



**HP2023-0090**

**TITLE:** Consider/Discuss/Act on the Request by Rebecca Graham for Approval of a Historic Marker for the Property Located at 616 W. Virginia Street.

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney

**MEETING DATE:** September 7, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Cassie Bumgarner, Historic Preservation Planner  
Paula Jarrett Nasta, AIA, Planning Manager

**RECOMMENDED HPAB ACTION:**

- Staff recommends approval of this Historic Marker Application.

**ITEM SUMMARY:**

- The applicant requests approval of a Historic Marker under the HNIZ Program property at 616 W. Virginia Street.
- To be eligible for a historic marker under the HNIZ program, residential properties must meet the minimum eligibility requirements of the program, provide specific information with the historic marker application.
- Specifically, the applicant must provide the following with an application for a historic marker:
  - A written documented history.
  - Verification that the building is a minimum of 50 years of age.
  - Verification that the residential property is located within the HNIZ boundary.
  - Photo documentation of all four elevations using black and white or color photographs and copies of any available historic photographs.
  - Legal description of the property with a location map.
  - A site plan of the property shall be provided, if available.
  - Additional information as deemed necessary by the Director of Planning or their designee.

- Staff has reviewed the request and has found that it meets the minimum eligibility requirements of the HINZ program for a historic marker.
- The home is listed as a high priority building built in 1877 in the 2015 Update of the Historic Resources 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. 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 particularly associated with an important historic event or person.

*Construction and Alterations to the property:*

- Constructed in 1878 as a two-story, wood-frame residential structure on pier-and-beam foundation in a Folk Victorian style.
- Post 1970 remodels: rear addition of three rooms and screened porch.

*History of the home and people associated with the property:*

- The first owner of the home was Francis Marion “Tuck” Hill, a pioneer stockman and prominent McKinney resident, second cousin to Jesse and Frank James. Rumor has it that Frank and Jesse would hide in the attic of the home to avoid the authorities. Tuck was active in civic affairs and died at the age of 77 in 1920.
- Tuck Hill’s wife, Mary Quentilla (Graves) Hill was the second homeowner upon his death. Six years later, she passed, making their youngest child Clarence Otto Hill the third homeowner.
- Clarence Hill lived in the home until his death in 1969. He held several jobs in McKinney, including as a bookkeeper, an election clerk, and a canary breeder.

**BACKGROUND INFORMATION:**

- The Historic Neighborhood Improvement Zone (HNIZ) Program was established in 2008 for the purpose of preserving the city’s unique and historic neighborhoods while encouraging property owners to maintain and/or rehabilitate residential properties and structures.
- The HNIZ Program includes a three-tiered incentive structure whereby residential properties that meet specified criteria are eligible to receive ad valorem tax exemptions on city taxes for a designated period of time.
- To be eligible for an HNIZ Program incentive, the following minimum general requirements apply:
  - The property shall be located within the HNIZ Program area.
  - The property shall be owner-occupied and shall maintain a homestead exemption from the Collin Central Appraisal District for the life of the

incentive period.

- Verified, eligible improvements shall have received all necessary permits and approvals, including COAs.
- The structure, accessory structures, grounds, property elements and building elements with their materials and finishes have been maintained in good repair and in operable condition.
- There are no pending code violations.
- The total ad valorem taxes owed to the city must be current and paid on time.
- The historic marker is one of the requirements for the Marker Level incentive of the HNIZ program.
- Under Ordinance #2022-03-036, if the HPAB approves the Marker, the applicant will be responsible for purchasing and displaying the Historic Marker.

**SUPPORTING MATERIALS:**

[Application](#)

[Narrative](#)

[Presentation](#)