

STAFF REPORT

TO: Historic Preservation Advisory Board

FROM: Guy R. Giersch, Historic Preservation Officer

THROUGH: Mark Doty, Assistant Director of Planning

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Diane Craig for Approval of a Historic Marker for the House Located at 309 North Benge Street.

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 309 North Benge Street.

PRIORITY RATING: The property is listed as a high priority building according to the 2015 Update of the Historic Resource Survey. A high priority building contributes 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: 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 309 North Benge Street and the role they played in McKinney's history.

On March 9, 2020 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 309 North Benge Street known as the Dr. W. S. Metz House.

The Dr. W. S. Metz House was built in 1908. It is not certain who designed and built the house however in conversations with some of the oldest residents from that era it was stated that a gentleman by the name of John N Martin was responsible for the design and construction of most of the early homes in McKinney. Though there has yet to be any hard evidence to support the Martin theory we do know that the lumber came from the lumber yard of J.W. Wilcox since there as a release of a mechanics lean on record with the county clerk in 1913 indicating that Dr. Metz paid three notes of \$400.00 to J.W. Wilcox & Son.

The Metz house is a fine example of the Queen Anne style which was popular in the late 19th and early 20th century. The house is a two-story wood frame house constructed on a pier and beam foundation covered in wood lap siding. The porch is supported using wood piers with Tuscan columns and wraps across the front and around the southeast corner of the house. The house uses large one-over-one double-hung windows as well as several windows that are large panes of glass with rectangular stained-glass windows located above the primary pane. The gable roofs intersect the hip roofs. The late-era Queen Anne has two chimneys, bay windows, eave returns with finials atop gable apexes. The classically proportioned temple front motif that is located above the front door has the letter M placed in the gable.

The original structure was a ten-room home but, has since been remodeled. The house for the most part is original. There have been some minor changes such as the second floor sleeping porch was enclosed, the porch balustrade was changed, and a room was added to the rear of the house and is not visible from the street. The changes occurred in the early 1980's.

The anticipated needs for the house involve repairing squirrel damaged siding, freeing painted windows, and weather stripping of exterior doors.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

Dr. Matthew Simpson Metz (1861-1927)

Dr. M. S. Metz was one of McKinney's earliest physicians who specialized in treating women and children. His successful career allowed him to acquire an extensive real estate portfolio along with the opportunity to lead several civic organizations along with his activity with the First Christian Church.

Born in Chambersburg, Pennsylvania to Abraham and Leah Metz on February 8, 1861. He attended high school in Chambersburg and entered the Chambersburg Academy followed by attending college in Cleveland, Ohio and then attended and graduated from the Hahnemann Medical College in Chicago in 1883. He established his practice in Watseda, Illinois near Chicago.

In February of 1886 Dr. Metz married Mary Ellen Pearce and a few months later moved to McKinney. In December 1886 the couple purchased a house on a lot that is now occupied by the Hall Library in downtown McKinney. The house was purchased from grocer C. C. Bates.

During the early years Metz officed on the second floor of the J. D. Stiff Dry Goods Building located at 116 N Tennessee in Downtown McKinney. Metz, using an inheritance from his father began to purchase farmland along with some city lots around 1891.

Dr. Metz's first wife died unexpectedly in 1900 at the age of 38. In 1908 he married Annie Hill, daughter of stockman Doc Coleman Hill. Metz and his new wife in 1908 would move into their house at 309 North Bengé Street just west of the First Christian Church. Eleven months later their first and only child, Matthew Hill Metz was born. Dr. Metz would essentially eliminate his real estate dealings and he would devote his time to his family, practice, and civic affairs.

Dr. Metz was an active member of the First Christian Church. Metz became an elder and Chairman of First Christian. He was active in several fraternal organizations. He was a Master Mason in McKinney's St. John's Lodge, a Knights Templar, a charter member of the Elks Lodge where he became the Exalted Ruler of the Lodge in 1906. Professionally he acted in a leadership position with the Chamber of Commerce and was Vice President of the Collin County Medical Association.

Dr. Metz died, October 27, 1927 and was buried at Pecan Grove Cemetery.

Annie G. Hill (1875 – 1973)

Annie Hiss was the daughter of Wootson Coleman Hill and Nola J. Field. Her father migrated from Missouri after the Civil war. Her Dad's nickname was "Doc" and his brothers were "Woot" and "Tuck". Tuck, a.k.a. Francis Marion Hill was part of a Confederate guerrilla group known as Quantrill's Rangers. Frank and Jesse James rode with Quantrill's Rangers as well and they would visit McKinney after the war. Doc Hill was a successful mule trader and was involved with providing mules for the U. S. Military.

Annie was born in McKinney in 1875. In 1908 she would marry Dr. Metz. She was a member of the Pierian Club whose chief aim of promoting charity and increasing their own general knowledge. The Pierian Club would raise money in order to make two donations a year to benefit civic improvement. One of the donations helped pay for the Throckmorton Monument in 1911.

Annie and Matthew had one son, Hill. He too became a physician. He received his degree from Baylor University. Dr. Hill Metz along with Dr. Robert Lackey developed a new treatment for stomach ulcers using ground pituitary glands of animals. Annie Metz died in 1973. The house changed hands several times after her death and there were no significant alterations until 1982 when Max and Sidna Leavenworth hired local architect to add a room at the rear of the house and a detached garage. Sidna was the first woman elected to McKinney City Council. In 2015 Diane Craig purchased the home and lives there today.

ASSESSMENT: Staff believes that the applicant has met all the requirements to obtain a Historic Marker under the Historic Neighborhood Improvement Zone Program (Ordinance 2015-12-105). Therefore, Staff is recommending approval of a Historic Marker for 608 West Virginia Street.

Under Ordinance 2015-12-105, if the HPAB approves the Marker, the applicant will be responsible for purchasing and displaying the Historic Marker.

Also, under Ordinance 2015-12-105, if the Historic Preservation Advisory Board 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. The building must have a residential use in order to qualify for the tax exemption.

ATTACHMENTS:

- Historic Marker Application
- Alterations & Construction
- Historical Figures
- Property Ownership
- Narrative History
- Drawings & Davis Headright
- Sanborn Maps/Site Floor Plan
- Photographs
- Architectural Styles
- Family Trees
- References