

## Evolution of Architectural Style

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

### Queen Anne Style

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

### Modern Emerging Alternatives

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

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





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

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

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

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

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





### Arts & Craft Movement

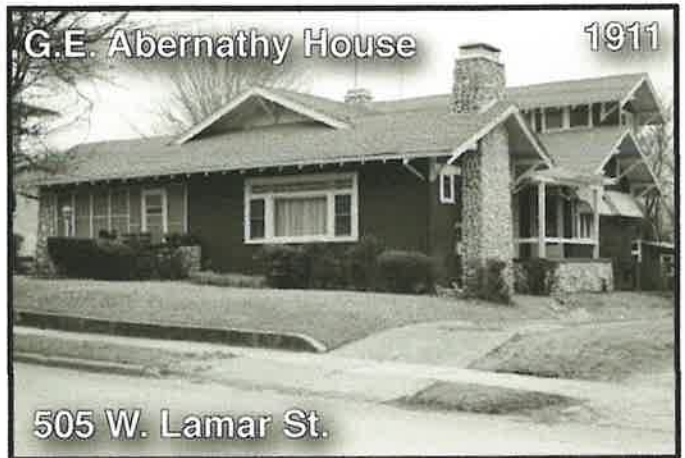
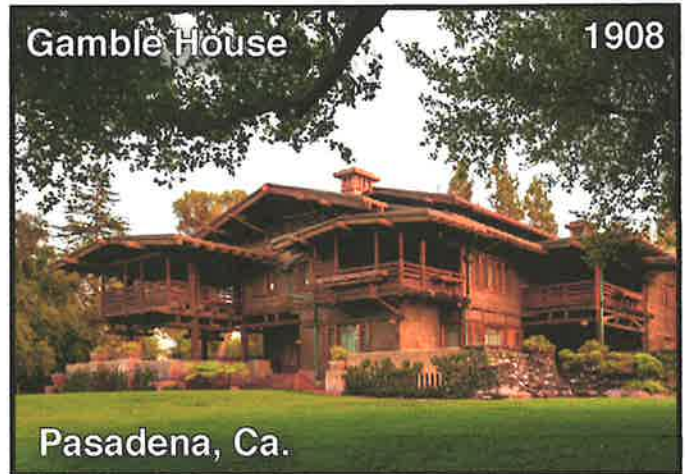
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a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

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

In McKinney, the Arts & Craft aesthetic is clearly evident in another house designed by J.E. Flanders in 1911 for insurance salesman G.E. Abernathy at 505 W. Lamar Street. This house utilizes the same architectural vocabulary expressed in its Californian predecessor.

### Other Styles

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





## The Bungalow of McKinney

In McKinney during the 1910s through the 1920s, the term “bungalow” was used to refer to nearly any one-story home with a porch. However, architecturally speaking there are essentially three different types of “bungalows.”

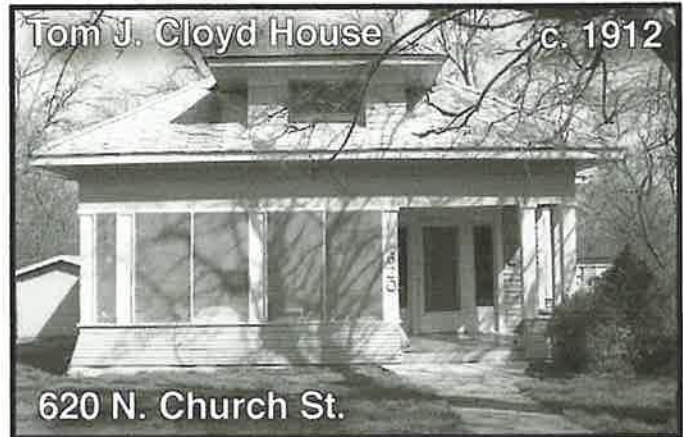
The earliest type to appear in McKinney is the Four Square bungalow, named for its square, symmetrical footprint and its broad porch. This style was sometimes called the “Prairie Box” Style and was inspired by the simple vernacular structures of America’s farmlands. Frank Lloyd Wright was among the early 20th Century architects to explore the form which he developed into his iconic broad and grounded “Prairie Style.” The Tom J. Cloyd House, built around 1912, on North Church Street is a good example of this type a Four Square bungalow.

Another type of bungalow got its inspiration from the British Arts & Craft movement and the subsequent popularity of the 1908 Gamble House in Pasadena, California. In America, this style came to be called the Craftsman Style .

While the Craftsman Styles could be a large, two-story structure, the single-story version of this style was often designed for a cozy, cottage feel. In McKinney, the J.P. Harris House is one of the best examples of a Craftsman Bungalow..

The third type of bungalow is basically a vernacular interpretation of the Craftsman Style. It is characterized by wood-frame siding, a gabled roof, exposed rafters and broad porch. The handmade aesthetic of the pure Craftsman Style gives way to economy and simplicity of construction. The result is a structure with simple form and minimal architectural detailing. Roof pitches, column styles, window placement varied according to the builder. They are often without chimneys and fireplaces. In the 1920s and early 1930s this was the home of choice for many middle-class McKinney residents.

The the difference between the Craftsman Bungalow and the vernacular bungalow lies in their commitment to replicating the aesthetic of the Arts & Craft Movement. The vernacular bungalows are the creation of not so much of a conscious style that values craft and nature but rather a style that emphasizes simple, practical construction, partly due to cost constrains and available materials. The home at 411 W. Virginia is typical of a vernacular Craftsman House.



## The Craftsman Bungalow Style

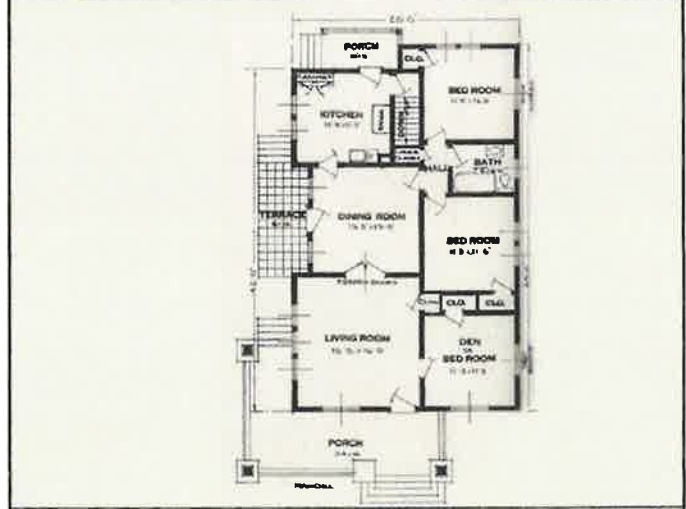
The Craftsman Style evolved from the British Arts & Crafts Movement in the second half of the 19th Century. The style was a conscious reaction to the overly elaborate Victorian Styles. Though the quintessential Craftsman home expressed artisan-crafted elements, the single-story Craftsman Bungalow was a simpler, more affordable option for the middle-class buyer. The style was also popular because its floor plan better suited the lifestyle and ventilation needs of the early 20th Century.

The elements that characterize the Craftsman Bungalow Style are:

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

Many early 20th Century pattern book publishers featured numerous bungalow homes in their catalogs. The price of a 6-room home ranged from \$900 to \$1,200.

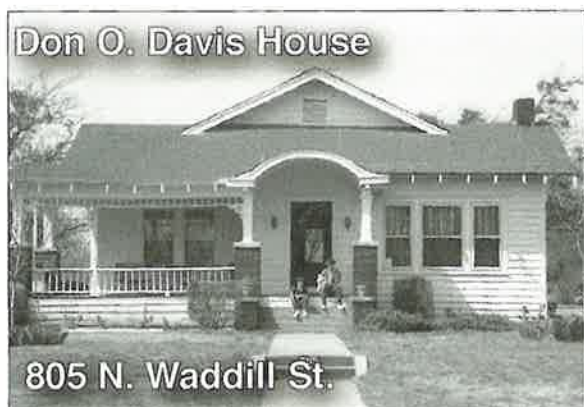
Because of their relatively low cost, McKinney is home to many Craftsman Bungalows yet only few include brick or stone in their construction.



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



301 N. College St.



805 N. Waddill St.



215 N. Morris St.

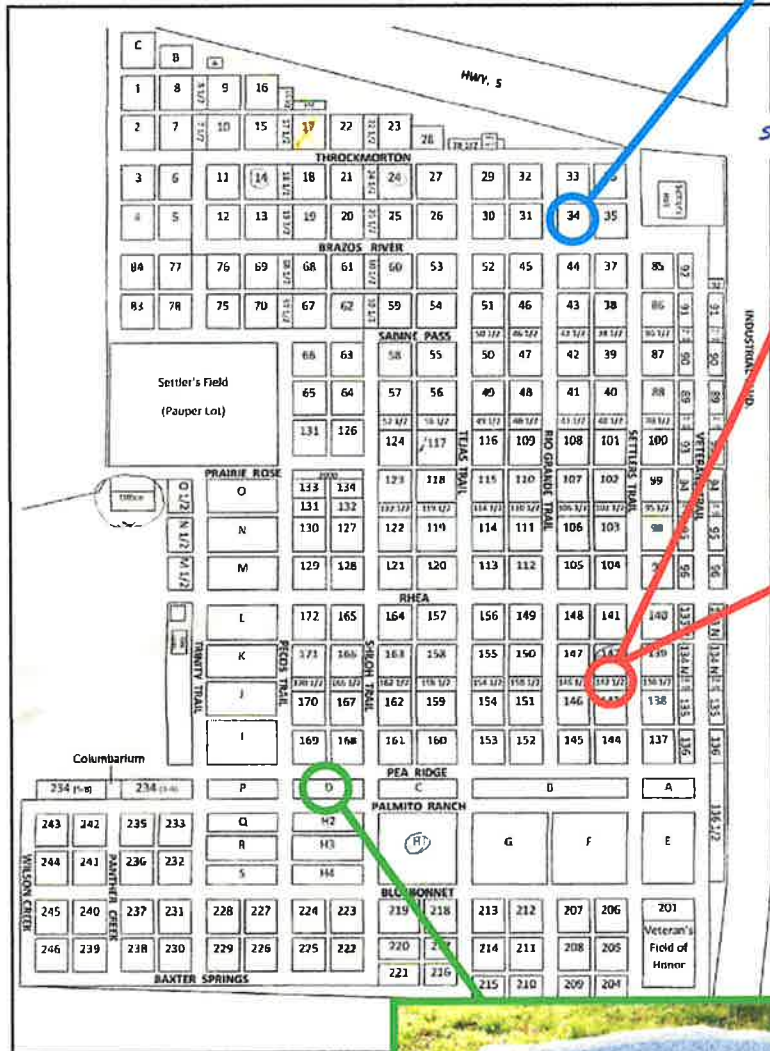


# Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 608 W. Virginia Street.



Francis Marion "Tuck" Hill  
1842- 1920



Isaac Newton Griffin, 1903-1985  
Eula Mae (Erwin) Griffin, 1904-1981



**Current Photos (2020)**



**South Front**



**South Porch**



**Southeast**



**East**



**West**



**Southwest**



**North**



**Neighborhood Context (2020)**

**608 West Virginia Street neighborhood context**



*View looking West on W. Virginia Street*



*View looking East on W. Virginia Street*

**Houses near 608 W. Virginia Street**



*201 N. College*



*612 W. Virginia Street*



*616 W. Virginia*



*611 W. Virginia Street*



**Architectural Accents**





