



17-011HTM

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Keith and Tress Pearce for Approval of a Historic Marker for the House Located at 1108 West Virginia Street.

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney

**MEETING DATE:** October 5, 2017

**DEPARTMENT:** Planning

**CONTACT:** Guy R. Giersch, Historic Preservation Officer  
Matt Robinson, AICP, Planning Manager

**STAFF RECOMMENDATION:** Staff is recommending approval of a historic marker for 1108 West Virginia 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. 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 August 28, 2017 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 1108 West Virginia Street (also known as the Copeland 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 1108 West Virginia Street and the role they played in McKinney's history.

The Copeland House was built in 1905. It is an excellent example of a Queen Anne/Folk Victorian Style home. The house is a two-story, pier and beam construction with painted wood and shingle siding. The house is built on an irregular floor plan. The roof features a hipped roof with cross gables typical of Queen Anne Style. However, the lack of detailed spindle work and other intricate detailing makes the house have detailing that is more common with the Folk Victorian Style. The wood windows and front door appear to be original to the house or at least of the period.

#### **HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:**

- F.F. Christie constructed the house in 1905. The house was purchased that same year by Mary C. King and sold three months later to Augustus C. King (no relation to Mary).
- Mr. A.C. King lived in the house for four years and in 1909 sold it to J.D. Harris. Harris sold the house five months later to M.L. Phillips, a travelling salesman. He lived in the house for three years and sold the house to John and Mary (Wilson) Burrage. Mr. Burrage was a grain and hay dealer. The Wilson family was very influential in McKinney's growth. The Wilsons were involved with the Collin County National Bank, real estate, and agriculture.
- John and Mary divorced in the mid 1930's and John's health began to decline. Mr. Burrage moved to Dallas to live with his sister Minnie. When Minnie lived in McKinney she served as County Clerk for three terms and was the first woman to hold that position.
- The Burrages sold the house in 1919 to Charles A. and Mossie Emerson. Charles Emerson was a drug merchant and the grandson of Francis Emerson, the founder of First National Bank in McKinney.
- Charles Emerson bought back the North Side Drug Store, a store he had started 13 years earlier. The Emersons lived in the house for almost six years and then sold the house to D.L. Watkins, an automobile dealer selling Briscoe automobiles.
- In 1925, Watkins split the lot and sold the southern half to music salesman James C. Copeland and the northern half to James' daughter Lela. James married Sarah Francis Young and had eight children. Mr. Copeland went to work as a piano salesman for the J.T. Couch Music Company selling Gulbransen player pianos. It was claimed that he sold more player pianos than any other man in the United States. Copeland, his wife Sarah, and daughter Lela lived in the house for 18 years. In March of 1943, J.C. sold his house to his daughters Lela and Wilma. Lela continued living in the house until her death in 1951.

**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 1108 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:**

[Historical Marker Application](#)

[Supporting Documentation](#)