



18-0035HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by James A. & Cynthia W. Joor for Approval of a Historic Marker for the House Located at 611 North Church Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney
(5C: Continue to market and highlight McKinney as a unique destination for residents and visitors alike)

MEETING DATE: November 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 611 North Church Street.

PRIORITY RATING: The property is listed as a Medium Priority building according to the 2015 Update of the Historic Resource Survey. A Medium Priority building contributes 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 September 17, 2018 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 611 North Church Street known as "The Wilcox 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 611 North Church Street and the role they played in McKinney's history.

The house is an eclectic mix of home styles that reflect the evolving building forms of the early 1900's. The house incorporates Craftsman and Prairie Bungalow styles and is a good example of the American Foursquare though it is atypical for a foursquare in the sense that it is not a square plan.

"The Wilcox House" was built circa 1912 by James Meredith (J.M.) Wilcox, a prominent McKinney citizen, for his daughter Eddie (Edith) Wilcox. The house is a 1 ½ story, pier and beam, wood-frame house covered with a brick veneer constructed on a rectangular plan. The brick veneer was added sometime in the 1950's. Some might state that the house is an atypical four square since most four squares are 2 to 2 ½ stories high with a central dormer and hipped roof. This house is 1 ½ stories with a central dormer. The porch extends across the front of the house. The house is fenestrated with large, one-over-one windows. The front door has sidelights and is placed to the left side of the front elevation. There is a small gable roof located on the left side of the front elevation. The front door is centered under this temple front motif. This serves to indicate where the front door is located. The front porch is supported by Doric columns that rest on the wall that forms the porch rail.

The interior is virtually unchanged. Original wood floors, trims, and fixtures still grace the original layout of the house.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

J.M Wilcox (1828-1912)

- J.M. Wilcox was born June 19, 1818 in Boone County Missouri. He visited McKinney in 1844, participated in the 1849 California Gold Rush, returned to Missouri and graduated from the University of Missouri in 1852. J.W. moved to McKinney in 1855.
- In 1856, Wilcox married Nancy Throckmorton, the daughter of Dr. W.E. Throckmorton, an early pioneer in Collin County and sister of James W. Throckmorton. They had nine children. Nancy died in 1878.
- J.M. Wilcox fought in the Civil War and returned to Plano in 1872 to open a lumberyard. Eventually, J.M. moved to McKinney and opened the Wilcox Lumber Company in 1881. He would go on to own lumberyards in McKinney, Plano, Melissa, Anna, Princeton, and Allen. In addition, the Wilcox's owned lumber companies in east Texas as well.
- The Wilcox Lumber Company was located at 218 East Louisiana Street. Today, it is the site of the Mellow Mushroom. He also owned the building where the Mom and Popcorn Shop is located on East Louisiana.
- Wilcox married Sarah McCaulay in 1882. They had two children. Their daughter Eddie Wilcox married Fred Bush of Allen in 1913. Fred was part owner of the North Side Drug.
- J.M. died in 1912.

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 611 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](#)

[Historic Narrative](#)

[Historic Research \(1\)](#)

[Historic Research \(2\)](#)

[Supporting Photos \(1\)](#)

[Supporting Photos \(2\)](#)

[Sanborn Map and Survey Plat](#)

[Wilcox Family History](#)