



18-0025HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Historic Marker for the House Located at 403 Tucker 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: September 6, 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 403 Tucker Street.

PRIORITY RATING: The property is listed as a medium priority building according to the 2015 Update of the Historic Resource Survey. Medium priority buildings contribute to local history or broader historical patterns, however, reversible alterations have diminished the buildings integrity. These might include the loss or clear replacement with modern materials some of the historic windows, portions of the porch, roof materials or an addition that noticeably changes the perception of the building. For this priority rating these changes would need to be generally believed to be readily reversible without further loss of historic material. Any alterations should blend and not distract such that the building remains a typical example of architecture, engineering, or crafted design of the period it represents.

ITEM SUMMARY: On July 11, 2018 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 403 Tucker Street known as the Dixie L. Watkins 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 403 Tucker Street and the role they played in McKinney's history.

Major construction of the Dixie L. Watkins House occurred between 1925 and 1928. At the time the house was modified from a Folk Victorian house to a Craftsman Bungalow Style of architecture that was popular from 1900 - 1930. The architecture gets its inspiration from the early 20th century Colonial Revival style that can include the Georgian, Federal and early Classic Revival styles. The house is built on a rectangular massed foundation which is typical of the style. The house is a one and ½ -story, pier and beam foundation, wood-frame house covered with wood, lap siding. The porch is a pedimented structure which is part of the Colonial Revival repertoire. The house is fenestrated with evenly spaced four-over-one, double-hung windows that are mulled in groups of three. The evenly spaced windows are typical of the style as well. The front door has a large panel and one large single light opening. Two appropriate additions have been added to the rear elevation over the years.

One of the additions converted the attic space to a living space. Later the rear porch area was enclosed and expanded the upstairs living space with the addition of a shed dormer to the front and rear of the house. All of the latest additions have stayed true to the style and architectural forms of the Craftsman style.

Other than general maintenance there are no further changes or updates anticipated.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

J.A. Rogers: In 1901, J.A. Rogers purchased the two lots located at Board and Tucker and three years later, Rogers purchased a house which sat at the corner of Tucker and College and moved the house to the current lots at Board and Tucker. Upon inspection of the Sanborn Fire Insurance maps you can see from the footprint that the house was modified by 1908, then again in 1920, and by 1927 the footprint matches the current configuration of the original house.

William H. Matthews: In 1906, William H. Matthews, at the age of 40 arrived in McKinney to establish and manage Matthews Brothers Store, also known as the Big Daylight Store. William and his wife Daisy bought the house from J.A. Rogers in 1906 and lived there until 1912 when they constructed a new brick house at the corner of Hunt and Bengel. They kept the Tucker house as a rental up until they moved to California and gave up their dry goods store in 1920.

James C. Copeland: By the time James Copeland moved to McKinney in 1920 he was a well-established piano salesman. He and his wife purchased the 403 Tucker Street house. By 1925, they moved to a larger house at 1108 West Virginia Street.

Dixie Lawrence Watkins: Dixie Watkins was born in Lebanon, Tennessee in 1879. He moved to McKinney around 1913. He purchased a half-interest in the Burger Garage which is where Local Yocal is currently located. Dixie worked there about a year, sold his interest, moved to Weston and returned to McKinney and proceeded to purchase Burger's Garage in 1915. He had several partners and owned several garages over the

next 13 years. His financial success with the garage business along with his real estate investments eventually led him to purchase 403 Tucker Street in 1925 and remodel the house. He then sold the house in 1928 after divorcing his wife. Dixie died in 1933.

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 403 Tucker 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](#)
[Alterations and Construction](#)
[Historical Figures Narrative](#)
[Supporting Photographs](#)
[Survey Drawing](#)
[Sanborn Maps](#)
[Site Plan and Elevations](#)