



16-016HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Charles D. & Sharon R. Carter, for Approval of a Historic Marker for the House Located at 412 West Louisiana Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: December 1, 2016

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Samantha Pickett, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 412 West Louisiana Street.

PRIORITY RATING: The property is listed as a High Priority building. High priority buildings contribute significantly to local history or broader historical patterns. They are an outstanding or unique example of architecture, engineering or crafted design. They retain a significant portion of original character and contextual integrity and meets, in some cases, criteria for inclusion in the National Register of Historic places and/or are eligible for a Texas Historical Marker. Inappropriate paint schemes and small, unobtrusive additions at the rear of a building that could be removed without further loss of historic material would not necessarily disqualify a structure from this category. Neither would the sensitive use of modern composition shingles in lieu of original wood shingles. To qualify for this category for architecture, however, the historic integrity of the building is paramount. This category can also be assigned if the structure is the last remaining example of a particular building type, if it displays especially rare or unusual features, or if it is particularly associated with an important historic event or person.

ITEM SUMMARY: On November 3, 2016 the applicant submitted the necessary documentation to apply for a Historic Marker for the house located at 412 West Louisiana Street (also known as the King-Eddins House).

The purpose of the Historic Marker Program is to encourage owners of historic properties to become actively involved in the preservation of McKinney's historic past

through the recognition of historic events, people, and architecture. The applicant has submitted a written narrative relating the history of the various families that have owned the property or resided at 412 West Louisiana Street and the role they played in McKinney's history.

The King-Eddins House was designed and built in 1917. It is an example of a single story, Arts and Crafts style home constructed using a rectangular plan, with wood frame construction, and pier-and-beam foundation. The two gables on the front elevation are covered with shingles and pierced with two, half-round windows that allow light into the attic. The front porch is full length and wraps around the east (side) elevation. The eastern portion of the porch was screened. The screened porch was eventually removed circa 2005. The porch is supported by brick columns and the siding is wood lap. The front door is wood with one large panel and a single pane of glass. Sidelights are located on either side of the front door. The house is fenestrated with one-over-one windows. The house original had two bedrooms, one bath, living room, large dining room, sitting room, kitchen, and a multi-windowed sleeping room locate off the rear bedroom. The dining room and bath were the only two rooms that did not have an exterior door. There is extensive wood trim throughout the house and three coal burning fireplaces.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

- Dr. Eustace Eugene King was born in 1850. In 1896 Dr. King moved to McKinney and in 1897 he preached his first sermon at First Baptist Church.
- Dr. King was pastor of first Baptist Church for 21 years. He was active in denominational work of the Sothern Baptists. From 1903 - 1919 he was the moderator of the Collin County Baptist Association. He was a trustee at Baylor University and the Southern Baptist Theological Seminary as well as a member of the Baptist General Convention.
- He organized three other churches in the area. They were the North McKinney Baptist Church in 1900, the South McKinney Baptist Church in 1915 and the King Memorial Baptist Church in 1919.
- Dr. King died on March 11, 1919. His wife, Augusta passed away September 8, 1920.
- Erma C. King, daughter of Dr. E.E. King and his wife Augusta, continued to live in the house years after her parent's death until 1924.
- The house was sold to J.W. Hayes. He had three children. Vera, the daughter, was a school teacher for McKinney ISD. She lived in the guest house until 1947 when she sold the house to C.T. Eddins.
- Charles Thurman Eddins was born in Tennessee in 1888. He grew up in Honey Grove and had Sam Rayburn, former U.S. Speaker of the House, as a teacher. He attended East Texas Normal College. Eventually Eddins moved to McKinney and started teaching at Fanny Finch Elementary. He eventually became the principal at Fanny Finch. He died in 1969. C.T. Eddins Elementary is named after him.
- C. T.'s daughter was Verna Beth Eddins Son. She was born in McKinney, attended SMU and graduated from TWU with a degree in Speech and Drama.

Son taught at Caldwell and Burks Elementary from 1978 - 1991. A member of the Eddin's family has lived in the house from 1942 -2008.

- Currently, Charles and Sharon are the current owners and stewards of the King-Eddins home.

ASSESSMENT: Staff believes that the applicant has met all of the requirements to obtain a Historic Marker under the Historic Neighborhood Improvement Zone Program (Ordinance 2015-12-105). Therefore, Staff is recommending approval of a Historic Marker for 412 West Louisiana 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 Application](#)

[Supporting Documents](#)