



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 17-005HTM, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Paul and Deanna Rearden, for Approval of a Historic Marker for the House Located at 613 West Hunt Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: June 1, 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 613 West Hunt 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; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets in some cases, criteria for inclusion in the National Register of Historic Places and/or is eligible for a Texas Historical Marker.

ITEM SUMMARY: On May 17, 2017 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 613 West Hunt Street (also known as the Davenport 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 613 West Hunt Street and the role they played in McKinney's history.

The Davenport House was built by in 1910. It is a fine example of the hybridized style of homes being built in the 1900's. This transitional style reflects the blending of older styles with newly evolved styles. In this case the older Queen Anne Victorian is blended with the newer Prairie style.

It is possible that the house was built by W.J. Higgins who built similar homes in McKinney including

506 and 608 West Hunt. The Davenport house is a two-story, wood-frame home constructed on a pier-and-beam foundation. The irregular footprint, steeper pitched hip roofs, and tower elements are from the Queen Anne vocabulary while the large porch with Tuscan columns, wide eaves, and battered foundation are from the Prairie style vocabulary. Windows are large, one-over-one double-hung windows.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

- Richard W. Davenport operated a dry goods store on East Virginia starting in 1905. Today it is the building now occupied by Eclair Bistro.
- Davenport was born in Rusk, Texas in 1875. In 1889 Richard married Susan Carroll of Mexia, Texas.
- In 1905 the Davenports moved to McKinney in order to purchase the dry goods business of J.T. Nale.
- Richard purchased the lot at 613 W. Hunt from Francis M. "Tuck" Hill and constructed a house in 1910.
- In 1912 Richard purchased another store in Corsicana. He leased his house to a fellow dry-goods store owner Morgan Weaver.
- During his stay in Corsicana he became ill from a broken leg. In January of 1914, he had his leg amputated. The disease worsened and in April of 1914 he and his wife Susan move back to the house on Hunt Street. R.W. Davenport passed November 6, 1914.
- Susan Davenport continued to live in the house on Hunt Street until 1923. She moved to Dallas and eventually sold the house in 1930 to David and Bessie Douglas.
- David Douglas was a local farmer. He gave up farming when he purchased the house at 613 W Hunt. He spent most of his time as a Deacon in the First Christian Church. In 1951 Frank died of a heart attack and Bessie his wife continued to live in the house until her death in 1961.

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 504 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.