



18-0023HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Historic Marker for the House Located at 615 North Church Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: August 2, 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 615 North Church 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 May 23, 2018 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 615 North Church Street also known as the Anne McKey Home.

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 615 North Church Street and the role they played in McKinney's history.

The Anne McKey House was built in 1919. It is a fine example of a Craftsman bungalow style home being built in the 1900's. These homes were popular between 1905 and 1930. Their simple handcrafted style was a big change from their Victorian predecessors.

The home at 615 North Church Street is a six-room Craftsman bungalow, with a second story sleeping porch. The house is constructed on a pier-and-beam foundation. It has a low pitched gable roof with overhanging eaves supported with knee braces. Large, square wood columns support the porch which runs half the length of the house across the front and then a third of the way down the left elevation. Windows are wood, four-over-one, double-hung windows.

The land where the house is situated was purchased in 1884 by Anne McAuley from the Rhea brothers. She eventually sold the unimproved lot in 1908 to Eula (Means) McCroskey. Eula sold the lot to her sister's daughter Anne and James McKey in 1909. They did not build on the lot. Instead Anne suffered several tragedies. Eventually, in 1919, Anne hired J.E. Cooper to build the house that is still standing today. She owned the house until 1975. The house has changed very little since it was constructed in 1919.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

- Anne Belle (McWilliams) McKey 1882 - 1977 arrived in McKinney in 1893 at the age of 11. In 1902, at the age of 20, she married James McKey, a railroad-depot telegrapher. James later died in 1911, and Anne had the house at 615 N. Church constructed in 1919.
- Anne continued to work as a saleslady at Cheeves Brothers Dry Goods Store which was located at the corner of Tennessee and Virginia. The building was owned by the International Order of Odd Fellows, (I.O.O.F.). The building was commonly known as the Mississippi Store. On January 23, 2013, the store collapsed killing eight people and trapping dozens more. Anne Belle was one of those who were trapped and injured.
- After Anne Belle recovered she went back to work in sales at Perkins Brothers Company located at 101 E Louisiana. Anne was active in the First Presbyterian Church of McKinney. As a member she along with the preacher's wife raised the funds for a large stained glass window that is above the entrance of the newest church located at 2000 W. White Street. Anne died in 1977 at the age of 95.
- James Edward Cooper was born in Missouri in 1864. He was an active

builder/architect in McKinney during the early 20th century.

- Cooper was affiliated with the Woodmen of the World (W.O.W.) and the Independent Order of Odd Fellows (I.O.O.F). He constructed homes for many of McKinney's historically significant families as well as many commercial buildings in downtown McKinney. Buildings that he constructed include the Harris Funeral Home at 202 W. Louisiana, the garage at the corner of South Tennessee and Davis Streets, warehouses at the Cotton Mill and remodeled the storefronts of the Dowell Hardware and J.C. Penney buildings. He also constructed the gallows for the last legal hanging 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 615 North Church 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:

[Historic Marker Application](#)

[Supporting History](#)

[Siteplans and Surveys](#)

[Supporting Photographs](#)

[JE Cooper History](#)

[Current Photos](#)