



# CITY OF MCKINNEY, TEXAS

## Legislation Text

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### STAFF REPORT

**TO:** Historic Preservation Advisory Board

**FROM:** Paula Jarrett Nasta, AIA, Historic Preservation and Downtown Development Planner

**THROUGH:** Jennifer Arnold, Director of Planning

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Mark and Connie Miserak for Approval of a Historic Marker for the House Located at 406 Parker Street.

**STAFF RECOMMENDATION:** Staff is recommending approval of a historic marker for 406 Parker St.

**PRIORITY RATING:** The property is listed as a low priority building according to the 2015 Update of the Historic Resource Survey. Low Priority buildings typify a common local building form, architectural style or type, with little or no identified historic associations; is a moderate to severely altered resource that exemplifies a distinctive building type or architectural style, or that has only minor historic significance. These buildings are important historic structures that have been significantly altered. Typically, a building in this category might have vinyl siding, the windows and doors replaced, and the wooden porch replaced with concrete or removed altogether. A structure qualifies for this category by age alone and cannot be disqualified by alterations. Such alterations can be reversed and do not prevent the historic structure from being restored to a condition that would qualify it for one of the other categories.

**ITEM SUMMARY:** 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.

On October 26, the applicant submitted the necessary documentation to apply for a historic marker for the house located at 406 Parker Street. The applicant has submitted a written narrative relating the history of the various families that have owned the property or resided at 406 Parker Street and the role they played in McKinney's history as part of that application. The application requests the house be known as the Robert B. Davis house after the man that built the house.

### **HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:**

#### **EDWARD BRADLEY AND DESCENDENTS**

Though the land was granted to Edward Bradley in 1850 as part of a 640-acre land patent, this

particular property passed through his wife Nancy (Shelton) Bradley, and his daughter Mary Ann (Bradley) Howell to his granddaughter Margaret (Howell) Parker.

**JOHN AND MARGARET (HOWELL) PARKER**

The Parkers divided the 27 acres Margaret had inherited into separate lots as the Parker Addition. The Parkers sold off several of the lots. In addition to their land deals, John Parker worked as a gunsmith and proprietor in McKinney. John Parker served several times between 1885 and 1907 as a McKinney Alderman and mayor pro-temp.

**ROBERT B. DAVIS**

Robert Davis built the house at 406 Parker between 1901 and 1908 as one of two rental properties. Davis served as the Deputy Sheriff in 1892. City assessor and tax collector from 1892 to 1902. He spent his remaining years as a Fire Insurance Agent from his apartment and offices above the Smith Drug Store in downtown McKinney.

**DOCTOR WOOTSON HILL**

Mr. Hill was the second owner of the house. He continued 406 Parker Street's use as a rental property with his own family living on North Barnes St. MR. Hill served as a letter carrier in McKinney from 1912 to 1937. Though not particularly famous himself, Doctor Hill, a doctor only in name, was the son of Tuck Hill, the second cousin of the notorious Frank and Jesse James.

**ASSESSMENT:** Staff believes that the applicant has met all the requirements to obtain a Historic Marker under the Historic Neighborhood Improvement Zone Program (Ordinance 2018-02-009). Therefore, Staff is recommending approval of a Historic Marker for 406 Parker Street.

Under Ordinance 2018-02-009, if the HPAB approves the Marker, the applicant will be responsible for purchasing and displaying the Historic Marker.

Also, under Ordinance 2018-02-009, 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 to qualify for the tax exemption.