



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 17-010HTM, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shannon Yarbrough and Bob Bruu for Approval of a Historic Marker for the House Located at 516 West Hunt Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: September 7, 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 516 West Hunt 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 building's 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 25, 2017 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 516 West Hunt Street (also known as the Westmoreland 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 516 West Hunt Street and the role they played in McKinney's history.

The Westmoreland House was built in 1925. It is an excellent example of a Prairie Style home, although featuring elements in the Craftsman style as well. The house is a two-story, pier and beam construction with painted exterior masonry. The front façade of the home emphasizes horizontal lines common of Prairie Style homes, as seen in the porch which is defined by square brick columns on

brick piers and a shallow pitched roof. The roof features gables and soffits, which is more typical of Craftsman Style homes; however, the shallow pitch of the gable on the porch roof is more commonly associated with Prairie Style homes. Additionally, the house features multiple groupings of four-over-one sash windows that are original to the home. The interior also features many original design pieces, such as crown molding, lighting features, and door hardware.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

The original piece of land where the house is constructed was owned by brothers James and William Rhea.

William Sims purchased the land from William Rhea in 1894 and constructed a house around 1900.

William Sims lived in the house with his wife Daisy, along with daughters Norma and Ona until selling the house in 1906.

Simms was an agent for the Wells-Fargo Express Company. After leaving employment with the Wells-Fargo Express Company, Simms served as City Treasurer. Simms also became the first Exalted Ruler elected to the Order of Elks in McKinney in 1903.

In 1906, William Ticknor bought the house from William Sims, where he lived for several years while working for The Texas Company (later to be renamed Texaco). In 1909 Ticknor was relocated and forced to sell the home.

In 1909, George M. Wilson bought the house from William Ticknor. Wilson was a member of one of Collin County's most influential families. His father fought with the Republic of Texas against Mexican incursions and later served as County Sheriff. One of his uncles, Thomas Benton Wilson, was a surveyor and land developer.

In 1913, Peyton Westmoreland purchased the house, where he lived with his wife Emma until they razed it to build the home that is currently standing in 1925.

Westmoreland was a McKinney grocery store owner, onion farmer, and realtor. He ran a grocery store in McKinney for over 65 years.

In 1904 Westmoreland was offered a partnership interest in his Uncle's business, a grocery store, J.B. Rhoden & Co. which occupied the Wilcox Building on East Louisiana Street.

The partnership remained until Westmoreland's Uncle's death in 1915. Westmoreland then became the sole owner of the business and renamed the grocery store P.R. Westmoreland & Co. The store continued to thrive until 1921 when a fire destroyed nearly everything in the store.

Following the closure of P.R. Westmoreland & Co. Peyton opened several other grocery stores throughout McKinney as well as developed successful farming and real estate businesses, using his home at 516 West Hunt Street as his office until his death in 1965.

Between 1967 and today there have been four owners.

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 516 West Hunt 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.