarence Stewart – Purchased the house in 1943. Mr. Stewart and his wife Cleo were actively involved in McKinney's civic organizations. They were involved with the First Baptist Church, the Camp Fire Girls, Collin County Prenatal Clinic, En Avant Club, and McKinney's Lion Club. James retired as president of the Central National Bank in 1963 and died the same year. Cleo owned the house until 1971.

Doreen Christensen is the current owner of the house and is responsible for its most recent restoration.

The variety of ownership speaks to McKinney's past. The home has been the residence of major actors in the town's social, economic, and spiritual growth.

ASSESSMENT: Staff believes that the applicant has met all of the requirements to obtain a Historic Marker under the Historic Neighborhood Improvement Zone Program (Ordinance 2013-11-110). Therefore, Staff is recommending approval of a Historic Marker for 608 West Hunt Street.

Under Ordinance 2013-11-110, if the HPAB approves the Marker, the applicant will be responsible for purchasing and displaying the Historic Marker.

Also, under Ordinance 2013-11-110, if the HPAB approves the Marker, the applicant may make application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years) providing the building has architectural integrity and has been properly rehabilitated/restored and maintained.

ATTACHMENTS:

- City Historic Building Marker Application
- Supporting Documentation