



CITY OF MCKINNEY, TEXAS

Agenda Historic Preservation Advisory Board

Thursday, June 4, 2020

5:30 PM

City Hall Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)

If you wish to address the Board on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the Clerk before the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.

Speakers wishing to address the Board regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Board Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

CONSENT ITEMS

This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.

20-0439 [Minutes of the Historic Preservation Advisory Board Meeting of March 5, 2020](#)

Attachments: [Minutes](#)

END OF CONSENT ITEMS

REGULAR AGENDA

2020-003HT [Conduct a Public Hearing to Consider/Discuss/Act on the](#)
M [Request by Diane Craig for Approval of a Historic Marker for](#)

[the House Located at 309 North Benge Street.](#)

Attachments: [HTM 309 N Benge Staff Report](#)
[Marker App 309 N Benge](#)
[Historic Docs 309 N Benge](#)
[Floor & Site Plan 309 N Benge](#)
[ArchStyle 309 N Benge](#)
[PowerPoint 309 N Benge](#)
[William Davis Tract](#)
[Sanborns 309 N Benge](#)
[Family Photos 309 N Benge](#)
[HNIZ App 309 N Benge](#)

2020-003HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Diane Craig for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 309 North Benge Street.](#)

Attachments: [HNIZ App 309 N Benge](#)
[Floor & Site Plan 309 N Benge](#)
[ArchStyle 309 N Benge](#)
[Sanborns 309 N Benge](#)
[Historic Docs 309 N Benge](#)

END OF REGULAR AGENDA

DISCUSSION ITEMS

20-0440 [Discuss the 2020-2021 Calendar for the Preserve Historic McKinney Home Recognition Program Calendar.](#)

END OF DISCUSSION ITEMS

COMMISSION AND STAFF COMMENTS

Comments related to items of public interest, such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 29th day of May, 2020 at or before 5:00 p.m.

*Empress Drane
City Secretary*

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.



20-0439

Code Sections:

Title: Minutes of the Historic Preservation Advisory Board Meeting of March 5, 2020
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Text of Legislative File 20-0439

Minutes of the Historic Preservation Advisory Board Meeting of March 5, 2020

SUPPORTING MATERIALS:

Minutes

HISTORIC PRESERVATION ADVISORY BOARD

MARCH 5, 2020

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 5, 2020 at 5:30 p.m.

City Council Present: Charlie Philips

Board Members Present: Chairman Lance Hammond, Ian Beirnes, Shannon Burton, Carl R. Smith, and Alternate Betty Petkovsek

Board Member Absent: Vice-Chairman Jonathan Ball, Erika Reardon, and Chris Tovar

Staff Present: Assistant Director of Planning Mark Doty, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

There were two guests present.

Chairman Hammond called the meeting to order at 5:32 p.m. after determining a quorum was present.

Chairman Hammond called for Public Comments for non-public hearing agenda items. There were no public comments.

Chairman Hammond called for consideration of the Consent Agenda. The Board unanimously approved the motion by Board Member Beirnes, seconded by Alternate Board Member Petkovsek, to approve the following consent item, with a vote of 5-0-0:

20-0211 Minutes of the Historic Preservation Advisory Board Meeting of February 6, 2020.

END OF CONSENT AGENDA

Chairman Hammond continued the agenda with the Regular Agenda Items.

20-010HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Mruthyunjaya “Jay” Shastry and Vijayshree Hiremath for Approval of a Historic Marker for the House Located at 502 North Kentucky Street. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the historic marker application. He discussed the history of the house and the previous property owners. Mr. Giersch stated that Staff was recommending approval of a historic marker for 502 North Kentucky Street and offered to answer questions. Mr. Mruthyunjaya “Jay” Shastry,

904 N. Crestmoor Drive, Allen, TX, concurred with the Staff Report and offered to answer any questions from the Board. After questions to the Applicant, Chairman Hammond opened the public hearing and called for comments. There being none, on a motion by Commission Member Burton, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

20-010HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Mruthyunjaya “Jay” Shastry and Vijayshree Hiremath for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 502 North Kentucky 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 Staff was recommending approval of the Level 1 Tax Exemption for 502 North Kentucky Street. Mr. Giersch stated that the ad valorem taxes for this property in 2020 are approximately \$1,779. Mr. Mruthyunjaya “Jay” Shastry, 904 N. Crestmoor Drive, Allen, TX, concurred with the Staff Report and offered to answer any questions from the Board. After questions to the Applicant, Chairman Hammond opened the public hearing and called for comments. There being none, on a motion by Board Member Beirnes, seconded by Alternate Commission Member Petkovsek, the Commission voted to close the public hearing and approve the request as recommended by Staff, with a vote of 4-1-0. Chairman Hammond voted against the motion.

END OF REGULAR AGENDA ITEMS

Chairman Hammond continued the agenda with the Discussion Item.

20-0212 Discuss Historic Home Recognition Program Calendar. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, gave an update on the calendar. He asked the Commission Members research fun facts to be included in the calendar and help sell advertisements. Mr. Giersch

briefly discussed featuring the best of previous calendars in a future calendar.

END OF DISCUSSION ITEM

There being no further business, on a motion by Board Member Beirnes, seconded by Board Member Smith, the Board unanimously approved the motion to adjourn the meeting, with a vote of 5-0-0. Chairman Hammond declared the meeting adjourned at 6:09 p.m.

LANCE HAMMOND
Chairman

Code Sections:

Title: 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.

Text of Legislative File 2020-003HTM

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 Benge 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.

SUPPORTING MATERIALS:

HTM 309 N Benge Staff Report

Marker App 309 N Benge

Historic Docs 309 N Benge

Floor & Site Plan 309 N Benge

ArchStyle 309 N Benge

PowerPoint 309 N Benge

William Davis Tract

Sanborns 309 N Benge

Family Photos 309 N Benge

HNIZ App 309 N Benge

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.

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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



PLANNING DEPARTMENT

HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE TAX EXEMPTION PROGRAM APPLICATION FOR LETTER OF ELIGIBILITY

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED
PLEASE REFER TO THE "LIST OF REQUIRED ATTACHMENTS"

By signing this Application for a Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program, the applicant affirms:

1. All submitted information for this application represents an accurate description of the proposed work.
2. Filing an application does not guarantee approval of a Letter of Eligibility.
3. It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
4. The applicant certifies that the project described in this application will be constructed in exact

ADDRESS OF PROPERTY: 309 N. Benge Street, McKinney, TX 75069

OWNER: Diane Craig

Name (Print): _____

Mailing Address: 309 N. Benge Street

City, State, & Zip: McKinney, TX 75069

Phone: 972-333-0091

Fax: _____

E-mail: craigdiane120@hotmail.com

OWNER SIGNATURE: X *Diane Craig*

REQUIRED ATTACHMENTS:

☒ Photographs of all 4 elevations
☐ Letter outlining proposed work

☒ Historical Marker Application (Level 1 Exemption only)

* Please note a Certificate of Appropriateness may be required for any proposed work*

TAX EXEMPTION LEVEL REQUESTED:

☒ Level 1

☐ Level 2

☐ Level 3



City of McKinney Historic Building Marker Application

Submit the completed application to the following address:
City of McKinney, Planning Department
221 N. Tennessee Street, McKinney, TX 75069

I. Applicant Information

Date of Submittal Mar. 9, 2020

Name of Applicant Diane Craig

Address 309 N. Benge Street, McKinney, TX 75069

Telephone (972) 333-0091

E-mail Address craigdiane120@hotmail.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building W.S. Metz House

Address of Building 309 N. Benge Street, McKinney, TX 75069

Date of Construction Known 1908 or Circa

(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor unknown

Architectural Period/Style Queen Anne Style (late)

Legal Property Description of Current Location (Lot and Block Numbers)

McKinney Original Donation, Blk 49, Lot 205a & 221a

Does the building remain on its original site?

☒ Yes

☐ No (specify original location) _____

Indicate the original and adapted uses of the building.

Original Uses		Adapted Uses	
<input type="checkbox"/>	Agriculture _____	<input type="checkbox"/>	Agriculture _____
<input type="checkbox"/>	Commerce _____	<input type="checkbox"/>	Commerce _____
<input type="checkbox"/>	Education _____	<input type="checkbox"/>	Education _____
<input type="checkbox"/>	Government _____	<input type="checkbox"/>	Government _____
<input type="checkbox"/>	Healthcare _____	<input type="checkbox"/>	Healthcare _____
<input type="checkbox"/>	Industrial _____	<input type="checkbox"/>	Industrial _____
<input type="checkbox"/>	Recreation _____	<input type="checkbox"/>	Recreation _____
<input type="checkbox"/>	Religious _____	<input type="checkbox"/>	Religious _____
<input checked="" type="checkbox"/>	Residential _____	<input checked="" type="checkbox"/>	Residential _____
<input type="checkbox"/>	Social _____	<input type="checkbox"/>	Social _____
<input type="checkbox"/>	Transportation _____	<input type="checkbox"/>	Transportation _____

IV. Architectural Description

A. Physical Characteristics

	Original <u>2</u>	Current <u>2</u>
Number of stories	<u>East</u>	<u>East</u>
Orientation		
Floor Plan		
Open plan	<input type="checkbox"/>	<input type="checkbox"/>
L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Modified L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Center passage plan	<input type="checkbox"/>	<input type="checkbox"/>
2-room plan	<input type="checkbox"/>	<input type="checkbox"/>
T-plan	<input type="checkbox"/>	<input type="checkbox"/>
Shotgun plan	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical plan	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/> modified symmetrical	<input checked="" type="checkbox"/> modified symmetrical
Roof Type		
Gable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hipped	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Flat with parapet	<input type="checkbox"/>	<input type="checkbox"/>
Gambrel	<input type="checkbox"/>	<input type="checkbox"/>
Mansard	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____

B. Materials (Please check all that apply)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Exterior Wall Surface		
Siding (specify type)	<input checked="" type="checkbox"/> wood	<input checked="" type="checkbox"/> wood
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Windows		
Wood Sash	<input type="checkbox"/>	<input type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Single-hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Double-hung	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input type="checkbox"/>	<input type="checkbox"/>
Fixed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Awning	<input type="checkbox"/>	<input type="checkbox"/>
Hopper	<input type="checkbox"/>	<input type="checkbox"/>
Sliding	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Roof Materials		
Shingles (specify type)	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> composition
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input checked="" type="checkbox"/> _____	<input type="checkbox"/> _____
Primary Exterior Color	white	white
Secondary (Trim) Color	white	white

1. Supporting Documentation

Please attach the following information. All written documentation should be double spaced, 12 point-font, justified.

A. Alterations

List any known changes or modifications made to the property throughout its history.

B. Historical Figures/ Historical Information about individuals who are associated with the property.

List any historical figures associated with the property. Provide names and occupations.

C. Property Ownership

Legal description of property with a location map as well as a list all known owners of the property. Include original owner and subsequent owners.

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

Attach a narrative explanation of the chronological and historical development of the property. (See attached example.) The above information should be included as part of your narrative.

F. Drawings

- Provide a sketch of the current site plan. Include the proposed location of the historic plaque.
- Provide a sketch map indicating the nominated property and any related sites.
- Copies of Sanborn Maps TM showing the house's relationship to other homes and the footprint of the house

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

- Provide at least one current photograph of the property illustrating in its surrounding context. For example, photograph the streetscape in which the building is included.
- Provide at least one photograph of each side of the building.

H. Additional Information

Provide any additional information that supports the application. This may include copies of architectural drawings, letters, oral histories, newspaper/magazine articles, etc.

I. References

Attach a list of the books, articles, Sanborn MapsTM, newspapers, and other sources used in preparing this form. (See a list of possible references after the signature page.)

The Historic Preservation Advisory Board requests that all plaques be mounted on the front façade of the approved building within thirty (30) days of receipt.

Permission of owner for plaque placement ☐

X *Diane Craig*
Applicant Signature

X *Diane Craig*
Owner Signature

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The M.S. Metz House
309 North Benge Street



A. Alterations & Construction

Construction

The M.S. Metz House, constructed in 1908, is a two-story, wood-frame residential structure built on a pier-and-beam foundation. The house has a hip roof rising above intersecting cross-gables. A porch wraps the southeast corner of the house as it faces North Benge Street. The house has varied fenestration with primarily one-over-one single-hung windows but it also has several stained-glass windows set above a single pane of fixed glass. The floor plan is a modified symmetrical one with each side offset along a central axis. The home's design follows the Late-era Queen Anne Style with steep gables, vertical orientation, extended chimneys, bay windows, eave returns and finials

atop gable apexes. Along with these typical Queen Anne motifs is a classically proportioned gabled roof featuring the letter “M,” the monogram of the original owner. The porch roof is supported by Tuscan-style columns atop wooden pedestals.

Alterations

The original structure was a ten-room home but has experienced several alterations since its original construction. The most obvious external alterations are the enclosure of the second floor sleeping porch and the conversion of the wood-frame knee-wall around the porch to a rail-style balustrade. These alterations occurred at some undetermined time before 1982. A significant but unseen alteration from the street involves a room addition to the rear of the house made in the mid-1980s.

The owners of the house in 1982 were Max and Sidna Leavenworth. They contracted with architect James West to update the house and design the rear modifications which involved opening the kitchen to a large living space. Other interior alterations include those made to the first and second floor bathrooms. Carpet now covers the original wood flooring.

Anticipated Needs

The current owner has no plans to expand or otherwise remodel the house, but does anticipate repairing some damaged siding on the south side of the house. Other repairs include patching holes caused by squirrels, freeing up stuck windows, and adding weather stripping to several exterior doors.

B. Historical Figures

Dr. Matthew Simpson Metz (1861-1927)

Dr. M.S. Metz was one of McKinney's early physicians specializing in treating women and children. His successful career allowed him to acquire an extensive real estate portfolio as well as the opportunity to lead a number of civic organizations, including the First Christian Church.

Matthew Simpson Metz was born in Chambersburg, Pennsylvania to parents Abraham and Leah Besore on February 8, 1861. Five weeks later, Confederate soldiers bombarded the Union soldiers at Fort Sumter, South Carolina, thus beginning the Civil War. The city of Chambersburg was only 20 miles from the border separating the Union from the Confederacy. The city's location made it a frequent stop on the Underground Railroad that helped slaves escape to freedom. It also saw its share of raids that destroyed homes and property. One such raid occurred on July 30, 1864 when Confederate General Jubal Early dispatched the cavalry to burn down the town for failing to pay a ransom he demanded from the town as compensation for Union raids against Virginians. A newspaper story from the era states that three-year-old Matthew Metz "was rescued from under the hoofs of the daring raiders under command of the intrepid cavalry leader, Gen. Early, as the invading troops marched through the streets of his home city."

Despite the political upheaval and devastation experienced by the town, Matthew attended public schools and graduated from high school in 1877 at the early age of 16. The following year he entered the Chambersburg Academy and developed an interest in medicine which he took up in a college in Cleveland, Ohio. Later he attended and graduated from the Hahnemann Medical College of Chicago in 1883. Following his education, he set up practice at Watseda, Illinois, about 80 miles south of Chicago.

In February of 1886, Matthew married Mary Ellen Pearce, daughter of Dr. E. L. Pearce of nearby Onarga, Illinois. A few months later, the couple moved to McKinney where Dr. Metz continued his practice. In December of 1886, the couple purchased a house in McKinney on a lot that is now occupied by the Hall Library. This house was purchased from grocer C.D. Bates for \$1,500, consisting of no cash but rather three \$500 installments over the next 24 months.

In the early years of Dr. Metz's practice, he had an office on the second floor of the J.D. Stiff Dry Goods Building on the south side of the Square. However, around 1891 Dr. Metz began purchasing farm acreage around McKinney and lots within the City. Some of these purchases included lots on West Virginia Street in Block 2 of the Original McKinney Donation between Kentucky and Wood Streets. By the end of 1892, he had not only purchased several of the lots on this block but also had a two-story brick building constructed which became known as the Metz Building.

It is possible that Dr. Metz inherited at least some of the money he used for his real estate purchases. Dr. Metz's father was Abraham W. Metz who owned a successful plow manufacturing company in Pennsylvania. Abraham Metz died in April of 1891 but due to poor health began liquidating his holdings prior to that. That period roughly coincides with the beginning of Dr. Metz's real estate investments. Over the next decade Dr. Metz purchased for trade over 800 acres of farm properties, not to mention over a dozen city lots.

His real estate dealings added substantially to his wealth, perhaps even more than his medical practice. In fact, a newspaper article that appeared in his hometown Chambersburg paper in July of 1907 mentions a trip he was to take to London to "close an extensive land deal with a number of English capitalists." Interestingly, the McKinney newspaper printed a story about his trip abroad but made no mention of his real estate dealings. Instead, it described the purpose of the trip was for "observation and study of the latest methods and treatments in the leading hospitals of London and Paris."

Dr. Metz married twice. His first wife Mary Ellen Pearce came with him to McKinney but died unexpectedly in 1900 at the age of 38. Her remains were removed to her hometown of Urbana, Ohio for interment.

In April of 1908, Dr. Metz married Annie Hill, daughter of stockman Doc Coleman Hill. At the time of their wedding, she was 33 years old, he was 47. By September, the newly weds were living in a house Dr. Metz built just north of the First Christian Church parsonage on what is now 309 North Benge Street. Eleven months after the wedding, the couple welcomed their first and only child, Matthew Hill Metz. Around this same time Dr. Metz's real estate dealings essentially ended. Instead, he devoted his time to his practice and civic affairs.

Dr. Metz was an active member of the First Christian Church. The lot on North Benge Street that Dr. Metz built his house on was previously owned by the church. Prior to

1876, the church owned nearly all of the City block known as Block 49. However, to accommodate the growing congregation, a larger building was built across the street in 1897. The abandoned structure was remodeled to become a parsonage. The lot north of the parsonage was sold in 1876 and changed hands several time before eventually being purchased by Dr. Metz in 1906. The new church building was the site of the Hill-Metz wedding in 1908. In the early 1920s, Dr. Metz was Chairman of the church and at the time of his death served as an elder.

Dr. Metz was also active in several fraternal organizations. He became a Master Mason in McKinney's St. John's Lodge in 1895. He became a Knight Templar in 1898. He was a charter member of the Elks Lodge and served as its Exalted Ruler in 1906. Professionally, Dr. Metz acted in a leadership position with the Chamber of Commerce and in 1920 was elected to Vice President of the Collin County Medical Association.

In 1927, Dr. Metz's health, which had been in decline for some time prior, took a turn for the worse. On the morning of October 27, he came down the stairs and while resting on a couch died of a heart attack. Pastor of the First Christian Church, Dr. Clifford Weaver, lead the generously attended funeral service. Many of Dr. Metz's business and fraternal associates traveled from other cities to attend. An indication of the depth of Dr. Metz's value to the community is apparent by who his active pallbearers were. Among them were some of McKinney's most prominent leaders including, lawyer William R. Abernathy, dentist William T. Hoard, insurance broker A. M. Scott, businessman William J. Rhea, bank president Henry W. Warden, merchant William C. Gerrish, businessman Joe E. Largent and Mayor Tom W. Perkins. Dr. Metz was 66 years old at the time of his death. He is interred at Pecan Grove Cemetery.

Annie G. Hill (1875-1973)

Annie Hill was the second of three children born to "Doc" (a.k.a. Wootson Coleman) Hill and Nola J. Field. Her father was among several siblings who migrated from Missouri following the Civil War, including brothers "Woot" and "Tuck." Of these three adventurous brothers, Tuck (a.k.a. Francis Marion) Hill was the most colorful. He was an expert horseman and good with a gun. Legend has it "that with his bridle reins between his teeth and a pistol in each hand he could shoot a ring around a tree." During the Civil War, he served under guerrilla Confederate William Quantrell who lead ruthless attacks on Union soldiers and civilians. Among other members of Quantrell's Rangers, as they were called, were Tuck's second cousins, Frank and Jesse James. Though Doc was too young to participate in the war with his brothers, he no doubt joined with his older siblings when the James bothers would make their visits to McKinney.

Doc Hill was a successful mule trader. For a time, he worked as an agent for the U.S. government and supplied many railroad carloads of mules to the military. Annie's brother John worked in the family business as D.C. Hill & Son.

Annie was born in McKinney in 1875. Except for growing up in a family of mule traders, there is little in the record that provides details about Annie's early life. However, newspaper articles relating to her marriage in 1908 to Dr. Metz reveal that she was well-connected to McKinney's elite society. Her bridal party consisted of the daughters of several prominent families, including Rosabel Hynds, Bessie Heard, Mrs. Stanley Quesenbury, Corrie Dulaney, Enid Perry, Ida Dowell, Evelyn Erwin, and Kathryn Heard.

At the age of 33, it was Annie's first marriage. Dr. Metz, who was 14 years her senior, lost his first wife in 1900. Less than five months after the wedding, the newlyweds were moving into their newly constructed house on North Benge Street. Within a month after that, Annie was hosting a meeting of the Pierian Club in her new home.

The Pierian Club in McKinney was organized in June of 1908 by seventeen married women with the chief aim of promoting charity and increasing their own general knowledge. Each year the group would make two donations to benefit civic improvement. One such donation helped pay for the Throckmorton Monument on the McKinney Square in 1911. Their motto, taken from the Alexander Pope's poem "Essay on Criticism," read, "A little learning is a dangerous thing: drink deep or taste not the Pierian Spring. There, shallow draughts intoxicate the brain, and drinking largely sobers us again." In Greek mythology, the Pierian Spring was sacred to the Muses and therefore a metaphor for the source of mankind's understanding of art and science.

Annie was a founding member of the club and served as its first treasurer. She took on several leadership rolls in the club over the years and served as its president in 1919. Her involvement with the group continued until at least until 1952 when she was 77 years old.

Dr. and Annie Metz welcomed the arrival of their first and only child Matthew Hill Metz in March of 1909. In a prophetic mention of the birth, the *McKinney Courier-Gazette* wrote:

Dr. M.S. Metz is contemplating the organization of a new firm, to be known as Dr. M.S. Metz & Son, a fine baby boy having just arrived at his home. Mother and babe are doing well and "Papa" is supremely happy.

Though the son never entered into practice with his father who died in 1927, he did

become a physician. Hill Metz, as he was called, attended S.M.U. and received his medical degree from Baylor University in 1932. He began his practice in Dallas in 1936. Two years later, he received national attention when he and his colleague Dr. Robert Lackey created a new treatment for stomach ulcers. The treatment involved a snuff powder made from the pituitary gland of animals. Inhaling the powder brought relief within two to four days. The story of the treatment appeared in major regional newspapers. It was also featured in the November 28 edition of Time Magazine. Dr. Hill Metz was awarded a commendation from the Southern Medical Society for his work.

Dr. Hill Metz continued his practice in Dallas until his death. He died due to kidney disease on March 24, 1973. His body was removed to Pecan Grove Cemetery in McKinney for interment. Three weeks later, his mother, Annie, died at the age of 98 from a heart attack. She, too, was buried in the same cemetery.

C. Property Ownership

Address: 309 North Benge Street, McKinney, Texas 75069

Legal Description: McKinney Original Donation, BLK 49, Lot 205a & 221a

Purchase Date	Seller	Buyer	Book/Page
Sep. 23, 1841	Republic of Texas	William Davis	
Mar. xx, 1849	William Davis	Town of McKinney	B / 279
Sep. 6, 1850 ¹	State of Texas	William Davis	J / 459
Nov. 1852 ²	Collin County	Alexander Berry, Comm.	
Feb. 10, 1853	Alexander Berry, Comm.	John Faires	F / 281
Mar. 17, 1854	John Faires	Joseph W. Waddill	G / 246
Jun. 8, 1858	Joseph W. Waddill	First Christian Church	L / 456
Oct. 17, 1876	First Christian Church	E.J. Foote	2 / 130
Apr. 15, 1898	G.A. Foote	Corinne Foote	83 / 104
Dec. 6, 1904	N.A. & Corinne Shaw	W.E. Ditto	130 / 72
Feb. 20, 1906	W.E. & Lula Ditto	Matthew S. Metz	145 / 107
Jul. 1, 1974	Matthew Hill Metz	Robert A. Bruckner	920 / 675
Mar. 8, 1976	Robert A. Bruckner	Gary Thompson	990 / 507
Jul. 29, 1977	Gary Thompson	Dana C. Verrill	1063 / 294
Nov. 17, 1977	Dana Verrill	J.E. Cooper	1082 / 630
Nov. 14, 1979	J.E. Cooper	Paul Welch	1207 / 902
Apr. 11, 1982	Paul Welch	John Martinez	1372 / 96
Jan. 15, 1982	John Martinez	Max & Sidna Leavenworth	1467 / 73
May 10, 1988	Max & Sidna Leavenworth	Micheal & Beverly Luby	2836 / 352
Nov. 8, 1995	Michael & Beverly Luby	Edward & Diane Craig	95-0094275
Feb. 2, 2015	Edward & Diane Craig	Diane Craig	

¹ This is the date the State of Texas issued a patent reaffirming William Davis' ownership.

² Collin County assigns property for Alexander Berry to sell on its behalf.

D. Tenant History

Tenant history is the same as owner history.

E. Narrative History

In 1841, the Republic of Texas granted William Davis 3,129 acres of land in return for his participation in the new nation's battle for independence. This two square-mile tract of land was situated on East Fork of the Trinity river in what was then Fannin County. After the Republic of Texas became the 28th state to enter the United States of America in 1845, it subdivided several counties into smaller units. Collin County was such a county, carved out of Fannin County.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent re-affirming the Republic's grant of land to William Davis. This grant was recorded and signed by Governor E.M. Pease in 1856. Even before this grant was recorded by the new State of Texas officials, William Davis and his wife at the time, Margaret, "donated" 120 acres of this tract to the Collin County Commissioners to create the new County Seat in the City of McKinney in 1849. At the time of his donation, he considered this acreage to be some of his least valuable land because of the heavy brush that covered it. Still, as consideration for granting this property, he was deeded three lots within the new town site, which he sold as quickly as he could. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks which were to be sold to finance the City of McKinney. As a side note, shortly after donating the land to be a new city, William abandoned his wife and child in McKinney and headed to California to search for gold. Land records indicating that William and Margaret were married for only a few years following the donation. By early 1859, William was married to a woman named Sallie (a.k.a. Sarah).

After the Original Donation's 87 blocks were further divided into lots, it was the job of the County Commissioner Alexander Berry to sell these lots to buyers. It was not until 1853 that land purchases were made on Block 49 in the northwestern portion of the Original Donation. The man who made this first purchase was blacksmith John Faires. He purchased the three lots that made up the entirety of Block 49 for \$21. John Faires, who lived on Tennessee Street at the time, is known for building what is now the oldest house in McKinney. This house, built in 1854, is now one of the six homes preserved on the grounds of Chestnut Square.

In 1854, Mr. Faires sold the three lots to Kentucky resident Joseph W. Waddill for \$120. This transaction was facilitated by Judge. R.L. Waddill who acted as his brother's attorney. In 1858, Joseph W. Waddill sold the lots to Alexander Berry of \$350. In

this transaction, Mr. Berry was acting as a trustee for the First Christian Church which wanted the property to be the site of the congregation's first permanent home. That same year a wood frame church building was erected on Block 49, facing North Benge Street.

In 1876, the church sold a portion of Block 49 just north of the church to Eliza Jane Foote for \$100. At the time of the purchase, Eliza was the wife of Dr. Gerald A. Foote. When she died in 1889, her husband inherited the property. Nine years later at the age of 75 Dr. Foote married the 29-year-old Corinne Lee of Clarksville, Texas. Four days after the wedding, Dr. Foote deeded the northern portion of Block 49 along with two other nearby lots to his new bride for "one dollar paid in cash and love and affection." Dr. Foote died in 1902 leaving his wife with the three contiguous lots, not to mention a sizable fortune. She remarried in 1904 to wealthy farmer Nicholas A. Shaw in her home town of Clarksville. That same year Corinne sold the three lots that Dr. Foote had given her as a wedding present to grocery merchant William E. Ditto for \$8,000. In 1906, Mr. Ditto sold the unimproved lot in the northern portion of Block 49 to Dr. Matthew S. Metz for \$550 cash and a \$450 note.

In 1908, Dr. Metz married Annie Hill of McKinney. That same year, Dr. Metz contracted with a builder to erect the two-story, wood-frame house that now occupies the lot in Block 49, also known as 309 N. Benge Street. The two-story, wood-frame house follows a simplified version of the Queen Anne Style, a typical style for homes built in the first decade of the 20th Century. McKinney historian Helen Hall wrote in a letter to the Texas Historical Commission in 1985:

There is [sic] no records anywhere that tell us about the architect of the fine old homes of McKinney, but by talking with the oldest residents it appears that this was another of the works of art from John M. Martin who is credited with designing most of the early homes for the newly prosperous people of McKinney.

Though it is not certain who designed and built the house, it is known that the construction materials came from the lumber yard of J.W. Wilcox. This information comes from a release of mechanic's lien recorded with the County Clerk in 1913. Dr. Metz paid three notes of \$400 to the J.W. Wilcox & Son.

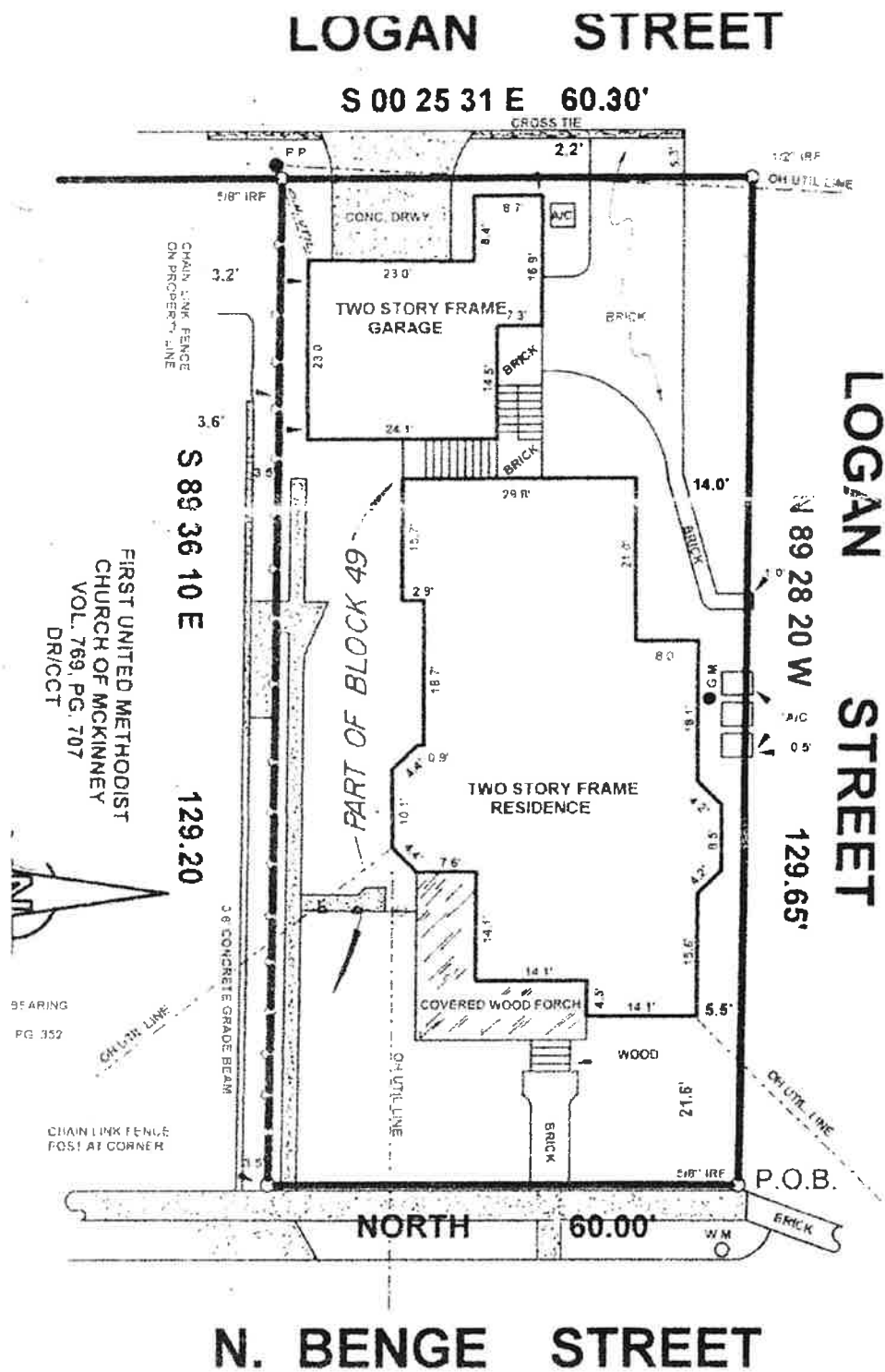
In 1919, sidewalks and a driveway were added to the house and property. Dr. Metz died in 1927 leaving Annie Metz the sole resident of the house. In 1934, her father spent the last four months of his life in Annie's house due to his declining health and feeble-

ness. Again, in 1938, Annie's mother convalesced in the house after breaking her hip in January. She did not recover from her injury and died in March.

In August of 1954 a fire erupted on Benge Street that destroyed five houses and severely damaged several others. Flying embers from nearby houses fell onto the roof of the Metz House but some of the more than 75 firefighters attending the blaze were able to extinguish the threat with minimal damage occurring.

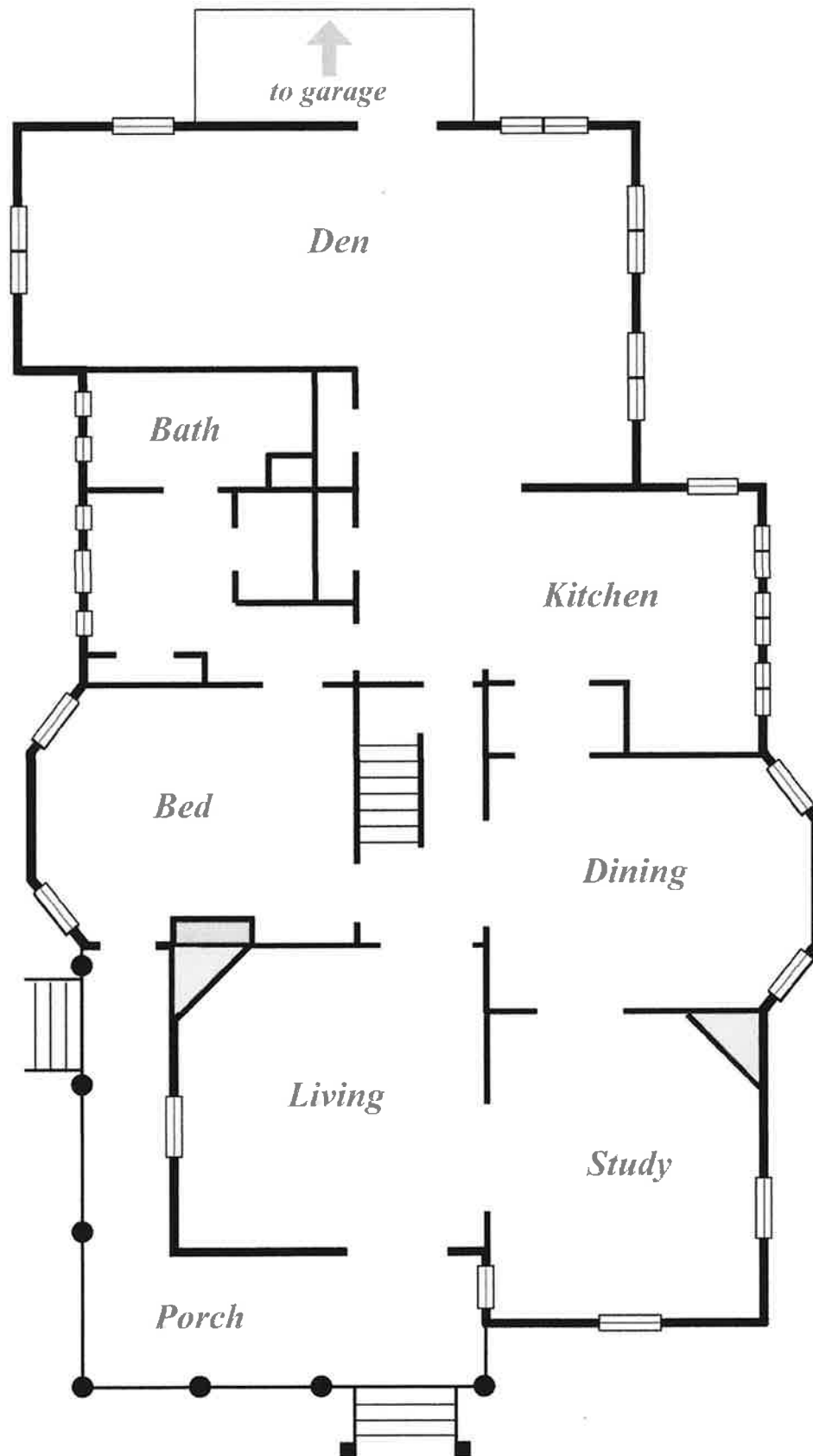
When Annie Metz died in 1973, her son Dr. Hill Metz sold the property to Robert Bruckner. The property changed hands several times without significant alteration until Max and Sidna Leavenworth purchased it in 1982. They hired architect James West to add a room at the rear of the house as well as a semi-detached garage. Other changes were made to the baths and kitchens. Max died in 1986. Sidna, who was the first woman to be elected to the McKinney City Council, sold the house in 1988. Currently, Diane Craig owns and occupies the property.

Site Plan for 309 N. Benge Street

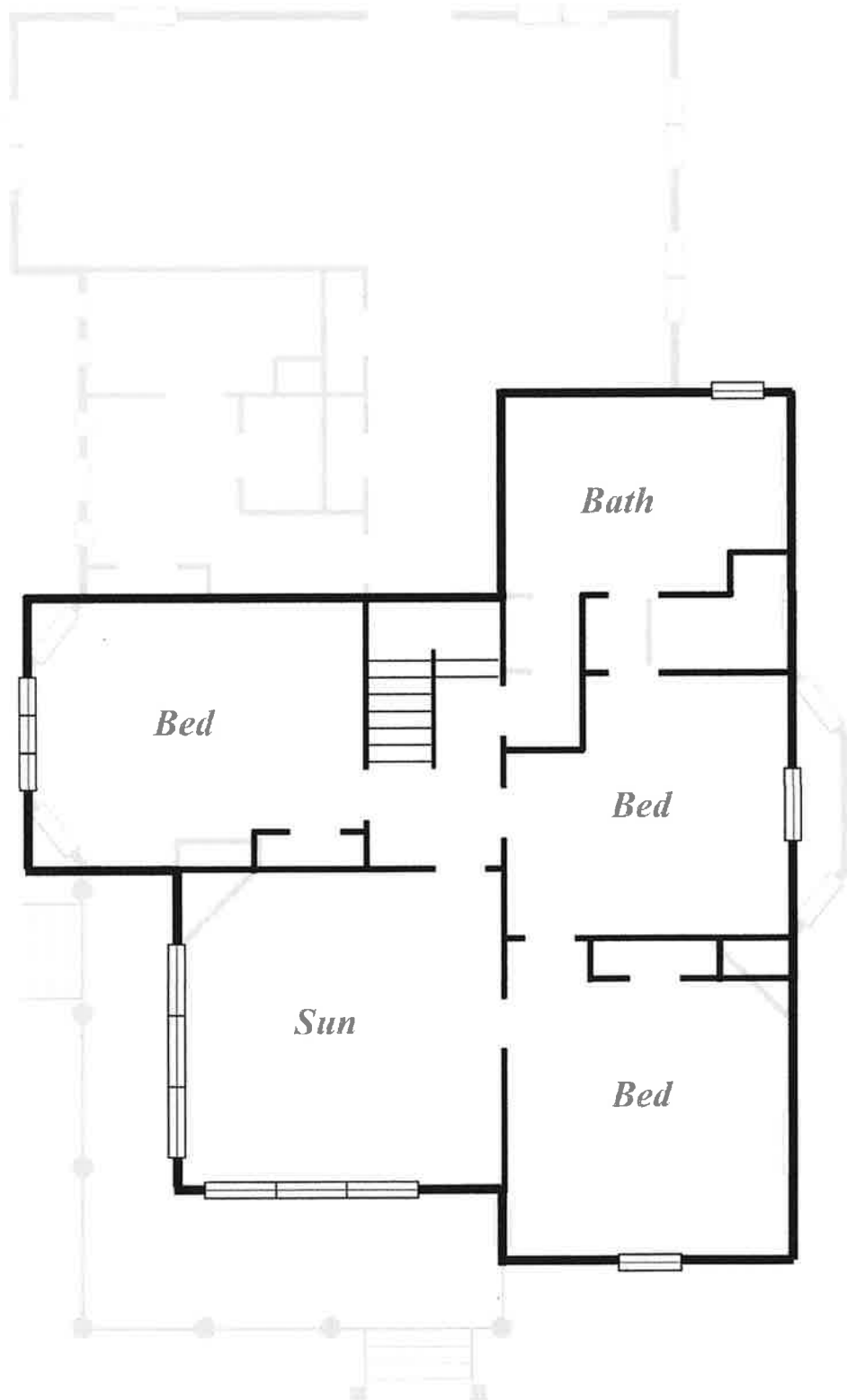


Floor Plan: first floor

This plan shows the Metz House in its current configuration.



Floor Plan: second floor



Evolution of Architectural Style

The first decade of the 20th Century witnessed a huge shift in architectural styles. This shift paralleled the cultural shift that saw improving labor conditions and a growing middle class that had enough money to spend on property and homes, modest though they may be. This new culture had little affinity, for the older aesthetic which valued ornamentation and grandiosity. This change is clearly apparent in the architecture of McKinney.

Queen Anne Style

Before 1900, the preferred style was what we now call the Queen Anne Style. This style is characterized by complex gabled roofs, asymmetry, turrets, and an abundance of elaborate ornamentation. Locally, the Aron House at 523 W. Hunt Street exhibits this architectural vocabulary.

Modern Emerging Alternatives

Just before the 20th Century began, however, new architectural forms offered by the Prairie and Foursquare Styles began appearing in home construction. The Bristol House at 508 Tucker Street was one of the first homes in McKinney to incorporate the deep eaves, hip roofs, and the sprawling geometry these new styles offered.

The Heard-Craig House at 205 W. Hunt Street designed by Dallas architect J.E. Flanders incorporates many of these new forms into a home that is still essentially Queen Anne but mimics the symmetry of the American Foursquare Style (see 801 N. Church St.). Five years later, Flanders moved closer to creating a pure Prairie Style home when he designed the Brown House at 509 N. Church Street.



By the early 1900s, not all builders and clients were ready to abandon the old familiar style and the prestige it conveyed. This resulted in many homes becoming an eclectic mixture of new and old styles.

McKinney builder W.J. Higgins built the Brooke House at 608 W. Hunt Street in 1910. It appears that neither the builder nor the client was ready to embrace the "modernness" of Flander's designed. Instead, the Brooke house preserves the gabled pavilions and proportions of the Queen Anne Style while adding sprawling porches on the first and second floors. The result is a marriage of two styles with a practical solution to ventilation.

The Davenport House which sits across the street at 613 W. Hunt Street was probably build by Higgins in the same year as the Brooke House. Higgins was an accomplished builder of American Foursquare homes and incorporated its boxy, pyramidal forms into many of the homes he built. The pavilion which had a gabled roof in the Brooke House now has a hip roof. Though Davenport house moves further away from the Queen Anne Style, the builder put an ornamental finial at the apex of the roof to remind us of the home's (and the client's) appreciation of tradition.

Elsewhere in McKinney, builders and clients were warming up to the new style. The home at 510 Foote Street build for F.E. Wilcox in 1910 is decidedly in the Prairie Style with its wide eaves, square columns, and hip roof. Still, the window treatment lacks a complete expression of the style.

Finally, in 1911 J.P. Burrus spent \$30,000 dollars on a house at 405 N. Waddill that was unabashedly in the Prairie Style. The Queen Anne vocabulary is completely gone. Thus, a new design paradigm became the mode of the day in McKinney.



Queen Anne Style

The elements that characterize the Queen Anne Style are:

- typically two stories
- asymmetrical front facade
- complex gabled roof
- abundant ornamentation
- elaborate spindlework and brackets
- towers or turrets
- wrapping porches
- vertical massing
- simple one-over-one sash windows
- fish-scale shingle
- decorated gables

The Queen Anne Style originated in England around the mid 19th Century. It was among other Victorian era designs that developed around that time that included Second Empire and Beaux-Arts styles. The Queen Anne Style was inspired by medieval architectural forms like steep cross-gable roofs, towers with spires, spindlework and other decorative flourishes. It was popularized by English architect Richard Norman Shaw.

Early versions of the style as seen in McKinney's **Gough House** featured a profusion of ornamentation that was only limited by the owner's budget. It's focus on complex framing and ornamentation came at a cost. Even though this ornamentation was made more affordable by advancements in industrial production, a full-fledged Queen Anne Style home was beyond the financial means of most McKinney citizens. It was this mechanization and superfluous decoration that later styles like the Arts & Crafts Movement railed against. Nevertheless, the style was enormously popular at the end of the 19th Century.

Less affluent McKinneyites often had to settled for simpler, unadorned structures, usually a single-story, L-plan house with a dominant front-facing gable, similar to the house at **406 Parker Street**. These homes were simple to build and were as functional as the barns that were often close by. However, as the economy of McKinney grew, people became more interested in decorating their homes with manufac-



Floor Plans of Design No. 141



The above illustration is from a 1901 pattern book showing a late Queen Anne Style home. In 1903, the same company offers a simpler and more "modern" version of the style.

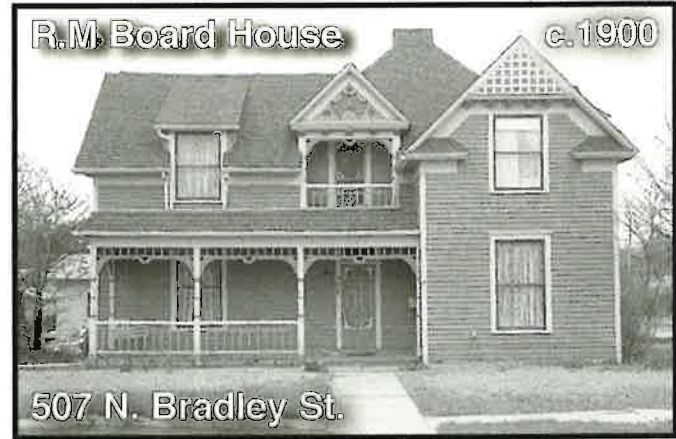
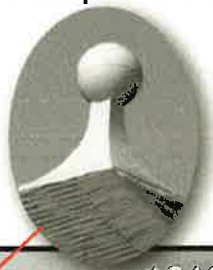


tured ornaments like turned railings and spindle-work. The addition of these decorative motifs to the otherwise vernacular farm house gave rise to the Folk Victorian Style.

In the beginning, the added ornamentation appeared as almost an after thought but as the local economy improved so did the sophistication of this style. Instead of tacking on a bracket to a porch column, more thought was given to the overall look of the house. While the Folk Victorian Style became more elaborate, other design influences such as the Craftsman and Prairie Style that valued simplicity and restraint were leading builders to tone down the Queen Anne motifs.

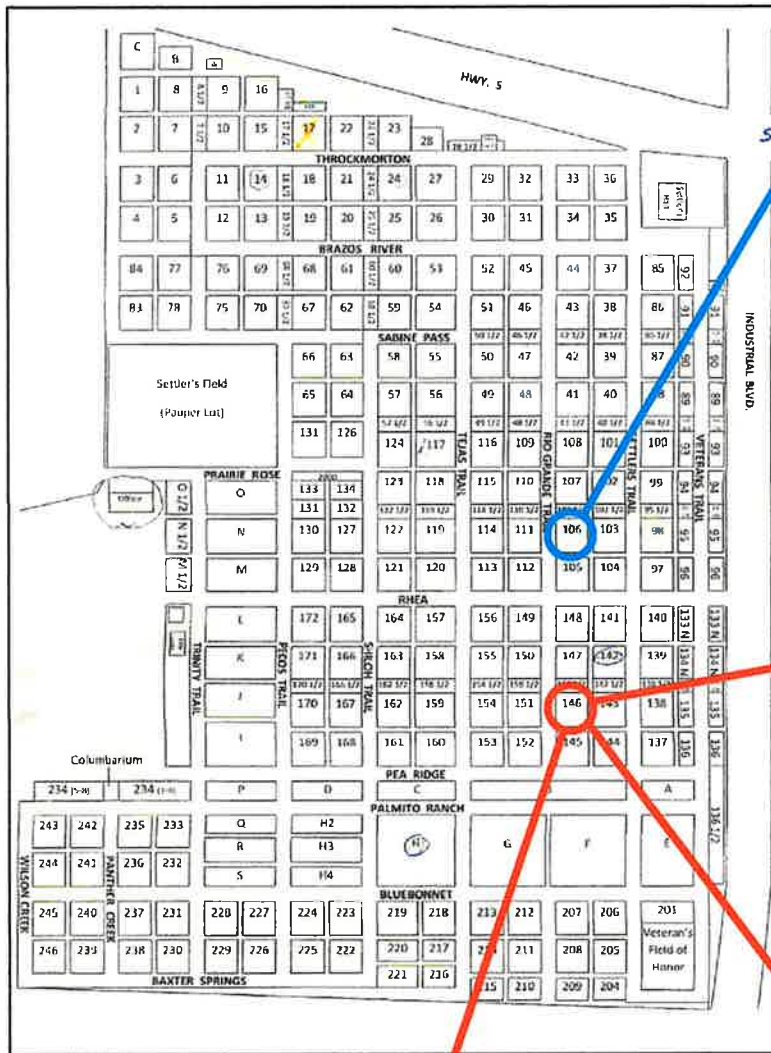
In the first decade of the 20th Century, as design tastes were changing, builders often combined characteristics from various styles. During this period, the difference between Folk Victorian and Queen Anne became nearly indistinguishable. The **Metz House** is a good example of a Queen Anne house of this period. While decidedly Queen Anne in its stateliness, its basic form owes much to the Folk Victorian Style. In contrast, the **R.M. Board House** demonstrates a stylish interpretation of the vernacular form.

The Queen Anne Style slowly lost its popularity during the first decade of the 20th Century as more restrained and economical styles became popular and incorporated into home design. Even with its roof-top finial, the **R.W. Davenport House** built in 1910 demonstrates the waning influence of the Queen Anne Style in McKinney in favor of a more reserved, spacious structure.



Pecan Grove Cemetery

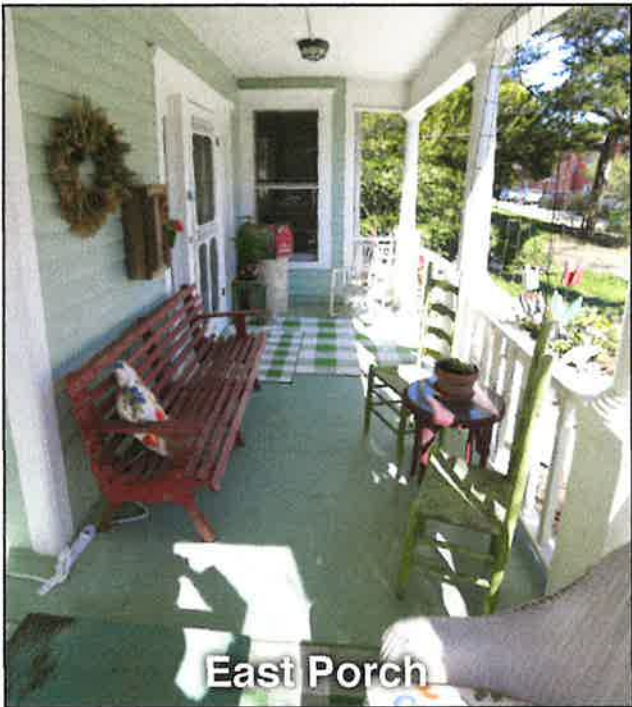
This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 309 N. Benge Street.



Wootson "Dock" Coleman Hill
Sept. 5, 1860 - Jan. 9, 1934



Current Photos (2020)



Neighborhood Context (2020)

309 North Street neighborhood context



View looking south on N. Benge Street



View looking north on N. Benge Street

Homes near 309 N. Benge Street



313 N. Benge St.



401 W. Hunt St.



502 N. Hunt St.

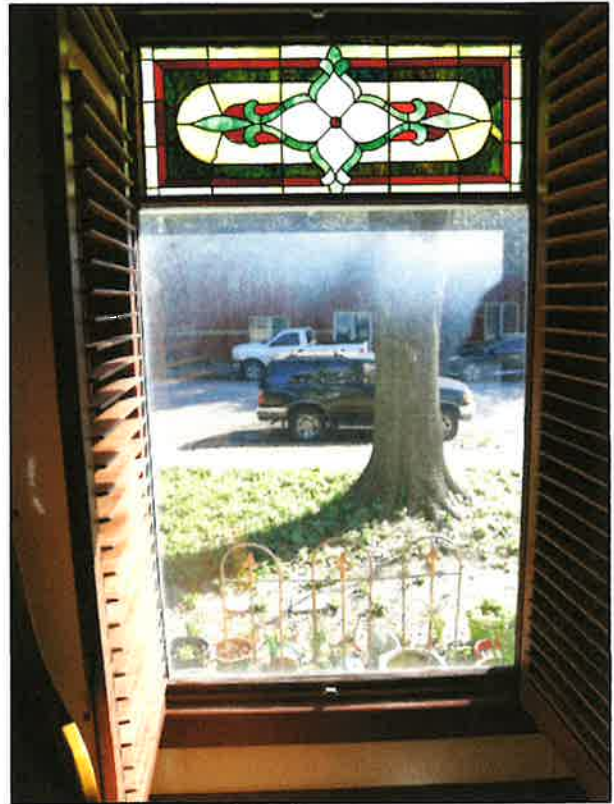


401 W. Lamar St.

Architectural Accents

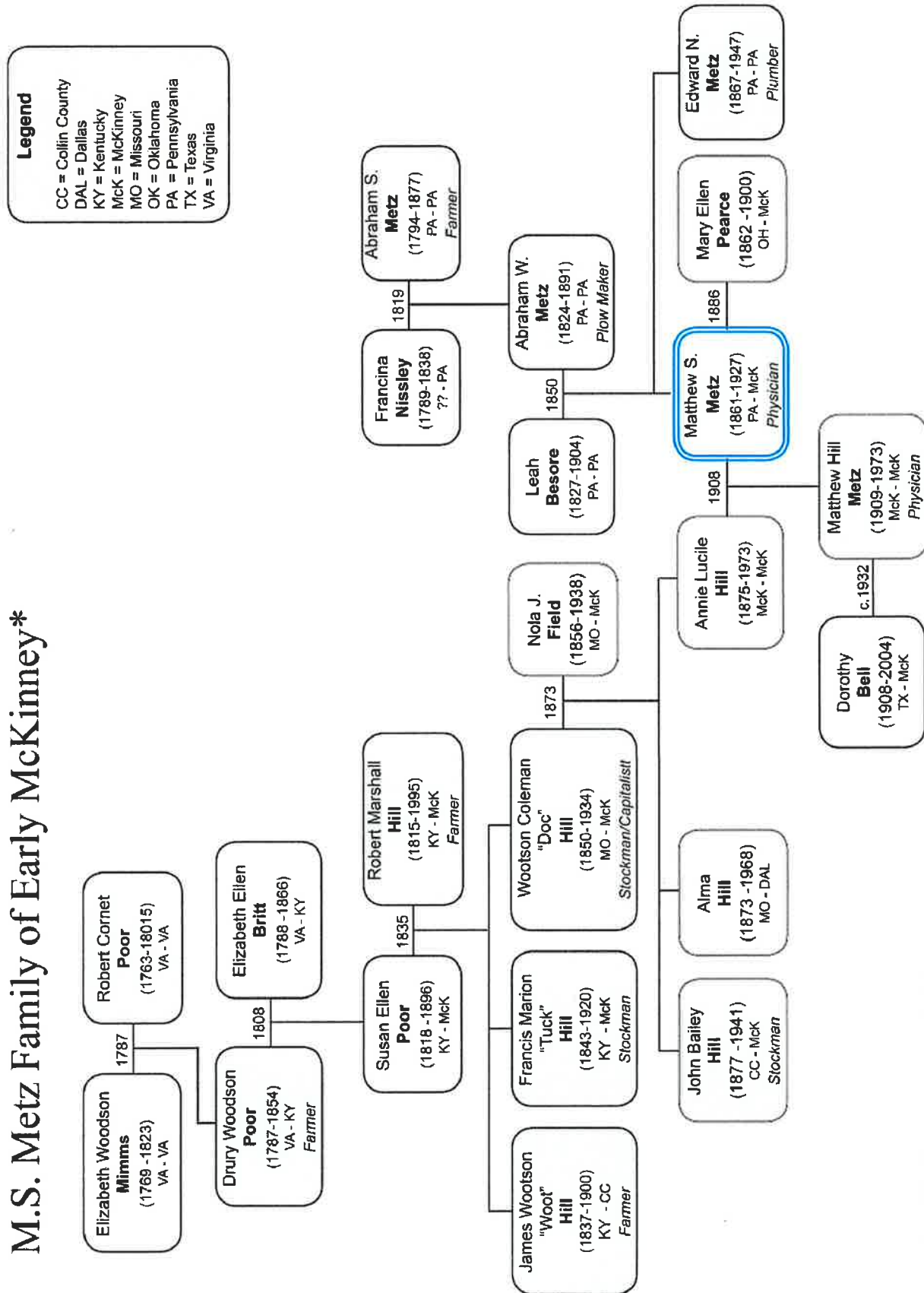






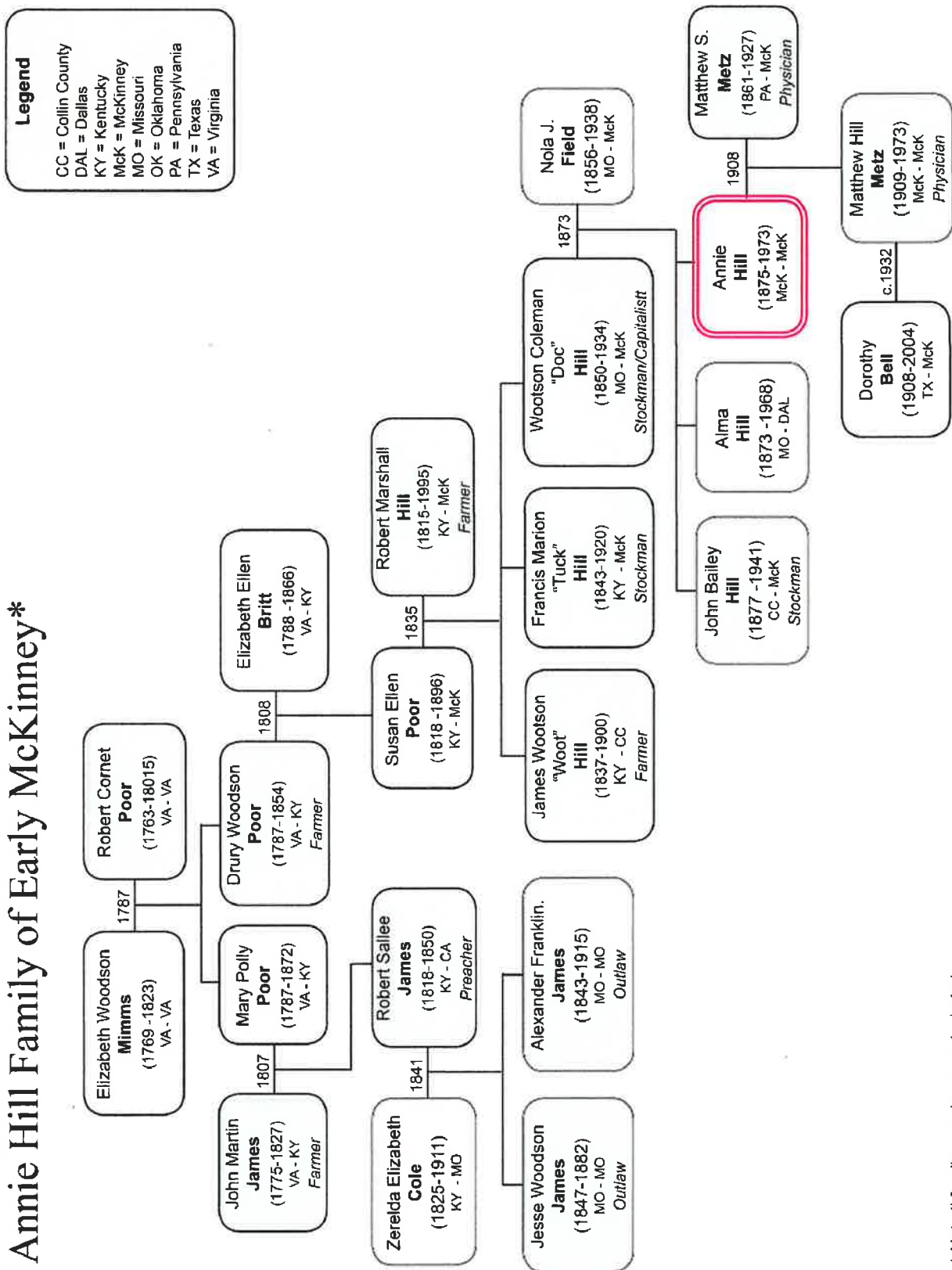
H. Additional Information

M.S. Metz Family of Early McKinney*



* Not all family members are included.

Annie Hill Family of Early McKinney*



* Not all family members are included.

I. References & Resources

Collin County Deeds Records Office.

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Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *

Metz House April 2020





Circa 1913

Metz House 1985



Metz House 1985



Metz House 2015

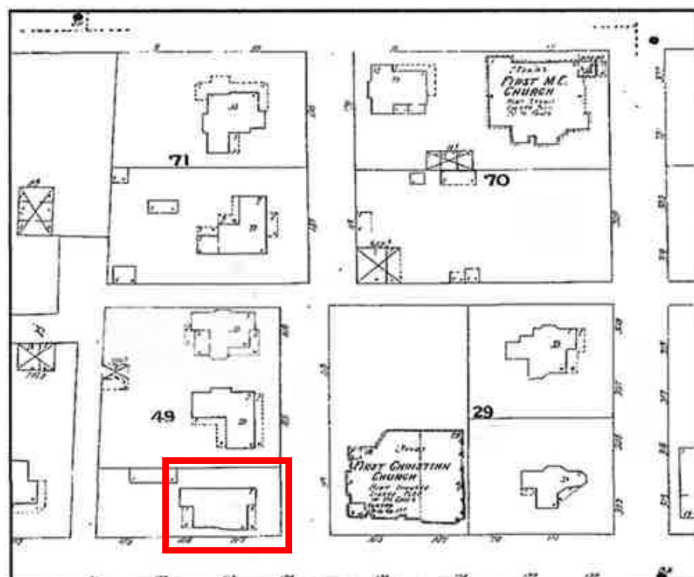


Metz House April 2020



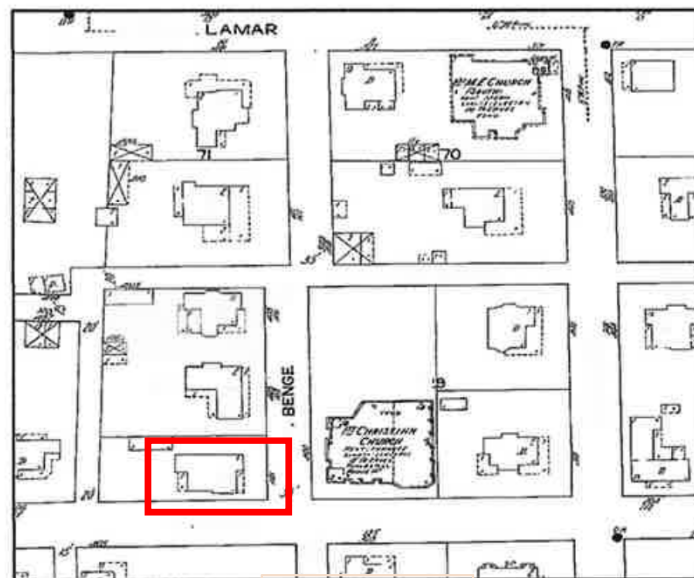
Metz House April 2020



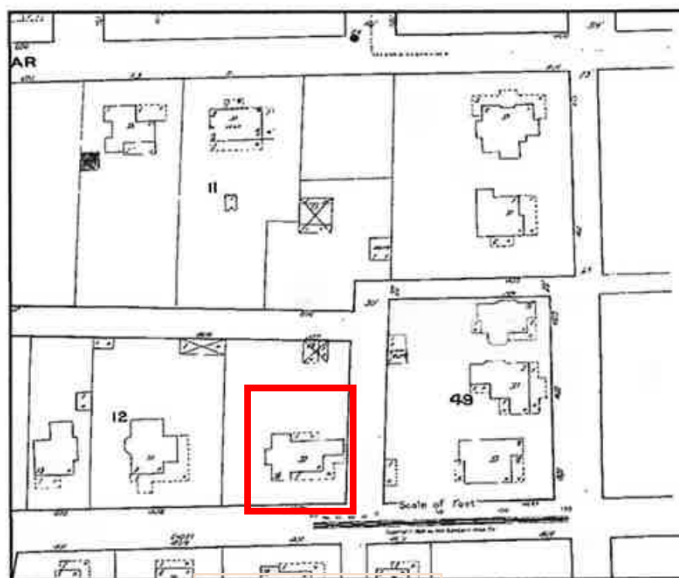


1908

Sanborn Maps



1914



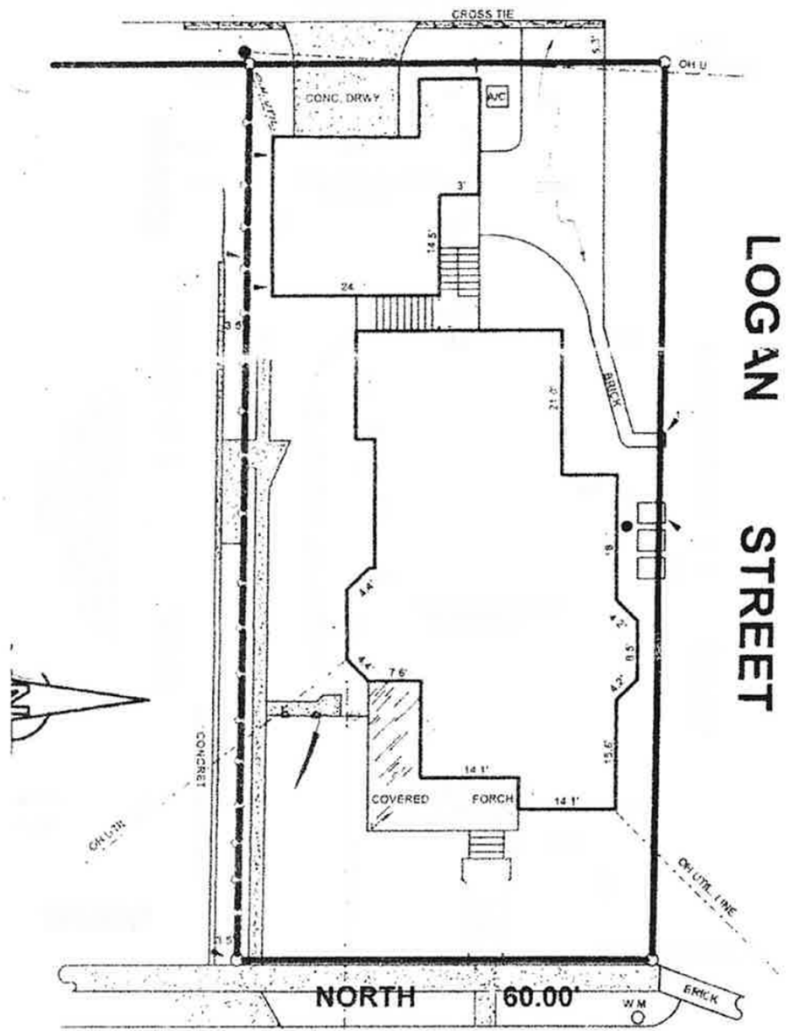
1920

A1

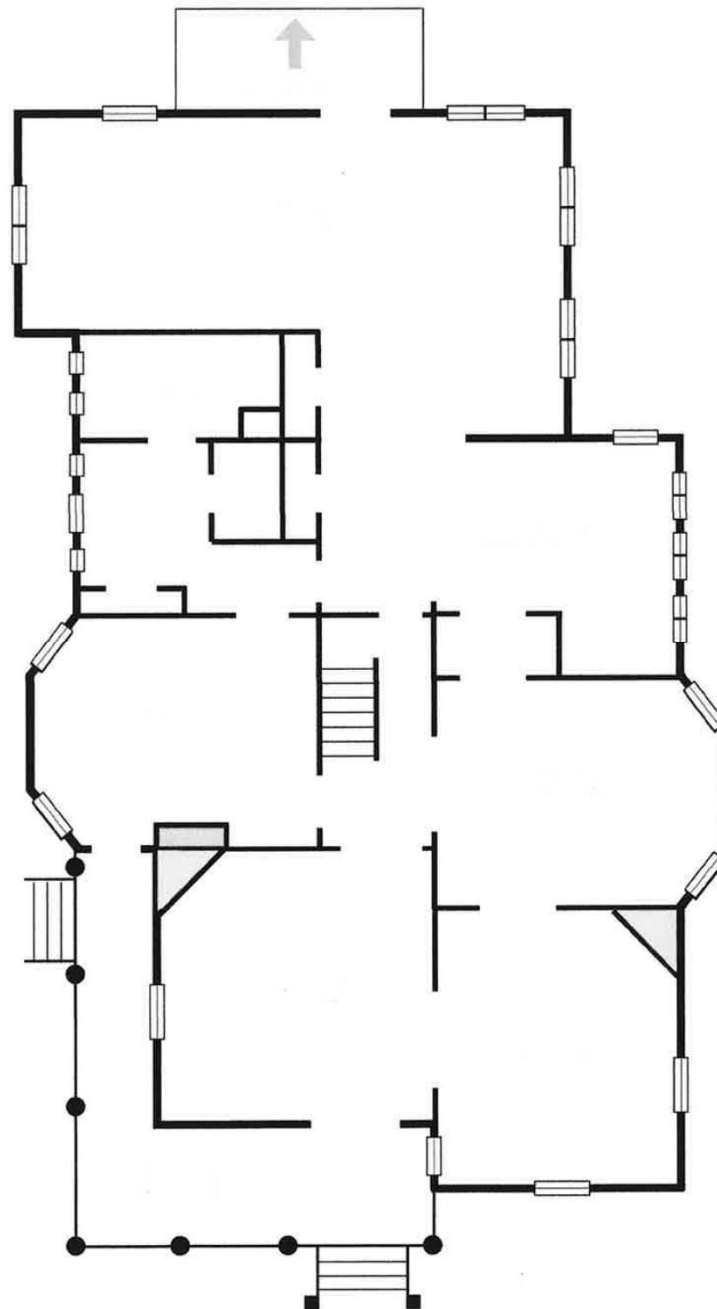
Place a red box outline around the building. Thank you!

Author, 4/6/2020

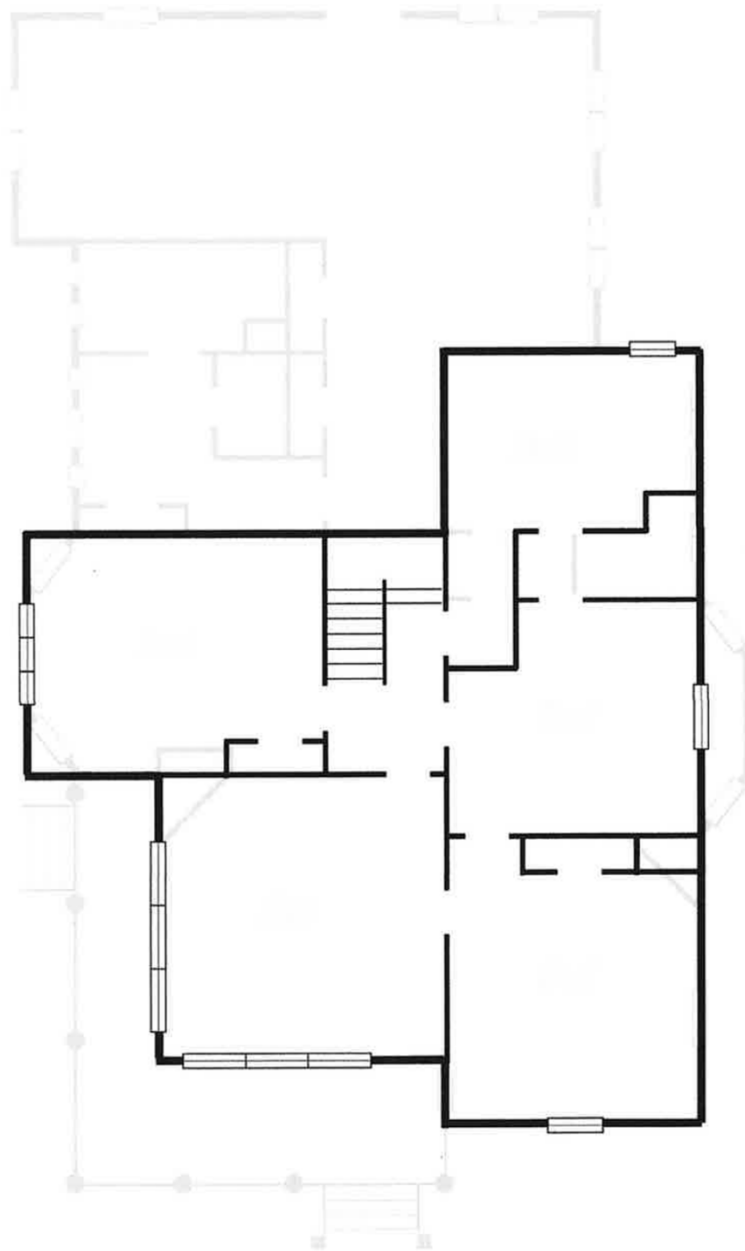
LOGAN STREET



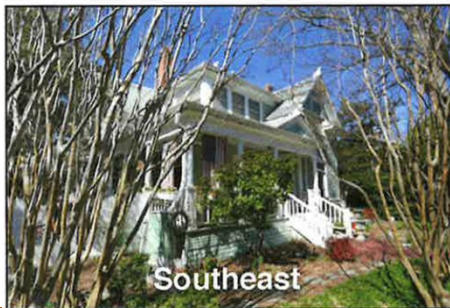
N. BERGE STREET



First Floor Plan



Current Photos



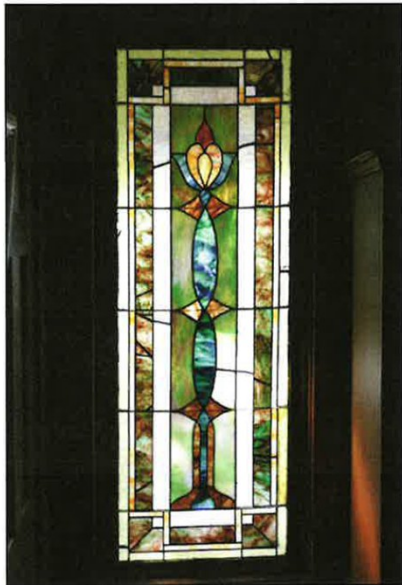
Neighborhood Context

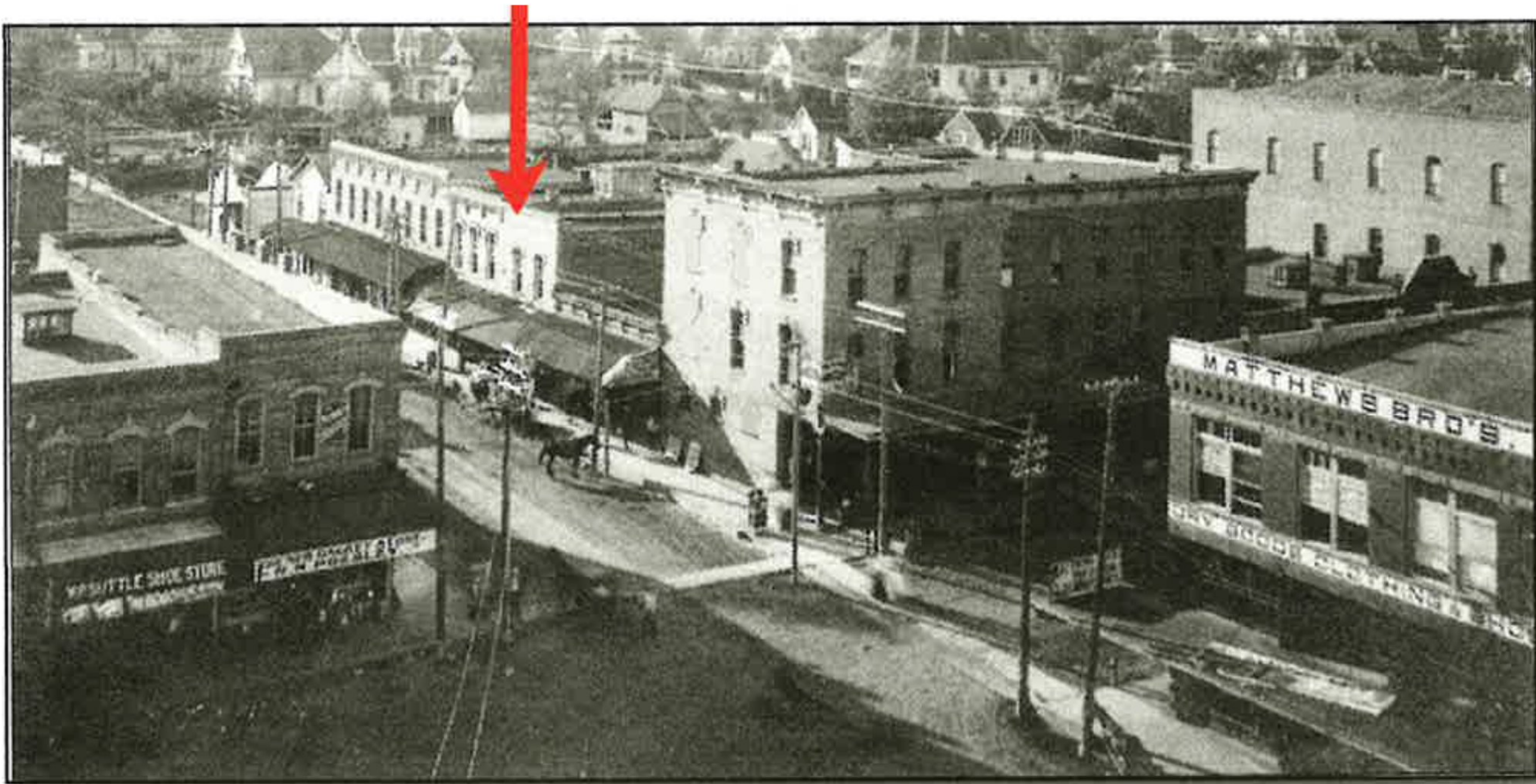
Architectural Details





Stained glass original to the house.





Metz Block 1892. Home of a variety of businesses. Photo gallery, cigar factory, telegraph office, grocery store. March 1937, building burns due to tenant knocking over a can of gasoline near a stove.



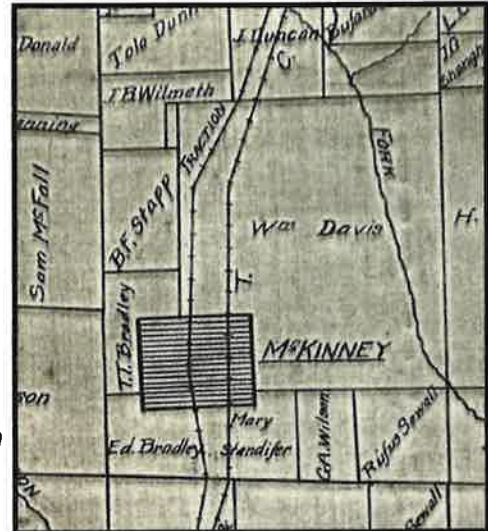
309 N Benge
Metz House
April 2020

F. Drawings

William Davis Headright

When Texas became a republic, it granted land to participants in the battle for independence. There were several classes of grants available depending on when a person arrived in Texas and if they were married. Generally, a married man who was in Texas before March 2, 1836 would be eligible for a First Class Headright grant of one league and one labor of land (4,605 acres). A single man could get 1/3 of a league and one labor.

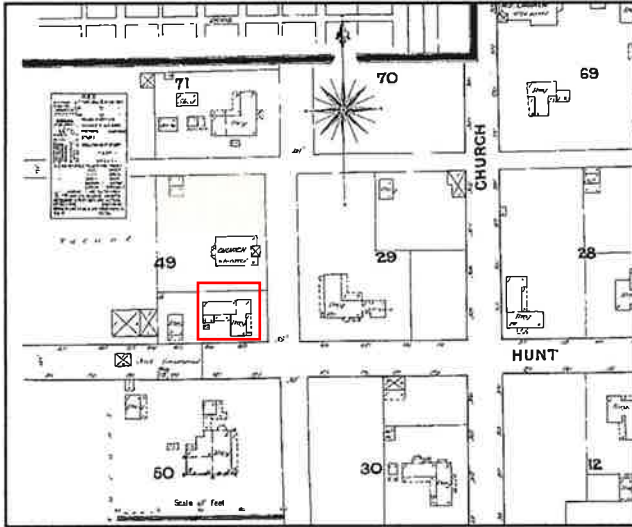
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associated with his contribution to Texas independence.



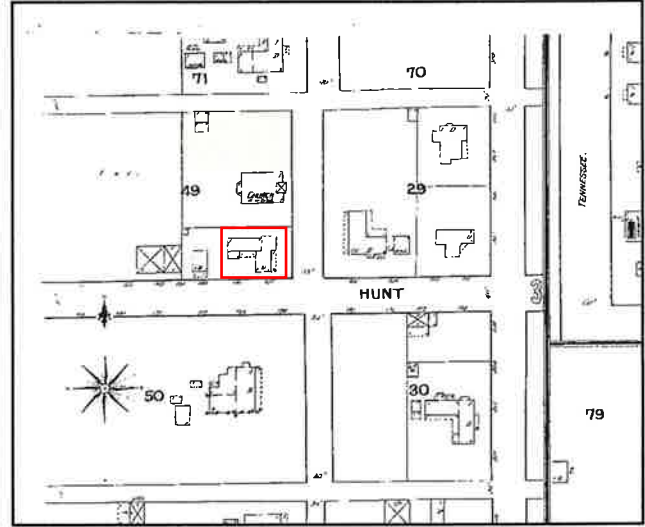
This grant became known as the Davis Survey and amounted to 3,129 acres which encompassed the site chosen to be the County Seat of Collin County. William Davis donated 120 acres of his land to the County Commissioners to be used to create the town of McKinney. The legal description of properties which were a part of this donation include the words "McKinney Original Donation." The photo below shows the Davis Survey and the McKinney Original Donation (outlined in blue) overlaid on a map of McKinney's downtown area.



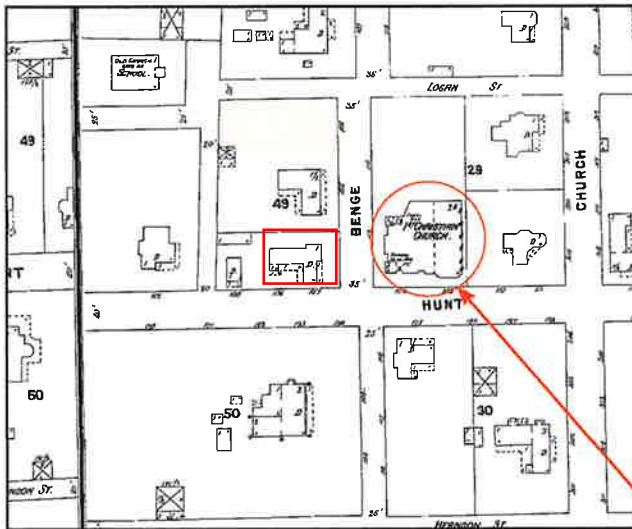
Sanborn Maps: 1888 - 1927+



1888

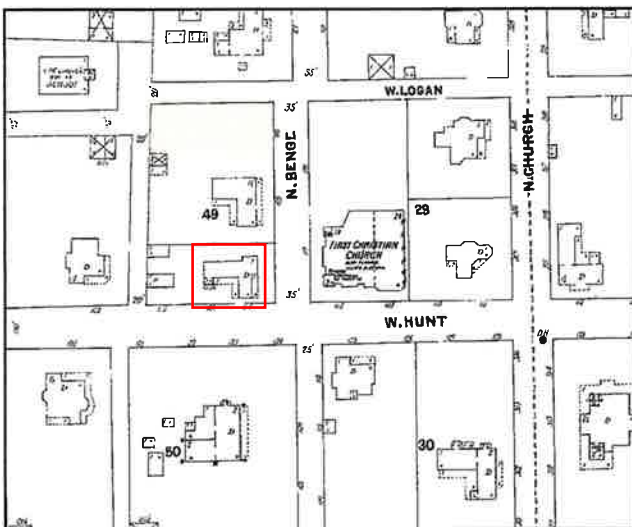


1893

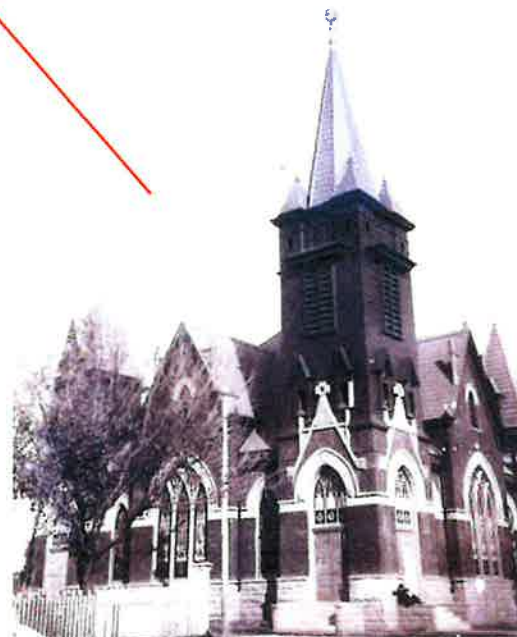


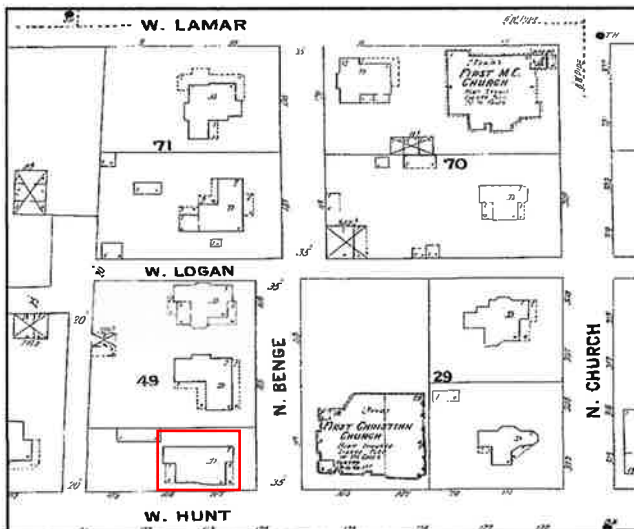
1897

In 1897, the First Christian Church moved from their wood-frame building they built in 1858 into their new Gothic Revival Style brick building across the street on Bengé Street. The building was designed by J.E. Flanders who is best known for designing the Heard-Craig House. The previous church was completely remodeled to become a parsonage. In 1906, Dr. Metz purchased the adjacent lot to the north of it. The Metz and Hill families were supporters of the church. Dr. Metz was the congregation Chairman in 1923. In 1970, the nearby First Methodist Church purchased the church property and razed the building to accommodate its own expansion.



1902

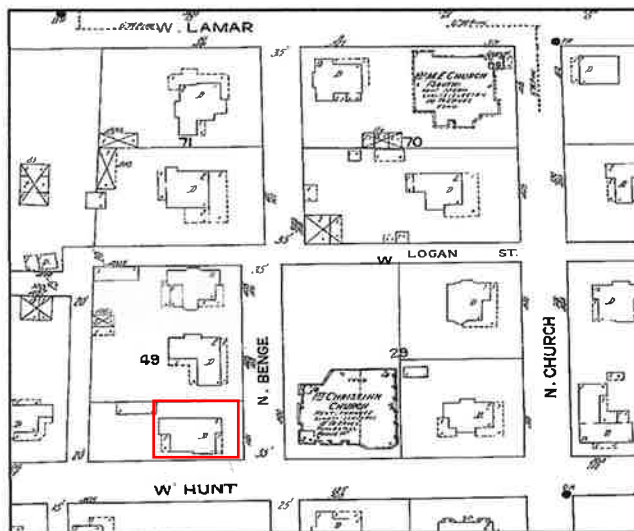




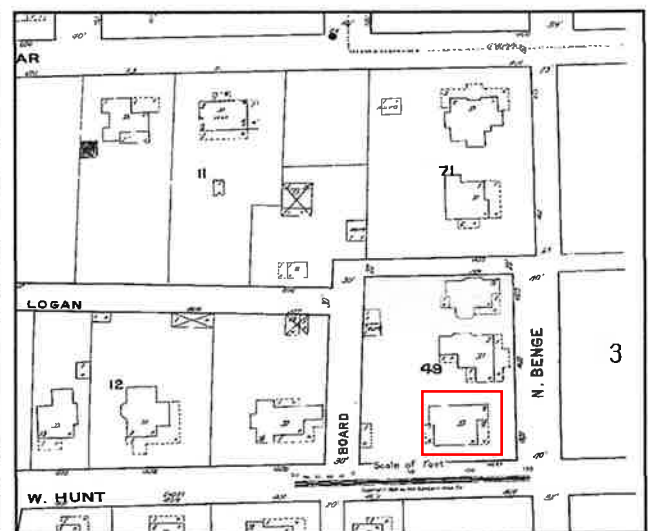
1908

In 1954, the home at the corner of Benge and Virginia Street owned by Willa Largent caught fire on a windy night, spreading sparks and embers north along Benge Street. Several homes in the vicinity were affected. A total of five houses were completely destroyed including the First Christian Church parsonage occupied by Rev. T.W. Sisterson. Sparks ignited the roof of Mrs. Metz's house but the firemen were able to subdue the threat during the three-hour conflagration.

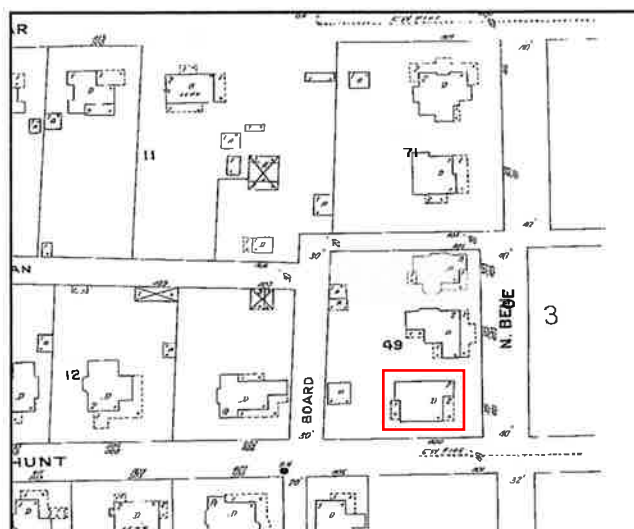
X The site of the destroyed parsonage.



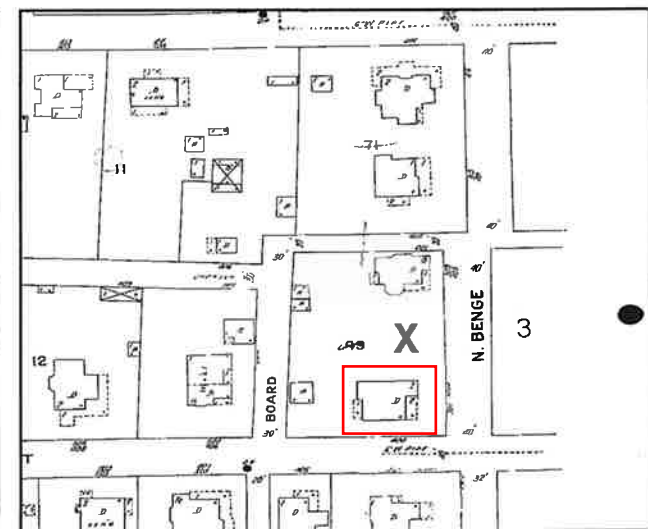
1914



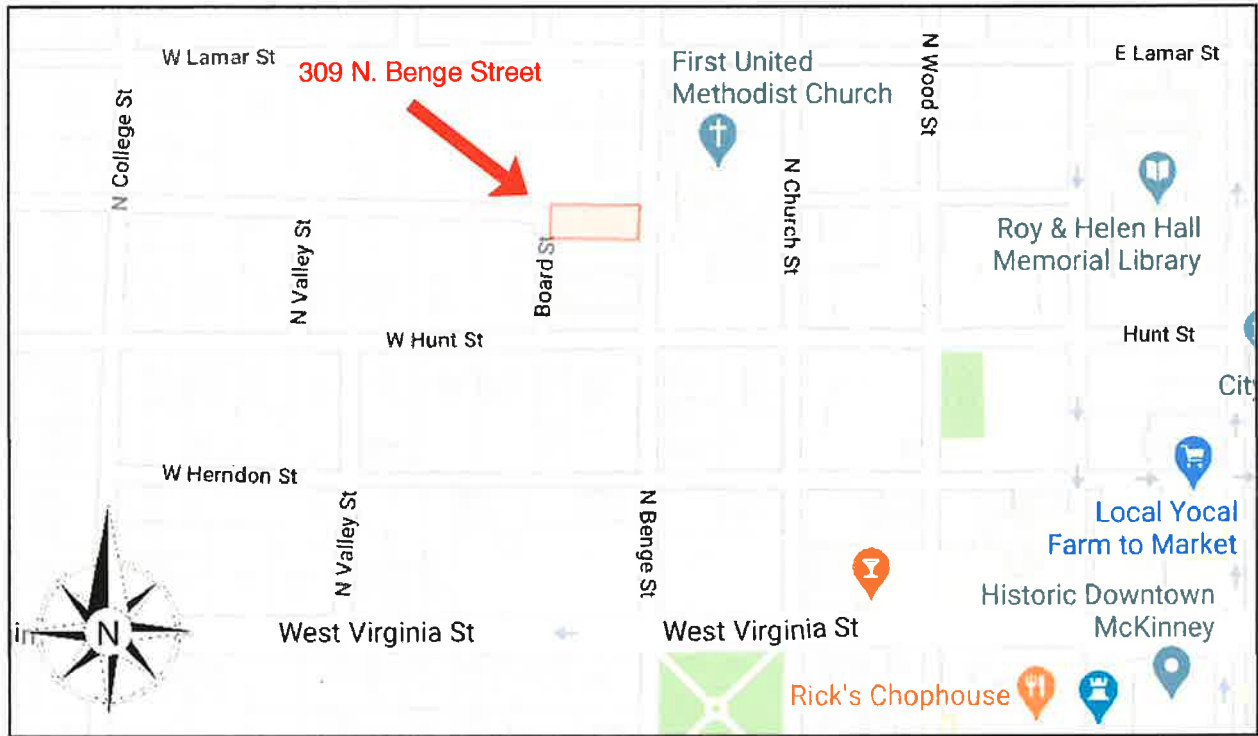
1920



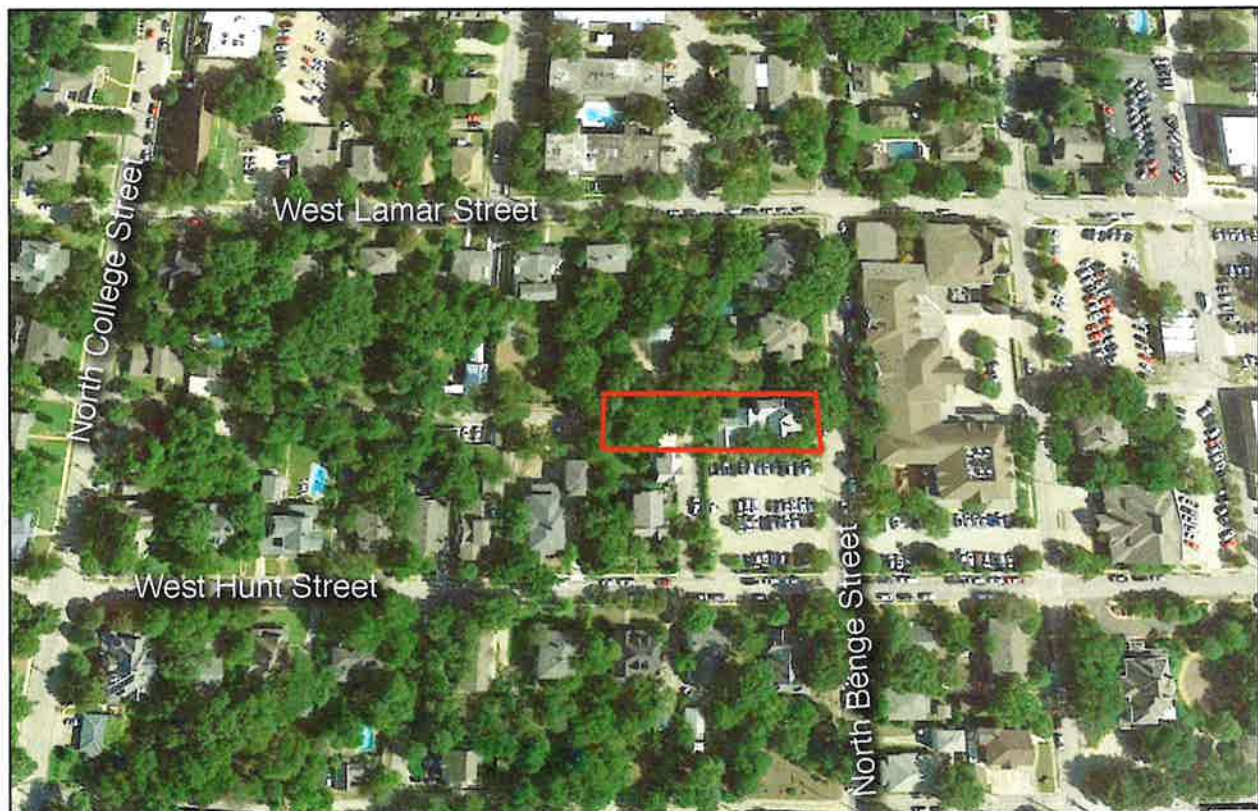
1927



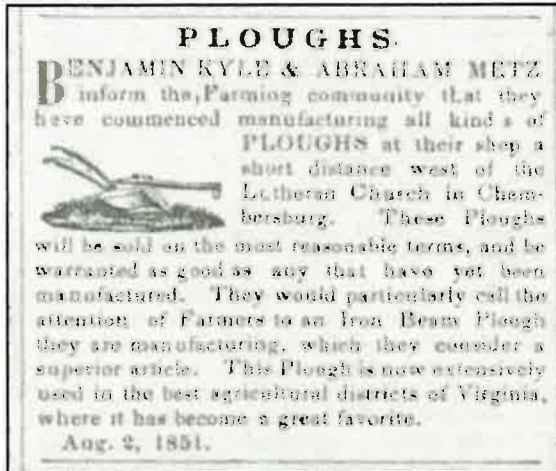
1927+



The map above shows the neighborhood around 309 North Benge Street. The aerial photo below shows the immediate neighborhood bordered by North College, West Lamar, North Benge and West Hunt Street.



G. Photographs

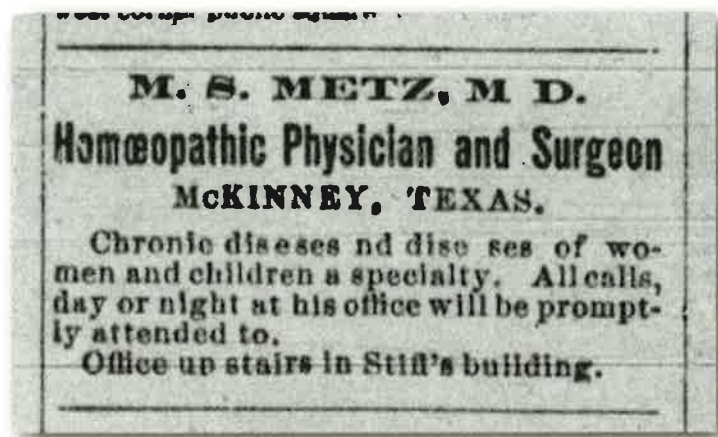


Abraham W. Metz, the father of **Matthew S. Metz**, was a successful plow manufacturer in his home town of Chambersburg, PA. Abraham died in 1891 which coincides with Dr. **Matthew Metz's** purchase of several properties around McKinney, including nearly all of Block #2 just west of the Square.



In 1864, when **Matthew S. Metz** was three years old, Confederate soldiers raided Chambersburg, PA (pictured above) where his family lived. A newspaper story from the time reports that **Matthew** barely escaped being trampled by horse-mounted raiders.

Matthew S. Metz graduated from the Hahnemann Medical College of Chicago in 1883. Following his education, he set up practice at Watseda, Illinois, about 80 miles south of Chicago.

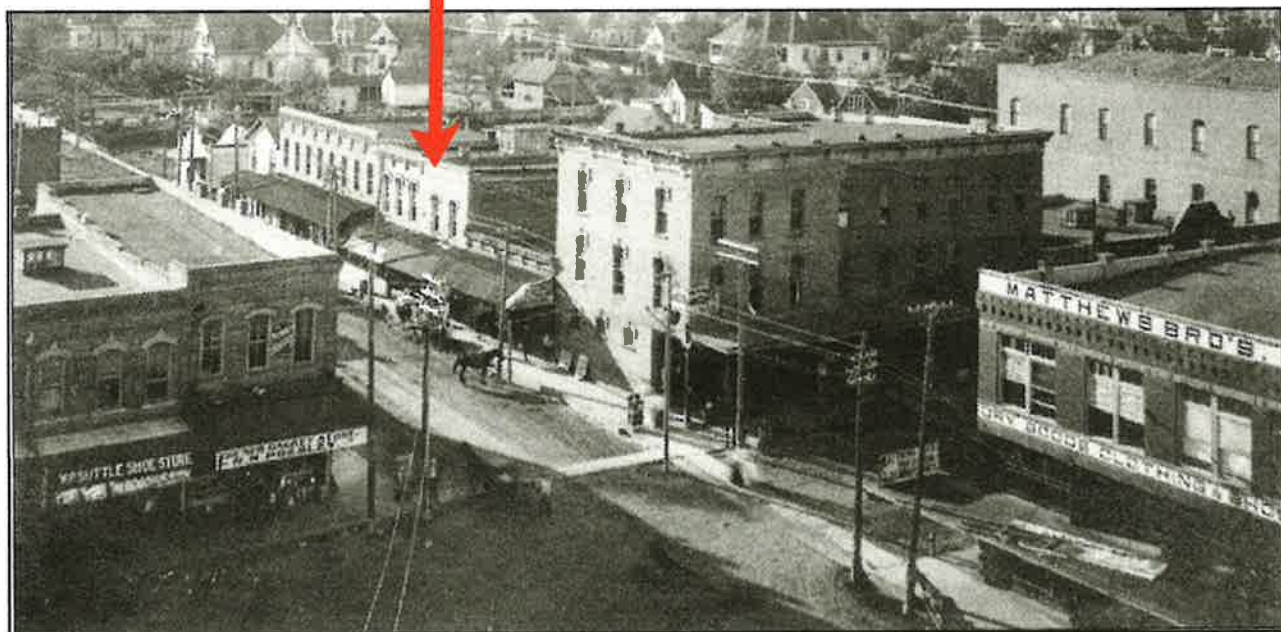


Dr. M.S. Metz married Mary Ellen Pearce from Ohio in February of 1886. In December of that same year the couple was in McKinney buying a home and Dr. Metz was setting up his practice on the Square.



In August of 1891, five months following his father's death Dr. Metz began purchasing the lots that made up Block #2 of the McKinney Original Donation. In 1892, he had a two-story brick building built on his accumulated properties. The Metz Block, as it was known, was home to several businesses over the years including a photo gallery, a cigar factory, a telegraph office and a grocery store. In March of 1937, the building burned down when a tenant accidentally knocked over a can of gasoline near a stove.

The Metz Building





*Dr. Metz was active in several organizations including the Masons and the Elks. However, before there was the Elks Club there was the **Harmony Club**. The club was not a singing group but rather an exclusive social club that hosted dances. It limited its size to 25 members and a single black ball could eliminate an aspiring applicant. The above photo was taken 1904 and shows the mustached Dr. Metz in the middle row at left. This club latter became the Elks Club with Dr. Metz being its first Exalted Ruler.*

***Dr. Matthew Metz** was known as Max back home in Chambersburg, PA. This newspaper article from 1907 announces Dr. Metz's trip abroad to sell some Texas land, presumably some of the acreage he had been accumulating for himself.*

TO SELL TEXAS LAND.

Dr. Max S. Metz, of McKinney, Texas, left for Philadelphia on Friday forenoon. Today he sailed on the steamship Friesland for London, and while there will close an extensive land deal with a number of English capitalists. Before returning home he will visit Belgium, Germany, Switzerland and France. He is a brother of Edward Metz, the well known South Main street plumber.



Dr. Metz died at home in 1927 at the age of 66 due to heart failure. He was interred at Pecan Grove Cemetery in a plot he purchased in March of 1924.



The above photo of the M.S. Metz house was taken around 1913, based on the apparent age of the child on the tricycle who is most likely Dr. Metz's son who was born in 1909. One window has a stained glass pane which suggests that the other stained glass windows in the house are original to the house.



Annie Hill was a second-cousin-once-removed to **Frank and Jesse James** (at left). That is, Annie's great-grand-father was the Jameses' great-uncle. Though that seems like a distant relation, the Jameses were close to Annie's Uncles Tuck and Woot, having served in the Civil War together. The outlaw brothers visited McKinney occasionally. Though Jesse was murdered in 1882, Frank was acquitted of his crimes and held several honest jobs afterwards, including working as a shoe salesman for Sanger Brothers in Dallas around the time Annie married Dr. Metz.



‘Snuff’ Treats Stomach Ulcers

Powdered Pituitary Gland Is Reported Effective By Two Baylor Scientists

OKLAHOMA CITY, Nov. 15 (AP).— A whiff of snuff was reported today as the newest and most successful treatment of stomach ulcers, one of the commonest complaints of fast-living civilized man.

The snuff treatment, announced to the Southern Medical Association by Dr. M. Hill Metz and Dr. Robert W. Lackey of Baylor University, Dallas, has been found effective in 55 out of 60 cases on which it was tried.

Pituitary Powder Used

A finely-ground powder made from the rear half of the pituitary glands of animals is the special snuff used, they said. It is inhaled into the nose. The pituitary gland, which is located in the brain, is the source of the hormone known as pituitary.

In 1938, **Dr. Matthew Hill Metz**, son of Annie and Dr. Metz, created a treatment for stomach ulcers from powder made from the pituitary glands of animals.

Annie Hill's father's given name was **Wootson Coleman Hill** but he went by the name "Doc" (sometimes Dock). This moniker gave rise to his initials D.C. which stood for Doc Coleman. Annie's father and brother were in the mule business as were her uncles Woot and Tuck.



In 1908 **Annie Hill Metz** became a charter member of the Pierian Club, a social organization made up of married women dedicated to charity and learning. In the above photo of the club members, Annie is on the back row, far left. Dr. Metz is also in the photo for some reason.

APPLICATION for CERTIFICATE of ELIGIBILITY for HNIZ TAX INCENTIVE PROGRAM City of McKinney, Texas

OWNER:

NAME Diane Craig
COMPANY
ADDRESS 309 N. Bengue Street
CITY, STATE ZIP McKinney, TX 75069
PHONE 972-333-0091
FAX
E-MAIL ADDRESS craigdiane120@hotmail.com

ADDRESS OF PROPERTY BEING CONSIDERED: 309 N. Bengue Street
Legal Description: M.O.D., Blk 49, Lot 205a & 221a

PLEASE CHECK THE APPROPRIATE LEVEL THAT APPLIES:

☒ Level 1 ☐ Level 2 ☐ Level 3

REQUIRED ATTACHMENTS:

☒ Letter of intent ☒ Legal description of Property ☐ Cost Estimates
☒ Photographs of Property ☐ Certificate of Appropriateness ☐ Approved Marker
(If Applicable)

ALL ATTACHMENTS SHOULD BE 11" x 17" OR SMALLER.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a Certificate of Eligibility does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. All work is subject to verification.

Owner's Signature:

X

Diane Craig

Date: ^{MAR 9} Jan 13, 2020

Date: _____

Return all forms and documentation to the Historic Preservation Office, Development Services Building.
221 N. Tennessee St. McKinney, TX 75069

FOR OFFICE USE ONLY:

Date Received:

File #

Preservation Priority

Built Circa:



2020-003HT

Code Sections:

Title: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Diane Craig for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 309 North Benge Street.

Text of Legislative File 2020-003HT

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Diane Craig for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 309 North Benge Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: June 4, 2020

DEPARTMENT: Development Services

CONTACT: Guy R. Giersch, Historic Preservation Officer
Mark Doty, Assistant Director of Planning

STAFF RECOMMENDATION: Staff is recommending approval of the Level 1 tax exemption 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: With an associated agenda item, 2020-003HTM, the applicant is requesting approval of a Historic Marker. If the Historic Preservation Advisory Board (HPAB) approves the applicant's request for a Historic Marker, then, under Ordinance 2015-12-105, the applicant is eligible to request that the HPAB consider an application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2020 are \$2,296.

ASSESSMENT: Staff has inspected the house to confirm that the building has

architectural integrity and has been properly rehabilitated/restored and maintained according to the Secretary of the Interior's Standards.

In Staff's assessment, the applicant(s) have met the requirements to obtain a tax exemption under Level 1 of the Historic Neighborhood Improvement Zone Tax Exemption Program. Therefore, Staff is recommending approval of the Level 1 tax exemption for 309 North Bengé Street.

SUPPORTING MATERIALS:

HNIZ App 309 N Bengé

Floor & Site Plan 309 N Bengé

ArchStyle 309 N Bengé

Sanborns 309 N Bengé

Historic Docs 309 N Bengé

APPLICATION for CERTIFICATE of ELIGIBILITY for HNIZ TAX INCENTIVE PROGRAM City of McKinney, Texas

OWNER:

NAME Diane Craig
COMPANY
ADDRESS 309 N. Bengé Street
CITY, STATE ZIP McKinney, TX 75069
PHONE 972-333-0091
FAX
E-MAIL ADDRESS craigdiane120@hotmail.com

ADDRESS OF PROPERTY BEING CONSIDERED: 309 N. Bengé Street
Legal Description: M.O.D., Blk 49, Lot 205a & 221a

PLEASE CHECK THE APPROPRIATE LEVEL THAT APPLIES:

☒ Level 1 ☐ Level 2 ☐ Level 3

REQUIRED ATTACHMENTS:

☒ Letter of intent ☒ Legal description of Property ☐ Cost Estimates
☒ Photographs of Property ☐ Certificate of Appropriateness ☐ Approved Marker
(If Applicable)

ALL ATTACHMENTS SHOULD BE 11" x 17" OR SMALLER.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a Certificate of Eligibility does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. All work is subject to verification.

Owner's Signature:

X

Diane Craig

Date: ^{MAR 9} Jan 13, 2020

Date: _____

Return all forms and documentation to the Historic Preservation Office, Development Services Building.
221 N. Tennessee St. McKinney, TX 75069

FOR OFFICE USE ONLY:

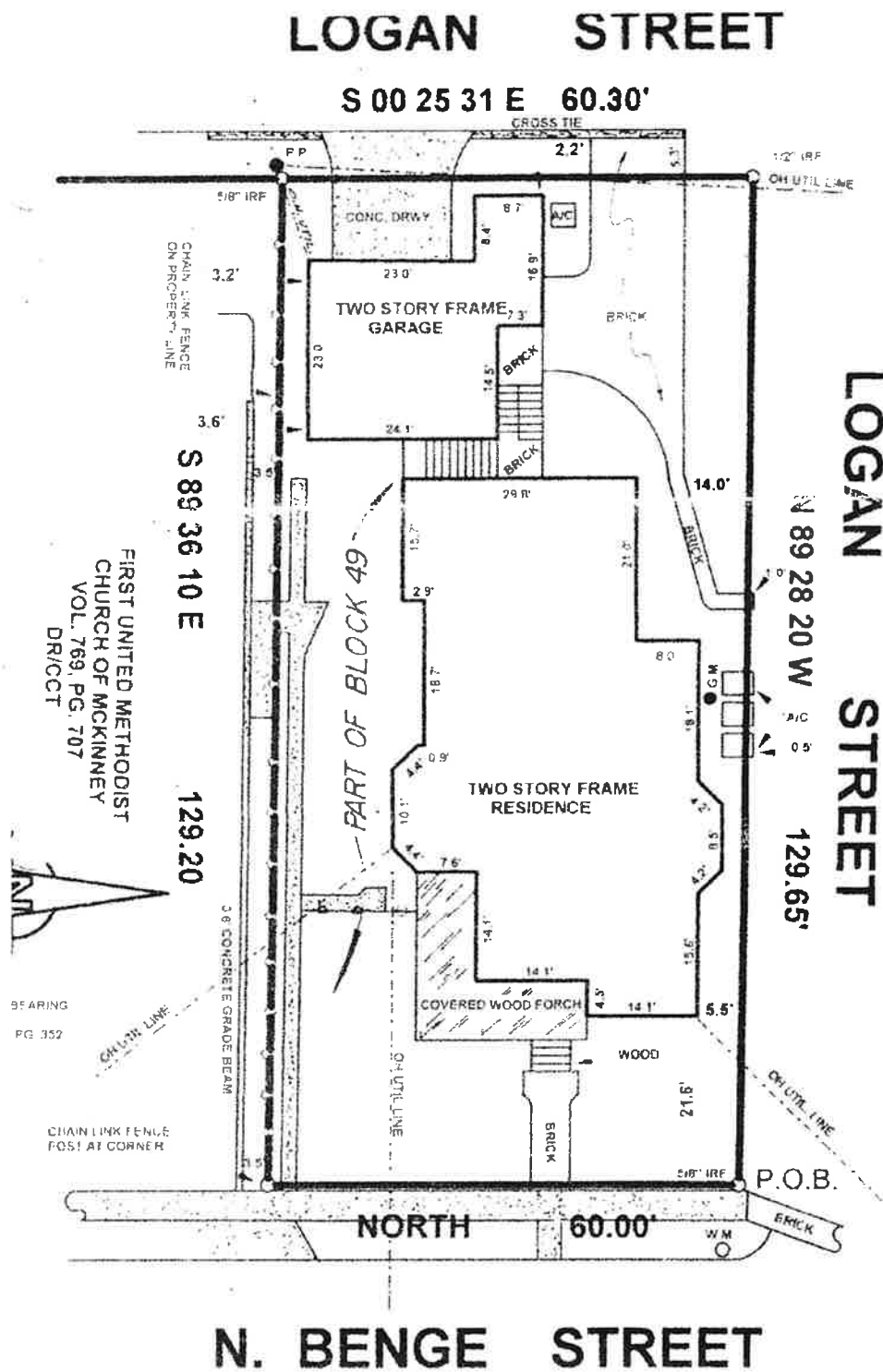
Date Received:

File #

Preservation Priority

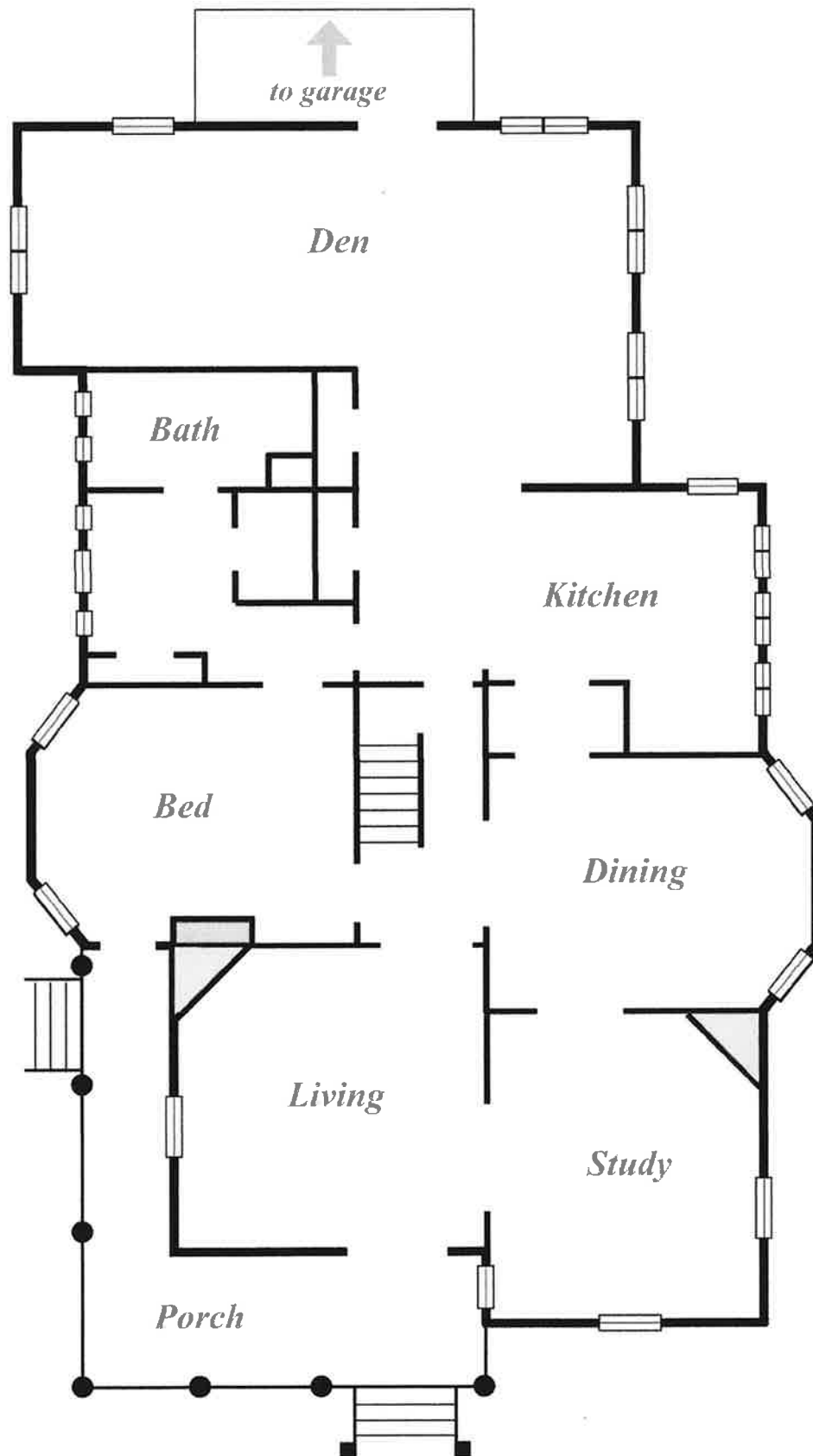
Built Circa:

Site Plan for 309 N. Benge Street

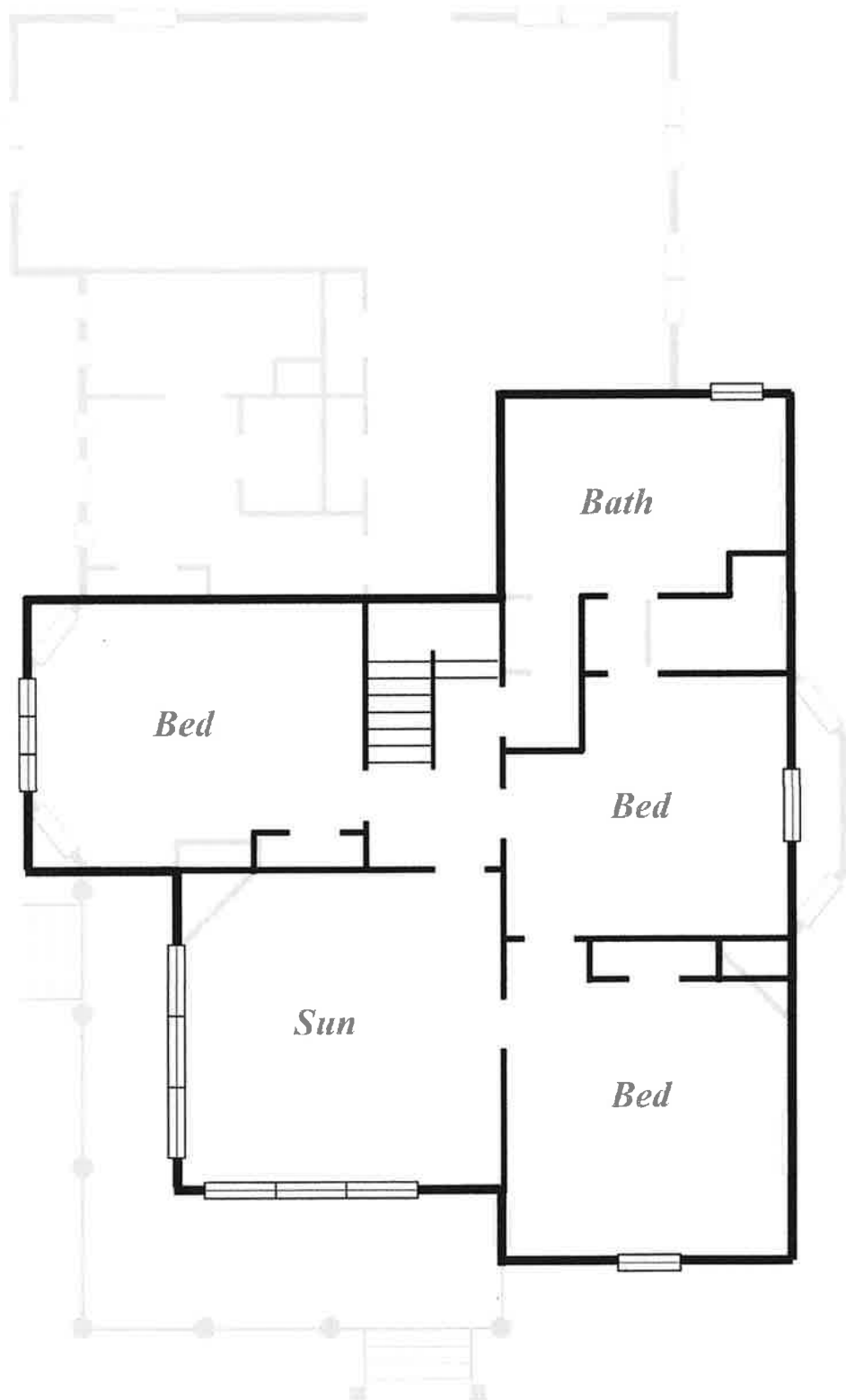


Floor Plan: first floor

This plan shows the Metz House in its current configuration.



Floor Plan: second floor



Evolution of Architectural Style

The first decade of the 20th Century witnessed a huge shift in architectural styles. This shift paralleled the cultural shift that saw improving labor conditions and a growing middle class that had enough money to spend on property and homes, modest though they may be. This new culture had little affinity, for the older aesthetic which valued ornamentation and grandiosity. This change is clearly apparent in the architecture of McKinney.

Queen Anne Style

Before 1900, the preferred style was what we now call the Queen Anne Style. This style is characterized by complex gabled roofs, asymmetry, turrets, and an abundance of elaborate ornamentation. Locally, the Aron House at 523 W. Hunt Street exhibits this architectural vocabulary.

Modern Emerging Alternatives

Just before the 20th Century began, however, new architectural forms offered by the Prairie and Foursquare Styles began appearing in home construction. The Bristol House at 508 Tucker Street was one of the first homes in McKinney to incorporate the deep eaves, hip roofs, and the sprawling geometry these new styles offered.

The Heard-Craig House at 205 W. Hunt Street designed by Dallas architect J.E. Flanders incorporates many of these new forms into a home that is still essentially Queen Anne but mimics the symmetry of the American Foursquare Style (see 801 N. Church St.). Five years later, Flanders moved closer to creating a pure Prairie Style home when he designed the Brown House at 509 N. Church Street.



By the early 1900s, not all builders and clients were ready to abandon the old familiar style and the prestige it conveyed. This resulted in many homes becoming an eclectic mixture of new and old styles.

McKinney builder W.J. Higgins built the Brooke House at 608 W. Hunt Street in 1910. It appears that neither the builder nor the client was ready to embrace the "modernness" of Flander's designed. Instead, the Brooke house preserves the gabled pavilions and proportions of the Queen Anne Style while adding sprawling porches on the first and second floors. The result is a marriage of two styles with a practical solution to ventilation.

The Davenport House which sits across the street at 613 W. Hunt Street was probably build by Higgins in the same year as the Brooke House. Higgins was an accomplished builder of American Foursquare homes and incorporated its boxy, pyramidal forms into many of the homes he built. The pavilion which had a gabled roof in the Brooke House now has a hip roof. Though Davenport house moves further away from the Queen Anne Style, the builder put an ornamental finial at the apex of the roof to remind us of the home's (and the client's) appreciation of tradition.

Elsewhere in McKinney, builders and clients were warming up to the new style. The home at 510 Foote Street build for F.E. Wilcox in 1910 is decidedly in the Prairie Style with its wide eaves, square columns, and hip roof. Still, the window treatment lacks a complete expression of the style.

Finally, in 1911 J.P. Burrus spent \$30,000 dollars on a house at 405 N. Waddill that was unabashedly in the Prairie Style. The Queen Anne vocabulary is completely gone. Thus, a new design paradigm became the mode of the day in McKinney.



Queen Anne Style

The elements that characterize the Queen Anne Style are:

- typically two stories
- asymmetrical front facade
- complex gabled roof
- abundant ornamentation
- elaborate spindlework and brackets
- towers or turrets
- wrapping porches
- vertical massing
- simple one-over-one sash windows
- fish-scale shingle
- decorated gables

The Queen Anne Style originated in England around the mid 19th Century. It was among other Victorian era designs that developed around that time that included Second Empire and Beaux-Arts styles. The Queen Anne Style was inspired by medieval architectural forms like steep cross-gable roofs, towers with spires, spindlework and other decorative flourishes. It was popularized by English architect Richard Norman Shaw.

Early versions of the style as seen in McKinney's **Gough House** featured a profusion of ornamentation that was only limited by the owner's budget. It's focus on complex framing and ornamentation came at a cost. Even though this ornamentation was made more affordable by advancements in industrial production, a full-fledged Queen Anne Style home was beyond the financial means of most McKinney citizens. It was this mechanization and superfluous decoration that later styles like the Arts & Crafts Movement railed against. Nevertheless, the style was enormously popular at the end of the 19th Century.

Less affluent McKinneyites often had to settled for simpler, unadorned structures, usually a single-story, L-plan house with a dominant front-facing gable, similar to the house at **406 Parker Street**. These homes were simple to build and were as functional as the barns that were often close by. However, as the economy of McKinney grew, people became more interested in decorating their homes with manufac-



Floor Plans of Design No. 141



The above illustration is from a 1901 pattern book showing a late Queen Anne Style home. In 1903, the same company offers a simpler and more "modern" version of the style.

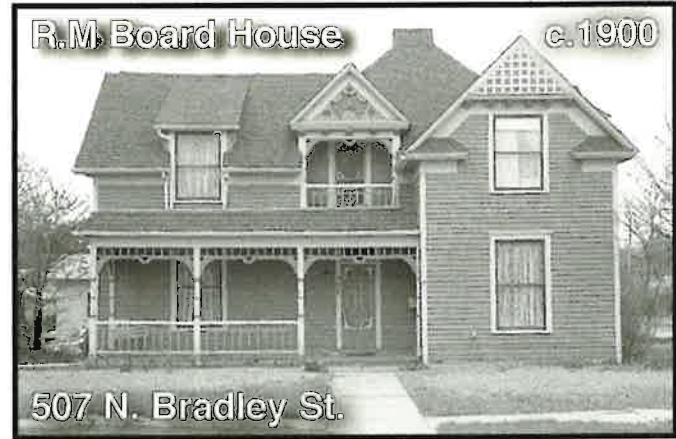
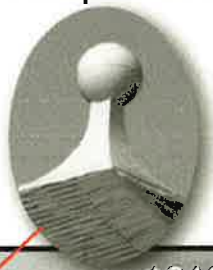


tured ornaments like turned railings and spindle-work. The addition of these decorative motifs to the otherwise vernacular farm house gave rise to the Folk Victorian Style.

In the beginning, the added ornamentation appeared as almost an after thought but as the local economy improved so did the sophistication of this style. Instead of tacking on a bracket to a porch column, more thought was given to the overall look of the house. While the Folk Victorian Style became more elaborate, other design influences such as the Craftsman and Prairie Style that valued simplicity and restraint were leading builders to tone down the Queen Anne motifs.

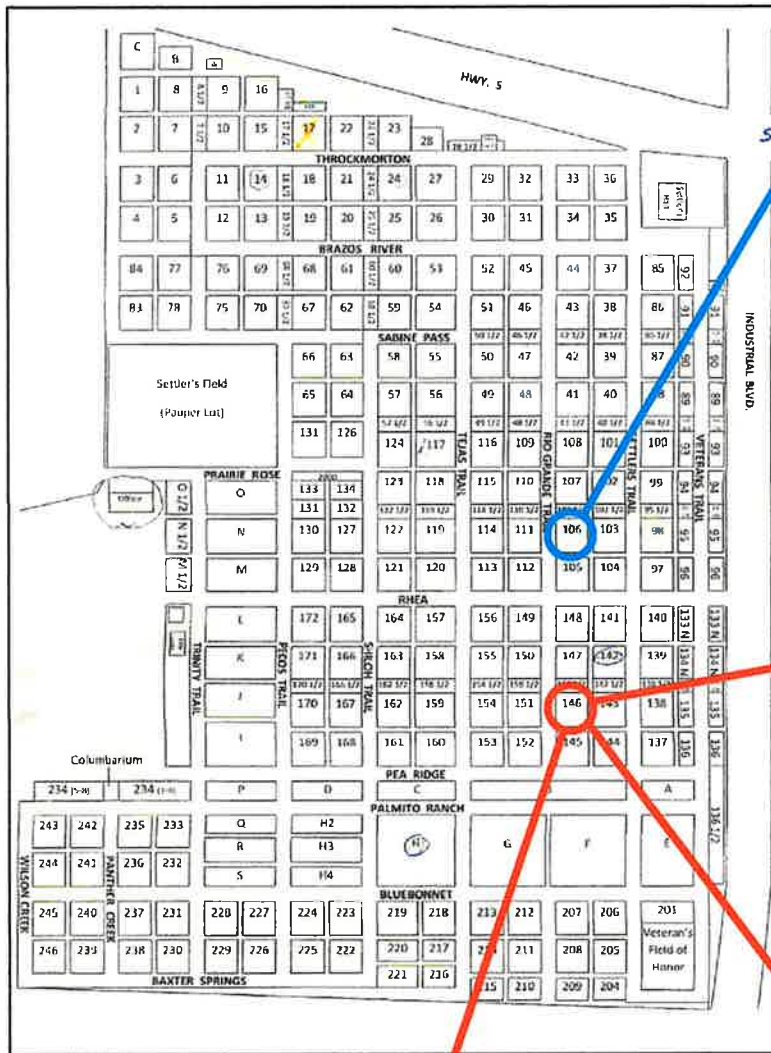
In the first decade of the 20th Century, as design tastes were changing, builders often combined characteristics from various styles. During this period, the difference between Folk Victorian and Queen Anne became nearly indistinguishable. The **Metz House** is a good example of a Queen Anne house of this period. While decidedly Queen Anne in its stateliness, its basic form owes much to the Folk Victorian Style. In contrast, the **R.M. Board House** demonstrates a stylish interpretation of the vernacular form.

The Queen Anne Style slowly lost its popularity during the first decade of the 20th Century as more restrained and economical styles became popular and incorporated into home design. Even with its roof-top finial, the **R.W. Davenport House** built in 1910 demonstrates the waning influence of the Queen Anne Style in McKinney in favor of a more reserved, spacious structure.



Pecan Grove Cemetery

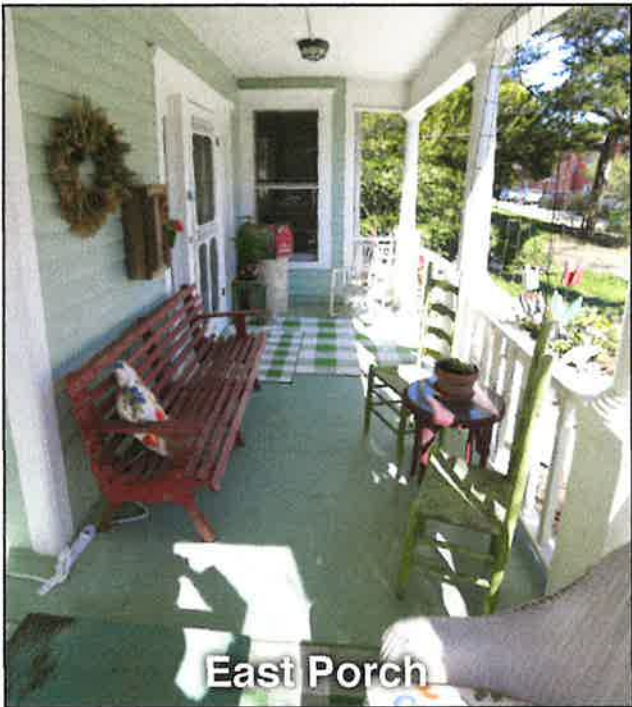
This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 309 N. Benge Street.



Wootson "Dock" Coleman Hill
Sept. 5, 1860 - Jan. 9, 1934



Current Photos (2020)



Neighborhood Context (2020)

309 North Street neighborhood context



View looking south on N. Bengé Street



View looking north on N. Bengé Street

Homes near 309 N. Bengé Street



313 N. Bengé St.



401 W. Hunt St.



502 N. Hunt St.

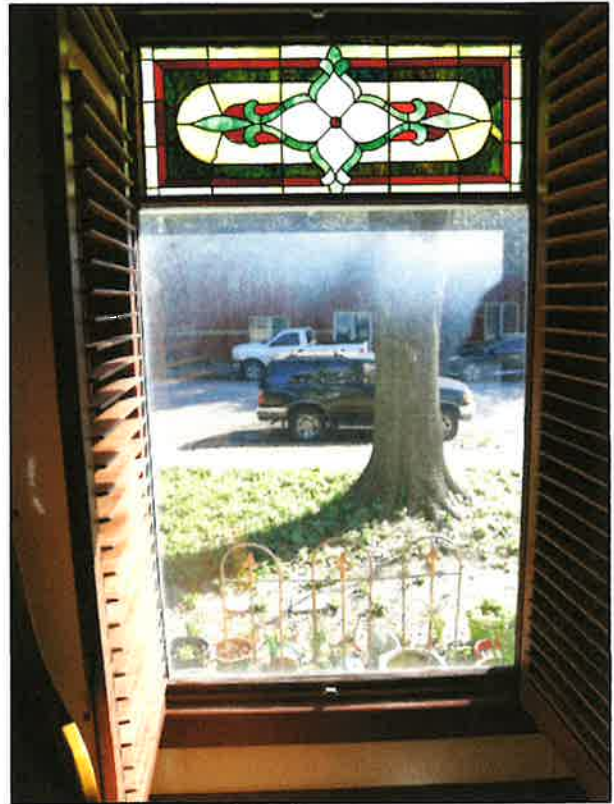


401 W. Lamar St.

Architectural Accents



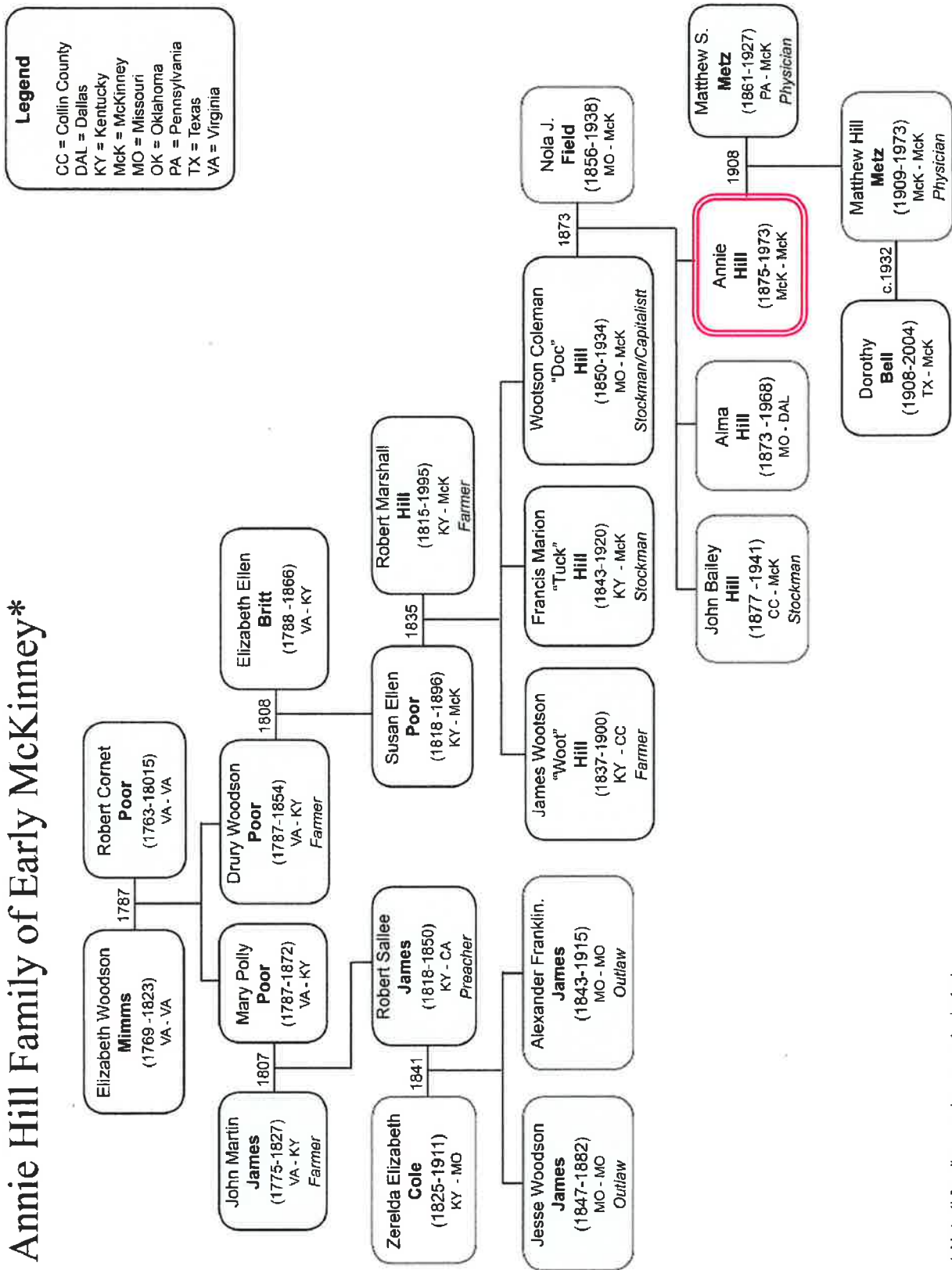




M.S. Metz Family of Early McKinney*



Annie Hill Family of Early McKinney*



* Not all family members are included.

I. References & Resources

Collin County Deeds Records Office.

Courier-Gazette, published by Perkins and Wilson, McKinney, Texas.

Democrat-Gazette, published by Perkins and Wilson, McKinney, Texas.

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The Way It All Began, by Helen Gibbard Hall, Collin County Historical Society, 2006.

Collin County, Texas, Families, by Alice Pitts and Minnie Champ, Curtis Media, 1994.

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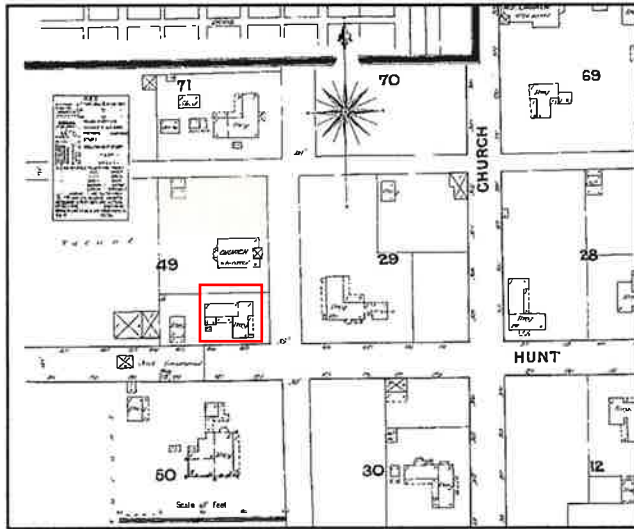
"Portal to Texas History," texashistory.unt.edu

Ancestry.com

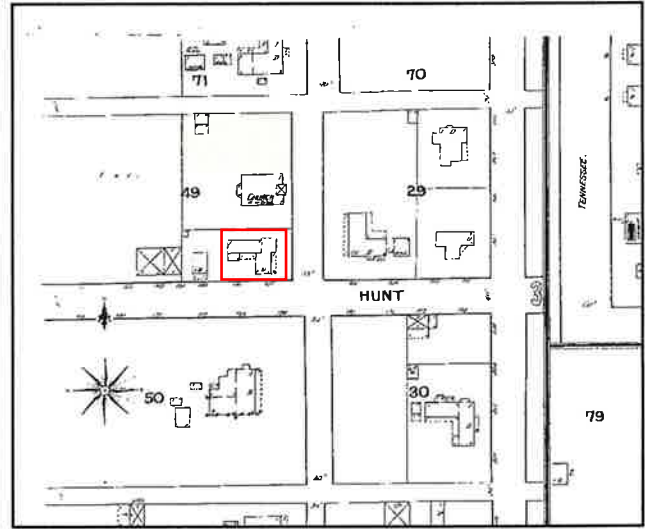
McKinney Public Library

Research assistance provided by Tom Michero

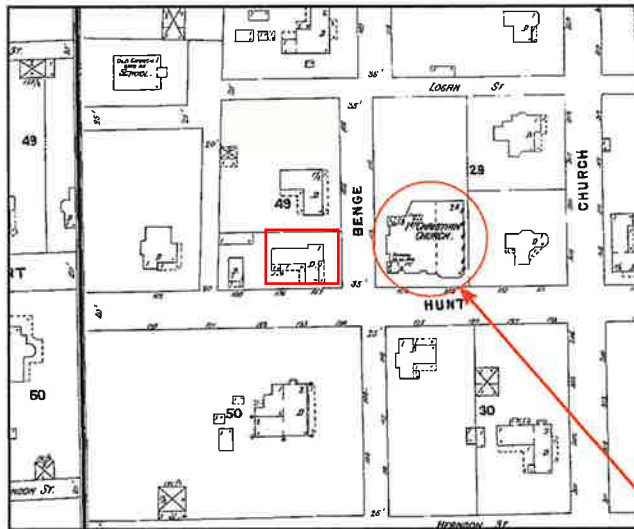
Sanborn Maps: 1888 - 1927+



1888

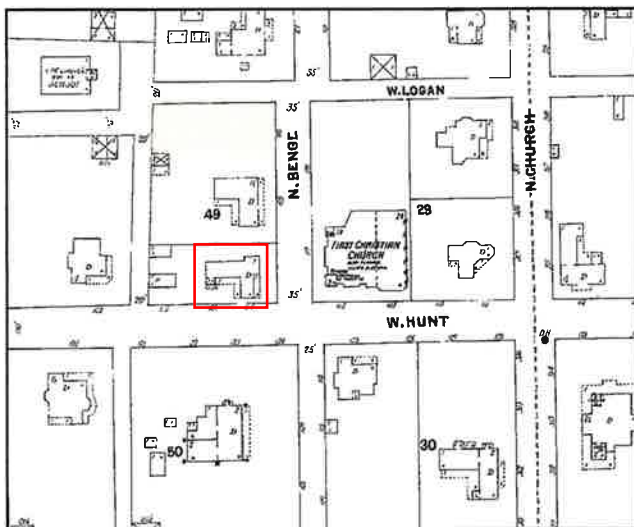


1893

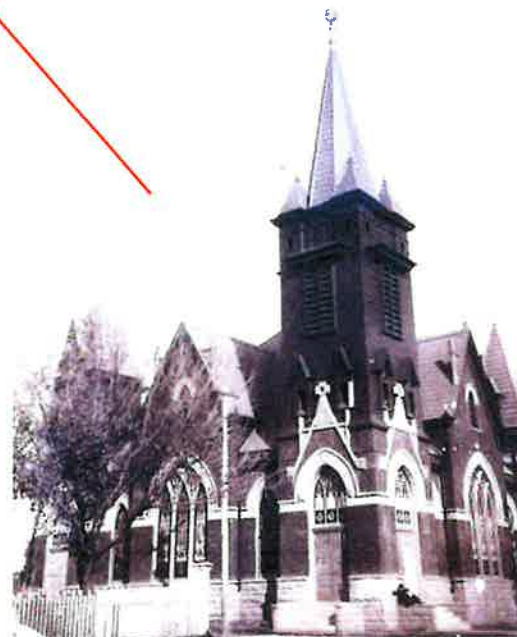


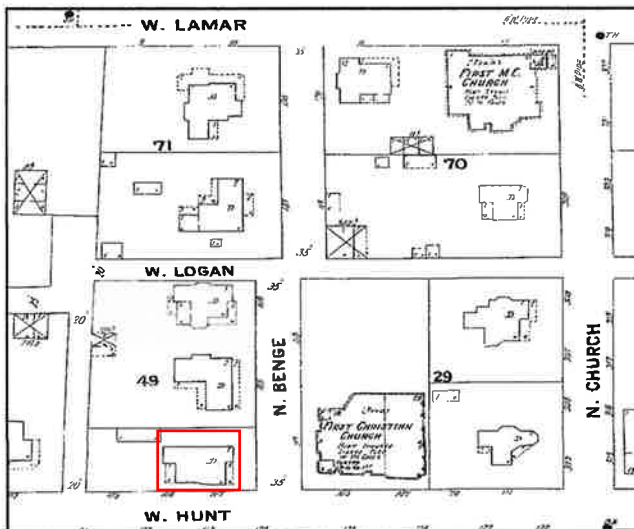
1897

In 1897, the First Christian Church moved from their wood-frame building they built in 1858 into their new Gothic Revival Style brick building across the street on Benge Street. The building was designed by J.E. Flanders who is best known for designing the Heard-Craig House. The previous church was completely remodeled to become a parsonage. In 1906, Dr. Metz purchased the adjacent lot to the north of it. The Metz and Hill families were supporters of the church. Dr. Metz was the congregation Chairman in 1923. In 1970, the nearby First Methodist Church purchased the church property and razed the building to accommodate its own expansion.



1902

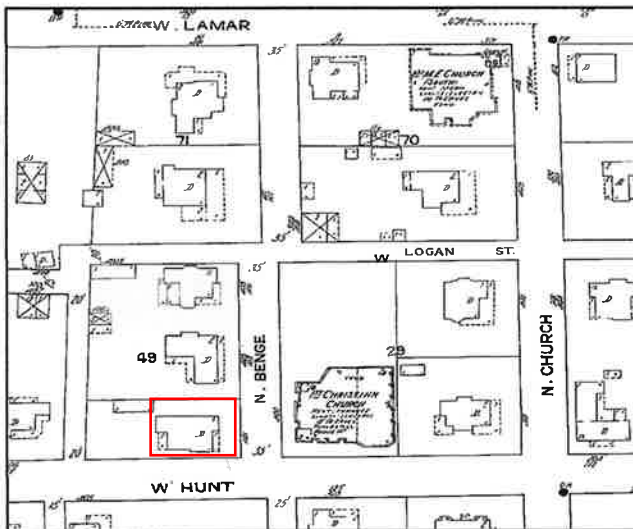




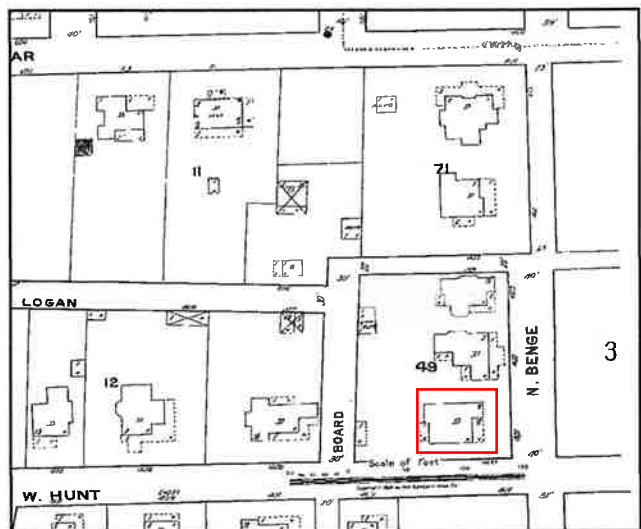
1908

In 1954, the home at the corner of Benge and Virginia Street owned by Willa Largent caught fire on a windy night, spreading sparks and embers north along Benge Street. Several homes in the vicinity were affected. A total of five houses were completely destroyed including the First Christian Church parsonage occupied by Rev. T.W. Sisterson. Sparks ignited the roof of Mrs. Metz's house but the firemen were able to subdue the threat during the three-hour conflagration.

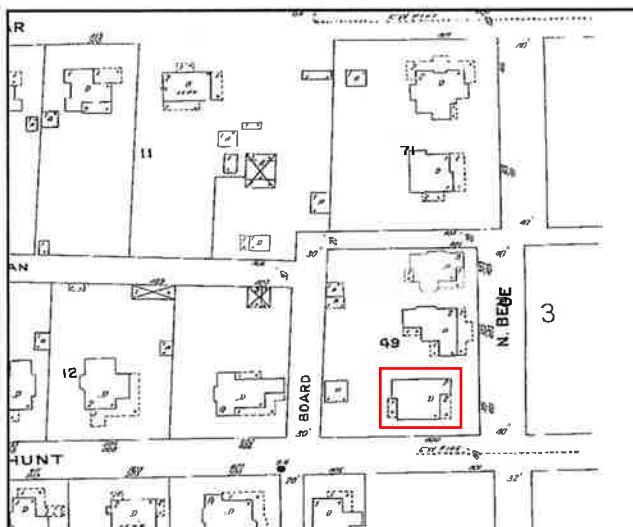
X The site of the destroyed parsonage.



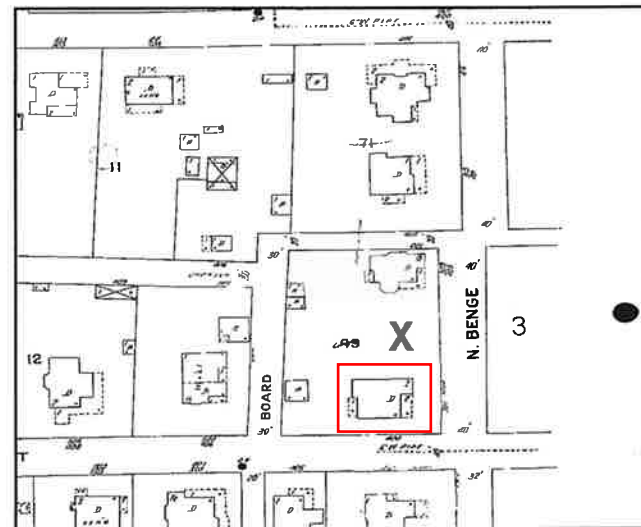
1914



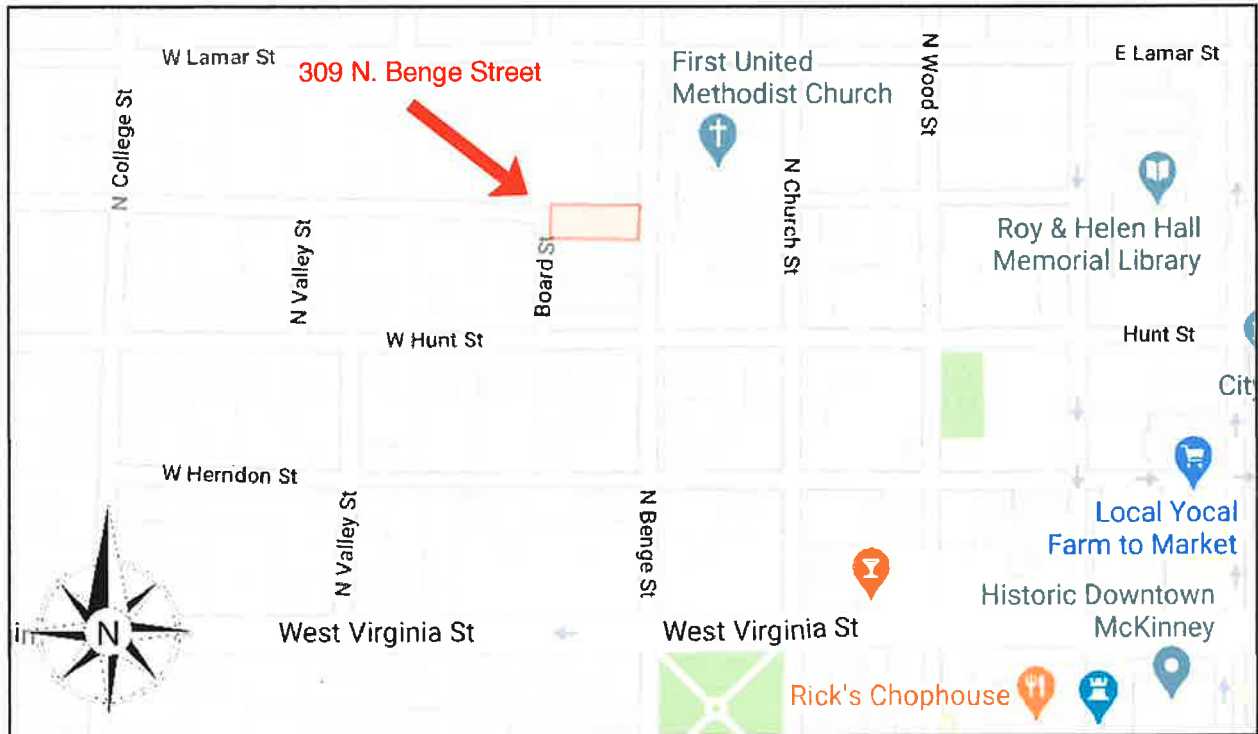
1920



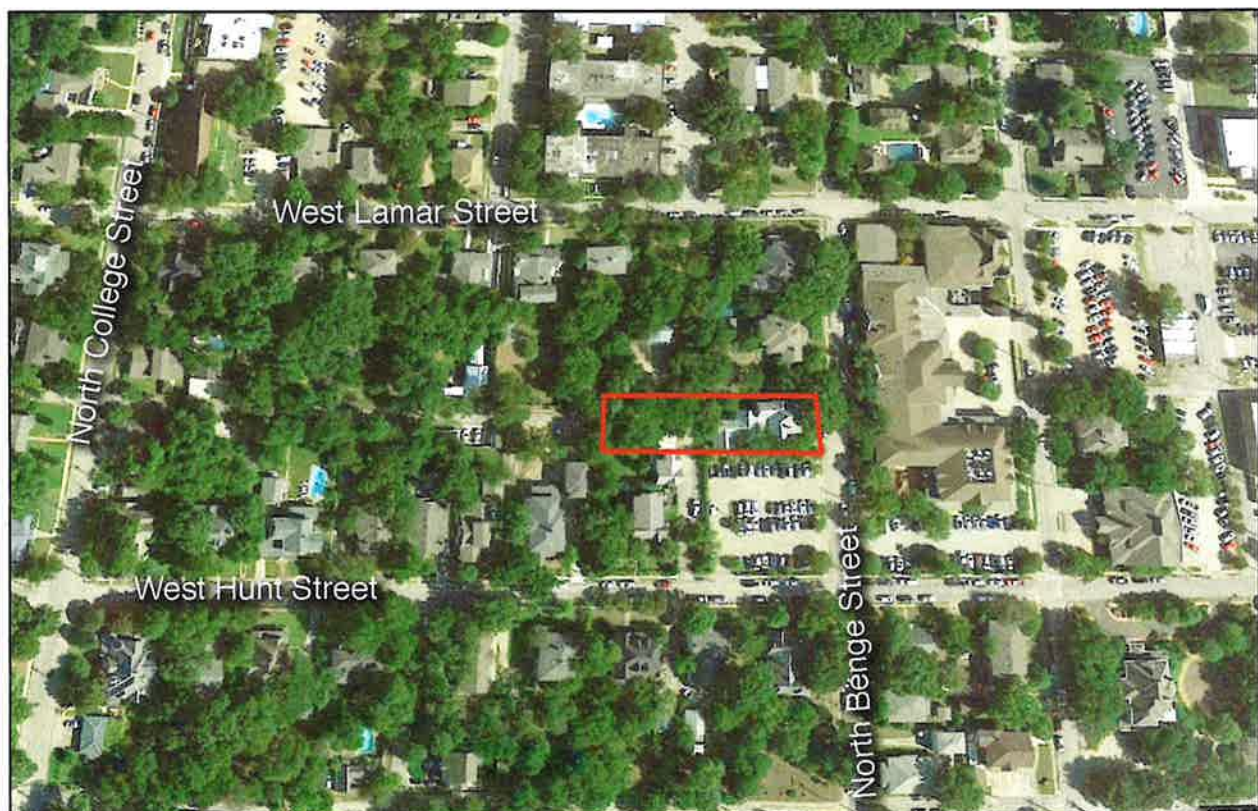
1927



1927+



The map above shows the neighborhood around 309 North Benge Street. The aerial photo below shows the immediate neighborhood bordered by North College, West Lamar, North Benge and West Hunt Street.



City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The M.S. Metz House
309 North Benge Street



A. Alterations & Construction

Construction

The M.S. Metz House, constructed in 1908, is a two-story, wood-frame residential structure built on a pier-and-beam foundation. The house has a hip roof rising above intersecting cross-gables. A porch wraps the southeast corner of the house as it faces North Benge Street. The house has varied fenestration with primarily one-over-one single-hung windows but it also has several stained-glass windows set above a single pane of fixed glass. The floor plan is a modified symmetrical one with each side offset along a central axis. The home's design follows the Late-era Queen Anne Style with steep gables, vertical orientation, extended chimneys, bay windows, eave returns and finials

atop gable apexes. Along with these typical Queen Anne motifs is a classically proportioned gabled roof featuring the letter “M,” the monogram of the original owner. The porch roof is supported by Tuscan-style columns atop wooden pedestals.

Alterations

The original structure was a ten-room home but has experienced several alterations since its original construction. The most obvious external alterations are the enclosure of the second floor sleeping porch and the conversion of the wood-frame knee-wall around the porch to a rail-style balustrade. These alterations occurred at some undetermined time before 1982. A significant but unseen alteration from the street involves a room addition to the rear of the house made in the mid-1980s.

The owners of the house in 1982 were Max and Sidna Leavenworth. They contracted with architect James West to update the house and design the rear modifications which involved opening the kitchen to a large living space. Other interior alterations include those made to the first and second floor bathrooms. Carpet now covers the original wood flooring.

Anticipated Needs

The current owner has no plans to expand or otherwise remodel the house, but does anticipate repairing some damaged siding on the south side of the house. Other repairs include patching holes caused by squirrels, freeing up stuck windows, and adding weather stripping to several exterior doors.

B. Historical Figures

Dr. Matthew Simpson Metz (1861-1927)

Dr. M.S. Metz was one of McKinney's early physicians specializing in treating women and children. His successful career allowed him to acquire an extensive real estate portfolio as well as the opportunity to lead a number of civic organizations, including the First Christian Church.

Matthew Simpson Metz was born in Chambersburg, Pennsylvania to parents Abraham and Leah Besore on February 8, 1861. Five weeks later, Confederate soldiers bombarded the Union soldiers at Fort Sumter, South Carolina, thus beginning the Civil War. The city of Chambersburg was only 20 miles from the border separating the Union from the Confederacy. The city's location made it a frequent stop on the Underground Railroad that helped slaves escape to freedom. It also saw its share of raids that destroyed homes and property. One such raid occurred on July 30, 1864 when Confederate General Jubal Early dispatched the cavalry to burn down the town for failing to pay a ransom he demanded from the town as compensation for Union raids against Virginians. A newspaper story from the era states that three-year-old Matthew Metz "was rescued from under the hoofs of the daring raiders under command of the intrepid cavalry leader, Gen. Early, as the invading troops marched through the streets of his home city."

Despite the political upheaval and devastation experienced by the town, Matthew attended public schools and graduated from high school in 1877 at the early age of 16. The following year he entered the Chambersburg Academy and developed an interest in medicine which he took up in a college in Cleveland, Ohio. Later he attended and graduated from the Hahnemann Medical College of Chicago in 1883. Following his education, he set up practice at Watseda, Illinois, about 80 miles south of Chicago.

In February of 1886, Matthew married Mary Ellen Pearce, daughter of Dr. E. L. Pearce of nearby Onarga, Illinois. A few months later, the couple moved to McKinney where Dr. Metz continued his practice. In December of 1886, the couple purchased a house in McKinney on a lot that is now occupied by the Hall Library. This house was purchased from grocer C.D. Bates for \$1,500, consisting of no cash but rather three \$500 installments over the next 24 months.

In the early years of Dr. Metz's practice, he had an office on the second floor of the J.D. Stiff Dry Goods Building on the south side of the Square. However, around 1891 Dr. Metz began purchasing farm acreage around McKinney and lots within the City. Some of these purchases included lots on West Virginia Street in Block 2 of the Original McKinney Donation between Kentucky and Wood Streets. By the end of 1892, he had not only purchased several of the lots on this block but also had a two-story brick building constructed which became known as the Metz Building.

It is possible that Dr. Metz inherited at least some of the money he used for his real estate purchases. Dr. Metz's father was Abraham W. Metz who owned a successful plow manufacturing company in Pennsylvania. Abraham Metz died in April of 1891 but due to poor health began liquidating his holdings prior to that. That period roughly coincides with the beginning of Dr. Metz's real estate investments. Over the next decade Dr. Metz purchased for trade over 800 acres of farm properties, not to mention over a dozen city lots.

His real estate dealings added substantially to his wealth, perhaps even more than his medical practice. In fact, a newspaper article that appeared in his hometown Chambersburg paper in July of 1907 mentions a trip he was to take to London to "close an extensive land deal with a number of English capitalists." Interestingly, the McKinney newspaper printed a story about his trip abroad but made no mention of his real estate dealings. Instead, it described the purpose of the trip was for "observation and study of the latest methods and treatments in the leading hospitals of London and Paris."

Dr. Metz married twice. His first wife Mary Ellen Pearce came with him to McKinney but died unexpectedly in 1900 at the age of 38. Her remains were removed to her hometown of Urbana, Ohio for interment.

In April of 1908, Dr. Metz married Annie Hill, daughter of stockman Doc Coleman Hill. At the time of their wedding, she was 33 years old, he was 47. By September, the newly weds were living in a house Dr. Metz built just north of the First Christian Church parsonage on what is now 309 North Benge Street. Eleven months after the wedding, the couple welcomed their first and only child, Matthew Hill Metz. Around this same time Dr. Metz's real estate dealings essentially ended. Instead, he devoted his time to his practice and civic affairs.

Dr. Metz was an active member of the First Christian Church. The lot on North Benge Street that Dr. Metz built his house on was previously owned by the church. Prior to

1876, the church owned nearly all of the City block known as Block 49. However, to accommodate the growing congregation, a larger building was built across the street in 1897. The abandoned structure was remodeled to become a parsonage. The lot north of the parsonage was sold in 1876 and changed hands several time before eventually being purchased by Dr. Metz in 1906. The new church building was the site of the Hill-Metz wedding in 1908. In the early 1920s, Dr. Metz was Chairman of the church and at the time of his death served as an elder.

Dr. Metz was also active in several fraternal organizations. He became a Master Mason in McKinney's St. John's Lodge in 1895. He became a Knight Templar in 1898. He was a charter member of the Elks Lodge and served as its Exalted Ruler in 1906. Professionally, Dr. Metz acted in a leadership position with the Chamber of Commerce and in 1920 was elected to Vice President of the Collin County Medical Association.

In 1927, Dr. Metz's health, which had been in decline for some time prior, took a turn for the worse. On the morning of October 27, he came down the stairs and while resting on a couch died of a heart attack. Pastor of the First Christian Church, Dr. Clifford Weaver, lead the generously attended funeral service. Many of Dr. Metz's business and fraternal associates traveled from other cities to attend. An indication of the depth of Dr. Metz's value to the community is apparent by who his active pallbearers were. Among them were some of McKinney's most prominent leaders including, lawyer William R. Abernathy, dentist William T. Hoard, insurance broker A. M. Scott, businessman William J. Rhea, bank president Henry W. Warden, merchant William C. Gerrish, businessman Joe E. Largent and Mayor Tom W. Perkins. Dr. Metz was 66 years old at the time of his death. He is interred at Pecan Grove Cemetery.

Annie G. Hill (1875-1973)

Annie Hill was the second of three children born to "Doc" (a.k.a. Wootson Coleman) Hill and Nola J. Field. Her father was among several siblings who migrated from Missouri following the Civil War, including brothers "Woot" and "Tuck." Of these three adventurous brothers, Tuck (a.k.a. Francis Marion) Hill was the most colorful. He was an expert horseman and good with a gun. Legend has it "that with his bridle reins between his teeth and a pistol in each hand he could shoot a ring around a tree." During the Civil War, he served under guerrilla Confederate William Quantrell who lead ruthless attacks on Union soldiers and civilians. Among other members of Quantrell's Rangers, as they were called, were Tuck's second cousins, Frank and Jesse James. Though Doc was too young to participate in the war with his brothers, he no doubt joined with his older siblings when the James bothers would make their visits to McKinney.

Doc Hill was a successful mule trader. For a time, he worked as an agent for the U.S. government and supplied many railroad carloads of mules to the military. Annie's brother John worked in the family business as D.C. Hill & Son.

Annie was born in McKinney in 1875. Except for growing up in a family of mule traders, there is little in the record that provides details about Annie's early life. However, newspaper articles relating to her marriage in 1908 to Dr. Metz reveal that she was well-connected to McKinney's elite society. Her bridal party consisted of the daughters of several prominent families, including Rosabel Hynds, Bessie Heard, Mrs. Stanley Quesenbury, Corrie Dulaney, Enid Perry, Ida Dowell, Evelyn Erwin, and Kathryn Heard.

At the age of 33, it was Annie's first marriage. Dr. Metz, who was 14 years her senior, lost his first wife in 1900. Less than five months after the wedding, the newlyweds were moving into their newly constructed house on North Benge Street. Within a month after that, Annie was hosting a meeting of the Pierian Club in her new home.

The Pierian Club in McKinney was organized in June of 1908 by seventeen married women with the chief aim of promoting charity and increasing their own general knowledge. Each year the group would make two donations to benefit civic improvement. One such donation helped pay for the Throckmorton Monument on the McKinney Square in 1911. Their motto, taken from the Alexander Pope's poem "Essay on Criticism," read, "A little learning is a dangerous thing: drink deep or taste not the Pierian Spring. There, shallow draughts intoxicate the brain, and drinking largely sobers us again." In Greek mythology, the Pierian Spring was sacred to the Muses and therefore a metaphor for the source of mankind's understanding of art and science.

Annie was a founding member of the club and served as its first treasurer. She took on several leadership rolls in the club over the years and served as its president in 1919. Her involvement with the group continued until at least until 1952 when she was 77 years old.

Dr. and Annie Metz welcomed the arrival of their first and only child Matthew Hill Metz in March of 1909. In a prophetic mention of the birth, the *McKinney Courier-Gazette* wrote:

Dr. M.S. Metz is contemplating the organization of a new firm, to be known as Dr. M.S. Metz & Son, a fine baby boy having just arrived at his home. Mother and babe are doing well and "Papa" is supremely happy.

Though the son never entered into practice with his father who died in 1927, he did

become a physician. Hill Metz, as he was called, attended S.M.U. and received his medical degree from Baylor University in 1932. He began his practice in Dallas in 1936. Two years later, he received national attention when he and his colleague Dr. Robert Lackey created a new treatment for stomach ulcers. The treatment involved a snuff powder made from the pituitary gland of animals. Inhaling the powder brought relief within two to four days. The story of the treatment appeared in major regional newspapers. It was also featured in the November 28 edition of Time Magazine. Dr. Hill Metz was awarded a commendation from the Southern Medical Society for his work.

Dr. Hill Metz continued his practice in Dallas until his death. He died due to kidney disease on March 24, 1973. His body was removed to Pecan Grove Cemetery in McKinney for interment. Three weeks later, his mother, Annie, died at the age of 98 from a heart attack. She, too, was buried in the same cemetery.

C. Property Ownership

Address: 309 North Benge Street, McKinney, Texas 75069

Legal Description: McKinney Original Donation, BLK 49, Lot 205a & 221a

Purchase Date	Seller	Buyer	Book/Page
Sep. 23, 1841	Republic of Texas	William Davis	
Mar. xx, 1849	William Davis	Town of McKinney	B / 279
Sep. 6, 1850 ¹	State of Texas	William Davis	J / 459
Nov. 1852 ²	Collin County	Alexander Berry, Comm.	
Feb. 10, 1853	Alexander Berry, Comm.	John Faires	F / 281
Mar. 17, 1854	John Faires	Joseph W. Waddill	G / 246
Jun. 8, 1858	Joseph W. Waddill	First Christian Church	L / 456
Oct. 17, 1876	First Christian Church	E.J. Foote	2 / 130
Apr. 15, 1898	G.A. Foote	Corinne Foote	83 / 104
Dec. 6, 1904	N.A. & Corinne Shaw	W.E. Ditto	130 / 72
Feb. 20, 1906	W.E. & Lula Ditto	Matthew S. Metz	145 / 107
Jul. 1, 1974	Matthew Hill Metz	Robert A. Bruckner	920 / 675
Mar. 8, 1976	Robert A. Bruckner	Gary Thompson	990 / 507
Jul. 29, 1977	Gary Thompson	Dana C. Verrill	1063 / 294
Nov. 17, 1977	Dana Verrill	J.E. Cooper	1082 / 630
Nov. 14, 1979	J.E. Cooper	Paul Welch	1207 / 902
Apr. 11, 1982	Paul Welch	John Martinez	1372 / 96
Jan. 15, 1982	John Martinez	Max & Sidna Leavenworth	1467 / 73
May 10, 1988	Max & Sidna Leavenworth	Micheal & Beverly Luby	2836 / 352
Nov. 8, 1995	Michael & Beverly Luby	Edward & Diane Craig	95-0094275
Feb. 2, 2015	Edward & Diane Craig	Diane Craig	

¹ This is the date the State of Texas issued a patent reaffirming William Davis' ownership.

² Collin County assigns property for Alexander Berry to sell on its behalf.

D. Tenant History

Tenant history is the same as owner history.

E. Narrative History

In 1841, the Republic of Texas granted William Davis 3,129 acres of land in return for his participation in the new nation's battle for independence. This two square-mile tract of land was situated on East Fork of the Trinity river in what was then Fannin County. After the Republic of Texas became the 28th state to enter the United States of America in 1845, it subdivided several counties into smaller units. Collin County was such a county, carved out of Fannin County.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent re-affirming the Republic's grant of land to William Davis. This grant was recorded and signed by Governor E.M. Pease in 1856. Even before this grant was recorded by the new State of Texas officials, William Davis and his wife at the time, Margaret, "donated" 120 acres of this tract to the Collin County Commissioners to create the new County Seat in the City of McKinney in 1849. At the time of his donation, he considered this acreage to be some of his least valuable land because of the heavy brush that covered it. Still, as consideration for granting this property, he was deeded three lots within the new town site, which he sold as quickly as he could. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks which were to be sold to finance the City of McKinney. As a side note, shortly after donating the land to be a new city, William abandoned his wife and child in McKinney and headed to California to search for gold. Land records indicating that William and Margaret were married for only a few years following the donation. By early 1859, William was married to a woman named Sallie (a.k.a. Sarah).

After the Original Donation's 87 blocks were further divided into lots, it was the job of the County Commissioner Alexander Berry to sell these lots to buyers. It was not until 1853 that land purchases were made on Block 49 in the northwestern portion of the Original Donation. The man who made this first purchase was blacksmith John Faires. He purchased the three lots that made up the entirety of Block 49 for \$21. John Faires, who lived on Tennessee Street at the time, is known for building what is now the oldest house in McKinney. This house, built in 1854, is now one of the six homes preserved on the grounds of Chestnut Square.

In 1854, Mr. Faires sold the three lots to Kentucky resident Joseph W. Waddill for \$120. This transaction was facilitated by Judge. R.L. Waddill who acted as his brother's attorney. In 1858, Joseph W. Waddill sold the lots to Alexander Berry of \$350. In

this transaction, Mr. Berry was acting as a trustee for the First Christian Church which wanted the property to be the site of the congregation's first permanent home. That same year a wood frame church building was erected on Block 49, facing North Benge Street.

In 1876, the church sold a portion of Block 49 just north of the church to Eliza Jane Foote for \$100. At the time of the purchase, Eliza was the wife of Dr. Gerald A. Foote. When she died in 1889, her husband inherited the property. Nine years later at the age of 75 Dr. Foote married the 29-year-old Corinne Lee of Clarksville, Texas. Four days after the wedding, Dr. Foote deeded the northern portion of Block 49 along with two other nearby lots to his new bride for "one dollar paid in cash and love and affection." Dr. Foote died in 1902 leaving his wife with the three contiguous lots, not to mention a sizable fortune. She remarried in 1904 to wealthy farmer Nicholas A. Shaw in her home town of Clarksville. That same year Corinne sold the three lots that Dr. Foote had given her as a wedding present to grocery merchant William E. Ditto for \$8,000. In 1906, Mr. Ditto sold the unimproved lot in the northern portion of Block 49 to Dr. Matthew S. Metz for \$550 cash and a \$450 note.

In 1908, Dr. Metz married Annie Hill of McKinney. That same year, Dr. Metz contracted with a builder to erect the two-story, wood-frame house that now occupies the lot in Block 49, also known as 309 N. Benge Street. The two-story, wood-frame house follows a simplified version of the Queen Anne Style, a typical style for homes built in the first decade of the 20th Century. McKinney historian Helen Hall wrote in a letter to the Texas Historical Commission in 1985:

There is [sic] no records anywhere that tell us about the architect of the fine old homes of McKinney, but by talking with the oldest residents it appears that this was another of the works of art from John M. Martin who is credited with designing most of the early homes for the newly prosperous people of McKinney.

Though it is not certain who designed and built the house, it is known that the construction materials came from the lumber yard of J.W. Wilcox. This information comes from a release of mechanic's lien recorded with the County Clerk in 1913. Dr. Metz paid three notes of \$400 to the J.W. Wilcox & Son.

In 1919, sidewalks and a driveway were added to the house and property. Dr. Metz died in 1927 leaving Annie Metz the sole resident of the house. In 1934, her father spent the last four months of his life in Annie's house due to his declining health and feeble-

ness. Again, in 1938, Annie's mother convalesced in the house after breaking her hip in January. She did not recover from her injury and died in March.

In August of 1954 a fire erupted on Benge Street that destroyed five houses and severely damaged several others. Flying embers from nearby houses fell onto the roof of the Metz House but some of the more than 75 firefighters attending the blaze were able to extinguish the threat with minimal damage occurring.

When Annie Metz died in 1973, her son Dr. Hill Metz sold the property to Robert Bruckner. The property changed hands several times without significant alteration until Max and Sidna Leavenworth purchased it in 1982. They hired architect James West to add a room at the rear of the house as well as a semi-detached garage. Other changes were made to the baths and kitchens. Max died in 1986. Sidna, who was the first woman to be elected to the McKinney City Council, sold the house in 1988. Currently, Diane Craig owns and occupies the property.



20-0440

Code Sections:

<p>Title: [Discuss the 2020-2021 Calendar for the Preserve Historic McKinney Home Recognition Program Calendar.</p>
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Text of Legislative File 20-0440

[Discuss the 2020-2021 Calendar for the Preserve Historic McKinney Home Recognition Program Calendar.

COUNCIL GOAL: Enhance the Quality of Life in McKinney.

MEETING DATE: June 4, 2020

DEPARTMENT: Development Services

CONTACT: Guy R. Giersch, Historic Preservation Officer
Mark Doty, Assistant Director of Planning

DISCUSS ITEM:

- Discuss the progress of the fun facts, ad sales, house photos, and general progress of the project.