

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Dixie L. Watkins House

403 Tucker Street



A. Alterations & Construction

Construction

The Dixie L. Watkins House is currently a two-story, wood-frame residential structure built on a pier-and-beam foundation. The side-gabled roof has a recently added shed dormer facing north. An entry portico is centered on the structure's symmetrical north-facing facade. Two bands of windows flank either side of the portico. The floor plan is asymmetrical. The interior flooring consists of original pine flooring mixed with newer wood. The house is fenestrated with the original, vertically-oriented, four-over-one sash windows.

The house design follows a blend of Colonial Revival and Craftsman Styles. The four-

dition of the house has origins dating back to the 1890s but remodeling performed in the mid 1920s gives the house its current styling.

Alterations

The Dixie L. Watkins House has undergone major alterations from its late 19th Century origins. The most significant change came about between 1925 and 1928 when Dixie Watkins created a single-story, frame house upon the previous foundation. The changes he made have given the home the basic structure that currently exists. However, in more recent times, the attic was converted into a living space. The current owners have enclosed a rear porch area and expanded the upstairs living space with the addition of a shed dormer. These latest changes have been made with a desire to stay true to the style and architectural forms of the 1920s. The owners have recycled original windows, doors, and other building materials discarded by owners remodeling nearby houses.

Anticipated Needs

The current owners have undergone significant expense to stabilize the home's foundation and modernize its plumbing and electrical systems. There are no further changes or updates anticipated at this time that would effect the exterior of the house.