

1365

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Estes House
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 903 N. College
CITY OR TOWN: McKinney
STATE: Texas CODE: TX COUNTY: Collin CODE: 085

NOT FOR PUBLICATION: N/A
VICINITY: N/A
ZIP CODE: 75069

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Curtis Powell
Signature of certifying official

4 Oct. 1995
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

for
Signature of the Keeper
Edson H. Beall

Date of Action
11-29-95

Entered in the
National Register

Entered in the
National Register

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

| NUMBER OF RESOURCES WITHIN PROPERTY: | CONTRIBUTING | NONCONTRIBUTING |
|---|---------------------|------------------------|
| | 1 | 1 BUILDINGS |
| | 0 | 0 SITES |
| | 0 | 0 STRUCTURES |
| | 0 | 0 OBJECTS |
| | 1 | 1 TOTAL |

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic and Architectural Properties in McKinney, Collin County, Texas

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling

CURRENT FUNCTIONS: DOMESTIC/single dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE VICTORIAN/Queen Anne

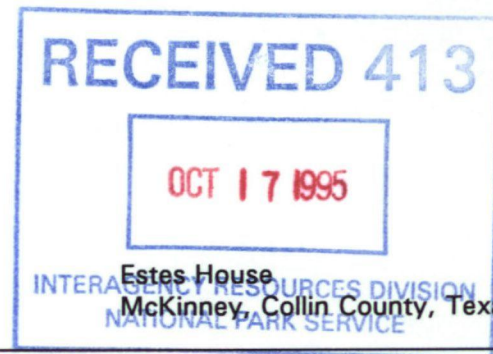
MATERIALS: FOUNDATION WOOD
WALLS WOOD
ROOF ASPHALT
OTHER WOOD

NARRATIVE DESCRIPTION (see continuation sheet 7-5).

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Section 7 Page 5



DESCRIPTION

Built in 1897, the Estes House is a 1 1/2-story modified L-plan dwelling of frame construction with weatherboard siding. The most prominent characteristics are the asymmetrical building form, a gable and hipped roof configuration, and a nine-bay front porch wrapping the south and east elevations. Turned wood posts and jigsaw brackets adorn the front porch, lending additional Queen Anne characteristics. Other features are a single-door primary entrance with etched panes and transom, double hung wood windows, interior brick chimneys, and imbricated gable end shingles. A wing, of compatible form and materials, added to the rear of the house is distinguished from the original portion with a setback and vegetation.

At 903 N. College, the Estes House is several blocks north of the McKinney Commercial Historic District (N.R. 1983) and the McKinney Residential Historic District (N.R. 1987). It is neighbor to many properties listed in the Historic and Architectural Properties in McKinney, Collin County, Texas (N.R. 1987), including several between 601 and 801 N. College Street. This residential area, which formed between about 1880 and 1937, includes many of the finest local examples of residential vernacular and high-style architecture. The Estes House exemplifies the home of a more affluent citizen in turn-of-the-century McKinney. Designated a Recorded Texas Historic Landmark in 1984, the Estes House retains a high level of integrity and is a natural addition to the Historic and Architectural Properties in McKinney, Collin County, Texas (N.R. 1987).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture and Social History

PERIOD OF SIGNIFICANCE: 1897-1937

SIGNIFICANT DATES: 1897

SIGNIFICANT PERSON: Estes, Ben T.

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheet 8-6 through 8-7).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-8).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 6

Estes House
McKinney, Collin County, Texas

STATEMENT OF SIGNIFICANCE

The Estes House meets Criterion B in the area of Social History at the local level of significance, as the home of Ben T. Estes, founding citizen, Civil War veteran and early merchant of McKinney. It also meets Criterion C in the area of Architecture at the local level of significance as a very fine example of a modified L-plan house, contributing significantly to its late 19th-century and early 20th-century neighborhood and to the Historic and Architectural Properties in McKinney, Collin County, Texas (N.R. 1987).

The Estes House in McKinney, Collin County, Texas, was built in 1897 by early pioneer, merchant and Civil War veteran Ben T. Estes and his second wife Alice Gumm Estes (see Photo-12). Ben T. Estes established a dry goods business on the square in McKinney about 1867. By the late 19th-century McKinney was riding a wave of rapid growth resulting from local agricultural prosperity. Collin County was consistently one of the top cotton producers in Texas, with McKinney, the county seat, a central distribution point after arrival of the Houston and Texas Central Railroad in 1872. In this expansive environment Estes joined other local businessmen in diversifying to serve the agricultural region between Dallas and the Sherman-Denison area. Their profitable endeavors allowed them to build elaborate homes, with Queen Anne the preferred style.

Born in Taylorsville, Tennessee in 1841, Ben T. Estes moved to Texas in 1856, arriving in Galveston by ship. He settled in McKinney after working several months as an armed advanced guard, protecting U.S. mail between San Antonio and El Paso. At nineteen he enlisted in the Confederate Army, serving under Throckmorton at Forts Cobb and Arbuckle, before enlisting in B. Warren Stone's Sixth Texas Calvary which joined General McCullough at Springfield, Missouri. Estes fought at the Battles of Pea Ridge and Corinth and was working as a scout when captured briefly in 1862 at Hatchie Bridge, Mississippi. He was released from service in 1865 at Canton, Mississippi.

Following the Civil War, Estes eventually returned to McKinney, married Nannie Howell in 1867 and began the merchandizing firms Howell & Estes and later Estes & Howell. These businesses were in partnership with his father-in-law, Daniel Howell, a Peter's Colony settler. The Estes Building at 105 E. Virginia (McKinney Commercial Historic District (N.R. 1983), built in 1875, is associated with this time in Estes' life and remained in the family for nearly 100 years. Nannie Howell Estes bore seven children between 1867 and 1879, but by 1884, Nannie and all but one child were deceased.

After a brief period of working in Sherman in the mid-1880s, Ben T. Estes was remarried, to Alice Gumm of Sherman. The Estes' moved to McKinney in 1887, where Ben continued in merchandizing with the Mississippi Store. This business changed hands six times over the years of Estes' employment. Murphy, Perry and Company, Cheeves Brothers and L. V. Graves and Company, among others, were his employers.

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Estes House
McKinney, Collin County, Texas

In the decade between 1890 and 1900 McKinney saw tremendous growth. It was in this expansive climate, that the Estes' produced a family of four additional children, and in 1897, built the house at 801 N. College Street, now 903 N. College Street. This home typified the Queen Anne-influenced residence popular among the more affluent in the community. The Estes House continued to shelter their growing family for over a quarter of a century. At his death in 1920, Ben T. Estes' had served as a businessman on McKinney's square for over fifty of its founding years. He had seen the Houston and Texas Central Railroad arrive in 1872, bringing with it a steady population increase. The unincorporated community of approximately 600 he found in the mid-1850s, had become a bustling commercial center of almost 9,000 by the 1920s.

In 1923, Alice Gumm Estes sold the property to Linus Smith, a hardware and furniture dealer, and his wife Louise Hearn Smith. The Smith family which included one son, resided at 903 N. College for the next 47 years.

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National Park Service

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Section 9 Page 8

Estes House
McKinney, Collin County, Texas

BIBLIOGRAPHY

Collin County Deed Records, Book 52, p. 405: H.L. Pearson to Ben T. Estes, September 6, 1889.

Collin County Deed Records, Book 245, p. 51: Alice Estes to Linus Smith, April 16, 1923. Estes.

Collin County Deed Records, Book 759, p. 520: Linus Smith to Jimmy Britton, June 18, 1970.

Collin County Deed Records, Book 890, p. 628: Jimmy Britton to Dan Dupre, November 7, 1973.

McKinney Democrat, February 7, 1918.

McKinney Democrat, November 2, 1920.

The McKinney Sanborn Map Company, Inc., Copyright 1927, p. 31: Address changed from 801 N. College to 903 N. College Street.

The Owl Club, The Architectural Heritage of McKinney, 1974, pp. 9 and 96.

Stambaugh, A History of Collin County Texas, pp. 52 and 152.

* Please see bibliography of associated historic context, Historic and Architectural Resources in McKinney, Collin County, Texas (N.R. 1987) for additional information.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

| UTM REFERENCES | Zone | Easting | Northing | Zone | Easting | Northing |
|----------------|------|---------|----------|------|---------|----------|
| 1 | 14 | 721760 | 3676300 | 3 | ## | ##### |
| 2 | ## | ##### | ##### | 4 | ## | ##### |

(__ see continuation sheet)

VERBAL BOUNDARY DESCRIPTION: Lot 2A, Blk 11, Tucker Addition.

BOUNDARY JUSTIFICATION: The boundary is the original lot, historically associated with the nominated building.

11. FORM PREPARED BY (with assistance from Jamie Wise, THC Architectural Historian)

NAME/TITLE: Glenda Pinkston

ORGANIZATION:

DATE: September 15, 1994

STREET & NUMBER: 903 North College

TELEPHONE: (214) 912-7580

CITY OR TOWN: McKinney

STATE: TX

ZIP CODE: 75069

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Map-9 through Map-10)

PHOTOGRAPHS (see continuation sheet Photo-11 through Photo-12)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME James E. and Glenda Pinkston

STREET & NUMBER 903 N. College

TELEPHONE (214) 912-7580

CITY OR TOWN McKinney

STATE Tx

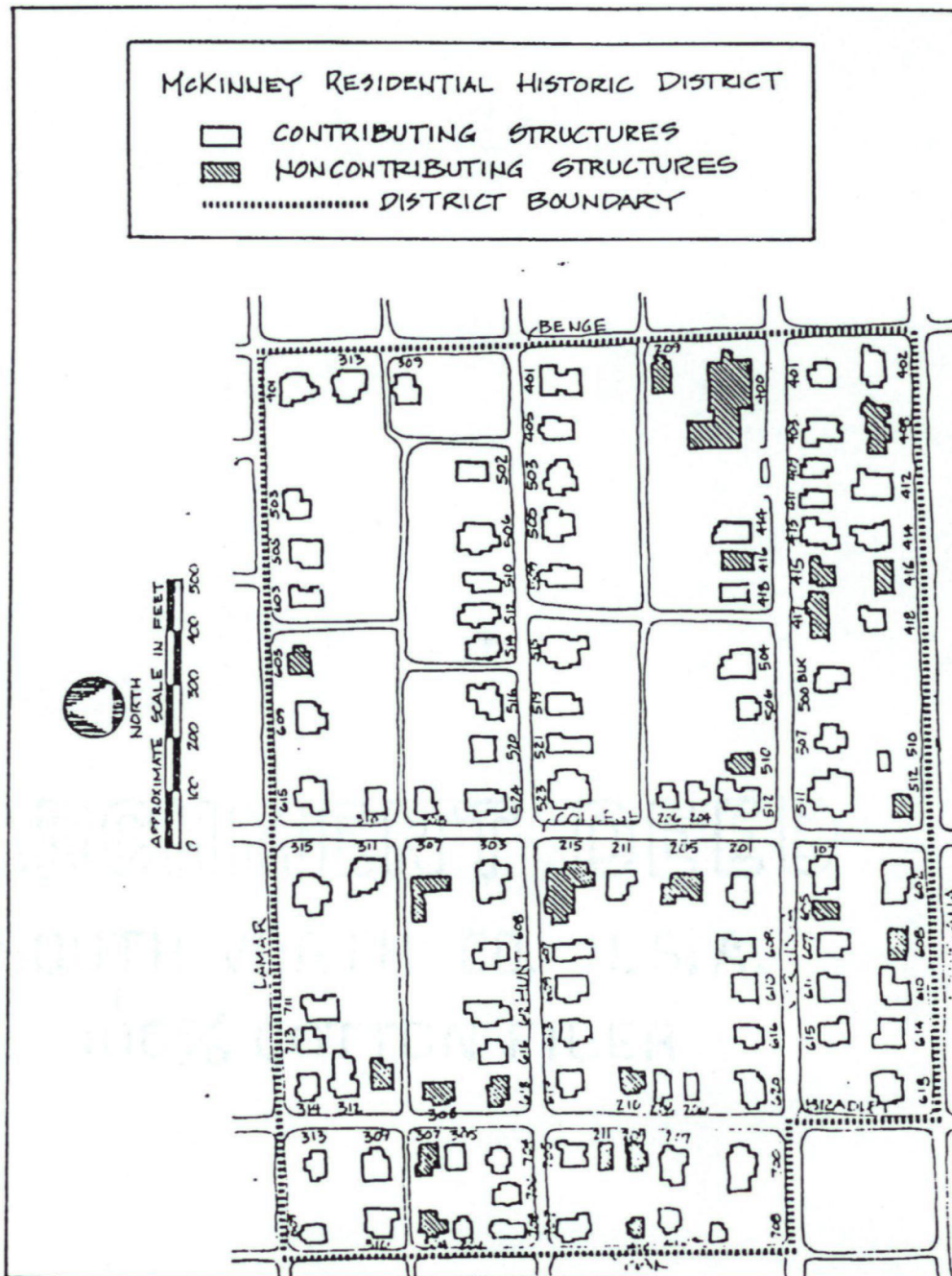
ZIP CODE 75069

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Section Map Page 9

Estes House
McKinney, Collin County, Texas



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Section Photo Page 11

Estes House
McKinney, Collin County, Texas

PHOTOGRAPH INVENTORY

ESTES HOUSE
903 N. College
McKinney, Collin County, Texas
Negatives with James E. and Glenda Pinkston

Estes House, September 1994, Camera facing West, Photographer Glenda Pinkston.
Photograph 1 of 5

Estes House, September 1994, Camera facing Southwest, Photographer Glenda Pinkston.
Photograph 2 of 5

Estes House, September 1994, Camera facing South, Detail at porch, Photographer Glenda Pinkston.
Photograph 3 of 5

Estes House, September 1994, Camera facing North, Photographer Glenda Pinkston.
Photograph 4 of 5

Estes House, September 1994, Camera facing Northwest, Photographer Glenda Pinkston.
Photograph 5 of 5

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Section Photo Page 12

Estes House
McKinney, Collin County, Texas



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Estes House

MULTIPLE NAME: McKinney MPS

STATE & COUNTY: TEXAS, Collin

DATE RECEIVED: 10/17/95 DATE OF PENDING LIST: 10/31/95
DATE OF 16TH DAY: 11/16/95 DATE OF 45TH DAY: 12/01/95
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95001365

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10.29.95 DATE

ABSTRACT/SUMMARY COMMENTS: Entered in the National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



ESTES HOUSE
903 N. COLLEGE
MCKINNEY, COLLIN CO., TEXAS

PHOTOGRAPH 1 of 5



ESTES HOUSE

903 N. COLLEGE

MCKINNEY, COLLIN CO., TEXAS

PHOTOGRAPH 2 of 5



Kodak
PAPER • PAPIER • PAPER
336
3005 0-28 24 0
+0 +0 +0 +05 NH -24 0929

ESTES HOUSE
903 N. COLLEGE
MCKINNEY, COLLIN CO., TEXAS

PHOTOGRAPH 3 of 5



337 3005 0-28 24 0

+0 +0 +0 +04 IN +38 0929

ESTES HOUSE

903 N. COLLEGE

MCKINNEY, COLLIN CO., TEXAS

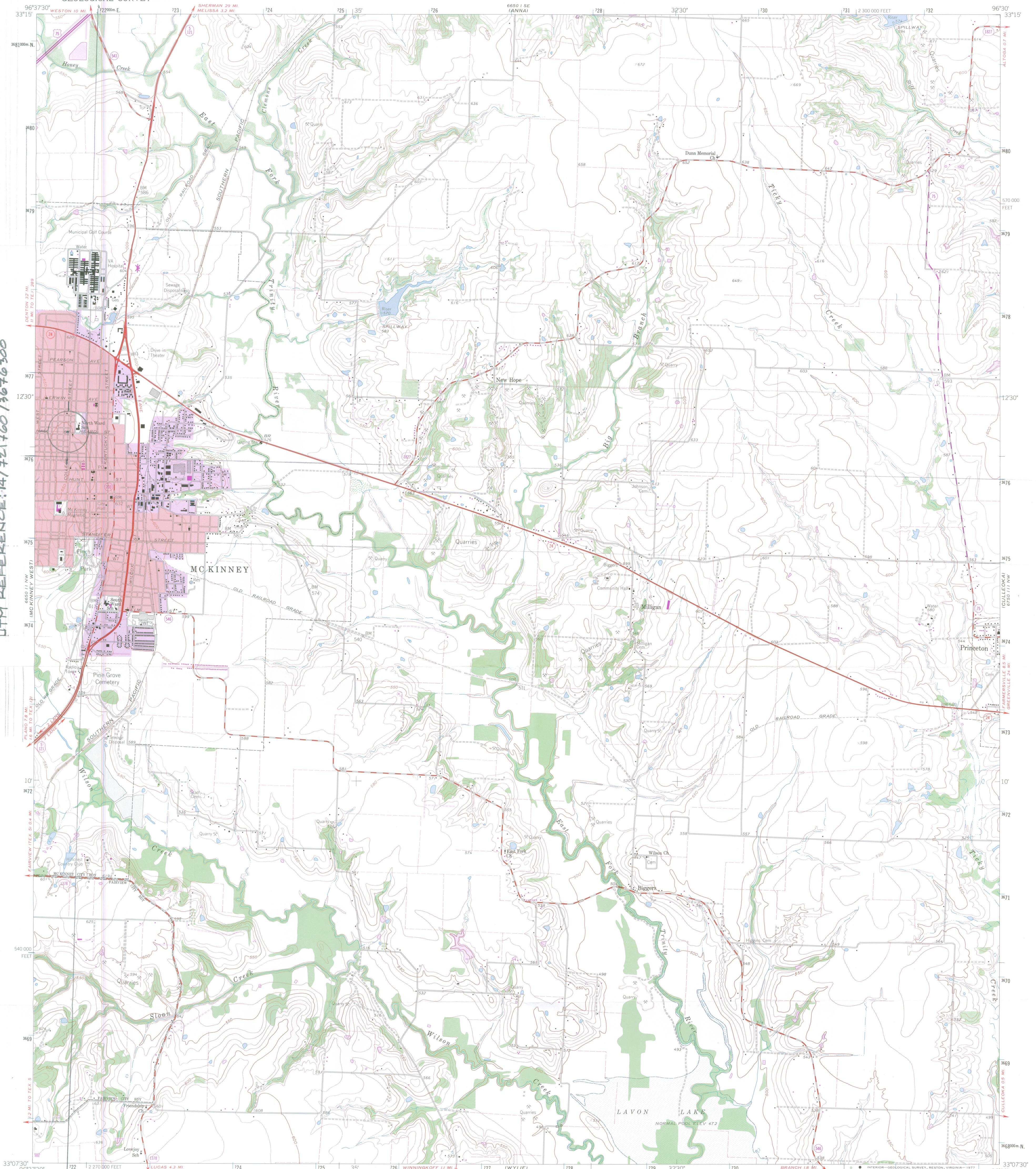
PHOTOGRAPH 4 of 5



335 3005 8-28 24 0
+0 +0 +0 +04 NN -7 0929

ESTES HOUSE
903 N. COLLEGE
MCKINNEY, COLLIN CO., TEXAS

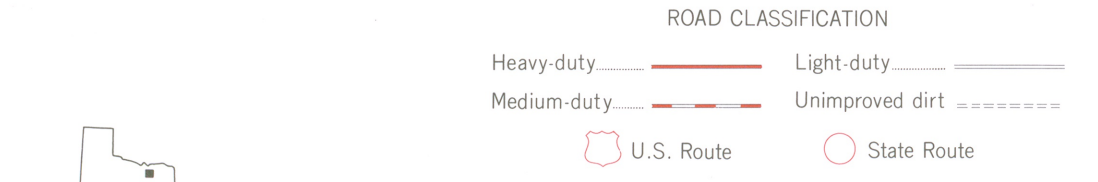
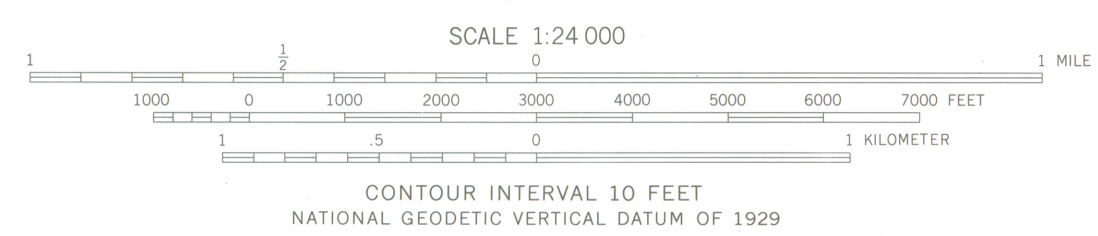
PHOTOGRAPH 5 of 5



ESTES HOUSE
903 COLLEGE
MCKINNEY COLLIN CO, TEXAS
UTM REFERENCE: 147 721760 / 3676 300

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 uncheckered
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 photosinspected 1973
No major culture or drainage changes observed



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

3396-214

MC KINNEY EAST, TEX.
N3307.5-W9630/7.5
1960
PHOTOREVISED 1968
AMS 6650 11 NE-SERIES V882
PHOTOINSPECTED 1973



CURTIS TUNNELL
EXECUTIVE DIRECTOR

TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711-2276

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(RELAY TX) 1-800-735-2989 (TDD)

NATIONAL REGISTER DEPARTMENT

October 5, 1995

Carol D. Shull
Keeper of the National Register of Historic Places
Interagency Resources Division
U.S. Department of the Interior
P.O. Box 37127
Washington, D. C. 20013-7127

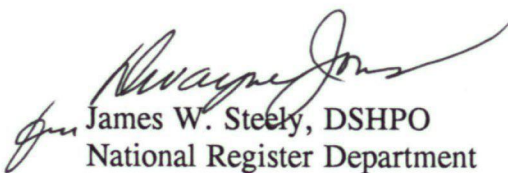


Re: Estes House, McKinney, Collin County, Texas

Dear Ms. Shull:

The Estes House nomination, enclosed, is an addition to the Historic and Architectural Properties in McKinney, Collin County, Texas (N.R. 1987). The house is on a major residential street several blocks north of the McKinney Residential Historic District (N.R. 1987) and the McKinney Commercial Historic District (N.R. 1983). The surrounding neighborhood is of fine turn-of-the-century homes retaining significant integrity. Should you have questions about this nomination, please contact Jamie Wise, National Register Department, 512/463-6013. The property owners are very proud of their home and eagerly await this final review. Thank you for your attention to this submission.

Sincerely,


James W. Stealy, DSHPO
National Register Department

JWS/JLW