



CITY OF MCKINNEY, TEXAS

Agenda

Historic Preservation Advisory Board

Thursday, September 6, 2018

5:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

CONSENT ITEMS

This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.

18-730 [Minutes of the Historic Preservation Advisory Board Regular Meeting of August 2, 2018](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA

18-0025HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Historic Marker for the House Located at 403 Tucker Street](#)

Attachments: [Historic Marker Application](#)
[Alterations and Construction](#)
[Historical Figures Narrative](#)
[Supporting Photographs](#)
[Survey Drawing](#)
[Sanborn Maps](#)
[Site Plan and Elevations](#)

18-0025HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 403 Tucker Street](#)

Attachments: [HNIZ Application](#)

18-0026HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carey Glenney and Tim Zumwalt for Approval of a Historic Marker for the House Located at 510 North Church Street.](#)

Attachments: [Historic Marker Application](#)
[Supporting History](#)
[Narrative History](#)
[Supporting Articles](#)
[Supporting Photographs](#)

18-0026HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carey Glenney and Tim Zumwalt for Approval of a Tax Exemption for the House Located at 510 North Church Street](#)

Attachments: [HNIZ Application](#)

DISCUSSION ITEMS

18-731 [Discuss Historic Home Recognition Calendar](#)

BOARD OR COMMISSIONER COMMENTS

Board or Commission Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 31st of August, 2018 at or before 5:00 p.m.

Empress Drane
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.

18-730



TITLE: Minutes of the Historic Preservation Advisory Board Regular Meeting of August 2, 2018

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

AUGUST 2, 2018

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2nd Floor Conference Room of the Municipal Building on Thursday, August 2, 2018 at 5:30 p.m.

Board Members Present: Chairperson Jonathan Ball, Vice-Chairperson Amber Douzart, Peter Bailey, Lance Hammond, Terrance Wegner, and Karen Zupanic

Board Member Absent: Shannon Burton

Staff Present: Planning Manager Matt Robinson, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

Chairperson Ball called the meeting to order at 5:31 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Wegner, seconded by Board Member Hammond, to approve the following consent item, with a vote of 5-0-0:

18-609 Minutes of the Historic Preservation Advisory Board Regular Meeting of May 3, 2018

END OF CONSENT

Chairperson Ball continued the agenda with the Regular Agenda.

Board Member Zupanic arrived.

18-0023HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Historic Marker for the House Located at 615 North Church Street. Mr. Guy Giersch, Historic Preservation officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 615 N. Church Street. Mr. Giersch offered to answer questions. Board Member Bailey asked about the marker placed at the house. Mr. Giersch stated that the City offers a standard marker for sale that can be placed on the house. Ms. Gabrielle Miceli, 615 N. Church Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. She stated that her parents were really

excited about the house and marker. Chairperson Ball asked what she had learned about the house since they moved in. Ms. Miceli stated that her parents fixed the foundation. She stated that the layout of the house was different from the previous subdivision houses that they had lived in before. Board Member Bailey asked if the house had a footed bathtub. Ms. Miceli said yes. Chairperson Ball asked if there was more work to be completed on the house. Ms. Miceli stated that they were happy with it. Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, second by Board Member Bailey, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

18-0023HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 615 North Church Street. Mr. Guy Giersch, Historic Preservation officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request. He stated that the property is listed as a high priority structure and met the requirements set by the Secretary of Interior Standards. Mr. Giersch stated that the ad valorem tax for last year was approximately \$2,479. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 615 N. Church Street. Mr. Giersch offered to answer questions. Chairperson Ball stated that he was surprised that the structure did not already have a marker. Board Member Wegner asked if the current owner made a lot of major upgrades to the house. Ms. Miceli stated that her parents upgraded the front of the house to return it to the original appearance. Board Member Wegner asked if the previous owner did a good job of maintaining the house. Mr. Giersch said yes. He stated that it spoke well that the present owners put the house back in its original condition.

Board Member Bailey stated that the previous owners might not have known about the marker and tax incentive programs. Mr. Giersch felt that the previous owners should have known about these programs. Board Member Zupanic asked for the percentage of houses in the Historic District that have markers. Mr. Giersch stated that it was approximately 100 properties that have been approved for a Level 1, 2, or 3 tax incentive. He stated that there were approximately 1,000 houses in the Historic District. Board Member Wegner stated that there were a lot of houses in the Historic District that were not really historic. Mr. Giersch agreed. Ms. Gabrielle Miceli, 615 N. Church Street, McKinney, TX, concurred with the Staff Report. Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Zupanic, seconded by Board Member Wegner, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

END OF THE REGULAR AGENDA ITEMS

Chairperson Ball continued the agenda with the Discussion Item.

- 18-610** Discuss Historic Home Recognition Calendar. Mr. Giersch gave an update on the Home Recognition Calendar. He explained that we had sold more ads this year compared to last year. Mr. Giersch explained that we plan to add an additional page to the calendar to fit in the additional ads and some history facts. He stated that a photograph of the Nehi Bottling Plant would be featured on the cover. Ms. Deborah Kilgore, Director of the Collin County Historical Museum, gave a brief history of the Nehi Bottling Company. Board Member Bailey asked if Nehi soft drinks could still be purchased. Mr. Giersch said yes. Board Member Bailey asked if something regarding the revised Walking Tour could be included in the calendar. Mr. Giersch stated that the plan was to include it, if there was space available. He stated that Staff was

discussing holding guided Walking Tours at least once a month to help people be more informed about the Historic District and Downtown.

END OF THE DISCUSSION ITEM

Board Member Zupanic stated that there is a new trolley tour called Bad Boys and Desperados of Old McKinney. She stated that Ms. Pat Rogers, volunteer with the Collin County History Museum, researched the history and will be giving the first trolley tour. Board Member Zupanic stated that this first trolley tour sold out in a day and a half. She stated that Belle Starr, Frank and Jesse James, Bonnie and Clyde are just a few samples of who would be covered. Board Member Zupanic stated that depending on the popularity of the tour that there could be more in the future.

Board Member Bailey asked if the 2007 Walker trial might be considered for the calendar's historic facts section. Mr. Giersch stated that he felt that it was too recent to be included as a historic fact.

There being no further business, Chairperson Ball declared the meeting adjourned at 5:59 p.m.

JONATHAN BALL
Chairman



18-0025HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Historic Marker for the House Located at 403 Tucker Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 6, 2018

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 403 Tucker Street.

PRIORITY RATING: The property is listed as a medium priority building according to the 2015 Update of the Historic Resource Survey. Medium priority buildings contribute to local history or broader historical patterns, however, reversible alterations have diminished the buildings integrity. These might include the loss or clear replacement with modern materials some of the historic windows, portions of the porch, roof materials or an addition that noticeably changes the perception of the building. For this priority rating these changes would need to be generally believed to be readily reversible without further loss of historic material. Any alterations should blend and not distract such that the building remains a typical example of architecture, engineering, or crafted design of the period it represents.

ITEM SUMMARY: On July 11, 2018 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 403 Tucker Street known as the Dixie L. Watkins House.

The purpose of the Historic Marker Program is to encourage owners of historic properties to become actively involved in the preservation of McKinney's historic past through the recognition of historic events, people, and architecture. The applicant has submitted a written narrative relating the history of the various families that have owned

the property or resided at 403 Tucker Street and the role they played in McKinney's history.

Major construction of the Dixie L. Watkins House occurred between 1925 and 1928. At the time the house was modified from a Folk Victorian house to a Craftsman Bungalow Style of architecture that was popular from 1900 - 1930. The architecture gets its inspiration from the early 20th century Colonial Revival style that can include the Georgian, Federal and early Classic Revival styles. The house is built on a rectangular massed foundation which is typical of the style. The house is a one and ½ -story, pier and beam foundation, wood-frame house covered with wood, lap siding. The porch is a pedimented structure which is part of the Colonial Revival repertoire. The house is fenestrated with evenly spaced four-over-one, double-hung windows that are mulled in groups of three. The evenly spaced windows are typical of the style as well. The front door has a large panel and one large single light opening. Two appropriate additions have been added to the rear elevation over the years.

One of the additions converted the attic space to a living space. Later the rear porch area was enclosed and expanded the upstairs living space with the addition of a shed dormer to the front and rear of the house. All of the latest additions have stayed true to the style and architectural forms of the Craftsman style.

Other than general maintenance there are no further changes or updates anticipated.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

J.A. Rogers: In 1901, J.A. Rogers purchased the two lots located at Board and Tucker and three years later, Rogers purchased a house which sat at the corner of Tucker and College and moved the house to the current lots at Board and Tucker. Upon inspection of the Sanborn Fire Insurance maps you can see from the footprint that the house was modified by 1908, then again in 1920, and by 1927 the footprint matches the current configuration of the original house.

William H. Matthews: In 1906, William H. Matthews, at the age of 40 arrived in McKinney to establish and manage Matthews Brothers Store, also known as the Big Daylight Store. William and his wife Daisy bought the house from J.A. Rogers in 1906 and lived there until 1912 when they constructed a new brick house at the corner of Hunt and Bengel. They kept the Tucker house as a rental up until they moved to California and gave up their dry goods store in 1920.

James C. Copeland: By the time James Copeland moved to McKinney in 1920 he was a well-established piano salesman. He and his wife purchased the 403 Tucker Street house. By 1925, they moved to a larger house at 1108 West Virginia Street.

Dixie Lawrence Watkins: Dixie Watkins was born in Lebanon, Tennessee in 1879. He moved to McKinney around 1913. He purchased a half-interest in the Burger Garage which is where Local Yocal is currently located. Dixie worked there about a year, sold his interest, moved to Weston and returned to McKinney and proceeded to purchase Burger's Garage in 1915. He had several partners and owned several garages over the

next 13 years. His financial success with the garage business along with his real estate investments eventually led him to purchase 403 Tucker Street in 1925 and remodel the house. He then sold the house in 1928 after divorcing his wife. Dixie died in 1933.

ASSESSMENT: Staff believes that the applicant has met all of the requirements to obtain a Historic Marker under the Historic Neighborhood Improvement Zone Program (Ordinance 2015-12-105). Therefore, Staff is recommending approval of a Historic Marker for 403 Tucker Street.

Under Ordinance 2015-12-105, if the HPAB approves the Marker, the applicant will be responsible for purchasing and displaying the Historic Marker.

Also, under Ordinance 2015-12-105, if the Historic Preservation Advisory Board approves the Marker, the applicant may make application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years) providing the building has architectural integrity and has been properly rehabilitated/restored and maintained. The building must have a residential use in order to qualify for the tax exemption.

SUPPORTING MATERIALS:

[Historic Marker Application](#)
[Alterations and Construction](#)
[Historical Figures Narrative](#)
[Supporting Photographs](#)
[Survey Drawing](#)
[Sanborn Maps](#)
[Site Plan and Elevations](#)



City of McKinney Historic Building Marker Application

Submit the completed application to the following address:
City of McKinney, Planning Department
221 N. Tennessee Street, McKinney, TX 75069

I. Applicant Information

Date of Submittal July 11, 2018
Name of Applicant Ashley & Kobey Seale
Address 403 Tucker Street, McKinney, TX 75069
Telephone (214) 364-0480
E-mail Address seale@conduitad.com

II. Owner Information (If different from Applicant)

Name of Owner - same -
Address _____
Telephone ()
E-mail Address _____

III. General Building Information

Name of Building Dixie L. Watkins House
Address of Building 403 Tucker Street, McKinney, TX 75069
Date of Construction Known or Circa 1925-1928
(If not known provide approximate date Circa)
Architect/Designer unknown
Builder/Contractor unknown
Architectural Period/Style Craftsman hybrid

Legal Property Description of Current Location (Lot and Block Numbers)

McKinney Original Donation, Blk 87, Lot 258a

Does the building remain on its original site?

Yes

No (specify original location) The original form and foundation of this house was moved from 601 College Street to 403 Tucker Street in 1904.

Indicate the original and adapted uses of the building.

Original Uses		Adapted Uses	
<input type="checkbox"/>	Agriculture _____	<input type="checkbox"/>	Agriculture _____
<input type="checkbox"/>	Commerce _____	<input type="checkbox"/>	Commerce _____
<input type="checkbox"/>	Education _____	<input type="checkbox"/>	Education _____
<input type="checkbox"/>	Government _____	<input type="checkbox"/>	Government _____
<input type="checkbox"/>	Healthcare _____	<input type="checkbox"/>	Healthcare _____
<input type="checkbox"/>	Industrial _____	<input type="checkbox"/>	Industrial _____
<input type="checkbox"/>	Recreation _____	<input type="checkbox"/>	Recreation _____
<input type="checkbox"/>	Religious _____	<input type="checkbox"/>	Religious _____
<input checked="" type="checkbox"/>	Residential _____	<input checked="" type="checkbox"/>	Residential _____
<input type="checkbox"/>	Social _____	<input type="checkbox"/>	Social _____
<input type="checkbox"/>	Transportation _____	<input type="checkbox"/>	Transportation _____

IV. Architectural Description

A. Physical Characteristics

(Based on 1920s construction)

	Original 1	Current 2
	North	North
Number of stories		
Orientation		
Floor Plan		
Open plan	<input type="checkbox"/>	<input type="checkbox"/>
L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Modified L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Center passage plan	<input type="checkbox"/>	<input type="checkbox"/>
2-room plan	<input type="checkbox"/>	<input type="checkbox"/>
T-plan	<input type="checkbox"/>	<input type="checkbox"/>
Shotgun plan	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
Roof Type		
Gable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hipped	<input type="checkbox"/>	<input type="checkbox"/>
Flat with parapet	<input type="checkbox"/>	<input type="checkbox"/>
Gambrel	<input type="checkbox"/>	<input type="checkbox"/>
Mansard	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

B. Materials (Please check all that apply)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Exterior Wall Surface		
Siding (specify type)	<input checked="" type="checkbox"/> wood	<input checked="" type="checkbox"/> wood
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Windows		
Wood Sash	<input type="checkbox"/>	<input type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Single-hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Double-hung	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input type="checkbox"/>	<input type="checkbox"/>
Fixed	<input type="checkbox"/>	<input type="checkbox"/>
Awning	<input type="checkbox"/>	<input type="checkbox"/>
Hopper	<input type="checkbox"/>	<input type="checkbox"/>
Sliding	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Roof Materials		
Shingles (specify type)	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> composition
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input checked="" type="checkbox"/> ?	<input type="checkbox"/> _____
Primary Exterior Color	?	slate blue
Secondary (Trim) Color	white	white

1. Supporting Documentation

Please attach the following information. All written documentation should be double spaced, 12 point-font, justified.

A. Alterations

List any known changes or modifications made to the property throughout its history.

B. Historical Figures/ Historical Information about individuals who are associated with the property.

List any historical figures associated with the property. Provide names and occupations.

C. Property Ownership

Legal description of property with a location map as well as a list all known owners of the property. Include original owner and subsequent owners.

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

Attach a narrative explanation of the chronological and historical development of the property. (See attached example.) The above information should be included as part of your narrative.

F. Drawings

- Provide a sketch of the current site plan. Include the proposed location of the historic plaque.
- Provide a sketch map indicating the nominated property and any related sites.
- Copies of Sanborn Maps TM showing the house's relationship to other homes and the footprint of the house

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

- Provide at least one current photograph of the property illustrating in its surrounding context. For example, photograph the streetscape in which the building is included.
- Provide at least one photograph of each side of the building.

H. Additional Information


Provide any additional information that supports the application. This may include copies of architectural drawings, letters, oral histories, newspaper/magazine articles, etc.

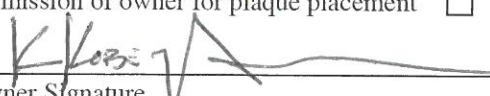
I. References

Attach a list of the books, articles, Sanborn Maps TM, newspapers, and other sources used in preparing this form. (See a list of possible references after the signature page.)

The Historic Preservation Advisory Board requests that all plaques be mounted on the front façade of the approved building within thirty (30) days of receipt.

Permission of owner for plaque placement

X 
Applicant Signature

X 
Owner Signature

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.

B. Historical Figures

William H. Matthews (1866-1931)

William H. Matthews arrived in McKinney in 1906 at the age of 40 to establish and manage one of the city's largest dry-goods store on the Square.

William was the son of Coleman G. Matthews and Annie Buchanan of Groesbeck, Texas, about 30 miles east of Waco. Groesbeck is best known for being near where Cynthia Ann Parker was kidnapped by Comanches in 1836 and who later became the mother of Quanah Parker, the last Comanche Chief.

William and his brother Perl were partners in a dry-good business in Houston for two years before moving their headquarters to Ennis where they opened a store in 1906 along with a store in McKinney, managed by William. The Matthews' store in McKinney was located in the Waddill Building on the Square at the corner of Kentucky and Virginia Street. The store operated at this location from 1906 until the brothers sold the store in 1920. The Waddill Building was destroyed by fire in 1928 and replaced by the Ritz Theater building which occupies the site today.

When William Matthews first arrived in McKinney in 1906, he and his wife (also his cousin) Daisy rented rooms at the New Wade Hotel while he worked to get the store up and running which opened in February of that year. In October, William and his wife purchased a house from J.A. Rogers on the northwest edge of town. The house they purchase had been originally owned by W.R. Hill who sold it to Mr. Rogers in 1904. Mr. Rogers had the house moved from the corner of Tucker and College Streets to the lot that would later become 403 Tucker Street.

William and family lived on Tucker Street for about eight years. In 1910, the Matthews household consisted of his wife Daisy, their adopted infant son Frank, William's father Coleman, and Daisy's nephew George Copelin. Around 1912, William had a new brick house built at the corner of Hunt and Benge Streets. After moving into his new house, he began renting out the Tucker Street house.

The Matthews Brothers Store (also known as the Big Daylight Store) was a great success. The store was well-known for its customer service, even offering home delivery with their horse-drawn wagon. The company motto was, "Give one and all a square deal, from the least to the greatest." In 1910, the brothers re-newed their lease

and negotiated more floor space which doubled the size of their store. The second and third floors of the store were accessed by an electric elevator which could hold up to eight people. The elevator is cited as the first of its kind in McKinney.

The business was best known for selling clothing and dry-goods but after the store's expansion, other wares were added to its inventory. One of these items was a product called Essenkay which was a substance one could inject into an automobile tire to prevent punctures and blowouts. Mr. Matthews was the exclusive agent in McKinney for this automobile accessory.

William was an active member of the McKinney Chamber of Commerce, an Elk, and a deacon in the First Christian Church. His business success gave him the resources to accumulate a substantial portfolio of residential real estate properties. In 1920, he and his brother sold the store to the Hudson, Davis & Company of Dallas. William stated his reason for leaving the business in a newspaper article claiming that, "He had realized for some time that the business needed a more aggressive management than the condition of his health would permit."

After selling the business William, his brother, their wives, his niece Flora, son Frank all moved to Long Beach, California. There, the brothers engaged in the real estate trade including the purchase of a 48-room apartment. In 1930, William, Daisy and Frank were living at 1208 Cedar Avenue. William Matthews died in his Long Beach home in April of 1931. He is buried at the Sunnyside Cemetery in Long Beach.

James Calloway Copeland (1854-1944)

James C. Copeland was a farmer in Princeton, Texas for many years before becoming a piano salesman for the J.T. Couch Music Company of McKinney, a dealer for Gulbransen player pianos.

James was born in Rome, Georgia in 1854 to Alexander Copeland and Miranda Tate. The family moved to a farming community in Grayson County, Texas around 1871. James was the second oldest of eleven children and took up farming as an adult in the Weston area near Anna.

In 1878, James married 16-year-old Sarah Frances Young, daughter of Emanuel M. Young and Marsella Sheppard of Oklahoma. Sarah's father Emanuel was a 1st Lt. Col. in William Fitzhugh's 16th Cavalry Regiment during the Civil War. This regiment is

best known for its engagement in the battle at Milligen's Bend, Louisiana which pitted Confederated troops against a Union force composed mostly of former slaves recruited by the North. The battle was violent with each side reporting casualties of nearly 50% killed or wounded. It was one of the first Civil War battles involving African-American troops, demonstrating how well free and former slaves could perform as soldiers.

James and Sarah Copeland had eight children. They lived and farmed in Weston until moving to Princeton, Texas around 1910. At that time, James became associated with the J.T. Couch Music Company in McKinney as one of the firm's outside sales representatives responsible for selling the Gulbransen player pianos among other brands. Gulbransen was the largest manufacture of player pianos in American and the first to make an upright piano with player-piano action. James' experience as a farmer allowed him to be an effective salesman as he traveled around North Texas. A 1926 article in the *McKinney Courier-Gazette* claimed "he has the distinction of having sold more Gulbransen pianos to the country trade than any other man in the United States." The writer of this article also revealed Jame's strategy for success.

Mr. Copeland says that no real piano man will leave a piano on trial. He takes a Gulbransen on his wagon (pulled by a mule team) to the farm home and eats chicken and dumplings, ham and hominy or hog jowl and turnip greens with the farmers until he closes the sale.

James' business success allowed him to purchase the six-room home at 403 Tucker Street in 1920. He and Sarah moved in with their four children, Lela, Monnie, Roberta, and Wilma. The family lived on Tucker Street for five years before moving to a larger house at 1108 West Virginia in 1925.

In 1935, Wilma Copeland received a degree from East Texas State Teacher's College and two years later a Master's degree from Texas A&M. She left home when she married fellow teacher Thomas B. Cathey in 1939. She taught school in Texas, California, and Alabama for nearly forty years. She died in 2005 and is buried along with her husband in the Copeland family plot at the Pecan Grove Cemetery.

James' eldest daughter Lela taught music before accepting an assistant cashier position with dry-goods store owner Morgan Weaver in 1919. A few years later she began working as a stenographer in the Collin County Tax Office. By the early 1930s, she was elected to the County Treasurers Office, a position she held for four years before making a failed attempt to run in the Democratic primary for County Clerk in 1938. In the

mid 1940s, she regained her original position as County Treasurer but lost that position in a re-election bid to Jack Ray in 1948.

James C. Copeland died in 1944 at the age of 90 after a long bout of senility caused by arteriosclerosis. Lela, who had continued to live with James following her mother's death in 1935, took care of him during his decline. Lela died in 1951.

Dixie Lawrance Watkins (1879-1933)

Dixie Watkins was born in Lebanon, Tennessee, the son of Mr. and Mrs. James T. Watkins who arrived in Collin County when Dixie was an infant. Dixie operated several successful garages in McKinney including one on North Tennessee Street in the building that is now occupied by Local Yocal.

The Watkins family settled in the farming community of Weston, about 10 miles north-west of McKinney. When Dixie was in his early 20s, he and his brother Charlie moved to Omaha, Nebraska. Periodically, Dixie would return to Weston where he owned a threshing business along with Joel Burger. Mr. Burger was also in the automobile repair trade in McKinney where owned a garage near the Square. The Burger garage was described by the *McKinney-Courier Gazette* as being the "neatest and most up-to-date automobile garages in this part of the state." Even in the first decade of the 20th Century, the repair business was a competitive field and knowing one's customer and creating a good experience was not to be overlooked if one wanted to succeed. In 1911, a reporter writes this about the Burger Garage:

The most attractive feature of his garage is a ladies' waiting room furnished with old Mission furniture throughout. In the sitting room, he has a nice writing desk, a library in which he has a full set of the American Encyclopedia, consisting of fourteen volumes. The room is cut off from the noise and odor of the mechanical room, and is indeed a comfortable rest room for guests.

Around 1913 Dixie Watkins moved to McKinney and purchased a half-interest in the Burger Garage which was to relocate to North Tennessee Street in the building now occupied by Local Yocal. The firm of Burger & Watkins operated for about a year on North Tennessee before Dixie sold his interest to his partner. In 1915, the Watkins family left McKinney to return to Weston where Dixie continued in the gin and threshing business. The family's departure was short-lived with them returning to McKinney and purchasing a home on Bradley Street in the fall of the same year. Ironically, exactly one year after Dixie sold his interest to Mr. Burger, Dixie teamed up with new partners to

buy out Mr. Burger's garage. The new firm, which included Walter Cockrell and Jess McClusky, became known as the Standard Garage. A newspaper article appearing in 1923 attributes the first car repair in Collin County to Walter Cockrell.

In October of 1916, the new firm leased space from G.I. Wilcox who erected a new, two-story brick building on the east side of North Tennessee Street, across the street from the garage's previous location. The Standard Garage operated next door to the offices of the McKinney Courier-Gazette until 1918 when it was sold to new owners Aubrey Hamilton and W.C. Patterson. Apparently, the terms of sale did not include a non-compete agreement since one month later Watkins and Cockrell opened a new garage near the Square on West Louisiana Street. They occupied the new location only temporarily while James P. Dowell built a new building on North Tennessee Street for them to lease. The new location was at the corner of Tennessee and Hunt Streets, a mere block north of the Standard Garage which they sold to Hamilton and Patterson.

The Watkins & Cockrell garage operated successfully for over a decade. Not only did they repair automobiles, they also sold them. They were dealers of the Oakland Six, the Essex Coach and the Hudson. They were also dealers for Michelin Tires.

Along with Dixie's financial success, he became increasingly active in real estate investment and purchased a new Dallas apartment building in 1928. However, despite his growing real estate interest, Dixie remained active in the automotive trade. In August of 1929, Dixie sold his interest to his partner Walter Cockrell. A few months later Dixie teamed up with his former partner Joel Burger to start a new gas station on East Virginia Street, across from the Post Office (now the Collin County History Museum). However, before the end of 1930 Burger and Watkins sold their business to mechanic Ed Walden. A newspaper article at the time cited retirement as the reason for the sale. Nevertheless, in April of 1931, Dixie purchased another service station near the Square on West Louisiana Street, just west of the Harris Building on what is now City Parking Lot #2.

At the beginning of Dixie's career in the McKinney automobile repair business, he married Ruby L Brown, a member of one of Weston's oldest, most prominent families. The *McKinney Courier-Gazette* was effusive in its praise of her on the occasion of her marriage to Dixie in January of 1914:

The bride is a daughter of Wm. Brown of Weston. She is a most attractive young lady in face and form and possessed of all the graces of noble, womanly character that command admiration and respect... These

papers join in congratulations to Mr. Watkins on the prize he has won and wish for the happy couple a long life of prosperity and marital bliss.

Eleven months following their wedding, the couple welcomed their first (and only) child, Dixie L Watkins, Jr. into the world. The family lived on Bradley Street until moving to Tucker Street in 1919. The couple divorced in May of 1926. The timing of their relationship difficulties coincided with Dixie's purchase of the house at 403 Tucker Street. After owning it for three years, he sold it in 1928.

The 1930 Census shows Dixie and his 15-year-old son living together in a boarding house on South Kentucky Street. By 1933 they were living at 501 North Bradley. Dixie died in November of 1933 due to a stroke. He was interred in the family plot at McKinney's Horn Cemetery near Erwin Park. His ex-wife Ruby remarried paint salesman Walter J. Davis. She died in 1974 and is buried at the Hillcrest Cemetery in Dallas.

C. Property Ownership

Address: 403 Tucker Street, McKinney, Texas 75069

Legal Description: McKinney Original Donation, Blk 87, lot 258a

Purchase Date	Seller	Buyer
Spring, 1841	Republic of Texas	William Davis
Jul. 26, 18??	William Davis	Collin County
Apr. 2, 18??	Collin County	G.A. Foote
Jan. 15, 1858	G.A. Foote	Eliza Jane Foote
Apr. 2, 1884	Eliza Jane Foote	J.S. Jenkins
Jan. 10, 1900	Mary E. Jenkins ¹	W.L. Nelson
Jan. 11, 1901	W.L. Nelson	J.A. Rogers
Oct. 6, 1906	J.A. Rogers	W.H. Matthews
Dec. 10, 1919	W.H. Nelson	Ward Hart
Jan. 6, 1920	Ward Hart	W.C. Shirley
Jan. 30, 1920	W.C. Shirley	J.C. Copeland
Apr. 6, 1925	J.C. Copeland	D.L. Watkins
Jan. 12, 1928	D.L. Watkins	Frank Blackwell
Jun. 22, 1939	Frank Blackwell	Ike L. Smith, Trustee
Jul. 22, 1942	Dollie Smith Neely ²	Roy C. Knox
Jul. 12, 1952	Roy C. Knox	H.B. Thompson
May 7, 1956	H.B. Thompson	T.L. & Minnie Carr
Aug. 11, 1969	Pauline Carr	Mary Lee Bell
Jan 2, 1979	David Bell ³	Ann C. Greengus
Apr. 6, 1981	Ann C. Greengus	John M. Kever
Mar. 1, 1984	John M. Kever	William D. Walker
Jul. 31, 1996	William D. Walker	Stacey & James Sweet
Jan. 21, 2004	Stacey & James Sweet	Kobey Seale

¹ *Widow of J.S. Jenkins*

² *Trust Beneficiary with Ike L. Smith, Trustee*

³ *Heir of Mary Lee Bell*

D. Tenant History

W.H. Matthews rented out the house from 1915 to 1919. One of his tenants was chiropractor Dr. Gregory Gould in 1916.

E. Narrative History

Texas joined the United States in December of 1845 which sparked the Mexican-American War. Troupes from the United States were sent to enforce the new International border created when Texas joined the Union. The treaty of Guadalupe Hidalgo ended the dispute in 1848 but it took two more years for the U.S. Congress to establish the actual borders of the State.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent granting to William Davis two thirds of a League and one Labor of land (3,129 acres) situated "in the waters of East Fork of the Trinity including the town of McKinney." This grant affirmed Davis' ownership of land that was given to him by the Republic of Texas in 1841 in exchange for his assistance in the Republic's fight for independence. This two square-mile tract of land was situated on East Fork of the Trinity River in what was then Fannin County. When the Republic of Texas joined the United States of America, several counties were subdivided into smaller units. Collin County was such a county, carved out of Fannin County.

The town of Buckner, being the largest town in the county, was deemed the seat of the new county until the 1848 State Legislature required that the seat be within three miles of the geographical center of the county. A new site was choose by open election where only 11 people voted due to heavy rains that made getting the to polls impossible for some people. The new location that was chosen sat in the southwest corner of William Davis' tract.

In 1849, William Davis, along with his wife Margaret, "donated" 120 acres of this southwest corner of his original tract to the County Commissioners which became the new town of McKinney. At the time of his donation, he 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. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks which were to be sold to finance the City of McKinney. As a side note, despite being one of the County's largest landholders, Mr. Davis abandoned his wife and child after making his land donation and headed to California for several years in search of gold.

Block 87 of the Original Donation, located in the northwest corner of the city, was purchased by Dr. G.A. Foote. The Foote family divided the block into three lots selling

the two northernmost lots (258 and 259) to attorney John S. Jenkins in 1884. The 1897 Sanborn Map shows a house on each of these lots facing east on Bengé Street. When this map was published, J.S. Jenkins was the owner both of these lots. However, neither house appears on the 1902 maps when the property belonged to a subsequent owner.

In 1901, J.A. Rogers purchased the two lots from W.L. Nelson. Three years later Mr. Rogers purchased a house which sat on property belonging to William R. Hill who lived on the northwest corner of the intersection at Tucker and College Streets. Mr. Roger's purchase included only the house which he moved onto his Tucker Street lot, facing the house north. The footprint of this house appears on the 1908 Sanborn Map. This is the house and lot that William H. Matthews purchased in 1906 when he came to McKinney to begin his dry goods business. Mr. Matthews lived in the house until around 1912 when he moved to a new house built for him on Hunt Street.

W.H. Matthews' business furnished him plenty of cash with which to buy property. Not only did he keep his first home to rent out but purchased other properties as well. As a strategy for maximizing his cash flow, Mr. Matthews divided his Tucker Street lot along a north/south axis and built a rent house on the east lot at the corner of Tucker and Bengé Street.

Around 1920, W.H. Matthews moved to California and sold the west lot and house to piano salesman James C. Copeland who lived in it for five years. Mr. Copeland sold the property in 1925 to automobile dealer Dixie L. Watkins who lived elsewhere on Tucker Street but was dealing with his divorce at the time. Mr. Watkins purchased the property for \$2,250 in cash and a 60-day \$1,750. He also borrowed additional money from the United Savings Bank of Detroit. This, along with the evidence of a new footprint in the 1927 Sanborn Maps, indicates that he is responsible for remodeling the original house into the basic structure seen today. This theory is supported by the fact that when Dixie sold the house in 1928 he was able to make a 20% profit on the sale. Though it is not known exactly where Mr. Watkins lived during the three years he owned the property, it is he who gave the house its symmetrical facade with the centrally located portico and its Craftsman-like accents. It is likely that Dixie's brothers-in-law Ike and Nathan Talkington were responsible for its construction.

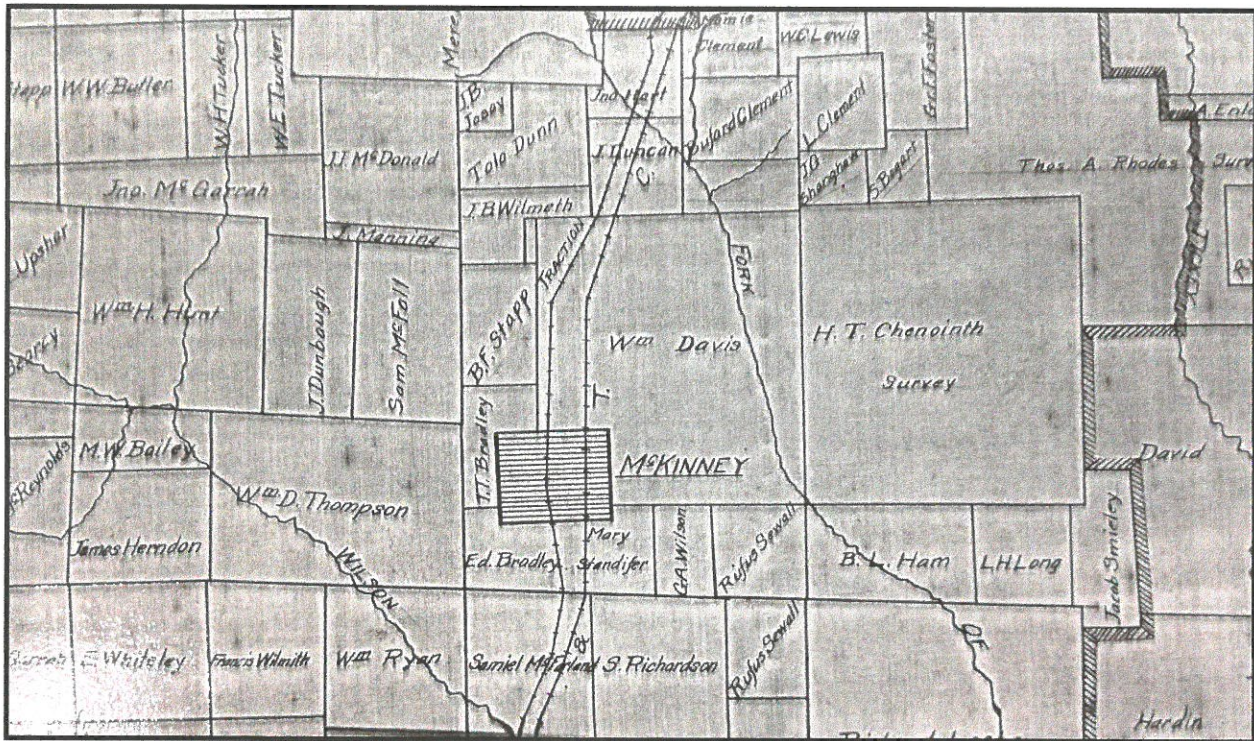
In 1928, D.L. Watkins sold the house to farmer turned real-estate dealer Frank Blackwell who lived in the house for a decade. In 1939, he sold it to a trustee of Dollie Smith Neely. The trust held the property until selling it to Roy C. Knox in 1942 who sold it in 1952. Following Mr. Knox's ownership, the property has been owned by eight sepa-

rate families, including its current owners.

The home at 403 Tucker Street is unique due to its evolution. It began as a late 19th Century house sited on McKinney's original plat and over the decades changed with the times as did the town itself. It was home to some of the town's best-known residents who contributed socially and economically to the town's history. The current owners are an extension of the principles that have shaped the house from its beginning. Though they have made their own contemporary alterations, they have used materials and construction consistent with maintaining the home's own evolving architectural origins.

F. Drawings

William Davis Headright



When Texas became a republic, it granted land to participants in its battle for independence. There were several classes of grants available depending on when a person arrived in Texas and their marital status. 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.

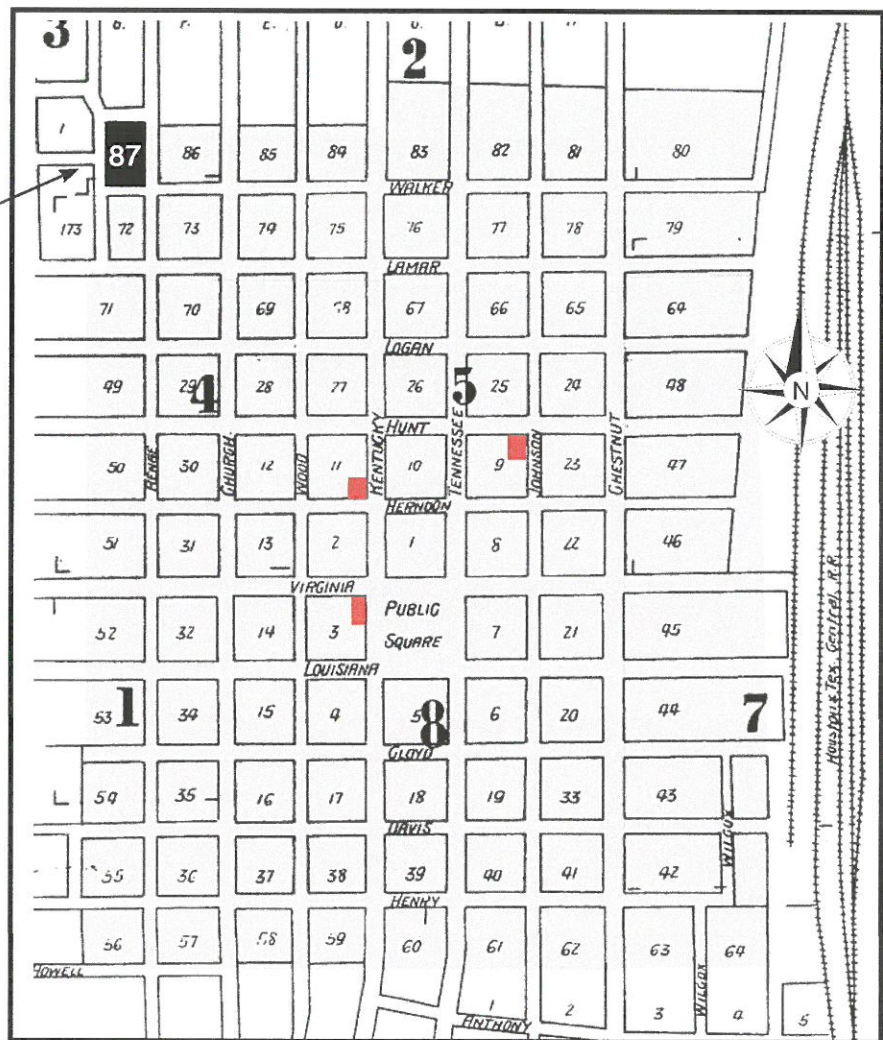
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associated with his contribution 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 Collin County commissioners to be used to create the town of McKinney as the Seat of the County.

Mr. Davis was no philanthropist, however. Shortly after he made his donation, he abandoned his wife Margaret and child and went to California in search of gold. Though Mr. Davis was one of Collin County's largest land owners, at the time of his death in 1868, his second wife Sarah and child were left destitute with only a few acres of the original tract to their name.

William Davis Donation

Block 87 of the Original McKinney Donation

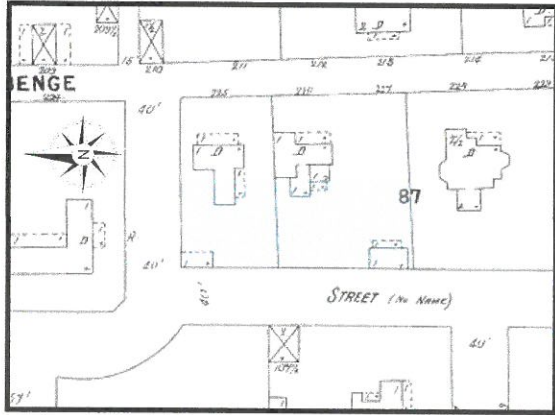


In 1949, William Davis and his wife Margaret donated 120 acres of his 3,129 acre headright grant to become McKinney, the new Collin County seat. Commissioners J.B. Wilmeth, J.M. McReynolds, and John Fitzhugh instructed George White and Ethelred Whitely to lay out the new town. Mr. Davis' donation was divided into 87 blocks and became known as the McKinney Original Donation (shown in shaded area). The commissioners "paid" Davis by allowing him to have title to three lots within the donation. These lots are highlighted in red in the above map.

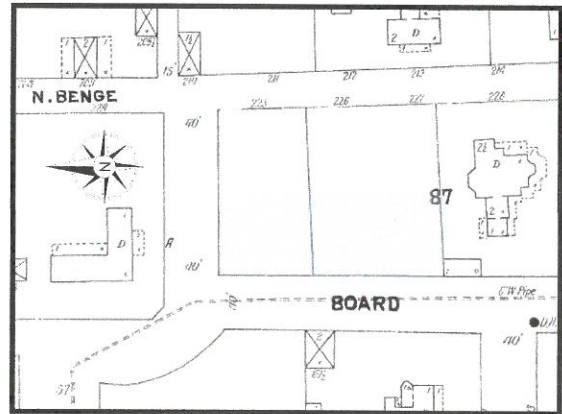
Sanborn Maps: 1897 through 1927

This series of maps excerpted from the Sanborn Map collection shows the various structures to appear on the property of what is now 403 Tucker Street. The structures of 1897, when attorney J.S. Jenkins owned the property, do not appear on later maps. However, the footprint of the house that J.A. Rogers moved to the property first appear on the 1908 map. Though the drawing of the house deviates slightly from the original house, it is matched in the 1920 map. The 1927 map is the first to show a footprint that is consistent with the current house. The area that is now the lot at 403 Tucker Street is highlighted in light blue.

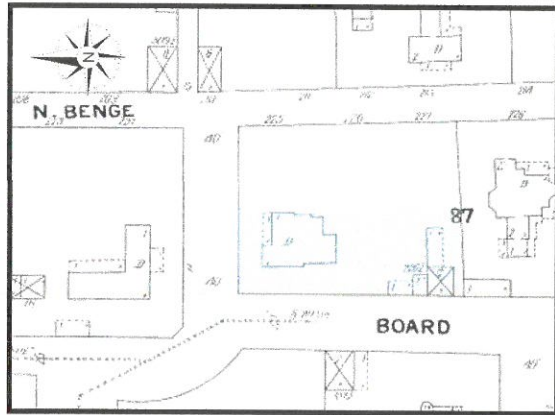
1897



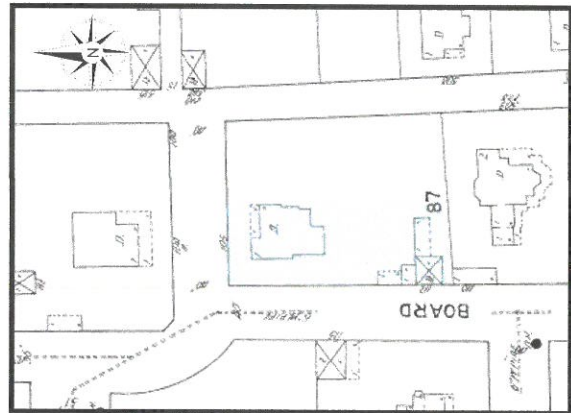
1902



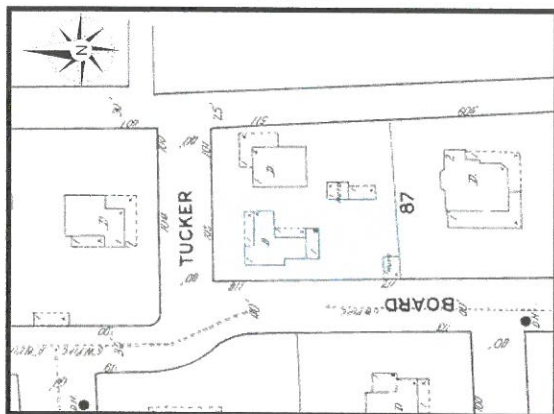
1908



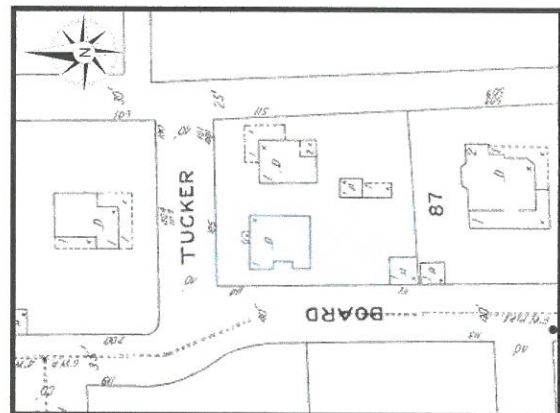
1914



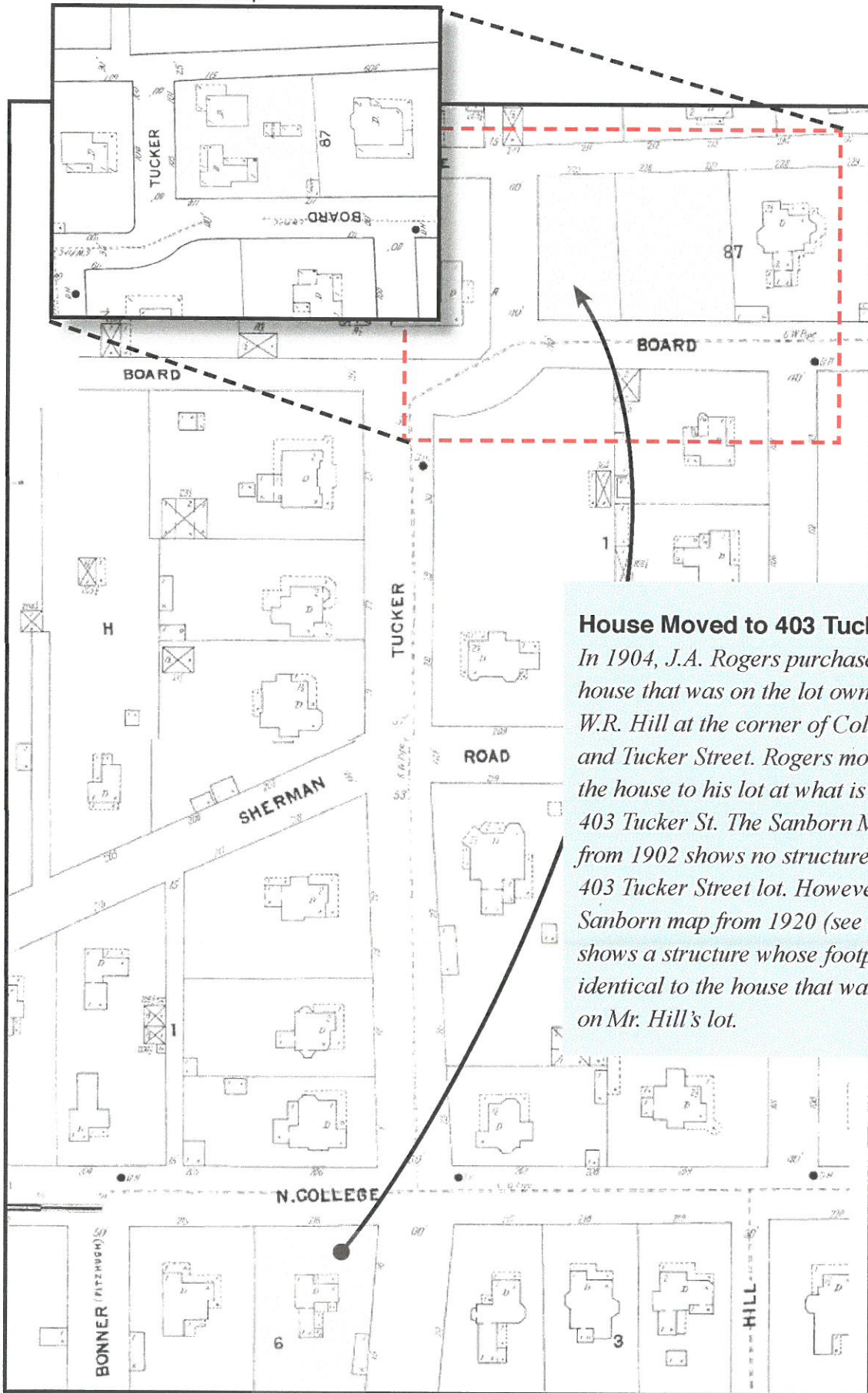
1920



1927



1920 Sanborn Map



House Moved to 403 Tucker St.

In 1904, J.A. Rogers purchased the house that was on the lot owned by W.R. Hill at the corner of College and Tucker Street. Rogers moved the house to his lot at what is now 403 Tucker St. The Sanborn Map from 1902 shows no structure on the 403 Tucker Street lot. However, the Sanborn map from 1920 (see inset) shows a structure whose footprint is identical to the house that was once on Mr. Hill's lot.

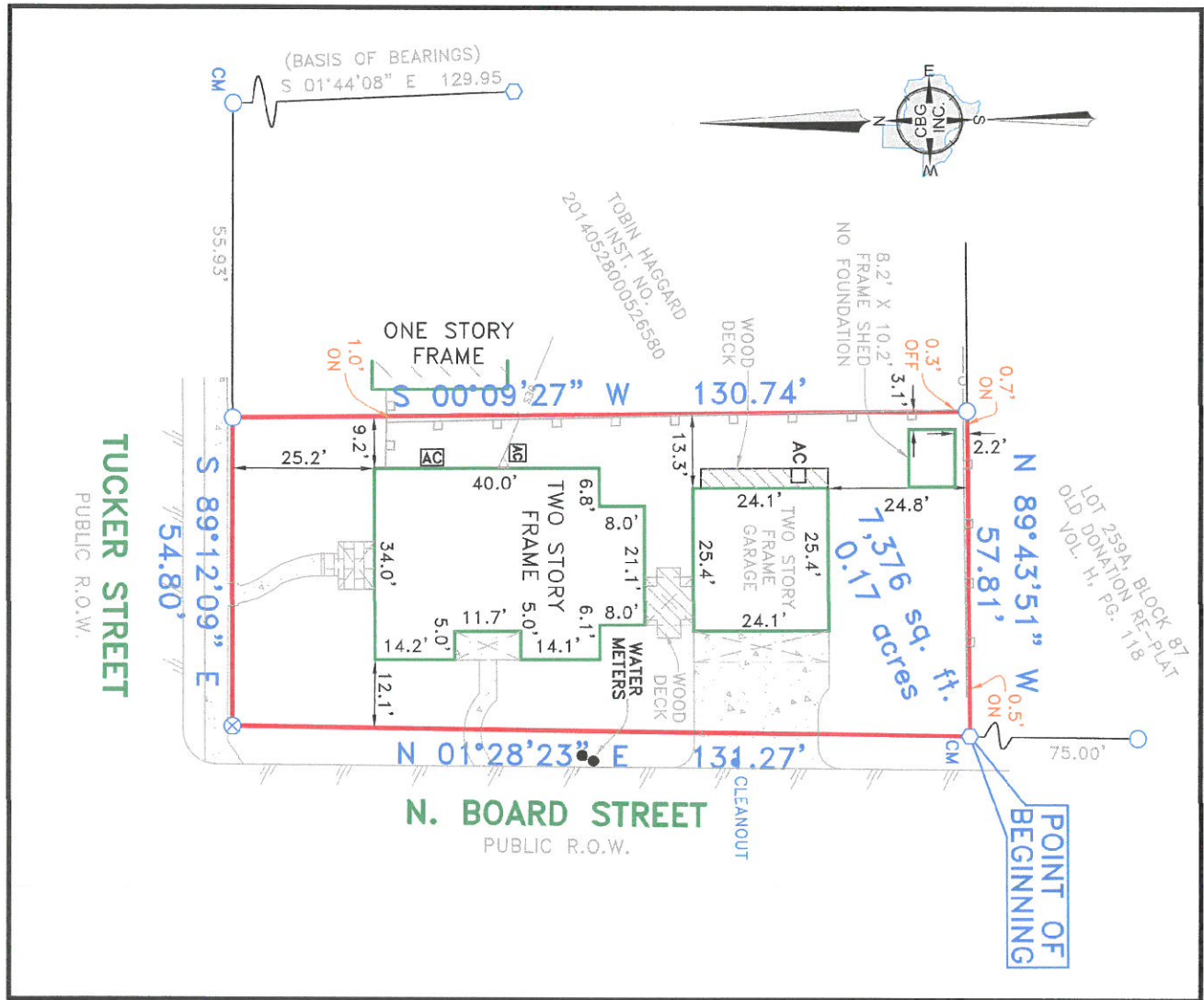
1902 Sanborn Map



The map above shows the neighborhood around 403 Tucker Street. The aerial photo below shows the immediate neighborhood at the intersection of Tucker and North Bengal Streets.



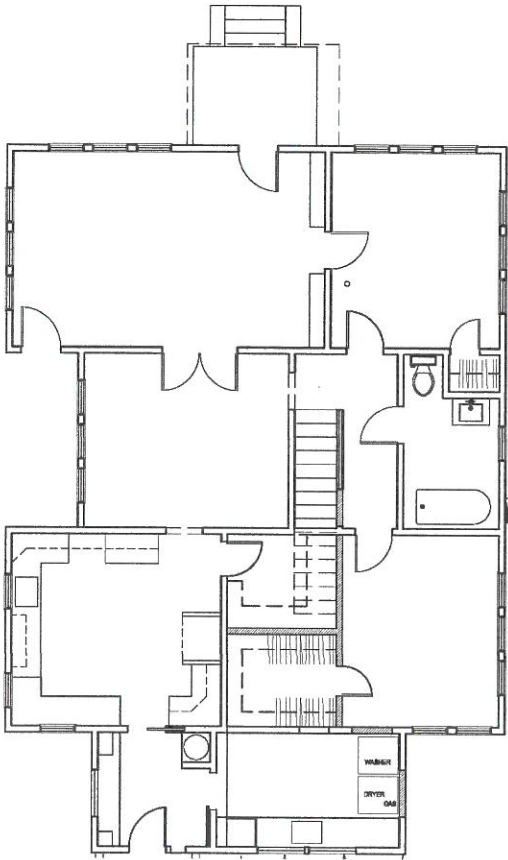
Site Plan for 403 Tucker Street (2017)



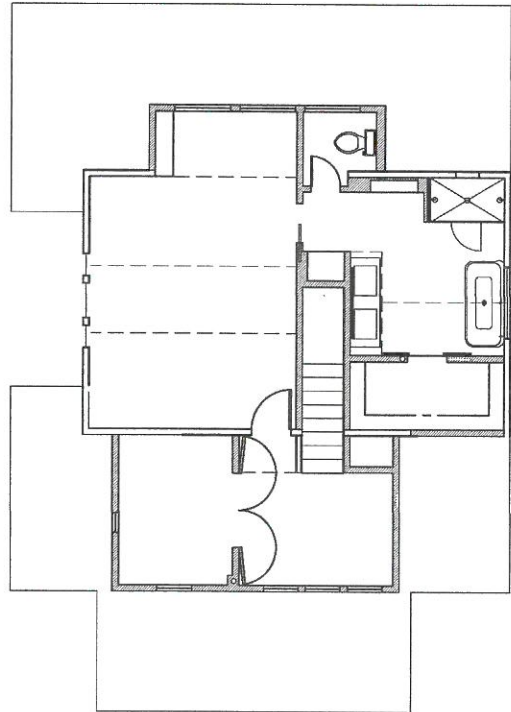
2017 site plan for 403 Tucker Street; Lot 258a, Block 87 McKinney Original Donation

Floor Plan

This plan shows the Watkins House as it exists as in 2018.



First Floor



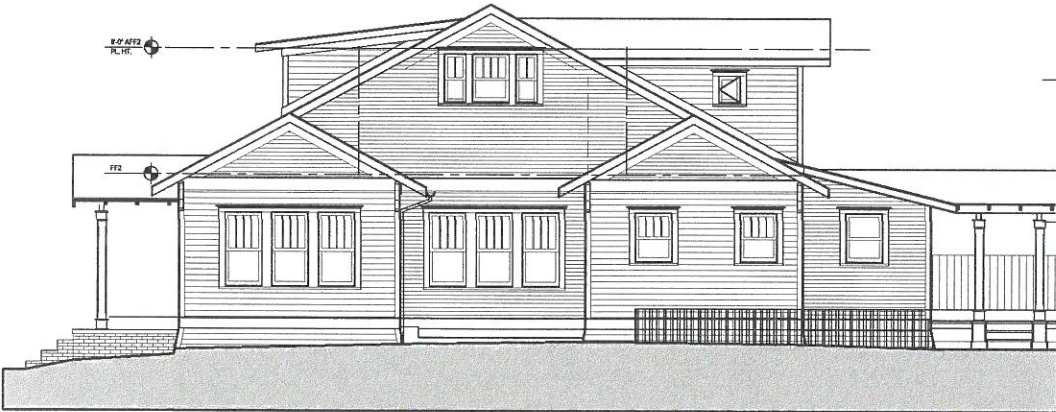
Second Floor

Elevations

These elevations show the Watkins House following a remodeling performed in 2017.



North



West



South



18-0025HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 403 Tucker Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 6, 2018

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of the Level 1 tax exemption for 403 Tucker Street.

PRIORITY RATING: The property is listed as a medium priority building according to the 2015 Update of the Historic Resource Survey. Medium priority buildings contribute to local history or broader historical patterns, however, reversible alterations have diminished the buildings integrity. These might include the loss or clear replacement with modern materials some of the historic windows, portions of the porch, roof materials or an addition that noticeably changes the perception of the building. For this priority rating these changes would need to be generally believed to be readily reversible without further loss of historic material. Any alterations should blend and not distract such that the building remains a typical example of architecture, engineering, or crafted design of the period it represents.

ITEM SUMMARY: With an associated agenda item, 18-0025HTM, the applicant is requesting approval of a Historic Marker. If the Historic Preservation Advisory Board (HPAB) approves the applicant's request for a Historic Marker, then, under Ordinance 2015-12-105, the applicant is eligible to request that the HPAB consider an application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period

of 7 years).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2018 are \$1,680.64.

ASSESSMENT: Staff has inspected the house to confirm that the building has architectural integrity and has been properly rehabilitated/restored and maintained according to the Secretary of the Interior's Standards. In Staff's assessment, the applicants have met the requirements to obtain a tax exemption under Level 1 of the Historic Neighborhood Improvement Zone Tax Exemption Program. Therefore, Staff is recommending approval of the Level 1 tax exemption for 403 Tucker Street.

SUPPORTING MATERIALS:

[HNIZ Application](#)

APPLICATION for CERTIFICATE of ELIGIBILITY for HNIZ TAX INCENTIVE PROGRAM City of McKinney, Texas

OWNER:

NAME	Ashley & Kobey Seale
COMPANY	
ADDRESS	403 Tucker Street
CITY, STATE ZIP	McKinney, TX 75069
PHONE	214-364-0480 (Kobey)
FAX	
E-MAIL ADDRESS	seale@conduitad.com

ADDRESS OF PROPERTY BEING CONSIDERED:	403 Tucker Street
Legal Description:	McKinney Original Donation, Blk 87, Lot 258a

PLEASE CHECK THE APPROPRIATE LEVEL THAT APPLIES:

Level 1
 Level 2
 Level 3

REQUIRED ATTACHMENTS:

Letter of intent
 Legal description of Property
 Cost Estimates
 Photographs of Property
 Certificate of Appropriateness
 Approved Marker
(If Applicable)

ALL ATTACHMENTS SHOULD BE 11" x 17" OR SMALLER.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a Certificate of Eligibility does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. All work is subject to verification.

Owner's Signature: X _____
 Date: July 11, 2018

 Date: _____

Return all forms and documentation to the Historic Preservation Office, Development Services Building.
221 N. Tennessee St. McKinney, TX 75069

FOR OFFICE USE ONLY:

Date Received: _____

File # _____ Preservation Priority

Built Circa: _____



18-0026HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carey Glenney and Tim Zumwalt for Approval of a Historic Marker for the House Located at 510 North Church Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 6, 2018

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 510 North Church Street.

PRIORITY RATING: The property is listed as a high priority building according to the 2015 Update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets in some cases, criteria for inclusion in the National Register of Historic Places and/or is eligible for a Texas Historical Marker.

ITEM SUMMARY: On August 8, 2018 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 510 North Church Street known as the Alice Taylor House.

The purpose of the Historic Marker Program is to encourage owners of historic properties to become actively involved in the preservation of McKinney's historic past through the recognition of historic events, people, and architecture. The applicant has submitted a written narrative relating the history of the various families that have owned the property or resided at 510 North Church Street and the role they played in McKinney's history.

The Alice Taylor House was built in 1922 by Andrew J. Martin, a local contractor. It is

an example of the Craftsman Style Bungalow. This construction technique was popular from 1900 - 1930. The house is built on a rectangular plan as a one-story, pier and beam, wood-frame house covered with wood, lap siding. The porch extends across the front of the house and wraps the front of the house on the right elevation. The house is fenestrated with four-over-one windows. The front doors appear to be original. The eaves are supported by knee braces and the rafter tails are exposed, another common feature of the Craftsman Bungalow.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

Alice Catherine (Barry) Taylor (1885-1955)

- Alice Catherine Barry was born near Van Alstyne in 1885. She was the daughter of Samuel M. Barry and Emily J. Greever. She taught piano and married Thomas J. Taylor, Jr. in 1903. They had three children. In 1914, Thomas was assigned to be the conductor of the Normal School in McKinney. During the summer the family traded 55 acres of land in Princeton for a house on North Church Street. They were not able to call Church Street home for two years due to job assignments elsewhere.
- In 1916, Thomas Taylor ran for the District Clerk's position and won. They moved to Church Street. Unfortunately, after one month of taking office, Thomas died from an intestinal infection. Alice was left with three children and no means of income. She taught school when she could and picked cotton on the family farm.
- Alice, in a bold gesture ran for County Clerk in November 1918. She won the nomination and the election to become the Collin County Clerk in 1918. The irony was that the 19th Amendment giving women the right to vote, on a national level, would not pass until August 18, 1920. This made her the first woman to be elected to office in Collin County. She served four, two-year terms. She lost her fifth and final run in 1926.
- Alice continued to live in McKinney until she remarried in 1930. Alice died in 1955 and is buried in Fort Worth.

Andrew J. Martin (1872-1930)

- Andrew Martin was born in Lebanon, Tennessee in 1872. Martin, along with his family moved near McKinney. He grew up in the area known as Vineland. In 1895 Andrew married Lovie L. Wiseman and in 1900 they moved to McKinney. Andrew went to work for J. Perry Burrus at the Collin County Mill and Elevator Company as a carpenter.
- In 1910, Andrew quit the mill and partnered with W.L. Braswell to contract both commercial and residential construction projects. The two worked together until 1921 when he went out on his own.
- September 1930 Andrew Martin stepped on a nail while working on a barn for Dr. C.T. Lewis. He unfortunately contracted tetanus and died approximately one week later.

ASSESSMENT: Staff believes that the applicant has met all of the requirements to obtain a Historic Marker under the Historic Neighborhood Improvement Zone Program (Ordinance 2015-12-105). Therefore, Staff is recommending approval of a Historic Marker for 510 North Church Street.

Under Ordinance 2015-12-105, if the HPAB approves the Marker, the applicant will be responsible for purchasing and displaying the Historic Marker.

Also, under Ordinance 2015-12-105, if the Historic Preservation Advisory Board approves the Marker, the applicant may make application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years) providing the building has architectural integrity and has been properly rehabilitated/restored and maintained. The building must have a residential use in order to qualify for the tax exemption.

SUPPORTING MATERIALS:

[Historic Marker Application](#)

[Supporting History](#)

[Narrative History](#)

[Supporting Articles](#)

[Supporting Photographs](#)



City of McKinney Historic Building Marker Application

Submit the completed application to the following address:
City of McKinney, Planning Department
221 N. Tennessee Street, McKinney, TX 75069

I. Applicant Information

Date of Submittal August 9, 2018

Name of Applicant Carey Glenney & Tim Zumwalt

Address 510 North Church Street, McKinney, TX 75069

Telephone (214) 336-1174

E-mail Address carey_glenney@hotmail.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Alice Taylor House

Address of Building 510 North Church Street, McKinney, TX 75069

Date of Construction Known 1922 or Circa
(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor Andrew J. Martin

Architectural Period/Style Craftsman Bungalow

Legal Property Description of Current Location (Lot and Block Numbers)

McKinney Original Donation, Blk 85, Lot 254a

Does the building remain on its original site?

- Yes
- No (specify original location) _____

Indicate the original and adapted uses of the building.

Original Uses		Adapted Uses	
<input type="checkbox"/>	Agriculture _____	<input type="checkbox"/>	Agriculture _____
<input type="checkbox"/>	Commerce _____	<input type="checkbox"/>	Commerce _____
<input type="checkbox"/>	Education _____	<input type="checkbox"/>	Education _____
<input type="checkbox"/>	Government _____	<input type="checkbox"/>	Government _____
<input type="checkbox"/>	Healthcare _____	<input type="checkbox"/>	Healthcare _____
<input type="checkbox"/>	Industrial _____	<input type="checkbox"/>	Industrial _____
<input type="checkbox"/>	Recreation _____	<input type="checkbox"/>	Recreation _____
<input type="checkbox"/>	Religious _____	<input type="checkbox"/>	Religious _____
<input checked="" type="checkbox"/>	Residential _____	<input checked="" type="checkbox"/>	Residential _____
<input type="checkbox"/>	Social _____	<input type="checkbox"/>	Social _____
<input type="checkbox"/>	Transportation _____	<input type="checkbox"/>	Transportation _____

IV. Architectural Description

A. Physical Characteristics

	Original 1	Current 1
Number of stories	West	West
Orientation	West	West
Floor Plan		
Open plan	<input type="checkbox"/>	<input type="checkbox"/>
L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Modified L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Center passage plan	<input type="checkbox"/>	<input type="checkbox"/>
2-room plan	<input type="checkbox"/>	<input type="checkbox"/>
T-plan	<input type="checkbox"/>	<input type="checkbox"/>
Shotgun plan	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Roof Type		
Gable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hipped	<input type="checkbox"/>	<input type="checkbox"/>
Flat with parapet	<input type="checkbox"/>	<input type="checkbox"/>
Gambrel	<input type="checkbox"/>	<input type="checkbox"/>
Mansard	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____

B. Materials (Please check all that apply)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Exterior Wall Surface		
Siding (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/> wood shiplap	<input checked="" type="checkbox"/> wood shiplap
Windows		
Wood Sash	<input type="checkbox"/>	<input type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Single-hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Double-hung	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input type="checkbox"/>	<input type="checkbox"/>
Fixed	<input type="checkbox"/>	<input type="checkbox"/>
Awning	<input type="checkbox"/>	<input type="checkbox"/>
Hopper	<input type="checkbox"/>	<input type="checkbox"/>
Sliding	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Roof Materials		
Shingles (specify type)	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> composition
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input checked="" type="checkbox"/> _____	<input type="checkbox"/> _____
Primary Exterior Color	_____ white _____	_____ yellow _____
Secondary (Trim) Color	_____ white _____	_____ white _____

The Historic Preservation Advisory Board requests that all plaques be mounted on the front façade of the approved building within thirty (30) days of receipt.

Permission of owner for plaque placement

X Cary Hunt
Applicant Signature

X Cary Hunt
Owner Signature

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Alice Taylor House

510 North Church Street



A. Alterations & Construction

Construction

The Alice Taylor House is a single-story, wood-frame residential structure built on a pier-and-beam foundation. A front-gable roof above a deep, wrap-around porch dominates the front of the house. The floor plan is asymmetrical with rooms connecting along a central hallway. The house is fenestrated with the original, vertically-oriented, four-over-one sash windows grouped in pairs.

The house design follows the Craftsman Bungalow Style with its large porch and broad eaves supported with knee-bracing.

Alterations

The Alice Taylor House was originally build in 1922. An earlier house was moved off the lot to accommodate a new structure. The house was enlarged in the late 1930s to provide accommodations for two separate families. In the late 1970s, the house became a single-family home again and was altered to reflect that. At sometime prior to 1985, a portion of the porch was screened in. Prior to 2005 the screening was removed and the porch columns were reinforced.

The interior has been altered several times to accommodate the changing function of the home. The house served as a duplex from around 1940 to 1975. It was not owner-occupied until around 1977.

Anticipated Needs

The current owners have incurred recent expenses regarding water-damage to the interior, roof repairs, gutter installation, sub-flooring repair, and exterior trim painting.

The owners anticipate some expansion of the house at the rear and some interior remodeling. However, the renovation will not change anything in the front of the house including front porch, living room, dining room, kitchen or master bathroom. The original windows and doors will remain. No walls will be altered as a part of the work.

B. Historical Figures

Euclid Taylor Fant (1872-1937)

Euclid Fant was born in Coffeerville, Mississippi in 1872. He came to Texas at the age of 20 and engaged in the drugstore trade for several years before becoming a successful flour-mill manager and owner.

Euclid was the son of Seldon Fant and Nannie Bell Williams of Coffeerville in northern Mississippi. When Euclid was six years old his father died of yellow fever during the epidemic of 1878 which killed 20,000 people throughout the Southeast.

When Euclid first came to Texas in 1892, he worked in a Fort Worth drug store. At the same time, Mr. Fant's bother-in-law Robert D. Erwin* worked in a McKinney drug store owned by Dr. E.N. McAulay. In 1894, Messrs. Fant and Erwin formed a business partnership and purchased the McAulay Drug Store. They operated the new business as the Erwin & Fant Drug Store until 1898. In October of that year, the business created a stir in the town when it unexpectedly failed to open its doors one Thursday morning. Quickly, the word spread that Robert Erwin and Euclid Fant were filing for bankruptcy. Following this economic setback, the men became insurance agents and purchased neighboring lots on North Church Street. In 1902, Mr. Fant ran for the office of County Tax Collector but lost to another insurance salesman R. Van Brown.

Both men achieved considerable success in their new fields. Robert Erwin went on to become one of the founders of Southland Life Insurance Company of Dallas. Meanwhile, Mr. Fant made the front-page news when he sold wealthy mill-operator J. Perry Burrus a \$50,000 life insurance policy in 1902. Mr. Burrus was so impressed with Mr. Fant that he offered him a job working at one of the Burrus mills in McKinney. By 1910, Euclid was promoted to General Manager of the Burrus mill in Fort Worth. He held that position until he moved to Sherman to organize the Fant Milling Company in 1921.

In 1894, Mr. Fant married Lily Anderson of Holly Springs, Mississippi, a city from which many prominent McKinney residents migrated. They had two sons, James and Euclid, Jr. When Mr. Fant died of a heart-attack in 1937, it was his son James who took over the Sherman mill. The youngest son Euclid, Jr. became an economics professor at Austin College. The younger Euclid became the subject of mystery when he went missing in 1958 and the possible victim of a murder. His body was never recovered.

* *Erwin Park in McKinney is named for Robert Erwin's nephew, Dr. John C. Erwin.*

Euclid Fant, Sr. is buried next to wife Lily in the Pecan Grove Cemetery.

Alice Catherine (Barry) Taylor (1885-1955)

Alice Catherine Barry was born a mile south of Van Alstyne in 1885. She worked as a teacher in Weston (near Van Alstyne) and went on to become the first woman to be elected to County office in 1918, two years before the passage of the 19th Amendment giving women the right to vote.

Alice was the daughter of Tennessee natives Samuel M. Barry and Emily J. Greever. She attended school in Van Alstyne and spent one term at Carlton College in Bonham, Texas. She taught piano before marrying Thomas J. Taylor, Jr. in 1903. Her husband Thomas arrived from Tennessee with his farming parents when he was 17 years old. Despite his humble origins, he was able to receive a good education and become the superintendent of schools in Prosper and Celina. In 1903, Alice and Thomas were married and became parents to three children. In 1914, Thomas was assigned to be the conductor of the Normal School, a teacher education program held in McKinney during the summer. During that summer, the family traded 55 acres of land they owned in Princeton for a house on North Church Street owned by Collin County Superintendent of Schools W.E. Foster. However, the family did not make Church Street their permanent home for two years due to Mr. Taylor's job assignments in nearby towns. In the summer of 1916, Thomas Taylor ran for and won the Democratic nomination for District Clerk. Following his primary win, the family moved into their Church Street home. At the time, the Democratic Party was so dominant in the county, a win was all but guaranteed in the general November election.

Tragically, a month after taking office Thomas Taylor died from an intestinal infection leaving Alice and three children without a source of income. To make ends meet, she taught school when she could and, according to an article appearing in the *Dallas Morning News*, picked cotton on her family's farm in Weston.

In a surprisingly bold gesture for the times, Alice entered the Democratic primary race for Collin County District Clerk. She went up against Charles L. Sears, the man appointed to her late husband's office upon his death. She won her party's nomination and went on to win the November election in 1918. At the time, women were only allowed to vote in state and local elections, but not Senator or President. That right would not be acknowledged until the ratification of the 19th Amendment in August 18, 1920.

Alice spent \$394 on her campaign, outspending Mr. Sears by \$169. She won the primary race with 6,708 votes over her opponent's 1,320. Her win in the November election allowed her to become the first woman to be elected to a Collin County governmental office. She served four two-year terms before being defeated in her fifth and final run in 1926, losing to Halsell S. Davis who received 5,001 votes to her 3,853.

Alice continued to live in McKinney until she married cotton ginner Albert F. Tidwell in 1930. When the couple married, Mr. Tidwell was 63 years old, Alice was 45. They made Celina their home, but only for a short time. In 1937, Mr. Tidwell died from a stroke. Following her second husband's death, Alice made her home in Fort Worth with her widowed daughter Donna Hilliard. Alice died in 1955 at the age of 70 and is buried in the Masonic plot at the Mount Olivet Cemetery in Fort Worth.

Andrew J. Martin (1872-1930)

"Exceptionally pathetic." Those are the words the *McKinney Courier-Gazette* used to describe the 1930 death of Andrew Martin, one of McKinney's most skilled carpenters and builders.

Andrew Martin was born in Lebanon, Tennessee in 1872, the son of Joseph B. Martin and Caroline Chambliss. The family moved to the Vineland area five miles northwest of McKinney and farmed there when Andrew was a boy. In 1895, Andrew married Lovie L. Wiseman and in 1899 she gave birth to their son, Emil Martin.

The young Martin family came to McKinney around 1900. Upon his arrival, Andrew got a job working for J. Perry Burrus in the Collin County Mill and Elevator Company as a carpenter. One of the first mentions of Andrew in the newspaper occurs in 1910. This event proved prophetic and in some way lead to his death 20 years later. The story reads:

A.J. Martin, a well-known carpenter of this city had a rusty nail run through his foot while at work last Friday, and has been unable to walk without the assistance of crutches ever since. Although exceedingly painful, it is not thought the injury will prove serious.

Andrew quit the mill and teamed up with W.L. Braswell and they began contracting for commercial and residential construction projects some time before 1917. The partnership proved successful enough for Andrew to buy a lot and build a five-room home for his family on West Hunt Street. The partnership dissolved around 1921 and Andrew

began contracting on his own. One of his first projects as a sole proprietor was the two-story brick house at 504 North Church for the wealthy insurance agent Robert. D. Erwin.

Andrew's commercial work included repairs to the W.O.W. and Dowell Hardware buildings. Perhaps his most prominent work of this type is the brick building on the northwest corner of Virginia and Kentucky Streets he built for W.R. and Dick Bass in 1929. This is the same lot where the Foote Hotel once stood. Andrew was also associated on many projects with fellow contractor William L. Watkins.

Though Andrew produced some fine wood-frame bungalows his best residential work is exemplified by the brick homes he built for R.D. Erwin and Mrs. J.C. Greer. These homes represent a different style of architecture but each home is crafted with attention to detail.

In September of 1930, Andrew stepped on a small nail while working on a barn for Dr. C. T. Lewis. The nail was small but it was able to penetrate the sole of his shoe just enough to enter the flesh no deeper than the outer skin. The McKinney Courier-Gazette writes:

The foot hurt him some at the time, but he finished his day's work and didn't call on his family physician until next morning when he went down to his office and had the member dressed. The attending surgeon regarded it as only a very minor injury. Mr. Martin resumed his work continuing until Saturday night Sept. 13. On Sunday morning he took his wife to Dallas in his car and spent the day in that city with his son, Emil Martin and wife. He complained some during the day of finding it a little difficult to swallow. On Monday morning following, he arose with a sore throat and hurting in the back of his neck and jaws. He was treated on that afternoon by his physician and given the anti-tetanus serum and sent to the hospital where he grew desperately ill Monday night, suffering excruciating pain and receiving heroic treatment in an effort by attending physicians to save his life.

Andrew died on Thursday morning on September 18 at 6:05 am. It is likely that his benign encounter with the nail 20 years earlier led him to discount the danger a puncture wound by a contaminated object. The author of his obituary described Andrew's character and Christian faith in poetic, soaring terms. Though it was the custom of the day to edify the deceased in flowery language, one can glimpse that Andrew approached his life with the same integrity that he expressed in his buildings.

C. Property Ownership

Address: 510 North Church Street, McKinney, Texas 75069

Legal Description: McKinney Original Donation, Blk 85, lot 254a

Purchase Date	Seller	Buyer
Spring, 1841	Republic of Texas	William Davis
Jul. 26, 1849	William Davis	Collin County
Feb. 18, 1852	Collin County	G.A. Foote
Feb. 14, 1856	G.A. Foote	R.L. Waddill
Feb. 6, 1860	R.L. Waddill	Edwin Cannon
Jun. 30, 1869	Edwin Cannon	Benjamin T. Estes
Feb. 23, 1899	Benjamin T. Estes	Jane E. Nelson
Feb. 23, 1899	Jane E. Nelson	Robert D. Erwin
Jun. 26, 1999	Robert D. Erwin	E.R. Hall
Apr. 16, 1902	E.R. Hall	J.L. Greer
Aug. 26, 1902	J.L. Greer	Euclid T. Fant
May 1, 1911	Euclid T. Fant	T.C Perry
May 1, 1911	T.C Perry	W.R. Abernathy
Sep. 6, 1911	W.R. Abernathy	J.C. Stovall
Jul. 14, 1913	J.C. Stovall	A.A. Lindsey
Oct. 2, 1913	A.A. Lindsey	W.E. Foster
Aug. 22, 1914	W.E. Foster	Thomas J. Taylor
Feb. 9, 1952	Alice Tidwell ¹	Dale & Helen Thurman
Feb 3, 1955	Dale & Helen Thurman	Norman G. Dotson
Oct. 16, 1973	Norman G. Dotson	Jimmy L Hill
Sep. 8, 1992	Jimmy L Hill	Marilyn Cook
Apr. 28, 1994	Marilyn Cook	Andrew M. Guarriello, Jr.
Nov. 9, 1995	Andrew M. Guarriello, Jr.	Brian Beeman
Jun. 29, 2000	Brian Beeman	Joakin & Stacy Walstam
Feb. 10, 2010	Joakim & Stacy Walstam	Terry J. Scott
Apr. 14, 2011	Terry J. Scott	Avatar Real Estate
Dec. 26, 2016	Avatar Real Estate	Timothy & Carey Zumwalt

¹ *Widow of Thomas J. Taylor*

D. Tenant History

The chart below shows the known tenants of 510 North Church and the years they are known to have occupied the house. The “Notes” column provides a brief description of each tenant. Sometime between 1975 and 1977 owner Jimmy L. Hill began living in the house which made him the first owner to occupy the property since Alice Taylor first began renting the house around 1930.

Year	Tenant	Notes
1933	Floyd W. Taylor	Son of Alice Taylor
1935	J. Boyd Webb	District manager, National Farm Loan Association
1938	J. Boyd Webb	
1940	Desmond Travillion	Asst. cashier, Central National Bank
“	Maurice Howell	Insurance clerk
1949	Ridgell M. McKinney	A&P Manager, Grand-nephew of Collin McKinney
“	Dennis R. Scott	District manager, Texas Employment Comm.
1953	Ridgell M. McKinney	
“	Dennis R.. Scott	
1954	Ridgell M. McKinney	
“	Dennis R. Scott	
1956	Ridgell M. McKinney	
“	Cloyce Powell	Music Director for First Baptist Church
1960	Roy R. Horton	Assembler
“	Robert H. Jones	Employee, Texas Instruments
1964	William E. “Jack” Few	Clerk, Whites Store
1968	Frances D. Rogers	Nurse at Wysong Clinic
“	Constance Harper	Nurse at Wysong Clinic
1971	vacant	
1975	Ruby Kennedy	

Owners:

- Alice Taylor (1914-1952)
- Dale M. Thurman (1952-1955)
- Norman G. Dotson (1955-1973)
- Jimmy L. Hill (1972-1992)

E. Narrative History

Texas joined the United States in December of 1845 which sparked the Mexican-American War. Troupes from the United States were sent to enforce the new International border created when Texas joined the Union. The treaty of Guadalupe Hidalgo ended the dispute in 1848 but it took two more years for the U.S. Congress to establish the actual borders of the State.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent granting to William Davis two thirds of a League and one Labor of land (3,129 acres) situated "in the waters of East Fork of the Trinity including the town of McKinney." This grant affirmed Davis' ownership of land that was given to him by the Republic of Texas in 1841 in exchange for his assistance in the Republic's fight for independence. This two-mile by two-mile tract of land was situated on East Fork of the Trinity River in what was then Fannin County. When the Republic of Texas joined the United States of America, several counties were subdivided into smaller units. Collin County was such a county, carved out of Fannin County.

The town of Buckner, being the largest town in the county, was deemed the seat of the new county until the 1848 State Legislature required that the seat be within three miles of the geographical center of the county. A new site was choose by open election where only 11 people voted due to heavy rains that made getting the to polls impossible for some people. The new location that was chosen sat in the southwest corner of William Davis' tract.

In 1849, William Davis, along with his wife Margaret, "donated" 120 acres of this southwest corner of his original tract to the County Commissioners which became the new town of McKinney. At the time of his donation, he 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. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks which were to be sold to finance the City of McKinney. As a side note, despite being one of the County's largest landholders, Mr. Davis abandoned his wife and child after making his land donation and headed to California for several years in search of gold.

Block 85 of the Original Donation, located near the northwest corner of the city, was purchased by Dr. Gerald A. Foote, a distant relative of George Washington, in 1852.

Mr. Foote sold the property to Robert L. Waddill in 1856 for \$100. The raw land traded hands around half-a-dozen times before any structure appeared on the property, according to the Sanborn Maps prior to 1902. Prominent farmer J.L. Greer owned the property for four months in 1902 but probably did not live there. However, since he sold the property for \$1,000 more than he paid for it, it is likely that he is responsible for the structure that appears on the 1902 map. The first person known to own and reside in this house was insurance agent E.T. Fant who added to the rear of the house sometime before 1908. He sold the house soon after he became the manager of the Burrus Mill in Fort Worth in 1910.

The property traded hands another five times until Prof. Thomas J. Taylor purchased the property in 1914. Professor Taylor was selected to be the principal in an Allen school then later in a Prosper school. Because of these appointments, he did not make the home his permanent residence for another two years. In the summer of 1916, Prof. Taylor ran for and won the Democratic primary for Collin County District Clerk. He, along with this wife Alice and their three children, then moved into the house. In December, Prof. Taylor died leaving the family in a difficult financial state.

After the death of Prof. Taylor, his widow Alice moved to Weston with her three children in order to teach school. She, also, likely worked on the family cotton farm in some capacity. An article appearing in the *Courier-Gazette* suggests that she and her three children spent the fall of 1917 picking cotton. In 1918, Alice sought the same office her husband had held. She emerged victorious and returned with her family to McKinney and moved into the house on North Church Street.

In 1922, Alice moved the existing house off of the lot and hired contractor Andrew J. Martin to build a new six-room home. Mr. Martin was a popular contractor at the time and built many such wood-frame houses around McKinney. However, Mr. Martin was also a skilled builder of brick homes and built a Colonial Revival Style house in the same year for insurance agent Robert D. Erwin who lived two doors south of Alice's lot.

Alice lived in the house until her marriage to cotton-ginner Albert F. Tidwell in 1930. After her wedding, she continued to own the house but rented it to various tenants for the next 22 years. Among those renting the house included her son Floyd as well as non-family members Ridgell M. McKinney, grandnephew of Collin McKinney. She maximized her rental potential by configuring the house to accommodate two families.

In 1952, when Alice was 67, she sold the lot and house to construction manager Dale

Thurman who owned the adjoining lot to the north. He did not reside at either of these lots but rather made them available for rent. Mr. Thurman is also responsible for subdividing the lot he purchased from Alice to create a lot fronting Wood Street. The Alice Taylor house changed hands several times over the following decades and was not occupied by an owner until Jimmy L. Hill moved in two years after he purchased it in 1975.

The historical significance of the Alice Taylor House is two fold. First, its is a craftsman-style creation of one of McKinney's most significant builders. Secondly, the house belonged to the first woman elected to a Collin County office, a truly precedent-setting achievement. The home and its various owners have contributed significantly to the history of McKinney and Collin County.

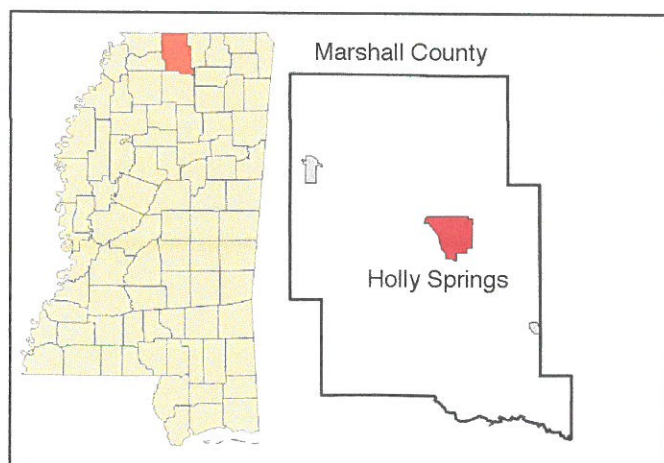
G. Photographs

When Euclid T. Fant's drugstore went bankrupt in 1898, he became an insurance agent and landed a lucrative commission in 1902 from the sale of a \$50,000 life insurance policy. This allowed Fant to purchase the house and lot at 510 N. Church Street that same year. He eventually went to work for J. Perry Burrus and was later appointed manager of a Burrus mill in Fort Worth in 1910.

Erwin & Fant

For Everything in the **DRUG LINE**. Fresh
and the purest and best that money can buy.

PRICES ARE RIGHT



Holly Springs, Mississippi was the home town of several prominent McKinney families including 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. Holly Springs is in Marshall County, on the northern boarder of the state. In 1893, the town's population totaled about 2,200.

BIG INSURANCE POLICY

E. T. Fant Writes One For \$50,-
000 for Business Man.

ON LIFE J. PERRY BURRUS

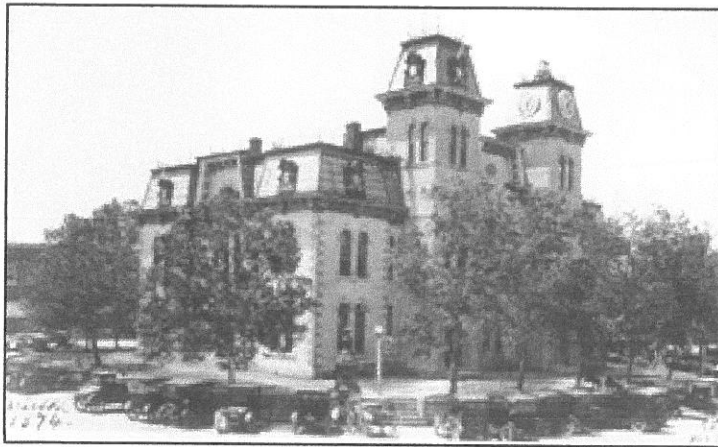
Selected After Two Months Con-
sideration And in Competition
With Leading Companies.

The following acknowledge-
ment has been received by E. T.
Fant, a prominent life insurance
agent, from J. Perry Burrus. It
is a strong endorsement of Mr.
Fant's policy and comes from
one of the most successful young
business men of Texas:

New Century Milling Co.,
Dallas, Texas.
Collin Co. Mill & Elevator Co.,
McKinney, Texas.
Sun Milling Company, Ltd.,
Shreveport, La.

J. PERRY BURRUS, Gen'l Mg'r.

MR. E. T. FANT, City.
Dear Sir:—I take pleasure in
handing you my check for the
\$50,000 policy which I find just as
represented in every particular.
In accepting your policy, I be-
lieve I have the best that money
can buy and it was taken only af-
ter a careful investigation, cover-
ing a period of two months, and
in competition with the leading
companies of the world. I find
the terms and conditions of your
policy couched in language that is
simple, yet plain, easily under-
stood by your company as well as
the purchaser, and free from
technical stipulations that are
misleading to the unwary. Wish-
ing you and your company the
success that you merit,
I am, yours truly,
J. PERRY BURRUS.



A WIDOW'S MIGHT

State Press In Dallas Morning News
Writes of Mrs. T. J. Taylor of
McKinney.

The following item appeared in the Dallas Morning News, Saturday February 9, regarding Mrs. T. J. Taylor of McKinney who is a candidate for the office of District clerk of Collin county:

A Widow's Might.

In Collin county is a widow with three children. This is not unusual, but this particular widow is certainly out of the ordinary. She taught a summer school last July and August, and when the school closed she went to the cotton patch with her three children, and, together, they picked cotton until cold weather, earning \$225. She was a school teacher before she married, therefore is not a novice at teaching; and also she is unmistakably a woman of education. But her education did not forbid her to go to the cotton fields and do honorable manual work along with her children, for fair compensation. She was not too self-conscious or class-conscious to make her ashamed of earning her living and supporting her little ones by turning her hands and their hands to labor in the fields—the open fields permeated with God's own sunshine and toned with God's own breath in the Gulf breeze and the rain clouds. And now this lady is an announced candidate for a county office, an office her late husband once held and which her friends say is qualified to fill. State Press doesn't know her, nor any one related to her. He doesn't know who else, if any one, is running for the office in question—but in any event State Press is for the lady who taught school in the summer and picked cotton in the fall. Lord bless all capable women, and make the incapable men get a move on themselves."—State Press in Dallas Morning News, Feb. 9, 1918.

In 1918, **Alice Taylor** was the first woman to be elected to a Collin County office. She held the position for four two-year terms before losing re-election in 1926. She worked in the Second Empire Style courthouse built in 1876 (see top left photo). A year after her failed re-election, the court house was remodeled into the Neo-Classical Style structure that now exists on the Square. The newspaper articles from the *Courier-Gazette* provide insight into Alice Taylor's challenges and character.

To the Voters of Collin County

On account of the press of official duties, I have been unable to personally see and solicit the support of many voters. Two terms of district court since the campaign opened, have kept me closely in the office where my first duty calls me, therefore leaving my interests as a candidate for re-election largely in the hands of my friends. Some absurd campaign statements have been circulated on me, especially one to the effect that I had inherited a fortune from my father's estate and that therefore I am independent and do not need the salary of the District Clerk's or any other office. My mother has been dead thirteen years. My father died nearly two years ago, leaving a farm of 149 acres on which he owned \$1000.00 at the time of his death. His surviving wife (my step-mother) holds a one-half dowry in it for life, hence leaving only one-half of the estate after debts are paid to be divided between six of his children. Further comment is unnecessary as to the absurdity and falsity of the campaign charge against me of financial independence. I am dependent on my salary for the support of myself and three children and for their education. Still, I would not solicit your vote and influence on the ground of sympathy alone for a widow woman. I ask your support on my proven merits to fill the position efficiently and satisfactorily. I can and do perform the duties of District clerk anywhere—both in the office and in the court room. I am making this campaign only on my own merits and not on the demerits of others. If you re-elect me, I promise redoubled efforts to serve you efficiently and satisfactorily and to so fill the office that you will never have reason to regret voting for me. Thanking you for every word of kindly expression in my behalf, I am yours faithfully,

MRS. ALICE TAYLOR

McKinney, Tex., July 12, 1922.

DR. FOLK
DENTIST
Office 129
S. A. Fair Office Building

Corsicana Daily Sun

T. P. MCKENDON, E. D.
Physician and Surgeon
Office Williams Drug Co.
Corsicana, Texas.
Res. and P. Office 100 West 1st St.

VOL. XXIII, NO. 6

TEN PAGES TODAY

CORSICANA, TEXAS, WEDNESDAY, AUGUST 18, 1920

TEN PAGES TODAY

PRICE FIVE CENTS

Tennessee Ratifies Suffrage Amendment

WOMEN WILL VOTE IN PRESIDENTIAL ELECTION

Struggle Which Began In This Country Before Colonies Declared Independence Ended Today.

After 57 Years
Of Married Life
Writs a Divorce

By Associated Press.
Lawrence Craig, 49, and his wife, Mrs. Alice Taylor, 47, of Collins county, Texas, were today granted a divorce by the district court at Corsicana. The wife, who has been married to the husband for 57 years, is 47 years old and has two children, a son and a daughter. The husband has no other children.

ALLEGE MAYS
IS TRICKY

Rough Spot on Ball Is
Given as Cause of Ray
Chapman's Death

By Associated Press.
BOSTON, Mass., Aug. 18.—The wife of Ray Chapman, pitcher of the Cleveland Indians, today alleged that the ball which struck him on the head was a "trick" ball. She said that the pitcher had put a rough spot on the ball, which caused Chapman's death.

Investigating
Bottled "Tickle"
To Find Tickle

By Associated Press.
New York, Aug. 18.—A search for the cause of a "trick" ball in the Chapman case has failed, and the pitcher is being investigated for the cause of the pitcher's performance.

MINERS REACH
NO AGREEMENT

Operators of Illinois and
Indiana Favor Settling
Controversy

By Associated Press.
CHICAGO, Ill., Aug. 18.—The operators of the Illinois and Indiana coal fields today announced that they had reached an agreement with the miners to settle the controversy.

Number of Rooze
Cases on Increase
In New York City

By Associated Press.
New York, Aug. 18.—The number of cases of rubeola (measles) in New York City today increased to 1,000, the highest number since the beginning of the epidemic.

**APPEALED TO
SENATOR LODGE**

Mrs. Alice Taylor, District Clerk, Arranged Flowers In Welcome Of Mrs. Curtis.

Mrs. Alice Taylor, the efficient and obliging district clerk of Collin county, very thoughtfully saw that the judge's desk in the district court room was brightened up with some pretty fragrant flowers and bouquets in readiness for the speaking by Mrs. Nannie Webb Curtis Saturday afternoon. Mrs. Taylor, also, with other local ladies, escorted the distinguished speaker from the hotel to the court house and after the speaker concluded Mrs. Taylor accompanied her to the interurban station to catch the car on her return to Dallas. After the speaker's rostrum had been tidied up by the deft hand of Mrs. Taylor and the flowers arranged, the reporter heard several men in the audience say, "That is why I wanted to see a woman office holder in the court house." Everything is always more neat, refined, modest and home like when fair womanhood is around and has a hand in administering public as well as home affairs.

Tennessee was the last state to ratify the 19th Amendment. Different communities in Texas responded to this event differently. The McKinney Courier-Gazette took a more ho-hum approach. While other papers were headlining the story, the McKinney paper merely posted an incidental story below the fold. Apparently, McKinney was more sympathetic to womens suffrage than other areas. The article at left appearing in the Courier-Gazette in 1919 suggests such an attitude.

STRAYED OR STOLEN

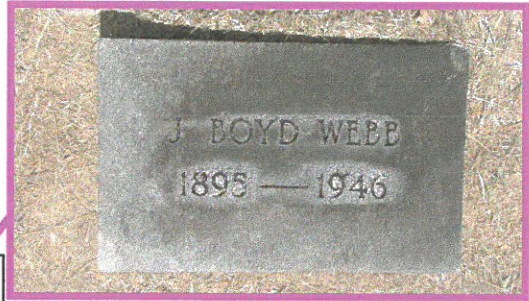
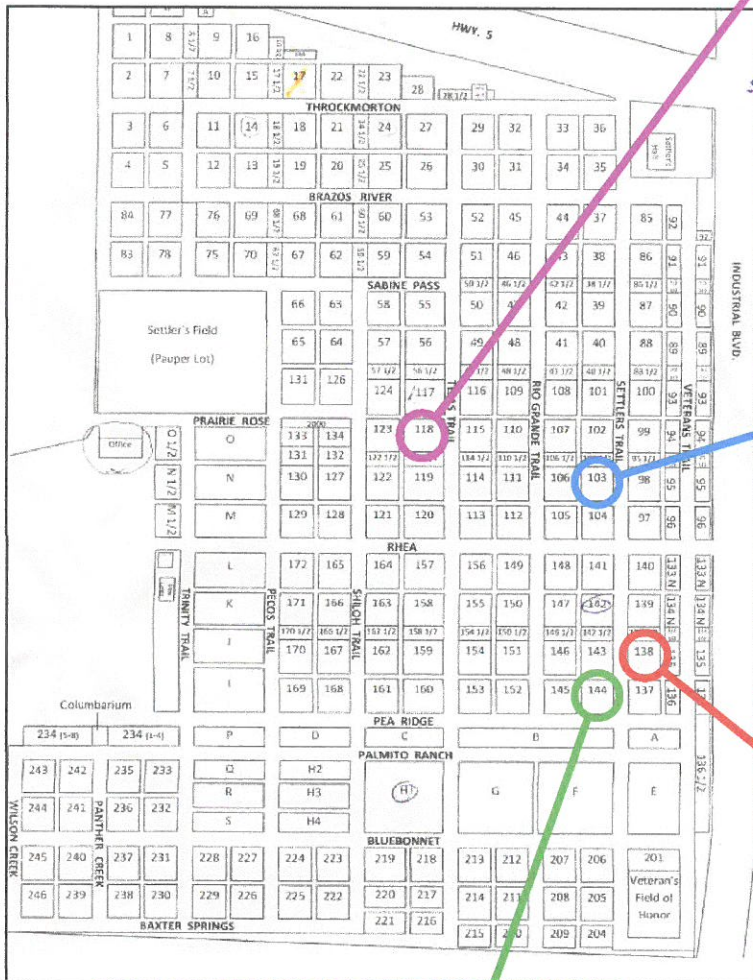
STRAYED—Jersey milch cow from lot at my home, 514 North Church. Reward for information leading to recovery. MRS. ALICE TAYLOR, Phone 231 or 898.

JERSEY COW—Broke into my pasture. Owner can get same by paying for ad. L. L. DAVIS (Lewisville), McKinney.

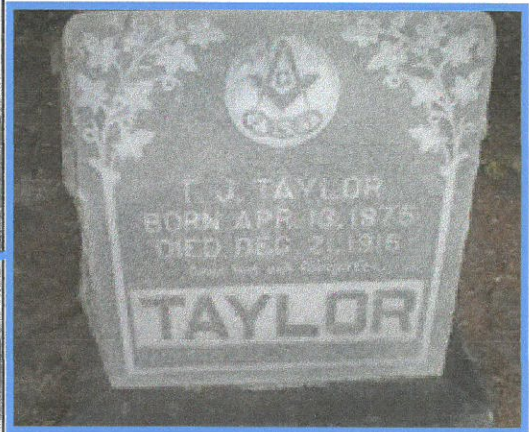
Apparently **Alice Taylor** kept a milk cow in her backyard at 510 Church Street One day the cow went missing. That same day about a half-mile away Lonnie L. Davis, a resident of east McKinney living on Throckmorton Street (in the Lewisville section of town) found it. Davis and Taylor placed these classified ads in the Aug. 11, 1922 edition of the Courier-Gazette. (The address in the ad refers to a previous designation).

Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting place of some people connected with 510 North Church Street.



J. Boyd Webb, 1895-1946



Thomas J. Taylor, 1875-1916



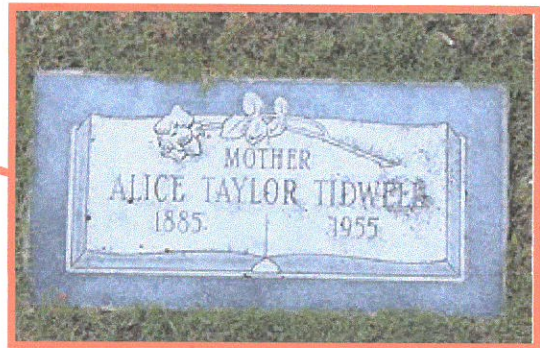
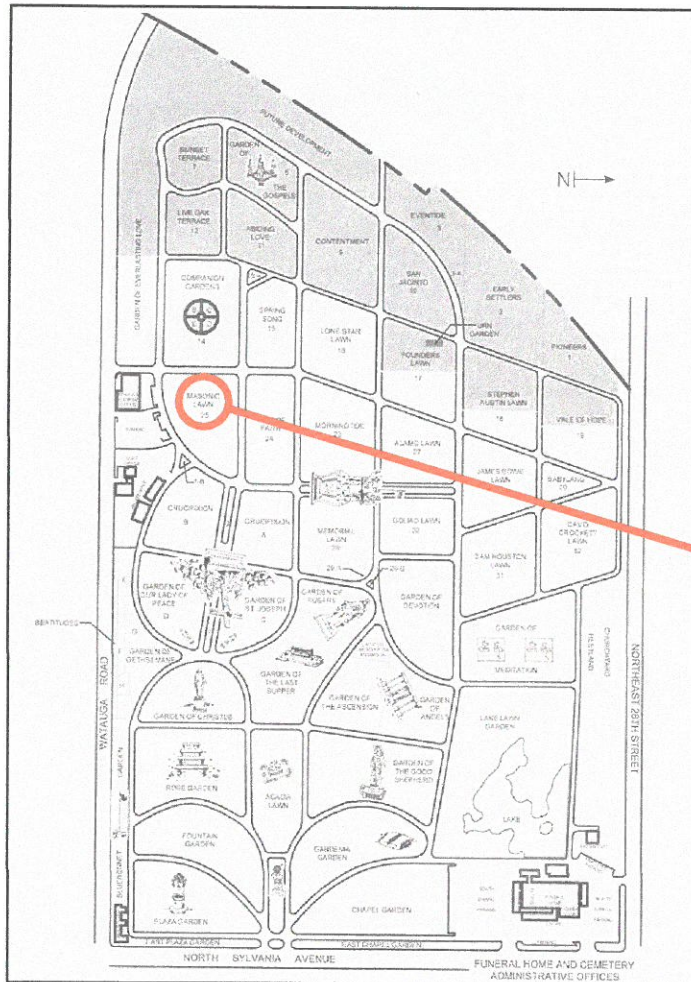
Andrew J. Martin, 1872-1930



Euclid T. Fant, 1872-1937

Mount Olivet Cemetery

Alice Taylor is buried at the Mount Olivet Cemetery in Fort Worth in the Masonic Lawn block.



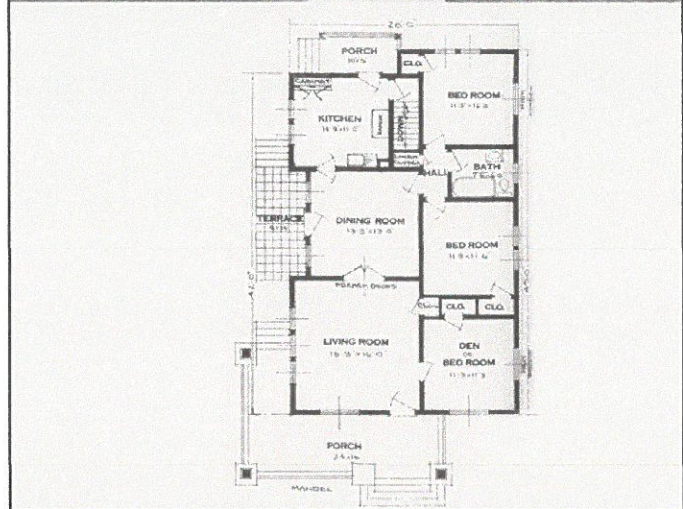
Alice (Barry) Taylor, 1885-1955

The Craftsman Style

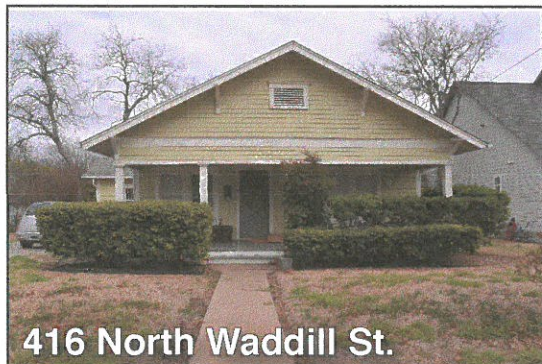
The elements that characterize the Craftsman Style are:

- low-pitched roof with broad eaves
- typically 1 to 1½ stories
- spacious, wide front porch
- tapered columns supported by piers
- exposed structural beams & rafters
- broad, horizontal elevations

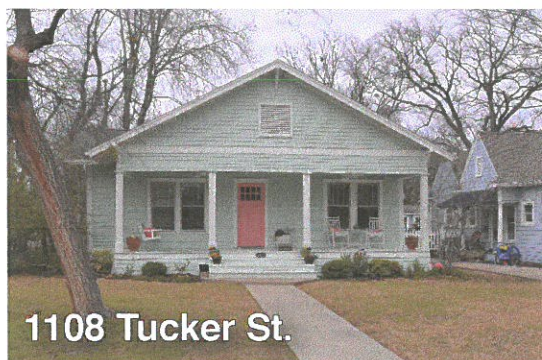
The Craftsman Style evolved from the Arts & Crafts Movement in England in the second half of the 19th Century. The style was a conscious reaction to the overly elaborate Victorian Styles. Though the quintessential Craftsman home expressed artisan-crafted accents, a sub-type of the style developed known as the Bungalow Style which was simpler and more affordable to the middle-class. It was also popular because its floor plan better suited the lifestyle and ventilation needs of the early 20th Century.



The above illustration is from a pattern book of 1923 showing a typical Craftsman Bungalow home design.



416 North Waddill St.



1108 Tucker St.

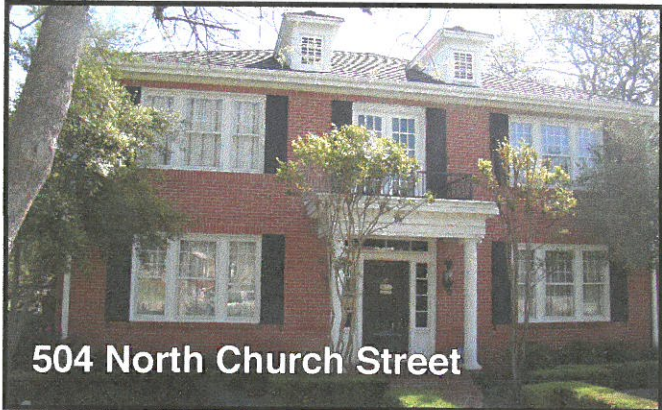


606 Foote St.

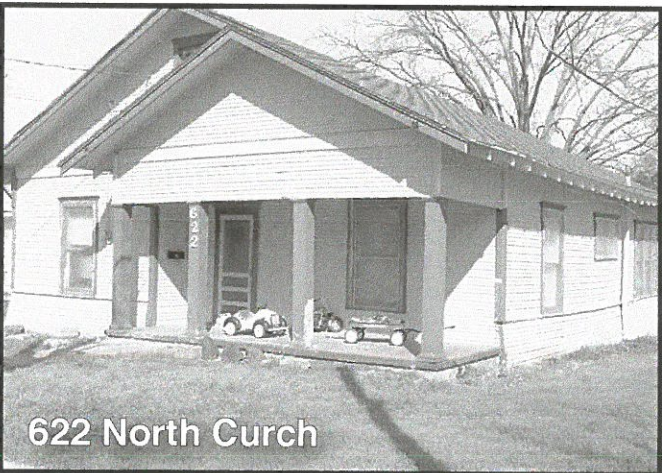
The Alice Taylor house is one among several homes in McKinney to express a scaled-down, economical version of the Craftsman Style. These “bungalow” houses feature a front-gable roof, large porches, and knee bracing. This front-gable construction necessitated a ventilation grill be placed in what amounts to the focal point of the home’s front elevation, providing a design opportunity for carpenters. Some expressed it. Some repressed it.



607 West Hunt Street



504 North Church Street

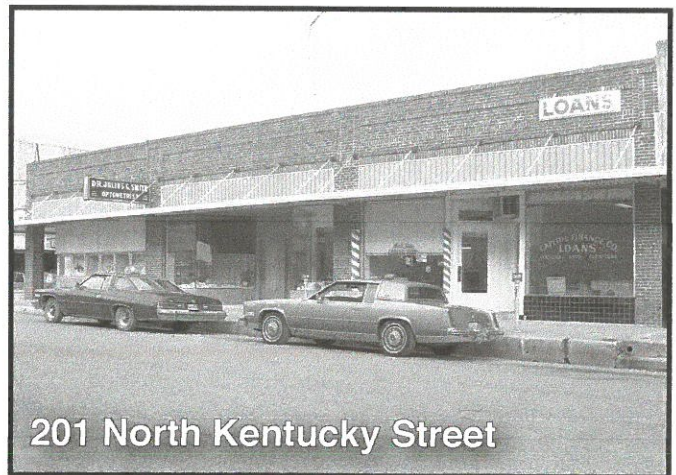


622 North Church

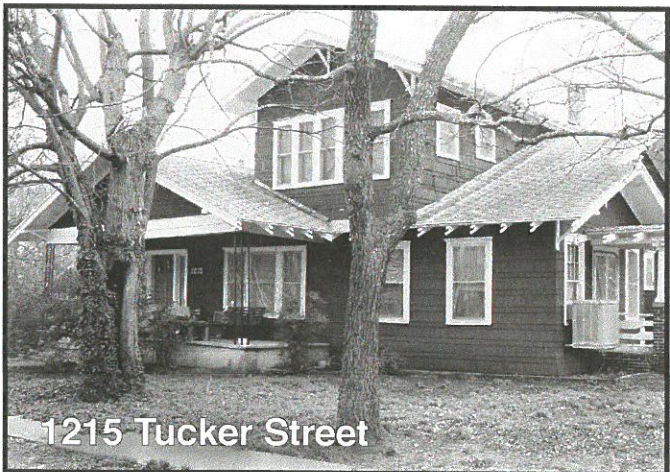
The Work of Andrew J. Martin

Andrew J. Martin came to the McKinney area as a young boy with his family around 1890. Martin worked on farms until going to work for J. Perry Burrus in the Collin County Mill & Elevator Company around 1900. His work at the mill gave him the skills to contract for carpentry work in McKinney. Soon he became one of the best known builders in town. Though he built many wood-frame bungalows (including his own home at 607 W. Hunt St.), his commercial and residential brick structures show off his skills best. This page shows known examples of his extant work.

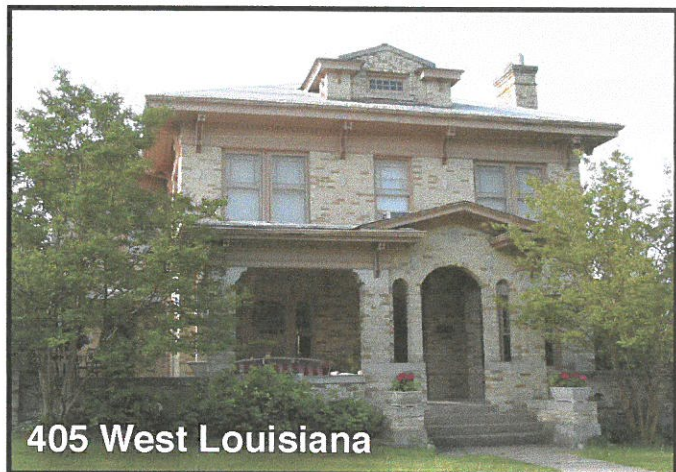
Andrew J. Martin's career was cut short when he contracted tetanus after stepping on a nail. He died in 1930 at the age of 58.



201 North Kentucky Street

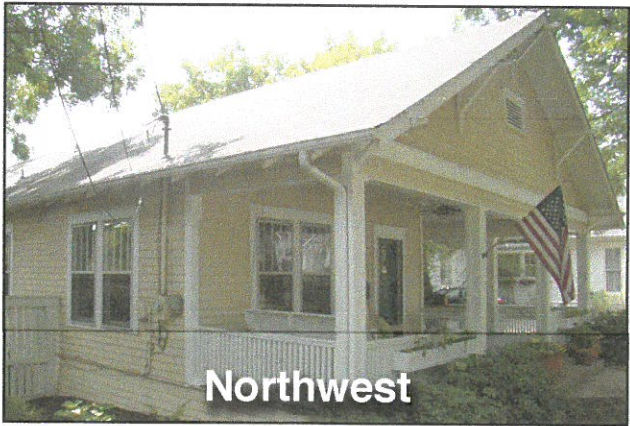
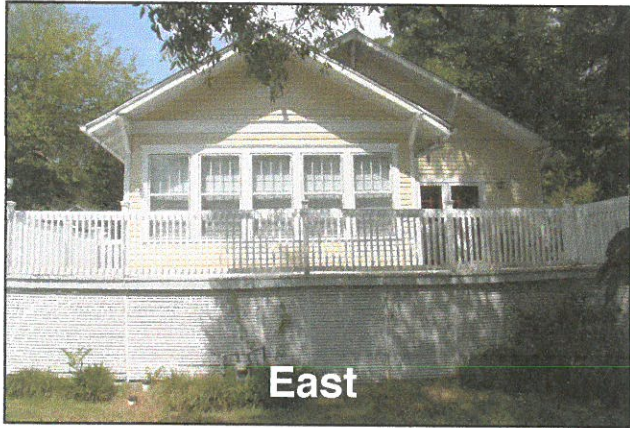
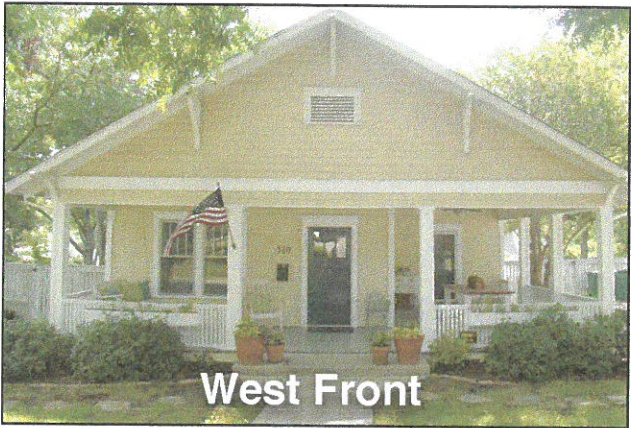


1215 Tucker Street



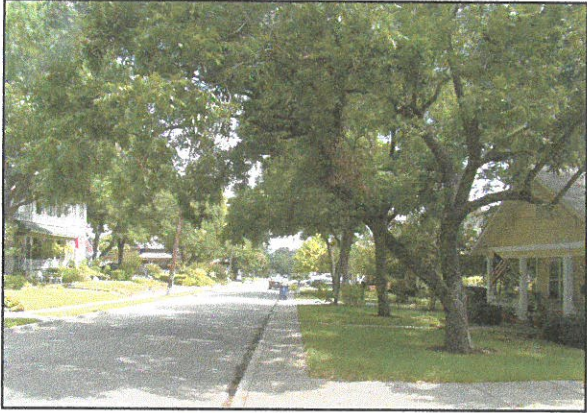
405 West Louisiana

Current Photos (2018)

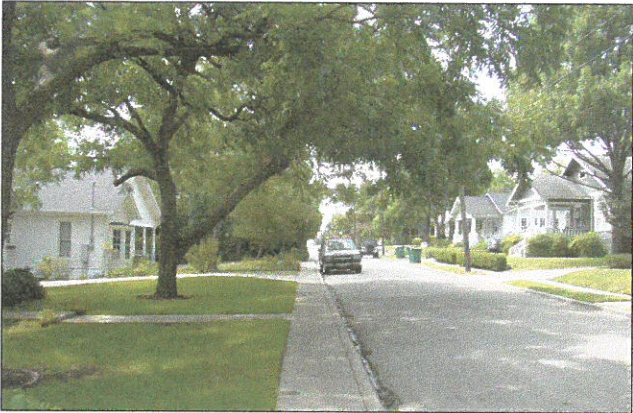


Neighborhood Context (2018)

510 North Church Street neighborhood context

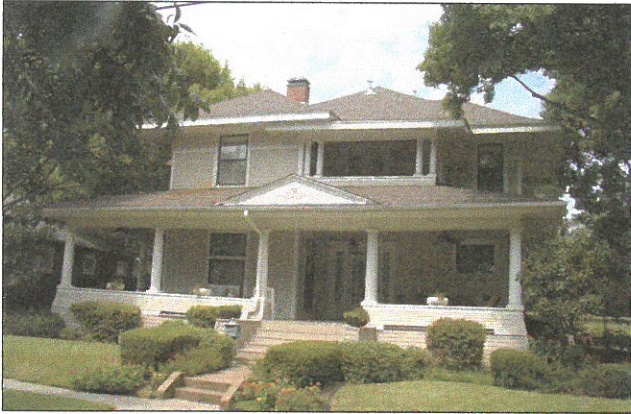


View looking North on N. Church Street

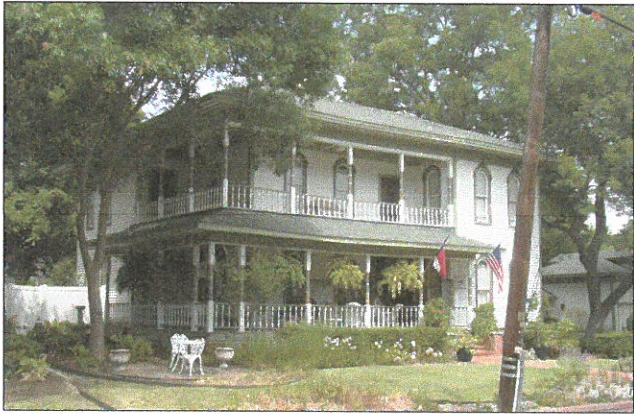


View looking South on N. Church Street

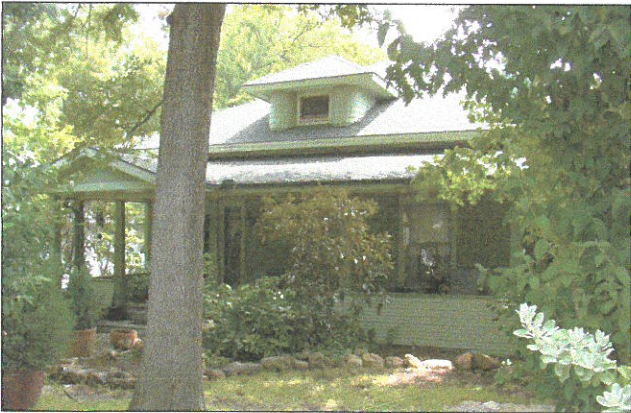
Homes near 510 North Church Street



509 North Church Street



601 North Church Street



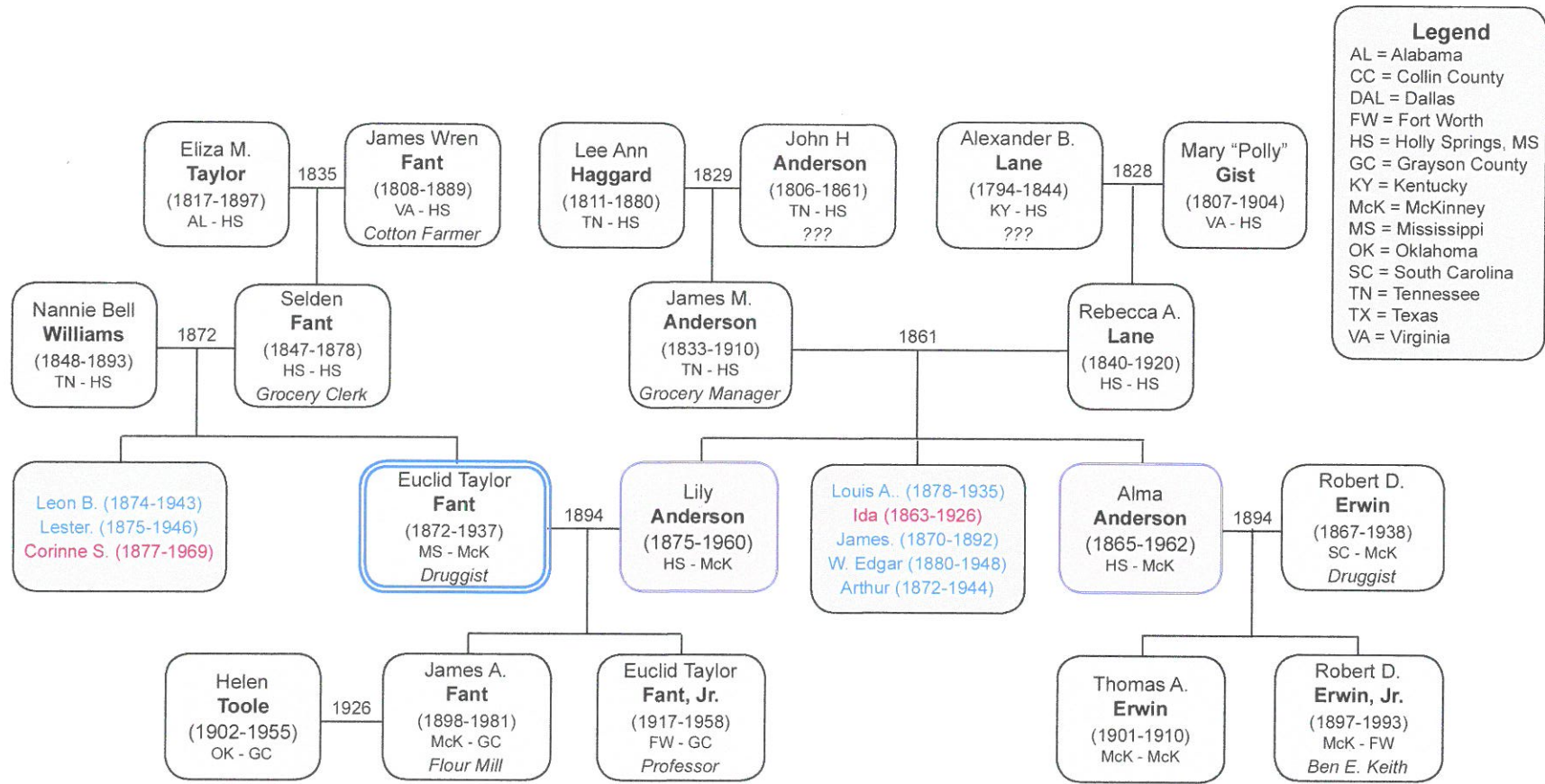
506 North Church Street



602 North Church Street

Fant Family of Early McKinney*

- 28 -

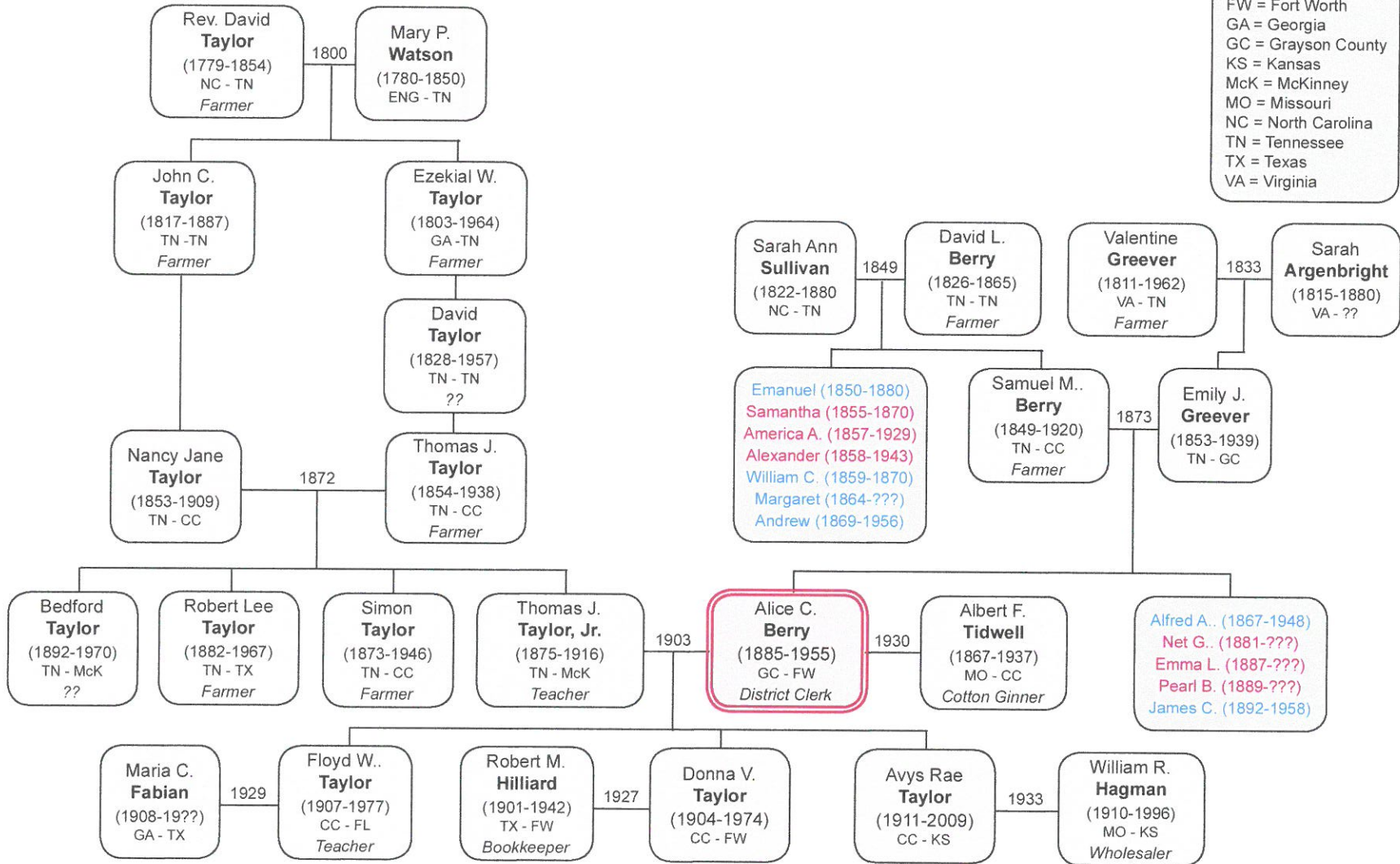


* Not all family members are included.

Taylor Family of Early McKinney*

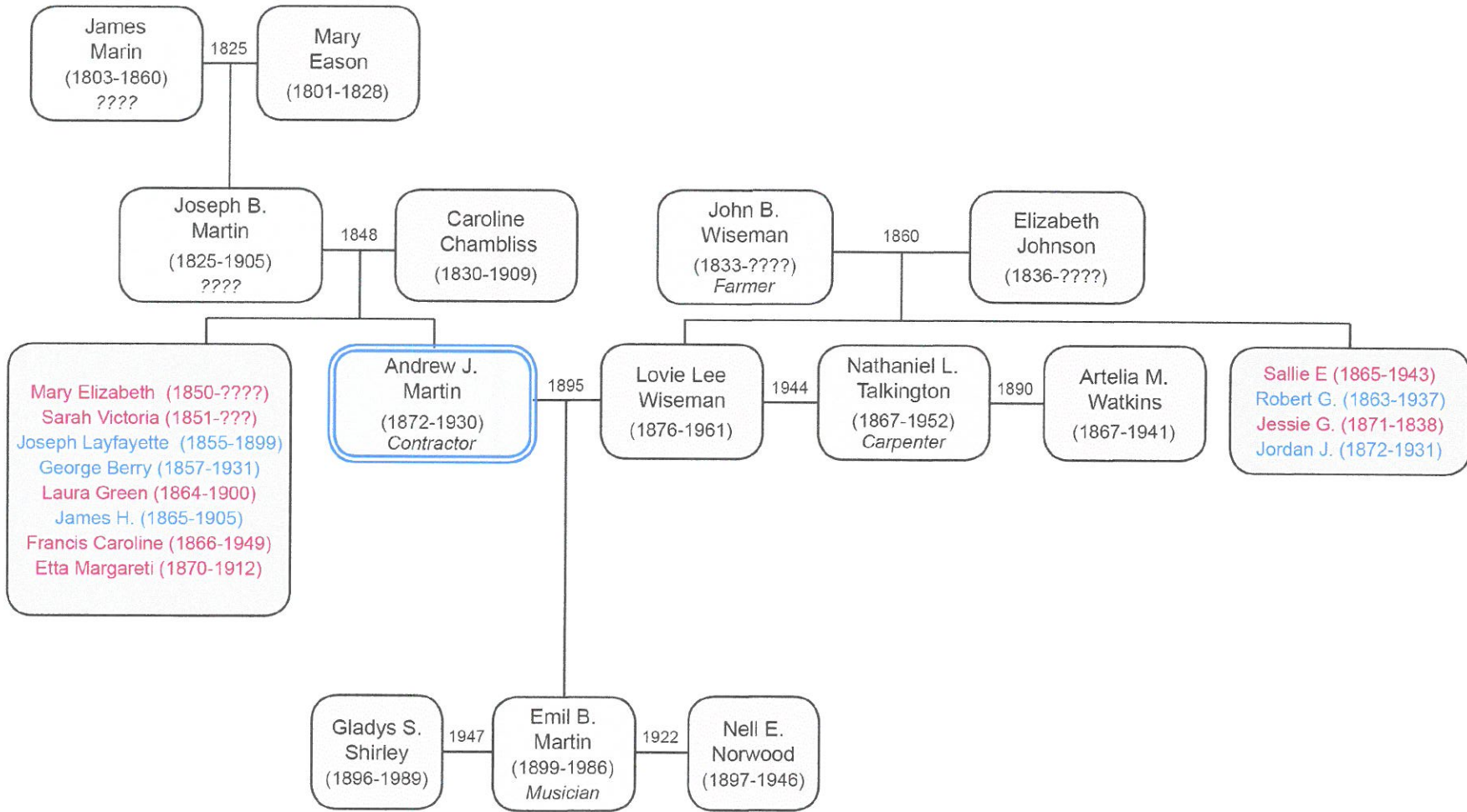
Legend

- CC = Collin County
- DAL = Dallas
- ENG = England
- FL = Florida
- FW = Fort Worth
- GA = Georgia
- GC = Grayson County
- KS = Kansas
- McK = McKinney
- MO = Missouri
- NC = North Carolina
- TN = Tennessee
- TX = Texas
- VA = Virginia



* Not all family members are included.

Andrew J. Martin Family Tree*



I. References & Resources

Collin County Deeds Records Office.

Courier-Gazette, published by Perkins and Wilson, McKinney, Texas.

Democrat-Gazette, published by Perkins and Wilson, McKinney, Texas.

The Architectural Heritage of McKinney, by the Owl Club of McKinney, 1972.

The Way It All Began, by Helen Gibbard Hall, Collin County Historical Society, 2006.

Collin County, Texas, Families, by Alice Pitts and Minnie Champ, Curtis Media, 1994.

The First 150 Years, by Julia L Vargo, Downing Co. Publisher (1997).

A History of Collin County, by J. Lee and Lillian Stambaugh (1958).

A Field Guide to American Houses, by Virginia and Lee McAlester, Knopf, (1984).

A History of Collin County, Texas, by Stambaugh and Stambaugh (1958).

Collin County History Website by Joy Gough, collincountyhistory.com

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

Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *



18-0026HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carey Glenney and Tim Zumwalt for Approval of a Tax Exemption for the House Located at 510 North Church Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 6, 2018

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of the Level 1 tax exemption for 510 North Church Street.

PRIORITY RATING: The property is listed as a high priority building according to the 2015 Update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets, in some cases, criteria for inclusion in the National Register of Historic Places and/or is eligible for a Texas Historical Marker.

ITEM SUMMARY: With an associated agenda item, 18-0026HTM, the applicant is requesting approval of a Historic Marker. If the Historic Preservation Advisory Board (HPAB) approves the applicant's request for a Historic Marker, then, under Ordinance 2015-12-105, the applicant is eligible to request that the HPAB consider an application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2018 are \$1,545.

ASSESSMENT: Staff has inspected the house to confirm that the building has architectural integrity and has been properly rehabilitated/restored and maintained

according to the Secretary of the Interior's Standards.

In Staff's assessment, the applicants have met the requirements to obtain a tax exemption under Level 1 of the Historic Neighborhood Improvement Zone Tax Exemption Program. Therefore, Staff is recommending approval of the Level 1 tax exemption for 510 North Church Street.

SUPPORTING MATERIALS:

[HNIZ Application](#)



PLANNING DEPARTMENT

HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE
TAX EXEMPTION PROGRAM
APPLICATION FOR LETTER OF ELIGIBILITY

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED
PLEASE REFER TO THE "LIST OF REQUIRED ATTACHMENTS"

By signing this Application for a Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program, the applicant affirms:

1. All submitted information for this application represents an accurate description of the proposed work.
2. Filing an application does not guarantee approval of a Letter of Eligibility.
3. It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
4. The applicant certifies that the project described in this application will be constructed in exact

ADDRESS OF PROPERTY: 510 North Church Street, McKinney, TX 75069

OWNER: Carey Glenney & Tim Zumwalt

Name (Print): _____

Mailing Address: 510 North Church Street

City, State, & Zip: McKinney, TX 75069

Phone: 214-336-1174

Fax: _____

E-mail: carey_glenney@hotmail.com

OWNER SIGNATURE: Carey Glenney

REQUIRED ATTACHMENTS:

Photographs of all 4 elevations Historical Marker Application (Level 1 Exemption only)

Letter outlining proposed work

* Please note a Certificate of Appropriateness may be required for any proposed work*

TAX EXEMPTION LEVEL REQUESTED:

Level 1 Level 2 Level 3

18-731



TITLE: Discuss Historic Home Recognition Calendar

COUNCIL GOAL: Direction for Strategic and Economic Growth
(5C: Continue to market and highlight McKinney as a unique destination for residents and visitors alike)

MEETING DATE: September 6, 2018

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

DISCUSSION ITEM:

- Discuss Historic Home Recognition Calendar

SUPPORTING MATERIALS: