

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Minton House

903 North Waddill Street



A. Alterations & Construction

Construction

The Dr. Morris Minton House is a two-story, wood-frame residential structure built on a pier-and-beam foundation. The house faces east with columns rising two-stories to support a balustraded roof above a portico extending the full width of the house. The floor plan is asymmetrical with a centrally located stairway. The interior flooring consists of hardwood. The house is fenestrated with six-over-six sash windows.

The house design follows the Colonial Revival Style with considerable inspiration being derived from George Washington's Mount Vernon estate. A centrally located door placed in a symmetrical front elevation with a colonnaded portico is a typical element of this style.

Alterations

The house was built in 1940 with two additions applied in later years to the rear of the house. The first of these was a two-story addition that enclosed a rear, first-floor porch and enlarged the kitchen while providing more living space upstairs. The second involved building another two-story addition that added two bedrooms while it also created an indoor space where a patio had previously been. It can be determined from a photo that these alterations occurred before 1968.

Despite these exterior alterations, the pre-existing interior spaces retain much of their original character. Many built-in details remain original. Gas heaters still exist in bathrooms which retain their original tile. An original dining-room chandelier remains intact. The original six-over-six sash windows are still operable. The only alteration affecting the front involves changes made to the balustrade above the portico sometime after 1985.

Anticipated Needs

The current owners anticipate expenses associated with painting, brick and HV/AC repair. Other issues that need to be address involve drainage and fence repair.

B. Historical Figures

Dr. Morris Sheppard Minton (1911-1990)

Morris Minton was born in Sabine County, Texas in 1911. Morris moved to McKinney in 1935 to start a dental practice that spanned over 50 years.

Morris Minton was the son of east Texas native John Minton who graduated from the University of Texas Law School in 1906. John later served in the Texas Legislature from 1910 to 1911. Before entering law school, John married Florence Imogene Dean in 1898. The couple had seven children, two who died in infancy. Morris was their fifth child.

Morris Minton graduated from the Baylor College of Dentistry at Dallas and served his internship at Parkland Hospital in 1934. Shortly after completing his internship, he moved to McKinney to start his practice, setting up his office in the Fox Building on East Virginia Street.

In 1936, the United States Public Health Service called upon Dr. Minton to investigate why the people living in Amarillo were experiencing a condition known as “brown tooth stain” at what was considered an alarmingly high rate, higher than any other city in the United States. This affliction was well-noted in the newspapers of the day. Ads in the Amarillo newspaper frequently offered products claiming to eliminate it. It was eventually concluded that the children in Amarillo lacked the minerals required to develop normal tooth enamel. The weakened enamel allowed water with a high chlorine content to stain unprotected teeth. Dr. Minton spent six months in Amarillo and Wichita Falls consulting with the Government. Upon his return to McKinney, Dr. Minton presented his findings to a Lions Club gathering and recommended that children drink distilled water.

Toward the end of 1937, Dr. Minton moved from the Fox building to an office in the Abernathy Building (on the southwest corner of the Square) previously occupied by fellow dentist Dr. Lloyd Thomas. Dr. Minton kept this office for the next 20 years.

Along with his practice, Dr. Minton immersed himself into the civic affairs of McKinney. In 1938, he was elected director of the Junior Chamber of Commerce (Jaycees). In 1941, he was elected president to the Fourth District Dental Society and chosen to chair the County’s Health and Safety Department. In 1943, Dr. Minton was chairman of the Rotary Club. He was also a volunteer fireman.

By 1951, Dr. Minton's enthusiastic civic involvement earned him an invitation to become a director of the Collin County National Bank, a position he would hold for nearly 40 years. He joined the bank when Dr. J.C. Erwin, Sr. was Chairman and A.M. Scott was Vice-Chairman.

Not long after joining the bank, at 42 years of age, Dr. Minton enlisted in the Army. In the summer of 1953, he left McKinney for Camp Hood (now Fort Hood) where he served in the medical branch for two years while his wife and two children remained in McKinney. He returned home during the summer of 1955 and resumed his dentist practice at his office in the Abernathy Building. He also rejoined the bank which was planning to relocate to a new site further north on Tennessee Street where the old Lee Elliott Lumber Company had operated for many years. Three decades later this new bank building became home to the McKinney City Hall and Council Chambers.

In 1957, Dr. Minton moved his office from the Square into a small, wood-frame house at 401 South Tennessee Street. Meanwhile, his civic activities continued. He became Layman Chairman of the Texas Baptist Crusade for Christian Education, an organization that encouraged Baptist youth to attend Baptist colleges. That activity led to him joining the Board of Directors of the Baylor University Alumni Association which was determined by an election involving 22,000 mail-in ballots from Baylor exes.

In 1965, Dr. Minton added another directorship to his business and civic duties. This time he joined up with State Senator Galloway Calhoun, Jr. of Tyler, Texas and others to be a director of the Whitehouse State Bank near Tyler. In 1967, he became the Director of the McKinney Chamber of Commerce. In 1969, he became President of the Texas Dental Association. In 1981, Dr. Minton retired from practice and sold his Tennessee Street practice to Dr. Richard L. Conoley.

Though Dr. Morris Minton contributed much time to civic affairs, he was no less devoted to his family. He married McKinney native Mary K. Dooley in 1940. Mary's father Thomas P. Dooley was assistant manager of the McKinney Steam Laundry. He was born in New York to Irish immigrants but as a youth, moved to Texas with his family. Mary's brother Lt. Major Thomas P. Dooley, Jr. served with the Army during World War II and was captured by the Japanese in 1943. He was held prisoner until the end of the war and was present at the formal ceremony at which the Japanese surrendered.

Morris and Mary Minton had their first child Morris, Jr. in 1944. Their second and last

child Ann was born in 1949. Both attended Baylor as undergraduates. Morris, Jr. went on to become a dermatologist and now lives in North Carolina. After Ann graduated from Baylor she received a law degree from SMU and was once a director for the East Texas Medical Center in Tyler.

Dr. Morris Minton died at age 79 in 1990 following a short illness. He is buried in Block 208, Lot 7 of the Pecan Grove Cemetery. The benefits from the generous contributions Dr. Minton made to his community long outlived him especially in the field of dentistry. The college where Dr. Minton received his degree, which is now part of the Texas A&M University System, created a lecture series in his name to honor his memory. His wife Mary died in 1998 and is buried next to Dr. Minton in the Dooley Family Plot.

Landon Lee Elliott, Jr. (1902-1968)

Lee Elliott, Jr. grew up in the lumber business and started his own yard in 1936. He became one of the most successful purveyors of building products in McKinney.

The Elliott lumber legacy began in Dallas in 1872 when James T. Elliott opened his lumber yard southeast of town near the intersection of Swiss and Haskell Avenues. In 1884, James' young nephew Landon L. Elliott (father of Lee Elliott, Jr.) came to work for him at the age of 18. Landon worked for his uncle for nine years before becoming the manager of the J.T. Lumber Yard of McKinney. Landon Elliott was active in business, civic and church activities in McKinney until his poor health prevented it. He was a Mason, a deacon in the First Christian Church and a member of the Chamber of Commerce. He married Ernie Stiff, the daughter of Confederate Capt. Ed R. Stiff. Ernie's grandfather was Jack McGarrish, the first merchant of Buckner which was the original Seat of Collin County. McGarrah

In 1902, Landon and Ernie Elliott became parents upon the arrival of their first and only child, Landon Lee Elliott, Jr. The family rented a house on North Bradley before moving to West Hunt Street in 1922. Lee, as younger Elliott was called, graduated from Terrell Prep School in Dallas and returned to McKinney to work with his father in the lumber business situated on North Tennessee Street where the City Hall now stands. A short time later, Lee left the lumber business to work for Sam Massie, a successful businessman and undertaker. While working for Mr. Massie, Lee fell in love with the owner's daughter Virginia Massie. During their courtship, Mr. Massie retired from business selling his funeral business to Joe Largent. Around that same time, Lee returned to the J.T. Lumber Company to again work along side his father. In 1926, Lee and Virginia married.

Though J.T. Elliott died in 1919, the business continued to carry his name. Lee's father had been the manager of the McKinney business for nearly 30 years but in 1928 that duty fell to a new manager Leo Spillman. Around that time, Lee was offered and accepted a position with the Reliance Brick Company of Dallas. He apparently saw more opportunity at a new company than he saw with the new management of the family business. The Depression Era economy along with the failing health of his father may have been factors in his career decision to return to McKinney in 1936. Upon his return he started his own lumber company located at Market Square, behind the W.O.W. Building on South Tennessee Street, near the corner of Cloyd and Chestnut Streets.

Lee Elliott started his building materials Company with only one truck and two employees, James Douglas and Bill Blackman. He was able to compete with other lumber yards by offering service the competition could not or would not do. In 1952, the local historian and one-term Mayor Capt. Roy Hall visited the new business to find an item he needed. Lee Elliott told Mr. Hall that they did not have what he was looking for but assured him that it would be in the store the next day. The following morning Mr. Hall received a call telling him the item had arrived. Mr. Hall went to the store and paid 80 cents for it. Later, Mr. Hall found out that Lee Elliott had sent an employee in the only truck the company owned to Dallas to get the item that Mr. Hall wanted. Mr. Hall was so impressed by the service, he devoted a newspaper article to it.

In 1943, Lee Elliott bought out the J.T. Lumber Co. of McKinney that his father had managed. In 1954, he bought the J.T. Elliott Lumber Company of Dallas, the business his great-uncle had started in 1872. Lee Elliott's company was involved in many large-scale building projects in McKinney, including rebuilding the Texas Textile Mill after the 1948 tornado and adding 72 mill homes in 1950. Other local projects included work on the Veterans Hospital as well as the first government-subsidized housing project in McKinney.

In June of 1951, the McKinney Housing Authority contracted with Lee Elliott Building Materials Company to construct two low-income housing projects, Merritt Homes and Lloyd Owens Place. The firm was chosen based on its low bid of \$680,000. These two projects created a total of 100 new living units. The Housing Authority selected and purchased 10 acres of land on North Tennessee Street south of Cavalier Street as the site for the Merritt Homes project which consisted of 86 units for whites. The project was named for James Merritt who owned much of the land chosen for the development. The Housing Authority also acquired land east of McDonald Street on Throckmorton and

Railroad Street to be the site of a 14-unit blacks-only project named for Lloyd Owens, a former long-time employee of the Gibson Caldwell family.

Lee Elliott had a keen eye for opportunity and when he heard that the U.S. Army needed wooden ammunition boxes, he contacted several business associates and organized a box factory in Lufkin, Texas known as the McKinney Manufacturing Company. By 1952, the company had delivered 150,000 boxes and had a contract to produce another 150,000. The factory employed 75 people.

Lee Elliott and his wife Virginia lived at 1104 West Louisiana before moving to Dallas in 1952. Lee died in Dallas on December 7, 1968 at the age of 66 following several weeks of illness. He is buried at the Sparkman Hillcrest Memorial Park of Dallas. His wife lived for another 23 years until her death on May 5, 1991. The couple had no children.

Note: There is no connection between Lee Elliott family and the current business in Dallas known as Elliott Hardware.

C. Property Ownership

Address: 903 North Waddill Street, McKinney, Texas 75069

Legal Description: Waddill Addition, Blk 20, Lot 1a

Purchase Date	Seller	Buyer
July 31, 1855 ¹	State of Texas	Thomas T. Bradley
Jan. 31, 1855	Thomas T. Bradley	Andrew J. Tucker
Sept. 27, 1855	Andrew J. Tucker	Robert L. Waddill
Oct. 2, 1897	(subdivided)	J.W. Waddill ²
Apr. 15, 1913	Robert L. Waddill, Jr. ³	W.R. Abernathy
Dec. 3, 1919	W.R. Abernathy	L.B. Finley
Mar. 12, 1920	L.B. Finley	U.P. Clardy
May 24, 1920	U.P. Clardy	Chas. H. Newman
Dec. 4, 1928	Chas. H. Newman	Fannie Waddill
Sep. 13, 1939	George Morris ⁴	Morris S. Minton
Oct. 21, 1982	Morris S. Minton	Greg Vaughn
Aug. 1, 1991	Greg Vaughn	David H. McCarley
Jul. 28, 1997	David H. McCarley	John D. & Kandy V. Glover
Dec. 5, 2001	John D. & Kandy V. Glover	James E & Amy W. Smith
Jul. 29, 2008	James E & Amy W. Smith	Jude & Cynthia Trahan

¹ Date of patent by the State of Texas. Ownership of property predates this.

² Heir to Sarah Waddill, widow of R.L. Waddill, Sr.

³ Heir to J.W. Waddill

⁴ Heir to Fannie Waddill

D. Tenant History

Same as ownership history.

E. Narrative History

In 1855, when Elisha M. Pease was Governor of Texas, the state granted Thomas T. Bradley title to 291 acres of land a half mile west of the city of McKinney. Andrew J. Tucker bought a portion of this acreage but soon sold it to Judge R.L. Waddill. When Mr. Waddill died in 1867, he owned about 108 acres of the Bradley tract. His widow Sarah died in 1896. The following year, the surviving children subdivided the land into 28 blocks (divided into four lots each) which became known as the Waddill Addition. Jesse W. Waddill, one of five children, received 17 lots in the new subdivision. One of these was Lot 1 in Block 20 located near the intersection of North Waddill and Hall Streets. When J.W. Waddill died in 1900, his brother R.L. Waddill inherited the property. He held the property until selling it to attorney William R. Abernathy in 1913 for \$100 cash and a \$900, 9-year note at 8% interest.

W.R. Abernathy held the property until his note was paid, then sold it to L.B. Finley in December of 1919 for \$500 in cash and a three-year, \$600 note payable to Mr. Abernathy. Four months later L.B. Finley sold the property to U.P. Clardy for \$900 cash with Mr. Clardy assuming the \$600 note. Two months later U.P. Clardy sold the property to Charles. H. Newman for \$1,575 which included \$500 cash, the assumption of the \$600 note to Abernathy and the issuance of a new \$475 note payable to Mr. Clardy.

Charles Newman owned the property from 1920 to 1928. However, in 1928 Fannie Waddill (who was the sister of R.L. Waddill Jr) won a lawsuit against Mr. Newman which required him to sell the property. She was the highest bidder in a courthouse auction and for a mere \$750 became the owner of the property. She held it until her death in 1939 when her half-brother brother George Morris became heir to it. That same year Mr. Morris sold the property to Dr. Morris S. Minton for \$600 in cash.

Dr. Minton must have been anticipating his marriage to Mary Dooley when he purchased the lot at the end of 1939. The couple married in April of 1940 and were renting the house at 306 South Tennessee Street while they waited for builder Lee Elliott to finish construction on their two-story Colonial Revival Style house in "Waddill Heights." Once the newly weds moved in, they would spend the next 42 years living at 903 North Waddill Street.

Their house was originally built as a two-bedroom home but as their family grew with the birth of their son Morris, Jr. in 1944, then their daughter Ann in 1949. The Mintons continued to enlarge the house to accommodate their growing needs.

Both Morris and Mary were active in the civic and social life of McKinney so the house was the scene of frequent luncheons, Halcyon Club gatherings and other celebrations. In 1975, Morris and Mary hosted a wedding reception in their home for daughter Ann and her husband Payton Lake.

In 1982, the Mintons sold their home to Gregg Vaughn and moved to 2409 Hogan's Hill in McKinney.