



22-0067HM

TITLE: Consider/Discuss/Act on the Request by Daniel and Davina Stampfel for Approval of a Historic Marker for the Property Located at 109 South College Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: August 4, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Cassie Bumgarner, Historic Preservation Planner
Paula Jarrett Nasta, AIA, Planning Manager

RECOMMENDED HPAB ACTION:

- Staff recommends approval of this Historic Marker Application.

ITEM SUMMARY:

- The applicant requests approval of a Historic Marker under the HNIZ Program property at 109 S College Street.
- To be eligible for a historic marker under the HNIZ program, residential properties must meet the minimum eligibility requirements of the program, provide specific information with the historic marker application.
- Staff has reviewed the request and has found that it meets the minimum eligibility requirements of the HNIZ program for a historic marker.
- Specifically, the applicant must provide the following with an application for a historic marker:
 - A written documented history.
 - Verification that the building is a minimum of 50 years of age.
 - Verification that the residential property is located within the HNIZ boundary.
 - Photo documentation of all four elevations using black and white or color

- photographs and copies of any available historic photographs.
 - Legal description of the property with a location map.
 - Site plan of the property shall be provided, if available.
 - Additional information as deemed necessary by the Director of Planning or their designee.
- The home is listed as a high priority building in the 2015 Update of the Historic Resources 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.

Construction and Alterations to the property:

- The Sarah Battle House, constructed around 1877, was moved from its original location on the lot, facing West Louisiana Street, to its current location, facing South College Street, in 1894.
- The house is constructed in the Neo-Colonial Style.
- Historic alterations to the home include the initial move, an extension of the north end of the home around the same time, and enclosure of the north porch in 1915.
- Non-historic, but compatible alterations include a 20-foot extension of the kitchen wing of the home toward the east in 1980 and addition of two bathrooms.

History of the home and people associated with the property:

- Sarah Battle, in her own name, purchased a two-acre lot in August of 1874. Three years later she built this residence.
- Sarah sold Edward W. Morten, Jr. the home in 1894 for \$2,000 cash plus a \$1,500 note. Mr. Morten was a co-owner of the McKinney Ice and Coal Company. Soon after purchasing the property, Mr. Morten moved the old house that Sarah had built to its current location at the southwest corner of the two-acre tract.
- In 1900, Edward Morten sold the property to his business partner, Louis A Scott, who was responsible for the sumptuous Queen-Anne Style home at the corner of College and Louisiana immediately to the north of this property.

- Louis Scott then sold a one-third-acre portion of the property which included the Sarah Battle House to insurance agent Joseph A. Garrison sometime between 1902 and 1910. This sale created the present lot size.
- Garrison sold the property to Thomas A. Coleman on May 11, 1912. The Colemans lived on the property for a brief six years before selling the property to Mrs. John Allen in 1918.
- The Huffman-Allen family were long-time owners of the property from 1918-1975. Notable members of the family include Ruth Huffman Baines, wife of McKinney real estate dealer Joseph W. Baines. Baines purchased *The McKinney Advocate* in 1878 and became Secretary of State in 1882. They were the grandparents of Lyndon B. Johnson, 36th President of the United States.

BACKGROUND INFORMATION:

- The Historic Neighborhood Improvement Zone (HNIZ) Program was established in 2008 for the purpose of preserving the city's unique and historic neighborhoods while encouraging property owners to maintain and/or rehabilitate residential properties and structures.
- The HNIZ Program includes a three-tiered incentive structure whereby residential properties that meet specified criteria are eligible to receive ad valorem tax exemptions on city taxes for a designated period of time.
- To be eligible for an HNIZ Program incentive, the following minimum general requirements apply:
 - The property shall be located within the HNIZ Program area.
 - The property shall be owner-occupied and shall maintain a homestead exemption from the Collin Central Appraisal District for the life of the incentive period.
 - Verified, eligible improvements shall have received all necessary permits and approvals, including COAs.
 - The structure, accessory structures, grounds, property elements and building elements with their materials and finishes have been maintained in good repair and in operable condition.
 - There are no pending code violations.
 - The total ad valorem taxes owed to the city must be current and paid on time.
- The historic marker is one of the requirements for the Marker Level incentive of the HNIZ program.
- Under Ordinance #2022-03-036, if the HPAB approves the Marker, the applicant

will be responsible for purchasing and displaying the Historic Marker.

SUPPORTING MATERIALS:

[Historic Marker Application
Presentation](#)
[DG HPAB Statement](#)