

THE BLOSS/TULLOUS HOME AT 622 NORTH CHURCH STREET, MCKINNEY, TEXAS



622 North Church St. – 1985



622 North Church St. - 2015

History and Construction of the Home

622 North Church Street, McKinney is a Craftsman bungalow style home. Arts and Crafts Architecture began with the 19th century Arts and Crafts Movement, which was the beginning of the Craftsman bungalow styles. The Arts and Crafts Movement was founded by John Ruskin and William Morris, who were English designers. Tired of excessive Victorian architecture and the machine-driven Industrial Age, Morris and his followers wanted to return to a pre-industrial, handmade society. The Craftsman bungalows were an extremely popular house style between 1905 and the 1930s in the United States because of the homes' simplicity, handcrafted artistry, and affordability. Before World War I, a small bungalow could be built for \$900. A good-sized bungalow cost maybe \$3,500. The bungalow was also easy to build and maintain, and it became the most common type of Craftsman home, cropping up across the country. Bungalows gave working-class families the chance to experience the American dream of owning their own home. Craftsman bungalow homes remained popular until they fell out of favor when the casual ranch style home emerged after World War II.

The home at 540/622 North Church Street was built in 1912 as a Craftsman one story bungalow with a center passage floorplan, built on a pier and beam Bois D'arc foundation, with 5 bedrooms and 1 bath. It has a low pitched gabled roof with overhanging eaves with exposed rafter tails and brackets. It has a small gable cap at the entry porch, echoed by a larger gable behind and to one side. There are large wooden pillars which support the front porch gable. The pillars, which are made of wood, rest on pedestals which rise up and serve as endposts for the porch railings as well.

The original owners and builders of 622 North Church Street, McKinney were Ralph Scott Bloss Sr. and Lillian Naomi Williford Bloss. Mr. Bloss purchased the lot at 622 North Church Street, McKinney, described as Lot 7 of Rhea's Addition from the Rhea family. James F. Rhea, W.A. Rhea Jr., Lawrence Rhea, John Edwin Rhea, Jean Rhea Emerson (wife of Cliff Emerson), and Mary Rhea Lindemuth (wife of Lewis Lindemuth) transferred lot to Ralph S Bloss on March 27, 1911. The purchase price was \$350. Ralph and Lillian Naomi Bloss hired Monroe H. Pearce as the contractor to build their new home for \$2,000 on June 19, 1912, to be completed in 3 months.

Monroe H. Pearce was a reputable architect, contractor, and builder in the McKinney area for many years. He worked with his father A.B. Pearce, who was a carpenter. Prior to getting into the building business, he studied law with Abernathy and Beverly in McKinney and in 1906 he ran for the office of Justice of the Peace in McKinney. By 1912 or before, he was running his own company as an architect, contractor, and builder.

Upon completion, Ralph and Lillian Naomi Bloss lived in the home where they raised their three sons. They lived in this lovely home until their deaths, Ralph in 1955 and Lillian Naomi in 1963. They are both buried at Pecan Grove Cemetery, McKinney.

The home began as 540 North Church Street, but sometime between 1920 and 1927, the address was changed to 622 North Church Street.

The home at 622 North Church Street stayed in the Bloss family, with Ralph Scott Bloss Jr. inheriting the home upon the death of his parents and his brothers. It was used as rental property for several years. But as the years went by, the home became extremely run down, as Ralph Jr. was living in Colorado at the time. It was finally condemned by the City of McKinney in 1996. Ralph Jr. then sold it to Harry and David Morris on November 19, 1996. Harry Morris totally renovated the home in 1997 and sold it to me on January 20, 1998.

I am the present owner and I have lovingly updated my home and taken great care to preserve the home's historic integrity. I have retained the home's original footprint, despite some updating. I added a two car garage and built a screened porch off the existing open deck in the back in 1999. I have finished out the attic space to add 2 bedrooms and 1 bath, without changing the roof line in 2003. I added a white picket fence to the front yard in 2011. I have completed major landscaping in the front and side yards to create an English garden effect.

Brenda Tullous
622 North Church Street
McKinney, Texas 76069
Home: 972-529-9278
Cell: 972-571-8787
btullous@sbcglobal.net

REFERENCES

Collin County Texas Deed Records Deed – Lot 7 of Rhea's Addition

- Harry Morris transferred to Brenda Tullous on Jan 20, 1998
- David Morris transferred to Harry Morris on Jul. 22, 1997
- Ralph Jr. and Anjunell Bloss transferred to David Morris on Nov. 19, 1996 for \$25,000.
- Kathleen Thomasson transferred to Ralph Jr. and Anjunell Bloss on Sep 13, 1996 (Ralph Bloss sold to Kathleen Thomasson as owner finance; however, she could not pay the mortgage and Mr. Bloss took over the ownership).
- Ralph Bloss Jr. transferred to Kathleen Thomasson on May 6, 1992 for \$25,500.
- Release of Loan dated Sep. 2, 1924 to United Savings Bank of Detroit on Jan 26, 1933 (Vol. 270, Page 289).
- Release of Loan for construction of the house dated Jun 19, 1912 to United Savings Bank of Detroit on Nov. 11, 1920 (Vol. 230, Page 671)
- Release from Kaw Paving Company in the amount of \$127.92 on Aug. 20, 1917. (Vol. 211, Page 112)
- Correction to previous filing on June 22, 1912 (Vol. 196, Page 517)
- A.M. Scott and Cliff Emerson released Ralph S Bloss from loan of the Lot on April 30, 1912 upon final payment, Vol. 196, Page 431.
- Ralph and Lillian Naomi Bloss hired Monroe H. Pearce on June 19, 1912 as the architect, contractor and builder to build their home for \$2,000, to be completed in 3 months. C.E. Odle and W.M. Odle acted as sureties. (Vol. 196, Page 506).
- James F. Rhea, W.A. Rhea Jr., Lawrence Rhea, John Edwin Rhea, Jean Rhea Emerson (wife of Cliff Emerson), and Mary Rhea Lindemuth (wife of Lewis Lindemuth) transferred Lot 7 of Rhea's Addition to Ralph S Bloss on March 27, 1911. The purchase price was \$350, of which \$100 was paid in cash and a loan of \$250 from A. M. Scott and Cliff Emerson at 8% interest, with payments as follows: \$83.33 1/3 due 8 months from transfer, \$83.3 1/3 due 16 months from transfer, and \$83.33 1/3 due 24 months from transfer. (Vol. 172, Page 400). J.F. Denton transferred lot to J.C. Rhea and W.A. Rhea (Vol. 171, Page 118).

Sanborn Maps

1914 Sheet 5 (address 540 North Church)
1920 Sheet 10 (address 540 North Church/land divided North Wood St.)
1927 Sheet 10 (address changed from 540 to 622 North Church)
1960 Sheet 10
1967 Sheet 10

McKinney Phone Books

1902-J.W. Leslie, residing E Louisiana
1902-M.H. Pearce, h. A.B. Pearce
1933-34-R.S. and Naomi Bloss, residing 622 North Church St., owner
1933-Charles Bloss-student Baylor University, 622 North College
1938-R.S. and Naomi Bloss (unemployed), residing 622 North Church St., owner, with son Harry Bloss (Head Electric Power Dept. of Texas)
1940-Ralph S. Bloss, Naomi, Ralph S. Bloss Jr.-student, residing 622 North Church St., owner
1940-Harry E. & Thelma J Bloss, 1501 Oak, Electrical Engineer
1949- R.S. Bloss (Naomi), residing 622 North Church St., owner

1949-Ralph S Bloss Jr., residing 622 North Church St. with parents
1949-Thelma J Bloss (Mrs. Harry Bloss), nurse City-County Hospital, residing RD
1950- R.S. Bloss (Naomi), residing 622 North Church St., owner
1952- R.S. Bloss (Naomi), residing 622 North Church St., owner
1953-R.S. Bloss (Naomi), residing 622 North Church St., owner
1953-Ralph S Bloss (Anjunell), residing 1108 W Virginia, salesman
1953-Thelma Bloss (Mrs. Harry Bloss), residing RD, superintendent of nursing City-County Hospital
1954-Ralph S Bloss (Anjunell), residing 1108 W Virginia, salesman
1954-R.S. Bloss (Naomi), residing 622 North Church St., owner
1955-R.S. Bloss (Naomi), residing 622 North Church St., owner
1956-Mrs. LilliaNorth Naomi Bloss, (widow Harry Bloss), residing 622 North Church St., owner
1958-Mrs. LilliaNorth Naomi Bloss, residing 622 North Church St., owner
1960-Mrs. LilliaNorth Naomi Bloss, residing 622 North Church St., owner
1961-Mrs. LilliaNorth Naomi Bloss, residing 622 North Church St., owner
1962-Mrs. LilliaNorth Naomi Bloss, residing 622 North Church St., owner
1963-Mrs. LilliaNorth Naomi Bloss, residing 622 North Church St., owner
1964-J.J. Spradling, residing 622 North Church St., renter
1966-J.J. Spradling, residing 622 North Church St., renter
1967-J.J. Spradling, residing 622 North Church St., renter
1968-J.J. Spradling, residing 622 North Church St., renter
1969-J.J. Spradling, residing 622 North Church St., renter
1970-J.J. Spradling, residing 622 North Church St., renter
1971-J.J. Spradling, residing 622 North Church St., renter, with John J. Spradling
1972-J.J. Spradling, residing 622 North Church St., renter
1973-J.J. Spradling, residing 622 North Church St., renter
1974-Thelma J Gotcher Bloss, residing Lamar Plaza, renter
1974- Robert Madill, residing 622 North Church St., renter
1975-Robert Madill, residing 622 North Church St., renter
1976-Robert Madill, residing 622 North Church St., renter
1977-Wallace Coats, residing 622 North Church St., renter
1978-D.A. Collingsworth, residing 622 North Church St., renter
1979-Orvilloe Whitt, residing 622 North Church St., renter
1980-no phone record
1982-no phone record
1984-no phone record
1985-no phone record
1986-no phone record
1988-no phone record
1988-89-Wayne Bryant, residing 622 North Church St., renter
1989-90-Wayne Bryant, residing 622 North Church St., renter
1991-92-Wayne Bryant, residing 622 North Church St., renter
1992-Wayne Bryant, residing 622 North Church St., renter
1993- no phone record
1994- no phone record
1995- no phone record
1996- no phone record
1997- no phone record

1998- no phone record

1998-Brenda Tullous, residing 622 North Church St., owner

United States Census, database with images, FamilySearch (<https://familysearch.org>)

- 1910 Census – Ralph Bloss/age 28, born Ohio, living as a boarder with the James Leslie family at 8 North Tennessee, Mr. Leslie’s stepdaughter was Lillian Williford/age 16
- 1910 Census McKinney – Monroe Pearce, born 1878 in Texas, living at 167 Wilcox St, with wife Lavina Pearce and child Velma Pearce, working as contractor
- 1920 Census - Ralph Bloss living at 540 (622) North Church/Interurban motorman/age 38, wife Naomi/age 27, son Harry/age 7, son Charles/age 6
- 1930 Census – Ralph Bloss living at 622 North Church/Interurban motorman/age 48, wife Naomi/age 37, son Harry/age 17, son Charles/age 16, son Ralph S. Jr./6
- 1940 Census – Ralph Bloss living at 622 North Church/Interurban motorman/age 57, wife Naomi/age 46, son Charles/age 25, son Ralph S. Jr./16

Newspaper Articles

The McKinney Daily Gazette. December 25, 1903, Vol. 5, No. 239

Advertiser

J. W. LESLIE – Depot Lunch Counter, McKinney

Monroe H Pearce-running for Justice of Peace McKinney 1906

Smith, J. Frank. The Democrat (McKinney, Tex.), Vol. 22, No. 49, Ed. 1 Thursday, January 4, 1906, newspaper, January 4, 1906; McKinney, Texas.

(texashistory.unt.edu/ark:/67531/metaph291923:accessed June 3, 2017), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Collin County Genealogical Society.

Monroe H. Pearce Announces.

Monroe H. Pearce offers again, for the office of Justice of the Peace of precinct 1 subject to the democratic primary. Monroe studied law in the office of Abernathy & Beverly and read much at home, and has laid the foundation well for making a capable justice of the peace in event he is elected. He was born and reared near Whites Grove. Four years ago he was a close second for the nomination, being defeated by a small margin. Since then he has been engaged with his father, A. B. Pearce, in the carpenter's trade. He is a quiet, industrious young man of studious habits and close application to duty, and who is striving to rise in life to a plane of broader usefulness and activity. This office is in line with the profession of law which he is studying and he hopes that he may be successful so that he can have that advantage, as well as the emoluments of the office to provide a living. Consider his claims and he will appreciate any influence or support given him.

Thursday, Jan. 4, 1906.

ANNOUNCEMENTS.

For County Tax Collector
H. R. (Pete) Chaddic
Dr. W. T. Moore

For County Attorney
L. J. Truett.

For Justice Peace, Prec. No. 1
T. T. (Townie) Webb.
Monroe H. Pearce

For Commissioner
W. M. Burgess

For Constable
W. R. Hilton

For County Clerk
L. A. Sears

For County Supt.
W. L. Yarbrough

For County Tax Assessor
J. W. McElwain

For County Judge
Hon. John Church

For City Assesor and Collector
James H. Ball

For Sheriff
George Eubanks.

RH Bloss newspaper 1908

Perkins, Tom W. & Wilson, Walter B. The Weekly Democrat-Gazette (McKinney, Tex.), Vol. 25, No. 9, Ed. 1 Thursday, April 2, 1908, newspaper, April 2, 1908; McKinney, Texas. (texashistory.unt.edu/ark:/67531/metaph292040/: accessed June 3, 2017), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Collin County Genealogical Society.

E. H. Bloss of Miamisburg, Ohio, will receive the Weekly Democrat-Gazette one year, per the kindness of his son, **E. S. Bloss**, who for the past six months has been working here on the power house for the interurban. Mr. Bloss will find much good reading about McKinney, Collin county and Texas and we hope that he will come to Texas. His son likes Texas very much.

MH Pearce supports Senator Tom Perkins 1912

Perkins, Tom W. & Wilson, Walter B. The Weekly Democrat-Gazette (McKinney, Tex.), Vol. 30, No. 24, Ed. 1 Thursday, July 18, 1912, newspaper, July 18, 1912; McKinney, Texas. (texashistory.unt.edu/ark:/67531/metaph292106/: accessed June 3, 2017), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Collin County Genealogical Society.



MH Pearce-House construction1912

Perkins, Tom W. & Wilson, Walter B. The Weekly Democrat-Gazette (McKinney, Tex.), Vol. 30, No. 21, Ed. 1 Thursday, June 27, 1912, newspaper, June 27, 1912; McKinney, Texas. (texashistory.unt.edu/ark:/67531/metaph292103/: accessed June 3, 2017), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Collin County Genealogical Society.

Another Bungalow.
Contractor M. H. Pearce is erecting a neat little 3-room and bath bungalow cottage for Motorman **R. S. Bloss** of the Interurban. The site of Mr. **Bloss**' new home is on North Church street.

MH Pearce contractor advertisement 1913

Perkins, Tom W. & Wilson, Walter B. The Weekly Democrat-Gazette (McKinney, Tex.), Vol. 30, No. 51, Ed. 1 Thursday, January 23, 1913, newspaper, January 23, 1913; McKinney, Texas. (texashistory.unt.edu/ark:/67531/metaph292133/: accessed June 3, 2017), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Collin County Genealogical Society.

M. H. PEARCE
Architect, Contractor and Builder
Estimates Free. Material Furnished. Patronage Solicited.
PHONE 022.
McKINNEY, TEXAS.

Harry Bloss-birth announcement 1912

Perkins, Tom W. & Wilson, Walter B. The Weekly Democrat-Gazette (McKinney, Tex.), Vol. 30, No. 19, Ed. 1 Thursday, June 13, 1912, newspaper, June 13, 1912; McKinney, Texas. (texashistory.unt.edu/ark:/67531/metaph292101/: accessed June 3, 2017), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Collin County Genealogical Society.

Mr. and Mrs. R. S. **Bloss** are rejoicing over the advent into their home of a fine little son, their first born. The mother and babe are both doing nicely. Mr. **Bloss** holds an important position with the interurban, and is as happy as a lark over his little new motorman.

Bloss family visit Ohio 1920

Perkins, Tom W. & Wilson, Walter B. The Weekly Democrat-Gazette (McKinney, Tex.), Vol. 37, Ed. 1 Thursday, September 2, 1920, newspaper, September 2, 1920; McKinney, Texas. (texashistory.unt.edu/ark:/67531/metaph293272/: accessed June 3, 2017), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Collin County Genealogical Society.

Mrs. R. S. **Bloss** and sons, Harry and Charles, have returned from a visit to relatives at points in Ohio and Illinois. Among points visited was Cincinnati and St. Louis. Mr. **Bloss**, who accompanied his wife and little sons on this trip returned a week or ten days ago.

www.collincad.org

Family records, *FamilySearch* (<https://familysearch.org>)

www.findagrave.com

United States World War II Draft Registration Cards, 1942, database with images, FamilySearch (<https://familysearch.org>)

Texas Deaths, database with images, FamilySearch (<https://familysearch.org>)

Texas Birth Certificates, database with images, FamilySearch (<https://familysearch.org>)

Texas, County Marriage Record, database with images, FamilySearch (<https://familysearch.org>)

<http://www.hgtv.com/design/home-styles/arts-and-crafts-architecture>

“Texas Electric Railway” by Johnnie J. Myers

<https://www.dart.org/newsroom/MonroeShopsHistoryandPreservation.pdf>

Interview with Roy Lee and Annie Faye Walker

Interview with Robert Scott Bloss