

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number all Page 34

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

1. County COLLIN COD
MK 5. USGS Quad No. 3396-214 Site No. 584
City/Rural MCKINNEY UTM Sector 721-3675

2. Name COGGINS, J.R., HOUSE 6. Date: Factual _____ Est. 1895
Address 805 HOWELL 7. Architect/Builder Unknown

3. Owner Steven M. Owens Contractor _____
Address 805 Howell/McKinney 75069 8. Style/Type Modified L-plan dwelling

4. Block/Lot Parker/Blk 12/Lot 1A-1C 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 *(describe) in a residential area with mostly late 19th-century houses about four blocks southwest of the CBD.

14. Bibliography Tax Rolls, Sanborn Maps 15. Informant _____
City Directories 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 5
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		3	32	to		
		65	34	to	65	36
		66	5	to	66	2

CONTINUATION PAGE

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1. County COLLIN COD
MK 5. USGS Quad No. 3396-214 Site No. 584
City/Rural MCKINNEY UTM Pt. 14/721720/3675180

2. Name COGGINS, J.R., HOUSE 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 jigsaw 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.

AUG 24 1987

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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

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

Attest _____

6. Cline-Bass House

Substantive Review

Keeper

ret Patrick Andrus 6/27/88

Attest _____

7. Clardy, UPP., nHouse

**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 _____

87001682

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Coggins, J. R., House (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 L-plan house with Queen Anne style ornamentation is one of the city's best examples of this common form.

Recom./Criteria Accept - 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

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

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: _____



"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: J.R. Coggins House, Site No. 584
805 Howell

View: Camera looking southeast

Photo 25 of 83

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

Multiple Property Cover Sheet Reference Number: 64500643