NPS Form 10-900-b
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United States Department of the Interior
National Park Service

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NATIONAL REGISTER

National Register of Historic Places Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing 56 MPS

Historic and Architectural Properties in McKinney, Collin County, Texas

B. Associated Historic Contexts

Processing of Agricultural Goods in McKinney (1890-1930)
Early Settlement and Vernacular Building Traditions in McKinney (1850-1910)
Commercial Development in McKinney (1848-1937)

C. Geographical Data

The 1986 City Limits of McKinney, Collin County, Texas

The location of all sites are plotted on the McKinney, East U.S.G.S. map except the following, which are on the McKinney, West U.S.G.S. map

417 N. Waddill - Site No. 871
405 N. Waddill - Site No. 872
215 N. Waddill - Site No. 877
211 N. Waddill - Site No. 878
203 N. Waddill - Site No. 879
201 N. Graves - Site No. 833
1303 W. Louisiana - Site No. 474
1109 W. Louisiana - Site No. 476
1206 W. Louisiana - Site No. 475

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Curtis Tunnell — 21 Aug. 1987
Signature of certifying official — Date

State Historic Preservation Officer - Texas Historical Commission
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

for Patrick W. Andrus — 10/8/87
Signature of the Keeper of the National Register — Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

INTRODUCTION TO MCKINNEY'S HISTORIC CONTEXTS

McKinney, county seat of Collin County, has been an important agricultural, industrial and commercial center in north-central Texas since its founding in 1849. The town stands about 30 miles north of Dallas, near some of the most fertile and productive farmland in the state. While McKinney's growth has been steady throughout its history, the town's most active period of development occurred during the late nineteenth and early twentieth centuries when it became an important regional center for the processing and distribution of locally grown agricultural crops. Collin County was among the state's leading producers of cotton, wheat and corn which attracted such enterprises as grain elevators, a flour mill, cotton gins, a compress, a cotton oil mill and a textile mill to McKinney during the late 1800s and early 1900s. With this growth, citizens constructed many new residences, churches and commercial buildings, and much of the town's extant historic resources date to this period. Industrial growth around the turn of the century also contributed to the town's commercial development, as McKinney became an important retail center between Dallas and the Sherman-Denison area. McKinney boasts an active preservation movement which resulted, in part, from the city's participation in the Texas Main Street Program. As residents have rediscovered their downtown, they have also begun to appreciate the town's intact historic neighborhoods, and many homes have been restored in recent years. McKinney's present population is estimated to be 20,000.

This nomination was a pilot study of the new multiple-property format. The text complies with guidelines stated in the "Preparing Multiple-Property Submissions for Registering Properties in the National Register of Historic Places" booklet dated September 27, 1985.

A total of fifty individual properties, four groupings (including the Old McKinney Hospital and Nurses' Apartment Building, Houses at 406-408 Heard, the Kirkpatrick House and Barn at 903 Parker, and Houses at 402 and 408 Wilcox), and two historic districts are being submitted with this multiple-property nomination.

*Please Note: Individual properties and historic districts submitted as part of this nomination are presented in the old multiple-resource nomination format, as approved by Carol Shull and Bruce Noble in separate telephone conversations with Peter Maxson of the Texas Historical Commission.

[x] See continuation sheet

F. Associated Property Types

I. Name of Property Type see continuation sheets

II. Description

see continuation sheets

III. Significance

see continuation sheets

IV. Registration Requirements

see continuation sheets

[x] See continuation sheet

[x] See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

See continuation sheet

[x] See continuation sheet

H. Major Bibliographical References

See continuation sheet

[x] See continuation sheet

Primary location of additional documentation:

- [x] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Specify repository: Texas Historical Commission, Austin, Texas

I. Form Prepared By

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PROCESSING OF AGRICULTURAL GOODS IN MCKINNEY (1890 - 1930)

Historic Context

The cultivation and processing of locally grown crops fueled much of McKinney's late nineteenth- and early twentieth-century growth and prosperity. During this period, Collin County emerged as one of the leading agricultural centers in Texas. Cotton prevailed as the county's largest and most significant farm product, however, corn, wheat and oats were also grown in large quantities. Although crop production in the McKinney area continues today, its role in the local economy diminished after World War II.

McKinney and Collin County are situated on the Blackland Prairie, a wedge-shaped region that extends northeast from the San Antonio area at its most narrow point, to the Red River valley. This belt, which features gently rolling prairies with black waxy soil, is extremely fertile. Blessed with temperate weather conditions and long growing seasons, the Blackland Prairie includes some of the state's most productive farmland.

Cotton

Collin County was organized in 1842, and early census records indicate that area settlers soon began to grow cotton in limited quantities. In 1860 Collin County farmers produced only 16 bales. Most of the state's cotton of the antebellum period was grown in the older, more established counties of East Texas. Following the Civil War, settlements pushed westward and cotton production also spread, especially along the Blackland Prairies where the soil proved particularly well suited for cotton cultivation. In 1870, according to census records, Collin County produced 4,371 bales, a significant increase from a decade earlier.

Area farmers initially shipped cotton by wagon to early trade centers, such as Jefferson in East Texas. Overland transportation was slow, cumbersome and expensive, which kept profits small. However, the arrival of the Houston & Texas Central (now Southern Pacific) Railroad in 1872 laid the groundwork for dramatic changes in the local cotton industry, and McKinney soon became the primary cotton-shipping point in Collin County. Along with the railway, the town's selection as the seat of government and its strategic location near the county's center contributed to McKinney's development into an important regional trade and commercial center.

Local cotton production reached unprecedented heights during the late nineteenth and early twentieth centuries. Information compiled by J. Lee Stambaugh and noted in various issues of the Texas Almanac from Agricultural Schedules of the U. S. Census provides graphic documentation of this increase and is illustrated in the following table (production totals for 1880 and 1890 were not provided). Although Collin County was never Texas' top cotton grower, it consistently ranked among the state's leaders.

Collin County Cotton Production

Year	Number of Bales
1860	16
1870	4,371
1900	50,762
1910	56,255
1920	75,315
1930	70,464
1940	69,358
1950	25,059

A number of factors contributed to this dramatic rise, and foremost among these was increased demand for cotton fiber in national and international markets. With soaring prices, cotton cultivation became more profitable during the late nineteenth and early twentieth centuries. The railroad enabled larger quantities to be transported at a cheaper price, and Galveston, which stood at the terminus of many of the state's railroads, evolved into the nation's largest cotton-shipping port by the late 1800s. Equipped with improved agricultural implements and aided with better farm techniques, cotton producers increased their yields. Also, greater settlement along the fertile Blackland Prairie, where most of Texas' cotton was grown at that time, provided the manpower necessary to grow and harvest this labor-intensive crop.

Much of the cotton was cultivated on small farms, frequently by tenants. Once the fleecy crop was picked, farmers hauled it to a gin where the fiber was separated from the seeds. Before the advent of the compress industry, cotton baling occurred only at the gin. Cotton was then transported to textile mills in the United States and Europe. The Manufacturing Schedule of the 1870 census indicates that one gin operated in McKinney, but by 1876, four years after the arrival of the railroad, the city boasted three. The W. C. Burrus Flour Mill and Cotton Gin, the Gerrish and Lawson Cotton Gin, the Burger Cotton Gin and the Griffin Brothers Gin were among the many that operated locally during the late nineteenth and early twentieth centuries.

After processing at the gins, cotton fiber was taken in loose bales to a compress where it was prepared for shipment. There, a high-powered piston-pressed cotton into more compact, heavier bales which enabled the good to be transported more economically. Although these bales were about the same size as those from the gin, they generally were about five times as dense. Thus, more cotton could be shipped.

The compress industry played a vital role in the state's cotton trade. Up until the early 1880s, Texas' only compresses operated in Galveston or Houston, where almost all of the state's cotton was processed and shipped. As cotton production increased during the late nineteenth century, compresses were built throughout the Texas hinterland, especially in the Black Prairie region.

The McKinney Cotton Compress Company began operations by 1892, boosting the local cotton industry. It originally stood on block 47 of the original town site, in the 400 block of East Hunt Street and was serviced by the Houston and Texas Central and Missouri-Kansas-Texas railroads. Sanborn maps show that gins, which had previously been scattered throughout the city, began to cluster around the compress. Although the plant expanded by 1902, the company abandoned its original site in 1914 and relocated to the 300 block of North Throckmorton Street. The new site provided significantly more space and allowed for expansion. The property now is a sprawling six-acre complex that includes the compress, warehouses, a water tower, and offices. The facility has since changed ownership several times, but it remains in operation and is known today as Producers Compress, Incorporated.

Although cotton was shipped to port cities, such as Houston and Galveston, cotton brokers most often purchased bales of the crop in communities throughout the state. These buyers either worked independently or, to reduce overhead, were employees of mill companies based in the

eastern United States or foreign countries. They purchased cotton directly from the farmer, from the gin operator, at the compress, or on the courthouse square during trade days when farmers brought their cotton to town. Old city directories of McKinney reveal that most of these brokers maintained offices in the upper floors of commercial buildings or banks in the city's downtown.

The cotton oil industry which developed during the late nineteenth century found use for the cotton seed, a previously discarded byproduct in the ginning process. Seeds were pressed into oil and were used for soap, food oil or animal feed. The earliest cotton oil mills in north Texas operated in the Sherman-Denison area, about 30 miles north of McKinney. In 1892 the McKinney Cotton Oil Company was established in the 500 block of East Louisiana Street.

With the success of the local cotton trade during the early twentieth century, business leaders of McKinney worked to establish a community owned and operated textile mill. These individuals believed enough cotton was grown in the area and sufficient capital was available locally to support such an operation. They also reasoned that a textile mill would boost the town's economy by providing jobs for area residents, encourage other industries and factories to locate in McKinney, and also enable more of the profits from the harvesting and processing of locally grown cotton to remain in the community. J. Perry Burrus, who had attained great wealth with his ownership of the McKinney Mill and Elevator Company and other flour mills throughout the state, spearheaded the effort. On November 24, 1909 plans for the establishment of the $200,000 Lone Star Mill Company were announced in the McKinney Daily-Gazette. The original board of directors included the city's most influential and financially successful individuals. They were W. B. Newsome, J. L. White, George Wilcox, J. L. Lovejoy, L. A. Scott, E. W. Kirkpatrick, John H. Ferguson, and T. B. Wilson. Other board members elected to head the company were J. Perry Burrus, president; S. D. Heard, first vice-president; and J. P. Crouch, second vice-president.

While the plant was under construction, local newspapers closely monitored its progress. The mill, whose name was changed to the Texas Cotton Mill Company, began operations on November 1, 1910 and, according to local historians, was reputed to be one of only two mills west of the Mississippi River that manufactured colored-print cloth. The plant included 5000 spindles and 160 looms within a massive one- and two-story brick building. During this initial construction phase, the mill's owners also erected 17 workers' "cottages" to the south of the factory. The entire mill complex stood adjacent to a large cotton field, just beyond the southeast city limits. The Houston and Texas Central Railroad serviced the factory.

The Texas Cotton Mill Company, proving an immediate financial success, increased its capacity and included 11,172 spindles and 376 looms by 1917. At that time, it was one of only 14 mills in the state. Company founders no doubt beamed with pride after the 1920 census indicated that the city experienced one of its largest growth rates during the previous decade, due largely to the locally owned textile factory. With a work force that eventually totaled over 520, the McKinney mill brought many new residents to the town. As Everett Lloyd noted in Farm and Ranch magazine, "probably 90 percent of the labor employed in the Texas mills came from other states" (Lloyd 1917: 1).

J. E. Cooper, a prominent local contractor, completed a $200,000 expansion to the mill in 1926. During this construction phase, Cooper built a two-story adddition onto the building's east side and also erected more workers' houses. By 1927 the entire plant complex included the mill, an office building, three warehouses, a water tower, a cooling pond and a concrete-lined reservoir. A boarding house, meeting hall and over 50 single-family, workers' dwellings stood directly south of the plant, while another 25 houses were located to the north.

The area around the factory soon became known as Mill Town, which functioned as an almost separate community within McKinney. Independently owned stores, which catered to workers who lived nearby, opened along the 300 and 400 blocks of Millwood (now Elm) Street, across the street from the mill.

The Texas Textile Mill, as it was eventually known, operated for almost six decades before closing in 1969. One factor that contributed to its demise occurred in 1948 when a tornado struck the plant and nearby land. The storm caused two deaths (a remarkably small number considering its severity), many injuries and approximately $3,000,000 worth of damage. Although the factory was rebuilt, its operations never completely recovered. The popularity of synthetic textiles in the post-World War II era also added to the plant's miseries. A Waco-based textile company eventually purchased the factory, and on January 1, 1969 the McKinney plant closed and much of its equipment was shipped to the company's Waco plant. A furniture manufacturer bought the facility that same year and began operations that continue today.

Cotton production and processing dominated the local economy through the 1920s until the onset of the Great Depression which caused cotton prices to drop substantially. McKinney's cotton industry never fully rebounded. The gradual decline in Collin County's cultivation of the crop typifies the overall reduction in cotton production throughout central and north-central

Texas. While most of the state's cotton was grown in the Blackland Prairies during the late 1800s and early 1900s, the major cotton production centers shifted to other parts of the state by the mid-twentieth century. With the aid of new irrigation techniques, the bulk of the state's cotton is now grown in the South Plains of the Panhandle region and the costal plains of south Texas.

Grain Storage and Processing

Despite cotton's dominance in the local agricultural market, Collin County farmers cultivated large amounts of corn, wheat and oats, ranking among the state's largest suppliers during the late nineteenth and early twentieth centuries. Their high yields facilitated the development of a grain processing industry that played a key role in the town's history.

When Collin County was first settled, its society was almost exclusively agrarian. Census records indicate that the vast majority of male settlers listed farming as their primary occupation, which is not surprising given the prevailing frontier conditions of the time. Collin County, like much of the state, was relatively isolated and its residents strived for self-sufficiency. To feed their families, farmers typically raised a variety of crops on their small farms which were plentiful throughout the Collin County landscape. Agricultural schedules of the 1850 and 1860 census reveal that such staple crops as wheat, corn and oats were the chief goods grown.

An integral element of this agrarian society was the operation of grist mills, which were the county's first manufacturing facilities. These early mills, either water- or animal-powered, ground wheat and corn into a fine meal that could then be used for baking. Census records list a single grist mill in Collin County by 1870. Because power sources were limited until the 1890s, mill owners often combined cotton gins with their operations. W. C. Burrus owned such a business about three miles northeast of the courthouse by 1876.

Continued settlement during the mid- and late-nineteenth century resulted in greater production and cultivation of agricultural goods. Corn, wheat and oats production increased to such an extent that surplus goods were shipped to other markets, made possible, of course, with the advent of rail service in 1872.

The Farmers and Merchants Roller Mill, owned by D. W. Stoufer, began operations in 1885 and stood west of the Houston and Texas Central tracks and north of the McKinney Compress Company's original plant. W. C. Burrus and his son J. Perry Burrus, both of whom had operated a flour mill and cotton gin outside of McKinney, purchased the Farmers and Merchant mill in 1892 and renamed it the Collin County Mill and Elevator Company.

The establishment of this firm marked the beginning of an enterprise that soon opened branch facilities throughout Texas and eventually became one of the Southwest's largest suppliers of flour and other milled goods. J. Perry Burrus became company president around the turn of the century and in 1904 successfully led the takeover of the Fort Worth Mill in nearby Fort Worth. Ten years later, the McKinney mill built new facilities on the other side of the tracks. With its massive concrete and steel grain elevators, the plant stood as an imposing landmark in the community and symbolized the significance of the local agricultural trade. It manufactured flour until its conversion into a feed mill during the 1930s. At that time, it was part of the Tex-O-Can Milling Company, headquartered in Dallas and founded by Jack Burrus, son of J. Perry Burrus who died in 1933. This large firm owned mills and elevators in Dallas, Lubbock, Fort Worth, San Antonio, Galveston, Texas and Kingfisher, Oklahoma. The McKinney facility continued operations until the 1970s. Since then, the plant has remained intact but unused.

While the Collin County Mill and Elevator Company was an extremely significant local industry, it was not the only grain storage and processing plant in town. In 1894 Ben Hill and J. W. Webb established a mill and elevator company near the 400 block of East Louisiana Street. Hill and Webb erected new facilities in 1906, which are still in use. The Obershain Brothers operated a corn mill by 1892 but it was razed in the 1910s. Another now-defunct plant was the McKinney Elevator Company, which operated between the 1890s and 1910s. It was demolished in 1914 when the Collin County Mill and Elevator was built on the site.

Property Type: Cotton-Processing Facilities

Description

These structures are directly involved in the processing, shipment or refinement of cotton and its by-products and include cotton gins, compresses and cotton oil mills. Because utility and efficient operation are their primary concerns, these property types generally are void of stylistic detailing.

All harvested cotton was brought to a gin for initial processing. A small wood-frame structure, most often sheathed with corrugated metal, housed the gin. Farmers hauled the cotton by wagon to an open bay that extended from one side of the elongated, rectangular-plan structure. The raw good was taken to the gin where tandem circular saws drew the fibers through, leaving the seeds behind. The cotton was then conveyed to a small, detached warehouse, while the seeds were taken to another separate building.

Because cotton-ginning equipment was relatively inexpensive, compared to that for a compress or cotton oil mill, gins were commonplace. They could be found in both urban and rural settings, but generally stood near important roads and rail lines. Several gins relocated in close proximity to the urban cotton compress once it was built.

Both compresses and oil mills involved substantial capital to begin operations and, therefore, were built less frequently. A compress usually included a steam-powered piston and baling device enclosed by a two-story tower. Here, the cotton was pressed into 500-pound bales. Since the compress would handle massive quantities of cotton during a season, large, open cotton yards and eventually covered warehouses provided storage space. Cotton yards proved a less desirable solution because bales were exposed to the elements, which could cause substantial damage. By the early twentieth century, enclosed storage buildings became commonplace and usually consisted of a series of one-story attached, sheet-metal-covered warehouses of wood-frame construction. Brick walls, as frequent partitions, provided limited protection from fire.

A cotton oil mill included a complex of three structures. The seed house was the largest and most recognizable because of its imposing hipped roof. Seeds were stored in this sheet-metal-clad, wood-frame structure until ready for refinement. A conveyor then took the seeds to the brick

mill, where the hulls were removed and the kernels were pressed into oil. Another detached building stored the hulls which eventually were used as animal feed. Like the compress, the oil mill complex always stood adjacent to railroad tracks.

As cotton's significance in the local economy waned following World War II, the majority of industrial structures involved in the crop's processing either closed or reduced operations. Technological advances and improved processing methods increased productivity in more recently built structures, forcing many of the older facilities to cease operations. Many have been razed or their machinery has been removed and the structures used for other purposes.

Significance

McKinney's cotton-processing structures played a significant role in the town's history and development during the late nineteenth and early twentieth centuries. Much of the area's vast agricultural potential was realized through the construction and operation of these facilities. Their establishment aided the town's commercial development because area farmers came to McKinney to sell their crops and then purchased goods at downtown stores. These property types also laid the foundation for the town's industrial development and supported the establishment of a textile mill.

Registration

These property types are significant for their associations with the local cotton industry. Because much of McKinney's late nineteenth- and early twentieth-century growth resulted from the community's active cotton trade, structures in this category played an important role in the town's history and also contributed to Texas' development into the nation's largest cotton-producing state. These property types, therefore, meet Item A of the the National Register Criteria which states that they "are associated with events that made a significant contribution to the broad patterns of our history." These structures are grouped under the INDUSTRY and AGRICULTURAL areas of significance because of their ties with the town's industrial development and the processing of an important, locally grown, cash crop.

To qualify for listing in the National Register, these properties must be over 50 years old and have been constructed to aid in the processing, shipment or refinement of cotton. In their present state, they must be recognizable to the time of the original use and retain their basic form. They ideally should retain some of their cotton-processing equipment. Only a small number of these extremely significant properties were ever built locally; extant examples that retain their integrity should qualify for listing in the National Register.

Property Type: Textile Mill Complex

Description

This property type includes the cotton textile factory and all structures directly associated with its operation, including workers' housing, meeting halls and boarding houses. During the early twentieth century -- when many Texas businessmen envisioned the state's development into a cotton-processing center -- a factory such as this provided housing for its workers. Thus, all of the buildings within such a complex were financed by the company that was responsible for the mill's operation.

A textile plant is a manufacturing facility that includes a group of structures, the largest of which is the mill where the raw good is transformed into a finished product. With modest stylistic detailing, the mill is a massive one- or two-story brick building which houses spinning, weaving, dye and cloth rooms. The factory's main offices is located within the plant's main building or in a small detached structure. Cotton to be manufactured and cloth to be shipped are stored in any of the large, warehouses -- usually of frame construction and clad with sheet metal-- which stand nearby. A cooling pond, reservoir and water tower also stand on the plant site and are necessary components in the mill's successful operation. Because such a factory required the use of a large amount of property, mill owners built the facility on undeveloped land near the outskirts of town. It was also essential to locate near railroad tracks to enable raw and manufactured goods to be shipped easily.

To remain competitive and embrace new technology, some of the factory's obsolete and inefficient equipment may be replaced, although the bulk of the original machinery is maintained most often, as the cost of replacement is great. If a mill ceased operations and the building is converted for another use, the mill's machinery is frequently removed. Exterior alterations are few and are generally limited to the construction of additions and/or to general repairs and upkeep to the original facility.

As is customary for such a large-scale manufacturing operation of that vintage, the factory built single-family residences, boarding houses and club halls for its laborers. These structures stand in close proximity to the mill. As the company prospered and its operations expanded, the factory frequently built more workers' housing. Despite a wide range in their date of construction, these dwellings are often remarkably similar in design, plan and detailing. Frame construction is most popular because of its low cost.

In McKinney, these houses have a front projecting room with a small inset porch to one side. Most are L-plan houses surmounted by a hip roof. The long blocks on which they stand and the uniform siting of each present continuous rows of detached domestic buildings. Once the houses are sold and are no longer a part of the mill, their overall condition is likely to deteriorate. If the structures are not owner occupied, tenants frequently care little for the structure's appearance, as the dwellings stand in an industrial and less desirable setting. Relatively few alterations affect the integrity of these houses. Most changes are limited to replacement of windows and porch floors.

Significance

Despite Texas' development into the nation's largest cotton producer by the late nineteenth century, only a small number of textile mills were ever constructed in the state. By 1917 Texas boasted 14 mills and most operated in cities, situated on the Blackland Prairie, such as Waco, Hillsboro and Waxahachie, where the bulk of the state's cotton was grown. The Texas Cotton Mill Company, established in McKinney in 1910, became an important industrial operation not only for McKinney, but also for north-central Texas. Its founding illustrates the prominence and significance of cotton to the local economy. For almost six decades, the mill was the city's largest employer. Since Texas was primarily an agricultural state during the early twentieth century, only a relatively small number of factory workers' housing was ever constructed within its borders. Most of those that were built have been destroyed in recent years, but this group in McKinney is among the finest and most intact examples of company-built housing in the state.

Registration

These property types are important for their association with the local cotton industry and for being among the small number of textile mill operations built in Texas. To be eligible for listing in the National Register, certain conditions must be met. These sites can qualify under Item A of the National Register criteria and should be listed under the INDUSTRY area of significance. Because architecture is not necessarily an area of significance, exterior and interior alterations are not as important a concern as the retention of major components and buildings. The mill should closely resemble its original appearance and must be recognizable to its period of significance despite any repair or retooling that may have

taken place in recent years. Dwellings associated with the mill must have been built and owned by the company and occupied by its employees. The workers' housing units are not significant on their individual merits, therefore they must be viewed as a whole. To qualify, over 50 percent of these dwelling must retain their uniform character in appearance, siting, materials and location near the mill to be of significance. New infill and modern alterations detract from the integrity of these dwellings.

Property Type: Residences of Plant Managers, Investors and Commodity Brokers

Description

This property type includes domestic structures of many of the city's most affluent residents. These individuals were able to build or purchase imposing houses because of their investments and direct involvement in McKinney's profitable agricultural-processing industry of the late nineteenth and early twentieth centuries. Since crop production and refinement remained an integral element in the town's economy for almost 40 years, these homes reflect a wide range of architectural preferences that were popular throughout north-central Texas. The earliest and one of the most common is the Queen Anne style, which features irregular massing and a variety of texture, color and detailing. Some houses have gouged and chiseled ornamentation which is frequently associated with the Eastlake style. These residences enjoyed some popularity among local home builders in the late nineteenth century, although these houses were constructed less frequently than their Queen Anne counterparts. By the early 1900s, Classical Revival houses were being built in McKinney. This architectural mode emphasizes order and symmetry, with details drawn from Greek and Roman architecture, though of "modern" interpretations. Characteristic classical elements include two-story porticos with massive Ionic, Doric or Composite columns. The Prairie School was another locally popular style of the early 1900s. No McKinney examples demonstrate the bold horizontal massing most often associated with scholarly versions of the style. However, several local examples suggest stylistic influences of the Prairie School with low-pitched roofs, broad eaves and friezes, and expansive porches.

Regardless of their styles, these houses were built in the city's more desirable locations, in neighborhoods north and west of the central business district and away from industrial facilities. Partly because McKinney's growth slowed in the years following the cotton boom, relatively little recent construction has taken place in these neighborhoods. Therefore, a large number of these houses remain. Most have been altered somewhat, but these changes generally have not affected their historic integrity. Porch, window and door replacements are most common. For the most part, these residences have been well maintained, and many have been restored in recent years.

Significance

These dwellings represent another manifestation of the success and prominence of the local agricultural-processing industry during the late nineteenth and early twentieth centuries. The individuals who constructed these residences included major stockholders of the textile mill or owners of grain elevators who reaped the greatest financial benefits in the local economic boom. As symbols of their owners' financial wealth and social status, these properties reflect a strong desire among the town's affluent to appear modern and progressive. Prominent local builders and architects designed many of the more high-style dwellings, and even a few regionally known architects from nearby Dallas received commissions to design homes in McKinney. To a large extent, these houses introduced new trends and raised awareness of architectural styles among the local populace.

Registration

These property types are noteworthy for their associations with persons who were directly involved in the local cotton- or grain-processing industry and are also among the finest local examples of high-style residential architecture of the late nineteenth and early twentieth centuries. These sites qualify under Item B of the National Register criteria. Since these dwellings are among the city's most architecturally noteworthy dwellings, these property types are listed under INDUSTRY or COMMERCE and, in some cases, the ARCHITECTURE area of significance. Properties with architectural significance could also meet Item C of the National Register Criteria. To qualify for listing in the National Register, a property must have been the primary residence of an individual who was a major investor in, or involved with the day-to-day operations of an agricultural-processing concern in McKinney. These properties also could be the homes of brokers who purchased locally grown crops for shipment to Galveston or other ports. Their association with the property must coincide with the time of their involvement in the local agricultural industry. It must be proved that these individuals made a significant contribution to McKinney's industrial development or operation during the late nineteenth and early twentieth centuries. To qualify under the ARCHITECTURE area of significance, these properties should be well-preserved examples of a style or type and must be recognizable to the time of their association with those individuals involved in the local cotton trade. They must be at least 50 years old and retain integrity of design, materials and workmanship.

EARLY SETTLEMENT AND VERNACULAR BUILDING TRADITIONS IN MCKINNEY (1850 - 1910)

Historic Context

McKinney's founding came soon after Collin County was organized in 1846. Buckner, a small village which once stood in the western part of the county about four miles northwest of present-day McKinney, initially served as county seat. State law, however, stipulated that each county's government be situated as near as possible to the county's geographic center. Upon learning of this requirement, local officials realized that a more centrally located county seat was needed. William Davis, a prominent landowner in the area, donated 120 acres for this purpose and George White and Ethelred Whitley surveyed the new town site. Named for Collin McKinney, an early Texas settler, patriot and statesman, and also the person for whom the county was named, the town was officially established on August 24, 1849, when the first lots were sold. Buckner soon was abandoned. A Texas Historical Commission subject marker notes its site.

McKinney stands on gently rolling prairie land which when first settled, featured expansive fields of waist-high grass. Although no rivers or major tributaries run nearby, several seasonal streams flow through the city. These streams served as a source of water for pioneers, and the native trees that lined these waterways provided an early source of building materials.

The original town site presented a cardinal-point grid plan with a courthouse square near the city's center, a popular town plan throughout Texas. The majority of the state's county seats, especially those of the same vintage as McKinney, are arranged similarly. The courthouse square was the sole public space set aside in this town plan. Anticipating that property near the town's center would be in great demand for business purposes, the city's surveyors made lots facing onto the courthouse square long and narrow, measuring 25 by 100 feet. Such a layout enabled merchants to erect buildings with storefronts for displaying their goods to passersby and room within to conduct business and stock their merchandise. White and Whitley divided the remainder of the city's blocks into equally sized lots that were reserved for residential use. During McKinney's pre-railroad era, the town was sparsely developed, even around its square.

Collin County stood within territory included in the Peters' Colony, which stretched across much of north-central Texas. This settlement was officially organized on August 30, 1841 when William S. Peters and 19 associates contracted with the Republic of Texas to bring 600 families to Texas during a three-year period. Peters' company, officially known as the Texas Emigration and Land Company, agreed to furnish a cabin, seed, guns and ammunition to each settler. Each family received 640 acres to cultivate, while single men secured half of that amount. Subsequent amendments to Peters' original agreement allowed for more families, a lengthier settlement time and more territory. With these changes, the colony encompassed 16,000 square miles, including the present-day counties of Dallas, Tarrant, Denton, Grayson and Collin. Many of the families that settled in the Peter's Colony became prominent social, civic and business leaders in nineteenth-century McKinney and Collin County.

Since the Peter's Colony originated from Louisville, most recruits emigrated from Kentucky and nearby states. Census records of 1850 and 1860 show the majority of McKinney and Collin County residents relocated from Kentucky, Tennessee and Missouri. These early residents established a society whose culture was based strongly on the traditions and values of the Upland South. Protestant churches prevailed throughout the region. Farms were generally small in size, and few slaves were tallied in the 1850 and 1860 censuses. Collin County, along with most other counties that comprised the Peters' Colony, voted against secession prior to the Civil War.

None of McKinney's early pioneer-era structures have survived, and only a few old photographs and written accounts document the town's earliest buildings. Collin County historian Harold Beam reports that,

> A few very early cabins were one-room affairs made of split and notched logs with the bark left on the outside and split portion on the inside, but the majority of these early homes were two-room cabins with a hallway between which served as an opening for ventilation in the summer. These log cabins were heated by a fireplace which was ventilated by a stone chimney erected on the side of the house (Beam 1951: 46).

The first dwellings built by pioneer families in McKinney were crude structures. The 1850 census lists 18 carpenters in the county, most of whom hailed from Tennessee, Kentucky, Virginia and Illinois. This tradition of individual craftsmen/builders remained strong throughout the third quarter of the nineteenth century. By 1860 and 1870 carpentry had become one of the most popular occupations in Collin County, according to census records, and the types of dwellings these men erected reflect strong associations with building traditions of the Upland South.

The bulk of milled wood used in local construction during the mid nineteenth century came from Jefferson, an early lumber center in East Texas, and was transported by way of ox cart and wagon-and-team. With the arrival of the railroad, however, lumber and other building materials were shipped in larger quantities and at cheaper prices. By 1876 McKinney boasted its first lumberyard which stood near the railroad tracks, according to a bird's-eye map of the city.

As the following table indicates, McKinney's most rapid growth took place during the late nineteenth century which resulted in the city's first major construction boom, thereby boosting the building trades.

Population Totals of McKinney

Year	Population	% Change	I	Year	Population	% Change
			I			
1850	523*	N/A	I	1920	6,677	41.6%
1860	---**	N/A	I	1930	7,307	9.4%
1870	---**	N/A	I	1940	8,555	17.1%
1880	1,479	N/A	I	1950	10,560	23.4%
1890	2,489	68.3%	I	1960	13,763	30.3%
1900	4,342	74.4%	I	1970	15,193	10.4%
1910	4,714	8.6%	I	1980	16,249	6.9%

Source: Texas Almanac. * - 1858 estimate; ** - not available

While individual carpenters built many structures, local lumberyards also entered the construction business, as evidenced by mechanic liens on file at the Office of the Collin County Clerk. Charles Brantley, Lon Furr, John Martin and the firm of Higgins and Padgitt were some of the active builders in McKinney during the late nineteenth century, as were the J. M. Wilcox and Son Lumber Company and the G. W. Owen Lumber Company.

Vernacular architectural traditions exerted the strongest influence on McKinney's late nineteenth-century domestic structures, although they often were adorned with the more ornate detailing typically associated with Victorian styles. In plan and form, however, these residences maintained vernacular traditions. By the early twentieth century, popular house types, which were being seen in women's magazines and other publications, displaced

vernacular plan types as the favored house form. The American four-square and bungalows were among those most frequently built in McKinney, as residents desired to appear modern and progressive. By the 1910s few vernacular structures, i.e. those that can be linked to a specific geographical area, were erected, marking the close of McKinney's earliest building era.

Property Type: Vernacular Domestic Structures

Description

Vernacular architecture in McKinney is present from the town's founding in 1848 and extends into the second decade of the twentieth century. During this span, a variety of building types, such as center-passage, L-plan and two-room dwellings, can be found. While none within each group are exactly alike in detail or dimensions, all share a common idea of form, spatial arrangement and use. These dwellings, as a whole, reflect a regional adaptation of Upland and Lowland South building traditions.

Subtype: Center-passage dwellings

One of the first house types built in McKinney was the center-passage dwelling. This vernacular form remained popular locally from the mid nineteenth century into the 1910s. All such buildings are one room deep with a central passage or hallway that is flanked on both sides by a single room. One- and one-and-a-half-story center-passage houses are most prevalent, although the I-house, a two-story version, attained considerable popularity in McKinney. Numerous examples of all types still stand.

These dwellings are of frame construction, usually with weatherboard siding, although some have board-and-batten walls. Chimneys are placed at one or both ends of the gable-roofed buildings. Because of their relatively early construction date, center-passage dwellings often have little ornamentation, as limited resources rarely permitted such extravagance during harsh frontier conditions. In later years, with the widespread use of milled lumber and the installation of sawmills throughout the region, houses improved in both their structural quality and in their amount of stylistic detailing. Some local examples display finely crafted Greek Revival ornamentation, a style that achieved considerable popularity in Texas during the mid-nineteenth century. A more typical feature of local center-passage residences are gabled dormers on the facade. With their simply detailed bargeboards, these dormers suggest the residential Gothic Revival style, whose influence was nominal on Texas domestic architecture during the third quarter of the nineteenth century. Single doorways are most common, although double-door entries occasionally are found. Transom and sidelights often frame these openings. Center-passage dwellings have double-hung windows, the earliest with six-over-six- or four-over-four-light sashes. Because of the Victorian preference for vertical emphasis, windows with two-over-two and one-over-one lights became common by the late nineteenth century.

Subtype: L-plan dwellings and variants

This house form features a plan that is L shaped. Single-story dwellings are most common, but one-and-a-half- and two-story variants are also found. Builders of the L-plan house favored western or balloon frame construction with weatherboard siding. Intersecting gable roofs capped the earliest L-plan dwellings, but later versions featured hipped roofs with gabled extensions. Composition or asphalt shingles most often have covered or replaced original roofing materials. The most common porches are hipped or shed roofed and extend across a portion of the facade. The primary entrance, protected by the porch, is located at the main body of the house, near the forward projecting wing. Many L-plan dwellings have an additional front entry perpendicular to the street on the side wall of the front wing. Single- and double-light transoms were common late nineteenth-century door treatments that allowed greater ventilation during the hot summer months. By the early years of the 1900s, however, transoms were less popular and no longer were incorporated in later versions. L-plan dwellings typically have double-hung, wood-sash windows with two-over-two or one-over-one lights, although older houses have four-over-four-light windows. The amount of ornamentation varied greatly depending on the period, local economic conditions and prevailing architectural tastes. The first L-plans, which date to the 1880s, are adorned simply, but often displayed such details as pedimented door and window architraves and chamfered porch supports. Later houses, especially those of the 1890s and the very early 1900s, are more ornate and exhibit detailing often associated with the Queen Anne style. Jigsawn porch brackets and gable-end bargeboards are found frequently, as are art-glass windows. Dwellings of this period often have angled corners with brackets and pendants attached to the soffits. The eclectic tastes of the Victorian era eventually gave way to the more subdued preferences of the early twentieth century. Door, window and porch trim of the latter period is often simpler than that of the 1890s.

The most common variant, the modified L-plan, is usually one or one-and-a-half stories in height, but is somewhat larger in scale than most L-plan dwellings. Its distinguishing feature is a hipped roof with gabled extensions to the front and to one side, giving the house a set-back facade. The modified L-plan became popular during the late 1890s and was built into the first decade of the twentieth century. T- and U-plan dwellings can also be found locally, although in limited numbers. As their names connote, their plans form a "T" or "U" shape. The orientation of the T-plan distinguishes it from an L-plan dwelling that has a rear ell addition. With the former, the central projecting wing is flanked on either

side with a lateral ell, thereby giving the house a symmetrical composition. The L-plan with rear ell, on the other hand, retains its irregularly massed facade, and the rear wing is not visible from the front. The U-plan, like the T-plan, presents an evenly balanced facade, but has projecting wings at each end.

Subtype: Two-room dwellings

The two-room house includes paired rooms of unequal size that share a common wall. Unlike the center-passage dwelling, this plan type has no hallway. They were among the earliest domestic dwellings built in McKinney, but few have survived. This house type remained popular in later periods, and examples that date to the late nineteenth and early twentieth centuries can still be found. Two-room dwellings are of box-frame or board-and-batten construction and have side-gable roofs. The front elevation usually has a shed-roofed porch that extends across the facade and doors that open onto each room. Some versions of this house type have a single off-center doorway that opens into the public or social room, while an interior door provides access to the smaller, more private of the two rooms.

Subtype: Shotgun dwellings

The shotgun dwelling, once a common house type in McKinney, is a small domestic structure that was built from the late nineteenth century until the 1930s and most often is associated with the black community. Shotguns are one room wide, and two or three rooms deep. They are of box-frame or board-and-batten construction and rarely have decorative architectural detailing. In McKinney, these houses are often in a poor state of repair, and many have been razed in recent years for failing to meet local housing codes. A tornado in 1948 destroyed many of these house types when its path struck neighborhoods where shotguns were most prevalent.

Most vernacular buildings in McKinney stand in the original town site or the pre-1900 additions to the city. Because of severe land-development pressures, many traditional building types in the original town site have been razed. The greatest concentration of vernacular dwellings are found in the Parker, Standifer and White additions. These areas are somewhat isolated from the rest of the city, and their neighborhoods remain relatively intact. Popular house types, predominately bungalow variations, prevail throughout later (post-1910) additions and subdivisions.

While many vernacular dwellings have remained virtually intact, a greater number have been altered over the years. The most common changes include the addition of a kitchen, bathroom or bedroom onto the rear or side elevation. Typical alterations include the enclosure, removal or replacement of the porch, the application of vinyl, aluminum or asbestos siding, changing windows and doors with modern equivalents and the removal of porch ornament such as the porch frieze, supports or balustrade as well as jig-sawn brackets and bargeboards.

Significance

Vernacular dwellings, which comprise the bulk of pre-World War I structures in McKinney, serve as a tangible link to the town's founding and early settlement period. A careful analysis of these buildings provides insight not only into the town's overall economic condition, but also its settlement patterns during the late nineteenth and early twentieth centuries. These buildings can reveal much about the geographic background and socio-economic status of their builders and owners. The dominant types found in McKinney evolved from building traditions characteristic of the Upland South. The larger the scale and the more stylish the details, the more likely the house was owned by an affluent citizen. Despite these seemingly large aesthetic differences, the houses remained closely linked in plan and usage, regardless of applied architectural details. Center-passage and L-plan dwellings are the most common vernacular house forms in McKinney. As trade lines expanded and McKinney became an important agricultural center in north-central Texas around the turn of the century, architectural preferences began to change. Grander, more opulent Queen Anne, Classical Revival and Prairie School residences became the favored styles of the elite. Vernacular building traditions, on the other hand, remained popular among the less affluent into the 1910s.

Registration

These properties are noteworthy examples of identified regional plan types. They reveal much about the evolution of domestic architectural tastes in McKinney during the late nineteenth and early twentieth centuries, and, therefore, qualify under Item C of the National Register Criteria. While all of these property types should be listed under the ARCHITECTURE area of significance, some also may be categorized under COMMERCE and POLITICS/GOVERNMENT, depending on the occupation and significance of their past owners. To qualify for listing, these properties must be good and

intact examples of one of the identified subtypes, including center-passage, L-plan, two-room or shotgun dwellings, or their variants. Although some minor changes may have occurred through time, the properties should be considered if they are recognizable to their period of significance and retain their original plan, materials and exterior finishes.

COMMERCIAL DEVELOPMENT IN MCKINNEY (1848 - 1936)

McKinney's commercial development historically has been linked to the town's selection as the seat of government for Collin County, the advent of rail service, and the large and successful yields of area farmers. The central business district, which developed around the courthouse square and expanded eastward once the railroad reached McKinney, has been the primary focal point of retail and commercial activity. Much of the downtown comprises the McKinney Commercial Historic District, listed in the National Register of Historic Places in 1982. That National Register listing provides a detailed account of the physical and historical evolution of the city's business district.

The courthouse square, designated near the city's center as part of the original town site, became an early hub of activity in the region, and residents throughout the county came to the courthouse to resolve their legal and judicial matters. Merchants traditionally recognized this pattern and built stores that faced onto the square.

While development remained somewhat limited during McKinney's early years, the arrival of the railroad in 1872 greatly stimulated economic growth, and the carrier's role in the town's evolution cannot be overstated. Fast, cheap and reliable rail transportation enabled McKinney to become a major distribution point of agricultural goods in the region, as nearby land proved exceptionally fertile -- see PROCESSING OF AGRICULTURAL GOODS IN MCKINNEY within this submission. The railroad enticed several industrial enterprises, such as a textile mill, grain elevators and a flour mill, to locate in the community. It also influenced much of the town's physical growth, as well as settlement patterns within the city. In addition, the railroad linked the once physically and socially isolated community with the rest of the nation, thus allowing new ideas, people and goods to arrive in McKinney.

The Houston and Texas Central Railroad, one of the state's earliest and most significant lines, was the first to reach McKinney. Its origins date to 1848 when Galveston businessmen founded the Galveston and Red River Railway. These men planned to tap the state's vast agricultural potential by providing rail service to farmers in the rich and fertile Blackland Prairie. By 1852, however, a group of Houston citizens took control of the fledgling company and renamed it the Houston and Texas Central Railroad. The outbreak of the Civil War disrupted work on the line out of Houston, but soon after the conclusion of hostilities, construction resumed. As the

tracks gradually extended northward, civic and business leaders of McKinney successfully lobbied for the Houston and Texas Central to pass through their city on the route to Indian Territory, and in October 1872, the first train reached the small village. The rail's path extended in a north-south direction, running just beyond the eastern limits of the original town site.

The East Line and Red River Railroad Company, a Jefferson-based firm founded in 1871, reached McKinney by 1881, but as Collin County historian J. Lee Stambaugh noted, "the railroad was not a financial success" (Stambaugh 1958: 113). This line, like the Houston and Texas Central, passed through some of the state's most productive farmland, although its path generally ran perpendicular to that of the Houston and Texas Central. Despite the grand intentions of company founders, the railroad could not survive independently and in 1881 the Missouri-Kansas-Texas Railroad purchased the line. Legal battles concerning the takeover lasted for another decade until the Texas Legislature finally approved the sale (Webb 1952 I: 533-534).

During the late nineteenth century, McKinney experienced rapid growth as it developed into a commercial center for a rich agricultural region in north-central Texas. The success of area farmers brought prosperity to the entire community and the local economy became more diversified. While merchants of the pre-railroad era only carried the basic necessities for survival in pioneer living conditions, those of the 1880s and 1890s began to stock a greater variety of consumer items. Thus, dry goods, clothing, boot and other speciality stores replaced the general stores that prevailed before the arrival of the railroad. Although individuals who had just recently settled in McKinney opened new businesses, many long-established merchants expanded their existing operations to meet the growing demands of McKinney and nearby residents. Some of the most prominent and successful buinesses were the Heard Brothers Store, the McKinney Dry Goods Store, operated by J. D. Stiff, and I. D. Newson and Sons Groceries.

With the town's economic growth, some of the most affluent citizens established banking facilities. Francis Emerson founded McKinney's first financial institution in 1867, which operated on the west side of the square. Known as F. Emerson and Co., it was renamed the First National Bank of McKinney in 1873, and its founder served as president until his death in 1905. G. A. Foote, a prominent landowner in the area, established the Collin County Bank in 1880 and served as president until his death in 1902. By the early 1930s, the First National Bank and the Collin County National Bank merged and operated under the name of the latter institution. The Continental State Bank began operations in 1906, but changed its name to Central State Bank in March 1920.

McKinney's population increased significantly during the late 1900s, which created a construction boom that lasted into the early twentieth century. Lumber yards, which were established soon after the arrival of the railroad, supplied the bulk of building materials for the new structures. The J. W. Wilcox and Son Lumber Company, founded in nearby Plano in 1873, opened a McKinney branch in 1881 and competed against the J. F. Stiver Lumber Company by 1885. Both firms originally stood adjacent to the railroad tracks on East Louisiana Street before moving a few blocks westward by 1892. The J. F. Elliot Lumber Company, headquartered in Dallas, operated a lumberyard in McKinney by 1914, and the Lyon-Gray Lumber Company, founded in Sherman, opened a branch facility in 1920. All of these firms played a significant role in shaping and determining the character of the city's built environment, and their owners and managers were among the most prominent and highly regarded citizens of McKinney. G. W. Wilcox, who operated the McKinney branch of the Wilcox lumberyard, served as a director of the Collin County National Bank and was an investor and stockholder in most local industries.

While individual craftsmen, carpenters and builders erected many structures, local lumber companies supplied materials, designs and labor for residential and commercial construction by the late nineteenth century. To a great extent, the lumber yards introduced popular architectural styles to the city, as their catalogues and access to prefabricated architectural elements helped to change the appearance of buildings constructed during the late nineteenth and early twentieth centuries. By the 1910s, the lumber yards dominated the local construction industry and popular architectural forms, such as American four-squares and bungalows, were built. As McKinney experienced another construction boom during the 1910s and 1920s, home builders selected bungalows as their favorite house type; they have survived in great abundance.

While no architects resided in McKinney during the late nineteenth and early twentieth centuries, several prominent builders and contractors operated successful businesses. John Martin, J. W. Hamilton and J. E. Cooper were among the most popular and were well known for their Queen Anne, Classical Revival and other stylish residences. By the early 1900s, a few Dallas-based architects, such as J. E. Flanders and Lang & Witchell, received commissions in McKinney and designed some of the most impressive domestic, commercial and institutional buildings in town.

McKinney blossomed into a vibrant community by the early twentieth century and by 1910 boasted a population of almost 5000. And as the city continued to grow, its residents increasingly became concerned with upgrading living conditions in the town. Many of the city's elite,

especially successful merchants and businessmen who had reaped the greatest financial benefits, felt obligated to support community-wide improvements. In 1912 H. A. Finch, a locally prominent lawyer who served as a state legislator, mayor and school board member during his long political career, donated land on the city's south side for a park to be named in honor of his parents. J. P. Crouch, who owned a furniture store, spearheaded efforts to build a hospital in McKinney and solicited $5000 contributions from leading citizens. In 1920 the Collin County Hospital, designed by the Austin-based architectural firm of C. H. Page and Brother, opened amidst great fanfare in the community. F. B. Pope, who was president of the Collin County National Bank, donated money for the construction of a Nurses' Building, which was erected in 1924 just north of the hosiptal.

Property Type: Commercial Buildings

Description

Commercial buildings possess the most direct association with the town's commercial development. Because this historic context spans a broad period, this property type includes a variety of architectural styles and detailing among extant structures. The majority of the town's pre-1936 commercial buildings were listed in the National Register as part of a historic district centered around the courthouse.

While stylistic detailing may differ greatly among the buildings, these properties share a number of common features and characteristics. All were built to house the buying and selling of goods and services. Store owners used the ground floor to display their merchandise. Interior space was usually open, although built-in display cabinets often extended along the walls. The upper floors, which originally contained offices, are now vacant or provide additional display or storage space. These buildings have a rectangular plans and are one, two or three stories in height. Load-bearing brick walls are most common, although a very small number feature stone or cast-stone construction. Cast-iron door thresholds, pilasters and attached columns, manufactured by Mosher Steel Co. of Dallas, are common elements of local commercial buildings. Cornices and window hood molds are of pressed metal, most of which were probably produced by the Mesker Brothers factory of St. Louis, Missouri. The Dowell Tin Shop to the rear of 210 East Louisiana (a contributing member of the McKinney Commercial Historic District, National Register 1982) might have manufactured some of the decorative metal detailing, but this has not been documented. The facades of local commercial buildings are often arranged symmetrically and usually feature a three-bay composition. The central bay contains the entrance, which is flanked on both sides with large display windows. Transoms cap each of the ground-level openings. Brick parapets with ornate masonry work or pressed-metal cornices crown most buildings in this property type and were an early way to provide distinction for a store.

The building's architectural detailing provides the most effective method of determining the property's period of construction. The town's oldest commercial buildings date to the 1880s and feature Victorian Italianate elements, such as segmentally arched, upper-floor windows and metal cornices with over-scaled brackets. The Romanesque style, with round-arched openings and ornate corbeling in the brick parapet, gained popularity

in the area during the 1890s and 1900s. McKinney also boasts good examples of Classical Revival, Beaux Arts and Art Deco architecture, which display more sophisticated and academic architectural detailing.

Most buildings in this property type were constructed near the city's commercial and retail center, which developed around the courthouse square. When the railroad came to McKinney, the central business district expanded eastward toward the tracks. While the 1982 National Register nomination includes the majority of the town's historic commercial buildings, a group stands along the 300 block of East Louisiana Street, just beyond the district boundaries. These properties were not included in the National Register because of insensitive alterations. In addition, State Highway 151, a four-lane thoroughfare built in the 1930s, has isolated this area from the remainder of the town's central business district.

Property Type: Residences

Description

This property type includes the domestic structures of individuals who were directly involved with the town's commercial development, or houses erected by locally prominent builders or contractors. While some merchants lived in the upper floor of their stores, the vast majority resided in dwellings that stood within the neighborhoods that encircled the town's commercial and industrial center. Because the historic context covers a period of almost 100 years, structures within this grouping include a wide variety of types and styles of dwellings. To further understand these buildings and to provide a context in which to evaluate their significance, these structures have been classified into one of three categories: Vernacular, Popular and High Style. Determining factors include the plan or form of the house, the type and level of craftsmanship of its ornamentation and architectural detailing, and its builder or designer.

Regardless of the style or type, most of these houses were built in the city's more desirable locations, in neighborhoods north and west of the central business district and away from industrial facilities. Since McKinney's growth slowed in the years following the cotton boom, relatively little new construction has taken place in these neighborhoods, and a large number of these houses remain. Most have been altered somewhat, but these changes generally have not affected their historic integrity. Porch, window and door replacements are most common. For the most part, these residences have been well maintained, and many have been restored in recent years.

Subtype: Vernacular Houses

McKinney's earliest merchants erected simple structures that were small in size and lacked any significant architectural or stylistic detailing. Initially, individuals often lived and worked in the same building. Some let unused rooms to travelers and temporary boarders, while others stored and sold goods to area settlers. Most of the town's earliest settlers originally hailed from the Upland South and built their houses in familar forms and plans. Two-room and center-passage dwellings were among the most popular and, in time, were adapted to better suit the conditions and climate of north-central Texas. The most common variant was the L-plan dwelling, which became the dominant plan type during during the 1880s and 1890s. These houses, recognizable with a off-center front-projecting room,

conformed to prevailing architectural tastes which called for picturesque and asymmetrical forms. A more detailed account of houses within this subtype and all their variants is discussed in VERNACULAR BUILDING TRADITIONS IN MCKINNEY within this nomination.

Soon after the arrival of the railroad in 1872, the more successful merchants were able to decorate their houses with more stylish architectural detailing. This trend became even more apparent during the 1880s and the 1890s when the eclectic tastes of the Victorian period featured ornate embellishments. Although prefabricated mill work became popular throughout the entire country, local builders continued to construct houses in familiar forms and merely applied more stylish details to these vernacular dwellings. By the early twentieth century, these early vernacular traditions were less frequently used in new construction, as Popular house styles, such as bungalows and American four-square houses became commonplace.

Subtype: High Style Houses

High-style houses are those that were designed by skilled professionals with an understanding of architectural styles and design principals, and present a more formal approach in the use of ornamentation and detailing. Some are unique one-of-a-kind structures, while others appeared in pattern books that gained widespread circulation, such as the designs of George Barber. Properties classified within this subtype were built long after the town's founding, as the hardships of the pioneer era prohibited anything but the most simple and straightforward kinds of buildings. The 1877 Collin County Courthouse was the first local building designed by an architect, but other structures, especially stores and churches, that utilized the services of an architect were soon erected. By the late 1890s some of the town's more prominent individuals hired architects to design their residences and this trend has continued throughout the twentieth century. Architects provided plans and specifications to local builders who, in turn, constructed the houses. Designs generally reflected prevailing architectural trends and tastes. The Queen Anne style was the favored mode of the Victorian era during the late nineteenth century. These houses feature an asymmetrical (though often with a central hall) plan, irregular massing and a variety of exterior finishes. A two- or three-story tower often rises from one corner of the front and adds to the structure's strong vertical emphasis. By the early 1900s, the Queen Anne style gave way to less exuberant, more formal residences. Classical Revival houses were among the most popular during the first decades of this century, and they utilized detailing founded upon traditional forms. In many ways, this style, which emphasizes order and symmetry, can be regarded as a reaction to the eclectic

tastes of the Victorian period. The Prairie style, which originated from the Midwest, was another popular architectural expression of the early twentieth century. Although few "pure" examples of the style were ever built in Texas, the Prairie style greatly influenced architectural tastes in McKinney during the 1910s and 1920s. Houses in this group are characterized by their strong horizontal emphasis and often feature low-pitched hipped roofs with broad, overhanging eaves.

Subtype: Popular Houses

During the late nineteenth century, the types of domestic structures being built throughout the entire country began to change. Old vernacular traditions were abandoned in favor of more "modern" styles and forms that reflected a new and different approach in the use and arrangement of interior spaces and exterior detailing. The railroad was the primary reason for this radical departure in architectural trends. The railroad, which significantly eased the transportation of goods and people, unified the nation in ways that few people could have imagined. Communities no longer existed in relative isolation, and ideas, trends and information reached more people in less time. The proliferation of mass-produced machine-made architectural ornaments and the wide-spread use of pattern and plan books thus helped to change and influence people's thoughts about the type of house to build. By the twentieth century, new residences were constructed that could no longer be identified with a particular region or ethnic group. Popular architectural forms, as they are called, are more homogenous and are simultaneously found in all parts of the country.

While many house types fall within this grouping, mail-order dwellings, plan book houses and bungalows are perhaps the most widely known. Sears, Roebuck and Co. was among the earliest suppliers of mail-order houses. One need only to select a house in a catalogue and Sears would provide all the necessary components and materials. Local builders often carried plan books, such as Beautiful Homes by Ye Planry of Dallas and Fifty House Plans for Home Builders in the Southwest by Associated Architects of Dallas, which provided prospective buyers with plans and specifications of popular houses.

The favored house form in this grouping of houses in McKinney was the bungalow. The word bungalow originated in India and is derived from bungla, meaning " a low house with galleries or porches all around..." (Lancaster 1985: 19). While the American adaptation originated in California, this house type was built in great numbers throughout the nation between 1910 and 1930. Important characteristics include horizontal lines in its massing

(strongly contrasting to the vertical emphasis of Victorian-era houses), low-pitched gable roofs, and broad porches that extend across the entire front, often with massive cobblestone porch piers and/or tapered box supports.

Other house forms gained widespread acceptance throughout the nation during the late 1920s and 1930s, although the depressed economic conditions greatly hampered the home construction business. This was true in McKinney. Only a small number of Tudor, Georgian and other revival houses, which were the most popular, were built. Perhaps these architectural modes, which recalled simpler, more innocent times, became popular in reaction to the uncertainties of the period.

Property Type: Residential Historic Districts

Description

This property type includes a cohesive grouping of domestic structures that are associated with individuals who were involved with the town's commercial development. These buildings must be concentrated within a well-defined area and must have been built during the late nineteenth or early twentieth centuries. This property type can include areas in which one architectural style or type is dominant or it can include a variety of styles or types that gained popularity over a relatively long period of time. Residential historic districts cannot include significant numbers (i.e. more than 50 percent) of buildings within its borders that were built or substantially altered after 1936.

To be considered a contributing element, buildings within this property type should be residential structures that retain the most important features of their original or historic appearance. The conversion of such a structure into retail or office space can be considered appropriate only if the dwelling retains its major architectural components, and if intrusive elements, such as parking lots or removal of porches and windows, do not substantially detract from the building's historic integrity. Residences can be examples of Vernacular, Popular or High-Style dwellings (see Property Type: Residences within this historic context for a more detailed account). Associated outbuildings, such as garages, apartments or servants quarters, can be considered contributing elements if they are important structures in their own right, are at least 50 years old, and remain on their original site.

While the form, details and styles of buildings within this property type are primary concerns, they are, by no means, the only factors to be considered. Landscaping features, house orientation and siting, and the length, width and size of blocks also help define the cohesiveness of a historic district. This property is most likely to be found in areas within or in close proximity to the original townsite and/or central business district.

Significance

Although a residential historic district includes dwellings that could be individually eligible for listing in the National Register, this property type provides a more complete cross-section of the town's history and development. Instead of comprising a number of isolated structures scattered throughout the city, residential districts include entire neighborhoods. As such, many intact and well-preserved buildings that might not be individually eligible but occur in great numbers within a small and well-defined area can be listed in National Register historic districts.

Such a property type demonstrates the relative significance of commercial and retail trade in the local economy over time. If the majority of dwellings date to a specific period, residential districts can provide a good indication of a boom period in the town's history. Those districts with a variety of styles and forms, on the other hand, represent slow and steady economic growth.

Because dwellings within this property were home to the merchant class, these structures provided an opportunity for these individuals to build residences that demonstrated their wealth and social status. An opulent and finely crafted house was often seen as a symbol of a person's success.

Registration

To be eligible, a residential historic district must be within a well-defined area that possesses a significant concentration of historic (at least 50 years old) dwellings. Over 50 percent of these structures must be considered contributing. Such designation requires that the building retain most of its historic integrity and presents a feeling and ambiance that predates 1936. Structures that have been substantially remodeled after 1936 or were built since that time are considered noncontributing. Less that 50 percent of all extant structures within a historic district can fall within this category if the property type can be considered for National Register designation. For more information on the contributing and noncontributing classifications, refer to the Definition of Categories within each example of this property type.

In addition, a strong argument must be made that links owners and occupants of these residences with the town's commercial development. The majority of the buildings must have been homes to merchants, store owners, clerks and shopkeepers.

This property type can qualify for listing in the National Register under Item A of the National Register Criteria because of their association with the town's overall commercial development. Residential historic districts can also meet Item B, which includes important individuals of the past. However, the most likely criteria in which this property type could qualify is Item C in which a large concentration of structures that may lack individual distinction but possess greater significance when considered as a group.

SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The Planning Department of McKinney sponsored a historic resources survey of the town in 1985. After receiving a grant-in-aid from the U. S. Department of the Interior, administered by the Texas Historical Commission, city officials hired the Austin-based firm of Hardy-Heck-Moore to complete a comprehensive inventory of all pre-1935 structures within the current city limits. The project began in January 1985 and was completed in July of that year.

The comprehensive survey of the city's historical resources was initiated with an overview of McKinney. Survey teams traveled each city street in order to identify all structures erected prior to 1935. Using city engineering maps, each resource's address, location and building type were recorded. This information was supplemented with photographic documentation and brief written evaluations of the property's physical appearance, including construction materials, number of stories, plan type and stylistic details. A preliminary assessment of each property's relative significance was recorded, which helped to establish priorities for detailed research. All data was used to generate a historic resources inventory that functioned as the basis for all ensuing fieldwork and archival research.

The survey identified 1,744 structures or sites of architectural or historical import. Each was documented by a combination of both black-and-white and color-slide photography. All structures were photographed at least once. Properties of architectural or historic significance were extensively documented with supplemental black-and-white photographs and color slides. Detailed descriptions and an architectural analysis of the more important sites were recorded on Texas Historic Sites Inventory Forms.

The research phase and the fieldwork were conducted concurrently. The project historian examined pertinent records at the McKinney Public Library, Collin County Courthouse, Dallas Public Library, Special Collections at the library of the University of Texas at Dallas, and in Austin at the State Library, the Research Department of the Texas Historical Commission, and the Barker Texas History Center of the University of Texas. Helen Hall loaned a portion of her valuable personal history collection, and Sally Riha, Economic Development Coordinator for McKinney, provided an 1896 city directory. County tax rolls, mechanics' liens, Sanborn maps, cemetery records, and city directories yielded substantial information on both local structures and the individuals associated with the city's architectural development. The Walter B. Wilson Collection at the Barker Texas History Center in Austin contained much information on individuals, properties and

events that shaped McKinney's history and development. The Owl Club's book, The Architectural Heritage of McKinney, was especially useful, as were the volumes by Roy and Helen Hall, and J. Lee and Lillian Stambaugh. Questionnaires mailed to owners of the more significant properties provided much useful data. This information was collected and recorded on Research Data Sheets on file with City of McKinney.

When all fieldwork and research phases were completed, each survey property was assigned a HIGH, MEDIUM or LOW preservation priority rating. Based on their architectural integrity and historical associations, documented sites were evaluated on the basis of the following criteria.

HIGH PRIORITY - 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.

MEDIUM PRIORITY - Contributes to local history or broader historical patterns, but alterations have diminished its integrity; is a good but typical example of architecture, engineering or crafted design; is a good but altered illustration of a common local building form, architectural style or type; is a modern or recent landmark not old enough to be judged in a historic context.

LOW PRIORITY - Typifies 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.

Properties included in the HIGH category were automatically considered for National Register designation. All architectural sites were grouped by type or style, and through a careful analysis, the most outstanding or unique examples were then selected for inclusion in the nomination. Properties with strong associations to important historic events or individuals were also considered. Of these, those sites that best represented the identified historic contexts and areas of significance were selected for inclusion in the nomination.

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Properties to be Nominated: By Address

Address	Name	Site No.	Photo	NR Criteria
302 Anthony	John Johnson House	624	1	C
401 N. Benge	Foote-Crouch House	1205	2A,2B,2C	C
507 N. Bradley	Board-Everett House	991	3	C
311 S. Chesnut	Joe E. Dulaney House	1530	4	C
315 S. Chesnut	Joseph F. Dulaney House	1511	5	C
505 S. Chestnut	F.C. Faires House	1514	6	C
800 S. Chesnut	John H. Bingham House	1495	7	C
Chesnut Square	Faires-Bell House	1532	8	C
205 N. Church	Crouch-Perkins House	1260	9	C
509 N. Church	John R. Brown House	1251	10	C
601 N. Church	J.P. Nenney House	1250	11	C
607 N. Church	John H. Ferguson House	1249	12	C
710 N. Church	Davis-Hill House	1292	13	C
105 S. Church	Thomas Wiley House	1313	14	C
601 N. College	W.R. Hill House	1109	15	C
605 N. College	John Hill House	1108	16	C
703 N. College	W.D. Smith House	1107	17	C
705 N. College	H.L. Davis House	1106	18	C
801 N. College	John C. Rhea	1105	19	C

700-800 blocks S. College	Old McKinney Hospital & Nurses' Apt. Bldg.	1130, 1129	20 21	A,C
201 N. Graves	House	833	22	C
406, 408 Heard	Houses	242, 241	23,24	C
805 Howell	J.R. Coggins House	584	25	C
205 W. Hunt	Heard-Craig House	392	26	B,C
301 E. Lamar	House	328	27	C
302 W. Lamar	R.L. Waddill House	323	28	C
400 E. Louisiana	Hill-Webb Grain Elevator	497	29	A
407 E. Louisiana	Collin Cty. Mill & Elevator Co.	467	30,31	A,C
401 W. Louisiana	Newsome-King House	482	32	C
405 W. Louisiana	Mrs. J.C. King House	481	33	C
513 W. Louisiana	L.A. Scott House	479	34	B,C
1109 W. Louisiana	A.M. Scott House	476	35	C
1206 W. Louisiana	Gouch-Hughston House	448	36	C
1207 W. Louisiana	Thompson House	475	37	C
1303 W. Louisiana	House	474	38	C
315 N. Oak	U.P. Clardy House	956	39	C
604 Parker	Beverly-Harris House	1058	40	C
608 Parker	J.S. Dowell House	1059	41	C
704 Parker	House	1061	42	C
903 Parker	E.W. Kirkpatrick House & Barn	1073 1074	43 44	B,C
302 S. Tennessee	Jim Goodner House	1400	45	C

312 S. Tennessee	Thomas Johnson House	1403	46	C
300 block Throckmorton	McKinney Compress Co. Plant	1688	47A,47B,47C	A
509 Tucker	Ben Hill House	298	48	C
609 Tucker	R.F. Newsome House	296	49	C
610 Tucker	House	276	50	C
804 Tucker	Cline-Bass House	275	51	B
808 Tucker	S.H. Fox House	274	52	C
203 N. Waddill	Moran Hill House	879	53	C
211 N. Waddill	J.H. Taylor House	878	54	C
215 N. Waddill	Sam Neathery House	877	55	C
405 N. Waddill	Burrus-Finch House	872	56	B,C
417 N. Waddill	A.G. Wilson House	871	57	C
402, 408 Wilcox	Houses	1546, 1548	58,59	C

McKinney Cotton Mill Historic District - 100 block of Elm Street, 700 blocks of Anderson, Burrus and Clark streets, and 1400-1500 blocks of Fowler Street. Photos: 60-64. NR Criteria: A,C.

McKinney Residential Historic District - area bounded by Louisiana, Oak, Lamar and Benge streets. Photos: 65-83. NR Criteria: C.

Properties to be Nominated: By Site No.

Site No.	Address	Historic Name
242,241	406, 408 Heard	Houses
274	808 Tucker	S.H. Fox House
275	804 Tucker	Cline-Bass House
276	610 Tucker	House
296	609 Tucker	R.F. Newsome House
298	509 Tucker	Ben Hill House
323	302 W. Lamar	R.L. Waddill House
328	301 E. Lamar	House
392	205 W. Hunt	Heard-Craig House
448	1206 W. Louisiana	Gouch-Hughston House
467	407 E. Louisiana	Collin County Mill & Elevator Co.
474	1303 W. Louisiana	House
475	1207 W. Louisiana	Thompson House
476	1109 W. Louisiana	A.M. Scott House
479	513 W. Louisiana	L.A. Scott House
481	405 W. Louisiana	Mrs. J.C. King House
482	401 W. Louisiana	Newsome-King House
497	400 E. Louisiana	Hill-Webb Grain Elevator
584	805 Howell	J.R. Coggins House
624	302 Anthony	John Johnson House

833	201 N. Graves	House
871	417 N. Waddill	A.G. Wilson House
872	405 N. Waddill	Burrus-Finch House
877	215 N. Waddill	Sam Neathery House
878	211 N. Waddill	J.H. Taylor House
879	203 N. Waddill	Moran Hill House
956	315 N. Oak	U.P. Clardy House
991	507 N. Bradley	Board-Everett House
996	313 N. Bradley	House
1058	604 Parker	Beverly-Harris House
1059	608 Parker	J.S. Dowell House
1061	704 Parker	House
1073,1074	903 Parker	E.W. Kirkpatrick House and Barn
1105	801 N. College	John C. Rhea House
1106	705 N. College	H.L. Davis House
1107	703 N. College	W.D. Smith House
1108	605 N. College	John B. Hill House
1109	601 N. College	W.R. Hill House
1129,1130	700-800 blocks S. College	Old McKinney Hospital & Nurses' Apt. Bldg.
1205	401 N. Benge	Foote-Crouch House
1249	607 N. Church	John H. Ferguson House
1250	601 N. Church	J.P. Nenney House

1251	509 N. Church	John R. Brown House
1260	205 N. Church	J.H. Crouch House
1295	710 N. Church	Davis-Hill House
1313	105 S. Church	Thomas Wiley House
1400	302 S. Tennessee	Crouch-Perkins House
1403	312 S. Tennessee	Thomas Johnson House
1495	800 S. Chestnut	John H. Bingham House
1511	315 S. Chestnut	Joseph F. Dulaney House
1514	505 S. Chestnut	F.C. Faires House
1530	311 S. Chestnut	Joe E. Dulaney House
1532	Chestnut Square	Faires-Bell House
1546,1548	402,408 Wilcox	Houses
1688	300 block Throckmorton	McKinney Compress Co. Plant

McKinney Cotton Mill Historic District

McKinney Residential Historic District

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR EVALUATION

The following criteria are used by the National Park Service, Department of the Interior to determine if properties are eligible for listing in the National Register of Historic Places.

The quality of significance in American history, architecture, archeology, and culture is present in district, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feelling and association and:

Item A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

Item B. that are associated with the lives of persons significant in our past; or

Item C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Item D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

1. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

2. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

3. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or

4. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

5. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

6. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

7. a property achieving significance within the past 50 years if it is of exceptional importance.

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(8-86)

OMB Approval No. 1024-0018

AUG 24 1987

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National Park Service

National Register of Historic Places Continuation Sheet

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name JOHNSON, JOHN, HOUSE
Address 302 ANTHONY
3. Owner Kate Holder
Address 302 Anthony/McKinney TX 75069
4. Block/Lot Short/Blk 8/Lot 1
5. USGS Quad No. 396-214 Site No. 624
UTM Sector 722-3675
6. Date: Factual _____ Est. 1875
7. Architect/Builder Unknown
Contractor _____
8. Style/Type I-house dwelling
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling w/ weatherboard siding; gable roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 2/2 lights; single-door primary entrance w/ transom & sidelights; three-bay porch w/ shed roof on N. elev.; squared wood balusters, jigsawn brackets, square posts; interior
11. Present Condition fair
12. Significance ARCHITECTURE: This two-story dwelling is an outstanding local example of an I-house and is one of the town's oldest extant residences. This plan type was built in great numbers in McKinney during the 1870s and 1880s.
13. Relationship to Site: Moved Date _____ or Original Site X(describe) in a mostly residential area one block south of the new county government complex.
14. Bibliography Tax Rolls, Sanborn Maps City Directories, Hall pg. 210-211
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 9
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		18	7	to		
		77	3	to	77	10
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name JOHNSON, JOHN, HOUSE
5. USGS Quad No. 396-214 Site No. 624
UTM Pt. 14/722540/3675100
Acreage Less than one acre

Description, continued: brick chimney; pedimented window surrounds; dentils & molded brackets in cornice & gable ends.
Significance, continued: Few, if any, extant examples display such noteworthy detailing or have remained as unchanged as this dwelling. While this type of house was often simply detailed, this particular structure features a classically detailed entablature with dentils and consoles. The exact date of construction is unknown, but it appears in its present form in an 1891 Bird's Eye View of McKinney. The 1-story rear ell probably predates the 2-story section and was likely the original dwelling. Pioneer merchant John Johnson, a Virginia native, built the house and lived there until his death in 1928.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / City/Rural MCKINNEY — MK
2. Name FOOTE-CROUCH HOUSE
   Address 401 N BENGE
   (also 402 W. Lamar)
3. Owner W.C. & Violet J. Beatty
   Address Same, 75069
4. Block/Lot OTS/Blk 72 - all
5. USGS Quad No. 3396-214 Site No. 1205
   UTM Sector 721-3676
6. Date: Factual 1881-82 Est.
7. Architect/Builder Unknown
   Contractor
8. Style/Type I house w/ minor Gothic Revival infl.
9. Original Use residential
   Present Use residential
10. Description Two-story frame dwelling w/ centeral-passage plan; weatherboard siding; gable roof w/ asbestos shingles and box eaves; wood-sash double-hung windows w/ 2/2 lights; single-door primary entrance w/ transom; 8-bay porch w/ shed roof extends to S. & E. elev.; chamfered-wood posts; squared wood balusters;
11. Present Condition good; minor alterations
12. Significance ARCHITECTURE: This was originally an I house but modern rear additions have changed somewhat the residence's configuration. The steeply pitched dormers indicate a stylistic influence of the Gothic Revival mode.
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area northwest of the CBD; located at the northwest corner of Benge and Lamar sts.
14. Bibliography Tax Rolls, Sanborn Maps City Directories; Stambaugh p.161-162
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☐ xIndividual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 5

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		32	24	to		
		52	35	to	52	36
		53	1	to	53	4

CONTINUATION PAGE

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / City/Rural MCKINNEY — MK
2. Name FOOTE-CROUCH HOUSE
5. USGS Quad No. 3396-214 Site No. 1205
   UTM Pt. 14/722100/3675180
   Acreage Less than one acre

Description continued: pedimented window and door surrounds; porch is L-shaped; 3 steeply pitched gables extend on facade; central gable is steeper than the outer 2 gables;

Significance continued: Although many similarly styled houses of the same vintage still stand in McKinney, this is among the best examples. It was built in 1881-82 for Edwin Foote, son of McKinney pioneer, community and business leader, G.A. Foote. In 1896 it was sold to L.W. Couch, coffin and furniture maker.

Bibliography continued: Architecture Heritage, p. 57.

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(8-86)

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The Foote-Crouch House
401 N. Benge
McKinney, Collin County, Texas
McKinney, Multiple-Property Nomination

The Foote-Crouch House is located at the northwest corner of N. Benge and W. Lamar streets. The photograph submitted with the original nomination shows the structure's appearance from this intersection. As is obvious from this print, the more recent additions are obscured from public view. The additions are limited solely to the rear (west) and north elevations, thus minimizing their impact on the dwelling's historic character. Furthermore, as evidenced by Sanborn insurance maps, most of the additions (specifically, the one- and two-story rear ells and the extension of the porch) are well over 50 years old and have gained significance in their own right. They reflect detailing remarkably similar to that of the original structure and represent an important component in the building's architectural evolution. The only obstrusive, non-historic addition is a one-story wing that extends along the north end of the house. This addition is obscured from public view by vegetation and, therefore, detracts little from the historic integrity of the house. Despite this addition, the structure is among the oldest extant dwellings in McKinney and retains its historic character to a remarkable degree. It remains a noteworthy local example of an I house.

CHIEFTAIN BOND
50% COTTON FIBER

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AUG 24 1987

United States Department of the Interior
National Park Service

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name BOARD-EVERETT HOUSE
Address 507 N BRADLEY
3. Owner Charles A. Hewitt
Address 507 N. Bradley/McKinney TX 75069
4. Block/Lot McK/Outlot 638C
5. USGS Quad No. 3396-214 Site No. 991
UTM Sector 721-3676
6. Date: Factual _____ Est. 1890
7. Architect/Builder Unknown
Contractor _____
8. Style/Type L-plan dwelling
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ L plan; weatherboard siding; hip roof w/ gables; composition shingles on roof; box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ transom; 3-bay porch w/ shed roof on south end of front (east) elevation; turned-wood porch posts,
11. Present Condition excellent
12. Significance ARCHITECTURE: Forest Oak Board, who served as the city secretary and city tax assessor and collector from the 1890s through, at least, 1910, is believed to have built this house. In 1893 Mr. and Mrs. T.F. Everett were
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly turn-of-the-century dwellings about ten blocks northwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant Charles A. Hewitt - questionnaire
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		37	18A	to		
		58	22	to	58	25
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name BOARD-EVERETT HOUSE
5. USGS Quad No. 3396-214 Site No. 991
UTM Pt. 14/721540/3676020
Acreage Less than one acre

Description, continued: squared wood balusters, jigsawn brackets; inset second-story porch; shed dormer; geometric detailing in gable end.
Significance, continued: owners and they maintained possession until 1934. This house stands as one of the city's priemer examples of an L-plan dwelling. The small inset balcony above the front entrance is a distinctive element of this structure. The L-plan is one of the most common vernacular house forms in McKinney and this house is one of the best preserved.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

AUG 24 1987

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name DULANEY, JOE E., HOUSE
Address 311 S CHESTNUT
3. Owner Women's Guild of Collin Co.
Address c/o M.W. Hughston/311 S Chesnut
4. Block/Lot Short/Blk 3/N.W. 1/4
5. USGS Quad No. 3396-214 Site No. 1530
UTM Sector 722-3675
6. Date: Factual _____ Est. 1875
7. Architect/Builder Unknown
Contractor _____
8. Style/Type L-plan dwelling
9. Original Use residential
Present Use museum
10. Description One-and-a-half-story frame dwelling w/ L plan; exterior walls w/ weatherboard siding; gable roof w/ composition shingles; wood-sash double-hugs windows w/ 2/2 or 6/6 lights; single-door primary entrance w/ transom; three-bay porch w/ hip roof on W. elev.; turned-wood posts; squared-wood balusters
11. Present Condition good
12. Significance ARCHITECTURE: This modest dwelling is one of the oldest L-plan houses in McKinney and was built about 1875 for Joe E. Dulaney, a physician who came to Texas from Tennessee soon after the Civil War. The house remains virtually
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a mostly residential area of late 19th century house; one block southeast of the new courthouse
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Arch Heritage, p. 52
15. Informant Heritage Guild of Collin County
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: x RTHL ☐ HABS (no.) TEX _____
x Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other RTHL - 1977

PHOTO DATA

B&W 4x5s _____ Slides 4
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		12	35	to		
		75	19	to	75	22
				to		

CONTINUATION PAGE

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name DULANEY, JOE E., HOUSE
5. USGS Quad No. 3396-214 Site No. 1530
UTM Pt. 14/722540/3675220
Acreage Less than one acre

Description, continued: and jigsawn brackets; pedimented architraves surround most window openings.

Significance, continued: unaltered. It features pedimented architraves around most door and window openings. It has served as a museum since 1972, and it stands as one of the city's finest examples of a common late-19th-century, vernacular house-type.

NPS Form 10-900-a
(8-86)

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National Park Service

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name DULANEY, JOSEPH FIELD, HOUSE
Address 315 S CHESTNUT
3. Owner Women's Guild of Collin County
Address c/o M.W. Hughston/311 S Chestnut
4. Block/Lot Short/Blk 3/S.W. 1/4
5. USGS Quad No. 3396-214 Site No. 1511
UTM Sector 722-3675
6. Date: Factual _____ Est. 1910
7. Architect/Builder Unknown
Contractor _____
8. Style/Type American four-square
9. Original Use residential
Present Use museum
10. Description Two-story frame dwelling w/ four-square plan; drop siding; hip roof w/ composition shingles; box eaves & stick brackets; wood-sash double-hung windows w/ multipane sash over single-light sash single-door primary entrance; 1-story 5-bay porch extends to S. and W. elevs.; brick porch piers; square box
11. Present Condition good; virtually unaltered
12. Significance ARCHITECTURE: Built for Joseph F. Dulaney, son of Joe Dulaney who lived next door, this is one of the city's finest examples of a four-square plan house, a somewhat popular architectural form of early-20th-century McKinney.
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a mostly residential area with late 19th century houses; one block southeast of the new courthouse
14. Bibliography Tax Rolls, Sanborn Maps City Directories, Arch Heritage
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 2
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		13	2	to		
		75	23	to	75	26
				to		

CONTINUATION PAGE

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name DULANEY, JOSEPH FIELD, HOUSE
5. USGS Quad No. 3396-214 Site No. 1511
UTM Pt. 14/722540/3675180
Acreage Less than one acre

Description, continued: supports; interior brick chimneys; broad overhanging eaves; stick detailing in gable end including half-timbered effect in gabled extension on facade (west elevation).

Significance, continued: Dulaney followed his father in the medical profession and was a pharmacist. He gave land on which the present public library now stands (across the street from this house). The Women's Guild owns the house and maintains it as a museum

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(8-86)

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National Park Service

National Register of Historic Places Continuation Sheet

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name FAIRES, F.C., HOUSE
Address 505 S CHESTNUT
3. Owner Jeanne Kretz/ Route 2 Box 197
Address Celina Texas 75009
4. Block/Lot Short/Blk 18/Lot 2
5. USGS Quad No. 3396-214 Site No. 1514
UTM Sector 722-3674
6. Date: Factual _____ Est. 1910
7. Architect/Builder Unknown
Contractor _____
8. Style/Type _____
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ weatherboard siding; hip roof w/ composition shingles & box eaves; wood-sash double-hung windows; single-door primary entrance w/ transom & sidelights; six-bay porch w/ hip roof extends on S. and W. elevs.; Doric columns; battered porch balustrade; classical
11. Present Condition good
12. Significance ARCHITECTURE: F.C. Faires, who was an employee of W.R. Hill and Co. (a local gasoline distributing firm), erected this house about 1910. Today, this house stands as a rare local example of a dwelling that incorporates some
13. Relationship to Site: Moved Date _____ or Original Site X(describe) in a residential area of mostly turn-of-the-century houses about three blocks south of co. govt. complex
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant Richard Burdine
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 2
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		13	5	to		
		75	29	to	75	31
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name FAIRES, F.C., HOUSE
5. USGS Quad No. 3396-214 Site No. 1514
UTM Pt. 14/722520/3674960
Acreage Less than one acre

Description, continued: detail in door & window surrounds; dormer extends on front elev.
Significance, continued: Classical Revival detailing onto a hip-roofed bungalow, an early Popular house form which was built locally during the 1910s.

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(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name BINGHAM, JOHN H., HOUSE
Address 800 S CHESTNUT
3. Owner Betsy Ellen Sortor
Address 800 S. Chesnut/McKinney 75069
4. Block/Lot McK/Outlot 325
5. USGS Quad No. 3396-214 Site No. 1495
UTM Sector 722-3674
6. Date: Factual 1883 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type I-house dwelling
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling; center-passage plan, 2 rooms deep; weather-board siding; gable roof w/ composition shingles; wood-sash double-hung windows w/ 2/2 lights; three-bay porch w/ shed roof across E. elev.; box columns; interior and exterior brick chimneys, each w/ corbeled cap;
11. Present Condition good
12. Significance ARCHITECTURE, COMMERCE: John H. Bingham, a Confederate veteran, built this dwelling in 1883, the same year had a two-story brick building (Site 18 - No. 18 - McKinney Commercial H.D.) at 107-09 W. Louisiana. Bingham was owner
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly turn-of-the-century dwellings about 5 blocks south of co. govt. complex
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Arch Heritage, pg. 60-61
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 8

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		10	26	to		
		72	6	to	72	13
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name BINGHAM, JOHN H., HOUSE
5. USGS Quad No. 3396-214 Site No. 1495
UTM Pt. 14/722460/3674700
Acreage Less than one acre

Description, continued: dentils & classcial brackets in cornice; paired colossal box columns on porch; classical detailing on door & window surrounds; rear ell. A 1-story smokehouse (contributing) stands behind the dwelling. Significance, continued: of the McKinney Enquirer, and he published the newspaper from 1869 until his retirement in 1898. After his death in 1913 his wife Eliza Graves Bingham resided in the house until her death in 1927. The house remains in fair condition and only a few alterations have affected its integrity. This is one of the most outstanding examples of an I house in the city. [illegible] and examples that are similar

Substantive Review

NPS Form 10-900-a
(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82) 1532

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name FAIRES-BELL HOUSE
Address S.SIDE CHESTNUT SQUARE
3. Owner Women's Guild of Collin Co.
Address c/o M.W. Hughston/311 S Chestnut
4. Block/Lot Short/Blk 3/SE 1/4
5. USGS Quad No. 3396-214 Site No. 1531
UTM Sector 722-3675
6. Date: Factual _____ Est. 1854
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Greek Revival detailing
9. Original Use residential
Present Use museum
10. Description One-story frame dwelling w. center-passage plan; walls w/ weatherboard siding; gable roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 6/6 lights; single-door primary entrance w/ transom & sidelights; three-bay porch w/ shed roof on N. elev.; squared wood balusters and box
11. Present Condition good
12. Significance ARCHITECTURE: This is the oldest extant structure in McKinney and was built about 1854 for John Faires, a blacksmith. The house originally stood at 305 S. Tennessee, but was moved about one block southeast in 1973 when the new
13. Relationship to Site: Moved xDate 1973 or Original Site (describe) in a mostly residential of late 19th-century houses one block southeast of the new county courthouse
14. Bibliography Architectural Heritage of McKinney, Marker files
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: [x] RTHL [ ] HABS (no.) TEX _____
[x] Individual [ ] Historic District
[ ] Thematic [ ] Multiple-Resource
NR File Name McKinney M-R Nomination
Other THC marker files

PHOTO DATA

B&W 4×5s _____ Slides 5
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		12	33	to		
		72	29	to	72	34
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name FAIRES-BELL HOUSE
5. USGS Quad No. 3396-214 Site No. 1531
UTM Pt. 14/722560/3675200
Acreage Less than one acre

Description, continued: columns; exterior brick chimney; single-bay gabled entry portico at primary entrance on N. elev.; integral rear ell. It originally faced west onto Tennessee; it now faces north.
Significance, continued: county courthouse was constructed. This house is the city's lone example of Greek Revival architecture, a style that was popular in Texas during the mid-19th century. With its pedimented portico, center-passage plan, and symmetrical composition, it stands as a superb illustration of the style. It was given to the Women's Guild in 1975 who now use it as a museum.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name CROUCH-PERKINS HOUSE
Address 205 N CHURCH
3. Owner Madeline Moses
Address 205 N. Church/McKinney 75069
4. Block/Lot O.D./Blk 31/Lot 167A, 195A
5. USGS Quad No. 3396-214 Site No. 1260
UTM Sector 722-3675
6. Date: Factual _____ Est. 1887
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Queen Anne-style dwelling
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ asymmetrical plan; weatherboard siding; gable roof w/ clipped gable roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ shed roof; turned-wood posts, turned-wood balusters, jigsawn brackets;
11. Present Condition good
12. Significance ARCHITECTURE: Joe H. and Clara Crouch built this house soon after their marriage in 1887. In 1906 they sold it to businessman F. Dudley Perkins and his wife Daisy, and they owned it until 1919. The house displays Queen Anne
13. Relationship to Site: Moved Date _____ or Original Site x (describe) in a mixed residential/ commercial one block northwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories, Arch Heritage
15. Informant Madeline Moses - questionnaire
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 8
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		32	20	to	32	21
		52	21	to	52	26
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name CROUCH-PERKINS HOUSE
5. USGS Quad No. 3396-214 Site No. 1260
UTM Pt. 14/723120/3675620
Acreage Less than one acre

Description, continued: interior brick chimney; imbricated shingles in gable ends & on turret; dentils; cresting; jigsawn sunburst motifs; octagonal turret w/ finial.
Significance, continued: style detailing, a popular architectural mode in late nineteenth-century McKinney, and this dwelling remains one of the city's best examples. The intricate turned woodwork on the porch and the keyhole window near the primary entrance are particularly noteworthy. Although the windows in the 2-story corner tower are obscured by louvered blinds, the house retains almost all of its original architectural detailing.

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(8-86)

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8/24/87

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name BROWN, JOHN, R., HOUSE
Address 509 N CHURCH
3. Owner Charles A. Galbraith
Address 509 N. Church/McKinney 75069
4. Block/Lot O.D./Blk 86/Lot 256A
5. USGS Quad No. 3396-214 Site No. 1251
UTM Sector 722-3675
6. Date: Factual _____ Est. 1905
7. Architect/Builder Unknown
Contractor _____
8. Style/Type _____
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling w/ asymmetrical plan; weatherboard siding; hip roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ sidelights; six-bay porch w/ hip roof extends to S. and E. elevs.; Tuscan columns; interior brick chimney;
11. Present Condition good
12. Significance ARCHITECTURE: During the early 20th century, most of McKinney's most prominent and successful citizens began erecting residences that utilized architectural forms that were widely used throughout the nation. These houses
13. Relationship to Site: Moved Date _____ or Original Site x (describe) in a residential area with mostly early 20th-century houses about six blocks north of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 6
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		32	11	to		
		49	35	to	49	36A
		50	1	to	50	5

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name BROWN, JOHN, R., HOUSE
5. USGS Quad No. 3396-214 Site No. 1251
UTM Pt. 14/722100/3675980
Acreage Less than one acre

Description, continued: Sullivanesque frieze; battered porch balustrade extends to ground; wide overhanging eaves; inset second-story porch w/ paired colonettes; stained glass; medallion within pediment surmounting entry bay of porch. Outbuildings include garage (c. 1905) at rear of lot.
Significance, continued: are now regarded as the first examples of Popular architecture. This dwelling, built about 1905 for local businessman John R. Brown, is one of McKinney's best illustrations of an early 20th century house, although it displays some Classical Revival detailing. The Sullivanesque frieze that extends around the house is a particularly noteworthy feature and is an architectural detail found rarely in Texas.

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(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name NENNEY, J.P., HOUSE
Address 601 N CHURCH
3. Owner Byron Douglas
Address 601 N. Church/McKinney TX 75069
4. Block/Lot McK/Outlot 673C
5. USGS Quad No. 3396-214 Site No. 1250
UTM Sector 722-3676
6. Date: Factual _____ Est. 1875/1920s
7. Architect/Builder Nenney Lumber Co. (?)
Contractor _____
8. Style/Type Victorian Italianate
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling w/ L plan; weatherboard siding; hip roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ sidelights; two-story inset porch w/ seven bays extends to S. and E. elevs.; fluted Doric columns, turned-wood balusters;
11. Present Condition good
12. Significance ARCHITECTURE & COMMERCE: Lumberman James P. Nenney built this house for his family about 1875. The wood used in its construction is believed to have been bought in New Orleans and shipped to McKinney via Jefferson.
13. Relationship to Site: Moved Date _____ or Original Site X(describe) in a residential area with mostly early 20th-century houses about six blocks north of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Arch. Heritage, pg. 52
15. Informant Mr. & Mrs. B. Douglas - questionnaire
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 10
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		32	10	to		
		49	28	to	49	34
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name NENNEY, J.P., HOUSE
5. USGS Quad No. 3396-214 Site No. 1250
UTM Pt. 14/722100/3676020
Acreage Less than one acre

Description, continued: arched windows w/ surround comprised of turned frames surmounted by jigsawn hood moldings; first story of porch projects slightly; wide overhanging eaves. Balusters, columns, & entry date from early twentieth century remodeling.

Significance, continued: Nenney was one of McKinney's earliest lumbermen and, according to Sanborn maps, was in operation by 1885. By 1890, however, he sold his interests to J.F. Stiver. This 2-story house is a rare example of residential Victorian Italianate architecture in McKinney. Its finely crafted hood molds are especially noteworthy. Porch changes were completed in the 1920s. Descendants of Nenny maintained ownership of the house until the 1980s.

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(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name FERGUSON, JOHN H., HOUSE
Address 607 N CHURCH
3. Owner Gwendolyn Irene King
Address 607 N. Church/McKinney 75069
4. Block/Lot Rhea/Lot 1A
5. USGS Quad No. 3396-214 Site No. 1249
UTM Sector 322-3676
6. Date: Factual _____ Est. 1915
7. Architect/Builder Unknown
Contractor _____
8. Style/Type _____
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ asymmetrical plan; weatherboard siding; clipped gable roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance; eight-bay porch wraps around front-projecting wing;paneled box columns; interior
11. Present Condition good
12. Significance ARCHITECTURE: Deep overhanging eaves, tapered porch piers, porch planter & tapered foundations indicate Prairie/bungalow influence. John H. Ferguson, vice-president of the Central State Bank, built this house about 1914.
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly early 20th-century houses about six blocks north of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) ☐ TEX
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 8
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		32	9	to		
		49	21	to	49	27
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name FERGUSON, JOHN H., HOUSE
5. USGS Quad No. 3396-214 Site No. 1249
UTM Pt. 14/722100/3676100
Acreage Less than one acre

Description, continued: brick chimney & exterior brick chimney w/ corbeled caps; broken pediment gable surmounts gable on porch; wide overhanging eaves w/ geometric patterning.

Significance continued: This house is one of the most unique, early 20th century houses in McKinney and is representative of how architectural tastes of that period were eclectic. This dwelling incorporates Prairie, bungalow and Queen Anne characteristics which make it one of the most distinctive houses in town.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018
8/24/87

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National Park Service

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name DAVIS-HILL HOUSE
Address 710 N CHURCH
3. Owner Ralph W. Henderson
Address 710 N. Church/McKinney TX 75069
4. Block/Lot Coleman/Blk 4/Lot 72
5. USGS Quad No. 3396-214 Site No. 1292
UTM Sector 722-3676
6. Date: Factual _____ Est. 1895
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Modified L-plan dwelling
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ modified L-plan; weatherboard siding; hip roof w/ gables and clipped gable; composition shingles; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ transom; six-bay porch w/ shed roof extends on S. and W. elevs.; turned-wood
11. Present Condition good
12. Significance ARCHITECTURE: This 1 1/2-story frame dwelling, a variant of the L-plan house, was probably built for R.L. Davis, a local physician. By 1922 J.S. Hill was owner and it remained in the Hill family until 1968. Although many
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly turn-of-the-century houses about six blocks north of the CBD
14. Bibliography Tax Rolls, Sanborn Maps, City Directories
15. Informant Ralph & Ona Henderson - questionnaire
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☐ x Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		34	5	to		
		51	29	to	51	31
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name DAVIS-HILL HOUSE
5. USGS Quad No. 3396-214 Site No. 1292
UTM Pt. 14/722180/3676400
Acreage Less than one acre

Description, continued: posts, squared wood balusters, jigsawn brackets; imbricated shingles in gable ends; jigsawn sunburst motif in gable ends; window surrounds w/ crown molding.
Significance, continued: similarly detailed houses still stand in the city, this is one of the best preserved. The unusual roof line, one of the structure's most distinctive elements, includes a steeply pitched hip roof that extends over much of the house and also gabled and clipped-gable extensions. The original jigsawn- and turned-wood detailing remains in good condition.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name WILEY, THOMAS W., HOUSE
Address 105 S CHURCH
3. Owner Max L. Hibbs
Address P.O. Box 20/McKinney TX 75069
4. Block/Lot O.D./Blk 15/Lot 104A
5. USGS Quad No. 3396-214 Site No. 1313
UTM Sector 722-3675
6. Date: Factual _____ Est. _____
7. Architect/Builder Unknown
Contractor _____
8. Style/Type L-plan dwelling
9. Original Use residential
Present Use residential
10. Description One-story frame dwelling w/ L-plan; weatherboard siding; gable roof w/ composition shingles; wood-sash double-hung windows w/ 1/1 & 2/2 lights; single-door primary entrance w/ transom; three-bay porch w/ shed roof on north end of west elevation; wood posts, jigsawn brackets; pedimented cornice
11. Present Condition excellent
12. Significance ARCHITECTURE: This 1-story L-plan dwelling is one of the city's most outstanding examples of an extremely popular vernacular plan-type of late 19th century McKinney. Although houses of identical plan abound locally, this is
13. Relationship to Site: Moved Date _____ or Original Site X (describe) in a mostly residential area of late 19th- and early 20th-century houses; one block southwest of CBD.
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Stambaough, pg. 213-214
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides _____
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
				to		
				to		
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name WILEY, THOMAS W., HOUSE
5. USGS Quad No. 3396-214 Site No. 1313
UTM Pt. 14/722160/3675420
Acreage Less than one acre

Description, continued: cornice over windows w/ jigsawn applique.
Significance, continued: among the most intact and best preserved. The pedimented window and door surrounds and the porch supports with molded capitals are particularly noteworthy. Its first owner was Thomas Wiley, a physician who came to McKinney from Alabama in 1866. Although Wiley built another home in the 1890s, which was razed in the 1970s, he owned this house on S. Church St. until his death in the 1940s. City directories from various years in the 20th century reveal that it was a rent house.

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(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name HILL, W.R., HOUSE
Address 601 N COLLEGE
3. Owner Virginia M. Wolfe
Address Same, 75069
4. Block/Lot Tucker/Blk 6/Lot 2
5. USGS Quad No. 3396-214 Site No. 1109
UTM Sector 721-3676
6. Date: Factual _____ Est. 1928
7. Architect/Builder Unknown
Contractor _____
8. Style/Type _____
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling w/ asymmetrical plan; brick veneer and w/ stone veneer; hip roof w/ gables w/ composition shingles and box eaves; wood-sash double-hung windows w/ 6/6 lights; single-door entrance; two-story porch on S. elev.; exterior brick chimney w/ corbeled cap; stepped brick arch for
11. Present Condition good; few alterations
12. Significance ARCHITECTURE: This is one of the finest local examples of the Tudor style which gained considerable popularity in McKinney during the 1920s and 1930s. This features finely crafted brickwork and a half-timbered effect as
13. Relationship to Site: Moved Date _____ or Original Site x (describe) in a residential area northwest of the central business district
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant Virginia M. Wolfe
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 6
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		35	35	to		
		55	25	to	55	29
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name HILL, W.R., HOUSE
5. USGS Quad No. 3396-214 Site No. 1109
UTM Pt. 14/721760/3676060
Acreage less than one acre

Description continued: entry; balcony; arched porch; non-structural half-timbering w/ brick nogging on second story.

Significance continued: well as the use of multiple cladding materials. Businessman W.R. Hill built this dwelling in 1928. He was the son of F.M. "Tuck" Hill whose house stands at 616 W. Virginia (Site No. 403).

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(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HILL, JOHN B., HOUSE
Address 605 N COLLEGE
3. Owner Bob G. Spencer
Address Same, 75069
4. Block/Lot Tucker/Blk 6/Lot 1
5. USGS Quad No. 3396-214 Site No. 1108
UTM Sector 721-3676
6. Date: Factual _____ Est. 1900
7. Architect/Builder Unknown
Contractor _____
8. Style/Type _____
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ modified L-shaped plan; weatherboard siding; hip roof w/ gables w/ composition shingles and box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ transom; 6-bay porch w/ shed roof extends to S. & E. elevs.; Doric columns;
11. Present Condition good
12. Significance ARCHITECTURE: This is a good local example of a very common house type in McKinney. It was built for John B. Hill, who was co-owner of Hill & Webb Grain Elevator Co. (N.R. Site No. 497) at Louisiana and Greenville streets.
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area northwest of the central business district
14. Bibliography Tax Rolls, Sanborn Maps; City Directories
15. Informant Bob & Vicki Spencer
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		35	36	to		
		55	30	to	55	31
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HILL, JOHN B., HOUSE
5. USGS Quad No. 3396-214 Site No. 1108
UTM Pt. 14/721760/3676100
Acreage less than one acre

Description continued: imbricated shingles in gable ends and on dormer; windows w/ transoms.

Significance continued: The current owners completed a restoration of the exterior during 1987. Most of the work took place on the porch and included the placement of spindled, jigsawn and turned woodwork.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name SMITH, W.D., HOUSE
Address 703 N COLLEGE
3. Owner Edward L. Dato
Address Same, 75069
4. Block/Lot Tucker/Blk 7/Lot 2B
5. USGS Quad No. 3396-214 Site No. 1107
UTM Sector 721-3676
6. Date: Factual _____ Est. 1905
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Queen Anne dwelling
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ asymmetrical plan; weatherboard siding; hip roof w/ gables and w/ composition shingles and box eaves; stick brackets; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance; 7-bay porch w/ hip roof extends on S. & E. elev; colonettes on
11. Present Condition good
12. Significance ARCHITECTURE: This is a fine example of a common house type in McKinney. It was probably built for businessman W.D. Smith. This dwelling features Queen Anne-style detailing, which was common locally around the
13. Relationship to Site: Moved Date _____ or Original Site x (describe) in a residential area northwest of the central business district
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 5
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		36	2	to		
		55	32	to	55	36
		56	1	to	56	2

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name SMITH, W.D., HOUSE
5. USGS Quad No. 3396-214 Site No. 1107
UTM Pt. 14/721760/3676140
Acreage less than one acre

Description continued: balustrade; imbricated shingles and sunburst motif in gable ends; gabled dormers; battered porch balustrade; window and door surrounds w/ classical detailing.

Significance continued: turn of the century. It is a particularly noteworthy example in the city.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name DAVIS, H.L., HOUSE
Address 705 N COLLEGE
3. Owner Lawrence W. Coffman
Address Same, 75069
4. Block/Lot Tucker/Blk 7/Lot 1A
5. USGS Quad No. 3396-214 Site No. 1106
UTM Sector 721-3676
6. Date: Factual _____ Est. 1905
7. Architect/Builder Unknown
Contractor _____
8. Style/Type _____
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling w/ asymmetrical plan; weatherboard siding; hip roof w/ composition shingles and box eaves; stick brackets; wood-sash double-hung windows w/ 1/1 lights; single-door entrance w/ sidelights; 5-bay porch w/ hip roof on S. & E. elevs.; fluted Composite columns; battered
11. Present Condition fair to good
12. Significance ARCHITECTURE. This is one of three houses in McKinney that has a Sullivanesque frieze and may have been designed by Dallas architect J.E. Flanders. It is similar to the houses at 401 N. Lamar and 513 N. Church,
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area northwest of the central business district
14. Bibliography Tax Rolls, Sanborn Maps City Directories, Stambaugh, pg. 246
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		36	3	to		
		56	3	to	56	8
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name DAVIS, H.L., HOUSE
5. USGS Quad No. 3396-214 Site No. 1106
UTM Pt. 14/721760/3676180
Acreage less than one acre

Description continued: balustrade; interior brick chimney; Sullivanesque frieze (of plaster?) and wide overhanging eaves; window and door surrounds w/ classical detailing; second story porch

Significance continued: both of which are being nominated to the National Register. Attorney erected this house in about 1905 and he served as Collin County Judge (1910 to 1916) while he resided in this structure. The house is a noteworthy example of an early 20th century dwelling and is distinguished by the Sullivanesque frieze.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name RHEA, JOHN C., HOUSE
Address 801 N COLLEGE
3. Owner Gerald G. Popejoy
Address Same, 75069
4. Block/Lot Tucker/Blk 10/Lot 1
5. USGS Quad No. 3396-214 Site No. 1105
UTM Sector 721-3676
6. Date: Factual _____ Est. 1890
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Queen Anne style
9. Original Use residential
Present Use residential
10. Description Two-and-a-half-story frame dwelling w/ asymmetrical plan; weatherboard siding; hip roof w/ gables and w/ composition shingles and box eaves; stick brackets; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ transom; 5-bay porch across E. elev.; turned wood posts; sunburst
11. Present Condition good
12. Significance ARCHITECTURE & COMMERCE: This structure incorporates Queen Anne detailing with traditional L-plan form. It is one of the best local examples. It was built for John C. Rhea who, along with his brother, founded a flour
13. Relationship to Site: Moved Date _____ or Original Site x (describe) in a residential area northwest of the central business district
14. Bibliography Tax Rolls, Sanborn Maps City Directories, Stambaugh, pp.195-7
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		36	4	to		
		56	9	to	56	16
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name RHEA, JOHN C., HOUSE
5. USGS Quad No. 3396-214 Site No. 1105
UTM Pt. 14/721760/3676220
Acreage less than one acre

Description continued: motif in gable ends; cresting; two inset second story porches; eyebrow dormer; imbricated shingles and jig-sawn detailing in gable end.

Significance continued: mill at the nearby community of Rhea Mills. This house is one of the most outstanding late nineteenth century dwellings in McKinney.

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(8-86)

OMB Approval No. 1024-0018
8/24/87

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name MCKINNEY HOSPITAL, OLD
Address 700-800 S COLLEGE
(located at 800 block S. College)
3. Owner Richard Dill
Address 222 E. Virginia/McKinney 75069
4. Block/Lot McK./Outlot 441
5. USGS Quad No. 3396-214 Site No. 1130
UTM Sector 721-3675
6. Date: Factual 1920 Est.
7. Architect/Builder Page, C.H. and Bro.
Contractor Walsh & Burney
8. Style/Type Classical Revival detailing
9. Original Use institutional - hospital
Present Use residential - apartments
10. Description 4-story main build with 2-story wings at both ends; steem frame construction with brick exterior walls; flat roof; windows in central section are paired with aluminum-sash windows, while those in the end wings are single or paired aluminum-sash windows; entry on E. elev. has single door with cast-stone
11. Present Condition good; rehabilitated into apartments
12. Significance ARCHIT.& SOCIAL/HUMAN. This was McKinney's 1st hospital built exclusively for that purpose. Its construction was the result of a community-wide effort that involved large donations from wealthy citizens and from a municipal
13. Relationship to Site: Moved Date _____ or Original Site x (describe) in a mostly residential of late 19th and early 20th century houses; about 6 blocks southwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories, Wilson Collection
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4x5s _____ Slides 5
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		15	27	to		
		62	12	to	62	15
		68	13	to	68	16

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name MCKINNEY HOSPITAL, OLD
5. USGS Quad No. 3396-214 Site No. 1130
UTM Pt. 14/721780/3674760
Acreage approx. 4.3 acres

Description continued: trim; 1-story porte cochere on W. elev.; classically detailed balustrade caps the structure. The 2-story wings were added in the 1940s and are of compatible design and scale to the original structure.
Significance, continued: bond that was approved by the voters of McKinney. This structure served as the city's hospital until 1959 when new facilities were erected on the north end of town. Although the old hospital has been converted into an apartment building, it still remains an important landmark in the community. It is a noteworthy local example of the Classical Revival style. The hospital is being nominated with the Nurse's Apartment Building (Site No. 1129) as a complex since both are closely related.

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(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name NURSE'S APARTMENT BUILDING
Address 700-800 S COLLEGE
(located at 708 S. College)
3. Owner Rufus C. Burleson, Sr., et al
Address 708 S. College/McKinney 75069
4. Block/Lot Parker/Blk 7 - all
5. USGS Quad No. 3396-214 Site No. 1129
UTM Sector 721-3675
6. Date: Factual 1924 Est.
7. Architect/Builder Lang and Witchell
Contractor
8. Style/Type
9. Original Use institutional
Present Use residential - apartments
10. Description Two-story load-bearing masonry institutional building; exterior walls of brick; flat roof w/ parapet and built-up tar-and-gravel covering; windows w/ 12/12 and 8/8 lights; double-door primary entrance w/ transom on S. elev. Balanced composition centering on stone entry portal; stone detailing includes
11. Present Condition good
12. Significance ARCHIT. & SOCIAL/HUMAN: Prominent local businessman, banker & developer Fletcher B. Pope led efforts to raise funds for the construction of a building to house nurses who were to work in the soon-to-be-completed City Hospital.
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a mostly residential area of late 19th-century houses about five blocks southwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other

PHOTO DATA

B&W 4×5s _____ Slides 4
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		15	28	to		
		76	8A	to	76	11A
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name NURSE'S APARTMENT BUILDING
5. USGS Quad No. 3396-214 Site No. 1129
UTM Pt. 14/721720/3674840
Acreage approx. 4.3 acres

Description, continued: keystones above windows and molded cornice.
Significance, continued: Lang and Witchell, an architectural firm based in Dallas, designed this facility. Fletcher Pope hired the firm in 1929 to design an Art Deco commercial building at the northwest corner of the courthouse square. County records show that the Nurse's Apartment Building was exempt from taxes until 1961 when it was sold to a private individual. Since then, the building has had many owners and has been used as a nursing home, convalescent center and apartments. It is a rare local example of an institutional building with modest Georgian Revival detailing. It is being nominated with the Old McKinney Hospital (Site No. 1130).

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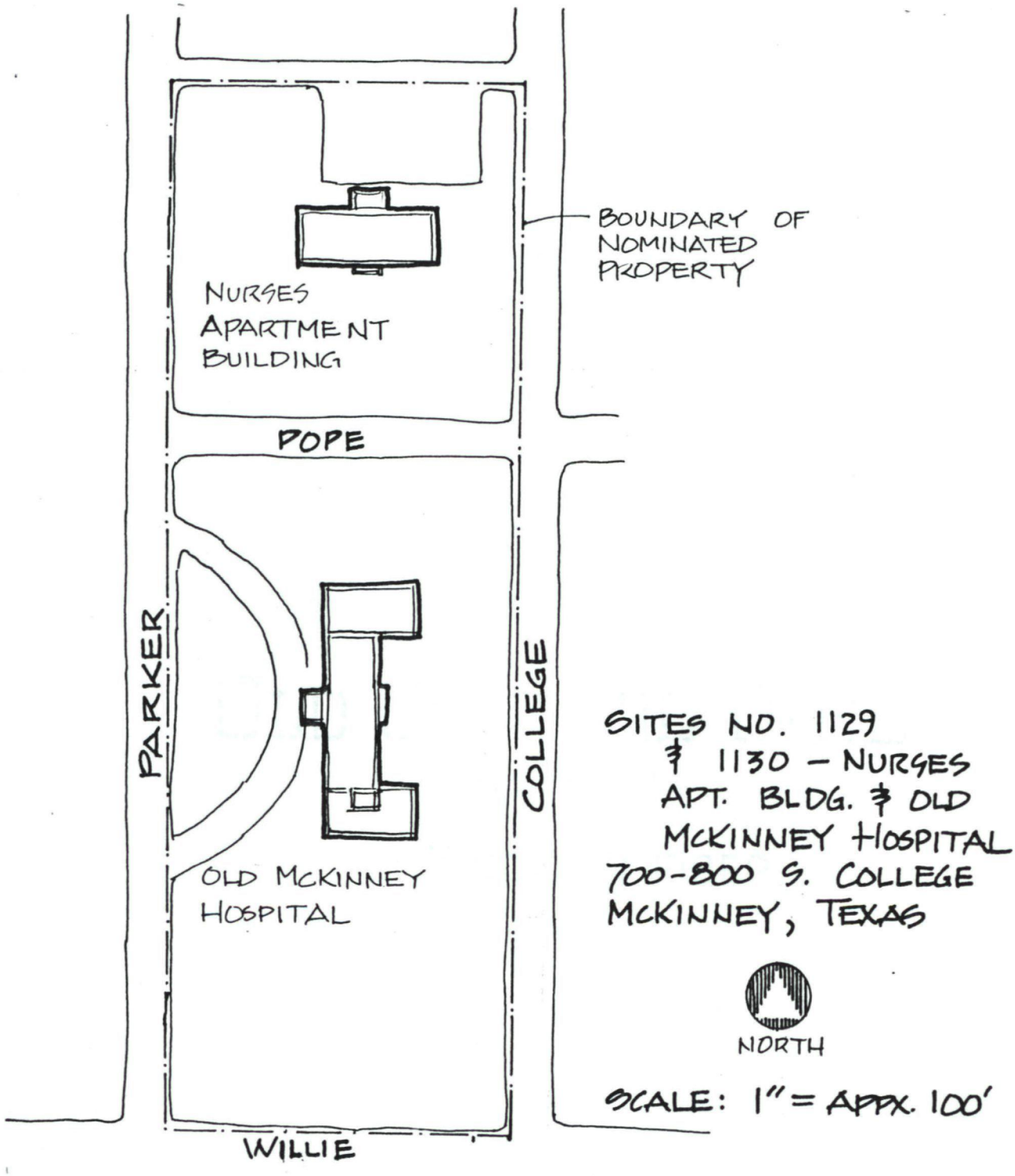

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name HOUSE AT
Address 201 N GRAVES
3. Owner William R. Tooley, M.D.
Address Rt. 7 Box 265/McKinney 75069
4. Block/Lot W.D. Thompson/Tract 101/0.44 ac.
5. USGS Quad No. 3396-213 Site No. 833
UTM Sector 720-3675
6. Date: Factual _____ Est. 1900
7. Architect/Builder Unknown
Contractor _____
8. Style/Type L-plan dwelling
9. Original Use residential
Present Use commercial--offices
10. Description 1 1/2-story frame dwelling w/ L plan; exterior walls w/ weatherboard siding; hip roof w/ gables w/ composition shingles; box eaves and brackets; gabled dormer; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance; L-shaped porch on E. and S. elevs.; turned-wood posts & porch frieze;
11. Present Condition good to fair; virtually unaltered
12. Significance ARCHITECTURE: The dominant vernacular house type of late 19th-century McKinney is the L-plan, and this is one of the best local examples. Many later versions, such as this dwelling, have a large hip roof with gabled extensions.
13. Relationship to Site: Moved Date _____ or Original Site X (describe) in a mixed residential/commercial area with mostly early and mid 20th century houses
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) ☐ TEX
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 4
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		45	9	to		
		60	22	to	60	25
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name HOUSE AT
5. USGS Quad No. 3396-213 Site No. 833
UTM Pt. 14/720960/3675620
Acreage Less than one acre

Description, continued: imbricated shingles and paired 1/1 windows in gable ends.
Significance, continued: These houses frequently have pent roofs in the front gable end which is interrupted by window openings. Although it has been converted into an office, this house retains virtually all of its original exterior detailing. The turned wood porch frieze and brackets remain in good condition and are exemplary of this plan type.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018
8/24/89

United States Department of the Interior
National Park Service

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
Address 406 HEARD
3. Owner Weldon M. McGraw / c/o Hardy
Address Johnson/406 Heard/McKinney 75069
4. Block/Lot Murray/Blk 5/Lot 3
5. USGS Quad No. 3396-214 Site No. 242
UTM Sector
6. Date: Factual Est. 1920
7. Architect/Builder Unknown
Contractor
8. Style/Type bungalow
9. Original Use residential
Present Use residential
10. Description 1-story frame dwelling w/ bungalow plan; exterior walls w/ weatherboard siding; gable roof w/ composition shingles; exposed rafter ends and stick brackets; double-hung windows w/ 4/1 lights; tapered box supports; 2 interior brick chimneys offset from center.
11. Present Condition good; concrete porch floor
12. Significance ARCHITECTURE: While the bungalow style enjoyed considerable popularity in McKinney during the 1910s, 1920s and 1930s, most were detailed simply and have been altered in subsequent years. This and its almost identical counter-
13. Relationship to Site: Moved Date ____ or Original Site ×(describe) in a neighborhood with mostly c. 1900 dwellings; located about four blocks north of the CBD.
14. Bibliography Sanborn Maps, City Directories
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. Old THC Code
☐ RTHL ☐ HABS (no.) TEX
NR: ☒Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other

PHOTO DATA

B&W 4×5s Slides 1
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		6	35	to		
		71	4	to		
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
5. USGS Quad No. 3396-214 Site No. 242
UTM Pt. 14/722040/3676300
Acreage less than one acre

Significance, continued:: part next door, are good unaltered examples of bungalow architecture and are distinguished by the Craftsmen period architecture influenced by Japanese stylistic details.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018
8/24/87

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Section number all Page 33

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
Address 408 HEARD
3. Owner George S. Roper, et al
Address 711 Parker/McKinney 75069
4. Block/Lot Murray/Blk 5/Lot 2
5. USGS Quad No. 3396-214 Site No. 241
UTM Sector
6. Date: Factual Est. 1920
7. Architect/Builder Unknown
Contractor
8. Style/Type bungalow
9. Original Use residential
Present Use residential
10. Description 1-story frame dwelling w/ bungalow plan; exterior walls w/ weatherboard siding; gable roof w/ composition shingles; exposed rafter ends and stick brackets; double-hung windows w/ 4/1 lights; tapered box supports; 2 interior brick chimneys offset from center.
11. Present Condition good; concrete porch floor
12. Significance ARCHITECTURE: While the bungalow style enjoyed considerable popularity in McKinney during the 1910s, 1920s and 1930s, most were detailed simply and have been altered in subsequent years. This and its almost identical counter-
13. Relationship to Site: Moved Date ____ or Original Site x(describe) in a neighborhood with mostly c. 1900 dwellings; located about four blocks north of the CBD.
14. Bibliography Sanborn Maps, City Directories
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. ____ Old THC Code ____

NR: ☐ RTHL ☐ HABS (no.) TEX ____
☐ xIndividual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other

PHOTO DATA

B&W 4×5s ____ Slides 3

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		6	34	to		
		71	2	to	71	
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
5. USGS Quad No. 3396-214 Site No. 241
UTM Pt. 14/722020/3676300
Acreage less than one acre

Significance, continued:: part next door, are good unaltered examples of bungalow architecture and are distinguished by the Craftsmen period architecture influenced by Japanese stylistic details.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name COGGINS, J.R., HOUSE
Address 805 HOWELL
3. Owner Steven M. Owens
Address 805 Howell/McKinney 75069
4. Block/Lot Parker/Blk 12/Lot 1A-1C
5. USGS Quad No. 3396-214 Site No. 584
UTM Sector 721-3675
6. Date: Factual _____ Est. 1895
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Modified L-plan dwelling
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ modified L plan; weatherboard siding; hip roof w/ gables w/ composition shingles & box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ transom; three-bay porch w/ shed roof on N. elev.; turned-wood posts; gables w/
11. Present Condition good
12. Significance ARCHITECTURE: The L-plan and its many variants are the most common vernacular house form of late 19th-century McKinney. This house is one of the city's best examples and, like many others within this category, incorporates
13. Relationship to Site: Moved Date _____ or Original Site X (describe) in a residential area with mostly late 19th-century houses about four blocks southwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 5
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		3	32	to		
		65	34	to	65	36
		66	S	to	66	2

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name COGGINS, J.R., HOUSE
5. USGS Quad No. 3396-214 Site No. 584
UTM Pt. 14/721720/3675180
Acreage Less than one acre

Description, continued: w/ cornice returns; sunburst & denticulation over window on N. gable end; octagonal turret on 2nd story of N. & E. elev.; shingle facing on turrets, gable ends & E. porch; hipped bay window w/ angled corners on W. elev.

Significance, continued: Queen Anne style ornamentation. The jigsawn porch brackets, turned wood posts and balustrade, and porch frieze are typical of the style. A solid bargeboard with sunburst detailing highlights the front gable end. There are numerous local examples with similar detailing but this house is among the finest. It was built about 1895 for J.R. Coggins who maintained ownership through the 1930s.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HEARD-CRAIG HOUSE
Address 205 W HUNT
3. Owner Heard-Craig Women's Club Trust
Address 205 W. Hunt/McKinney TX 75069
4. Block/Lot O.D./Blk 12 all
5. USGS Quad No. 3396-214 Site No. 392
UTM Sector 722-3675
6. Date: Factual 1900 Est.
7. Architect/Builder Flanders, J.E.
Contractor Hamilton & Martin
8. Style/Type Queen Anne style dwelling
9. Original Use residential
Present Use club house
10. Description Two-story frame dwelling w/ asymmetrical plan; weatherboard siding; hip roof w/ composition shingles & box eaves; jigsawn brackets; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ transom & sidelights; eleven-bay porch w/ hip roof extends around front projecting wing;
11. Present Condition excellent
12. Significance COMMERCE, ARCHITECTURE: Dallas architect J.E. Flanders designed this eclectic residence for Stephen and Lillie Snapp Heard. Incorporating Queen Anne and Neoclassical Revival details, this residence standsd as one of
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a mostly residential area of early 20th-century houses about one block northwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Arch Heritage, pg. 83
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐xRTHL ☐ HABS (no.) TEX _____
NR: ☐xIndividual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other RTHL - 1979

PHOTO DATA

B&W 4x5s _____ Slides 10
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		2	2	to		
		53	22	to	53	29
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HEARD-CRAIG HOUSE
5. USGS Quad No. 3396-214 Site No. 392
UTM Pt. 14/722180/3675660
Acreage approx. 1.5 acres

Description, continued: colonettes on brick piers; interior brick chimney w/ corbeled cap; inset porch on second story; windows w/ transoms, projecting entry portico, imbricated shingles in frieze & on dormer; oversized carved capitals; cast-iron fence. Outbuildings include carriage house (contributing).
Significance, cont'd: McKinneys most unique and best preserved dwellings. Stephen Heard, who was among the city's most successful merchants of the late 19th and early 20th centuries, was co-owner of the Heard Bros. General Store. He was a director not only of the Collin County National Bank, but also of every major industrial enterprise in McKinney. After his death in 1926, his wife owned the house until her death in 1932. (Continued on next survey form.)

NPS Form 10-900-a
(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HEARD-CRAIG HOUSE
Address 205 W HUNT
3. Owner
Address
4. Block/Lot
5. USGS Quad No. 3396-214 Site No. 392
UTM Sector 722-3675
6. Date: Factual 1900 Est.
7. Architect/Builder
Contractor
8. Style/Type
9. Original Use
Present Use
10. Description
11. Present Condition
12. Significance
13. Relationship to Site: Moved Date or Original Site (describe)
14. Bibliography
15. Informant
16. Recorder Date

DESIGNATIONS

TNRIS No. Old THC Code
NR: ☐ RTHL ☐ HABS (no.) TEX
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other

PHOTO DATA

B&W 4×5s Slides
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
				to		
				to		
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HEARD-CRAIG HOUSE
5. USGS Quad No. 3396-214 Site No. 392
UTM Pt.
Acreage

Continued: and her husband Thomas Craig became owners. Katheryn Craig, who died in 1970, bequeathed the house to the "club women of McKinney for cultural and education pursuits." The Heard-Craig Women's Trust maintain ownership to the present and it remains an important social gathering place in McKinney.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

AUG 24 1987

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National Park Service

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
Address 301 E LAMAR
3. Owner Victoria Rambo/8744 Winding Lane
Address Fort Worth Texas 76112
4. Block/Lot O.D./Blk 79/Lot 2B
5. USGS Quad No. 3396-214 Site No. 328
UTM Sector 722-3675
6. Date: Factual _____ Est. 1885
7. Architect/Builder Unknown
Contractor _____
8. Style/Type I-house
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling w/ I-house plan; exterior walls w/ weather-board siding; gable roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 4/4 lights; single-door primary entrance w/ transom; 5-bay porch across S. elev.; Doric columns; interior brick chimney w/ corbeled cap;
11. Present Condition fair
12. Significance ARCHITECTURE: This house was built about 1885 for John Cameron or John S. Matthews. It stands today as one of the best local examples of an I-house. Although this plan type was quite popular in McKinney during the mid to late
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a mostly residential area with late 19th-century houses about two blocks north of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☐ x Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 6

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		27	33	to		
		82	13	to	82	20
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
5. USGS Quad No. 3396-214 Site No. 328
UTM Pt. 14/722100/3675860
Acreage less than one acre

Description, continued: Side porch at W. elev. w/ jigsawn detailing; pedimented door and window surrounds; roof gable rhythmically punctuated w/ two cross gables

Significance, continued: 19th century, relatively few have survived and this residence is one of the least altered. The corbeled chimneys, pedimented architraves of the doors and windows, and the double gabled front (suggestive of the Gothic Revival style) are noteworthy. The west porch has jigsawn brackets similar to those on the Johnson House (Site No. 624).

NPS Form 10-900-a
(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name WADDILL, R.L., HOUSE
Address 302 W LAMAR
3. Owner Early B. Milstead, et al
Address P.O. Box 537/McKinney TX 75069
4. Block/Lot McK/Outlot 700
5. USGS Quad No. 3396-214 Site No. 323
UTM Sector 722-3675
6. Date: Factual _____ Est. 1880/1905
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Center-passage dwelling with add'ns.
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ center passage plan; weather-board siding; hip roof w/ gables w/ composition shingles; wood-sash double-hung windows w/ 2/2 lights; single-door primary entrance w/ sidelights; five-bay porch w/ hip roof across S. elev.; Doric columns, squared wood balusters;
11. Present Condition good
12. Significance ARCHITECTURE: This 1 1/2-story center-passage house is believed to have been originally constructed in the late 1870s for Judge R.L. Waddill. Sanborn maps show that it originally faced east onto Church St., but was reoriented
13. Relationship to Site: Moved ☒Date _____ or Original Site (describe) reoriented on same lot between 1902 & 1908; in a neighborhood two blocks north of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps, THC, City Directories, Arch Heritage pg 53
15. Informant Mrs. George R. Morris
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other THC marker files

PHOTO DATA

B&W 4×5s _____ Slides _____
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		6	2	to		
		67	5	to	67	6
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name WADDILL, R.L., HOUSE
5. USGS Quad No. 3396-214 Site No. 323
UTM Pt. 14/722540/3675860
Acreage Less than one acre

Description, continued: hipped dormers which extend from eaves.

Significance, continued: on the same lot between 1902 and 1908 to face south onto Lamar St. Sanborn maps also show that the house was remodeled between 1914 and 1920. Waddill was among McKinney's earliest leaders and was involved with early education efforts in the city. The house is still owned by his descendants. Although the house was altered in the early years of this century, it provides an excellent illustration of how a structure evolves over time. The changes themselves have become important and contributing features in the building's architectural significance.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name HILL-WEBB GRAIN ELEVATOR
Address 400 E LOUISIANA
3. Owner Shelton Feed Co.
Address 400 E. Louisiana, 75069
4. Block/Lot Andrew/Blk 1/Lots 1, 2A, 2B
5. USGS Quad No. 3396-214 Site No. 497
UTM Sector 722-3675
6. Date: Factual 1906/c.1920 Est.
7. Architect/Builder Unknown
Contractor Unknown
8. Style/Type
9. Original Use industrial - grain elevator
Present Use industrial - feed mill
10. Description Industrial complex that includes a 4-story grain elevator, 3 warehouses, an office building and a feed store. The grain elevator is of frame construction but has sheet-metal cladding. The brick office building has a hip roof and double-hung windows. The oldest warehouses are on the southern
11. Present Condition fair
12. Significance COMMERCE: This facility has been in operation since 1906 and has been known as the Hill-Webb Elevator Co. or the McKinney Elevator Co. It originally functioned as a grain elevator, but by the late 1930s, it had been converted
13. Relationship to Site: Moved Date _____ or Original Site ☒ (describe) in an industrial area just east of the CBD; located near railroad tracks
14. Bibliography Tax Rolls, Sanborn Maps, City Directories
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other

PHOTO DATA

B&W 4×5s _____ Slides 6
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		25	26	to	25	27
		76	12A	to	76	19A
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name HILL-WEBB GRAIN ELEVATOR
5. USGS Quad No. 3396-214 Site No. 497
UTM Pt. 14/722840/3675420
Acreage approximately 3 acres

Description continued: end of the lot and feature frame construction with corrugated-metal siding. The third warehouse resembles the other warehouses but has a second-story mid-section. A gable-roofed feed store of frame construction stands at the NE corner. The attached site plan indicates the estimated dates of construction and the physical relationships of the buildings. All of the structures are classified as contributing elements and were built prior to 1937. All are virtually unaltered & retain their historic integrity.
Significance continued: into a feed mill. Its continued operation demonstrates the importance of agricultural production and processing to the community. It is the only historic feed mill in operation in McKinney.

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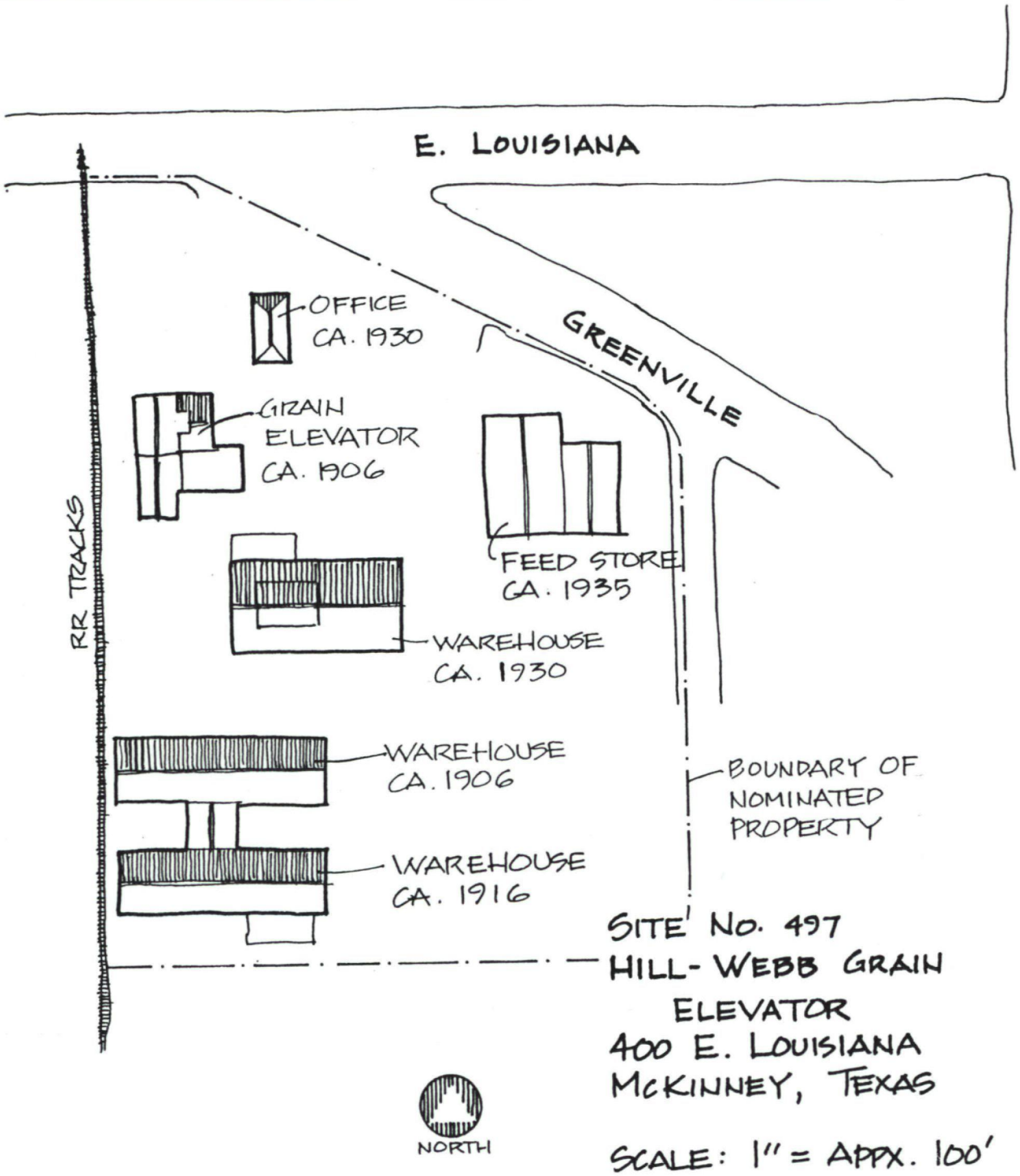

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name COLLIN CO. MILL & ELEVATOR CO.
Address 407 E LOUISIANA
3. Owner Zumwalt, Inc.
Address 7353 Blairview/Dallas Tx 75230
4. Block/Lot H. & T.C./Blk 8 - all
5. USGS Quad No. 3396-214 Site No. 467
UTM Sector 722-3675
6. Date: Factual 1914/1927 Est.
7. Architect/Builder Unknown
Contractor Unknown
8. Style/Type
9. Original Use industrial - flour and grain mill
Present Use vacant/storage
10. Description Two- and four-story load-bearing masonry industrial building of brick; flat roof w/ built-up tar-and-gravel covering; steel-sash casement windows; concrete storage silos; large multi-paned industrial windows dominate composition; stepped brick detailing above windows and at cornice; one-story brick
11. Present Condition good
12. Significance COMMERCE & ARCHIT. The origins of the Collin County Mill & Elevator Co. can be traced to the 1870s when W.C. Burrus & his son J. Perry Burrus operated a flour mill just outside of McKinney. In 1892 they purchased the Farmers and
13. Relationship to Site: Moved Date _____ or Original Site x(describe) large industrial complex that stands just east of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories, Wilson Collection
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

☐ RTHL ☐ HABS (no.) TEX _____

NR: ☐ xIndividual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4x5s _____ Slides 8

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		25	29	to	25	30
		83	17	to	83	24
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name COLLIN CO. MILL & ELEVATOR CO.
5. USGS Quad No. 3396-214 Site No. 467
UTM Pt. 14/722860/3675540
Acreage approx. 3.1 acres

Description continued: office building and warehouse (both built ca. 1914 and are contributing) have detailing similar to mill. Concrete elevators (contributing) built about 1927. Modern silos are noncontributing.
Significance, continued: Merchants Roller Mill, which had been established in 1885, and they consolidated their operations, calling it the Collin County Mill and Elevator Co. It originally stood on the west side of the H&TC tracks, but in 1914 this facility was built. Expansion took place about 1927. It was converted into a feed mill in the 1930s. J. Perry Burrus & his son Jack Burrus became leaders in the milling industry in the southwestern U.S. This plant closed in the 1970s. It is the city's best example of industrial architecture.

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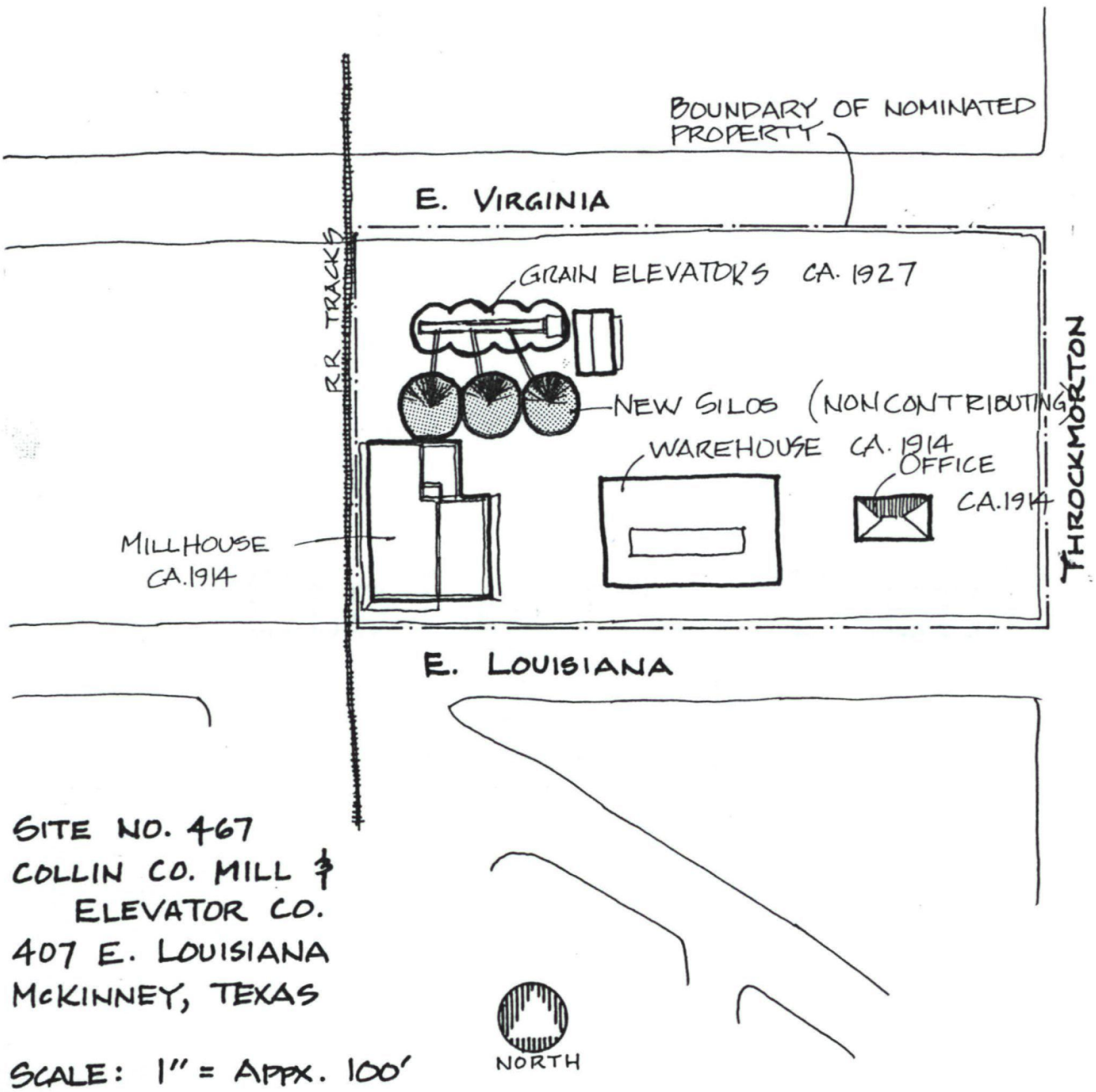

SITE NO. 467
COLLIN CO. MILL & ELEVATOR CO.
407 E. LOUISIANA
McKINNEY, TEXAS

SCALE: 1" = APPX. 100'

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name NEWSOME-KING HOUSE
Address 401 W LOUISIANA
3. Owner Robert B. McClintock
Address 401 W. Louisiana/McKinney 75069
4. Block/Lot O.D./Blk 53/Lot 213, 214A
5. USGS Quad No. 3396-214 Site No. 482
UTM Sector 722-3675
6. Date: Factual 1889/c.1914 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type Queen Anne w/ Prairie Style additions
9. Original Use residential
Present Use residential
10. Description Two-and-a-half-story frame dwelling w/ asymmetrical plan; brick veneer & shingle siding; hip roof w/ gables w/ composition shingles & box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ transom; four-bay porch w/ hip roof extends to N., E., and W. elevs.; Doric
11. Present Condition excellent
12. Significance ARCHITECTURE: When originally completed in 1889, this was one of the city's finest Queen Anne-style residences. It was built for W.D. Newsome, a successful grocer and businessman. .In 1897 he, along with his father
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a mostly residential area with turn-of-the-century houses about two blocks west of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Stambaugh, pg. 190-191, 15. Informant Robert McClintock
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☐ x Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 6
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		1	2	to		
		65	18	to	65	23
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name NEWSOME-KING HOUSE
5. USGS Quad No. 3396-214 Site No. 482
UTM Pt. 14/723040/3675440
Acreage Less than one acre

Description, continued: columns & brick columns; three interior brick chimneys & one exterior brick chimney; art glass borders on upper sash of numerous windows; brick porch column capitals w/ denticulation, egg & dart pattern; deep eave w/ stick molding applied to soffitt; five-part gable window w/ keyhole center on N. elev.; small inset second story porch w/ paired Doric columns; oversize gables w/ pent roof & deeply inset gable ends

Significance, continued: and brother gave money sto build the 1st Christian Church of McKinney. Between 1908 and 1914 Newsome removed the 3-story corner tower and wrap-around porch and constructed the present Prairie-inspiried porch. In 1914 he moved to Dallas and two years later (continued on next pg.)

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(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name NEWSOME-KING HOUSE
Address 401 W LOUISIANA
3. Owner
Address
4. Block/Lot
5. USGS Quad No. 3396-214 Site No. 482
UTM Sector 722-3675
6. Date: Factual 1889/c. 1915 Est.
7. Architect/Builder
Contractor
8. Style/Type
9. Original Use
Present Use
10. Description
11. Present Condition
12. Significance
13. Relationship to Site: Moved Date or Original Site (describe)
14. Bibliography
15. Informant
16. Recorder Date

DESIGNATIONS

TNRIS No. Old THC Code
NR: ☐ RTHL ☐ HABS (no.) TEX
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name
Other

PHOTO DATA

B&W 4×5s Slides
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
				to		
				to		
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name NEWSOME-KING HOUSE
5. USGS Quad No. 3396-214 Site No. 482
UTM Pt. 14/723040/3675440
Acreage

Significance, continued: was appointed to the Federal Reserve Board in Dallas. A.C. King, who operated a wholesale grocery business in McKinney, purchased this house in 1915 and his family maintained ownership until 1966.

Bibliography, continued: Architectural Heritage pg. 74 (includes historic photograph of the house showing original appearance).

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name KING, MRS. J.C., HOUSE
Address 405 W LOUISIANA
3. Owner Neil Davis
Address 405 W. Louisiana/McKinney 75069
4. Block/Lot O.D./Blk 53/Lot 225
5. USGS Quad No. 3396-214 Site No. 481
UTM Sector 722-3675
6. Date: Factual _____ Est. 1926
7. Architect/Builder Unknown
Contractor _____
8. Style/Type American four-square influences
9. Original Use residential
Present Use residential
10. Description Two-story dwelling; exterior walls w/ buff-brick facing; hip roof w/ composition shingles; jigsawn brackets; wood-sash double-hung windows w/ 9/1 lights; single-door primary entrance; four-bay porch w/ hip roof on N. elev.; brick columns; exterior brick chimney; hipped bay window on W. elev.;
11. Present Condition excellent
12. Significance ARCHITECTURE: During the early 20th century, the American four-square and its variants were popular throughout the nation. These house are usually 2 stories in height with frame construction and low-pitched hip roofs. This
13. Relationship to Site: Moved Date _____ or Original Site X(describe) in a residential area with mostly turn-of-the-century houses; about two blocks west of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 2

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		1	3	to		
		65	16	to	65	17
				to		

CONTINUATION PAGE

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name KING, MRS. J.C., HOUSE
5. USGS Quad No. 3396-214 Site No. 481
UTM Pt. 14/723000/3675420
Acreage Less than one acre

Description, continued: dentriculated frieze on porch & house; dormer w/ columns & parapet; segmental & round arched windows in A-B-A patterns on N. elev.; ogee-curved capitals on porch columns; segmental arch door light. outbuildings include brick garage; gazebo w/ brick columns; all are contriting.

Significance, continued: residence, which is a permutation of the American four-square, features brick walls and use of elaborate details, unusual characteristics of houses in this category. The oversized brackets and classically detailed entablature are especially noteworthy. It is one of the best local examples of house with American four-square features.

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(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
5. USGS Quad No. 3396-214 Site No. 479
UTM Sector 721-3675
2. Name SCOTT, L.A., HOUSE
Address 513 W LOUISIANA
6. Date: Factual _____ Est. 1880/1902
7. Architect/Builder Unknown
Contractor _____
3. Owner Alan B. Stembridge
Address 513 W. Louisiana/McKinney 75069
8. Style/Type Queen Anne w/ Classical Revival porch
9. Original Use residential
4. Block/Lot McK/Outlot 516
Present Use residential
10. Description Two-and-a-half-story frame dwelling w/ asymmetrical plan; weatherboard siding; hip roof w/ composition shingles; wood-sash double-hung windows w/ 2/2 lights; single-door primary entrance; four-bay porch w/ hip roof wraps around N., E., & W. elevs.; box supports & fluted Composite columns; exterior
11. Present Condition excellent
12. Significance COMMERCE, ARCHITECTURE: L.A. Scott was an agent for the H & TC Railroad and merchant in nearby Mellissa. He built this house in 1880 when he moved to McKinney. Scott operated the McKinney Ice and Coal Co. (Site No. 418)
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with turn-of-the-century houses about three blocks west of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Arch Heritage, pg. 66
15. Informant Alan & Bettye Stembridge
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: x RTHL ☐ HABS (no.) TEX _____
x Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other RTHL application (THC)

PHOTO DATA

B&W 4×5s _____ Slides 6
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		1	5	to		
		65	10	to	65	15
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
5. USGS Quad No. 3396-214 Site No. 479
UTM Pt. 14/721780/3675420
2. Name SCOTT, L.A., HOUSE
Acreage Less than one acre

Description, continued: brick chimney; two-story Neoclassical portico w/ ornate brackets & pediment; three-story octagonal turret w/ bell-cast roof & shingle facing on third floor; hipped dormers w/ shingle facing; oval beveled door light; leaded glass in basement windows.

Significance, continued: and also was president of the Collin County National Bank for 25 years. A former teacher, he also served on the local school board, and a local junior high school was named in his honor. Scott died in 1934. The house, which was restored in the early 1980s, is one of only a handful of local residences that incorporates elements of the Queen Anne and Classical Revival styles and is one of the city's best preserved early 20th C. houses.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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MAY 13 1988

L.A. Scott House
513 W. Louisiana
McKinney, Collin County, Texas
McKinney, Multiple-Property, Nomination

L.A. Scott was one of McKinney's most active and influential businessman during the late nineteenth and early twentieth centuries and was highly regarded and respected among its citizens. Scott was instrumental in the successful operation of several of the city's most important institutions including the McKinney Ice and Coal Co. (which throughout his association was the community's sole source of electricity and power). He served as president and general manager of the company. For 25 years, he was also president of the Collin County National Bank, which for many years was one of only two such institutions in the city, and was a director of the Collin County Mill and Elevator Co. He was a member of the local school board for over 20 years and the city's junior high school was named in his honor, acknowledging his many contributions to the local school district and educational system. Scott's death on February 19, 1934 made headline news in the local newspaper and all of the city's schools and banks were closed to mourn his death, thus signifying his important role in McKinney's history and development.

References

McKinney Daily Courier Febrary 19, 1934; February 20, 1934.

New Owners (as of April 1988)
James and Olina Hugg
513 W. Louisiana
McKinney, Texas 75069

50% COTTON FIBER
CHIEFTAIN BOND

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name SCOTT, A.M., HOUSE
Address 1109 W LOUISIANA
3. Owner Timothy Freer
Address 1109 W. Louisiana/McKinney 75069
4. Block/Lot Benge/Blk 2/Lot 1
5. USGS Quad No. 3396-213 Site No. 476
UTM Sector 721-3675
6. Date: Factual 1920 Est.
7. Architect/Builder
Contractor Cooper, Jim
8. Style/Type Colonial Revival
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling w/ brick veneer; gable roof w/ composition shingles and exposed rafter ends; wood-sash double-hung & casement windows w/ 6 lights; single-door primary entrance w/ transom & sidelights; 1-bay porch on N. elev.; Doric columns; 2 interior brick chimneys w/ corbeled caps; segmental
11. Present Condition excellent
12. Significance ARCHITECTURE: Local contractor Jim Cooper constructed this house in 1920 for insurance salesman A.M. Scott. It is one of several Colonial Revival dwellings that were built in McKinney during the 1920s and 1930s, however this
13. Relationship to Site: Moved Date _____ or Original Site x (describe) in a residential area with mostly late 19th-century houses about nine blocks west of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Arch Heritage, pg. 97
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		1	8	to		
		65	7	to	65	8
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name SCOTT, A.M., HOUSE
5. USGS Quad No. 3396-213 Site No. 476
UTM Pt. 14/721300/3675400
Acreage Less than one acre

Description, continued: arched porch roof; arched dormers; palladian fanlight over entry; jigsawn rafter ends; porte cochere w/ Doric columns & exposed rafter ends.

Significance, continued: is one of the most outstanding and least altered. Scott lived in the house until his death in the 1950s.

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(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name GOUCH-HUGHSTON HOUSE
Address 1206 W LOUISIANA
3. Owner J. D. Thoreson
Address 1206 W. Louisiana/McKinney 75069
4. Block/Lot Waddill/Blk 2/Lot 1A
5. USGS Quad No. 3396-213 Site No. 448
UTM Sector 721-3675
6. Date: Factual 1898 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type Queen Anne-style dwelling
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling w/ asymmetrical plan; exterior walls w/ weatherboard siding; hip roof w/ composition shingles; double-door primary entrance w/ transom; 5-bay porch wraps around S. and E. elev.; Doric columns; turned-wood balusters; interior brick chimneys w/ corbeled caps; Queen Anne
11. Present Condition good
12. Significance POLITICS/GOVERNMENT, ARCHITECTURE: James R. Gouch constructed this house in 1898 and it stands today as one of the finest examples of Queen Anne-style architecture in the city. Gouch was a prominent local attorney who
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly late 19th-century houses about ten blocks west of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories, Arch. Heritage p 84
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: x RTHL ☐ HABS (no.) TEX _____
x Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other RTHL - 1979

PHOTO DATA

B&W 4×5s _____ Slides 4

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		29	30	to		
		73	2	to	73	6
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name GOUCH-HUGHSTON HOUSE
5. USGS Quad No. 3396-213 Site No. 448
UTM Pt. 14/721240/3675480
Acreage less than one acre

Description, continued: massing and detailing includes 3-story tower w/ imbricated shingles and finial; Palladian and oriel windows on E. elev.; dormer w/ palladian motif; inset porches on 2nd story; decorative garland and brackets on tower; classical detailing on door and window surrounds

Significance, continued: served as a state representative in the early 1890s. In 1896 he was elected to the Texas Senate serving until 1900 when he returned to private practice. He died in 1916. Two years later Wallace Hughston purchased the house. In 1934 he was elected State Senator and later served with the Texas Railroad Commission, State Board of Education and the Federal Housing Authority. He died in 1959.

NPS Form 10-900-a
(8-86)

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name THOMPSON HOUSE
Address 1207 W LOUISIANA
3. Owner E. A. Weinberg Jr.
Address 1207 W. Louisiana/McKinney 75069
4. Block/Lot Benge/Blk 3/Lot 2A
5. USGS Quad No. 3396-213 Site No. 475
UTM Sector 721-3675
6. Date: Factual _____ Est. 1900
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Modified L-plan dwelling
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ modified L plan; weatherboard siding; hip roof w/ gables w/ composition shingles & box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance; four-bay porch w/ shed roof wraps around N. & E. elevs.; Doric columns, squared wood
11. Present Condition good
12. Significance ARCHITECTURE: During the late 19th century, L- and modified L-plan houses were the dominant local vernacular house form. This structure stands as one of McKinney's premier examples. Its original owner is unknown, however
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly late 19th- and early 20th-century houses; about ten blocks west of CBD.
14. Bibliography Tax Rolls, Sanborn Maps; City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		1	9	to		
		65	4	to	65	6
				to		

CONTINUATION PAGE

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name THOMPSON HOUSE
5. USGS Quad No. 3396-213 Site No. 475
UTM Pt. 14/721220/3675400
Acreage Less than one acre

Description, continued: balusters; gables w/ shingle facing & broken pent roof; hipped dormers w/ shingle facing; bay window w/ angled corner, brackets and pendant on W. elev.; rounded corner on porch.

Significance, continued: F.M. Thompson owned the house as early as 1909. By 1924 C.M. Thompson, who was editor of the McKinney Examiner, was owner.

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(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
Address 1303 W LOUISIANA
3. Owner John M. St. Clair, et ux
Address 708 Sgape Circle/Rockwall 75087
4. Block/Lot Benge/Blk 4/Lot 1B
5. USGS Quad No. 3396-213 Site No. 474
UTM Sector 721-3675
6. Date: Factual _____ Est. 1900
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Modified L-plan dwelling
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ modified L plan; drop siding; hip roof w/ gables w/ composition shingles & box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance; two-bay porch w/ hip roof wraps around N. & E. elevs.; box supports, chamfered wood balusters, spindle
11. Present Condition good
12. Significance ARCHITECTURE: Many of McKinney's late 19th-century builders often applied Queen Anne-style ornamentation to vernacular plan types, and this house provides an excellent illustration of this trend. The shingled gable end
13. Relationship to Site: Moved Date _____ or Original Site X(describe) in a residential area with late 19th- and early 20th-century houses; about ten blocks west of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 4
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		1	10	to		
		64	36	to		
		65	1	to	65	3

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
5. USGS Quad No. 3396-213 Site No. 474
UTM Pt. 14/721160/3675400
Acreage Less than one acre

Description, continued: frieze; porch gables w/ sunburst; house gables w/ shingle facing, segmental-arched windows; denticulation, jig-sawn brackets & sunburst; hipped dormers w/ jig-sawn brackets; rectangular bay window projecting from N.W. corner.

Significance, continued: and angled window bay at the northwest corner are particularly noteworthy. Although McKinney boasts numerous houses with similar detailing, this is one of the city's finest.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name CLARDY, U.P., HOUSE
Address 315 OAK
3. Owner Lena Kendall
Address 315 Oak/McKinney TX 75069
4. Block/Lot Bradley/Blk 10/Lot 2
5. USGS Quad No. 3396-214 Site No. 956
UTM Sector 721-3675
6. Date: Factual 1898 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type Queen Anne style influences
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ asymmetrical plan; weatherboard siding; gable roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance; six-bay porch w/ hip roof wraps around N. & E. elevs.; turned-wood posts, squared-wood balusters, jig-
11. Present Condition good
12. Significance ARCHITECTURE: Built in 1898 for U.P. Clardy, this 1 1/2-story dwelling is representative of the type of vernacular houses that were constructed locally around the turn of the century. The turned and jigsawn porch trim are
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly late 19th-century houses about eight blocks northwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps
City Directories
15. Informant Lena Kendal
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☐ x Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		40	15	to		
		59	8	to	59	12
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name CLARDY, U.P., HOUSE
5. USGS Quad No. 3396-214 Site No. 956
UTM Pt. 14/721480/3675780
Acreage Less than one acre

Description, continued: sawn brackets; imbricated shingles in gable end.

Significance, continued: typical detailing of the period. A large number of similarly detailed dwellings still stand in McKinney, this is one of the most outstanding examples and it remains virtually unaltered. In 1910 T.A. Parris, who served as Collin County Treasuer from 1922 to 1926, purchased the house. It is presently owned by his daughter.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

AUG 24 1987

United States Department of the Interior
National Park Service

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Section number all Page 52

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name BEVERLY-HARRIS HOUSE
Address 604 PARKER
3. Owner Charles L. Jobe
Address 3435 Holliday/Dallas TX 75224
4. Block/Lot Parker/Blk 4/Lot 3
5. USGS Quad No. 3396-214 Site No. 1058
UTM Sector 721-3675
6. Date: Factual 1886 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type L-plan dwelling
9. Original Use residential
Present Use residential
10. Description One-story frame dwelling w/ L plan; exterior walls w/ weatherboard siding; gable roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 2/2 lights; single-door entrance w/ transom; five-bay porch w/ shed roof on E. elev.; chamfered wood posts and turned wood balusters; jigsawn
11. Present Condition good
12. Significance ARCHITECTURE: Warren T. Beverly erected this house in 1886. He was a prominent local attorney who served as county attorney from 1882 to 1888 and in 1903 was appointed Judge of the 59th District Court. In 1902 Beverly
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly late 19th-century houses about five blocks southwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, THC marker application
15. Informant C.L. Jobe
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐xRTHL ☐ HABS (no.) TEX _____
☐xIndividual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other RTHL - 1979

PHOTO DATA

B&W 4×5s _____ Slides 4
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		19	35	to		
		68	36	to		
		69	1	to	69	3

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name BEVERLY-HARRIS HOUSE
5. USGS Quad No. 3396-214 Site No. 1058
UTM Pt. 14/721680/3675060
Acreage less than one acre

Description, continued: brackets; hipped bay window w/ cornice molding and paneled sides on E. elev.; ornate compound jigsawn porch brackets.

Significance, continued: sold the house to Louisa Harris, sister of E.W. Kirkpatrick who lived nearby (Site No. 1073). Although she died in 1924, the house continued to be owned by her descendants until 1961. Many L-plan houses stand in McKinney but this is one of the most outstanding examples. The finely crafted woodwork is particularly noteworthy and distinguishes the house from other L-plan dwellings in the city.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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National Park Service

AUG 24 1987

National Register of Historic Places Continuation Sheet

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name DOWELL, J.S., HOUSE
Address 608 PARKER
3. Owner Roger G. Kanaday
Address 608 Parker/McKinney TX 75069
4. Block/Lot Parker/Blk 5/Lot 1
5. USGS Quad No. 3396-214 Site No. 1059
UTM Sector 721-3675
6. Date: Factual 1886/ca. 1927 Est.
7. Architect/Builder Martin, John
Contractor
8. Style/Type L-plan dwelling
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling w/ L plan; weatherboard siding; gable roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 2/2 lights; single-door primary entrance w/ transom; three-bay porch w/ shed roof on E. elev.; chamfered wood posts; twin gables w/ dormers on E. elev. cornice molding over windows. Rear addition completed ca. 1927.
11. Present Condition good
12. Significance ARCHITECTURE: John Martin, a successful local builder during the late 19th century, is believed to have constructed this house for J.S. Dowell in 1886, and it remained in the Dowell family until 1968. It stands as one of the city's best examples of a 1 1/2-story L-plan dwelling, a common late 19th-century vernacular house-type in McKinney.
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly late 19th-century houses about five blocks southwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Stambaugh, pg. 158, Architectural Heritage, pg. 46.
15. Informant Roger G. Kanaday
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 2

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		19	34	to		
		68	31	to	68	35
				to		

CONTINUATION PAGE

No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name DOWELL, J.S., HOUSE
5. USGS Quad No. 3396-214 Site No. 1059
UTM Pt. 14/721660/3675020
Acreage less than one acre

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(8-86)

OMB Approval No. 1024-0018

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National Park Service

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name HOUSE AT
Address 704 PARKER
3. Owner Harold T. Morton
Address 704 Parker/McKinney TX 75069
4. Block/Lot Parker/Blk 6/Lot 2A
5. USGS Quad No. 3396-214 Site No. 1061
UTM Sector 721-3675
6. Date: Factual _____ Est. 1895
7. Architect/Builder Unknown
Contractor _____
8. Style/Type L-plan dwelling
9. Original Use residential
Present Use residential
10. Description One-story frame dwelling w/ L plan; weatherboard siding; gable roof w/ composition shingles & box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ transom; 2-bay porch w/ shed roof on E. elev.; turned-wood posts and squared-wood balusters; jigsawn brackets; cornice
11. Present Condition good
12. Significance ARCHITECTURE: During the 1880s and 1890s, the L-plan dwelling was the most popular house-type built in McKinney. Many still stand, however, this is among the best and most-intact examples. The window bay that extends from the
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly late 19th-century houses about five blocks southwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps, City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 4
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		19	32	to		
		68	23	to	68	36
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name _____
5. USGS Quad No. 3396-214 Site No. 1061
UTM Pt. 14/721680/3674960
Acreage less than one acre

Description, continued: moldings over windows; hipped bay windows w/ paneled facing on E. projecting wing; bay window w/ angled corners, jigsawn brackets on N. elev.

Significance, continued: front projecting wing and the turned wood posts with simple jigsawn brackets are noteworthy.

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(8-86)

OMB Approval No. 1024-0018

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National Park Service

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name KIRKPATRICK, E.W., HOUSE
Address 903 PARKER
3. Owner Jay Y. Crum
Address 903 Parker/McKinney TX 75069
4. Block/Lot Ed Bradley Survey/Tracts 18,18-9
5. USGS Quad No. 3396-214 Site No. 1073
UTM Sector 721-3674
6. Date: Factual 1901-02 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type Queen Anne-style dwelling
9. Original Use residential
Present Use residential
10. Description Two-and-a-half-story frame dwelling w/ asymmetrical plan; weatherboard siding; hip roof w/ composition shingles & box eaves w/ jigsawn brackets; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance; four-bay porch w/ hip roof wraps around S. & E. elevs.; Doric columns; octagonal turret
11. Present Condition good
12. Significance COMMERCE, ARCHITECTURE: E.W. Kirkpatrick was one of McKinney's most prominent and influential citizens of the late 19th and early 20th centuries. A Confederate veteran, he purchased land in the McKinney area as early as 1872.
13. Relationship to Site: Moved Date _____ or Original Site X (describe) in a rural setting just south of a late 19th-century neighborhood; about nine blocks southwest of CBD.
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, THC Marker Application,
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ X RTHL ☐ HABS (no.) TEX _____
NR: ☐ X Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other RTHL-1976

PHOTO DATA

B&W 4×5s _____ Slides 7
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		4	11	to		
		66	26	to	66	33
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name KIRKPATRICK, E.W., HOUSE & BARN
5. USGS Quad No. 3396-214 Site No. 1073
UTM Pt. 14/721680/3674600
Acreage approx. 5.3 acres

Description, continued: w/ bellcast roof at N.E. corner; semicircular bay window on E. elev.; hipped dormers w/ shingle facing; angled corners w/ jigsawn brackets at N. end; inset balcony w/ turned balusters at N.E. corner.

Significance, continued: In 1887 he established a nursery on these grounds and maintained a pecan orchard on these grounds. In 1901-02 he built this Queen Anne-style residence and the barn. Kirkpatrick was a principal financial backer of the Collin County Mill and Elevator Co. and was also involved with numerous state- and nation-wide organizations. He died in 1924. This house stands as one of McKinney's premier examples of a Queen Anne-style residences.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name KIRKPATRICK, E.W., BARN
Address 903 PARKER
3. Owner Jay Y. Crum
Address 903 Parker/McKinney TX 75069
4. Block/Lot Ed Bradley Survey/Tracts 18,18-9
5. USGS Quad No. 3396-214 Site No. 1074
UTM Sector 721-3674
6. Date: Factual 1901-02 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type
9. Original Use barn
Present Use barn
10. Description Two-story frame barn w/ 117/121 siding; gable roof w/ corrugated metal covering & box eaves; wood-sash double-hung windows w/ 2/2 lights; single-door primary entrance; gable ends w/ shingle facing & return cornice; projecting entry bay w/ keystone arch on W. & flat arch on N. elev.
11. Present Condition good
12. Significance ARCHITECTURE: This structure served as the barn for Kirkpatrick Farm and was built at the same time as the Kirkpatrick House (Site No. 1073). Although considered a outbuilding (contributing element) to the Kirkpatrick
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a rural setting just south of a late 19th-century neighborhood; about nine blocks southwest of CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories, Arch Heritage pg.84
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name _____

Other Kirkpatrick Marker applica.

PHOTO DATA

B&W 4×5s _____ Slides 3

35mm Negs

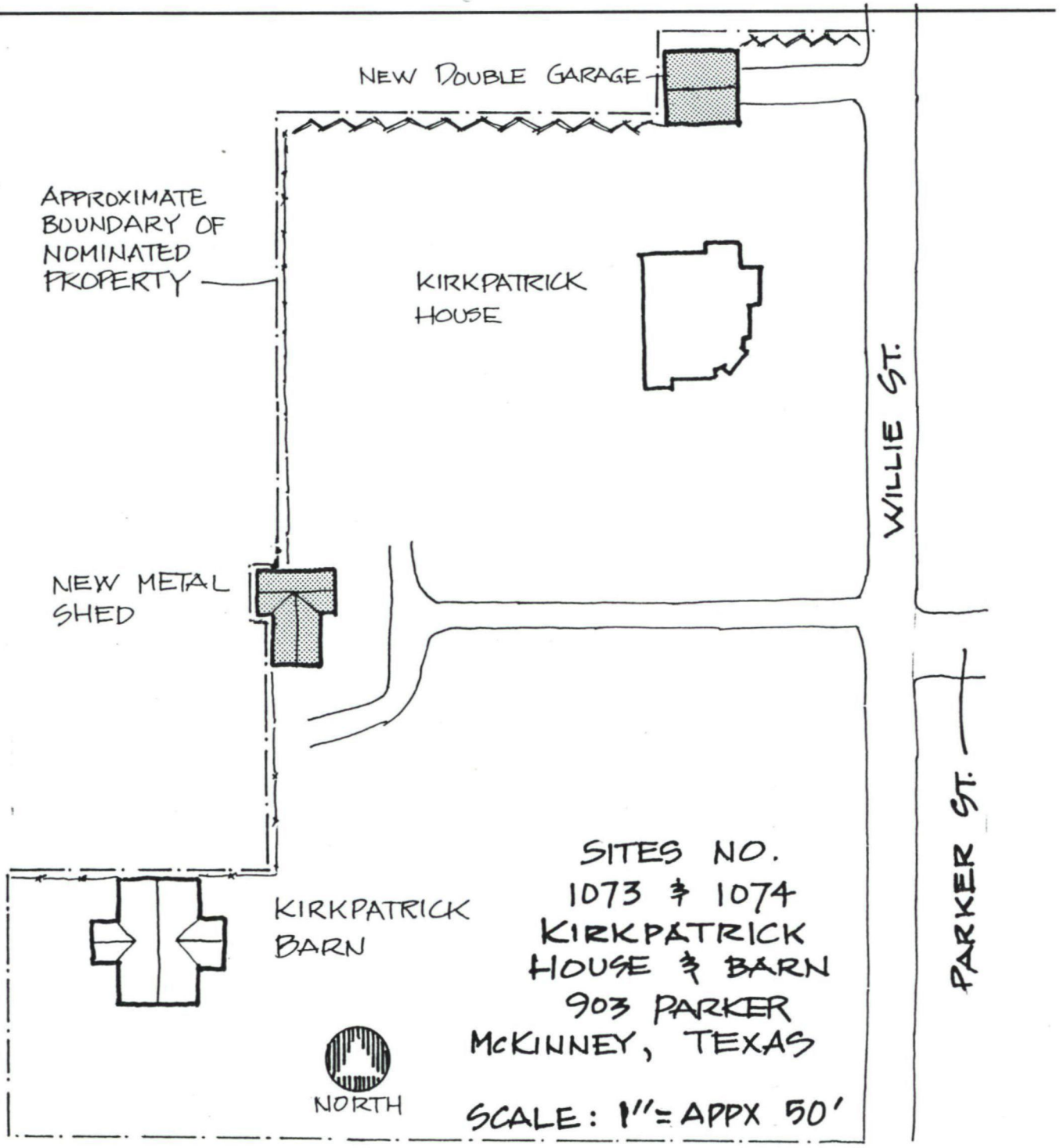
YEAR	DRWR	ROLL	FRME		ROLL	FRME
		4	10	to		
		66	22	to	66	25
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name KIRKPATRICK, E.W., BARN
5. USGS Quad No. 3396-214 Site No. 1074
UTM Pt. see Site No. 1073
Acreage see Site No. 1073

Significance continued: House (Site No. 1073), this structure is a noteworthy example of a turn-of-the century barn and is significant in its own right. While several old farmhouses stand within the present city limits, this barn is the most intact and architecturally significant outbuilding in town. Other modern outbuildings (noncontributing) are within the property being nominated, including a ca. 1970s one-story metal shed and a ca. 1970s frame two-car garage. All of these structures, as well as the Kirkpatrick House and Barn are located within a barbed wire fence that encloses the grounds.


NEW DOUBLE GARAGE
APPROXIMATE BOUNDARY OF NOMINATED PROPERTY
KIRKPATRICK HOUSE
WILLIE ST.
NEW METAL SHED
PARKER ST.
KIRKPATRICK BARN
SITES NO. 1073 & 1074
KIRKPATRICK HOUSE & BARN
903 PARKER
McKINNEY, TEXAS
NORTH
SCALE: 1" = APPX 50'

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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National Park Service

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name CROUCH, JOHN P., HOUSE
Address 302 S TENNESSEE
3. Owner Mary Ann Lane
Address 302 S. Tennessee/McKinney 75069
4. Block/Lot O.D./Outlot 228
5. USGS Quad No. 3396-214 Site No. 1400
UTM Sector 722-3675
6. Date: Factual _____ Est. 1920
7. Architect/Builder Unknown
Contractor _____
8. Style/Type bungalow
9. Original Use residential
Present Use residential
10. Description 1-story frame dwelling w/ bungalow plan; exterior walls w/ weatherboard and 117/121 siding; hip roof w/ gables w/ composition shingles; box eaves; wood-sash double-hung windows w/ 4/1 lights; single-door primary entrance w/ sidelights; L-shaped porch w/ gable roof on E. and S. elev.; box columns on
11. Present Condition good; virtually unaltered
12. Significance ARCHITECTURE: The bungalow was the most popular house form in McKinney from the 1910s to the 1930s; however, this house is one of the most unusual variations of the form in McKinney. In plan and massing, the house is typical
13. Relationship to Site: Moved Date _____ or Original Site X(describe) in a mixed commercial/ residential area one block south of the CBD and one block west of the crthse.
14. Bibliography Sanborn Maps, City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 2
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		10	11	to		
		71	16	to	71	18
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name CROUCH, JOHN P., HOUSE
5. USGS Quad No. 3396-214 Site No. 1400
UTM Pt. 14/722340/3675240
Acreage less than one acre

Description, continued: paneled pedastels; squared-wood balusters; 2 exterior brick chimneys; splayed foundation skirtwall; broad eaves w/ stepped brackets add to the horizontal emphasis of the house's composition; steeply pitched gabled roofs have rough-textured stucco.

Significance, continued: of other local bungalows but the steeply pitched gables are more common on late 19th and very early 20th century houses. It was built for John P. Crouch, who owned a furniture store and was a vice president of the Collin County National Bank.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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National Register of Historic Places Continuation Sheet

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name GOODNER, JIM B. HOUSE
Address 302 S TENNESSEE
3. Owner Mary Ann Lane
Address 302 S. Tennessee/McKinney 75069
4. Block/Lot O.D./Outlot 228
5. USGS Quad No. 3396-214 Site No. 1400
UTM Sector 722-3675
6. Date: Factual _____ Est. 1920
7. Architect/Builder Unknown
Contractor _____
8. Style/Type bungalow
9. Original Use residential
Present Use residential
10. Description 1-story frame dwelling w/ bungalow plan; exterior walls w/ weatherboard and 117/121 siding; hip roof w/ gables w/ composition shingles; box eaves; wood-sash double-hung windows w/ 4/1 lights; single-door primary entrance w/ sidelights; L-shaped porch w/ gable roof on E. and S. elev.; box columns on
11. Present Condition good; virtually unaltered
12. Significance ARCHITECTURE: The bungalow was the most popular house form in McKinney from the 1910s to the 1930s; however, this house is one of the most unusual variations of the form in McKinney. In plan and massing, the house is typical
13. Relationship to Site: Moved Date _____ or Original Site X(describe) in a mixed commercial/ residential area one block south of the CBD and one block west of the crthse.
14. Bibliography Sanborn Maps, City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☐ X Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 2
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		10	11	to		
		71	16	to	71	18
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name GOODNER, JIM B. HOUSE
5. USGS Quad No. 3396-214 Site No. 1400
UTM Pt. 14/722340/3675240
Acreage less than one acre

Description, continued: paneled pedastels; squared-wood balusters; 2 exterior brick chimneys; splayed foundation skirtwall; broad eaves w/ stepped brackets add to the horizontal emphasis of the house's composition; steeply pitched gabled roofs have rough-textured stucco.

Significance, continued: of other local bungalows but the steeply pitched gables are more common on late 19th and very early 20th century houses. It was built in 1914 for Jim B. Goodner. The house his now owned and occupied by the Goodner's daughter, Mary Ann Lane.

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(8-86)

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National Park Service

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NATIONAL
REGISTER

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The property at 302 S. Tennessee in McKinney, Collin County, Texas, was inadvertently listed under the wrong historic name. Please change the name from the John P. Crouch House to the Jim B. Goodner House. The property is included in the Historic Resources of McKinney multiple-property nomination which was listed on October 8, 1987.

Curtis Tunnell
State Historic Preservation Officer
Certifying Official

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

AUG 24 1987

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name JOHNSON, THOMAS, HOUSE
Address 312 S TENNESSEE
3. Owner Nikita Talin / c/o Harkness
Address Foundation/400 S. Tenn./ 75069
4. Block/Lot McK/Outlot 372
5. USGS Quad No. 3396-214 Site No. 1403
UTM Sector 722-3675
6. Date: Factual _____ Est. 1910
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Bungalow
9. Original Use residential
Present Use residential
10. Description One-story frame dwelling; exterior walls w/ weatherboard siding; hip roof w/ gables w/ composition shingles and box eaves; wood-sash windows; single door primary entrance w/ transom and sidelights; 8-bay porch within N., W. and S. elevations; interior brick chimney; battered foundation wall supports porch
11. Present Condition good
12. Significance ARCHITECTURE: The hip-roofed bungalow was a popular house-form of the early 20th century. Although this subtype is frequently found in most Texas cities, few were ever built in McKinney. This house, with its Doric columns
13. Relationship to Site: Moved Date _____ or Original Site X(describe) in a mostly residential area with turn-of-the-century houses about three blocks south of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps
City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 2

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		10	8	to		
		71	19	to	71	23
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name JOHNSON, THOMAS, HOUSE
5. USGS Quad No. 3396-214 Site No. 1403
UTM Pt. 14/722340/3675200
Acreage less than one acre

Description, continued: columns; columns have egg-and-dart molding and rosettes on the capitals; Stick style recessed windows on gable; dormer on E. elev.

Significance, continued: that is suggestive of Classical Revival architecture is one of the best local examples. Its original owner is unknown, but by 1924 Thomas Johnson, a vice-president of the Collin County National Bank, was owner, according to city directories.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN [COD] City/Rural MCKINNEY [MK]
2. Name MCKINNEY COTTON COMPRESS PLANT
Address 300 BLK THROCKMORTON
3. Owner Producers Compress Inc.
Address Drawer N/McKinney 75069
4. Block/Lot see site plan
5. USGS Quad No. 3396-214 Site No. 1688
UTM Sector 723-3675
6. Date: Factual 1914 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type
9. Original Use industrial - cotton compress
Present Use industrial - cotton compress
10. Description This massive complex includes a series of adjoined warehouses that are used to store cotton bales. These buildings are of frame construction and are sheathed with sheets of corrugated metal. Gable roof, sometimes with industrial clerestories, cap the structures. The Webb 80 compress steam-
11. Present Condition fair
12. Significance COMMERCE: The McKinney Cotton Compress, which began operations by 1892, originally stood in the 400 block of E. Hunt St. In 1914 the company abandoned its old facility and built this new plant. Its continuous operation since that
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a mostly industrial area about six blocks northeast of the central business district
14. Bibliography Sanborn Maps
City Directories
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name _____
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 2
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		43	5	to	43	6
		80	2	to	80	4
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN [COD] City/Rural MCKINNEY [MK]
2. Name MCKINNEY COTTON COMPRESS PLANT
5. USGS Quad No. 3396-214 Site No. 1688
UTM Pt. 14/723140/3675860
Acreage approx. 9.7 acres

Significance, continued: time illustrates the significant role that cotton production and processing has had to the growth and development of the city. The attached site plan distinguishes contributing & noncontributing elements.
Description, continued: powered compress is housed in the 3-story tower. This press replaced a Webb 90 that burned in 1975. The new press was originally located in a cotton compress in Houston. The complex also includes a cast-iron water tower, a 1-story frame office, a 1-story frame classroom, two frame sheds with corrugated-metal siding, & a similarly detailed warehouse built ca. 1935. All of these are contributing. Modern 1-story frame warehouses are indicated

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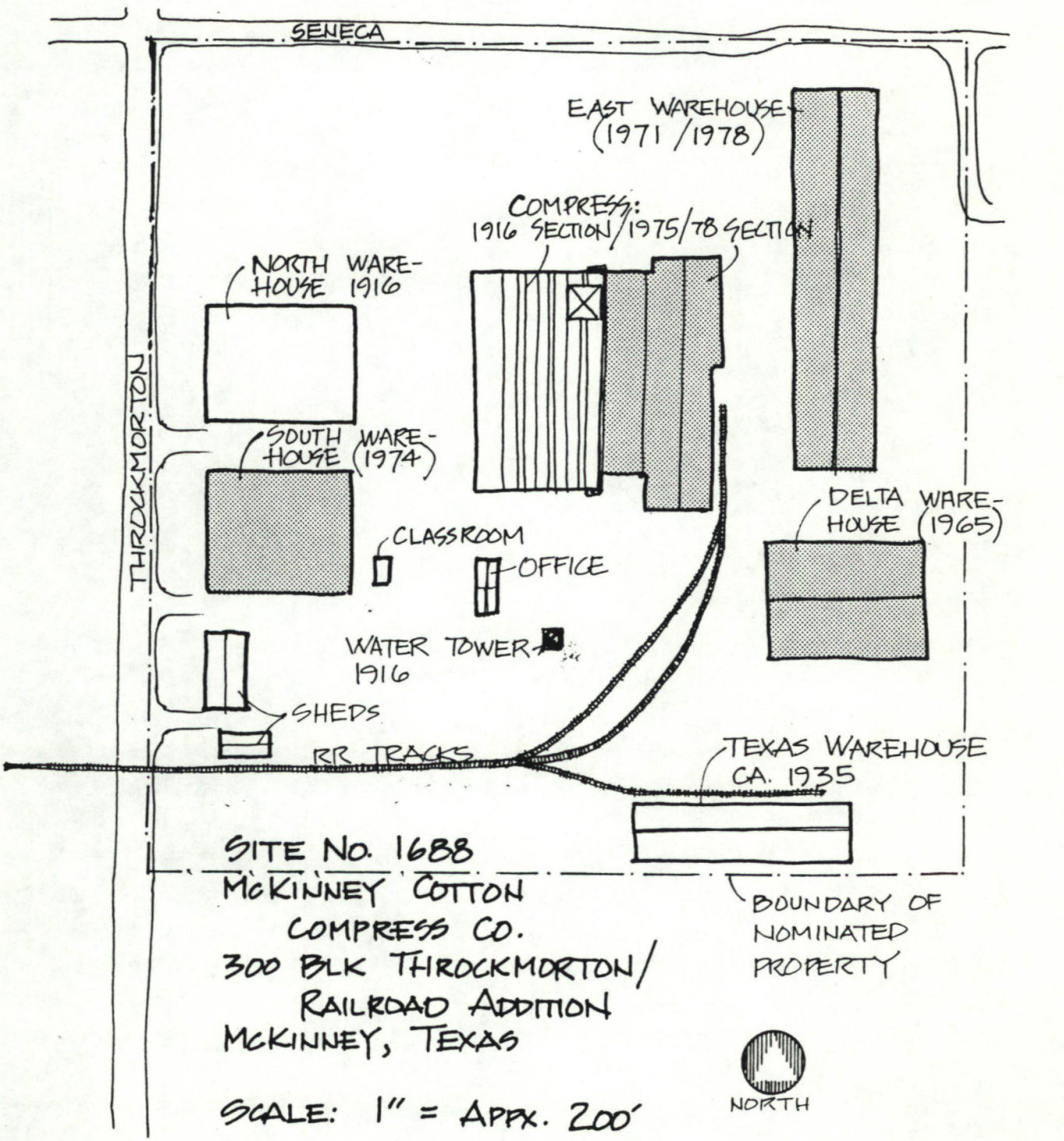

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HILL, BEN, HOUSE
Address 509 TUCKER
3. Owner Roy Roberts
Address 509 Tucker, McKinney TX 75069
4. Block/Lot Tucker/Blk 1 - NW 1/4
5. USGS Quad No. 3396-214 Site No. 298
UTM Sector 721-3676
6. Date: Factual _____ Est. 1915
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Bungalow
9. Original Use residential
Present Use residential
10. Description 2-story frame dwelling w/ brick veneer; bungalow plan; multi-gable roof w/ composition shingles; wood-sash double-hung windows w/ 6/1 lights; single-door entrance w/ sidelights; 3-bay porch w/ gable roofs on N. elev.; broad brick porch piers; multi-sided bay window on 1st floor of W. elev.; keyhole
11. Present Condition excellent; virtually unaltered
12. Significance ARCHITECTURE: This is one of the most outstanding early 20th-century residences in McKinney and is among the earliest examples of bungalow architecture in the city. This finely crafted house was built for Ben Hill, manager
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area with mostly early 20th-century houses; about 3 blocks northwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps
City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		4	27	to		
		63	34	to	63	37
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HILL, BEN, HOUSE
5. USGS Quad No. 3396-214 Site No. 298
UTM Pt. 14/721080/3676020
Acreage Less than one acre

Description continued: window on W. elev.; exposed rafter ends and wide eaves; most windows are grouped in two's or three's; 2-story brick garage/apartment building stands behind (to the southwest) of the residence and displays similar detailing; like the house, this structure remains virtually unchanged and is a contributing element to the site.

Significance continued: of Hill & Webb Grain Elevator. By 1925 the house was owned by Tom O. Scott who was affliated with the Collin County National Bank.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name NEWSOME, R.F., HOUSE
Address 609 TUCKER
3. Owner Gerald F. Bowers
Address Same, 75069
4. Block/Lot Tucker/Blk 2/Lot 2
5. USGS Quad No. 3396-214 Site No. 296
UTM Sector 721-3676
6. Date: Factual _____ Est. 1915
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Bungalow
9. Original Use residential
Present Use residential
10. Description Two-story frame dwelling w/ bungalow plan; weatherboard siding; gable roof w/ composition shingles and exposed rafter ends and stick brackets; wood-sash double-hung windows w/ 9/1 lights; single-door primary entrance; 2-bay porch within N. & E. elevs.; triple wood posts on brick piers; double porch
11. Present Condition good
12. Significance ARCHITECTURE. Bungalows were built in great numbers in McKinney during the 1910s and 1920s and this is one of the best local examples. It was erected for R.K. Newsome, who was an insurance salesman and who later served as mayor.
13. Relationship to Site: Moved Date _____ or Original Site ×(describe) in a residential area northwest of the central business district
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Stambaugh, p. 191
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name _____
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 2
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		4	25	to		
		63	32	to	63	33
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN COD
City/Rural MCKINNEY MK
2. Name NEWSOME, R.F., HOUSE
5. USGS Quad No. 3396-214 Site No. 296
UTM Pt. 14/721180/3676020
Acreage less than one acre

Description continued: roof beams projecting beyond the eaves.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name HOUSE AT
Address 610 TUCKER
3. Owner Lee Vickers
Address Same, 75069
4. Block/Lot McKinney/Outlot 655
5. USGS Quad No. 3396-214 Site No. 276
UTM Sector 721-3676
6. Date: Factual _____ Est. 1890
7. Architect/Builder Unknown
Contractor _____
8. Style/Type L-plan dwelling
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ L-shaped plan; weatherboard siding; hip roof w/ gables and w/ composition shingles and box eaves; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance w/ transom; 3-bay porch w/ shed roof on S. elev.; chamfered wood posts; jig-
11. Present Condition good
12. Significance ARCHITECTURE: This is one of McKinney's most outstanding examples of an L-plan dwelling and it features ornate and finely crafted jigsawn detailing on its porch.
13. Relationship to Site: Moved Date _____ or Original Site x (describe) in a residential area northwest of the central business district
14. Bibliography Tax Rolls, Sanborn Maps, City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 5
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		6	14	to		
		70	13	to	70	16
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name HOUSE AT
5. USGS Quad No. 3396-214 Site No. 276
UTM Pt. 14/721180/3676080
Acreage less than one acre

Description continued: sawn brackets; two interior brick chimneys; gables and dormer w/ jigsawn bargeboard; roof over E. windows; porch w/ ornate compound jigsawn brackets; artglass border in bay window on E. elev.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name CLINE-BASS HOUSE
Address 804 TUCKER
3. Owner C.F. Franklin
Address Same, 75069
4. Block/Lot Tucker/Blk 5/Lot 1
5. USGS Quad No. 3396-214 Site No. 275
UTM Sector 721-3676
6. Date: Factual _____ Est. 1895
7. Architect/Builder Unknown
Contractor _____
8. Style/Type _____
9. Original Use residential
Present Use residential
10. Description One- and two-story frame dwelling w/ weatherboard sidng; hip roof w/ gables and w/ composition shingles and box eaves; wood-sash double-hung windows w/ 12/12 and 6/6 lights; single-door primary entrance w/ transom panel; 8-bay porch w/ shed roof on S. and E. elevs.; turned wood posts, balustrade
11. Present Condition good
12. Significance COMMERCE. This was the home of one McKinney's most successful cotton brokers, J.D. Bass. His firm was active in the local cotton business from the late nineteenth century until recent times. This house, reportedly,
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area northwest of the central business district
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Arch. Heritage pg. 64
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☐ x Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 4

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		6	13	to		
		70	9	to	70	12
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name CLINE-BASS HOUSE
5. USGS Quad No. 3396-214 Site No. 275
UTM Pt. 14/721300/3676080
Acreage less than one acre

Description continued: spindled frieze; shed dormers on S. and E. elev.

Significance continued: was begun prior to the Civil War, but this has not been verified. The house features a finely crafted spiral staircase. Cotton fueled much of McKinney's late 19th- and early 20th-century growth and brokers, like Bass, played a vital role in the development of the local cotton industry. J.D. Bass founded and ran the city's most successful and longest operating, locally owned, cotton brokerage houses. Bass bought the house in 1902 and it remained in the family until 1967.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name FOX, S.H., HOUSE
Address 808 TUCKER
3. Owner James M. Coleman
Address Same, 75069
4. Block/Lot Tucker/Blk 5/Lot 2
5. USGS Quad No. 3396-214 Site No. 274
UTM Sector 721-3676
6. Date: Factual 1903 Est.
7. Architect/Builder Unknown
Contractor Martin, John (?)
8. Style/Type Modified L-plan dwelling
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ asymmetrical plan; weatherboard siding; hip roof w/ gables and w/ composition shingles; wood-sash double-hung windows w/ 1/1 lights; single-door primary entrance; 3-bay porch w/ shed roof extends to S. & E. elevs.; box supports; squared wood balusters; gables w/
11. Present Condition good
12. Significance ARCHITECTURE: This house is a good example of a common turn-of-the-century plan type of McKinney. John Martin, a prominent local builder and contractor, is believed to have constructed the dwelling. It was built
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area northwest of the central business district
14. Bibliography Tax Rolls, Sanborn Maps, City Directories, Stambaugh, pg. 172
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name _____

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		6	12	to		
		70	5	to	70	8
				to		

CONTINUATION PAGE

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name FOX, S.H., HOUSE
5. USGS Quad No. 3396-214 Site No. 274
UTM Pt. 14/721340/3676080
Acreage less than one acre

Description continued: w/ pent roofs and shingled facing; cornice molding over windows; hipped dormer w/ shingled siding; outbuildings include a wood frame garage and a shed.

Significance continued: for S.H. Fox, a retired pioneer farmer who was also a five-time county commissioner. It was owned later by R.L. Moulden, who served a county judge of Collin County while a resident here.
This dwelling is one of the best examples of a modified L-plan residence, a common house-type in McKinney.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
   City/Rural MCKINNEY — MK
2. Name HILL, MORAN, HOUSE
   Address 203 N WADDILL
3. Owner H. L. Kissinger
   Address 203 N. Waddill/McKinney 75069
4. Block/Lot Waddill/Blk 5/Lot 1A
5. USGS Quad No. 3396-213 Site No. 879
   UTM Sector 721-3675
6. Date: Factual _____ Est. 1930
7. Architect/Builder Unknown
   Contractor _____
8. Style/Type Tudor Revival dwelling
9. Original Use residential
   Present Use residential
10. Description 1-story frame dwelling; exterior walls of brick; gable roof w/ slate tile; box eaves and stick brackets; wood-sash double-hung windows; single-door primary entrance; 2-bay porch a southeast corner of house; interior brick chimney at rear; exterior brick chimney at north elevation; half-timbered effect in gable ends; cast-stone trim around entry and front window.
11. Present Condition good; virtually unaltered
12. Significance ARCHITECTURE: This is an outstanding local example of Tudor Revival architecture, a style that gained considerable popularity in large urban areas during the 1920s and 1930s, although relatively few were ever built in smaller communities.
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a neighborhood with mostly early 20th century houses; about ten blocks west of the CBD.
14. Bibliography Sanborn Maps, City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 2

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		41	18	to		
		59	21	to	59	18
				to		

CONTINUATION PAGE

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
   City/Rural MCKINNEY — MK
2. Name HILL, MORAN, HOUSE
5. USGS Quad No. 3396-213 Site No. 879
   UTM Pt. 14/721240/3675580
   Acreage less than one acre

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name TAYLOR, J.H., HOUSE
Address 211 N WADDILL
3. Owner Terry L. Cole
Address 211 N. Waddill/McKinney 75069
4. Block/Lot Waddill/Blk 5/Lot 2B
5. USGS Quad No. 3396-213 Site No. 878
UTM Sector 721-3675
6. Date: Factual 1914 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type Bungalow
9. Original Use residential
Present Use residential
10. Description One-and-a-half-story frame dwelling w/ brick veneer; bungalow plan; gable roof w/ standing-seam metal covering; box eaves & stick brackets; wood-sash double-hung windows; single-door primary entrance; 1-bay porch w/ gable roof on E. elev.; paired posts on brick piers; interior brick chimney w/
11. Present Condition good
12. Significance ARCHITECTURE: McKinney boasts numerous bungalow dwellings that were built between the 1910s and the late 1930s. This house, which is similar to the R.F. Newsome House at 609 Tucker (Site No. 296), is one of the city's best
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential with early 20th-century houses about ten blocks west of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant Terry & Debra Cole
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 4
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		41	19	to		
		59	23	to	59	29
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD / MK
City/Rural MCKINNEY
2. Name TAYLOR, J.H., HOUSE
5. USGS Quad No. 3396-213 Site No. 878
UTM Pt. 14/721240/3675620
Acreage Less than one acre

Description, continued: corbeled cap; triple windows w/ multipaned-sash over single-light sash; wide overhanging eaves.

Significance, continued: examples. Its strong horizontal emphasis and stick brackets are typical of the style, but the two-story section is an ususual feature among McKinney's bungalows. It was built for J.H. Taylor, who farmed in nearby areas. He maintained ownership through the 1930s.

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name NEATHERY, SAM, HOUSE
Address 215 N WADDILL
3. Owner Hermine Hooper
Address 215 N. Waddill/McKinney 75069
4. Block/Lot Waddill/Blk 5/Lot 2A
5. USGS Quad No. 3396-213 Site No. 877
UTM Sector 721-3675
6. Date: Factual _____ Est. 1920
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Colonial Revival-style dwelling
9. Original Use residential
Present Use residential
10. Description Two-and-a-half-story frame dwelling w/ center-passage plan; weather-board siding; gable roof w/ composition shingles and box eaves; wood-sash double-hung windows w/ 6/1 lights; single-door primary entrance w/ sidelights; interior brick chimney w/ corbeled cap; entry portico w/ Doric entablature on
11. Present Condition good
12. Significance ARCHITECTURE, POLITICS/GOVERNMENT: This Colonial Revival house was built about 1920 for Sam Neathery who was elected Collin County attorney in 1915 and served for two terms. From 1928 to 1934 he was a member of the
13. Relationship to Site: Moved Date _____ or Original Site X (describe) in a residential area with early 20th-century houses about ten blocks west of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps
City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		41	20	to		
		59	26	to	59	31
				to		

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TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name NEATHERY, SAM, HOUSE
5. USGS Quad No. 3396-213 Site No. 877
UTM Pt. 14/721240/3675660
Acreage Less than one acre

Description, continued: E. elev.; three pedimented dormers; sleeping porch

Significance, continued: University of Texas Board of Regents. By 1929 he had moved to Houston and served as city attorney from 1929 to 1933. He maintained ownership of the house until 1934 when he sold it to W.A. Dowell. The house now stands as of the best local examples of Colonial Revival architecture. The date of ground floor alterations is not known.

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1. County COLLIN
City/Rural MCKINNEY
COD
MK
2. Name WILSON, A.G., HOUSE
Address 417 N WADDILL
3. Owner Tom B. Wilson, Sr.
Address 417 N. Waddill/McKinney 75069
4. Block/Lot Waddill/Blk 11/Lot 2A
5. USGS Quad No. 3396-213 Site No. 871
UTM Sector 721-3675
6. Date: Factual 1916 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type Bungalow w/ classical details
9. Original Use residential
Present Use residential
10. Description One-story frame dwelling w/ stucco veneer; clipped gable roof; single-door primary entrance w/ transom & sidelights; one-bay porch across entry bay; fluted Doric columns; porte-cochere; entry portico on E. elev. is ornate and unique; slender fluted pilasters flank door; paired fluted Doric columns
11. Present Condition fair
12. Significance ARCHITECTURE: This is one of the most unusual and intriguing variations of bungalow architecture in McKinney. Although it retains typical bungalow massing and form, it incorporates classical detailing throughout the structure.
13. Relationship to Site: Moved Date _____ or Original Site X(describe) in a residential area with early 20th-century houses about eleven blocks northwest of the CBD.
14. Bibliography Tax Rolls, Sanborn Maps
City Directories
15. Informant
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) TEX _____
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		41	29	to	41	30
		60	1	to	60	4
				to		

CONTINUATION PAGE

No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN
City/Rural MCKINNEY
COD
MK
2. Name WILSON, A.G., HOUSE
5. USGS Quad No. 3396-213 Site No. 871
UTM Pt. 14/721240/3675940
Acreage less than one acre

Description, continued: support pediment

Significance, continued: Despite its present condition, it remains virtually unaltered. It was built in 1916 for A.G. Wilson, who owned an abstract title co.

NPS Form 10-900-a
(3-82)

OMB NO. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received DEC 17 1987
date entered

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
Address 402 WILCOX
nominated with 408 Wilcox
3. Owner D. B. Shipman
Address 408 Wilcox, McKinney TX 75069
4. Block/Lot Short/Blk 7/Lot 1
5. USGS Quad No. 3396-214 Site No. 1546
UTM Sector 722-3675
6. Date: Factual _____ Est. 1890
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Two-room dwelling
9. Original Use residential
Present Use residential
10. Description Two-room plan; one-story frame dwelling; exterior walls w/ weatherboard siding; gable roof w/ composition shingles; wood sash double-hung windows w/ 4/4 lights; two, single-door entrances; three-bay porch across entry bays; square wood posts; jig-sawn porch brackets
11. Present Condition fair
12. Significance ARCHITECTURE: One of two virtually identical two-room houses that typify a common late 19th and early 20th century vernacular house-type. Although many similar houses still stand, this residence and its neighbor
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a mostly residential area about one block east of the new county governmental complex
14. Bibliography Tax Rolls, Sanborn Maps
City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) TEX _____
NR: ☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination
Other _____

PHOTO DATA

B&W 4x5s _____ Slides 3
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		11	27	to		
		78	31	to	78	34
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
5. USGS Quad No. 3396-214 Site No. 1546
UTM Pt. 14/722620/3675100
Acreage less than one acre

Significance continued: at 408 Wilcox (Site No. 1548) are the best local examples. Both structures are being nominated as a grouping.

Objection

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

RECEIVED
AUG 24 1987
NATIONAL REGISTER

Section number all Page 73

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
Address 408 WILCOX
3. Owner D. B. Shipman
Address 408 Wilcox/McKinney 75069
4. Block/Lot Short/Blk 5/Lot 5A
5. USGS Quad No. 3396-214 Site No. 1548
UTM Sector 722-3675
6. Date: Factual _____ Est. 1890
7. Architect/Builder Unknown
Contractor _____
8. Style/Type Two-room plan dwelling
9. Original Use residential
Present Use residential
10. Description Two-room plan; one-story frame dwelling; exterior walls w/ weatherboard siding; gable roof w/ composition shingles; wood sash double-hung windows w/ 1/1 lights; two, single-door entrances; porch w/ shed roof across entry bays; square wood posts; jig-sawn porch brackets and frieze
11. Present Condition fair
12. Significance ARCHITECTURE: One of two virtually identical two-room houses that typify a common late 19th and early 20th century vernacular plan-type. Although many similar houses still stand, this residence and its neighbor
13. Relationship to Site: Moved Date _____ or Original Site x(describe) in a residential area about one block east of the new county governmental complex.
14. Bibliography Tax Rolls, Sanborn Maps City Directories
15. Informant _____
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. _____ Old THC Code _____

NR: ☐ RTHL ☐ HABS (no.) ☐ TEX
☒ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name McKinney M-R Nomination

Other _____

PHOTO DATA

B&W 4×5s _____ Slides 3

35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		11	25	to		
		79	1	to	79	3
				to		

CONTINUATION PAGE

No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County COLLIN — COD
City/Rural MCKINNEY — MK
2. Name HOUSE AT
5. USGS Quad No. 3396-214 Site No. 1548
UTM Pt. 14/722620/3675060
Acreage less than one acre.

Significance continued: at 402 Wilcox (Site No. 1546) are the best local examples. Both structures are being nominated as a grouping.

NAME McKinney Cotton Mill Historic District

LOCATION Roughly bounded by Elm Street, Burrus Street, Anderson Street and Railroad tracks

CLASSIFICATION Category: Historic District

Ownership: Private

Public Acquisition: Not Applicable

Status: Occupied, Unoccupied, Work in Progress

Accessible: Not Applicable

Present Use: Industrial, Private Residence

OWNERS Dr. Sing Mao,
14406 Overview Dr., Dallas Tx 75240

McKinney Textile Corp., Attn. John Nesbitt,
610 Elm Street, McKinney, Texas 75069

Reuben Dominguez,
114 S. Morris, McKinney, Texas 75069

REPRESENTATION IN EXISTING SURVEYS

Texas Historic Sites Inventory - State - 1985
Texas Historical Commission, Austin, Texas

DESCRIPTION Condition: Good, Fair to Poor

Alterations: Unaltered/Altered

Original Site: Yes for each site

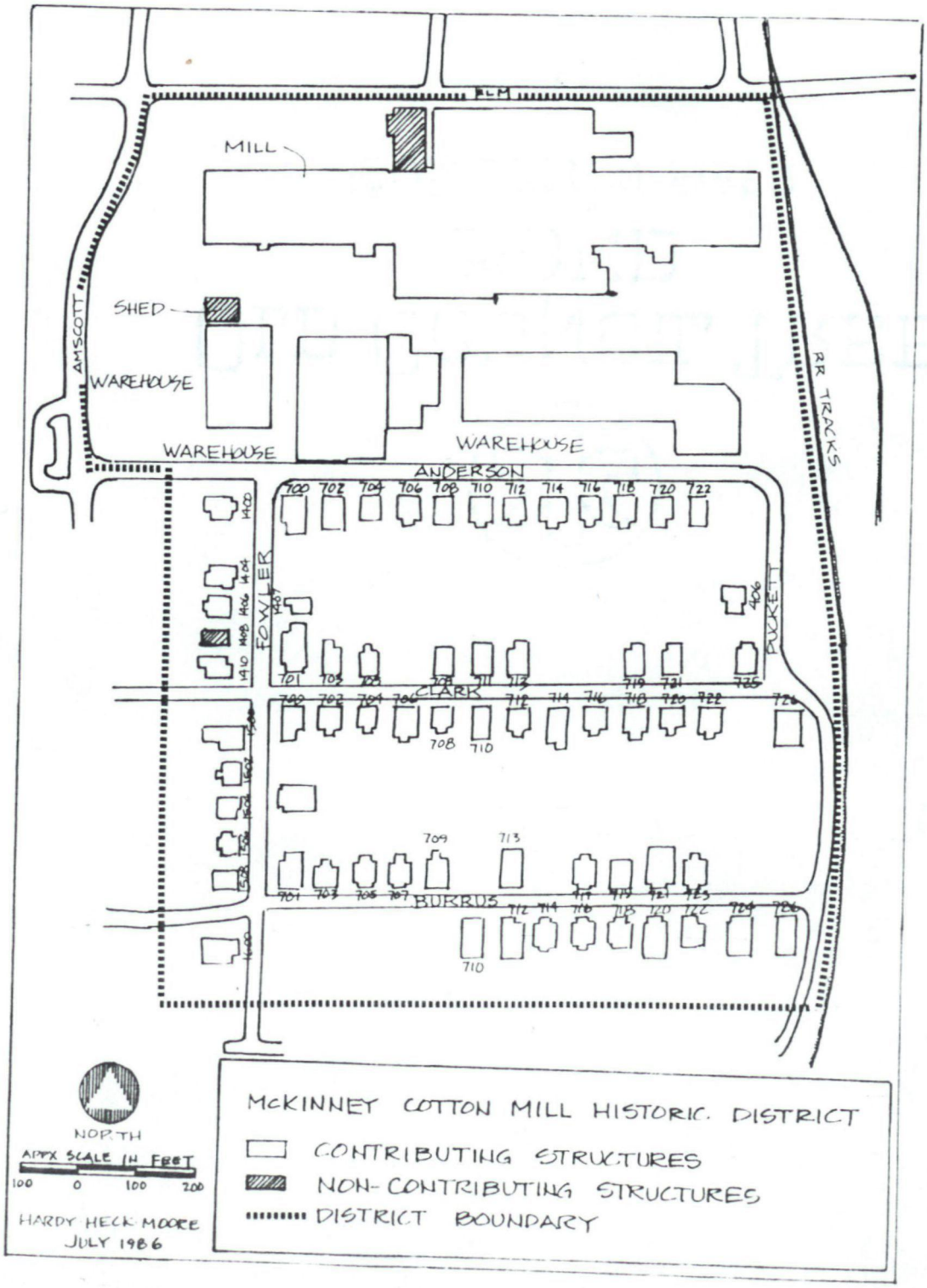
Physical Description: see DESCRIPTION narrative

SIGNIFICANCE	Period: 1900-1937
	Areas of Significance: Planning, Architecture and Industry
	Statement of Significance: see STATEMENT OF SIGNIFICANCE narrative
GEOGRAPHICAL DATA	Acreage: 30 acres
	UTM References: A. 14/722580/3674140
	B. 14/722880/3674140
	C. 14/722620/3673740
	D. 14/722900/3673740
	U.S.G.S. Quad Name: McKinney, East
LEVEL OF SIGNIFICANCE	State

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number all Page 75A



DESCRIPTION - MCKINNEY COTTON MILL HISTORIC DISTRICT

The McKinney Cotton Mill Historic District includes the old textile mill complex and most of the workers' housing associated with the factory. The district is located in the southeastern part of the city near the tracks of the Southern Pacific Railroad and is somewhat physically isolated from the rest of town. Perhaps the most distinctive feature of the district is the uniformly placed residences that line the long blocks of the area. Sanborn maps show that the houses have always been located close to the street, leaving large open spaces behind the dwellings. The streets were unpaved until recent road improvements were made.

The mill is a massive, elongated, two-story brick structure that is oriented on a east-west basis. Window openings on both floors have 12-over-12-light sashes and are capped with segmental arches. All of the original machinery was removed in 1969 when the facility was converted into a furniture manufacturing plant. It remains in good condition.

Workers' housing stands immediately south of the plant and comprises an extremely intact neighborhood, although many of the dwellings are in delapidated condition. All residences associated with the mill were built during one of three construction phases, two of which occurred before 1936. The first "cottages," as they were called in a local newspaper article at the time, were erected in 1910 as the mill was under construction. These houses, which remain virtually unaltered, were simple frame structures with hip roofs and small inset porches. Windows were double hung with either four-over-four or six-over-six lights. Another group was built in 1926 and were almost identical to the original houses. Those built after that time, although similar in appearance and design, are not being nominated at present. With one exception, no new construction has taken place in this area, although several houses have fallen victim to fire, neglect and severe deterioration.

Because all of the residential structures are essentially identical, descriptions for each dwelling are not provided. The only properties that do not resemble the worker's houses are the mill and its auxillary buildings (contributing) at 610 Elm Street, the two-story frame boarding house (contributing) at 701 Clark, a 1940s frame dwelling (noncontributing) at 1408 Fowler, and a one-story brick office building (noncontributing) near the north entrance of the mill.

INVENTORY OF PROPERTIES - MCKINNEY COTTON MILL HISTORIC DISTRICT

700 Anderson, Site No. 766, Contributing: ca. 1920. One-story frame dwelling.

702 Anderson, Site No. 767, Contributing: ca. 1920. One-story frame dwelling.

704 Anderson, Site No. 768, Contributing: ca. 1920. One-story frame dwelling.

706 Anderson, Site No. 769, Contributing: ca. 1920. One-story frame dwelling.

708 Anderson, Site No. 770, Contributing: ca. 1920. One-story frame dwelling.

710 Anderson, Site No. 771, Contributing: ca. 1920. One-story frame dwelling.

712 Anderson, Site No. 772, Contributing: ca. 1920. One-story frame dwelling.

714 Anderson, Site No. 773, Contributing: ca. 1920. One-story frame dwelling.

716 Anderson, Site No. 774, Contributing: ca. 1920. One-story frame dwelling.

718 Anderson, Site No. 775, Contributing: ca. 1920. One-story frame dwelling.

720 Anderson, Site No. 776, Contributing: ca. 1920. One-story frame dwelling.

722 Anderson, Site No. 777, Contributing: ca. 1920. One-story frame dwelling.

701 Burrus, Site No. 805, Contributing: ca. 1920. One-story frame dwelling.

703 Burrus, Site No. 806, Contributing: ca. 1920. One-story frame dwelling.

705 Burrus, Site No. 807, Contributing: ca. 1920. One-story frame dwelling.

707 Burrus, Site No. 808, Contributing: ca. 1920. One-story frame dwelling.

709 Burrus, Site No. 809, Contributing: ca. 1920. One-story frame dwelling.

710 Burrus, Site No. 820, Contributing: ca. 1920. One-story frame dwelling.

712 Burrus, Site No. 821, Contributing: ca. 1920. One-story frame dwelling.

713 Burrus, Site No. 811, Contributing: ca. 1920. One-story frame dwelling.

714 Burrus, Site No. 822, Contributing: ca. 1920. One-story frame dwelling.

716 Burrus, Site No. 823, Contributing: ca. 1920. One-story frame dwelling.

717 Burrus, Site No. 813, Contributing: ca. 1920. One-story frame dwelling.

718 Burrus, Site No. 824, Contributing: ca. 1920. One-story frame dwelling.

719 Burrus, Site No. 814, Contributing: ca. 1920. One-story frame dwelling.

720 Burrus, Site No. 825, Contributing: ca. 1920. One-story frame dwelling.

721 Burrus, Site No. 815, Contributing: ca. 1920. One-story frame dwelling.

722 Burrus, Site No. 826, Contributing: ca. 1920. One-story frame dwelling.

723 Burrus, Site No. 816, Contributing: ca. 1920. One-story frame dwelling.

724 Burrus, Site No. 827, Contributing: ca. 1920. One-story frame dwelling.

726 Burrus, Site No. 828, Contributing: ca. 1920. One-story frame dwelling.

700 Clark, Site No. 791, Contributing: ca. 1920. One-story frame dwelling.

701 Clark, Site No. 779, Contributing: ca. 1920. Two-story frame boarding house.

702 Clark, Site No. 792, Contributing: ca. 1920. One-story frame dwelling.

703 Clark, Site No. 780, Contributing: ca. 1920. One-story frame dwelling.

704 Clark, Site No. 793, Contributing: ca. 1920. One-story frame dwelling.

705 Clark, Site No. 781, Contributing: ca. 1920. One-story frame dwelling.

706 Clark, Site No. 794, Contributing: ca. 1920. One-story frame dwelling.

708 Clark, Site No. 795, Contributing: ca. 1920. One-story frame dwelling.

709 Clark, Site No. 782, Contributing: ca. 1920. One-story frame dwelling.

710 Clark, Site No. 796, Contributing: ca. 1920. One-story frame dwelling.

711 Clark, Site No. 783, Contributing: ca. 1920. One-story frame dwelling.

712 Clark, Site No. 797, Contributing: ca. 1920. One-story frame dwelling.

713 Clark, Site No. 784, Contributing: ca. 1920. One-story frame dwelling.

714 Clark, Site No. 798, Contributing: ca. 1920. One-story frame dwelling.

716 Clark, Site No. 799, Contributing: ca. 1920. One-story frame dwelling.

718 Clark, Site No. 800, Contributing: ca. 1920. One-story frame dwelling.

719 Clark, Site No. 787, Contributing: ca. 1920. One-story frame dwelling.

720 Clark, Site No. 801, Contributing: ca. 1920. One-story frame dwelling.

721 Clark, Site No. 788, Contributing: ca. 1920. One-story frame dwelling.

722 Clark, Site No. 802, Contributing: ca. 1920. One-story frame dwelling.

725 Clark, Site No. 790, Contributing: ca. 1920. One-story frame dwelling.

726 Clark, Site No. 804, Contributing: ca. 1920. One-story frame dwelling.

610 Elm: Mill, Site No. 760, Contributing: 1910/1948. Two-story industrial complex.

Warehouse #1, Contributing: ca. 1910. One-story frame storage building w/ corrugated-metal siding.

Warehouse #2, Contributing: ca. 1910. One-story frame storage building w/ corrugated-metal siding.

Warehouse #3, Contributing: ca. 1910. One-story frame storage building w/ corrugated-metal siding.

Storage Building, Noncontributing: ca. 1950(?) One-story frame storage building.

Office Building, Noncontributing: ca. 1950(?). One-story frame office building w/ asbestos siding.

1400 Fowler, Site No. 1614, Contributing: ca. 1920. One-story frame dwelling.

1404 Fowler, Site No. 1615, Contributing: ca. 1920. One-story frame dwelling.

1406 Fowler, Site No. 1616, Contributing: ca. 1920. One-story frame dwelling.

1407 Fowler, Site No. 1625, Contributing: ca. 1920. One-story frame dwelling.

1408 Fowler, Noncontributing: ca. 1940. One-story frame dwelling.

1410 Fowler, Site No. 1617, Contributing: ca. 1920. One-story frame dwelling.

1500 Fowler, Site No. 1618, Contributing: ca. 1920. One-story frame dwelling.

1502 Fowler, Site No. 1619, Contributing: ca. 1920. One-story frame dwelling.

1503 Fowler, Site No. 1626, Contributing: ca. 1920. One-story frame dwelling.

1504 Fowler, Site No. 1620, Contributing: ca. 1920. One-story frame dwelling.

1506 Fowler, Site No. 1621, Contributing: ca. 1920. One-story frame dwelling.

1508 Fowler, Site No. 1622, Contributing: ca. 1920. One-story frame dwelling.

1600 Fowler, Site No. 1624, Contributing: ca. 1920. One-story frame dwelling.

406 Puckett, Site No. 1631, Contributing: ca. 1920. One-story frame dwelling.

STATEMENT OF SIGNIFICANCE - MCKINNEY COTTON MILL HISTORIC DISTRICT

The McKinney Cotton Mill Historic District is a remarkably intact industrial and residential complex that is centered around a 1910 cotton textile mill. Although the mill closed in 1969 and was converted into a furniture factory, the workers' housing that was built in the 1910s and 1920s remains. Similar complexes are found frequently in the eastern United States, but relatively few were built in Texas. This historic district represents, perhaps, the state's finest example of such a "planned neighborhood" and is being nominated at a state level of significance. Only three post-1936 structures have been erected within the district's boundaries and some recently completed additions have been built onto the old mill. The uniform scale, plan, form, materials and siting of the houses add greatly to the visual cohesiveness of the district. The most "intrusive" element is the overall dilapidated condition of the houses. Empty lots, which once were the site of dwellings, also detract from the historic character and architectural integrity of the district. Yet total of 70 contributing structures stand in the district, with only three noncontributing buildings within its boundaries.

While Texas produced much of the nation's cotton during the late nineteenth and early twentieth centuries, few textile mills were ever constructed in the state. This plant, which was built primarily with local financial support, was established in 1910 and operated until 1969. It stands today as a vivid reminder of the extremely important role that cotton played in McKinney's as well as the state's history and development. This district is, perhaps, the most intact early twentieth-century factory and workers' housing complex in Texas. Similar ones once stood in such towns as Waxahachie and Cuero, but almost all of the workers' housing in these locations have been demolished.

The following paragraphs, which present a history and significance of this textile plant, are copied from the historic context entitled "Processing of Agricultural in McKinney."

With the success of the local cotton trade during the early twentieth century, business leaders of McKinney worked to establish a community-owned and operated textile mill. These individuals believed enough cotton was grown in the area and sufficient capital was available locally to support such an operation. They also reasoned that a textile mill would boost the town's economy by providing jobs for area residents, encourage other industries and factories to locate in McKinney, and also enable more of the profits from the harvesting and processing of locally grown cotton to remain in the community. J. Perry Burrus, who had attained great wealth with his

ownership of the McKinney Mill and Elevator Company and other flour mills throughout the state, spearheaded the effort. On November 24, 1909 plans for the establishment of the $200,000 Lone Star Mill Company were announced in the McKinney Daily-Gazette. The original board of directors included the city's most influential and financially successful individuals. They were W. B. Newsome, J. L. White, George Wilcox, J. L. Lovejoy, L. A. Scott, E. W. Kirkpatrick, John H. Ferguson, and T. B. Wilson. Other board members elected to head the company were J. Perry Burrus, president, S. D. Heard, first vice-president, and J. P. Crouch, second vice-president.

While the plant was under construction, local newspapers closely monitored its progress. The mill, whose name was soon changed to the Texas Cotton Mill Company, began operations on November 1, 1910 and, according to local historians, was reputed to be one of only two mills west of the Mississippi River that manufactured colored-print cloth. The plant included 5000 spindles and 160 looms within a massive one- and two-story brick building. During this initial construction phase, the mill's owners also erected 17 workers' "cottages" to the south of the factory. The entire mill complex stood adjacent to a large cotton field, just beyond the southeast city limits. The Houston and Texas Central Railroad serviced the factory.

The Texas Cotton Mill Company, proving an immediate financial success, increased its capacity and included 11,172 spindles and 376 looms by 1917. At that time, it was one of only 14 mills in the state. Company founders no doubt beamed with pride after the 1920 census indicated that the city experienced one of its largest growth rates during the previous decade, due largely to the locally owned textile factory. With a work force that eventually totaled more than 520, the McKinney mill brought many new residents to the town. As Evertt Lloyd noted in Farm and Ranch magazine, "probably 90 percent of the labor employed in the Texas mills came from other states" (Lloyd 1917: 1).

J. E. Cooper, a prominent local contractor, completed a $200,000 expansion to the mill in 1926. During this construction phase, Cooper built a two-story addition onto the building's east side and also erected more workers' houses. By 1927 the entire plant complex included the mill, an office building, three warehouses, a water tower, a cooling pond and a concrete-lined reservoir. A boarding house, meeting hall and more than 50 single-family, workers' dwellings stood directly south of the plant, while another 25 houses were located to the north.

The area around the factory soon became known as Mill Town, which functioned as an almost separate community within McKinney. Independently owned stores, which catered to workers who lived nearby, opened along the 300 and 400 blocks of Millwood (now Elm) Street, across the street from the mill.

The Texas Textile Mill, as it was eventually known, operated for almost six decades before closing in 1969. One factor that contributed to its demise was a 1948 tornado which struck the plant and nearby properties. The storm caused two deaths (a remarkably small number considering its severity), many injuries and approximately $3,000,000 worth of damage. Although the factory was rebuilt, its operations never completely recovered. The popularity of synthetic textiles after World War II also added to the plant's miseries. A Waco-based textile company eventually purchased the factory, and on January 1, 1969 the McKinney plant closed and much of its equipment was shipped to the company's Waco plant. A furniture manufacturer bought the facility that same year and began operations which continue today.

DEFINITION OF CATEGORIES

The vast majority of buildings, both industrial and residential, are classified as contributing properties. These structures were built prior to 1936 and have been largely unaltered since their completion in the second and third decades of this century. The old mill, the district's most dominant physical landmark, has been changed but these alterations have not too adversely affected its historic integrity. The workers' houses, as a group, are in only fair condition. Some of these structures stand abandoned and do not meet local housing codes. Nonetheless, these properties retain enough integrity to be classified as contributing structures. Only a few of the dwellings have been remodeled in recent years (no doubt because only a small number have been owner occupied). The most significant alterations include the replacement of wood-sash windows w/ modern metal-sash equivalents. Despite such changes, these structures still retain the same form, materials and scale as the other dwellings in the district and, therefore, are classified as contributing.

The three noncontributing structures are not 50 years old and detract from the historic character of the district.

JUSTIFICATION OF BOUNDARIES - MCKINNEY COTTON MILL HISTORIC DISTRICT

The McKinney Cotton Mill Historic District includes virtually all of the property associated with the successful operation of the textile mill. Historically, this area has remained somewhat removed from the rest of the city, and was often referred to as Mill Town. Workers' housing built in the 1940s stands immediately south of the district, and although developed as part of the mill complex, these structures are not 50 years old and were not included in the district. When they do meet the National Register age requirement, these structures could be added to the historic district as contributing elements. The neighborhood to the west includes 1960s public housing. The railroad and large tracts of undeveloped land abut the east boundary. A neighborhood with many early twentieth-century houses stands to the north of the district. The 1948 tornado destroyed many of the houses in this area. As a result, this neighborhood lacks the architectural cohesiveness that characterizes territory within the district and, therefore, was not included.

VERBAL BOUNDARY DESCRIPTION - MCKINNEY COTTON MILL HISTORIC DISTRICT

Beginning at the southeast corner of Elm and Amscott streets, thence south along Amscott Street until reaching the northeast corner of Amscott and Anderson streets. Thence east along Anderson Street for approximately 150 feet. Thence south across Anderson and continuing along the rear property lines of the houses that face onto Fowler Street until reaching the southwest corner of 1600 Fowler. Thence east in a straight line, crossing Fowler, continuing along the rear property lines of the houses that face onto Fowler, continuing across Puckett Street until reaching the west right-of-way of the railroad tracks. Thence in a northerly direction along the west right-of-way of the railroad tracks until reaching the southwest corner of the intersection of the railroad tracks and Elm Street. Thence west along Elm Street until reaching the point of beginning.

United States Department of the Interior
National Park Service

AUG 24 1987

National Register of Historic Places Continuation Sheet

NAME McKinney Residential Historic District

LOCATION The area bounded roughly by W. Louisiana, N. Oak, N. Benge and W. Lamar streets

CLASSIFICATION Category: Historic District

Ownership: Private

Public Acquisition: Not Applicable

Status: Occupied, Unoccupied, Work in Progress

Accessible: Not Applicable

Present Use: Private Residence, Vacant

REPRESENTATION IN EXISTING SURVEYS

Recorded Texas Historic Landmark - State

Texas Historical Commission, Austin, Texas

Aron-Harris House, 523 W. Hunt, 1980

Charles and Sallie Heard Home, 524 W. Hunt, 1980

DESCRIPTION Condition: Good

Alterations: Unaltered/Altered

Original site: Yes for each site

Physical Description: See attached DESCRIPTION narrative

SIGNIFICANCE

Specific Dates 1880-1937

Areas of Significance: Architecture

Specific Dates: See attached INVENTORY OF PROPERTIES

Builder/Architect: INVENTORY OF PROPERTIES

Statement of Significance: See attached STATEMENT OF SIGNIFICANCE narrative

GEOGRAPHICAL DATA

Acreage: 42 acres

U.S.G.S. Quad Name: McKinney, East (Texas)

UTM References:
A. 14/721560/3675840
B. 14/722440/3675480
C. 14/721560/3675840
D. 14/722440/3675480

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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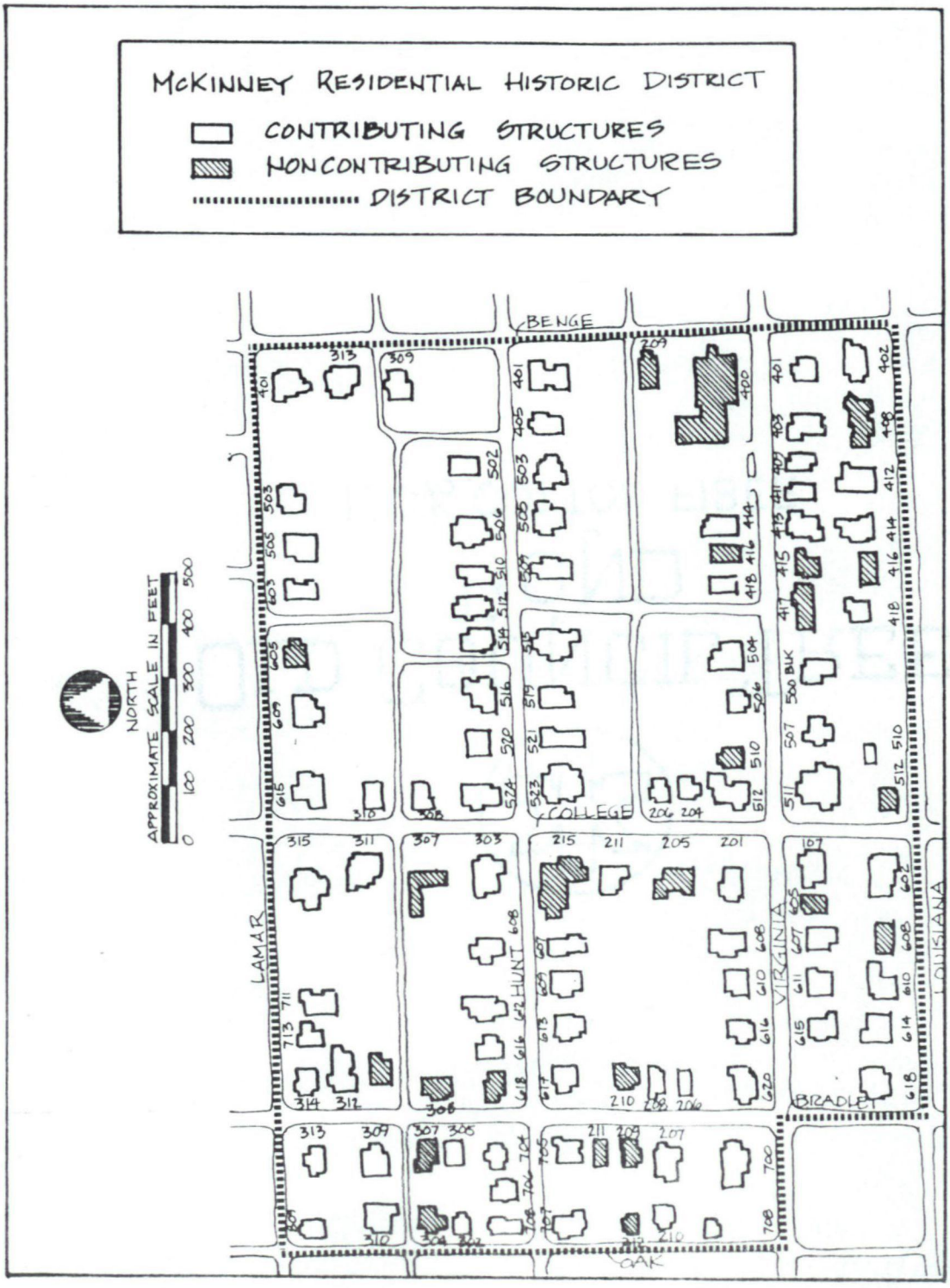

PROPERTY OWNERS (BY ADDRESS) - MCKINNEY RESIDENTIAL HISTORIC DISTRICT

Address of Property	Site No.	Category*	Owner's Name and Address
209 N. Benge	----	N	James Ramsey Same, 75069
309 N. Benge	1207	C	Max H. Leavenworth 3515 Smuggler Circle Boulder, Colorado, 80303
313 N. Benge	1206	C	Ruth Dowell c/o Trust Department Texas American Bank McKinney, Texas 75069
206 N. Bradley	1022	C	
207 N. Bradley	1000	C	Lewis Fry Same, 75069
208 N. Bradley	1021	C	
209 N. Bradley	---	N	
210 N. Bradley	---	N	Robert A. Blakely Same, 75069
211 N. Bradley	---	N	
305 N. Bradley	998	C	Jimmy D. Burris Same, 75069
307 N. Bradley	---	N	

* "C" is Contributing; "N" is Noncontributing. See Definition of Categories in STATEMENT OF SIGNIFICANCE.

308 N. Bradley	---	N	Mimmie Pennington Same, 75069
309 N. Bradley	997	C	Robert R. Hammond Same, 75069
312 N. Bradley	1020	C	Bobby J. Davis Same, 75069
313 N. Bradley	996	C	Richard H. Shipp Same, 75069
314 N. Bradley	1019	C	
107 N. College	1119	C	
201 N. College	1118	C	Mike Grogan Same, 75069
204 N. College	1153	C	
205 N. College	----	N	
206 N. College	1152	C	
211 N. College	1117	C	Jim Runge 2122 Chippendale, 75069
215 N. College	---	N	Clifton Bergman Same, 75069
303 N. College	1116	C	Jack Woods, et ux Same, 75069
307 N. College	1115	N	
308 N. College	1151	C	

310 N. College	1150	C	
311 N. College	1114	C	John R. Spivey, et ux Same, 75069
315 N. College	1113	C	Bessie Heard Trust c/o Meredith Cocran, et ux P.O. Box 2050 Dallas, Texas, 75221
401 W. Hunt	390	C	V.G. Harris, Jr. Same, 75069
405 W. Hunt	389	C	Marvin C. Chandler Same, 75069
502 W. Hunt	365	C	George R. Smith Same, 75069
503 W. Hunt	388	C	Charles P. Drew Same, 75069
505 W. Hunt	387	C	
506 W. Hunt	364	C	Charles Frazier, et al Same, 75069
509 W. Hunt	386	C	
510 W. Hunt	363	C	George Caldwell Same, 75069
512 W. Hunt	362	C	Minerva M. Long Same, 75069
514 W. Hunt	361	C	Leahmon F. Bryant Same, 75069
515 W. Hunt	385	C	Jerry G. Mayfield Same, 75069
516 W. Hunt	360	C	Joseph A. Rice, Jr. Same, 75069

519 W. Hunt	384	C	Travis Mitchell Same, 75069
520 W. Hunt	359	C	Joseph A. Rice Same, 75069
521 W. Hunt	383	C	Patti Holland & Les Cockrell Same, 75069
523 W. Hunt	382	C	Dan G. Perkins Same, 75069
524 W. Hunt	358	C	John Finch, et ux Same, 75069
608 W. Hunt	357	C	Melvin R. Fain Same, 75069
607 W. Hunt	381	C	
609 W. Hunt	380	C	
612 W. Hunt	356	C	Reba Honea & Mrs. B.F. Pate Same, 75069
613 W. Hunt	379	C	Gail Weaver Same, 75069
616 W. Hunt	355	C	James T. Swink Same, 75069
617 W. Hunt	378	C	
618 W. Hunt	---	N	Norma G. Sportsman Same, 75069
704 W. Hunt	354	C	Ruth A. Lovelady Same, 75069
705 W. Hunt	377	C	C. Mathews Same, 75069
706 W. Hunt	353	C	

707 W. Hunt	376	C	
708 W. Hunt	352	C	Oralen J. Crosswhite Same, 75069
401 W. Lamar	341	C	Joseph C. Picken Same, 75069
503 W. Lamar	340	C	
505 W. Lamar	339	C	Scott Abernathy Same, 75069
603 W. Lamar	338	C	
605 W. Lamar	337	N	Rainer Schulte Same, 75069
609 W. Lamar	336	C	John A. Warden, Jr. Same, 75069
615 W. Lamar	335	C	
711 W. Lamar	334	C	M.B. Russell Same, 75069
713 W. Lamar	333	C	
809 W. Lamar	332	C	
402 W. Louisiana	462	C	
408 W. Louisiana	461	N	Richard Horn Same, 75069
412 W. Louisiana	460	C	C.T. Eddins Same, 75069

414 W. Louisiana	459	C	
416 W. Louisiana	---	N	Dennis Carr Same, 75069
418 W. Louisiana	458	C	Ruth T. Wilson Same, 75069
510 W. Louisiana	457	C	
512 W. Louisiana	---	N	
602 W. Louisiana	456	C	
608 W. Louisiana	---	N	
610 W. Louisiana	455	C	Bob G. Sperry Same, 75069
614 W. Louisiana	454	C	Mrs. Floyd E. Williams Same, 75069
618 W. Louisiana	453	C	
210 N. Oak	968	C	
212 N. Oak	---	N	
302 N. Oak	967	C	Teddy Crosswhite Same, 75069
304 N. Oak	---	N	
310 N. Oak	966	C	Mary Berry Same, 75069

400 W. Virginia	---	N	
401 W. Virginia	439	C	
403 W. Virginia	438	C	
409 W. Virginia	437	C	Robbie Foster Same, 75069
411 W. Virginia	436	C	
413 W. Virginia	435	C	Timothy Britt Same, 75069
414 W. Virginia	412	C	John Allen Same, 75069
415 W. Virginia	---	N	
416 W. Virginia	411	N	Paul D. Cude Same, 75069
417 W. Virginia	---	N	Mrs. Edd Coffey Same, 75069
418 W. Virginia	410	C	
504 W. Virginia	409	C	
500 block W. Virginia	--	N	
506 W. Virginia	408	C	J. Brian Sena Same, 75069
507 W. Virginia	434	C	Edward Preston Browne Same, 75069

510 W. Virginia	407	N	Diane Cicero Same, 75069
511 W. Virginia	433	C	C.W. Murphy Same, 75069
512 W. Virginia	406	C	B.F. Taylor Same, 75069
605 W. Virginia	---	N	
607 W. Virginia	432	C	Mel D. Switch Same, 75069
608 W. Virginia	405	C	Mark White Same, 75069
610 W. Virginia	404	C	
611 W. Virginia	431	C	Tom Swing Same, 75069
615 W. Virginia	430	C	George E. McCally Same, 75069
616 W. Virginia	403	C	H.F. Tibbals Same, 75069
620 W. Virginia	402	C	Harold M. Green Same, 75069
700 W. Virginia	401	C	Jim P. Powell Same, 75069
708 W. Virginia	400	C	

DESCRIPTION - MCKINNEY RESIDENTIAL HISTORIC DISTRICT

The McKinney Residential Historic District, northwest of the city's central business district, encompasses a cohesive grouping of domestic buildings, including some of the finest local examples of vernacular, Popular and High-Style architecture. The most significant concentrations occur along W. Hunt, N. College, W. Louisiana and W. Virginia streets. The majority of contributing structures were built between 1895 and 1930, although a small number of those in this category were erected immediately before or after this period. Few post-1936 structures stand within the district.

Despite its close proximity to the downtown area, this neighborhood was developed over a long period of time and in a somewhat piecemeal fashion. The streets follow a grid pattern and conform to the orientation of those in the original town site. However, the lots and blocks in this residential area are much more irregular in size than those in the old part of town. The land slopes gently to the east and the most distinctive geographic feature is an old creek bed which extends through the eastern half of the district and runs parallel to and between N. College and N. Benge streets. Tree plantings along the 400 to 500 blocks of W. Hunt Street are the most significant landscaping elements, and their placement in an orderly and systematic manner contributes to the visual cohesiveness of the neighborhood.

The architectural evolution of this neighborhood parallels that for much of the rest of the city's residential areas. The F.M. "Tuck" Hill House (Site No. 403), built in 1877, is representative of the first type of permanent residences built in the neighborhood and is the oldest structure within the district. It has pedimented architraves above each of the window and door openings, as well as a steeply pitched gable roof and other features, such as chamfered wooden porch posts, which are typical of other local examples of the I-house configuration.

During the late nineteenth century, McKinney residents began to build houses that were much more elaborate in detailing and style. Often, traditonal vernacular forms were embellished with ornate jigsawn, gouged and turned wood detailing, such as the house (Site No. 388) at 503 W. Hunt Street. In other cases, architects and/or skilled contractors designed and built more stylish residences. The Queen Anne mode was most popular of that era, and several noteworthy examples stand within the district. The Charles and Sallie Heard House (Site No. 358), designed by local builder/architect

John Martin, and the Aron-Morris House (Site No. 382), erected from plans provided by New York architect Putnam Russell, are indicative of the sophisticated residences built by some of McKinney's wealthiest citizens of the late nineteenth century. Both houses reflect the prevailing architectural preferences for irregular massing and a rich variety of textures and materials so characteristic of the Victorian period.

Architectural trends became more diverse during the early years of this century, and many styles and types of houses were built, locally and throughout the nation. Several residences in the northwest section of town exhibit influences of the Classical, Colonial and Georgian Revival styles, all of which typically feature a symmetrical appearance and classically inspired detailing. The John and Rachel Heard House (Site No. 1113), with its two-story pedimented portico and Corinthian columns, is the best example not only in the district, but also in the entire community. During the 1910s, the Prairie School Style became a favorite among local residents, and while no "pure" examples of this architectural mode were built in McKinney, numerous residences exhibit features that are characteristic of the movement. Almost all local examples stand within this historic district. The low-pitched roofs and broad eaves of the J. W. Barnes House and the Fox-Caldwell House (Site Nos. 453 and 1114, respectively) are indicative of the Prairie Style.

Bungalows, in their many varieties and types, are the most common house-type found in the historic district. Some are extremely well-crafted and were designed by architects for a specific client. Research has yet to identify any architect-designed bungalows in the district. More likely, bungalows were built from plans that appeared in pattern books which were available at any of the local lumberyards. The earliest are among the best local examples of bungalows, such as the J.W. Fields House (Site No. 456) at 602 W. Louisiana Street but later versions, which are more numerous, exhibit only minor stylistic influences of this popular architectural expression. Examples includes houses at 608 W. Virginia (Site No. 405) and 611 W. Virginia (Site No. 431).

Residential construction in this neighborhood since 1936 has been limited. The most intrusive element is a one-story brick building at the northwest corner of W. Virginia and Benge streets, but its impact on the overall historic character of the area is minimal. Most of the noncontributing structures are modern residences that have been built since 1937. Several historic frame houses have been unsympathetically altered with the application of aluminum or vinyl siding, but most still retain at least some of their significant architectural detailing. During the last two years, many citizens have recognized the uniqueness of this neighborhood and have undertaken successful restoration projects on their residences.

INVENTORY OF PROPERTIES (BY SITE NO.) - MCKINNEY RESIDENTIAL HISTORIC DISTRICT

Site No. Address. Category*: Date of Construction. Historic Name, if known. Builder or Architect, if known. Brief Description. Statement of Significance, if applicable.

Site No. 332. 809 W. Lamar. Contributing: ca. 1920. 1-story frame dwelling w/ hip roof; 3-bay porch.

Site No. 333. 713 W. Lamar. Contributing: ca. 1930. 1-story frame dwelling; gable roof; bungalow features.

Site No. 334. 711 W. Lamar. Contributing: ca. 1925. 1- and 2-story frame dwelling; stick brackets; gable roof; bungalow features.

Site No. 335. 615 W. Lamar. Contributing: ca. 1915. 1 1/2-story frame dwelling; hip roof with gables; single-door front entry; cutaway corner on ground floor on front projecting wing; solid bargeboards in gables. This was probably an L- or modified L-plan dwelling that was remodeled possibly in the 1930s. The original porch has been removed.

Site No. 336. 609 W. Lamar. Contributing: 1911. Abernathy-Warden House. 2-story frame dwelling; low-pitched hip roof with dormer; 1-story porch with Doric columns; front entrance with sidelights. With its strong horizontal emphasis, this house exhibits details often associated with Prairie-style architecture and is one of the best local examples of the style. This was the third local residence of Gideon and Emma Abernathy. He owned the Collin County Abstract Co. Their daughter Janie and her husband John A. Warden are now owners.

Site No. 337. 605 W. Lamar. Contributing: ca. 1920. 2-story frame dwelling; hip roof with overhanging eaves; paired double-hung windows with 1/1 lights.

Site No. 338. 603 W. Lamar. Contributing: ca. 1925. 1-story frame dwelling; hip roof with an intersecting clipped-gable roof; exposed rafter ends; single-door entrance; small entry porch with paired stick brackets.

Site No. 339. 505 W. Lamar. Contributing: ca. 1915. A.H. Eubanks House. 1- and 2-story frame dwelling; intersecting gable roof; exposed rafter ends and stick brackets; cobblestone porch supports and chimney; screened-in porch. One of the city's finest bungalow residences. Former home of A.H. Eubanks, who was a cashier at the Central State Bank of McKinney.

Site No. 340. 503 W. Lamar. Contributing: ca. 1915. 2-story frame dwelling with brick veneer; low-pitched hip roof with exposed rafter ends; paired double-hung windows with 12/1 lights; 1-bay 1-story porch with bungalow details.

Site No. 341. 401 W. Lamar. Contributing: 1907. W.T. and Margaret Hoard House. 2-story frame dwelling; hip roof with hipped extensions; wide overhanging eaves with consoles; 1-story porch with composite columns; pedimented portico over entry bay; second-floor balcony on north and east elevations; 1-story frame garage is contributing. This house is one of the city's most outstanding and best-preserved houses of the early twentieth century. It was built for Dr. W.T. Hoard, a dentist, and his wife Margaret. The Sullivanesque freize is especially noteworthy and is similar to one that appears on the house at 705 N. College (Site No. 1106).

Site No. 352. 708 W. Hunt. Contributing: ca. 1920. 1-story frame dwelling; gable roof; stick brackets; bungalow details.

Site No. 353. 706 W. Hunt. Contributing: ca. 1920. 1-story frame dwelling; gable roof; stick brackets; bungalow details.

Site No. 354. 704 W. Hunt. Contributing: ca. 1895. 2-story frame dwelling; modified L-plan; exterior walls w/ weatherboard siding; cross-gable roof w/ eave return in gable ends; paired, double-hung, wood-sash windows w/ 1/1 lights; 1-story porch w/ Doric columns; partially enclosed porch; a good example of a late nineteenth-century, Victorian-era dwelling; additions to the side.

Site No. 355. 616 W. Hunt. Contributing: ca. 1895. 1-story frame dwelling; modified L-plan; cross-gable roof w/ eave returns in gable ends; moderately altered w/ most changes on the enclosed porch; some windows have been replaced.

Site No. 356. 612 W. Hunt. Contributing: ca. 1900. 1-story frame dwelling; modified L-plan; cross-gable roof; porch extends around front-projecting wing.

Site No. 357. 608 W. Hunt. Contributing: ca. 1900. 2-story frame dwelling with modified L plan; pyramidal hip roof with gables; 2-story L-shaped porch with belt course/pent roof between floors; front entrance with sidelights and tripartite transom.

Site No. 358. 524 W. Hunt. Contributing: 1893. Charles and Sallie Heard House. John Martin, builder. 2 1/2-story frame dwelling; hip roof with gables; 1-story porch with turned-wood posts and continuous jigsawn brackets; single-door front entrance with transom; small 1/1 windows on both sides of front entry; solid bargeboards in gable ends. One of the finest examples of Queen Anne architecture in McKinney. Built for Charles P. and Sallie G. Heard. He was a prominent local merchant and cotton buyer.

Site No. 359. 520 W. Hunt. Contributing: ca. 1900. J.D. Stiff House. John Martin, builder. 1 1/2-story frame dwelling with L-shaped plan; gable roof with double-gabled dormer on south and east elevations; L-shaped porch on south and east elevations; single-door entrance; paired double-hung windows in gable end. A good local example of an L-plan dwelling. former home of the J.D. Stiff family. He owned a dry goods store in the downtown area.

Site No. 360. 516 W. Hunt. Contributing: ca. 1920. 2-story frame dwelling with brick veneer; gable roof; 1-story porch continues as porte cochere on west elevation; double-hung windows with 4/1 lights.

Site No. 361. 514 W. Hunt. Contributing: ca. 1910. H.H. and Margaret Neilson House. 2-story frame dwelling with four-square plan; low-pitched hipped rof with hipped dormer; wide overhanging eaves; 1-story L-shaped porch; front entrance with sidelights; Former residence of Horace H. Neilson, a prominent local attorney who also served as county attorney, county judge and state legislator during his many years in office.

Site No. 362. 512 W. Hunt. Contributing: ca. 1925. 1-story frame dwelling; cross-gable roof; bungalow details; wrought-iron porch supports are not original.

Site No. 363. 510 W. Hunt. Contributing: ca. 1920. 1 1/2-story frame dwelling; bungalow details include stick brackets, exposed rafter ends and low-pitched gable roofs; multilight over single-light sashes. A good local example of bungalow architecture, but the porch has been changed slightly.

Site No. 364. 506 W. Hunt. Contributing: ca.1910. Fred Emerson House. 2-story frame dwelling; low-pitched hipped roof; 1-story L-shaped porch with Doric columns; small inset balcony on second level of southeast corner. In plan, this house appears to be a variation of an American four-square dwelling, although many of its details, such as the portico and columns, are typical of Classical Revival architecture. This was the former home of Fred Emerson, who was vice president of the First National Bank of McKinney.

Site No. 365. 502 W. Hunt. Contributing: ca. 1930. 1 1/2-story frame dwelling with brick veneer; steeply pitched, cross-gabled roofs. One of the city's best examples of Tudor Revival architecture, a common style of the 1930s.

Site No. 376. 707 W. Hunt. Contributing: ca. 1920. 1-story frame dwelling; gable roof; stick brackets and exposed rafter ends; bungalow details.

Site No. 377. 705 W. Hunt. Contributing: ca. 1935. 1-story frame dwelling; gable roof; double-hung windows w/ 6/6 lights; small entry porch at NE corner.

Site No. 378. 617 W. Hunt. Contributing: ca. 1885. 1-story frame dwelling w/ L-shaped plan; cross-gable roof; slightly pedimented architraves over double-hung windows; 4-bay porch across N. elev.; possibly the east wing is a later addition onto an older 1-story, center-passage dwelling; one of the oldest houses in the district.

Site No. 379. 613 W. Hunt. Contributing: ca. 1910. 2-story frame dwelling w/ modified L-plan; hip roof w/ hipped extensions; metal finial atop apex of hip roof; 1- and 2-story porch w/ Doric-like columns; single-door entrance; double-hung windows w/ 1/1 lights; second-floor porch is a small balcony above front entrance; a noteworthy example of an early twentieth-century dwelling in McKinney.

Site No. 380. 609 W. Hunt. Contributing: ca. 1915. 1-story frame dwelling; hip roof; 3-bay porch w/ squared supports; central entrance w/ two double-hung windows on each side; symmetrical facade.

Site No. 381. 607 W. Hunt. Contributing: ca. 1920. 1-story frame dwelling; gable roof; exposed rafter ends and stick brackets; bungalow details; single gabled facade w/ 3-bay inset porch.

Site No. 382. 523 W. Hunt. Contributing: 1889. Aron-Harris House. Putnam Russell, architect. 1 1/2-story frame dwelling; 2-story tower with bell-shaped roof and large finial; asymmetrical massing. One of the city's most outstanding examples of Queen Anne architecture. It was built for Morris and Henrietta Aron, a merchant who sold the house and returned to New York in 1895. In 1897 Plummer and Josie Harris purchased the house, which remained in the family until 1951.

Site No. 383. 521 W. Hunt. Contributing: ca. 1920. 1- and 2-story frame dwelling; gable roof with exposed rafter ends and stick brackets; 1-story L-shaped porch with paneled box supports; horizontal massing and details are characteristic of the bungalow style -- a good local example.

Site No. 384. 519 W. Hunt. Contributing: ca. 1902. Dr. G.H. Provine House. John Martin, architect. 1 1/2-story frame dwelling with modified L plan; hip roof with gables; 1-story L-shaped porch. This is a good example of one of the most popular vernacular house-types of turn-of-the-century McKinney. Built for G.H. Provine, a local physician.

Site No. 385. 515 W. Hunt. Contributing: ca. 1910. N.A. and Lara Burton House. 1 1/2-story frame dwelling; hip roof with hipped dormer; wide overhanging eaves with consoles; 1-story porch with pedimented portico that projects from central bay. A good illustration of a hip roofed bungalow, this house, however, exhibits some Classical Revival detailing. Built for N.A. Burton, who was a wholesale grain and produce dealer. He also served as county commissioner from 1902 to 1906.

Site No. 386. 509 W. Hunt. Contributing: ca. 1920. 1-story frame dwelling with double-gabled front; bungalow details include exposed rafter ends, stick brackets and tapered box porch supports.

Site No. 387. 505 W. Hunt. Contributing: ca. 1920. 2-story frame dwelling with brick veneer; hip roof with wide overhanging eaves; 1-story 1-bay entry porch offset from center. A variation of the American four-square house-type.

Site No. 388. 503 W. Hunt. Contributing: ca. 1900. 1 1/2-story frame dwelling; hip roof with gable extensions; 2 gabled dormers on facade; L-shaped porch with turned supports and jigsawn brackets. This is one of the city's best examples of a popular turn-of-the-century house-types. It exhibits Queen Anne-style detailing.

Site No. 389. 405 W. Hunt. Contributing: ca. 1930. 1-story frame dwelling; clipped gable roof, stick brackets and tapered box porch supports, typical of bungalow architecture.

Site No. 390. 401 W. Hunt. Contributing: 1929. Mrs. J.B. Jackson House. 1-story frame dwelling with brick veneer; steeply pitched gable roof with slate covering; cast-stone trim around door and window openings. One of the city's best examples of the Tudor Revival style, an architectural expression that gained considerable popularity in McKinney during the late 1920s and 1930s.

Site No. 400. 708 W. Virginia. Contributing: ca. 1925. 1-story frame dwelling; gable roof; paired, double-hung windows; small, single-bay entry porch.

Site No. 401. 700 W. Virginia. Contributing: ca. 1910. 1-story frame dwelling; hip roof; L-shaped porch w/ box supports across S. and E. elevs.; single-door entry.

Site No. 402. 620 W. Virginia. Contributing: ca. 1900. 1- and 2-story frame dwelling; L-plan; second story addition on E. elev.; 2-bay shed-roofed porch on front; gabled dormer; common house type in McKinney, but moderately altered; porch changes and second floor addition.

Site No. 403. 616 W. Virginia. Contributing: 1877. F.M. "Tuck" Hill House. 2-story frame dwelling w/ I-house plan; gable roof; single-door entrance w/ transom; 3-bay porch w/ shed roof on N. elev.; paired, squared-wood supports w/ square jigsawn capitals; Italianate brackets; jigsawn balustrade on second story of porch; pedimented door and window architraves; interior brick chimney; rear ell on N. elev.; an outstanding example of an I house in the community; home of Tuck Hill, who raised livestock in the McKinney area; house remains virtually unaltered.

Site No. 404. 610 W. Virginia. Contributing: ca. 1895/ca. 1925. 1-story frame dwelling; L-plan w/ bungalow details; cutaway corners on front-projecting wing; moderately altered but most changes before 1937.

Site No. 405. 608 W. Virginia. Contributing: ca. 1915. 1-story frame dwelling; gable roof; stick brackets and exposed rafter ends; single-bay porch w/ tapered box supports; brick piers; paneled gable end; a modest but finely crafted bungalow.

Site No. 406. 512 W. Virginia. Contributing: ca. 1920. 1-story frame dwelling; bungalow details; 2-bay porch has been screened but otherwise few alterations.

Site No. 407. 510 W. Virginia. Noncontributing: ca. 1940. 1-story frame dwelling; appears to be less than 50 years old.

Site No. 408. 506 W. Virginia. Contributing: ca. 1900. 2-story frame dwelling; hip roof; 1-story porch w/ hip roof; symmetrical facade w/ centrally located, single-door entrance; double-hung wood-sash windows w/ 1/1 lights.

Site No. 409. 504 W. Virginia. Contributing: ca. 1905. 1-story frame dwelling; modified L-plan; hip roof w/ gables; L-shaped porch w/ turned-wood balustrade; primary entrance w/ tripartite transom and sidelights; porch partially enclosed; a common house type in McKinney.

Site No. 410. 418 W. Virginia. Contributing: ca. 1910. 1-story frame dwelling; hip roof; symmetrical facade w/ 3-bay porch; door is centrally located; paired, double-hung wood-sash windows w/ 1/1 lights; small hipped dormer on S. elev.; few alterations.

Site No. 411. 416 W. Virginia. Noncontributing: ca. 1910. 2-story frame dwelling; although appears to be over 50 years old, alterations detract from its integrity; porch severely altered; second floor added.

Site No. 412. 414 W. Virginia. Contributing: ca. 1920. 1-story frame dwelling; bungalow features; although porch has been partially enclosed, house still appears as if a 1920s bungalow.

Site No. 430. 615 W. Virginia. Contributing: ca. 1915. 1-story frame dwelling; hip roof w/ 2-bay inset porch; primary entrance w/ sidelights; double-hung wood-sash windows w/ 1/1 lights; rear additions.

Site No. 431. 611 W. Virginia. Contributing: ca. 1930. 1-story frame dwelling; L-shaped porch; front entrance w/ sidelights; front projecting wing w/ steeply pitched gabled roof and a multi-sash window w/ narrow sidelights/windows; a very good example of a 1930s house in McKinney.

Site No. 432. 607 W. Virginia. Contributing: ca. 1930. 1-story frame dwelling; bungalow features include double-gabled facade, stick brackets and box porch supports; paired, double-hung windows.

Site No. 433. 511 W. Virginia. Contributing: ca. 1905. E.A. Newsome House. 2-story frame dwelling w/ asbestos siding; Queen Anne style features include asymmetrical plan, classical motifs and fanciful woodwork detailing; 1-story porch extends across all of N. elev. and parts of E. and W. elev.; primary entrance w/ transom and sidelights; semicircular bays on N. elev. and E. and W. end of front wing; home of E.A. Newsome, who was the some of I.D. Newsome, a prominent grocer in McKinney; E.A. and his brother W.A. Newsome took over business; the Newsomes donated funds for the construction of the First Christian Church (razed ca. 1970); only alteration to detract from historic integrity of house is asbestos siding.

Site No. 434. 507 W. Virginia. Contributing: ca. 1887/ca. 1920. 2-story frame dwelling w/ asymmetrical plan; hip roof w/ gables; double-hung windows w/ 2/2 lights; transom over front entrance; alterations in 1920s include bungalow-type porch with tapered box supports and new roof w/ exposed rafter ends.

Site No. 435. 413 W. Virginia. Contributing: ca. 1920. 1-story frame dwelling; small 1-bay entry porch w/ tapered box supports on brick piers; sidelights flank entrance; porte cochere extends on E. elev.

Site No. 436. 411 W. Virginia. Contributing: ca. 1925. 1-story frame dwelling; double-gabled facade; stick brackets and paired, double-hung windows are typical of local bungalows; a good and virtually unaltered example of a bungalow.

Site No. 437. 409 W. Virginia. Contributing: ca. 1925. 1-story frame dwelling; double-gabled facade; stick brackets; paired, double-hung windows; porch supports have been replaced w/ wrought-iron and the wood porch floor has been replaced with a concrete one.

Site No. 438. 403 W. Virginia. Contributing: ca. 1935. 1-story frame dwelling; cross-gable roof; entry porch w/ round archway; similar arches on porch that extends on E. elev.

Site No. 439. 401 W. Virginia. Contributing: 1926. Joe Largent House. 1 1/2-story dwelling w/ brick exterior walls; gable and clipped-gable roof w/ slate covering; steel-sash casement windows and some double-hung wood-sash windows; small 1-story entry porch w/ round-arched openings; exterior chimney on N. elev.; one of the most outstanding local examples of a Tudor Revival dwelling; home of Joe E. Largent, part-owner of Keller-Largent Undertaking Co.

Site No. 453. 618 W. Louisiana. Contributing: ca. 1910. J.W. Barnes House. 2-story frame dwelling w/ weatherboard siding; hip roof w/ dormer; Prairie-style influences w/ low-pitched roof, broad eaves and strong horizontal emphasis; built for J.W. Barnes who was a livestock dealer; in 1926 purchased by Dr. Ben F. Largent; an outstanding local example of an early twentieth-century w/ Prairie stylistic influences.

Site No. 454. 614 W. Louisiana. Contributing: ca. 1910. 1-story frame dwelling; modified L-plan; cutaway corners on front-projecting wing; L-shaped porch across S. and E. elev.; primary entrance w/ single-light transom; rear bay of porch enclosed.

Site No. 455. 610 W. Louisiana. Contributing: ca. 1915. 1-story frame dwelling; bungalow details; double-gabled front w/ stick brackets; porte cochere on E. elev.; brick piers on porch intact but wrought-iron supports have replaced original posts.

Site No. 456. 602 W. Louisiana. Contributing: 1915. J.W. Fields House. 1- and 2-story dwelling w/ brick exterior walls; stick brackets; double-hung wood-sash windows w/ 9/1 lights; single-door primary entrance w/ sidelights; 6-bay porch on S. and W. elevs.; brick piers and balusters; exterior brick chimney w/ corbeled cap; ornamental urns on stoop; built for J.W. Fields, vice-president of the Central National Bank; one of the best examples of bungalow architecture in McKinney.

Site No. 457. 510 W. Louisiana. Contributing: ca. 1920. 2-story cast-stone garage/apartment; low-pitched hip roof; double-garage on ground floor.

Site No. 458. 418 W. Louisiana. Contributing: ca. 1925. 1 1/2-story frame dwelling; gable roof w/ 3 small gabled dormers; pediment over front entrance; single-bay porch at SE corner of house.

Site No. 459. 414 W. Louisiana. Contributing: ca. 1910. 1-story frame dwelling; hip roof; inset 2-bay porch at SW corner; double-hung windows w/ 1/1 lights; single-door entrance w/ sidelights; small hipped dormer on S. elev.; addition onto E. elev.

Site No. 460. 412 W. Louisiana. Contributing: 1916. 1-story frame dwelling; large gable roof; L-shaped porch w/ brick supports; porch has been screened-in on E. elev.; bungalow details.

Site No. 461. 408 W. Louisiana. Noncontributing: ca. 1940. 1-story brick dwelling w/ additions; appears to be less than 50 years old.

Site No. 462. 402 W. Louisiana. Contributing: ca. 1920. 1-story brick dwelling; hip roof w/ gables; molded consoles on broad eaves; paneled gabled ends on S. elev.; moderately altered as 3-bay porch has been enclosed.

Site No. 966. 310 N. Oak. Contributing: ca. 1905. 1-story frame dwelling; modified L-plan; hip roof w/ gables; eave returns in gable end; moderately altered including various additions and porch changes.

Site No. 967. 302 N. Oak. Contributing: ca. 1925. 1-story frame dwelling; gable roof; 2-bay inset porch; bungalow details.

Site No. 968. 210 N. Oak. Contributing: ca. 1900. 1-story frame dwelling; 2-room plan; 3-bay porch across W. elev.; a good example of a vernacular house in the district.

Site No. 996. 313 N. Bradley. Contributing: ca. 1890. 1 1/2-story frame dwelling w/ 2-story, 8-sided tower at SE corner; gable and clipped gable roof; cutaway corners w/ pendant and solid-wood brackets in front projecting wing; L-shaped porch w/ Doric columns on S. and E. elev.; single-door entrance; double-hung wood-sash windows w/ 1/1 lights; a good example of a late nineteenth-century house in McKinney.

Site No. 997. 309 N. Bradley. Contributing: ca. 1925. 1- and 2-story frame dwelling w/ brick facing on first floor; side gabled roof; small round-arched portico on front.

Site No. 998. 305 N. Bradley. Contributing: ca. 1920. 1-story frame dwelling; double-gabled front; stick brackets; 2-bay inset porch; double-hung wood-sash windows w/ 1/1 lights.

Site No. 1000. 207 N. Bradley. Contributing: ca. 1915. 1-story frame dwelling; cross-gable roof; broad eaves w/ stick brackets; exterior brick chimney on side (north) elev.; a good local example of a bungalow.

Site No. 1019. 314 N. Bradley. Contributing: ca. 1935. 1-story frame dwelling; clipped gable roof; small single-bay entry porch w/ gable roof; eave returns and segmental archway; sidelights on each side of front entry; exterior brick chimney on N. elev.

Site No. 1020. 312 N. Bradley. Contributing: ca. 1920. 1-story frame dwelling; cross-gable roof; paired double-hung windows w/ 1/1 lights; paneled woodwork in gable ends.

Site No. 1021. 208 N. Bradley. Contributing: ca. 1925. 1-story frame dwelling; gable roof w/ exposed rafter ends and stick brackets; single-bay porch w/ tapered box supports; a typical example of a bungalow.

Site No. 1022. 206 N. Bradley. Contributing: ca. 1925. 1-story frame dwelling; double-gabled front; gable roof; 1-bay porch at SW corner; single-door entrance.

Site No. 1113. 315 N. College. Contributing: 1921. John and Rachel Heard House. 2-story brick dwelling with gable roof; 2-story pedimented portico with 2-story Corinthian columns; classically detailed entablature with small Corintian columns marks front entry. One of the city's most outstanding examples of Colonial Revival architecture. This house replaced a Queen Anne-style house that John Heard had built on this site in the 1890s. He was an extremely successful merchant and was involved in the establishment of most of McKinney's early industrial concerns. His brother and business partner Stephen Heard lived at 205 W. Hunt (Site No. 392).

Site No. 1114. 311 N. College. Contributing: ca. 1915. Fox-Caldwell House. 2-story brick dwelling with low-pitched hipped roof; broad overhanging eaves with jigsawn consoles; 1-story L-shaped porch with brick supports. Incorporates elements of Prairie and bungalow architecture. Similar to 211 N. College (Site No. 1117). Built for George Fox, the house was sold to the Gibson Caldwell family soon after its completion. Caldwell was manager (and later vice president) of the Collin County Mill and Elevator Co. (Site No. 467).

Site No. 1115. 307 N. College. Noncontributing: ca. 1940. 2-story frame dwelling with gable roof; 1-story 3-bay porch with elliptical arches. Does not meet the 50-year age requirement for National Register designation.

Site No. 1116. 303 N. College. Contributing: ca. 1915. 1-story brick dwelling with intersecting gable roof; small 1-bay entry porch; strong horizontal emphasis is typical of the earliest bungalows of McKinney.

Site No. 1117. 211 N. College. Contributing: ca. 1905. William R. Abernathy House. 2-story frame dwelling with low-pitched hip roof; wide overhanging eaves; 1-story 4-bay porch extends beyond the house to become a porte cochere on south end; small balcony above primary entrance; porch with tapered box supports on brick piers. Like the house at 311 N. College (Site No. 1114), this structure utilizes features of the bungalow and Prairie styles. It was built for W.R. Abernathy, a prominent local attorney and a partner with his father in the firm Abernathy and Abernathy.

Site No. 1118. 201 N. College. Contributing: 1910. Walter and Elizabeth Bush House. 2-story frame dwelling; low-pitched hip roof with small hipped dormer on front elevation; wide overhanging eaves with consoles; 1-story L-shaped porch with Doric columns. In plan, this house appears to be a variant of the American four-square, but it exhibits some detailing associated with the Praire and bungalow styles. It was built for Walter Bush, a partner in the Bush-Kerby Motor Co.

Site No. 1119. 107 N. College. Contributing: ca. 1895/ca. 1915. 1-story frame dwelling; hip roof; paired double-hung windows w/ 2/2 lights; single door entrance w/ sidelights; 3-bay porch; probably an L-plan dwelling that was remodeled about 1915; changes are historic (pre-1937) and are considered contributing elements.

Site No. 1150. 310 N. College. Contributing: ca. 1920. 1- and 2-story frame dwelling with gable roof; exposed rafter ends and stick brackets; bungalow details.

Site No. 1151. 308 N. College. Contributing: ca. 1920. 1-story frame dwelling with hip roof; 2-bay porch with box supports; front entrance with sidelights. This structure is believed to have been owned by the Heards who lived next door at 524 W. Hunt and they used it as a rent house.

Site No. 1152. 206 N. College. Contributing: ca. 1935. 1-story frame dwelling; cross-gable roof; large exterior chimney on front (W.) elev.; a good example of a mid-1930s house in McKinney.

Site No. 1153. 204 N. College. Contributing: ca. 1925. 2-story frame dwelling; side-gable roof; 1-story entry bay at centrally located, primary entrance; paired, double-hung, wood-sash windows on front.

Site No. 1206. 313 N. Benge. Contributing: 1913. W.E. and Marie Ditto House. 2-story frame dwelling; low-pitched gable roof with hipped dormer on front elevation; wide overhanging eaves; 1-story porch with paired porch supports. The horizontal emphasis is indicative of Prairie-style architecture. Built for William E. Ditto, a local realtor.

Site No. 1207. 309 N. Benge. Contributing: 1906. M.S. and Annie Metz House. 1 1/2-story frame dwelling with modified L plan; hip roof with gables; 1-story L-shaped porch with Doric columns; eave returns in gable ends; enclosure of small balcony on second floor. Built for M.S. Metz, a local physician.

Noncontributing structures without a site number; all of these structures do not fall within the period of significance of the historic district and, therefore, are classified as noncontributing.

Address. Brief description.

209 N. Benge. Modern dwelling.

209 N. Bradley. Modern dwelling.

210 N. Bradley. Modern dwelling.

211 N. Bradley. Modern dwelling.

307 N. Bradley. Modern dwelling.

308 N. Bradley. Modern dwelling.

205 N. College. Modern dwelling.

215 N. College. Modern dwelling.

618 W. Hunt. Modern dwelling.

416 W. Louisiana. Modern dwelling.

512 W. Louisiana. Modern dwelling.

608 W. Louisiana. Modern dwelling.

212 N. Oak. Modern dwelling.

304 N. Oak. Modern dwelling.

310 N. Oak. Modern dwelling.

400 W. Virginia. Modern commercial building.

415 W. Virginia. Modern dwelling.

417 W. Virginia. Modern dwelling.

500 block W. Virginia. Vacant lot.

605 W. Virginia. Modern dwelling.

STATEMENT OF SIGNIFICANCE - MCKINNEY RESIDENTIAL HISTORIC DISTRICT

The McKinney Residential Historic District includes the city's most intact historic residential neighborhood. Most of the dwellings were built in the late nineteenth or early twentieth centuries, and only a small number of post-1937 structures are found within the district. Some of the town's most outstanding examples of residential architecture can be seen in this area. Because of its location near the city's commercial center, this neighborhood attracted a large number of McKinney's wealthiest and most prosperous citizens, many of whom were involved in retail or commercial trade. Among the more important were merchants Charles and John Heard, J.D. Stiff and E.A. Newsome. The majority of the town's professional class also resided in this neighborhood, including Gideon Abernathy, Fred Emerson, Dr. O.H. Kirkpatrick, Dr. W.T. Hoard and others. Of the 115 structures in the district, 91 are classified as contributing to the historic character of the district.

The neighborhood evolved slowly over a long period of time and presents a variety of architectural styles and types. This pattern of development is indicative of the relative stability of the town's growth. Unlike other towns of comparable size and age in the region -- Waxahachie for instance -- McKinney avoided the pitfalls of a boom-and-bust economy, which is most often characterized by a period of intense short-term speculation, followed by a sharp downturn in activity.

For more informatation on the individual buildings within the district, see the INVENTORY OF PROPERTIES.

DEFINITION OF CATEGORIES - MCKINNEY RESIDENTIAL HISTORIC DISTRICT

Contributing - Properties in this category include structures that add to the historic character of the district. These buildings are at least 50 years old, yet most were constructed between 1895 and 1930. Properties in this category retain most of their important historic architectural features, and more recent changes have been minor and relatively unobtrusive. In one case (the Newsome House - Site No. 433), asbestos siding has been applied over the original wood siding. Despite this alteration, the structure still retains its historic integrity and is, therefore, classified as contributing. The most common alterations seen among houses in the district involve changes to the porch. Wooden porch floors often rot and are then replaced with concrete floors. Many residents have replaced their original wooden porch supports w/ decorative wrought-iron supports, which are not sensitive to the historic character of a house. As a rule, however, these changes are not severe enough to justify the structure's classification as a noncontributing.

Noncontributing - Structures within this category include those that 1) are not 50 years old and thus do meet National Register criteria, or 2) were built before 1936 but have been so severely altered that their historic character and integrity has been compromised.

JUSTIFICATION OF BOUNDARIES - MCKINNEY RESIDENTIAL HISTORIC DISTRICT

The McKinney Residential Historic District includes a cohesive grouping of late nineteenth- and early twentieth-century dwellings, northwest of the city's central business district. Late 1930s and early 1940s structures abound in the area to the west of the district. Modern commercial buildings, parking lots and other non-historic, non-residential properties abut the district's east and northeast boundaries. The residential neighborhood to the south, however, includes several historic dwellings, but, if included in the district, the large number of modern (post-1937) residences (which would be regarded as intrusive elements) would have a negative effect on the district's overall historic character. A similar argument is made for the neighborhood to the north of the district. Although this area contains a large number of historic houses, many of which are being nominated individually, noncontributing properties detract from the neighborhood's historic character. This area was included in the district when originally submitted to the State Board of Review, but the board members felt that the impact of many intrusive elements in this section of town were negative and should be excluded from the district. In addition, the board members argued that the area to the north of the district did not possess the cohesiveness present in the territory being considered for nomination as a historic district.

VERBAL BOUNDARY DESCRIPTION - MCKINNEY RESIDENTIAL HISTORIC DISTRICT

Beginning at the southwest corner of the intersection of N. Benge and W. Lamar streets, thence in a westerly direction along the south side of W. Lamar until reaching the southeast corner of the intersection of W. Lamar and N. Oak streets. Thence in a southerly direction along the east side of N. Oak Street until reaching the northeast corner of the intersection of N. Oak Street and W. Virginia streets. Thence in an easterly direction along the northside of W. Virginia Street until reaching the northeast corner of the intersection of W. Virginia and N. Bradley Streets. Thence in a southerly direction along the east side of N. Bradley Street until reaching the northeast corner of the intersection of N. Bradley and W. Louisiana streets. Thence in an easterly direction along the north side of W. Louisiana Street until reaching the northwest corner of the intersection of W. Louisiana and N. Benge streets. Thence in a northerly direction until reaching the southwest corner of the intersection of N. Benge and W. Lamar streets, the point of beginning.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

AUG 24 1987

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name McKinney MPS
State Collins County, TX

Nomination/Type of Review		Date/Signature
Cover	Substantive Review	for Keeper Patrick Andrus 10/8/87
1. Beverly-Harris House	Entered in the National Register	for Keeper Delores Byers 10/8/87
		Attest
2. Bingham, John H., House	Substantive Review	Keeper ret Patrick Andrus 6/27/88 s
		Attest
3. Board-Everett House	Entered in the National Register	for Keeper Delores Byers 10/8/87
		Attest
4. Brown, John R., House	Substantive Review	for Keeper Patrick Andrus 10/8/87
		Attest
5. Burrus-Finch House	Substantive Review	Keeper ret Patrick Andrus 6/27/88 s
		Attest
6. Cline-Bass House	Substantive Review	Keeper ret Patrick Andrus 6/27/88 s
		Attest
7. Clardy, U.P., House	Entered in the National Register	for Keeper Delores Byers 10/8/87
		Attest
8. Coggins, J.R., House	Substantive Review	for Keeper Patrick Andrus 10/8/87
		Attest
9. Collin County Mill and Elevator Company	Entered in the National Register	for Keeper Delores Byers 10/8/87
		Attest
10. Crouch, John P., House	Substantive Review	for Keeper Patrick Andrus 10/8/87
		Attest

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National Park Service

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Multiple Resource Area
Thematic Group

Name McKinney MPS
State Collin County, TEXAS

Nomination/Type of Review		Date/Signature
11. Crouch-Perkins House	Entered in the National Register	for Keeper Deborah Byrd 10/8/87
		Attest
12. Davis, H.L., House	Substantive Review	Keeper Patrick Andrus 10/8/87
		Attest
13. Davis-Hill House	Entered in the National Register	for Keeper Deborah Byrd 10/8/87
		Attest
14. Dowell, J.S., House	Substantive Review	for Keeper Patrick Andrus 10/8/87
		Attest
15. Dulaney, Joe E., House	Entered in the National Register	for Keeper Deborah Byrd 10/8/87
		Attest
16. Dulaney, Joseph Field, House	Substantive Review	for Keeper Patrick Andrus 10/8/87
		Attest
17. Faires, F.C., House	Entered in the National Register	for Keeper Deborah Byrd 10/8/87
		Attest
18. Faires-Bell House	Substantive Review	for Keeper Patrick Andrus 10/8/87
		Attest
19. Ferguson, John H., House	Entered in the National Register	for Keeper Deborah Byrd 10/8/87
		Attest
20. Foote-Crouch House	Substantive Review	Keeper ret Patrick Andrus 6/27/88
		Attest

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National Register of Historic Places Continuation Sheet

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Multiple Resource Area
Thematic Group

Name McKinney MPS
State Collin County, TEXAS

Nomination/Type of Review		Date/Signature
21. Fox, S.H., House	Entered in the National Register	for Keeper Delores Byers 10/8/87
		Attest
✓ 22. Gouch-Hughston House	Substantive Review	Keeper vet Patrick Andrus 6/22/88
		for Attest
23. Heard-Craig House	Entered in the National Register	for Keeper Delores Byers 10/8/87
		Attest
24. Hill, Ben, House	Substantive Review	for Keeper Patrick Andrus 10/8/87
		Attest
25. Hill, John B., House	Entered in the National Register	for Keeper Delores Byers 10/8/87
		Attest
26. Hill, Moran, House	Substantive Review	for Keeper Patrick Andrus 10/8/87
		Attest
27. Hill, W.R., House	Entered in the National Register	for Keeper Delores Byers 10/8/87
		Attest
28. Hill-Webb Grain Elevator	Substantive Review	for Keeper Patrick Andrus 10/8/87
		Attest
29. House at 1303 W. Louisiana	Entered in the National Register	for Keeper Delores Byers 10/8/87
		Attest
30. House at 201 N. Graves	Substantive Review	for Keeper Patrick Andrus 10/8/87
		Attest

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United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

Name McKinney MPS
State Collin County, TX

Nomination/Type of Review			Date/Signature
31. House at 408 Wilcox	Determined Eligible	Keeper	Patrick Andrus 10/8/87
	DOE/OWNER OBJECTION	Attest	
32. House at 301 E. Lamar	Nomination Review	Keeper	Patrick Andrus 10/8/87
		Attest	
33. House at 610 Tucker	Entered in the National Register	Keeper	Melvin Byers 10/8/87
		Attest	
34. House at 704 Parker	Nomination Review	Keeper	Patrick Andrus 10/8/87
		Attest	
35. Houses at 406 and 408 Heard	Entered in the National Register	Keeper	Melvin Byers 10/8/87
		Attest	
36. Johnson, John, House	Nomination Review	Keeper	Patrick Andrus 10/8/87
		Attest	
37. Johnson, Thomas, House	Entered in the National Register	Keeper	Melvin Byers 10/8/87
		Attest	
38. King, Mrs. J.C., House	Nomination Review	Keeper	ret Carol D Shull 10-13-88
		Attest	
39. Kirkpatrick, E.W., House and Barn	Entered in the National Register	Keeper	Melvin Byers 10/8/87
		Attest	
40. McKinney Cotton Compress Plant	Nomination Review	Keeper	Patrick Andrus 6/27/88
		Attest	

NPS Form 10-900-a
(7-81)

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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received AUG 24 1987
date entered

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Multiple Resource Area
Thematic Group

Name McKinney MPS
State Collin County, TEXAS

	Nomination/Type of Review		Date/Signature
41.	McKinney Hospital, Old	Entered in the National Register for Keeper	Helen Byers 10/8/87
		Attest	
42.	McKinney Cotton Mill Historic District	Substantive Review for Keeper	Patrick Andrus 10/8/87
		Attest	
43.	McKinney Residential Historic District	Entered in the National Register for Keeper	Helen Byers 10/8/87
		Attest	
44.	Neathery, Sam, House	Substantive Review Keeper	ret Patrick Andrus 6/27/88
		Attest	
45.	Nenney, J.P., House	Substantive Review Keeper	ret Patrick Andrus 6/27/88
		Attest	
46.	Newsome-King House	Substantive Review for Keeper	Patrick Andrus 10/8/87
		Attest	
47.	Newsome, R.F., House	Entered in the National Register for Keeper	Helen Byers 10/8/87
		Attest	
48.	Rhea, John C., House	Substantive Review Keeper	ret Patrick Andrus 6/27/88
		Attest	
49.	Scott, A.M., House	Entered in the National Register for Keeper	Helen Byers 10/8/87
		Attest	
50.	Scott, L.A., House	Substantive Review Keeper	ret Patrick Andrus 6/27/88
		Attest	

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National Park Service

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Multiple Resource Area
Thematic Group

Name McKinney MPS
State Collin County, TEXAS

Nomination/Type of Review		Date/Signature
51. Smith, W.D., House	Entered in the National Register / for Keeper	Deborah Byrd 10/8/87
	Attest	
52. Taylor, J.H., House	Substantive Review / for Keeper	Patrick Andrus 10/8/87
	Attest	
53. Thompson House	Entered in the National Register / for Keeper	Deborah Byrd 10/8/87
	Attest	
54. Waddill, R.L., House	Substantive Review / for Keeper	Patrick Andrus 10/8/87
	Attest	
55. Wilson A.G., House	Entered in the National Register / for Keeper	Deborah Byrd 10/8/87
	Attest	
10/ 56. Wiley, Thomas W., House	Substantive Review / for Keeper	Patrick Andrus 10/8/87
	Attest	
57. House at 402 Wilcox	Determined Eligible / Substantive Review / for Keeper	Patrick Andrus 1/29/88
DOE/OWNER OBJECTION	Attest	

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

McKinney MPS
Collin County
TEXAS

Substantive Review

AUG 24 1987

Working No. _____
Fed. Reg. Date: 2/7/89
Date Due: 9/25/87 - 10/8/87
Action: ✓ ACCEPT 10-8-87
___ RETURN _____
___ REJECT _____
Federal Agency: _____

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments: This MPS cover form has been done on the new form, but the individual properties have been nominated on survey sheets. This approach had been approved in advance by NPS, but it is not terribly effective because there is not always a good connection between the cover and individual property forms. The discussion of the first two ~~property types~~ contexts and their related property types is nicely done. The property types defined under the third context include no discussion of significance or registration requirements (except in the case of residential historic district property type). In spite of this problem, this is generally a well done cover form, although I don't think we should approve this mixture of new and old nomination methods in the future.

Recom./Criteria Accept - A, B, C
Reviewer Noble
Discipline Historian
Date 10/8/87
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance *(in one paragraph)*

☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification
The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

☐ Maps
☐ Photographs
☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

GPO 918-450

Comments for any item may be continued on an attached sheet

Historic Resources of McKinney, TX

Reviewer's Comments:

Although the McKinney multiple property nomination cover form was extremely well done, eleven of the individual property forms are being returned for revision. While the return reasons are discussed on the evaluation sheets attached to each of the individual property forms, seven of the eleven returns resulted from a need for additional justification of areas of significance. Given the consistency of this problem, some general comments will be offered regarding justification for areas of significance.

All of the nominations returned for unjustified areas of significance resulted from unsubtantiated claims for either commerce or politics/government. In all cases except two, commerce and politics/government were claimed in conjunction with criterion B. (The two exceptions were the Sam Neathery House and the J.P. Neeny House, where criterion B was inexplicably not claimed.) Despite the two exceptions, in all cases there was an individual involved who was deemed significant for reasons related to commerce or politics/government. While there was every indication that each of these individuals were indeed prominent figures, the purpose of these comments is to indicate that something more than prominence must be proved to justify significance.

When it comes to justifying significance under politics/ government, it is useful to know than an individual served as mayor, county attorney, or in the state legislature. While these facts are generally indicative of prominence, we require some additional information to justify significance. For example, did this person sponsor an important piece of legislation or initiate a noteworthy legal case? We are basically looking for examples of important professional accomplishments which occurred during the time that the person held their position of prominence and also during the time the person occupied the residence being nominated.

Justifying commerce can be somewhat more problematic because the roles which merchants played in a community are not always easy to document. However, it is generally not enough to indicate only that a person was the proprietor of a given local business or that the person established the first bank in town. We look for some additional historic context which discusses the role of a business in the community along with some evidence of the relative scarcity of that business in the local area. For example, we look for facts such as the following: an individual established a lumber business in 1890; between 1890 and 1920 this was the only lumber company in the community; this thirty year span represented the period of the town's most substantial

development; and that the lumber company provided building material for virtually all of the buildings constructed during this growth period. Lest this advice appear unreasonable, rest assured that one need not recreate the local commercial history of an entire community merely to justify the significance of one businessman. However, the National Register staff looks for historic context material which will provide some explanation of the role which a business played in the community.

As previously mentioned, the cover form was well done and has been listed. However, if it is decided that there is not enough research material available to justify the areas of significance which require further documentation, it may become necessary to alter the criteria which apply to the individual properties being returned. If any criteria have to be deleted for this reason, please resubmit a different version of cover form pages 1-3 which specify the criteria that apply to the nominated properties.

Please do not hesitate to call if there are questions or comments pertaining to the issues raised above (202-343-9547).

Bruce Noble, Historian
National Register

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number all Page 1

Properties to be Nominated: By Address

Address	Name	Site No.	Photo	NR Criteria
302 Anthony	John Johnson House	624	1	C
401 N. Benge	Foote-Crouch House	1205	2	C
507 N. Bradley	Board-Everett House	991	3	C
311 S. Chestnut	Joe E. Dulaney House	1530	4	C
315 S. Chestnut	Joseph F. Dulaney House	1511	5	C
505 S. Chestnut	F.C. Faires House	1514	6	C
800 S. Chestnut	John H. Bingham House	1495	7	B,C
Chestnut Square	Faires-Bell House	1532	8	C
205 N. Church	Crouch-Perkins House	1260	9	C
509 N. Church	John R. Brown House	1251	10	C
601 N. Church	J.P. Nenney House	1250	11	C
607 N. Church	John H. Ferguson House	1249	12	C
710 N. Church	Davis-Hill House	1292	13	C
105 S. Church	Thomas Wiley House	1313	14	C
601 N. College	W.R. Hill House	1109	15	C
605 N. College	John Hill House	1108	16	C
703 N. College	W.D. Smith House	1107	17	C
705 N. College	H.L. Davis House	1106	18	C
801 N. College	John C. Rhea	1105	19	B,C

700-800 blocks S. College	Old McKinney Hospital & Nurses' Apt. Bldg.	1130, 1129	20 21	A,C
201 N. Graves	House	833	22	C
406, 408 Heard	Houses	242, 241	23,24	C
805 Howell	J.R. Coggins House	584	25	C
205 W. Hunt	Heard-Craig House	392	26	B,C
301 E. Lamar	House	328	27	C
302 W. Lamar	R.L. Waddill House	323	28	C
400 E. Louisiana	Hill-Webb Grain Elevator	497	29	A
407 E. Louisiana	Collin Cty. Mill & Elevator Co.	467	30,31	A,C
401 W. Louisiana	Newsome-King House	482	32	C
405 W. Louisiana	Mrs. J.C. King House	481	33	C
513 W. Louisiana	L.A. Scott House	479	34	B,C
1109 W. Louisiana	A.M. Scott House	476	35	C
1206 W. Louisiana	Gouch-Hughston House	448	36	B,C
1207 W. Louisiana	Thompson House	475	37	C
1303 W. Louisiana	House	474	38	C
315 N. Oak	U.P. Clardy House	956	39	C
604 Parker	Beverly-Harris House	1058	40	C
608 Parker	J.S. Dowell House	1059	41	C
704 Parker	House	1061	42	C
903 Parker	E.W. Kirkpatrick House & Barn	1073 1074	43 44	B,C
302 S. Tennessee	John P. Crouch House	1400	45	C

312 S. Tennessee	Thomas Johnson House	1403	46	C
300 block Throckmorton	McKinney Compress Co. Plant	1688	47	A
509 Tucker	Ben Hill House	298	48	C
609 Tucker	R.F. Newsome House	296	49	C
610 Tucker	House	276	50	C
804 Tucker	Cline-Bass House	275	51	B,C
808 Tucker	S.H. Fox House	274	52	C
203 N. Waddill	Moran Hill House	879	53	C
211 N. Waddill	J.H. Taylor House	878	54	C
215 N. Waddill	Sam Neathery House	877	55	C
405 N. Waddill	Burrus-Finch House	872	56	A,B,C
417 N. Waddill	A.G. Wilson House	871	57	C
402, 408 Wilcox	Houses	1546, 1548	58,59	C

McKinney Cotton Mill Historic District - 100 block of Elm Street, 700 blocks of Anderson, Burrus and Clark streets, and 1400-1500 blocks of Fowler Street. Photos: 60-64. NR Criteria: A,C.

McKinney Residential Historic District - area bounded by Louisiana, Oak, Lamar and Benge streets. Photos: 65-83. NR Criteria: C.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

MC KINNEY EAST QUADRANGLE
TEXAS–COLLIN CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

HISTORIC RESOURCES of MCKINNET, TEXAS
1986 CITY LIMITS of MCKINNET, COLLIN CO., TEXAS
MCKINNET, COLLIN CO., TEXAS
UTM REFERENCES: REFER TO CONTINUATION SHEETS

MAP 1 of 6
(MC KINNEY WEST)
6650 I NW

(CULLEOKA)
6750 III NW

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1957 Field check 1960

Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system, north central zone
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Red tint indicates area in which only landmark buildings are shown

Areas of Lavon Lake covered by dashed light-blue pattern are subject to controlled inundation to 490 feet

UTM GRID AND 1968 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1968. This information not field checked

Purple tint indicates extension of urban areas

Map photoinspected 1973
No major culture or drainage changes observed

SCALE 1:24 000

1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty
Medium-duty
Light-duty
Unimproved dirt
U.S. Route
State Route

TEXAS
QUADRANGLE LOCATION

MC KINNEY EAST, TEX.

N3307.5—W9630/7.5

1960
PHOTOREVISED 1968
AMS 6650 II NE–SERIES V882
PHOTOINSPECTED 1973

3396 214

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1977

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

MC KINNEY EAST QUADRANGLE

TEXAS–COLLIN CO.

7.5 MINUTE SERIES (TOPOGRAPHIC)

HISTORIC RESOURCES of McKINNEY, TEXAS
1986 CITY LIMITS of McKINNEY, COLLIN CO, TEXAS
McKINNEY, COLLIN CO, TEXAS
UTM REFERENCES: REFER TO CONTINUATION SHEETS

Map 2 of 6

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1957 Field check 1960

Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system, north central zone
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Map photoinspected 1973
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SCALE 1:24 000

1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
U.S. Route — State Route

TEXAS
QUADRANGLE LOCATION

3396-214

MC KINNEY EAST, TEX.

N3307.5—W9630/7.5

1960
PHOTOREVISED 1968
AMS 6650 II NE–SERIES V882
PHOTOINSPECTED 1973

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1977

HISTORIC RESOURCES of McKINNEY, TEXAS
1986 CITY LIMITS of McKINNEY, COLLIN CO., TEXAS
McKINNEY, COLLIN CO, TEXAS
UTM REFERENCES; REFER TO CONTINUATION SHEETS

MAP 3 of 6

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

MC KINNEY EAST QUADRANGLE

TEXAS–COLLIN CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1957 Field check 1960

Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system, north central zone
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue

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UTM GRID AND 1968 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1968. This information not field checked

Purple tint indicates extension of urban areas

Map photoinspected 1973
No major culture or drainage changes observed

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty
Medium-duty
Light-duty
Unimproved dirt
U.S. Route
State Route

TEXAS
QUADRANGLE LOCATION

3396-214

MC KINNEY EAST, TEX.
N3307.5—W9630/7.5
1960
PHOTOREVISED 1968
AMS 6650 II NE–SERIES V882
PHOTOINSPECTED 1973

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1977

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

MC KINNEY WEST QUADRANGLE

TEXAS–COLLIN CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW/4 MC KINNEY 15' QUADRANGLE

6650 I SE (CELINA)
6650 I SW (WESTON)
6650 I SE (ANNA)
6650 II NE (FRISCO)
6650 II NE (MC KINNEY EAST)
6650 II SE (HEBRON)
6650 II SW (PLANO)
6650 II SE (WYLIE)

96°45' 33°15' 96°37'30" 33°12'30" 33°07'30"

710 000m E 711 712 713 42'30" 714 715 716 717 40' 718 720 721 2 260 000 FEET

3681 000m N 3680 3679 3677 3676 3675 3674 3673 3672 10' 3671 3670 540 000 FEET 3669 3668

570 000 FEET

RHEA MILLS 13 MI
7.3 MI TO TEX. 289
DENTON INTERSTATE 35 24 MI
29 MI TO TEX 289
SHERMAN 28 MI
DENISON 84 MI TO U.S. 75
FRISCO 4.3 MI
3 MI TO TEX 289
LOLAVILLE 4.6 MI
LEWISVILLE 17 MI
ALLEN 24 MI
DALLAS 27 MI
PLANO 8.1 MI
RICHARDSON 14 MI
3 MI TO TEX 24
MELISSA 8.9 MI
LUCAS 7.3 MI

Bloomdale
Buckner (Site)
MC KINNEY
MC KINNEY CITY BOUNDARY
Fairview (BM 634)
Foot
Wetsel BM 666
Walnut Grove Ch
Ware Cem
Rutherford Hunt Cem
Scott Cem
McLarty Cem
Waddill Ch
High Sch
West Ward Sch
Flying M Airfield
Radio Tower (KMAE)
Radio Tower
Collins Memorial Hospital
Collins Radio Experimental Sta
Williams Cem
Stimson Cem
Gravel Pits
Quarry
BM 737
BM 716
BM 726
BM 748
BM 715
BM 700
BM 733
BM 698 Newsome
BM 674 Az Mk
BM 636
Wilson Branch
Stover Creek
Franklin Branch
Rutherford Branch
Wilson Creek
Herndon Branch
Rowlett Creek
Cottonwood Creek
Sloan Creek
Elm St
Morris St
Erwin Ave
Bois D Arc Road
Rockhill Road
Old Railroad Grade
Southern Pacific
2 Lane
Riser
Spillway
Gravel Pit
Dam

MAP 4 of 6

HISTORIC RESOURCES of MCKINNEY, TEXAS
1986 CITY LIMITS of MCKINNEY, COLLIN CO, TEXAS
UTM REFERENCES; REFER TO CONTINUATION SHEETS

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Areas covered by dashed light-blue pattern are subject to controlled inundation

MN
GN
1°16'
22 MILS
8½°
151 MILS
UTM GRID AND 1968 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

Map photoinspected 1973
No major culture or drainage changed observed
Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1968. This information not field checked

Purple tint indicates extension of urban areas

SCALE 1:24 000

1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt - - - -
U.S. Route State Route

TEXAS
QUADRANGLE LOCATION
3396–213

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1978

MC KINNEY WEST, TEX.
NW/4 MC KINNEY 15' QUADRANGLE
N3307.5—W9637.5/7.5

1960
PHOTOREVISED 1968
AMS 6650 II NW-SERIES V882
PHOTOINSPECTED 1973

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THE STATE OF TEXAS

CURTIS TUNNELL
EXECUTIVE DIRECTOR

TEXAS HISTORICAL COMMISSION

P.O. BOX 12276 AUSTIN, TEXAS 78711 (512)463-6100

21 August 1987

U.S. Department of the Interior
National Park Service
National Register of Historic Places
Attn: Bruce Noble, Historian
Post Office Box 37127
Washington, D.C. 20013-7127

Dear Bruce,

We are pleased to submit our multiple-resource nomination for The Historic Resources of McKinney, Texas. This was an experimental nomination using the new format; it utilizes--with your kind permission--parts of both the old and new forms.

As with the Bryan, Texas, nomination submitted earlier this week (and my letter was incorrectly dated 19 July instead of the correct 19 August--sorry), we would appreciate your immediate attention to this submission, so that a listing might be achieved within the current fiscal year.

Also, due to the concerns of the nomination contractors, as well as our staff and the State Board of Review, we are requesting intensive review of the Faires-Bell House (site number 1531) and the McKinney Cotton Compress Plant (site number 1688) in McKinney. Substantive Review

stantive Review

Included with the nomination is a letter of objection for the House at 408 Wilcox (site number 1548), and two other houses, one which has been demolished and the other which is evidently an incorrect address. We plan to contact the owner to clarify the objection to listing "404 Wilcox."

Thanks for your efforts and assistance. Please let us know if you have any questions on this nomination. We plan to submit several more in the next two months.

Sincerely,

James W. Steely, Director
National Register Programs and
Deputy State Historic Preservation Officer

cc: Curtis Tunnell, SHPO
Hardy-Heck-Moore, nomination contractors

AUG 24 1987