

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The Ed Browne House
505 West Lamar Street



A. Alterations & Construction

Construction

The Ed Browne House, constructed in 1915, is a two-story, wood-frame residential structure built on a pier-and-beam foundation. The house has two gabled roofs running east and west with an intersecting gable crossing the ridge line above. A chimney made of river rock on the west facade penetrates the gable roof. The house is sheathed in cedar shingles, painted prior to 1985. A porch is nestled under the gable on the north-east corner of the house. Other porches are attached to the east and west side of the house. The front of the house features a broad triptych window with a transom above it. The rest of the house is fenestrated primarily with nine-over-one sash windows.

However, a newer portion of the house is fenestrated with 12-over-1 windows. The floor plan is asymmetrical with minimum use of hallways. The flooring consists of mixture of hardwood and pine throughout except for tile in the kitchen and bath. The home's design follows the Craftsman Style with broad gables, horizontal orientation, exposed rafter tails, knee bracing and natural, locally sourced material, in this case river rock.

Alterations

The original structure was likely a 7-room home with a bedroom occupying the second floor. Based on an article in appearing the *McKinney Democrat Gazette* the house was remodeled in 1926 giving the house its current plan. It can be inferred from Sanborn maps from the time that a bedroom was added above the kitchen and shared a stairway with the existing second floor bedroom. The other more recent alterations include the updating of the home's two bathrooms and kitchen. Still, many original features remain. Doors and hardware are original. Lighting fixtures have been removed and replaced with contemporary ones yet the original push button light switches remain. No significant alterations have been made to the exterior of the house. However, the front porch has been screened and the pergola on the west side of the house has been covered some time before 1985.

Anticipated Needs

The current owner has no plans to expand or otherwise remodel the house and is committed to maintaining the Craftsman aesthetic of the house.

B. Historical Figures

Edward Preston Browne (1886-1919)

Ed Browne owned and operated one of the largest grain companies in North Texas from around 1907 until his untimely death in 1919.

Edward Preston Browne was the seventh of eight children born to Charles M. Browne and Fielder Robbins of Chester County, South Carolina in 1886. At the age of three, his farming parents moved to Collin County settling in the White's Grove area about five miles southwest of the McKinney Square near what is now Eldorado Parkway and Hardin Boulevard.

When Ed's father died in 1894, Ed's brother Walter took over as head of the family while Ed attended school and eventually reached adulthood. In 1907, Ed and another brother Corbin formed a company and became the Browne Grain Company with an office near the McKinney Square. The company bought grain and hay at wholesale and distributed it throughout a geographic territory roughly bounded by the Rio Grande, Mississippi, Colorado and Kansas. The company became one of the largest grain dealers in North Texas. In 1918, the firm opened an office in Denver.

In the early decades of the 20th Century, getting a perishable good to its final destination on time without mishap or misunderstanding was no easy task. The rail and communications infrastructure of the day caused many agreements to go awry, especially for two young men in a new business. Almost as soon as the Browne Grain Company began, it spent much of its time in court dealing with lawsuits. The first to be mentioned in the press was between a grain broker in Arkansas who sued because the grain was not of the agreed quality. Another suit against the company involved a miscommunication on a telegram about the acceptance a shipment for "immediate" delivery. The Browne Grain Company was not always the defendant in these cases. The company sued H.&T.C. Railway Company for overcharging. At any rate, the company seems to have benefited from its mistakes and grown into a reliable, profitable business. It may have helped that in 1910 Ed Browne married Mary Abernathy who came from a family of successful lawyers.

Mary was the daughter of William M. Abernathy who was the confederate soldier credited with conveying the final dispatch between General Grant and General Lee settling the terms of Lee's surrender. William's family, along with two brothers, moved from Holly

Springs, Mississippi to McKinney in 1877. Upon arrival William opened a law practice on the McKinney Square. Mary's brother William R. Abernathy joined his father's law firm in 1901. From its beginning in 1877, some member of the Abernathy family had an office in the Newsome building on the Southwest corner of the McKinney Square until the mid 1950s. There was even a time beginning in the late 1930s that W.R. Abernathy owned the building.

Ed and Mary were married at St. Peter's Episcopal Church on a Tuesday evening in November. The ceremony was a modest one with only family and a few close friends in attendance with Rev. L.C. Birch conducting the ceremony.

In 1915, Ed purchased the western portion of lot on West Lamar from Mary's cousin Harvey Abernathy. Ed and Harvey both built homes that same year. Their two homes were situated next door to each other across the street from the Jones Academy building that once was originally home to the McKinney Collegiate Institute, later purchased by the City of McKinney to become the McKinney High School. An apartment complex now stands on the lot.

Ed Browne was active in civic affairs, having a leadership role as a Rotarian, a Mason, an Elk and as a member of St. Peter's Episcopal Church. Mary was a member of the Pierian Club, organized by 17 married women in 1908 for the purpose of promoting charity and education. The group helped raise money for the Throckmorton Monument that now stands on the northeast corner of the McKinney Square.

In 1915, the first surfaced road out of McKinney built solely for automobiles was opened for traffic. It was called the Celina Pike and it connected with Graves Street in the north-west part of town. In June of 1919, Ed was a passenger in the car driven by Frank W. Emerson whose grandfather founded one of McKinney's early banks in 1869. The two were traveling on the Celina Pike at a high rate of speed on a Sunday afternoon when the car suddenly flipped, throwing Ed from the car. The overturned car came to rest on top of Ed, causing nearly instant death. The driver Frank was only slightly injured.

Ed Browne's funeral was conducted by Episcopal Bishop H.B. Jamison and largely attended by friends, acquaintances and out-of-town business associates. The *McKinney Courier-Gazette* reports "The floral offerings at the Browne funeral this morning was one of the most beautiful and profuse ever made. Mr. Browne was one of McKinney's most popular and highly esteemed and respected citizens and business men." Ed was buried at the Pecan Grove Cemetery. The Elks later published in the newspaper a Resolution

of Respect that read in part:

The taking of this brother from his associates, his lodge, his friends, his home and his family, his taking at such an age when he was so keenly alive to all the hopeful and holy impulses of love and ambition, while the gates of opportunity were unfolding before him, seems to us most unfortunate, exceedingly regrettable and sad.

Ed's widow Mary who was pregnant at the time of his death gave birth to a baby boy in October. Six months later she sold the West Lamar Street house to auto dealer Harvey J. Harris for \$14,000. Upon selling the house, Mary moved in with her mother Ozella Abernathy on West Virginia Street. Mary, served as church organist for St. Peter's Episcopal church and for a while was employed by local theaters. Mary died at the age of 85 in 1971 and is interred at Pecan Grover Cemetery next to her husband.

Harvey Julius Harris (1888-1961)

Harvey J. Harris came to McKinney from Waxahachie in 1918 to start an automobile dealership selling Ford cars and trucks. During the eight years he lived in McKinney he built a business that became one of the largest dealerships in Texas.

Harvey Harris was born near Holly Springs, Mississippi to blacksmith Benjamin F. Harris and his wife Mary Wallace in 1888. Though Benjamin and Mary had 10 children, five died before their first birthday. Around 1898, when Harvey was 10 years old, the family moved from Mississippi to near Waxahache, Texas. Harvey graduated from high school in 1904. Four years later he married Arvia J. Wallace.

In 1909, in what appears to be a strategy for finding a job, Harvey took the civil service exam. Yet, the 1910 Census indicates that Harvey was working on an Ellis County farm. By 1916, Harvey earned enough money (or influence) to partner with three other men to become co-owner of the W.B. Jackson Motor Car Company of Waxahachie, a Ford dealership. This new-found opportunity allowed Harvey to purchase a house in town. However, in April of 1918, the desire for more opportunity lead Harvey and one of his partners, Walter B. Jackson, to begin a second dealership not in Waxahache but in McKinney on North Kentucky Street. The firm known as Jackson-Harris Auto Company was an immediate success and the following year the owners added a second-story machine shop making the firm the largest of its kind in Collin County, according to the *McKinney Courier-Gazette*.

With the success of their new enterprise, Walter and Harvey sold their interests in their original Waxahache dealership to focus on the one in McKinney at the end of 1919.

The infusion of cash allowed the Jackson-Harris Auto Company erect a gas station on West Louisiana Street as well as purchase a petroleum company in Clarksville, Texas. The company's prospects looked bright for 1920. However, in March of 1920, the 46-year-old Walter B. Jackson died following an operation for appendicitis.

Despite what could have been a major setback, the dealership continued to flourish. In fact, a month after Walter's death, Harvey Harris purchased the home of Ed Browne on West Lamar Street for \$14,000, an unusually large sum for a house of its size. The following year Walter's widow who inherited her husband's interest in the firm sold it to the Rose-Wilson Motor Company of Dallas, thus making the Dallas company Harvey's business partner. The new partnership arrangement established itself as the Harris Motor Company. By 1923, the Harris Motor Company employed 17 people selling 50 new Fords and 75 used cars per month from a 29,000 square foot facility. In 1924, Harvey moved the business from Kentucky Street to an even larger facility he had erected on East Virginia Street.

Harvey also experienced expansion in other aspects of his life. In 1926, he added a second-story bedroom to his West Lamar Street home and increased his already extensive civic activity. It is difficult to overstate Harvey Harris' impressive civic involvement in McKinney. The following is a list of organizations he served and positions he held:

Rotary Club, president
Hospital Board, president
Boy Scouts, president
Businessmen's Class of First Baptist Church, president
Knights of Pythias, vice chancellor
Building & Loan Association, officer
McKinney Chamber of Commerce, director
Central State Bank, director
Mystic Shrine, membership chairman
Retail Merchant Association, director
Mason, 32nd Degree

An article appearing in a September 1926 issue of the *McKinney Courier-Gazette* declares that Mr. Harris was retiring from the dealership business and would not move from McKinney. However, his actions sent mixed signals regarding that point. A mere two months before the announcement of his "retirement" at the age of 38, Harvey was appointed to McKinney's Hospital Board but that same month he sold his West Lamar

Street home to banker A.H. Eubanks. In September, he hosted an “appreciation party” for his 26 employees. Finally, in December of 1926 Harvey announced that he was moving to Dallas and resigned from several McKinney organizations.

In Dallas, Harvey organized the real estate firm known as Harris-Vaughn-Bush-Taylor Corporation, made up of two of his son-in-laws. He died in 1961 at the age of 73 and is entombed in the Abbey Mausoleum at the Restland Cemetery in Dallas. Harvey and his wife Arvia had three children, Rupert, Harva and Dorothy. Arvia died in Dallas in 1963.

Andrew Hardy Eubanks (1886-1940)

Hardy Eubanks worked in banking and oil in Collin County for over a decade before taking the Active Vice President position at McKinney's Central State Bank in 1925.

Hardy was born in Westminster, Texas to farmer William F. Eubanks and Mary Ann McAlister. Hardy's parents had moved from Arkansas to the Collin County community about 18 miles northeast of McKinney around 1876. When Hardy was a young teenager, he lost both parents and went to live with his sister and her husband. Hardy attended public school in the Denton area before entering a business school in Fort Worth at the age of 18. Upon finishing his business studies after two years, Hardy found work as a street car conductor in Dallas around 1907.

In 1911, Hardy moved back to Westminster and entered the banking business as a bookkeeper for the First State Bank. That same year, he married Nora Lee Stewart of Blue Ridge, Texas. Her father, John S. Stewart helped found the Security State Bank in that town just a few miles from Westminster. The marriage and Hardy's new career path established Hardy as “a young business man of sterling qualities and of fine promise” according to an article appearing in a March 1911 issue of the *McKinney Courier-Gazette*.

Hardy continued to advance his career by finding new opportunities at other banks in nearby towns, including Copeville and Josephine. In 1921, the Texas State Insurance and Banking Commissioner appointed Hardy to the position of Bank Examiner for the Greenville district which he held for two years before resigning to become the Active Vice President of Farmers State Bank of Mexia. In 1926, Hardy moved to McKinney to assume the same position for the Central State Bank. Soon after his arrival he purchased the Craftsman-Style house at 505 West Lamar Street from automobile dealer Harvey J. Harris.

Hardy held the Active Vice President position with the Central State Bank for 14 years until his death in 1940. His achievement in banking spilled over into other areas of his civic life. Even before coming to McKinney, Hardy was among only three people in Texas who had been conferred as "life-time members" by Rotary International. Such a honor was granted "in recognition of benefaction to humanity." While living in McKinney, Hardy was an active Mason and Shriner and a member of the First Baptist Church. He served with the Collin County Bankers' Association and Chamber of Commerce. In 1936, Texas Governor James Allred appointed Hardy to the State's Board of Regents overseeing seven colleges. In 1938, he was the recognized director of the Texas Good Roads Association, an official advisory board that was hugely responsible for building, widening and improving Highway 75. A few months before his death, the National Democratic Headquarters appointed Hardy as Chairman of the Fourth Congressional District in charge of raising funds and preparing for fall elections.

Hardy and his wife Nora had six sons. Three of the sons followed their father's career in finance. One son was a career Navy Captain. Another was with the Audubon Society. In 1953, Nora sold the Lamar Street house to Mrs. Anna S. Jeter, widow of Dr. A.J. Jeter, and moved to Mineral Wells. At her death in 1980, her remains were removed to Pecan Grove Cemetery in McKinney for burial.

C. Property Ownership

Address: 505 West Lamar Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, (CMC) Lot 616

Purchase Date	Seller	Buyer	Book/Page
Sep. 23, 1841	Republic of Texas	William Davis	
Mar. 24, 1849	William Davis	Town of McKinney	B / 279
Sep. 6, 1850 ¹	State of Texas	William Davis	J / 459
Mar. 1, 1852	Collin County Court	George White	F / 85
Nov. 28, 1856	George White	G.A. Foote	J / 573
Apr. 15, 1898	G.A. Foote	Corinne Foote	83 / 104
Dec. 6, 1904	N.A. & Corinne Shaw	W.E. Ditto	130 / 72
Feb. 21, 1914	W.E. & Lula Ditto	H.A. Abernathy	204 / 315
Apr. 8, 1914	H.A. Abernathy	Ed Browne	190 / 1
Apr. 26, 1920	Ed Browne	H.J. Harris	230 / 55
Jul. 1, 1926	H.J. Harris	A.H. Eubanks	263 / 103
Jun. 7, 1946	Nora Lee Eubanks	Anna S. Jeter	366 / 403
Apr. 21, 1953	James R. Jeter ²	Scott & Justine Abernathy	469 / 472
May 19, 1995	Scott Abernathy	Kenneth & Kathryn Brown	95-/0034795
Jul. 28, 1998	Kenneth & Kathryn Brown	Bettina Lynn Bush	98-0062704
Jan. 20, 2005	Bettina Lynn Bush	B. & M. Ripperger	5843 / 3480
Dec. 1, 2017	B. & M. Ripperger	Elizabeth S. Beck	

¹ This is the date the State of Texas issued a patent reaffirming William Davis' ownership.

² The son and heir of Anna S. Jeter.

D. Tenant History

Tenant history is the same as owner history.

E. Narrative History

In 1841, the Republic of Texas granted William Davis 3,129 acres of land in return for his participation in the new nation's battle for independence. This two square-mile tract of land was situated on East Fork of the Trinity river in what was then Fannin County. After the Republic of Texas became the 28th state to enter the United States of America in 1845, it subdivided several counties into smaller units. Collin County was such a county, carved out of Fannin County.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent re-affirming the Republic's grant of land to William Davis. This grant was recorded and signed by Governor E.M. Pease in 1856. Even before this grant was recorded by the new State of Texas officials, William Davis and his wife at the time, Margaret, "donated" 120 acres of this tract to the Collin County Commissioners to create the new County Seat in the City of McKinney in 1849. At the time of his donation, Mr. Davis considered this acreage to be some of his least valuable land because of the heavy brush that covered it. Still, as consideration for granting this property, he was deeded three lots within the new town site, which he sold as quickly as he could. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks. The blocks were subdivided into smaller lots and sold to finance the City of McKinney. As a side note, shortly after donating the land to be a new city, William abandoned his wife and child in McKinney and headed to California to search for gold. Land records indicating that William and Margaret were married for only a few years following the donation. By early 1859, William was married to a woman named Sallie (a.k.a. Sarah).

After the Original Donation's 87 blocks were divided into lots, it was the job of the County Commissioner to sell these lots to buyers. In March of 1852, Judge J.B. Wilmeth acting on behalf of Collin County sold the entirety of Block #71 along with some contiguous lots to surveyor George White for \$250. Four years later Mr. White sold this property to physician G.A. Foote for \$300.

When Dr. Foote purchased Block #71, he was married to Eliza Jane who also purchased some adjacent property in her name which Dr. Foote inherited when she died in 1889. Nine years later in 1898, at the age of 75, Dr. Foote married the 29-year-old Corinne Lee of Clarksville, Texas. Four days after the wedding, Dr. Foote deeded Block #71 and other nearby lots to his new bride for "one dollar paid in cash and love and affection." With unusual specificity for a warranty deed, the document describes the

property as follows:

To wit all of Block (71) Seventy one as shown on the map on plat of the Town of McKinney, containing residence house, and out houses, smoke house, store house, and servants house, also all household and kitchen furniture, silverware, piano, library and books and any an all things belonging to said household, said Block 71 containing building lot North of residence, also one surry (sic) and double harness for same, also about two (2) acres of land including barn, carriage house, corn house and hog lot.

What appears to be a gallant gesture d'amour, later in the document shows that Dr. Foote was merely establishing a life-estate that gave him possession of the property for life but not ownership. In 1902, four years after signing the deed, Dr. Foote died leaving Corinne to do what she wanted to with the property. Corinne remarried in 1904 to wealthy farmer Nicholas A. Shaw in her home town of Clarksville. That same year Corinne sold the property that Dr. Foote had given her as a wedding present to grocery merchant William E. Ditto for \$8,000.

When Mr. Ditto's wife died in late 1913, he sold a little over an acre of his property fronting West Lamar Street to real estate abstractor Harvey A. Abernathy, nephew of William M. Abernathy. Harvey Abernathy went about dividing the property into three lots and in April of 1914 sold one for \$1,100 to his cousin's husband, grain dealer Edward P. Browne.

In late Spring of 1915, Mr. Browne hired a contractor from Dallas identified as L. Caruthers to build a Craftsman Style home on his lot now known as 505 West Lamar Street. Mr. Browne and his wife Mary moved into their new house at the end of the year. It is not known who L. Caruthers was but he is known to have built another house in McKinney on Tucker Street for banker Tom Scott the same year. The use of river rock on these houses shows the builder's understanding of the Craftsman aesthetic that valued the creative use of natural materials.

In 1919, Mr. Browne died in an auto accident. The following year, his widow Mary sold the house to auto dealer Harvey J. Harris for \$14,000. Mr. Harris was a successful businessman and civic leader who looked to make McKinney his permanent home after moving to the city to start his business in 1918. In 1926, Mr. Harris enlarged the house by adding a second-story bedroom in what appeared to express his desire to remain in McKinney for many more years. Yet, three months later, he sold his house and business, resigned from his civic duties and moved to Dallas.

In 1926, banker Andrew Hardy Eubanks purchased the house from Mr. Harris for \$6,000 cash and assumed the five \$1,000 payments remaining on a note held by Mr. Harris. Though Mr. Eubanks purchased the house in July, he agreed not to take possession of it until January 1, 1927. Mr. Eubanks and his wife Nora Lee along with their six children occupied the house until Mr. Eubanks' death in 1940. Nora Lee sold the property in 1946 to Anna S. Jeter, widow of Dr. A.J. Jeter, for \$10,000. Mrs. Jeter died in 1950 and her son James R. Jeter sold the property in 1953 to Scott Abernathy for \$9,500. Scott Abernathy was the son of Harvey A. Abernathy and grew up in the house immediately to the east of the old Ed Browne House. Scott Abernathy was a land abstractor like his father and kept an office at 212 East Virginia Street. Scott died in 1980. His wife Justine died in 1994 leaving their son Scott, Jr. to sell the house in 1995 to Kenneth and Kathryn Brown (no relation to Ed Browne).

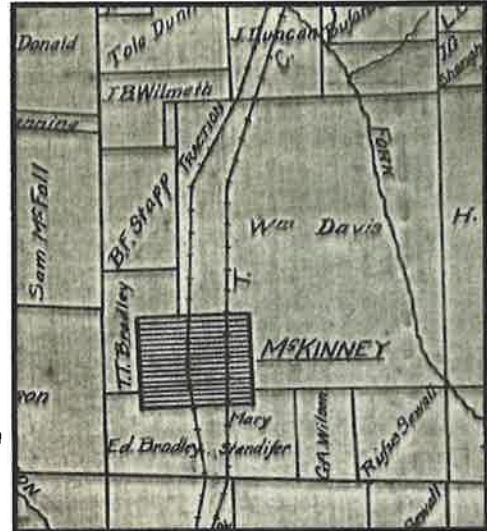
The Ed Browne house represents a fresh interpretation of the Craftsman style which sets it apart from other McKinney homes from that era. The home's generous outdoor spaces diffuse the boundaries between inside and out. This, along with a keen attention to construction details and materials, indicates that the designer, builder and owner were conscious of making a forward looking architectural statement. This home is a stand-out residence worthy of recognition and preservation.

F. Drawings

William Davis Headright

When Texas became a republic, it granted land to participants in the battle for independence. There were several classes of grants available depending on when a person arrived in Texas and if they were married. Generally, a married man who was in Texas before March 2, 1836 would be eligible for a First Class Headright grant of one league and one labor of land (4,605 acres). A single man could get 1/3 of a league and one labor.

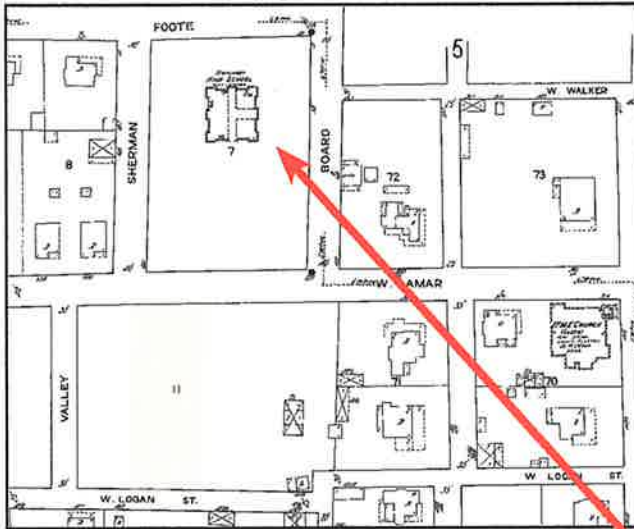
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associate with his contribution to Texas independence.



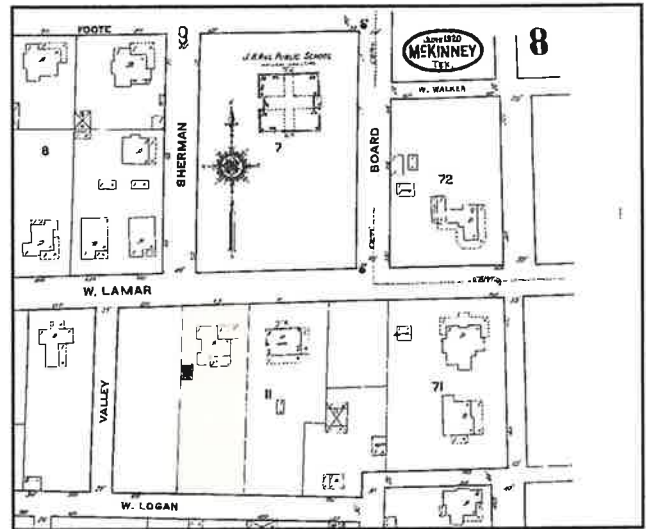
This grant became known as the Davis Survey and amounted to 3,129 acres which encompassed the site chosen to be the County Seat of Collin County. William Davis donated 120 acres of his land to the County Commissioners to be used to create the town of McKinney. The legal description of properties which were a part of this donation include the words "McKinney Original Donation." The photo below shows the Davis Survey and the McKinney Original Donation (outlined in blue) overlaid on a map of McKinney's downtown area.



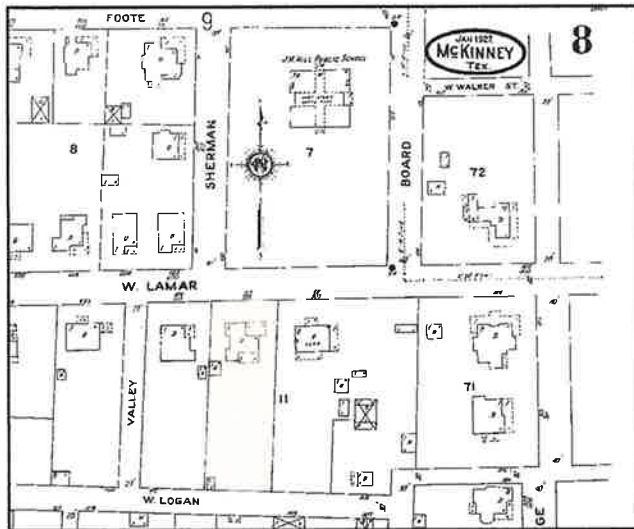
Sanborn Maps: 1914 - 1927+



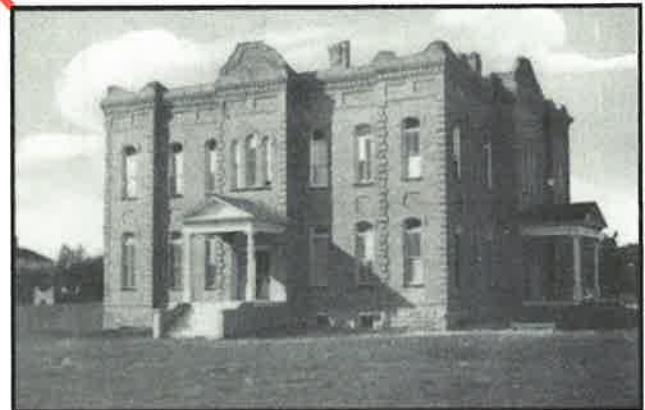
1914



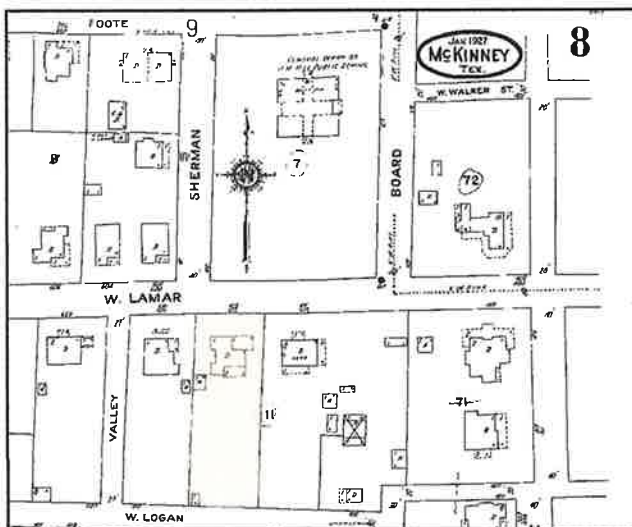
1920



1927



When Ed Browne had his house built on West Lamar Street in 1915, it was across the street from the **J.H. Hill High School** (Central Ward School). The building was built in 1889 and originally housed the McKinney Collegiate Institute for many years. However, it was F.G. Jones who used the building for his own private boys-only school when the building became known as the Jones Academy. The Academy closed around 1908 and the building was sold to the City of McKinney for \$10,000. The building was used as a school until 1963 when it was sold and razed to make way for the apartment complex that presently occupies the site.



1927+



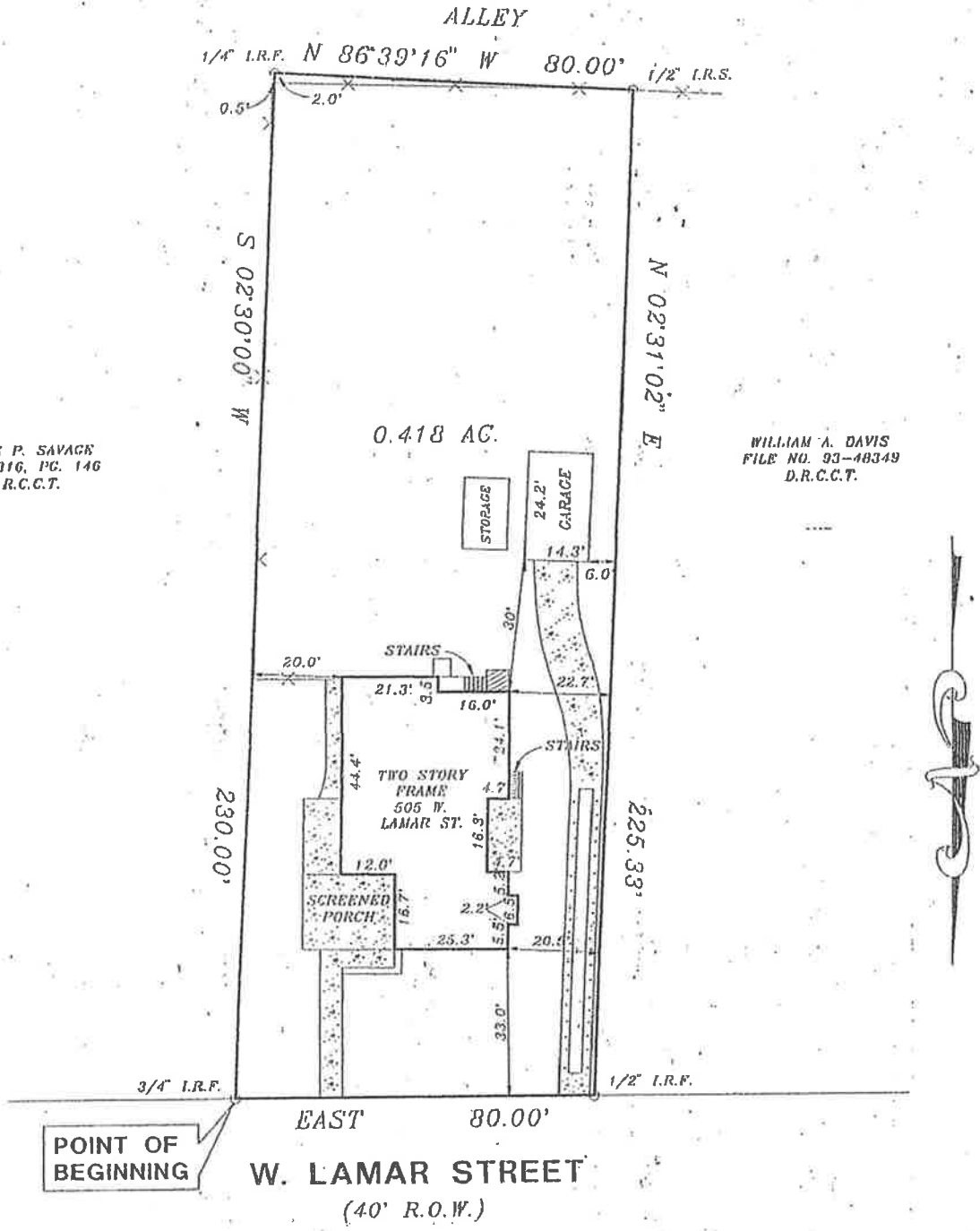
The map above shows the neighborhood around 505 West Lamar Street. The aerial photo below shows the Ed Browne House on Lamar Street, near the corner of Sherman Street.



Site Plan for 505 West Lamar Street

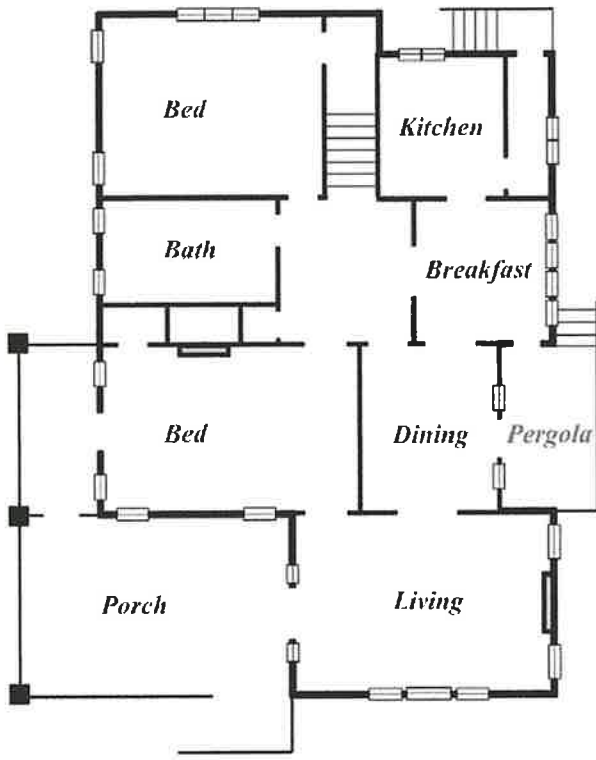
JAMES P. SAVAGE
VOL. 2016, PG. 146
D.R.C.C.T.

WILLIAM A. DAVIS
FILE NO. 93-48349
D.R.C.C.T.



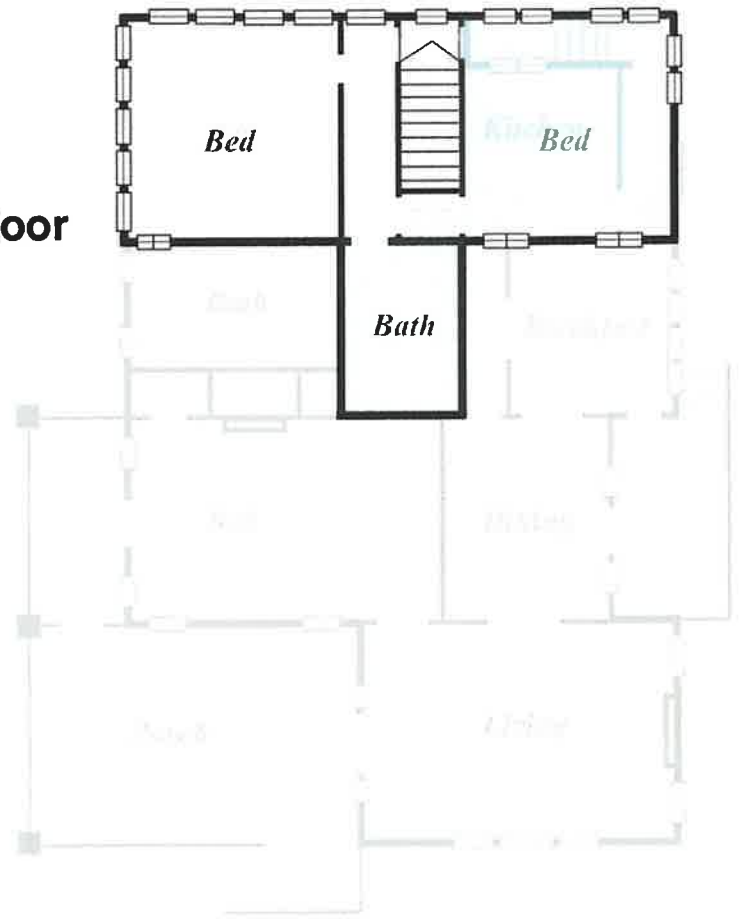
Floor Plan

This plan shows the Ed Browne House in its current configuration.



First Floor

Second Floor



Added in 1926

G. Photographs



Ed Browne's father
Charles M. Browne
 (1827-1894)



Ed Browne's mother
Fielder Ann Robbins
 (1848-1901)

JURY CASES.

Monday, January 19th.

H. H. Bell vs R. W. Bryant, et al.
Browne Grain Co., vs H. & T. C. Ry. Co.
Browne Grain Co. vs H. & T. C. Ry. Co.
Browne Grain Co. vs H. & T. C. Ry. Co.
 Collin Co. Grain Co. vs H. & T. C. Ry. Co.
 Collin Co. Nat'l. Bank vs St. L. & S. W. Ry. Co. et al.
 H. R. Chaddock vs G. C. & S. F. Ry. Co. et al.

Tuesday, January 20th.

M. G. Portman vs J. L. Angle.
 J. H. Hagins vs H. H. Burch.
 E. B. Marchant vs R. L. Stone.
 Mutual Mfg. Co., vs F. I. N. Hood.

Wednesday, January 21st.

J. W. Combest vs Gilbert Chilton.
 S. E. Jones vs L. H. Rowan.
 J. E. Jones vs J. W. Rowan.

Monday, January 26th.

W. A. Hauser vs D. D. Rodgers.
 J. I. Stark Grain Co., vs St. L. & S. W. Ry. Co.
 San Antonio & Ark. Pass Ry Co. vs *Browne* Grain Co.
 St. L. & S. W. Ry Co. vs Browne Grain Company.
 St. L. & S. W. Ry Co. vs E. P. and C. V. *Browne*.
 T. B. Wilson vs Dorsey and Wolfe.
 A. A. Angle vs A. J. Farrell et al.

NON JURY CIVIL DOCKET

Monday, February 2nd.

Alice R. Barnum vs J. K. Shephard, Garnishee.
Browne Grain Co., vs M. K. & T. Ry. Co. et al.
 J. H. Bingham vs Texas Cotton Mill Co.
 Brannon Brothers vs S. E. Tippet.
 H. R. Chaddock vs Kitchen Grain Co.

FATAL AUTO ACCIDENT; ED P. BROWNE ALMOST INSTANTLY KILLED NEAR HERE SUNDAY

WILSON MAY START HOME THIS WEEK

IF TREATY IS SIGNED TOMORROW HE WILL RAIL THURSDAY.

Ed P. Browne, one of McKinnon's well known young business men, being a member of the Browne Grain Company was almost instantly killed, about 12 o'clock Sunday in an automobile accident which occurred on the Dallas pike. The accident occurred about one and one half miles from the public square.

 Head Crushed.

The car which was owned and driven by F. W. Emerson turned over and Mr. Browne was caught under the machine. His head was crushed and several bones in his body broken. Browne lived only about twenty minutes. Mr. Emerson who was driving the car was only slightly injured.

 Buried In This County.

Ed P. Browne was 22 years old. He

Ed Browne was born in South Carolina but the family moved to Collin County when he was three years old. In 1907, Ed joined his brother Corbin in the grain business as the Browne Grain Company. By 1918, it was one of the largest grain companies in North Texas. Curiously, the company was frequently involved in legal disputes with railroad owners, grain suppliers and even its own customers. Yet, after Ed's fatal accident in 1919, his passing was abundantly lamented by friends, family and business associates.



**Mary (Abernathy) Browne's father
William Meshack Abernathy
(1843-1911)**

Mary and the Abernathy Family

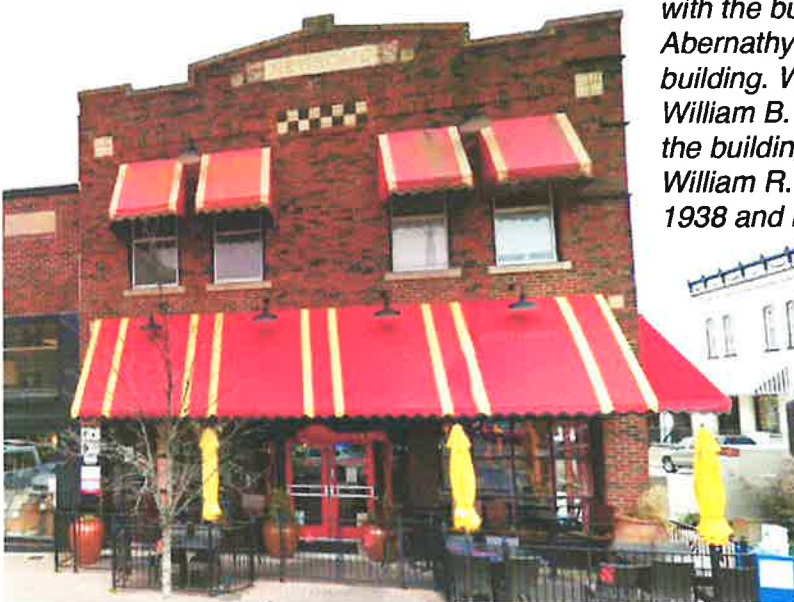
*Ed Browne married **Mary Abernathy**, daughter of William M. Abernathy and wife Lucy Roberts, in 1910. The Abernathy family was among the pioneer settlers of McKinney.*

The family began their migration from Mississippi to Collin County in 1876 when two brothers William M. and Mercer G. Abernathy came to McKinney and formed the law firm of Abernathy Brothers on the site now occupied by Spoons Cafe. A few years later their brother Gideon arrived in McKinney along with the brothers' parents.

During the Civil War, the eldest brother William M. Abernathy was a courier for Robert E. Lee and is said to have transported the last dispatch that passed between General Lee and General Grant regarding the surrender of the Confederate Army.

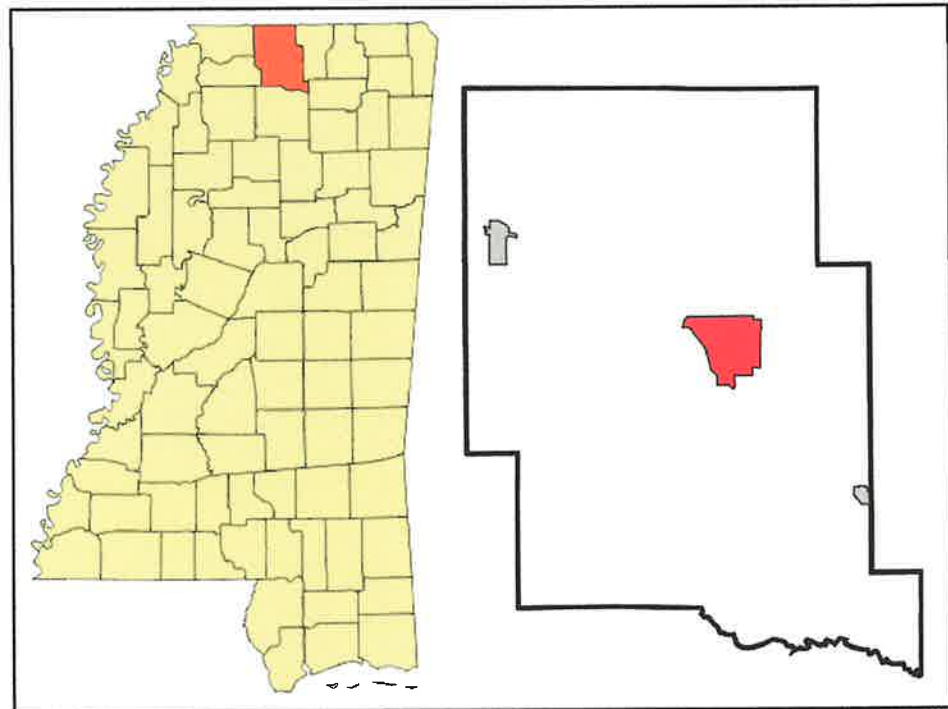
The youngest brother, Mercer G. Abernathy, shared a practice with his William until Mercer was elected County Judge in 1888. Mercer later rejoined the practice after nearly a decade as Judge. The two brothers had sons who eventually joined them in the practice. One of those sons was William Roberts Abernathy, who became one of the wealthiest men in Collin County.

When William M. Abernathy passed away in 1911, his son William Roberts Abernathy continued to office in the building owned by the Newsome family. The building was razed in 1926 and replaced with the building that now occupies the lot. W.R. Abernathy continued to be a tenant in the new building. When the new building was built, its owner William B. Newsome, placed a stone inscription on the building bearing the Newsome name. However, William R. Abernathy purchased the building in 1938 and renamed the building with an "Abernathy" inscription cemented over the name of the previous owner. Around 2011 the stone bearing the Abernathy name broke off unexpectedly from the building to reveal the Newsome name. From 1876 until 1953, at least one member of the Abernathy family rented office space in the buildings that occupied this lot.





The photo at left was taken around 1908 and shows William M. Abernathy with three of Mary's nieces and one nephew. From left to right: Mary Frances (1902-1089), William Perry Abernathy (1906-1953), King Daniel, Jr. (1907-1992) and Lucy Ozella (1903-1997).



Holly Springs, Mississippi was the original home town of several families who moved McKinney in the late 19th Century. The families who settled in McKinney include names like Fant, Erwin, Anderson and Mattison. However, the most famous family to immigrate to McKinney from this town was the Abernathy family. Many Abernathys were lawyers and judges with significant land holdings in town and around the county. It is also the birthplace of Harvey J. Harris, the second owner of the Ed Browne House. Holly Springs is in Marshal County, on the northern boarder of the state. In 1893, the town's population totaled about 2,200.



Harvey J. Harris
(1888-1961)

Harvey J. Harris came to McKinney from Waxahachie in 1918 to start an automobile dealership selling Ford cars and trucks. During the eight years he lived in McKinney he built a business that became one of the largest dealerships in Texas.

Harvey Harris was born near Holly Springs, Mississippi to blacksmith Benjamin F. Harris and his wife Mary Wallace in 1888. When Harvey was 10 years old, the family moved from Mississippi to near Waxahache, Texas. Harvey J. Harris came to McKinney from Waxahachie in 1918 to start an automobile dealership selling Ford cars and trucks. During the eight years he lived in McKinney, he built an enormously successful business. Though he lived in McKinney for a relatively short time, he became the head of many of the City's civic organizations.



Second - Hand Fords



IF YOU HAVE A FORD YOU WANT TO SELL WE WANT TO BUY IT.
IF YOU WANT TO BUY A SECOND HAND FORD PERHAPS WE HAVE IT.
Spot cash paid for all second hand Ford cars. Don't sell until you see us.

Jackson-Harris Auto Co.
AUTHORIZED FORD SERVICE STATION
Phone 68. North Kentucky Street

Harvey Harris' partner Walter B. Jackson died two years into their McKinney business venture. Eventually Harvey became the sole owner of the business which was originally located on North Kentucky street. In 1924, Harvey moved his dealership and garage into a newly constructed building on East Virginia Street near the Old Post Office and just west of the gas station as seen in the pictured above.



Andrew Hardy Eubanks
(1886-1940)

EUBANKS AS CHAIRMAN IN REGENCY APPOINTMENT

MCKINNEY MAN RECEIVING MANY CONGRATULATORY MESSAGES FROM OVER STATE ON HONOR CONFERRED UPON HIM AS MEMBER AND OFFICIAL HEAD OF EXECUTIVE BODY OF SEVEN BIG STATE TEACHERS COLLEGES.

A. H. Eubanks, who was recently notified by phone of his appointment to the Board of Regents of the seven State Teachers Colleges, was received his appointment by mail to learnment was also ship of that in

The Board of Regents has regular stated meetings, but none of

STATEMENT OF THE CONDITION OF CENTRAL NATIONAL BANK OF MCKINNEY

MCKINNEY, TEXAS

As of Close of Business December 31, 1937



ASSETS	
	\$21,899.77
	18,295.00
	2,850.00
	74,800.00
	2,490.00
	113,990.00
	24,378.51
	22,098.62
	17,875.31
	392,000.00
Total	\$1,115,681.00
LIABILITIES	\$1,610,782.37

LIABILITIES	
	\$ 23,000.00
	11,000.00
	26,320.00
	74,800.00
	275.00
Total	\$1,404,957.37

Hardy Eubanks began his banking career in Westminster, Texas at the First State Bank, started by his father-in-law John S. Stewart. Hardy made several transfers as he advanced in his career. He worked at banks in Copeville, Josephine and Mexia before coming to McKinney in 1926 to fill the position of Acting Vice President of the Central State Bank. He was also active in state and local civic affairs including serving as a Regent overseeing Texas colleges. Following Hardy's death in 1940, his brother-in-law James C. Stewart assumed his vice-president position at the bank.

THE ABOVE STATEMENT IS CORRECT.

A. H. EUBANKS
ACTIVE VICE PRESIDENT

OFFICERS

ADD L. WILSON, Chairman	J. C. STEWART, Cashier
F. B. POPE, President	H. SIMS CAMPBELL, Assistant Cashier
W. A. POWELL, Vice-President	L. F. DRABER, Assistant Cashier
A. H. EUBANKS, Active Vice-President	W. L. SLAZENER, Assistant Cashier

DIRECTORS

A. F. Coffey	V. B. Page	A. H. Eubanks	E. G. Ward
R. Harry Dowell	ADD L. Wilson	Dr. C. F. Lewis	James C. Stewart

Banks of McKinney

In McKinney's early years, a few wealthy individuals opened private banking firms to loan money to farmers and entrepreneurs. Irish-born Francis Emerson was one of the first. In 1872, he began doing business as Emerson & Company on the west side of the Square. The arrival of rail lines boosted economic activity and demand for borrowing followed. In order to meet this growing demand, Mr. Emerson solicited and acquired stockholders and nationalized his enterprise as the **First National Bank of McKinney**. The bank operated in the building now occupied by Snug on the Square. The bank later moved from Kentucky Street to a newly constructed Neo-Classical building on the east side of the Square in 1915. In 1932, the Collin County National Bank purchased the First National Bank and moved into the building on Tennessee Street. Some of the founders associated with the FNB include: Francis Emerson, T.T. Emerson, T.H. Emerson, John L. Lovejoy, and C.H. Welch. Newton Burkett began working for the FNB in 1925 and stayed on when the CCNB bought it.

Another private firm to emerge as a bank was the **Collin County National Bank**. It organized as a bank in 1881 but did not nationalize until after its competitor. Even so, it is often cited as McKinney's first bank. The bank first operated on Louisiana Street just east of the Square but in 1891 moved into the Richardsonian Romanesque building that once stood on the south-west corner of the intersection at Tennessee and Louisiana Street. Some of the founders associated with this bank include: I.D. Newsome, G.A. Foote, W.L. Boyd, Z.E. Ranney, W.A. Rhea, J.A. Aston, H.M. Markham, J.W. Throckmorton, and T.B. Wilson.

The third bank to open in McKinney was the Continental Bank and Trust Company of McKinney in 1906, a subsidiary of a Fort Worth bank. In 1909, a local group acquired the assets and changed the name to the Continental State Bank. The name changed again in 1920 to the Central State Bank. The bank received a new charter in 1934 and changed the name to the **Central National Bank**. The original bank operated in the Estes Building (currently the Little Red Hen). In 1918, the bank moved to a newly constructed building which replaced a building that collapsed on the site in 1913 killing eight people. Some of the organizers who purchased the bank in 1909 include: T.B. Wilson, James W. Field, Jesse Atkinson, Lee Elliott, F.E. Wilcox, and John H. Ferguson.



First National Bank



Collin County National Bank



Central National Bank

Evolution of Architectural Style

The first decade of the 20th Century witnessed a huge shift in architectural styles. This shift paralleled the cultural shift that saw improving labor conditions and a growing middle class that had enough money to spend on property and homes, modest though they may be. This new culture had little affinity for the older aesthetic which valued ornamentation and grandiosity. This change is clearly apparent in the architecture of McKinney.

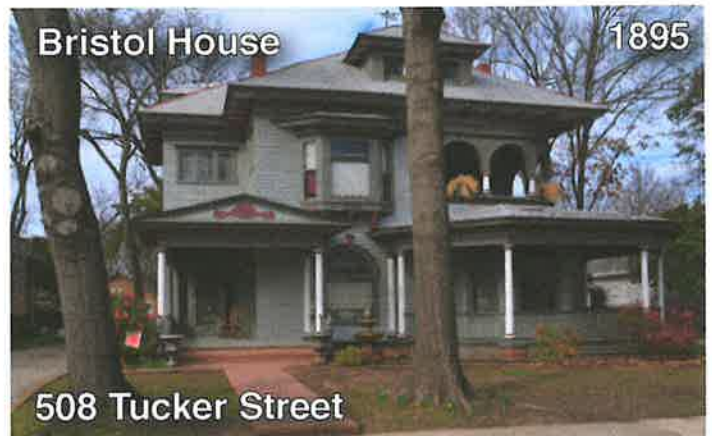
Queen Anne Style

Before 1900, the preferred style was what we now call the Queen Anne Style. This style is characterized by complex gabled roofs, asymmetry, turrets, and an abundance of elaborate ornamentation. Locally, the Aron House at 523 W. Hunt Street exhibits this architectural vocabulary.

Modern Emerging Alternatives

Just before the 20th Century began, however, new architectural forms offered by the Prairie and Foursquare Styles began appearing in home construction. The Bristol House at 508 Tucker Street was one of the first homes in McKinney to incorporate the deep eaves, hip roofs, and the sprawling geometry these new styles offered.

The Heard-Craig House at 205 W. Hunt Street designed by Dallas architect J.E. Flanders incorporates many of these new forms into a home that is still essentially Queen Anne but mimics the symmetry of the American Foursquare Style (see 801 N. Church St.). Five years later, Flanders moved closer to creating a pure Prairie Style home when he designed the J.R. Brown House at 509 N. Church Street.



By the early 1900s, not all builders and clients were ready to abandon the old familiar style and the prestige it conveyed. This resulted in many homes becoming an eclectic mixture of new and old styles.

McKinney builder W.J. Higgins built the Brooke House at 608 W. Hunt Street in 1910. It appears that neither the builder nor the client was ready to embrace the "modernness" of Flander's designed. Instead, the Brooke house preserves the gabled pavilions and proportions of the Queen Anne Style while adding sprawling porches on the first and second floors. The result is a marriage of two styles with a practical solution to ventilation.

The Davenport House which sits across the street at 613 W. Hunt Street was probably built by Higgins in the same year as the Brooke House. Higgins was an accomplished builder of American Foursquare homes and incorporated its boxy, pyramidal forms into many of the homes he built. The pavilion which had a gabled roof in the Brooke House now has a hip roof. Though Davenport house moves further away from the Queen Anne Style, the builder put an ornamental finial at the apex of the roof to remind us of the home's (and the client's) appreciation of tradition.

Elsewhere in McKinney, builders and clients were warming up to the new style. The home at 510 Foote Street build for F.E. Wilcox in 1910 is decidedly in the Prairie Style with its wide eaves, square columns, and hip roof. Still, the window treatment lacks a complete expression of the style.

Finally, in 1911 J.P. Burrus spent \$30,000 dollars on a house at 405 N. Waddill that was unabashedly in the Prairie Style. The Queen Anne vocabulary is completely gone. Thus, a new design paradigm became the mode of the day in McKinney.



Arts & Craft Movement

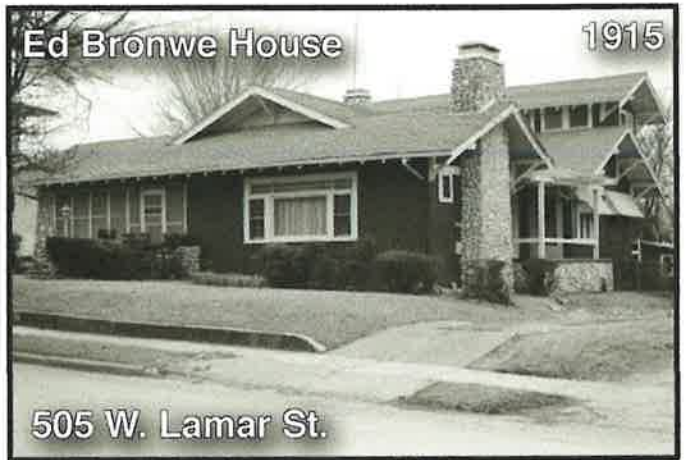
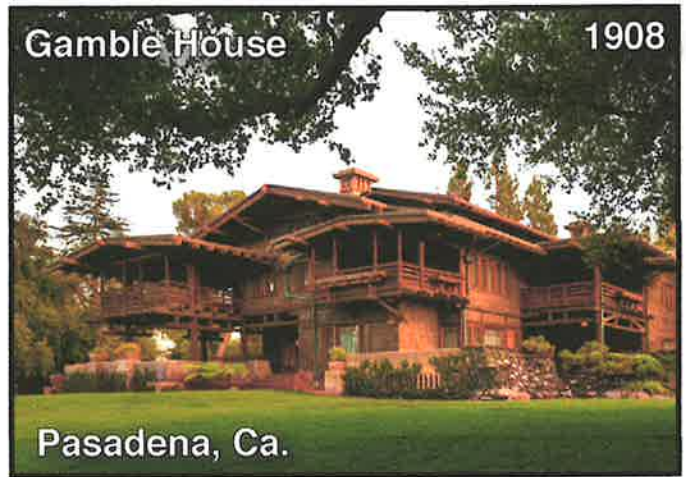
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a style innovation as it was a social movement that regarded the craftsman as artist.

In America, the architectural firm of Greene and Greene was influential in this area, creating what is often called an American architectural masterpiece in the Gamble House in Pasadena, California in 1908. This style is characterized by broad, low-pitched roofs with extended eaves supported by exposed rafters. Stone, brick and wood were used to a natural effect.

In McKinney, the Arts & Craft aesthetic is clearly evident in a house built by Mr. L. Caruthers in 1915 for grain dealer Ed Browne at 505 W. Lamar Street. This house utilizes the same architectural vocabulary expressed in its Californian predecessor.

Other Styles

To a lesser degree, there are other early 20th Century architectural styles represented in McKinney's historic neighborhood. These styles include Classical Revival, Colonial Revival and English Cottage (see examples below). Though these homes are impressive, they did not enjoy the same popularity as the more "modern" looking Prairie and Art & Craft Styles.



The Craftsman Style

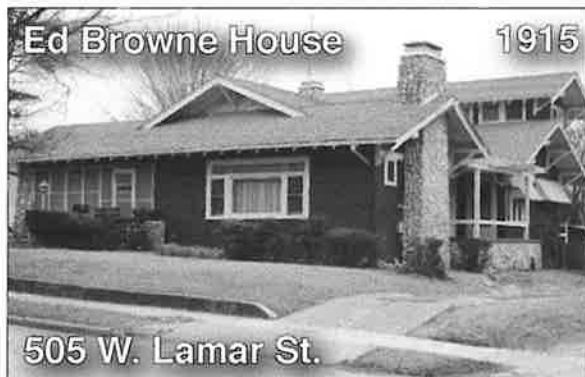
The Craftsman Style evolved from the British Arts & Crafts Movement in the second half of the 19th Century. The style was a conscious reaction to the overly elaborate Victorian Styles. The style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a style innovation as it was a social movement that regarded the craftsman as artist.

The elements that characterize the Craftsman Style are:

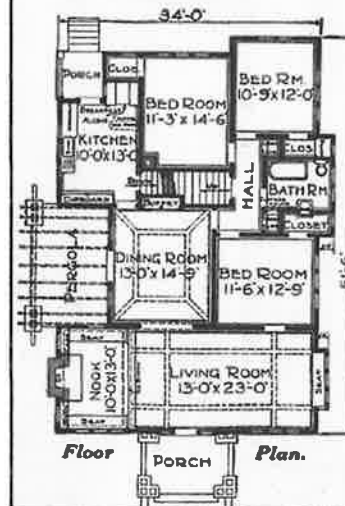
- low-pitched, gabled roof
- wide eaves
- exposed structural beams & rafters
- typically 1 to 1½ stories
- spacious, wide front porch
- tapered columns supported by piers
- use of stone, wood and natural materials
- knee bracing
- broad, horizontal elevations
- irregular floor plans
- rooms connect without hallways

Craftsman Style in McKinney

In McKinney, the Arts & Craft aesthetic is clearly evident in the house built by Mr. L. Caruthers in 1915 for grain dealer Ed Browne. Similarly, the Bass House (builder, A.J. Martin) and the Hill House, both on Tucker street, are other good examples of this style.

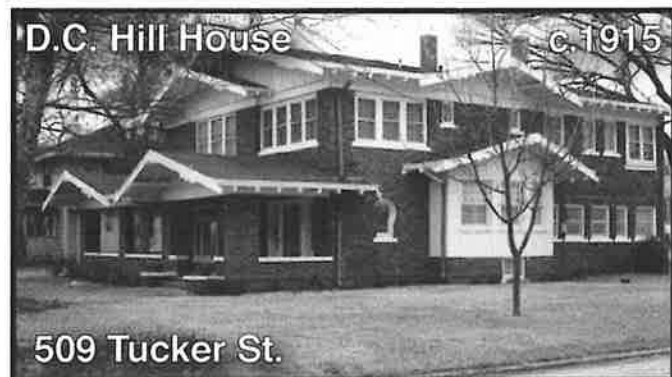
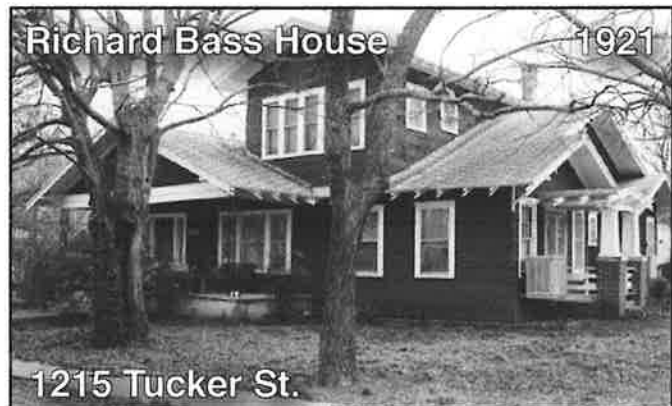


MODERN HOME No. 264B250



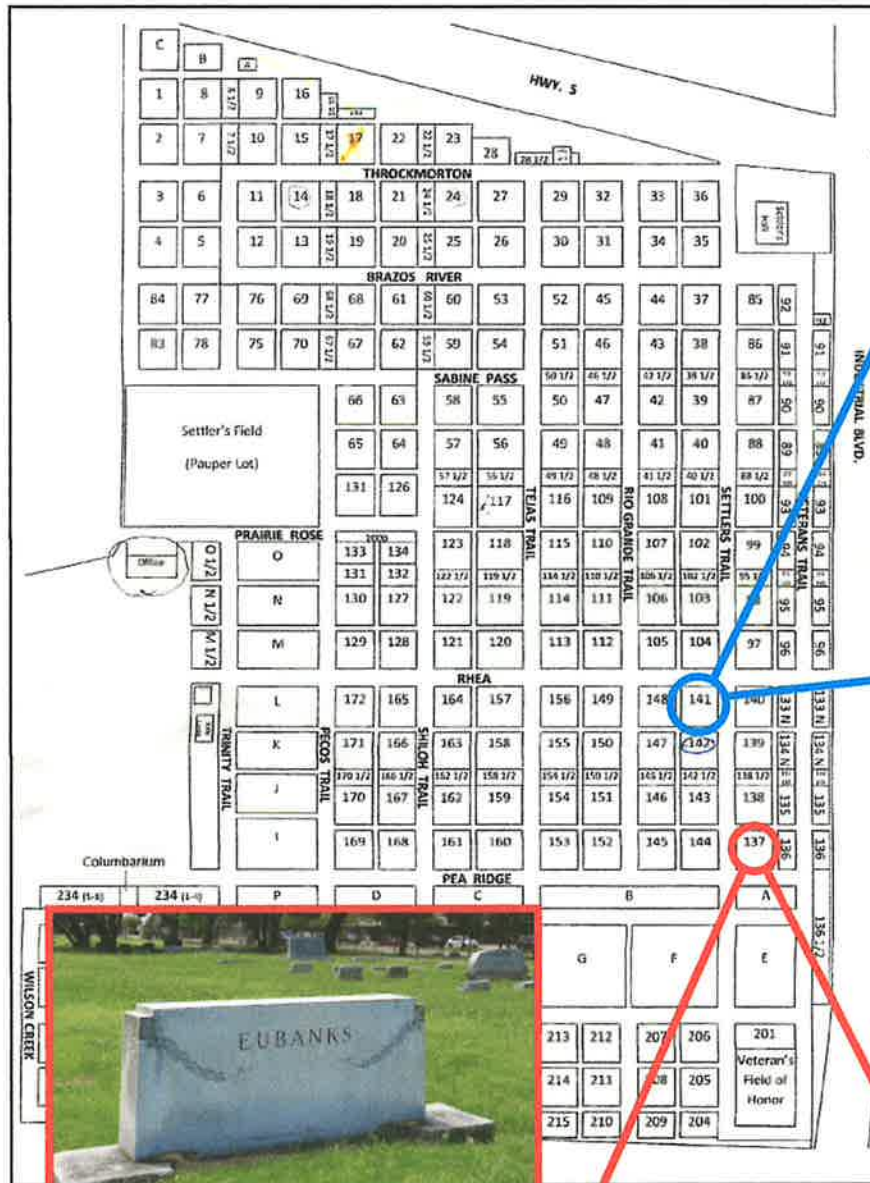
\$1.00 buys the complete plans, specifications and bill of material for this house. \$1,608.00 pays for all of the material, with the exception of cement, brick and plaster, for this house, when purchased from us.

The above illustration shows a home design from a 1916 Sears pattern book.



Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 505 W. Lamar Street.



**Edward P. Browne
(1886 - 1919)**



**Mary (Abernathy) Browne
(1886 - 1971)**



**Andrew Hardy Eubanks
(1886 - 1940)**



**Nora Lee (Stewart) Eubanks
(1890 - 1980)**

Current Photos (2020)



Porch (approach)



North Front



Northeast



Northwest



West (north half)



West (south half)



South



East

Neighborhood Context (2020)

505 West Lamar neighborhood context



View looking **EAST** on West Lamar Street



View looking **WEST** on West Lamar Street

Homes near 505 West Lamar Street



503 West Lamar St.



507 West Lamar St.



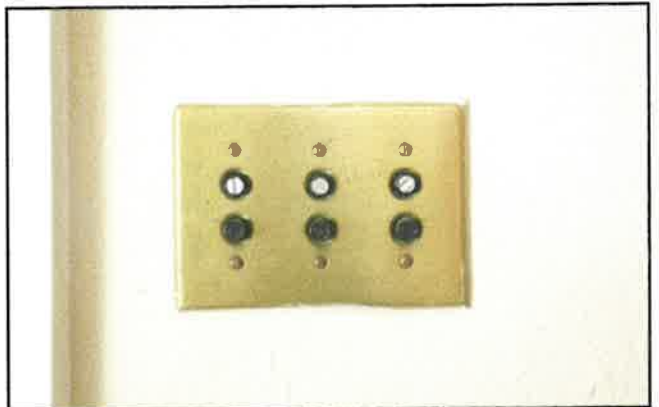
401 West Lamar St.



602 West Lamar St.

Architectural Accents



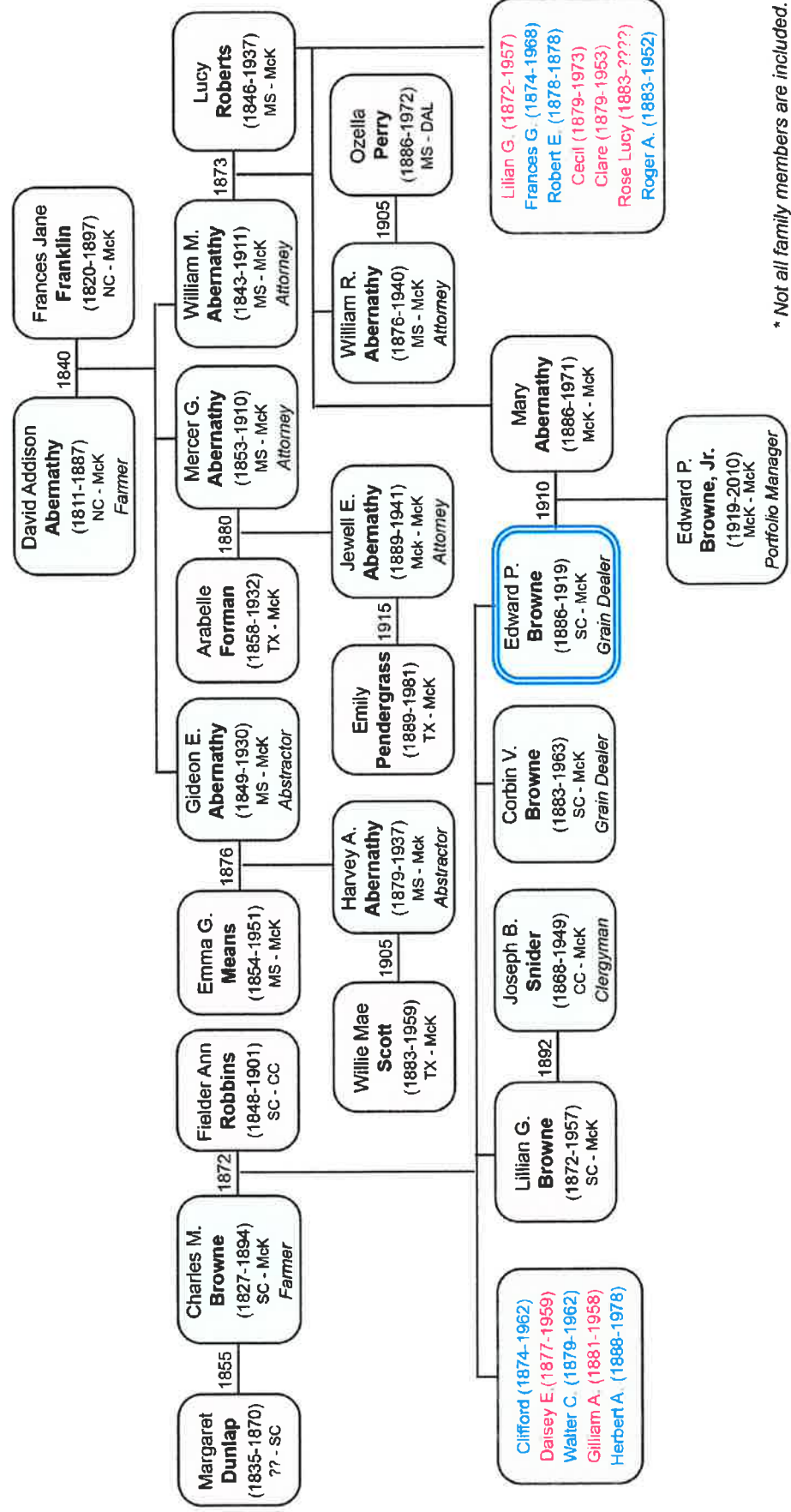




H. Additional Information

Edward P. Browne Family of Early McKinney*

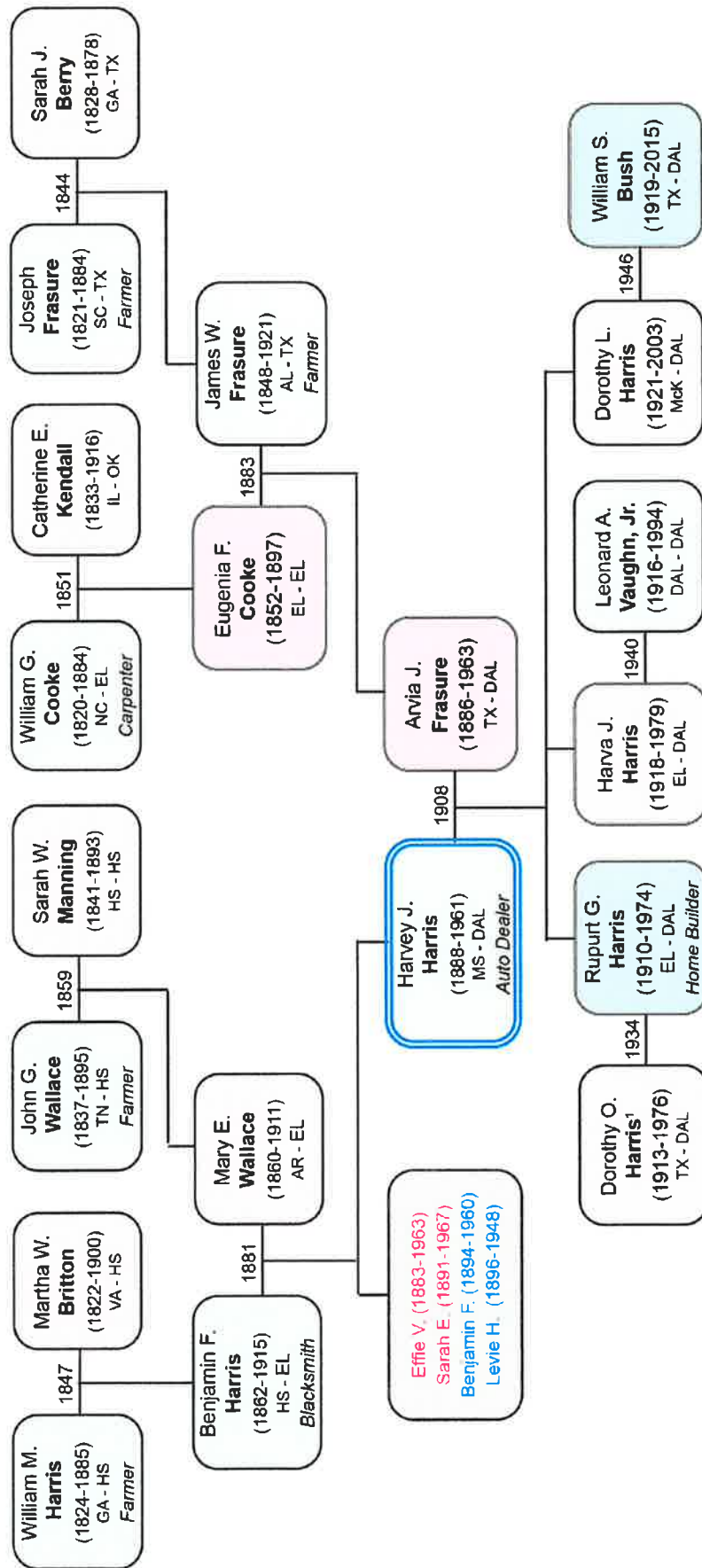
Legend
 CC = Collin County
 DAL = Dallas
 MCK = McKinney
 MS = Mississippi
 NC = North Carolina
 SC = South Carolina
 TX = Texas



Harvey J. Harris of Early McKinney*

Legend

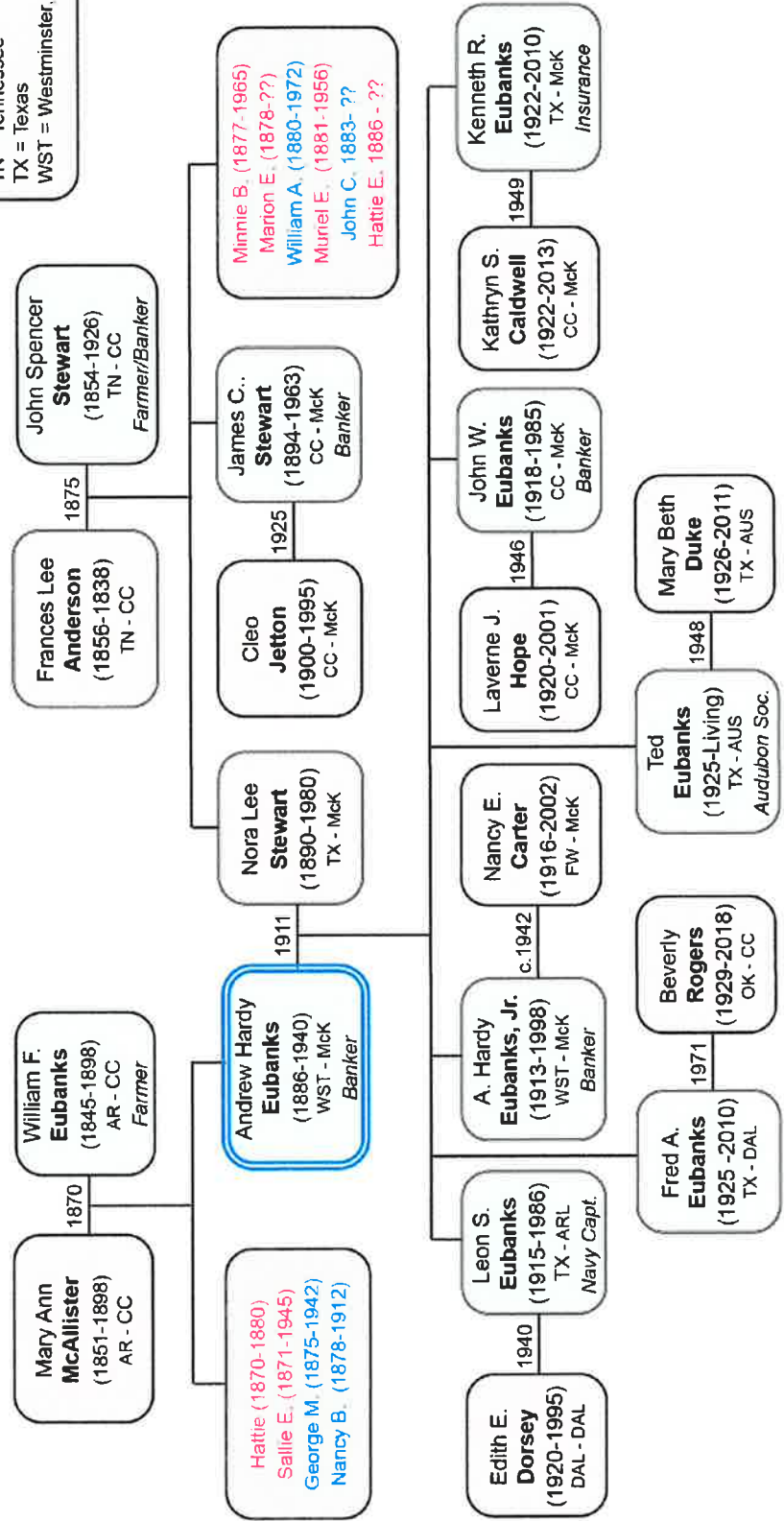
- AL = Alabama
- AR = Arkansas
- CC = Collin County
- DAL = Dallas
- EL = Ellis Co., TX
- GA = Georgia
- HS = Holly Springs, MS
- McK = McKinney
- MS = Mississippi
- TN = Tennessee
- TX = Texas



* Not all family members are included.
 1 No family relationship with husband

Andrew Hardy Eubanks of Early McKinney*

Legend
 AR = Arkansas
 ARL = Arlington, VA
 AUS = Austin, TX
 CC = Collin County
 DAL = Dallas, TX
 FW = Fort Worth, TX
 McK = McKinney, TX
 MS = Mississippi
 OK = Oklahoma
 TN = Tennessee
 TX = Texas
 WST = Westminster, TX



* Not all family members are included.

I. References & Resources

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"Portal to Texas History," texashistory.unt.edu

Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *