

## **Kathy Wright**

---

**From:** Sunday, September 23, 2018 11:00 AM  
**Sent:** Melissa Spriegel  
**To:** Michael Quint  
**Cc:** Dowell House  
**Subject:**

Melissa – as a historic district resident, I am opposed to the destruction of an original house in the district and its replacement by multiple structures as Mr. Rose is requesting permission to do.

I know the city cannot force anyone to save a home, but I do encourage that you deny his request to re-zone or subdivide the property.

Thank you for your time

**Jaymie Pedigo**

---

**From:**  
**Sent:** Saturday, September 15, 2018 2:41 PM  
**To:** Melissa Spriegel  
**Subject:** Do well house

Let us know how we can save this house..thanks, Darcus Littrell

Sent from my iPhone

## Kathy Wright

---

**From:** Erika N. McWilliams Sunday, September 16, 2018 9:57 PM  
**Sent:** Melissa Spriegel  
**To:** Dowell home  
**Subject:**

Ms. Spriegel;

Thank you for reading my email. As a homeowner in the historic district, it is my duty to restore and preserve homes in this area. I was fully aware of my obligation when I purchased my own home. I'm actually about to go plop down over \$250k to restore 504 W. Virginia and bring it back to its former glory.

If McKinney wants to continue to reap the benefits of the historic district downtown and the surrounding historic homes, then it would behoove city planners to disallow James Roses' proposal of knocking down the Dowell house. It's imperative that McKinney sends the message to builders, etc. that we value restoration and preservation over destructive profit-seeking. We as a community are making the long term investment in this area.

What can we do to persuade and ensure that the Dowell house is not razed???

Erika McWilliams

Sent from my iPhone

## **Kathy Wright**

---

**From:** Pat Sullivan Friday, September 21, 2018  
**Sent:** 2:45 PM Melissa Spriegel  
**To:** Dowell House - zone change  
**Subject:**

I would like to recommend denying any zone change that would allow the tear-down of the historic Dowell House. We need to preserve McKinney history.

Pat Sullivan

## Kathy Wright

---

**From:** Ross Templeton Saturday, September 15, 2018  
**Sent:** 7:56 AM Melissa Spriegel  
**To:** Dowell House ?  
**Subject:**

How Awful that your allowing this man to tear down this beautiful historic home and build a bunch of tall skinny town homes with zero lots in there place?? The Historic District will look like Plano if crap like this is allowed to keep going on? Where are you from? You have to think about future generations. Richardson , Plano , Allen , and now McKinney /Eldorado all look the same, huge brick homes w zero personality and squeezed as close together as possible, awful.

## **Kathy Wright**

---

**From:** Kelly Flatley Saturday, September 15,  
**Sent:** 2018 1:52 PM Melissa Spriegel  
**To:** Dowell House History and Preservation  
**Subject:**

I am writing to request that you deny any rezoning request that has been made and hold the new owner to the minimum lot sizes allowed for the size of this property,. I would love to see the city save the Dowell House and the history it tells of McKinney.

Thank you,  
Kelly Flatley, McKinney Resident  
517 Wild Ridge Dr, McKinney, TX 75070

## Kathy Wright

---

**From:** Billi Barrera < Thursday, September 20,  
**Sent:** 2018 2:48 PM Melissa Spriegel  
**To:** Dowell House on South Tennessee Street  
**Subject:**

I was very interested and saddened today to see the zoning change request. It seems that 'historic' does not seem to matter in McKinney and that money and greed are the important things to look at these days. I have only lived in McKinney for 10 years and I'm not happy with the changes I see. McKinney Unique by Nature does not seem to be willing to 'protect McKinney's essence' or the 'personality of our community' any longer. Please do not allow this to happen, again....

Concerned,  
Billi Barrera

## Kathy Wright

---

**From:** Johanna Friedel Tuesday, September  
**Sent:** 18, 2018 5:51 AM Guy Giersch  
**To:** Melissa Spriegel  
**Cc:** Dowell House on South Tennessee  
**Subject:**

I understand that this 1870 house may be rezoned so that it can be torn down by the developer. We need to preserve the older homes in McKinney that draw folks to our square and enhance all our experience when we visit the square and historic area. Otherwise we will lose the unique quality of our city and be another urban development that looks like every other urban development. We did not get selected as one of the best places to live by tearing down the charm of the city. As part of the historic preservation department, and planning department, I hope you can see the value in preserving this home.

Johanna Friedel  
1103 Hyde Park Drive  
Mckinney, Texas 75069



## Kathy Wright

---

**From:** Julie McCalpin > Saturday, September 15,  
**Sent:** 2018 8:45 AM Melissa Spriegel  
**To:** Dowell House  
**Subject:**

Ms Spriegel,

Please deny any rezoning request from J.R. Rose for the residential property at 1104 South Tennessee. Built in 1870, it is historically valuable for having been the homestead of the Dowell family and has additional value as a local beloved landmark due to it's use in the 1974 motion picture, Benji for which it is a noted location by the Texas Film Commission. Please preserve this irreplaceable asset to the character and integrity of our venerated, and sought after neighborhood.

The City of McKinney has done a fine job of fostering the attraction of the downtown historic district in the 18 years I have been a property owner here, but the very qualities that are drawing commercial interests to our historic downtown will vanish if we allow the unique historic properties to fall victim to the wrecking ball and disappear.

Thank you,  
Julie McCalpin  
312 N. Bradley Street

## **Kathy Wright**

---

**From:** Sue Ellen Stokes Saturday, September  
**Sent:** 15, 2018 10:22 AM Melissa Spriegel  
**To:** Dowell House  
**Subject:**

Dear Ms. Spriegel,

I would like to ask Planning and Zoning Department for the City of McKinney to deny any rezoning request from J.R. Rose has made. I would also ask that Planning and Zoning hold him to the minimum lot sizes allowed for the size of the property, all while saving the Dowell House. Overdevelopment is a sad thing to see but especially when it steamrolls the history of McKinney and blots it out. Our once beautiful Historic District is going to end up nothing but more concrete.

Sue Ellen Stokes  
Proud McKinney Resident

## **Kathy Wright**

---

**From:** Jim and Sherry McNeill Saturday, September 15, 2018  
**Sent:** 3:49 PM  
**To:** Melissa Spriegel  
**Subject:** Dowell House

We are deeply disturbed to hear that the new owner of the Dowell property is planning to demolish this historic structure. We understand the home was not registered in the historic category, however that does not diminish the absolute and critical historic value to our city and community. We moved downtown specifically for the historic homes in the downtown area. We urge you to deny any and all requests to to destroy or significantly alter the home.

Thank you for your efforts to represent the true identity and purpose of our historic downtown area.

Jim McNeill  
520 N Kentucky St  
McKinney 75069

## **Kathy Wright**

---

**From:** Sandra Schulte Saturday, September 15, 2018  
**Sent:** 3:52 PM Melissa Spriegel  
**To:** Dowell House  
**Subject:**

What a sad thought, to lose this beautiful and historic house! Will nothing be left of the McKinney that so attracts everyone to our town? Our charming downtown is already being bricked over with red bricks. Please do everything you can to save the Dowell House, via zoning denials or whatever other means exist.

Sent from my iPad

## **Kathy Wright**

---

**From:** Margaret O'Neal Sunday, September 16,  
**Sent:** 2018 8:42 AM Melissa Spriegel  
**To:** Dowell House  
**Subject:**

Please do not allow the Dowell house to be torn down. This town's charm is it's historic houses and buildings.  
Sincerely,  
M. O'Neal

Sent from my iPhone

## **Kathy Wright**

---

**From:** Vanessa Vaughter Sunday, September 16,  
**Sent:** 2018 11:19 AM Melissa Spriegel  
**To:** Dowell House  
**Subject:**

This email is to add my voice to those who are requesting you and the Planning department deny the rezoning request of J.R. Rose.

My husband and I moved to this area because of the historic homes, neighborly, cozy feel. Since that time we have seen new developments take over green spaces and other historical areas (like the development near Chestnut Square) that were part of the vibe and atmosphere.

We depend on people like yourself to hear our thoughts and help maintain the beauty and warm feeling of historic McKinney. I hope you will do what you can to stop the over-development of our community.

Sincerely,

Vanessa Vaughter, LCSW

## **Kathy Wright**

---

**From:** Kathryn Monday, September 17, 2018  
**Sent:** 11:03 AM Melissa Spriegel  
**To:** Dowell House  
**Subject:**

Please do not allow this historic structure to jeopardized. Help protect the unique nature and treasures of our city.  
Thank you!  
Kathryn Waite

Sent from my iPhone

## Kathy Wright

---

**From:** Oliver Bradley Monday, September 17, 2018 4:08  
**Sent:** PM  
**To:** Melissa Spriegel  
**Subject:** Dowell House

I am the direct neighbor (to the north) of the Dowell house and I wanted to ask a couple of questions and share some concerns about the proposed development of the site. The developer Mr Rose and his partner have visited my home several times in an attempt to have me sign a letter of support of his plans. He has stated that if his plans are not approved that he will demolish the Dowell house and build 10 residences on the space (which currently has 1). I would be extremely concerned if the Dowell House were to be demolished as it has such historic importance in McKinney. The developers plans, even without the demolition seem very overcrowded compared to the other properties in the area.

I am concerned for the privacy aspect of the development.

Also we currently border a strip of land which is owned by the city between us (1006 S Tennessee) and the Dowell House property. The land has not been in use as an alley for many years. The developer has stated to me that he would pave the land and give access for possibly all 10 of the proposed new residences through the 'alley' if we do not sign in support and his plans do not pass.

I have been very reluctant to sign in support partly just in principle that it feel somewhat threatening to be given such ultimatums.

Also I simply do not support changing the character of the neighborhood by building properties so close together. Lastly I think increasing traffic by the elementary school would not be the best idea.

I am not entirely clear what the developers rights are as far as what he can build on his property and also concerning how he can develop the currently abandoned alley. If you could give me any information it would be greatly appreciated.

Yours Sincerely  
Oliver Bradley



## Kathy Wright

---

**From:** Luann VanWinckel Monday, September 17,  
**Sent:** 2018 6:35 PM Melissa Spriegel  
**To:** Dowell house  
**Subject:**

Not sure if you can help us in saving this historic property, but if you can, this is one that needs your attention. It would be a shame to tear down such a part of the history of McKinney. I loved watching the movie that was filmed here and seeing the actual house. It brings such a past event into real life. Let's safe this unique part of our history, please.

Respectfully,

Luann Van Winckel  
Patina Green Home and Market

## **Kathy Wright**

---

**From:** Steve Regier Friday, September 21,  
**Sent:** 2018 1:44 PM Melissa Spriegel  
**To:** Dowell house  
**Subject:**

We own the property on 1005 S Kentucky and are completely against the rezoning request. The Dowell house needs to be saved. Even though it is not on the historical registry it is extremely important to save this part of the history of McKinney. It's in the historical overlay district. Once it is gone you can't get that part of history back. Deny rezoning!

Steve and Jeanne Regier

## Kathy Wright

---

**From:** Jennifer Arnold  
**Sent:** Thursday, September 20, 2018 2:11 PM  
**To:** Melissa Spriegel; Samantha Pickett  
**Subject:** FW: Dowell House

fyi

Jennifer Arnold, AICP | Interim Director of Planning, Planning Manager City of McKinney Phone | 972.547.7415 Email | [jarnold@mckinneytexas.org](mailto:jarnold@mckinneytexas.org)

Please tell us how we're doing by completing a brief survey.

-----Original Message-----

**From:** Tracy Jordan  
**Sent:** Thursday, September 20, 2018 2:09 PM  
**To:** Jennifer Arnold <[jarnold@mckinneytexas.org](mailto:jarnold@mckinneytexas.org)>; **Subject:** Dowell House

Hello. I am writing to protest the demolition of the Dowell House. I moved to McKinney 4 years ago because of the beautiful and historic downtown. I could have selected any of the adjacent towns but the historic downtown was the selling factor for my family to select McKinney. If the official's that have been elected or hired to manage this beautiful city want to keep it a desirable place to live and perhaps one day again make the Money Magazine top places to live (a factor in my decision), then those individuals need to protect and have pride in the unique attributes of McKinney. Tearing down a house that is both famous for its role in a movie and a namesake for the local Middle School, is a detriment to this community and shows a gross lack of understanding of the constituents. One developer's greed should not supersede the communities desire to preserve the downtown. If this is allowed, I can guarantee, it will be an issue during upcoming elections. I will ensure that.

Please save our historic downtown from corporate and individual greed and keep McKinney's unique and Historic downtown protected.

Tracy Jordan  
7904 Royal Troon Court  
Mckinney, TX

Sent from my iPhone

## Kathy Wright

---

**From:** Guy Giersch  
**Sent:** Tuesday, October 2, 2018 8:35 AM  
**To:** Melissa Spriegel  
**Subject:** FW: Historic Dowell Home

### **GUY R. GIERSCH,** **HISTORIC PRESERVATION OFFICER**

221 N. Tennessee St.  
McKinney, TX 75069  
972.547.7416  
[ggiersch@mckinneytexas.org](mailto:ggiersch@mckinneytexas.org)  
[www.mckinneytexas.org](http://www.mckinneytexas.org)



*"Please tell us how we're doing by [completing a brief survey](#)."*

**CITIZEN SELF SERVICE IS HERE!**  
**A NEW WAY OF DOING BUSINESS**  
Click [Here](#) to Login to CSS  
Click [Here](#) for Tutorials and Guidance

---

**From:** Glenda Miller  
**Sent:** Monday, October 1, 2018 5:17 PM  
**To:** Contact-HistoricPreservation <Contact-HistoricPreservation@mckinneytexas.org>  
**Subject:** Historic Dowell Home

Hello,

I am writing in support of the Historic Dowell Home which is being considered for rezoning and will promptly be torn down.

Losing this home will be a travesty for the City of McKinney. Our Historic District has seen far too many "tear downs" in the past two years. Continuing to do so will damage the character of our town.

I realize this home lays outside the Historic District; however, it does not diminish it's importance to our history.

Thank you so much for your time.

Glenda Miller

Sent from [Mail](#) for Windows 10

## Kathy Wright

---

**From:** Samantha Pickett  
**Sent:** Thursday, November 1, 2018 8:33 AM  
**To:** Rhys Wilson  
**Subject:** FW: The Dowell House on Tennessee St.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Samantha Pickett, AICP | Planning Manager City of McKinney | Planning Department  
221 N. Tennessee Street | McKinney, TX 75069  
972.547.7404 | [spickett@mckinneytexas.org](mailto:spickett@mckinneytexas.org)

-----Original Message-----

From: Kathy Wright  
Sent: Thursday, November 1, 2018 8:23 AM  
To: Jennifer Arnold <[jarnold@mckinneytexas.org](mailto:jarnold@mckinneytexas.org)>; Samantha Pickett <[spickett@mckinneytexas.org](mailto:spickett@mckinneytexas.org)>; Matt Robinson <[mrobins2@mckinneytexas.org](mailto:mrobins2@mckinneytexas.org)>  
Subject: FW: The Dowell House on Tennessee St.

Comments from Cynthia Dowell regarding Dowell House.

Thank you

Katherine Wright  
City of McKinney  
Planning Department  
221 N. Tennessee Street  
McKinney, TX 75069  
972-547-7409  
<https://www.surveymonkey.com/r/mckinneyplanningfeedback>

CITIZEN SELF SERVICE IS HERE!  
A NEW WAY OF DOING BUSINESS  
[Click Here to Login to CSS](#)  
[Click Here for Tutorials and Guidance](#)

-----Original Message-----

From: Sent: Monday, October 29, 2018 8:31 AM

To: Contact-Planning <Contact-Planning@mckinneytexas.org>

Subject: The Dowell House on Tennessee St.

I have recently heard that the Dowell House on Tennessee St. will be sold to develop housing on that land. If this is true, I am saddened.

My deceased husband, Rev. Edward Dowell, was one of the sons of Clifton Dowell Sr., who lived in that house as a child. I remember visiting in the home with my husband. We even stayed there when it was a bed and breakfast. We knew Rev. Ed DeLatte who helped with the movie "Benji" which was filmed there.

I currently live in Dallas, resident since 1981, but often still visit in McKinney. My husband is buried at TJM cemetery south of town. I am a 1962 graduate to McKinney High School and frequently come to visit friends, usually passing by the Dowell House.

I am sorry that in today's world we often tear down places of some historical value rather than find other meaningful purposes for them. That has certainly been the case in Dallas in recent years, although more preservation is happening now.

I do believe communities have need to maintain and restore some of the good from their past - i.e. the McKinney downtown square.. and other places.

I could not let this issue go by without expressing my concern.

thank you,

Cindy Allen Dowell

## Kathy Wright

---

**From:** Kathy Wright  
**Sent:** Tuesday, October 23, 2018 4:33 PM  
**To:** Samantha Pickett; David Soto; Rhys Wilson; Kaitlin Gibbon  
**Subject:** FW: Dowell House

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Katherine Wright  
City of McKinney  
Planning Department  
221 N. Tennessee Street  
McKinney, TX 75069  
972-547-7409  
<https://www.surveymonkey.com/r/mckinneyplanningfeedback>

CITIZEN SELF SERVICE IS HERE!  
A NEW WAY OF DOING BUSINESS  
[Click Here to Login to CSS](#)  
[Click Here for Tutorials and Guidance](#)

-----Original Message-----

From: sharon nafe Sent: Tuesday, October 23, 2018 4:32 PM  
To: Kathy Wright <[kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)>  
Cc: Karen McCutcheon <[kmccutcheon@mckinneytexas.org](mailto:kmccutcheon@mckinneytexas.org)>  
Subject: Dowell House

Please list me as opposed to the rezoning of the Dowell Property for the purpose of removal or demolishing this landmark.

Sharon Parrish Nafe

1222 Hyde Park Drive

McKinney, Texas 75069

## Kathy Wright

---

**From:** Camille Peyton Saturday, September 15,  
**Sent:** 2018 1:41 PM Melissa Spriegel  
**To:** Historic Dowell House  
**Subject:**

Ms. Spriegel,

It has come to my attention that a developer, J.R. Rose, has plans to tear down the Dowell House and replace it with several homes on the land.

I am writing to you to please consider a zoning request that will require the developer keep the Dowell House as is and in its current location.

My husband and I are relatively new to TX, but have been to Historic McKinney many times. Although we do NOT live in Historic McKinney, we made the decision to move to McKinney because of Historic McKinney. After looking at 75 homes (yes seventy-five) throughout Dallas and North Dallas we thought Historic McKinney reminded us of Ohio. We lived in Ohio for over 30 years and needed our new place to feel like home and Historic McKinney is that kind of place.

We are still adjusting to life in TX, but one thing I will never adjust to is the over-crowding of homes on small property lots. I cannot stand to look out over the horizon here because all I can see is one roof top after another in what I call Soduko Puzzle Grid lots. The thought of building more track homes is disturbing, especially in an area like Historic McKinney. Allowing homes to be built without regard to the town's history will only tarnish the appeal of the great gem that is Historic McKinney.

Thanks you for your time and consideration toward my request.

Sincerely,

Camille Peyton



## **Kathy Wright**

---

**From:** Paula Ator Saturday, September 15, 2018 5:00  
**Sent:** PM Melissa Spriegel  
**To:** Historic Dowell House  
**Subject:**

After watching the movie Benji, I was anxious to drive up from Plano to see both the Dowell House and the white house on Virginia

that were used in the movie. They are both historic houses with much to offer. I pray that the house will not be torn down and that the lots will be kept to a usual size. We are residents of the historic district.

Neal and Paula Ator

## **Kathy Wright**

---

**From:** brianrc11 Sunday, September 16,  
**Sent:** 2018 3:12 PM Melissa Spriegel  
**To:** Historic Dowell House  
**Subject:**

Melissa-

My family and I moved to mckinney a decade ago because we love historic homes, historic preservation, and a community that values history.

We believe it is critical that the Dowell house stand as a monument to celebrate the history of Mckinney for future generations.

What makes mckinney unique is our preserved history represented by the square, surrounding buildings, and homes. I spent 8 years living in and preserving such a home at 711 West Lamar.

There are many, many opportunities for developers to build new homes in the area, but to demolish a historic home in mckinney is a tragedy, a moral crime, and a disservice to every past, present, and future resident and visitor to our unique town.

While I respect private property and ownership, I ask you to please deny this developer permission to destroy our history.

Sincerely,  
Brian, Chrystina, Quentin, and Temply Cleveland  
Mckinney, Texas

Sent from my T-Mobile 4G LTE Device

## **Kathy Wright**

---

**From:** Tracie Strous Wednesday, September 19,  
**Sent:** 2018 5:24 PM Melissa Spriegel  
**To:** Historic Dowell House  
**Subject:**

Melissa, I am asking that you consider denying the rezoning request that may have come in from J.R. Rose. At the very least he should be held to the minimum lot size allowed for the size of the property. And save the Dowell House and the history it brings to historic McKinney.

Thank You,  
Tracie Strous

## Kathy Wright

---

**From:** Emily Saturday, September 15, 2018  
**Sent:** 3:12 PM Melissa Spriegel  
**To:** J.R. Rose Rezoning Request  
**Subject:**

Dear Ms Spriegel,

I am a resident of McKinney and live close to the Historic District, on the south side. It has come to my attention that the historic Dowell House, which is at the top of our street, has been sold to a developer, J. R. Rose, who plans to tear the house down and build ten houses on the land.

Destroying the Dowell House and then cramming ten houses in an old (should be) historic neighborhood is enough to make us move out of town. It just doesn't seem possible that our "unique by nature" city will allow this to happen. Because you are with McKinney's Planning Department, I am appealing to you to do what you can to save the Dowell house, as well as deny any rezoning request that has been or will be made by the developer.

Thank you for reading this and listening.

Sincerely,

Emily Jung

## **Kathy Wright**

---

**From:** DONNA BAKER Sunday, September 16, 2018  
**Sent:** 10:56 AM Melissa Spriegel  
**To:** McDowell house  
**Subject:**

PLEASE consider saving this historical home from being destroyed by this developer.

## Kathy Wright

---

**From:**  
**Sent:** Sunday, September 16, 2018 9:02 PM  
**To:** Melissa Spriegel  
**Subject:** Mckinney Dowell House

I am emailing about the Dowell house JRRose is wanting to tear down. The house is way to beautiful and historical to let that happen. Please do whatever is necessary to preserve this house.  
Thanks Laura Helton

*Sent from my T-Mobile 4G LTE device*

## **Kathy Wright**

---

**From:** Adriana Fierro Friday, September 14, 2018  
**Sent:** 11:26 PM Melissa Spriegel  
**To:** Preserve the Dowell House  
**Subject:**

Hello,

I kindly send this email against the tearing down of the historic Dowell House (1104 S. Tennessee St.). I highly recommend that any rezoning request be denied and that the new owner be held to the minimum lot size requirement as allowed for per the size of this property.

This home is a part of the history of McKinney and it'd be a shame if it were to be torn down for the greed of others.

Thanks,

Adriana Fierro

## Kathy Wright

---

**From:** Sheri Bell < Saturday, September 15,  
**Sent:** 2018 10:09 AM Melissa Spriegel  
**To:** NO TO DEVELOPER J.R.ROSE!!!  
**Subject:**

HELL to the NO that you allow developer J.R. Rose to turn the Historic Dowell House property into 10 homes. McKinney is a GEM. We need to keep it that way!!!

[SheriABell@gmail.com](mailto:SheriABell@gmail.com)  
[www.SheriABell.com](http://www.SheriABell.com)  
[LinkedIn](#)



## **Kathy Wright**

---

**From:** Stacey Blair Tuesday, September 18, 2018  
**Sent:** 1:01 PM Melissa Spriegel  
**To:** Please help save the Dowell House  
**Subject:**

They historic homes is what makes this area so special.

--

Stacey Blair

---

The information contained in this e-mail is confidential and/or proprietary to Capital One and/or its affiliates and may only be used solely in performance of work or services for Capital One. The information transmitted herewith is intended only for use by the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any review, retransmission, dissemination, distribution, copying or other use of, or taking of any action in reliance upon this information is strictly prohibited. If you have received this communication in error, please contact the sender and delete the material from your computer.

## Kathy Wright

---

**From:** Lisa Hammett Saturday, September 15,  
**Sent:** 2018 3:00 PM Melissa Spriegel  
**To:** Please preserve the Dowell Family Home  
**Subject:**

Dear Ms Spriegel:

It has been brought to my attention that the historic Dowell house on 1104 South Tennessee may be rezoned. This would be tragic as this beautiful home, built in 1870, is not only historically valuable, but is also a beloved landmark due to its use in the 1974 film, Benji. It is a noted film location by the Texas Film Commission. The Dowell home is one of the truly grand homes of its era. My husband & I live in an historic home in downtown McKinney, at Waddill & Hill (418 N Waddill). We moved to the area specifically for the charm & history of the neighborhood. We appreciate the value of historic homes & recognize that historic neighborhoods, such as ours, are few & far between. Please deny any zoning changes associated with the Dowell house.

I appreciate your consideration!

Lisa Hammett  
eSBe Designs Stylist  
Empowering Women to be Excellent



## Kathy Wright

---

**From:** Melanie Stokes Saturday, September 15, 2018  
**Sent:** 3:12 PM  
**To:** Melissa Spriegel  
**Subject:** Please stop the rezoning to Dowell Historic home!

Ms. Spriegel,

The proposed rezoning of the landmark Dowell home on Tennessee would be a travesty to our neighborhood not to mention our history we all hold so dear! I frankly don't even understand how this could be even remotely considered. Historic preservation is what keeps McKinney Unique by Nature. Why allow such a slaughter? Please deny this request if you value any of the substance McKinney has come to be known for.

Thank you,  
Melanie Stokes  
Resident

## Kathy Wright

---

**From:** Frankie Truesdell Saturday, September 15,  
**Sent:** 2018 9:14 AM Melissa Spriegel  
**To:** Preservation of the Historic Dowel House  
**Subject:**

As a 18 1/2 year old resident of McKinney, I am against any rezoning request that has been made by Mr. Rose and hold him to the minimum lot sizes allowed for the size of this property, all while saving the Dowell House and the history it tells of McKinney. Thank you for your consideration. My daughter celebrated her graduation from a manner's class with a tea at the Dowell House. Please preserve this historic site.

Sincerely, Frankie (Home Heath Physical Therapist serving the seniors in Collin and Grayson Counties) and Baron Truesdell

1300 Brimwood Dr  
McKinney, TX  
75072

Sent from my iPad

## **Kathy Wright**

---

**From:** Adriana Fierro Friday, September 14, 2018  
**Sent:** 11:26 PM Melissa Spriegel  
**To:** Preserve the Dowell House  
**Subject:**

Hello,

I kindly send this email against the tearing down of the historic Dowell House (1104 S. Tennessee St.). I highly recommend that any rezoning request be denied and that the new owner be held to the minimum lot size requirement as allowed for per the size of this property.

This home is a part of the history of McKinney and it'd be a shame if it were to be torn down for the greed of others.

Thanks,

Adriana Fierro

## Kathy Wright

---

**From:** Ben/Barbara Burke Saturday, September 15, 2018 5:38 PM  
**Sent:** Amy Pariseau; Melissa Spriegel  
**To:** Mr Keep A Whole Shower For Himself  
**Cc:** Re: Request to Deny Zoning Change for Historic Dowell House  
**Subject:**

Ms. Spriegel,

My husband and I would like to go on record that we are in agreement with Ms. Pariseau's comments in the email below. Please do NOT approve the rezoning request.

Regards,

Ben and Barbara Burke  
Concerned McKinney Residents

---

**From:**  
**To:** mspriegel@mckinneytexas.org  
**Cc:** Mr Keep A Whole Shower For Himself **Sent:** Saturday, September 15, 2018 12:43 AM  
**Subject:** Request to Deny Zoning Change for Historic Dowell House

Dear Ms. Spriegel,

I am writing with a very heavy heart at the news of a developer, J.R. Rose, seeking permission to tear down a beautiful historic home and the land surrounding it on South Tennessee St. for plans of rezoning the land to place up to 10 homes on the property. I beg you to deny his request and help save the 1870 Dowell House.

I earnestly recommend that you and your department deny any rezoning request that has been made and hold him to the minimum lot sizes allowed for the size of this property, all while saving the Dowell House and the history it tells of McKinney.

We as a community do not want to turn into Dallas and see all of our history wiped away in favor of new builds. Part of what makes our downtown so special is the beautiful drive through these amazing homes that brings out every nostalgic feeling you can imagine. We chose to live here for the charm and unique preservation this town has held dear for so long. Progress for the sake of progress is not who we have ever been. We have to protect our history. Allowing a single site to be rezoned will open up doors that I can't imagine.

Thank you for your consideration,

Amy Pariseau  
Concerned McKinney Resident

## Kathy Wright

---

**From:** Nina Dowell Monday, September 17,  
**Sent:** 2018 2:50 PM Melissa Spriegel  
**To:** Re Dowell House...  
**Subject:**

Howdy!

I hope you will consider saving our fabulous McKinney history by denying any zoning change. They knew what it was zoned when they bought it just as folks should know when they buy a lot with a field behind it that one day a gas station or strip mall will go in. They never checked there zoning!

Also...do we not have something already in place that will deny a home in the historic area a permit to be torn down unless it is a condemned property?

The history of the folks that once lived in that home is amazing. The Dowells, some of the earliest pioneers, the Bengi Movie, Al Kidwell one of our first well known artists, etc...

I have lived here my entire life. Seen lots of great changes but I really fear for the historic future of our city if we are not all "on the same page" of historic integrity and preservation. We have a beautiful historic district area that is so small in relation to our cities footprint. Once its gone it is gone.

Please save what we have.

Regards,

Nina Dowell Ringley  
313 North Benge Street

## Kathy Wright

---

**From:** Amy Pariseau  
**Sent:** Saturday, September 15, 2018 12:43 AM  
**To:** Melissa Spriegel  
**Cc:** Mr Keep A Whole Shower For Himself; Request to Deny Zoning  
**Subject:** Change for Historic Dowell House

Dear Ms. Spriegel,

I am writing with a very heavy heart at the news of a developer, J.R. Rose, seeking permission to tear down a beautiful historic home and the land surrounding it on South Tennessee St. for plans of rezoning the land to place up to 10 homes on the property. I beg you to deny his request and help save the 1870 Dowell House.

I earnestly recommend that you and your department deny any rezoning request that has been made and hold him to the minimum lot sizes allowed for the size of this property, all while saving the Dowell House and the history it tells of McKinney.

We as a community do not want to turn into Dallas and see all of our history wiped away in favor of new builds. Part of what makes our downtown so special is the beautiful drive through these amazing homes that brings out every nostalgic feeling you can imagine. We chose to live here for the charm and unique preservation this town has held dear for so long. Progress for the sake of progress is not who we have ever been. We have to protect our history. Allowing a single site to be rezoned will open up doors that I can't imagine.

Thank you for your consideration,

Amy Pariseau  
Concerned McKinney Resident



# DOWELL HOUSE - PRESERVATION -



## **Kathy Wright**

---

**From:** Suzanne Burden Sunday, September 16, 2018  
**Sent:** 4:30 PM  
**To:** Melissa Spriegel  
**Cc:** Kristin Spalding  
**Subject:** Requested Action Regarding 1870 Dowell House

The purpose of this email is to recommend action regarding some planned development in McKinney. I do not currently live in McKinney but I was born there, my family roots are deep in McKinney soil and I care greatly about the historical significance of the city.

My recommendation is to deny any rezoning requests made by J. R. Rose and hold him to the minimum lot size allowed for property of this size, in the end facilitating saving the Dowell House. History is so easily pushed aside but deserves the attention of all who can preserve it. You are in a position to influence any decision regarding the destruction of McKinney's history and I pray you will see the significance of your actions.

Thank you for considering my request ... and have a nice evening!

Suzanne (Neely) Burden  
3409 Brett Jackson Drive  
Crowley, TX. 76036-5629

## Kathy Wright

---

**From:** Emily Hornsby Tuesday, September 18, 2018  
**Sent:** 9:12 AM Melissa Spriegel  
**To:** Rezoning- Dowell House  
**Subject:**

Dear Mrs Spriegel,

I'm writing because I heard about the JR Rose application for rezoning the Dowell House property. I implore you to deny the request. This home should truly be inside the historic preservation area and I will be incredibly sad for this loss. This home plays a big role in the story of McKinney, not excluding the fact that it is the Benji house! As silly as the movie is, it had academy award nominations and sparked a trend for movies centered around animals in our pop culture. It was a pivotal moment for cinema historians.

Anyway, I realize I should probably see the futility in my asking for this, but I have to hope and stay positive that the integrity of our Historic, Cultural Old Town will be preserved. I've recently bought a house near the area after longing to live near the Square since I was in high school 20 years ago. I would hate to see the neighborhood change for the worse now that it's finally getting the renewed attention that I've always known it's deserved.

I appreciate your work in helping revitalize our Historic Square and the surrounding neighborhoods. Thank you for everything you do!

All the best,

Emily Hornsby

ITMI Certified Tour Director

## **Kathy Wright**

---

**From:** Karla Ritchey Saturday, September 15,  
**Sent:** 2018 4:23 AM Melissa Spriegel  
**To:** rezoning request  
**Subject:**

I request you deny any rezoning request on the historic Dowell home. It would be a shame to destroy such a historic landmark. I own a historic home on Barnes St. and a historic business building at 1701 N. Waddill St.

Thank You,  
Karla Ritchey  
Historic District resident

## **Kathy Wright**

---

**From:** Sheri Shulenberger Monday, September 17,  
**Sent:** 2018 10:14 AM Melissa Spriegel  
**To:** Rezoning request  
**Subject:**

Good Morning Melissa Spriegel.....

I am a homeowner in the historic district and have been since 1995. In the interest of keeping our neighborhood historic, I am recommending they deny any rezoning request that has been made and hold the developer to the minimum lot sizes allowed for the size of this property, all while saving the Dowell House and the history it tells of McKinney.

Thank you,

Sheri Shulenberger  
601 North Waddill Street

## Kathy Wright

---

**From:** Kimberly Rippentrop Saturday, September 15, 2018  
**Sent:** 10:30 AM  
**To:** Melissa Spriegel  
**Subject:** Rezoning

Hi Melissa,

I urge you to please protect McKinney's historic homes regardless of their registry! As more and more "vintage looking" homes are built in this area, it will become harder and harder to see the true historical fabric that makes McKinney different from those cities around us. Please consider the precedent these decisions set. Allowing this destruction to build smaller more cheaply constructed homes will only lower the value of our area as it begins a domino affect of future zoning change requests.

Please deny any rezoning in the area that changes the landscape of the heart of our city.

Thank you!!

*Kimberly Rippentrop*  
KD Cad & Design LLC  
McKinney, TX

## **Kathy Wright**

---

**From:** Lawrence Baron Saturday, September 15, 2018  
**Sent:** 10:38 AM Melissa Spriegel  
**To:** Michele Baron; Dave Austin  
**Cc:** SAVE OUR HERITAGE  
**Subject:**

Please deny the rezoning of the this property in order to save a beautiful and historical piece of Texas architecture. We destroy too much to allow some fat cat to make a ton of money. THE DOWELL HOUSE CANNOT BE REPLACED AFTER IT IS SMASHED BY A GIANT STEEL BALL.

Deny the rezoning and protect this historic Texas treasure,

Larry Baron

## Kathy Wright

---

**From:** Chrystina Cleveland Sunday, September 16,  
**Sent:** 2018 10:56 AM Melissa Spriegel  
**To:** Save the Dowel House  
**Subject:**

Ms. Spriegel,

I am a resident of McKinney and a former resident of Downtown McKinney. Please deny any rezoning request that has been made to the Dowel House property and hold the current owner to the minimum lot sizes allowed for the size of this property. I would hate to see a beautiful piece of McKinney history destroyed.

Sincerely,  
Chrystina Cleveland  
2801 Carriage Trail  
McKinney

Sent from my iPhone



## Kathy Wright

---

**From:** Brenda Tullous Saturday, September 15,  
**Sent:** 2018 8:35 AM Melissa Spriegel  
**To:** Save the Dowell House  
**Subject:**

Melissa Spriegel,

As a resident of McKinney's Historic District, I strongly recommend that they deny any rezoning request that has been made and hold the new owner to the minimum lot sizes allowed for the size of this property, all while saving the Dowell House and the history it tells of McKinney.

Brenda Tullous

*"The only thing necessary for the triumph of evil is for good men to do nothing"*

Edmund Burke

**IN GOD WE TRUST!!!**

## Kathy Wright

---

**From:** Kaci Lyford Monday, September 17, 2018 2:44 PM  
**Sent:** Melissa Spriegel  
**To:** Save the Dowell House  
**Subject:**

Melissa,

Please deny any rezoning request that has been made by Jason Rose and hold him to the minimum lot sizes allowed for the size of the property, all while saving the Dowell House and the history it tells of McKinney.

Allowing him to build more thoughtless architecture of poorly designed homes in the historic district is already bad enough . . . please don't let him tear down a historic beauty!

Thanks for your time in this topic that is affecting so many,  
Kaci Lyford

Patina Green Home and Market  
Historic McKinney, TX

Have you attended one of our monthly Market Dinners? Drank a beer while waiting in line for Bob's Tacos? Spent time on a local farm to raise money for an incredible cause? If not, then you are missing out! Check our [Calendar of Events](#) to stay in the know!

[FACEBOOK](#)  
[INSTAGRAM](#)  
[PINTEREST](#)

## Kathy Wright

---

**From:**  
**Sent:** Saturday, September 15, 2018 5:23 PM  
**To:** Melissa Spriegel  
**Subject:** Save the Dowell House

Dear Ms Spriegel,

Please save McKinney's history.

Preserving antique homes is one of the very few ways to provide history in a community. Historic homes are a drawing card to tourism.. And I am sure you realize that means \$\$\$\$\$ to the city. Who is going to come to McKinney and PAY to see 10 little, new houses squished onto tiny lots? How will these 10 little new houses HELP the city? They will only help the developer.

This historic property is the community's, not a developer's. How in the world did McKinney allow the Dowell House to not be protected from destruction? This is on McKinney.....one more strike. McKinney has missed out on many chances to be a really unique historical town. McKinney should be proactive in protecting its history. This is not about allowing a developer to make another buck. This is about preserving the past for future generations. The Dowell House is 148 years old. SAVE IT and SAVE IT NOW!

I have been inside the Dowell House and it is truly magnificent. This home instills a love of the past and inspires people to seek out more homes and buildings from that fabulous late Victorian era. McKinney has so few; it just cannot afford to loose any more of these treasures.

This is serious.

Please do not let this happen, again!

I plead with you, PLEASE SAVE THE 148 YEAR OLD DOWELL HOUSE.

Sincerely,

Mary Ottea

## Kathy Wright

---

**From:** Leisha Phipps Monday, September 17, 2018  
**Sent:** 11:41 AM Melissa Spriegel  
**To:** The Dowell Home  
**Subject:**

The historic Dowell home is unique in many ways as I'm sure you know. A home built in 1870 in north Texas that is still standing and usable is very rare.

Preserving this home or placing historic guidelines on how the developer can use the home and the lot is a perfect example of how McKinney can demonstrate its Integrity by standing behind its motto 'Unique By Nature'.

I understand the need to encourage development in the historic district but I hope that every effort will be made to ensure that its historic elements are preserved.

Thank you.



**Leisha Phipps**  
Curator, Chestnut Square Historic Village  
9

---

315 S. Chestnut Street McKinney, TX 75069



## **Kathy Wright**

---

**From:** Pam Davis Saturday, September 15,  
**Sent:** 2018 10:24 AM Melissa Spriegel  
**To:** The Dowell House  
**Subject:**

Dear Ms. Spriegel:

I have lived in McKinney for over 16 years, all this time down the street from the Dowell House. As you know, the land and house has been purchased by the JR Rose Development Company. They plan to tear down the house and build 10 new homes on this small lot.

I sincerely recommend that you deny any rezoning requests that have been made, and hold JR Rose to the minimum lot sizes allowed for the size of this property. I also recommend the saving of The Dowell House and the history that it has with the City of McKinney, Collin County and the State of Texas. If I am given the opportunity, I will deny placing my signature on any rezoning requests by JR Rose for this historic property.

If you wish to contact me regarding my request, my contact information is below.

Thank you.

Pamela Davis  
210 W. Graham Street  
McKinney, TX 75069

## **Kathy Wright**

---

**From:** Lucy Watkins Saturday, September 15, 2018  
**Sent:** 10:55 AM Melissa Spriegel  
**To:** The Dowell House  
**Subject:**

Dear Ms. Spriegel,

As a longtime resident of downtown McKinney, being witness to the growth of the area and the changes, I'm asking that you and the Planning Department deny any rezoning request that has been made regarding the Dowell house and please hold the developer to the minimum lot sizes allowed for the size of this property.

The growth of the downtown area has been incredible. And the downside of that is felt by many of us who make this neighborhood our home. While I appreciate the notion that the Historic District is the jewel in the crown of McKinney, destroying the beautiful homes to make way for more housing, more people, and more cars cuts to the core of this area. While I understand the previous owners did not get the home on the historic registry, it is still a place worth saving. The course of change in downtown is taking away from its uniqueness. The imbalance of livability and tourism/profit leaves those of who call this place home out of the picture. It's getting to be too much.

Please help keep McKinney's Historic area unique and, for that matter, historic by denying this developer's request for rezoning.

Thank you  
Lucy Watkins

## Kathy Wright

---

**From:** Lynn-Anne Longoria Thursday, September 20,  
**Sent:** 2018 7:29 AM Melissa Spriegel  
**To:** The Dowell House  
**Subject:**

Ms. Spriegel,

I have recently heard of the possible removal or significant change that would diminish the property of the historic Dowell house on Tennessee at Graham Street. One of the things many people, residents and visitors, comment about McKinney is our historical downtown and all the beautifully preserved historic homes.

I once lived in that neighborhood, and was always comforted and knew I was home, when I would come to that amazing blue home.

Please do not allow that land or that home to be changed. As a Citizen of McKinney for 30 years, let's keep significant history. There are many decrepit homes, old businesses, and empty lots that could be used for housing development.

Thank you for your time,  
Lynn-Anne Longoria

Sent from my iPhone

## **Kathy Wright**

---

**From:**  
**Sent:** Saturday, September 15, 2018 2:09 PM  
**To:** Melissa Spriegel  
**Subject:** Zoning change request

I strongly believe in the uniqueness of McKinney. Old homes should never be torn down. Old trees should not be destroyed. Lots should not be subdivided. Zoning guidelines and the Comprehensive Plan should be followed. The plan being circulated for the Dowell House violates all of these! Variances should not be given. I sure hope variances weren't promised to this guy. There is not a precedent that I remember for the variances he'll need for the plans he's circulating. Please deny this plan!

Sent from my HTC



## **Kathy Wright**

---

**From:** Nikki Phelan Saturday, September 15,  
**Sent:** 2018 7:44 AM Melissa Spriegel  
**To:** Zoning for HISTORIC downtown McKinney  
**Subject:**

Hello there!

I was SUPER disappointed to read this morning about the historic Dowell House. Living in a 1920 home myself here in downtown McKinney, I cant believe it's going to be torn down!! The reason people are flocking to HISTORIC downtown McKinney is because it's historic. Plain and simple. I cannot believe this developer.

I am asking that you deny any rezoning request and hold him to the minimum lot size allowed for the size of the property. All while saving the Dowell House.

Nikki Phelan