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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

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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

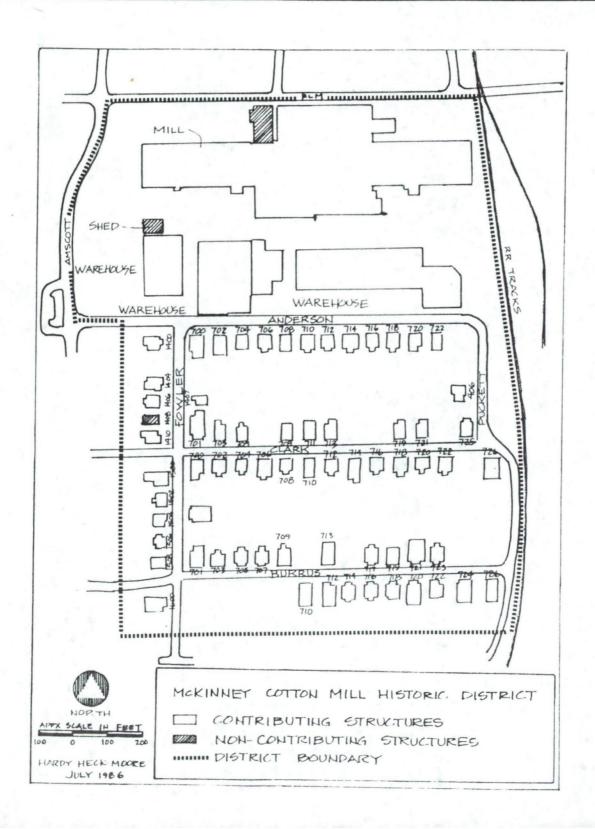
U.S.G.S. Quad Name: McKinney, East

LEVEL OF SIGNIFICANCE

State

National Register of Historic Places Continuation Sheet

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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.

National Register of Historic Places Continuation Sheet

716 Burrus, Site No. 823, Contributing:

Section number <u>all</u> Page ____

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.

ca. 1920.

One-story frame dwelling.

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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.
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National Register of Historic Places Continuation Sheet

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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.

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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.

National Register of Historic Places Continuation Sheet

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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 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

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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.

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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.

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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.

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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.

National Register of Historic Places Inventory—Nomination Form

For NPS use only AUG 2 4 1987

received

date entered

Continuation sheet

Item number

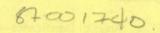
Page

Multiple Resource Area Thematic Group

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41.	McKinney Hospital, Old	National Registric Keeper	Helmas Byen 10/4
_ 42.	McKinney Cotton Mill	Attest	Patrick Andres 101867
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43.	McKinney Residential Historic District	Mational Register Keeper	Selver Byers 19
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WASO Form - 177 ("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE



NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

	Mill Historic District		
(McKinney MPS)			AUG 24 1987
Collin County	8		Working No/
TEXAS	PAD	etanthee Review	Fed. Reg. Date: 02/1/89
			Date Due: 9/25/87 - 10/8/87
			Action:ACCEPT _/0-8-87
resubmission			RETURN
nomination by person	n or local government		REJECT
owner objection			Federal Agency:
☐ appeal	1		
Substantive Review:	sample	equest appeal	☐ NR decision
Reviewer's comments:			
This historic	district encompasses	an intact industrial	
1 1 1 1	lay that is center	d around a 1910 cotton	Recom./Criteria Accept - A C
toutile will The	district represents one	of the state's firest	Recom./Criteria Accept - A C Reviewer Noble
of and notaborhand	e A & considered	of the state's finest significant at the state	Discipline Historian
level.	o care to ceres	0	Date 10/8/87
Jevei.			see continuation sheet
Nomination returned for:	technical corrections	s cited below	
	substantive reasons of	discussed below	
1. Name			
2. Location			
3. Classification	L.E.		
	Marki		
3. Classification Category	Ownership Public Acquisition	Status Accessible	Present Use
	Ownership Public Acquisition	Status Accessible	Present Use
			Present Use
Category	Public Acquisition		Present Use
4. Owner of Property	Public Acquisition		Present Use
4. Owner of Property 5. Location of Legal Desc	Public Acquisition cription sting Surveys		Present Use
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4. Owner of Property 5. Location of Legal Desc. 6. Representation in Exist Has this property been description Condition excellent good fair Describe the present and summary paragraph completeness clarity alterations/integrity	Public Acquisition cription sting Surveys etermined eligible?	yes no Check one unaltered altered	Check one
4. Owner of Property 5. Location of Legal Desc. 6. Representation in Exist Has this property been description Condition excellent good fair Describe the present and summary paragraph completeness clarity	Public Acquisition cription sting Surveys etermined eligible?	yes no Check one unaltered altered	Check one

8. Significance	The state of the s
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	McKinney Cotton Millittaric District (rokinney MilS) Collin County TEXAS
☐ 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:	
nationalstatelocal	
State Historic Preservation Officer signature	
title date	AND THE PROPERTY OF THE PROPER
13. Other	
☐ Maps ☐ Photographs ☐ Other	The same of the sa
Questions concerning this nomination may be directed to	page (entry los inscenses til) (entrinschen innerson and antitisse a
Signed Date	Phone:



Photo: Hardy-Heck-Moore, Inc.; 1985; negative with Texas Historical Commission, Austin. Subject: McKinney Cotton Mill Historic District

ubject: McKinney Cotton Mill Historic District
Old Cotton Mill

View: Camera looking southeast

Photo 60 of 83



Photo: Hardy-Heck-Moore, Inc.; 1985; negative with Texas Historical Commission, Austin. Subject: McKinney Cotton Mill Historic District

600-700 blocks (north side) Burrus

View: Camera looking northeast

Photo 61 of 83



Photo: Hardy-Heck-Moore, Inc.; 1985; negative with Texas Historical Commission, Austin. Subject: McKinney Cotton Mill Historic District

600-700 blocks (south side) Clark

View: Camera looking southeast

Photo 62 of 83



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

Subject: McKinney Cotton Mill Historic District 702 Burrus

View: Camera looking northeast

Photo 63 of 83



Photo: Hardy-Heck-Moore, Inc.; 1985; negative with Texas Historical Commission, Austin. Subject: McKinney Cotton Mill Historic District

610 Clark

View: Camera looking north

Photo 64 of 83

