

City of McKinney  
Historic Building Marker Application  
(Supporting Documentation)

**The Dr. E. E. King House**

412 West Louisiana St.



Submitted by:  
Charles and Sharon Carter  
412 W. Louisiana St.  
McKinney, TX 75069

## **Construction & Alterations**

### **Construction**

The Dr. E. E. King House was built in 1917 as a two bedroom, one story home. It is a wood frame structure on a pier and beam foundation with brick porch columns and footing on the front and East side of the house. It is an example of an Arts and Crafts / Prairie Cottage style home with one over one wood windows. Shingled siding accented the front gables along with half round multi divided attic windows. Identical Half round windows were also used in gables on the East and West sides. It had a covered porch across the front and East side as well as one across the rear of the house.

The interior of the house originally consisted of two bedrooms, one bathroom, living room, large dining room, piano/sitting room, kitchen, and multi-windowed sleeping room off the rear bedroom. With the exception of the dining room and bathroom, all rooms had an exterior door. There was extensive wood trim throughout along with three coal burning fireplaces in the dining, living, and piano/sitting rooms.

### **Alterations**

Originally there was a covered porch across the rear of the house. In the 1930's half of this porch was converted into a kitchen to create, along with the rear bedroom and sleeping room, an apartment separate from the rest of the house. Bathroom would be shared. That kitchen would be converted in later years to a bathroom for the rear bedroom. The other half of the rear porch was later converted into a breakfast room.

At some point, the East side covered porch was screened in and remained so for many years. This screening was removed sometime after 2005. There was also originally railing around the front and side porches that was removed as well.

There was an old stairwell that led to the unfinished attic that was removed and the area converted into a laundry room. One small end of the sleeping room was converted into a closet.

Other than a few, all interior and exterior doors, windows, and trim are original. Kitchen, bathrooms, electrical, and plumbing have all been updated. Central HVAC added.

Other than the above, no major construction changes to the original "1917" house have occurred.

## Historical Occupants

### **Dr. Eustace Eugene King (b.Sept. 4, 1850 - d.Mar. 11, 1919)**

In December of 1896 Dr. E. E. King, of San Antonio, Texas, moved to McKinney to become pastor of the First Baptist Church. First Baptist was fortunate as Dr. King was recognized as one of the most modest, gentle and best loved pastors in the state of Texas. He preached his first sermon in McKinney on January 2, 1897 and his last in May of 1918, a tenure of 21 years.

Dr. King was active in the denominational work of Southern Baptists. He was moderator of the Collin County Baptist Association from 1903 until his death in March, 1919. For most of his years in Texas, Dr. King was a member of the Baptist General Convention of Texas, a trustee of Baylor University, and a trustee of the Southern Baptist Theological Seminary. He often traveled to preach at many other churches in North Texas as his sermons were always in demand. During his tenure at First Baptist he was responsible for organizing three other churches in the area. They were North McKinney Baptist Church in 1900, Jacob Routh Baptist Church in 1904, and South McKinney Baptist Church in 1915, which became the King Memorial Baptist Church in 1919. During his ministry in McKinney, Dr. King received two thousand sixty-one members into the church, an average of nearly one hundred per year. He was one of the most remarkable pastors that ever blessed the pulpit of the First Baptist Church of McKinney. Dr. King's wife, Augusta, was a gifted pianist and organist serving as such to the church for more than 20 years. For her many accomplishments she was listed in "Who's Who Among the Women of America".

In 1898 Dr. & Mrs. King moved into the church's first parsonage on Anthony Street around the corner from the early church building on South Tennessee. In about 1907 they moved into the old I. D. Newsome house at the northeast corner of Bengé and Louisiana, on the block where the new



church building was to be built after a storm on May 31, 1906 destroyed the old Tennessee location. The new church was finished in 1908. On April 1st, 1914 Dr. King purchased a lot from W. B. Newsome on West Louisiana, a short distance from the new church building, for the amount of \$2500. The congregation of First Baptist, in loving consideration for Dr. King being their pastor for all those years, had this home built as a retirement gift for he and his family. It was completed in 1917.

Dr. E. E. King passed away on March 11, 1919. His wife, Augusta, passed away on September 8, 1920. They are both buried in Pecan Grove Cemetery at the corner of Rhea Lane and Settlers Trail. They were survived by two sons, E. E. Jr. and Conant, and a daughter Emma.

### **Anecdotes**

Subsequent occupants of this home on W. Louisiana had ties to Dr. King other than this house:

On April 9, 1911 C. T. Eddins and Minta Cantrell were married in the First Baptist Church by Dr. King with Mrs. King as a witness. 35 years later they bought the home of the pastor that married them.

On August 20, 1899 Dr. King conducted the funeral services for W. B. Carter, great grandfather of the current owner, Charles Carter.

### **Erma C. King (b. April 11, 1878 - d. November 18, 1942)**

After the death of Dr. E. E. and Augusta King, their daughter Erma C. King, a private piano teacher, continued to live in the house for a few years. On April 6, 1921 her two brothers, E. E. Jr. and Conant M., agreed to deed their interest in the house to Erma for various considerations in the settlement of Augusta's estate. On March 19, 1924, Erma sold the house

and the South portion of the lot facing Louisiana St. to J. W. Hayes and family. The North portion facing Virginia was sold to W. M. Benton.

Erma King passed away on November 18, 1942. She, along with brother E. E. Jr. are buried next to their parents at Pecan Grove Cemetery.

### **J. W. Hayes and Family**

J. W. Hayes purchased the house from Erma King on March 19, 1942 for the sum of \$6000. Not much is known about Mr. Hayes except that he had two sons, one killed in a motorcycle accident south of McKinney, and a daughter, Vera. It is not known if Mr. Hayes ever actually lived in the house in that his daughter, Vera, rented the main part of the home to C. T. Eddins in that same year, 1942, as she continued to live in the back apartment. Vera was a school teacher for McKinney ISD for many years. On August 1st, 1947 Vera sold the property to C. T. Eddins for the sum of \$3800.

### **C. T. Eddins (b.Nov. 24, 1888 - d.Jan. 26, 1969)**

Charles Thurman Eddins was born in Tennessee on Nov. 24, 1888 to Charles B. and Annie Lee Eddins. He came to Texas on a train with his parents when he was 8 and lived in Honey Grove on a farm. He went to school in a two room schoolhouse and had Sam Rayburn (later the Speaker of the United States House of Representatives) as his high school teacher. He attended East Texas Normal College (now Texas A&M University-Commerce) where he worked his way through college being a janitor. His first teaching job was in Rockwall, TX where he met and married Minta Leah Cantrell on April 9, 1911. They had two children, Charles Talmadge Eddins and Verna Beth Eddins. C. T. Eddins was a teacher for 52 years in all, 38 of those years at Fanny Finch Elementary in McKinney. He retired in May of 1961 and passed away on Jan. 26, 1969 at 80 years of age. He and his wife Minta (d.Aug. 29, 1984) are buried at Pecan Grove

Cemetery in McKinney. Mr Eddins was a dedicated and well respected educator that had a lasting impression on his students and fellow teachers. C. T. Eddins Elementary School in McKinney is named in his honor.

### **Verna Beth Eddins Son (b.Nov. 27, 1925 - d.Jul. 26, 2016)**

Verna Beth Eddins Son was born in McKinney, TX to C. T. and Minta Eddins on Nov. 25, 1925. She attended SMU and graduated from Texas Women's University with a B.A. In Speech and Drama. She began a successful teaching career in Dallas. She married and moved to Plainview, TX where her teaching career was put on hold while beginning a family composed of three sons and a daughter: Randy, Tim, Rick, and Cathy. As the children began school themselves, Beth resumed her profession of education, teaching 12 years in Plainview (1966-1978) and 13 years in McKinney (1978-1991) at Caldwell and Burks Elementary. She gained her love for teaching from her parents. Many of her former students have given testimonies of the impact she made in their lives, several professing her to be their favorite ever.

Her love for drama never ceased and she acted in plays in community theaters in both Plainview and McKinney. She was a faithful member of First Baptist Church of McKinney and taught Sunday School Class for many years. As busy and fulfilling as her life was, her greatest desire was to be a loving and supportive mother and grandmother to her family. She passed away on Jul. 26, 2016 at 90 years of age and is buried at Restland Memorial Park in Dallas, TX. She was survived by her four children and their spouses, eleven grandchildren, and eight great-grandchildren.

### **Anecdote**

Various Eddins family members occupied the old house at 412 W. Louisiana from 1942 to 2008...some 66 years. Verna Beth Eddins Son was the last. Many in McKinney refer to this place as the "Eddin's House" due to their having been taught by an Eddin's and forgotten memories of the E. E. King legacy.

## Owner / Resident Summary

Address: 412 West Louisiana Street, McKinney, Texas 75069

Legal Description: McKinney Outlots (CMC), Lot 519

<u>Purchase Date</u>	<u>Seller</u>	<u>Buyer</u>
Sep. 6, 1850	State of Texas	William Davis
Mar. 15, 1852	William Davis	Abner Fickle
Aug. 16, 1853	Abner Fickle	Samuel Bogart
Mar. 14, 1855	Samuel Bogart	I. D. Newsome
Oct. 20, 1900	E. A. Newsome	W. B. Newsome
Apr. 1, 1914	W. B. Newsome	Dr. E. E. King
Apr. 6, 1921	E.E. Jr & Conant King	Erma C. King
Mar. 19, 1924	Erma C. King	J. W. Hayes
Aug. 1, 1947	Vera Hayes	C. T. Eddins
Oct. 15, 1982	Minta Eddins	Beth Eddins Son
Feb. 18, 2008	Beth Eddins Son	Loula Pingleton
Dec. 11, 2009	Loula Pingleton	Charles & Sharon Carter



## Sources

Abstract of Title dated March 14, 1924  
Warranty Deed filed March 27, 1924  
Release of vendor's lien dated March 21, 1925  
Supplemental Abstract of Title dated June 3, 1947  
Deed of Trust dated August 1, 1947  
First Lien release and note from L. A. Weaver, dated August 1, 1947  
Release of Lien dated August 5, 1953  
Release of vendor's lien dated August 2, 1957  
Warranty Deed dated October 15, 1982  
C. T. Eddins memorial from dedication of C. T. Eddins Elementary School  
Notes and records of Verna Beth Eddins Son and family  
First Baptist Church of McKinney records  
July 26, 2016 Beth Son memorial

# **PHOTOS AND DRAWINGS**



SOUTH (FRONT) ELEVATION



EAST ELEVATION





WEST ELEVATION



NORTH (REAR) ELEVATION

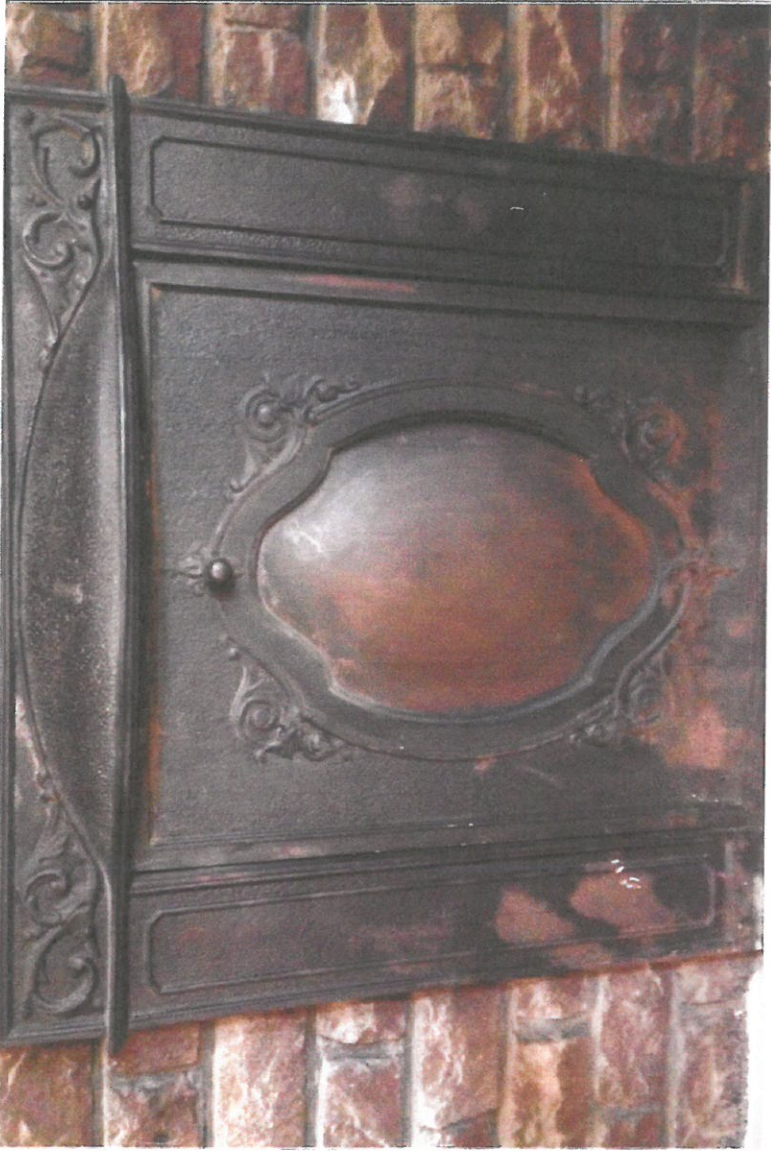
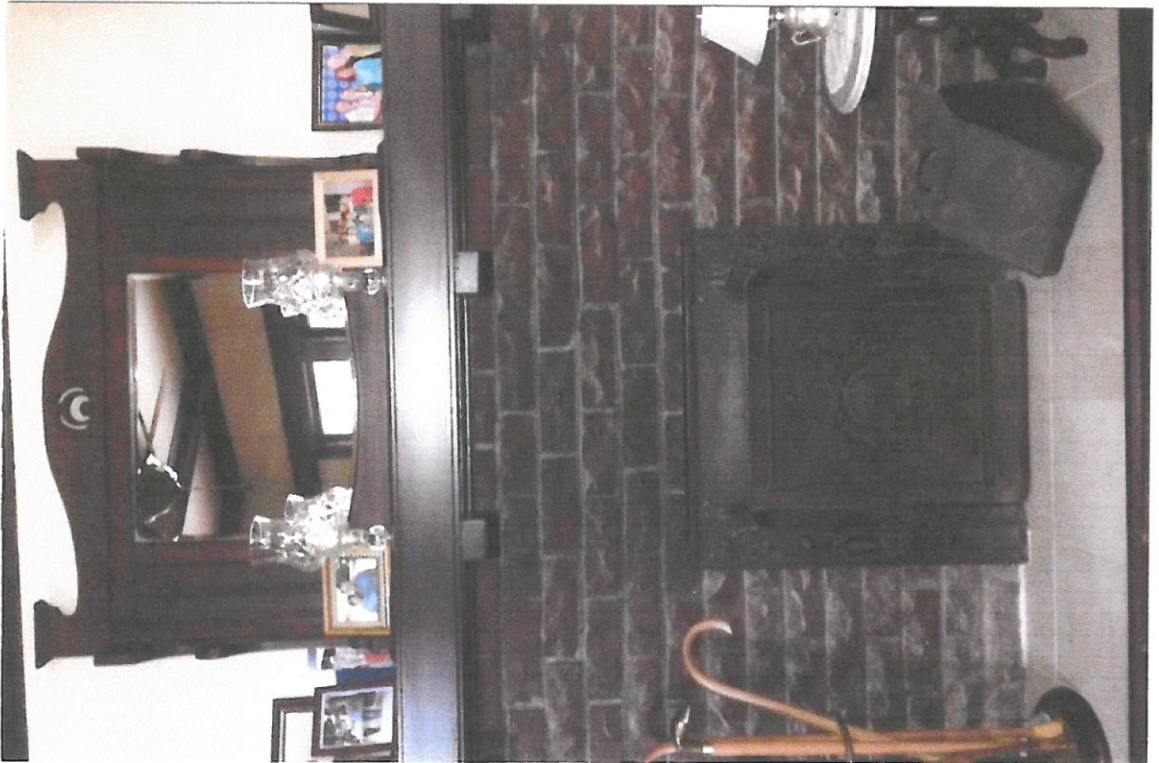


INTERIOR DOORS  
& TRIM





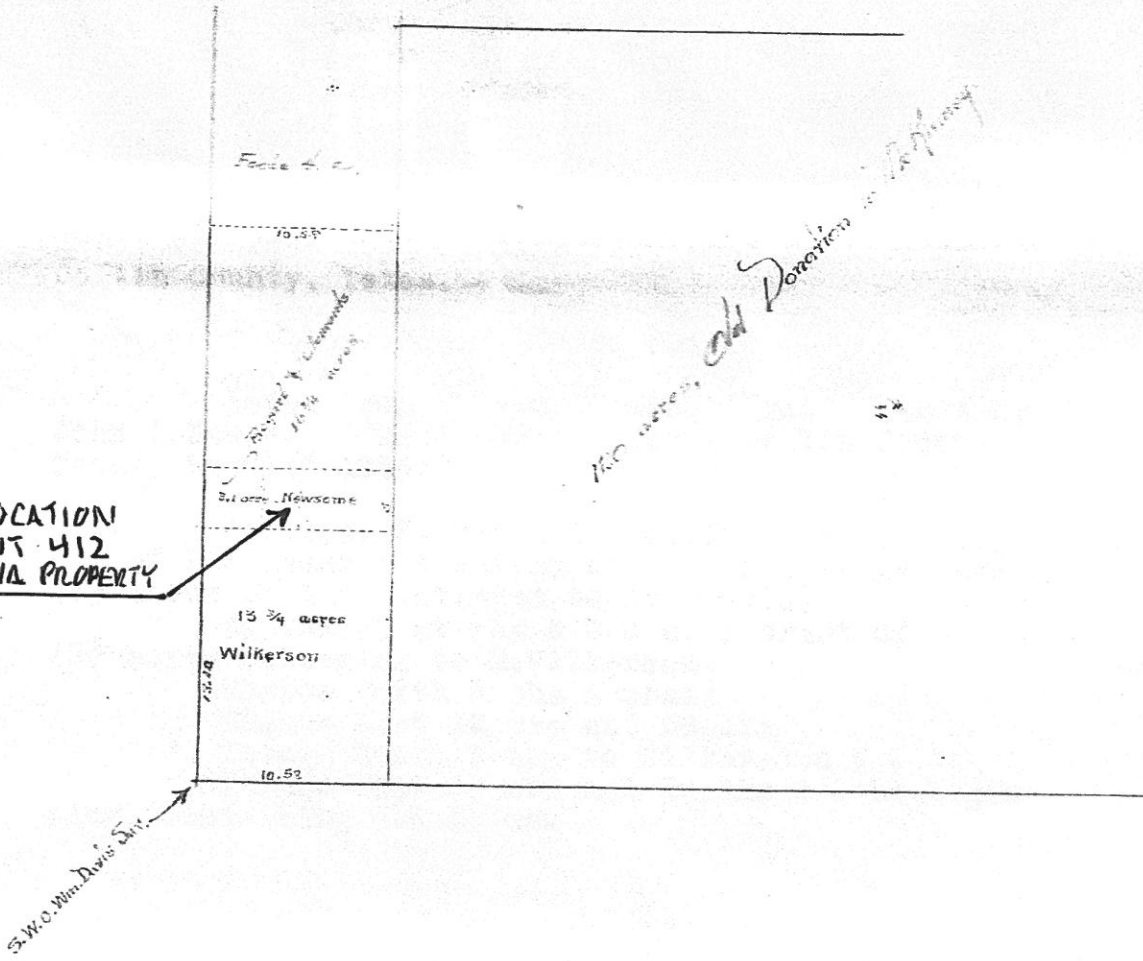
COAL BURNING FIREPLACES



OF MCKINNEY, TEXAS

Abstract No. \_\_\_\_\_ day of \_\_\_\_\_ 192 \_\_\_\_\_ Page \_\_\_\_\_

APPROX. LOCATION  
OF CURRENT 412  
W. LOUISIANA PROPERTY

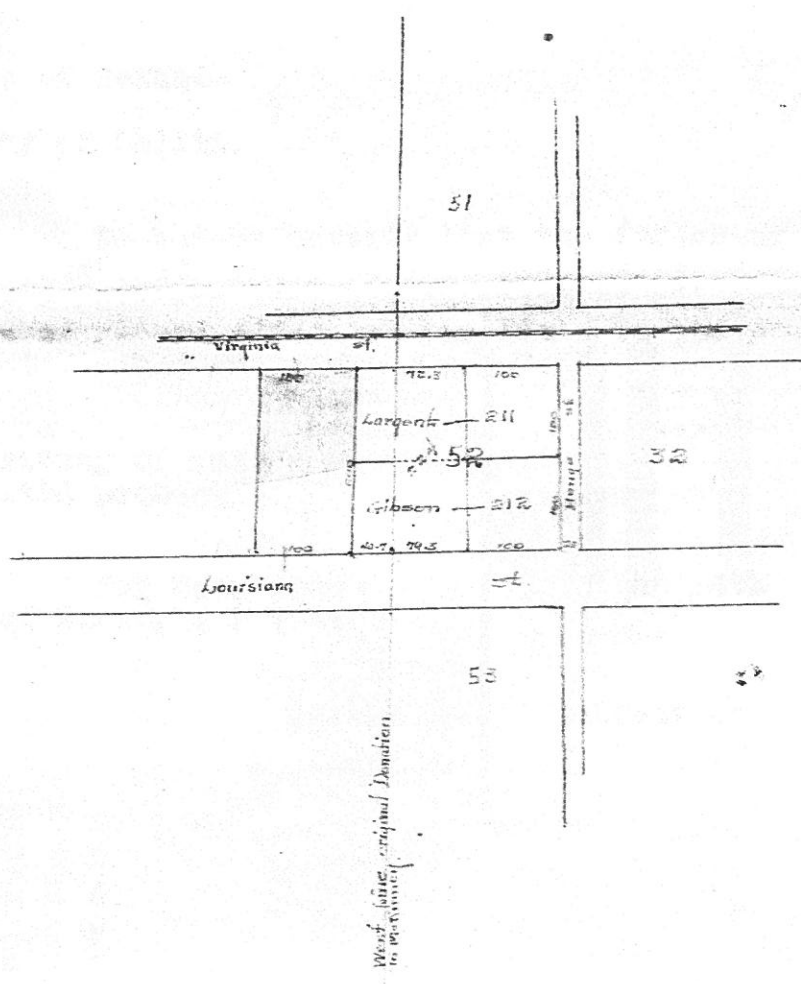


Sub-division of Abner Hickle 50 1/2 acres, Wm. Davis Surv.  
land abstracted out of Newsome 3 acres

Scale: 10 chs, 1 inch.

1855 SURVEY FOR SALE BY BOGART TO I.D. NEWSOME





Location of Miss Emma King lot, in  
 Wm. Davis Survey, McKinney.

Scale: 200 feet, 1 inch

1921 PROPERTY LOCATION DRAWING - NOTE: LOT AT THIS  
 TIME WAS 200' DEEP, GOING FROM LOUKIANA ST. THRU  
 TO VIRGINIA STREET.



E. E. King



*Funeral Notice.*

The friends and acquaintances of Mrs. W. B. Carter are respectfully invited to attend the funeral of her husband,

W. B. CARTER,

this afternoon at 6 o'clock. Burial at Pecan Grove Cemetery. Services will be conducted by Dr. E. E. King.

Sunday, August 20th, 1899.

1899 FUNERAL FOR GREAT GRANDFATHER OF CURRENT OWNER CHARLES CARTER. SERVICE CONDUCTED BY DR. E.E. KING.



Dr. E. E. King, Pastor First Baptist Church, McKinney.



JVogel

PECAN GROVE CEMETERY



# Photo Gallery



Age 19



College Student



Wedding



Age 35



Age 52



Age 75

EFFICIENCY — SERVICE — COURTESY  
YOUR VOTE IS KINDLY SOLICITED BY

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**C. T. EDDINS**  
CANDIDATE FOR  
**COUNTY SUPERINTENDENT  
OF SCHOOLS**  
COLLIN COUNTY

---

Subject to Action of Democratic Primary, July 26, 1930  
(over)

Campaign Ad for County Superintendent



**Charles Thurman Eddins**



**Beth Son**

*November 27, 1925 - July 26, 2016*

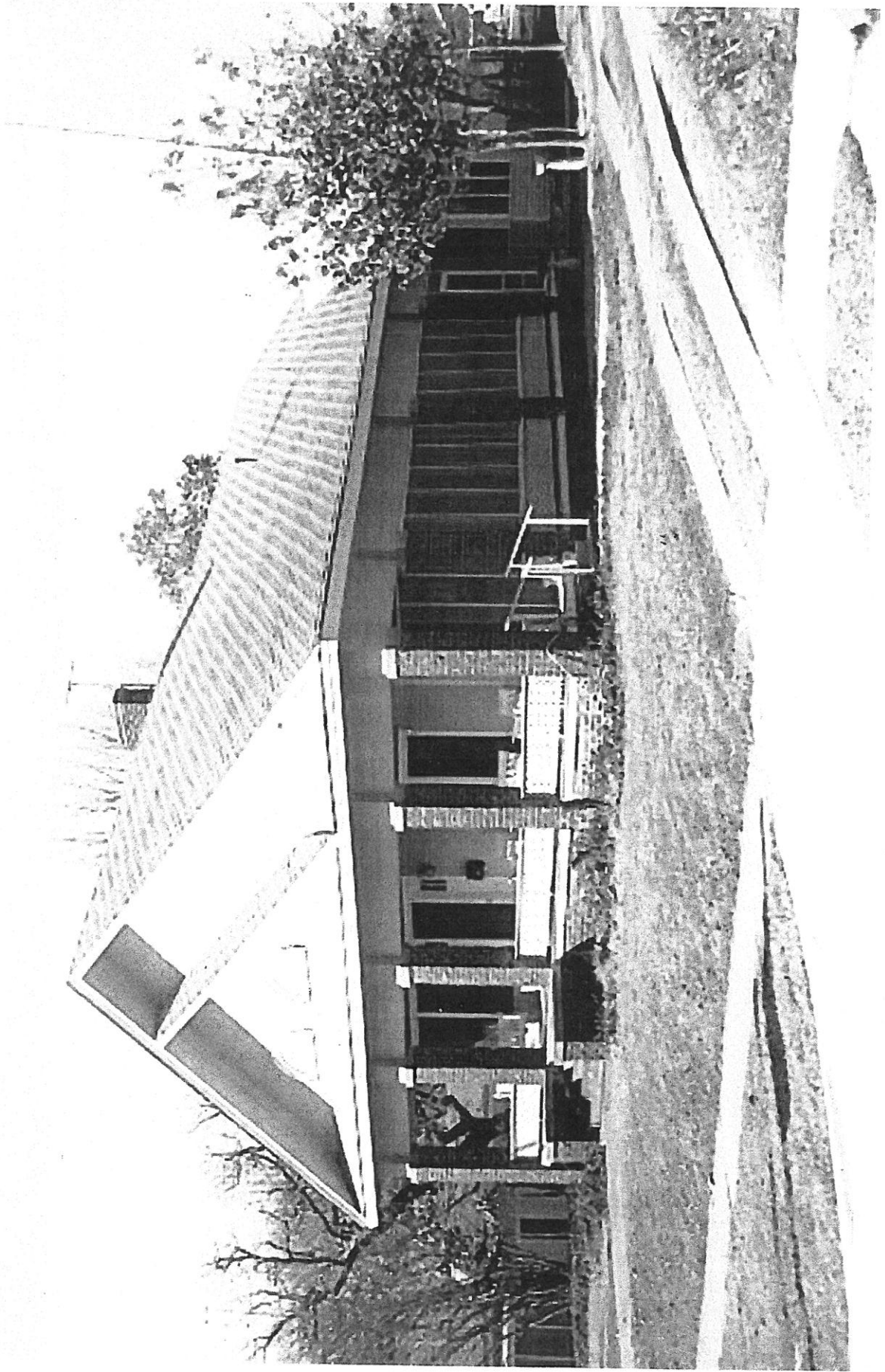


# *412 W Louisiana*



*1947-CT Eddins in Foreground*





1985



1995





2005





412 West Louisiana, McKinney, TX





2016

412