



17-014HTM3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Barbara and David Kelly for Approval of a Historic Marker for the House Located at 201 North Waddill Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: March 1, 2018

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 201 North Waddill 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 associated with an important historic event or person.

ITEM SUMMARY: On February 1, 2018 the Historic Preservation Advisory Board did not meet due to lack of a quorum. At the January 4, 2018 Historic Preservation Advisory Board meeting, the board voted to table this item to the February 1, 2018 meeting in order for the applicants to be present at the meeting.

On November 20, 2017 the applicant submitted the necessary documentation to apply

for a historic marker for the house located at 201 North Waddill Street (also known as the Eugene Crouch 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 201 North Waddill Street and the role they played in McKinney's history.

The Eugene Crouch House was built in 1910. Though the builder is not known, it is quite possible that W.J. Higgins constructed the house since he constructed similar Four-square houses throughout McKinney and worked for other Crouch family members.

The house is a one-story, pier and beam, balloon framed building with painted brick veneer. The house is built predominately on a rectangular floor plan. The hipped roof features a large, hipped roof dormer with a vent located on the front elevation. This is a common feature in this particular style of architecture. The wood windows are large, one-over-one windows and are evenly spaced across the elevations of the house. The wood front door with sidelights appears to be original to the house. In 2004, the wrought iron columns were replaced with Tuscan style columns that are architecturally appropriate for the house. Three of the windows have leaded glass transoms. These may or may not be original to the house, however they are period appropriate. The porch wraps around to the south side. This too has been restored back to its original configuration. There are bow windows located on the north and south side of the house. The fireplace located on the north side of the house is original and has been maintained.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

- Eugene Albert Crouch was born in 1876 in Tennessee. Eugene moved to McKinney to work with his uncle John P Crouch in the furniture, hardware, and undertaking business. In 1909, Eugene married Caroline "Carrie" Johnson and went into the grain business. By 1910, Eugene and Carrie purchased the lot at 201 N. Waddill and constructed a house. In 1917 they had their first child Alyne Janelle.
- Eugene operated his office on the second floor of the Collin County National Bank where his Uncle John was an officer and director. The actual grain storage was near the H. &T.C. train depot and was claimed to be the largest feed warehouse in the city.
- Eugene's health began to fail in 1919. He was 43 at the time. Crouch started an insurance business, but by 1923 his health forced him away from his business to the point that he appeared out of business.
- Eugene's wife divorced him in the 1930's. The house would be sold to the daughter Alyne to create a living trust such that Mr. Crouch would continue to live at 201 N. Waddill. Eugene died in 1940 at the age of 64.
- Carrie, Eugene's wife, was very active in McKinney's social and political life.

She hosted the Edelweiss Club, a women's club who's goal to promote the arts, culture, and civic participation of women in McKinney. She was an elected officer and hosted meetings for 18 years.

- Carrie became active in the Republican Party and was Party Chair for Young County 1943 - 1952. She was also president of the McKinney Little Theater. She was a noted writer of history. In 1967, she died at the age of 80.
- The house was sold a year after Eugene's death. The house has changed ownership 19 times during its 107 year history.
- Among some of the longer standing tenants are Ester and R. B. Ring who was a respected pastor for the Assembly of God Church in McKinney.

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 201 North Waddill 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:

[Marker Application](#)
[Letter of Intent](#)
[Construction](#)
[Historic Figures](#)
[Historic Research](#)
[Historic Narrative](#)