



HP2023-0042

TITLE: Consider/Discuss/Act on the Request by Heidi and John Lario for Approval of a Historic Marker for the Property Located at 512 W. Virginia Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney by promoting reinvestment activities and ordinance changes in Historic Downtown McKinney that balance preservation of historic character and current market needs.

MEETING DATE: May 4, 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 512 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.
- Staff has reviewed the request and has found that it meets the minimum eligibility requirements of the HNIZ program for a historic marker.
- 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.
- The home is listed as a high priority building built in 1920 in the 2015 Update of the Historic Resources 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.

Construction and Alterations to the property:

- Built late 1919/early 1920 as a one-story, wood-frame structure on pier and beam foundation
- Detached garage built circa 1950
- Detached carport built circa 1985
- The porch was screened prior to 1985
- Kitchen Remodel in 2022

History of the home and people associated with the property:

- Prior homesteads of Mrs. M. L. Neal, WC Gray and Mattie Gray, and John Edward Gibson and Clara Gibson.
- The home has had several owners, but the longtime owners, the Strother family, have local significance as professionals in the community, educators, and proprietors.
- Pearl Strother purchased the land in 1919 and started building a “modern six room cottage” contracted from well-known McKinney home builder J. M. Pistole.
- The home is a Craftsman bungalow with a cross-gabled roof, exposed rafter tails, and 4 over 1 Craftsman style windows.
- Pearl Strother was appointed as the first woman for County Clerk after her husband George passed away. She then served as deputy clerk for over 15 years.
- Later in life, Pearl and her daughters would be educators for McKinney Independent School District.

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:

[Historic Marker Application Presentation](#)