



HP2023-0081

TITLE: Consider/Discuss/Act on the Request by Kristyn and Ben Love for Approval of a Historic Marker for the Property Located at 507 W Lamar 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 507 W Lamar 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 1915 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 1925 as single-story, seven-room residential structure on pier-and-beam foundation.
- 2015 remodel: addition, which included enclosing what was an eastern facing porch, repair work on siding and porch, windows replaced with similar style

History of the home and people associated with the property:

- Home was built in 1925 by contractor James Odibiah Wilkes for Earl and Lottie Wolford.
- James Odibiah Wilkes was a carpenter and contractor in McKinney during the 1920s. His largest contract work involved the construction of homes for the employees of the Cotton Mill.
- Earl Wolford worked as the head of the Boyd High School Commerce Department at the time the home was constructed. Lottie Wolford was also a teacher at the junior high next door, teaching English. Earl passed away at home in 1968. Lottie continued to live in the home for another 25 years, making her a resident of 507 W Lamar for 68 years at the time of her death in 1993.
- At the time of Lottie's death in 1993, she gave the property to her great nephew William Davis. William kept the home until 2002.
- Current owners, Benjamin and Kristyn Love, purchased the home in 2015.

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](#)