

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

AUG 24 1987

Section number all Page 65

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

1. County COLLIN COD  
MK 5. USGS Quad No. 3396-214 Site No. 275  
City/Rural MCKINNEY UTM Sector 721-3676

2. Name CLINE-BASS HOUSE 6. Date: Factual \_\_\_\_\_ Est. 1895  
Address 804 TUCKER 7. Architect/Builder Unknown  
Contractor \_\_\_\_\_

3. Owner C.F. Franklin 8. Style/Type \_\_\_\_\_  
Address Same, 75069 9. Original Use residential

4. Block/Lot Tucker/Blk 5/Lot 1 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

PHOTO DATA

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

B&W 4x5s \_\_\_\_\_ Slides 4  
35mm Negs

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

CONTINUATION PAGE

No. 2 of 2

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

1. County COLLIN COD  
MK 5. USGS Quad No. 3396-214 Site No. 275  
City/Rural MCKINNEY UTM Pt. 14/721300/3676080

2. Name CLINE-BASS HOUSE 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.

87001681

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Cline-Bass House (McKinney MPS)  
Collin County  
TEXAS

Substantive Review

AUG 24 1987

Working No. \_\_\_\_\_  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 9/25/87 - 10/8/87  
Action:  ACCEPT  
 RETURN 10-8-87  
 REJECT \_\_\_\_\_  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments: *Unlike many of the other individual properties that have been returned from this multiple property submission, the architectural significance of the Cline-Bass House has not been justified. J. D. Bass' commercial significance is nicely justified in this case. Rather than simply stating that Bass was an important local cotton merchant, we know that Bass "founded and ran the city's most successful, and longest operating... cotton brokerage houses," while this is precisely the sort of justification the National Register*

Recom./Criteria Return  
Reviewer Noble  
Discipline Historian  
Date 10/8/87  
\_\_\_\_\_ see continuation sheet

Nomination returned for:  technical corrections cited below *seeks when examining whether or not areas of significance have been verified, the same verification is not offered for architectural significance. We only know that construction of the house reportedly began before the Civil War and that the house is noted for its finely crafted staircase. Please provide additional information which will justify the architectural significance of this property in a local context.*  
 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
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> 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 Bruce Noble 202-343-9547

Signed Patrick Anders Date 10/8/07 Phone: \_\_\_\_\_

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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Cline-Bass House  
804 Tucker  
McKinney, Collin County, Texas  
McKinney Multiple-Property Nomination

The Cline-Bass House is being nominated to the National Register solely under Criterion B and is not being considered for this designation for its architectural significance (Criterion C). Although the structure has strong associations with a man who played a very important role in the local cotton industry, the house has been altered significantly over the years. The unusual configuration of the exterior is not typical of other houses in the city, and despite claims that portions were built before the Civil War, no exterior evidence remains to justify a mid-nineteenth-century construction date. Instead, the house appears to be a ca. 1895, modified L-plan dwelling with a large two-story addition onto the front. Uncertainties surrounding the date of this addition, as well as the shed dormers and six-over-six light windows, makes this an altered example of an extremely common house-type in McKinney. Because better illustrations exist and are being considered for National Register distinction, this structure is not being nominated on its architectural merits.

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                                      | <b>Substantive Review</b> |   | for Keeper | <u>Patrick Andrus 10/8/87</u>     |
| 1. Beverly-Harris House                    |                           | <b>Entered in the National Register</b> | for Keeper | <u>Delores Byers 10/8/87</u>      |
| 2. Bingham, John H., House                 | <b>Substantive Review</b> |   | Keeper     | <u>ret Patrick Andrus 6/27/88</u> |
| 3. Board-Everett House                     |                           | <b>Entered in the National Register</b> | for Keeper | <u>Delores Byers 10/8/87</u>      |
| 4. Brown, John R., House                   | <b>Substantive Review</b> |   | for Keeper | <u>Patrick Andrus 10/8/87</u>     |
| 5. Burrus-Finch House                      | <b>Substantive Review</b> |   | Keeper     | <u>ret Patrick Andrus 6/27/88</u> |
| 6. Cline-Bass House                        | <b>Substantive Review</b> |   | Keeper     | <u>ret Patrick Andrus 6/27/88</u> |
| 7. Clardy, UPP., nHouse                    |                           | <b>Entered in the National Register</b> | for Keeper | <u>Delores Byers 10/8/87</u>      |
| 8. Coggins, J.R., House                    | <b>Substantive Review</b> |   | for Keeper | <u>Patrick Andrus 10/8/87</u>     |
| 9. Collin County Mill and Elevator Company |                           | <b>Entered in the National Register</b> | for Keeper | <u>Delores Byers 10/8/87</u>      |
| 10. Crouch, John P., House                 | <b>Substantive Review</b> |   | for Keeper | <u>Patrick Andrus 10/8/87</u>     |

87001681

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Cline--Bass House  
(McKinney MPS)  
Collin County  
TEXAS

Substantive Review

Working No. AUG 24 1987/  
Fed. Reg. Date: 2/7/89  
Date Due: 6/27/88  
Action:  ACCEPT 6-27-88  
 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 house is significant under criterion B based on its association with J. B. Bass, an individual who founded and ran the city's most successful and longest operating cotton brokerage house. The nomination was previously returned because architectural significance had been claimed, but not justified. The resubmission clarified that the property was being nominated under criterion B only.*

Recom./Criteria Accept - B  
Reviewer Noble  
Discipline Historian  
Date 6/27/88  
\_\_\_\_\_ 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
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

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**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

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

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Verbal boundary description and justification

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**11. Form Prepared By**

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**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

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**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_





"Historic Resources of McKinney, Texas" Multiple-  
Resource Nomination; city limits of McKinney,  
Collin County, Texas.

Photo: Hardy-Heck-Moore, Inc.; 1985; negative  
with Texas Historical Commission, Austin.

Subject: Cline-Bass House, Site No. 275  
804 Tucker

View: Camera looking northwest

Photo 51 of 83

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64500643