

# City of McKinney

## Historic Building Marker Application

(Supporting Documentation)

### The Newton Burkett House

1102 West Virginia Street



#### A. Alterations & Construction

1 1/2

##### Construction

The Newton Burkett House is currently a two-story, wood-frame residential structure built on a pier-and-beam foundation. The side-gabled roof has three dormers facing south. A porch stretches about three-quarters the length of the front facade. The floor plan is a nearly symmetrical with two adjoining living areas flanked by various rooms. The interior flooring consists of hardwood on the first floor and carpet on the second. The house is fenestrated with large 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. The centrally located door

placed in a symmetrical elevation along with a colonnade supporting a wide portico are typical elements of this style.

### **Alterations**

The house that was originally built in 1935 was described by the *McKinney Courier-Gazette* as “a brand new modern five-room cottage.” Based on this description, it can be deduced that it was originally a single story structure. At the time of the home’s construction, the Burkett family consisted of three adults and one infant. Eventually, an additional child and a nurse were added to the household. By 1940, the home accommodated a total of four adults and two children, a boy and a girl. It can be expected that the house underwent some alteration around this time to meet the needs of the growing family.

Noticeable changes include an upstairs addition, an enclosure of the back porch, and a garage conversion. The timeline of these alterations is not clear. A portion of the attic conversion appears to have been made not long after the original construction since the windows match the original ones. Subsequent alterations to the kitchen and baths have taken place in more recent times. Despite the extensive changes the first floor window-frames are original.

The exterior is has undergone much less alteration. Operable windows have been added to the dormers that now provide light to the second story bedrooms. Some modification has been made to the porch eave.

### **Anticipated Needs**

The current owner anticipates expenses associated with a shifting foundation. Other issues that need to be address include further updating of the electrical system and making the older windows operable again.

## **B. Historical Figures**

### **Newton Jones Burkett (1894-1969)**

Newton Burkett was born in Jackson, Tennessee, son of John W. N. Burkett and Callie W. Robbins who moved to Texas around 1910. Newton worked in banking in McKinney from 1925 until he retired as the Executive Vice President of the Collin County National Bank in 1966.

Newton Burkett's father John grew up on a farm in Arkansas and moved to Tennessee at age 19 to attend school. Following his high school graduation, he was involved in the grocery business and later the owner/editor of the Jackson Dispatch, a newspaper serving western Tennessee. In 1879, John married Callie W. Robbins from Tennessee. The couple had three children, Lula, John, Jr., and Newton. Around 1905, the family moved to Houston, Texas with their two sons who were still teenagers. In Houston, John, Sr. became involved in real estate and finance. John, Jr. became an attorney and Newton got his first job as a teller working at The South Texas National Bank.

In 1917, tragedy struck the family when John, Sr. suffered a heart attack that left him paralyzed and unable to work. A year later, John, Jr. was killed in France during WWI.

In 1919, John, Sr., Callie, and Newton moved to Dallas where they lived together at 3715 Gilbert Avenue. According to the 1920 Census, John, at age 66, declared no occupation while Newton worked as a district manager for a bank clearing house. John, Sr. died in 1923. His remains were sent to Jackson, Tennessee where they were interred at the family plot of the Riverside Cemetery.

Following John's death in the mid 1920s, Newton and Callie moved to McKinney and rented a house at 507 North Church Street. In 1925, Newton became the assistant cashier for the First National Bank of McKinney located in the grand Neo-Classical building on the east side of the Square. The term "assistant cashier" was used differently during the early 20th Century than it is today. An assistant cashier was an officer of the bank. Today we might call this person an assistant treasurer. Back then, McKinney banks would usually have 4 to 6 officers with a Board of Directors made up to about a dozen people, and a score or more of stockholders. Newton's job at the bank was much more than an entry level position.

In 1930, Newton married Lucy Thompson, the daughter of King Dan Thompson and

Frances Abernathy of McKinney. Lucy, by virtue of her connection to the Abernathy family, ran in the town's elite social circles. Even so, after her 1922 graduation from McKinney High School, she worked as office manager for the Underwood Chevrolet Company parts department at the intersection of South Tennessee and Davis Streets.

In 1932, the Collin County National Bank bought out the First National Bank where Newton was assistant cashier. The Collin County Bank directors chose to keep Newton on in his position. The directors again looked favorably upon Newton in 1935 when they conveyed a parcel of land in the Waddill Addition to him for \$10.00. This parcel was the east half of Lot 4 in Block 6, also known as 1102 West Virginia Street.

Newton and Lucy had two children. Their first born, in 1934, they named Lucy. Four years later they had a son they named Newton Jones Burkett, Jr. This began the Burkett legacy with a youngest Newton Jones Burkett, IV now living in New York City. Newton Burkett, III is currently the First Vice Chairman of the National Academy of Television Arts & Sciences. Both Newton and Lucy junior graduated from Rice University.

On Halloween in 1940, Newton's mother Callie died in the family home on West Virginia Street. Callie had lived with Newton and Lucy from the beginning of their marriage. The Census from that year shows six people living in the house, including the Burkett's two children along with a nurse for Callie. Upon Callie's death, her remains were sent to Tennessee to join her husband in the family plot.

According to Newton's World War II draft registration in 1942, he stood 5 feet, 9 inches tall, weighed 145 pounds. He had blue eyes and brown hair. Newton did not serve in WW II. However, in 1917, Newton and his older brother John went together to the Selective Service Office in Houston to register for the draft. Question #12 on the registration form asked if the registrant claims an exemption from the draft. Newton wrote "dependent relatives" on his form indicating that he was taking responsibility for the care of his paralyzed father. John wrote "none" on his form. Newton received a deferment but John entered as a commissioned officer and quickly rose to the rank of Captain of the 359th Infantry. He was killed in early November 1918 in France by a German sniper a mere six days before the end of the war.

Newton's rise through the bank officer ranks was a slow one. After 25 years in banking, which included 18 with the Collin County National Bank, Newton was still an assistant cashier. It was not until the mid 1950s, that Newton was promoted to Vice President, the third highest position in the bank. Fifteen years later, which was only a couple

of years before his retirement, Newton was promoted to Executive Vice President. Despite the new title, he was still third in charge, behind Chairman Gibson Caldwell and President J.M. Whisenant.

His activities as a banker did not keep him from taking an active part in the social and civic affairs of McKinney. His numerous titles and associations are as follows:

- Secretary of the Collin County Automobile Club (1926)
- President of the Lions Club
- President of the Retail Merchant Association (1943)
- President of the First Methodist Church (1949)
- First President of the Kiwanis Club (1952)
- Chairman of the Collin County Red Cross Chapter (1955)
- Director of the Chamber of Commerce
- Boy Scouts, Troop 303
- Director of the Greater McKinney United Fund
- Community Recreation Center
- Board of the McKinney City Hospital

Newton J. Burkett died in 1969. He is buried in a Block 170, Lot 1, Space 7 of the Pecan Grove Cemetery. He and wife Lucy purchased the single space from her sister Mary (Thompson) Bartsch for one dollar shortly before Newton's death.

### **Lucy Ozella Thompson (1903-1997)**

Lucy Thompson was born in McKinney to King Daniel Thompson and Frances Gibbons Abernathy on October 5, 1903. In 1974, she became one of the founders of the Heritage Guild of McKinney that created Chestnut Square and saved several of the city's historic structures.

Lucy's mother Frances (Abernathy) Thompson was a talented artist who taught painting in the Jones Academy in McKinney and is known to have produced more than 500 canvasses until she was no longer able to hold her palette at the age of 89. She was also known for her wit and eloquence. In 1910, she gave the dedication speech when the statue of Governor Throckmorton was unveiled on the courthouse lawn. The *McKinney Courier-Gazette* wrote of her:

*Mrs. Thompson was a woman of many talents. She was keenly interested in local and state affairs, a tireless worker in the interest of women's rights to vote and contributed much to the cultural growth and betterment of this city. Her brilliant mind, remarkable memory and literary background, coupled with her keen sense of humor and quick wit made her a welcome and interesting speaker.*

Lucy's maternal grandfather was William M. Abernathy who served as a courier during the Civil War for General Lee and is said to have delivered the last dispatch between Lee and General Grant regarding the details of the surrender of the Confederate Army. In 1877, he established a law practice in McKinney and is credited with organizing the town's volunteer fire department, being its first chief.

Lucy Thompson's father was a traveling salesman in the grocery industry. He was associated with the Bateman Brothers Wholesale in Fort Worth before he started his own firm selling for companies like the Hymen Pickle Company of Texarkana. He moved from Fort Worth to McKinney in 1903 and built the house at 504 West Virginia Street which happened to be across the street from his father-in-law William M. Abernathy.

Lucy graduated from McKinney High School in 1922. She was active in McKinney's social circles, hosting parties nearly as often as being a guest at them. Before she married, she was the office manager for Underwood Chevrolet Company on South Tennessee Street.

In 1934, Lucy gave birth to Lucy Burkett, Jr. and four years later to Newton Burkett, Jr. Not only did she take care of the Burkett children but she also oversaw the nurse who took care of Newton's mother Callie. Newton's mother lived with the family at 1102 West Virginia Street until her death in 1940.

Once the children had gone on off to college at Rice University, Lucy became more active socially. Two organizations that she spent the most time with were the Jeanne d'Arcs Club and the Heritage Guild of McKinney. The Jeanne d'Arcs Club began in 1918 as a way for women in McKinney to deal with "being bored by the lack of young men" as a result of World War I. Following the War, the organization began devoting its efforts and resources to the cultivation of culture, arts, and science. Often leaders in various literary and social fields would be invited to speak at their monthly meetings. The group was also a big supporter of the McKinney Public Library.

The other organization that Lucy was active in continues to make major contributions

to the preservation and celebration of McKinney's history. She was one of the founding members of the Heritage Guild in 1974. It was the Guild that established the Christmas Tour of Homes in order to raise money to buy the Dulaney House and create the complex now known as Chestnut Square.

Lucy lived in the house at 1102 West Virginia until selling it 1993. She died in Baltimore, Maryland in 1997.

## C. Property Ownership

**Address:** 1102 West Virginia Street, McKinney, Texas 75069

**Legal Description:** Waddill Addition, Blk 6, Lot 4B

<b>Purchase Date</b>	<b>Seller</b>	<b>Buyer</b>
July 31, 1855 <sup>1</sup>	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)	
Jan. 3, 1900	George S. Morris <sup>2</sup>	J.E. & Mary Gough
May 20, 1911	J.E. & Mary Gough	M.L. Phillips
Jun. 10, 1919	M.L. Phillips	W.D. Goostree
Mar. 3, 1920	W.D. Goostree	Chas. A. Emerson
Jun. 18, 1923	Chas. A. Emerson	First National Bank
Jan. 6, 1932	First National Bank	Collin County National Bank
Feb. 11, 1935	Collin County National Bank	Newton J. Burkett
Jan. 1, 1993	Mrs. Newton J. Burkett <sup>3</sup>	Gordon & Rita Bass
Mar. 17, 1994	Gordon & Rita Bass	Ted & Kerrick Ray
Jun. 26, 2001	Ted & Kerrick Ray	Michael C. Wanek
Ju. 3, 2015	Michael C. Wanek	Dana Chadick

<sup>1</sup> Date of patent by the State of Texas. Ownership of property predates this.

<sup>2</sup> Heir of Robert L. Waddill

<sup>3</sup> Widow of Newton J. Burkett, Sr.

## D. Tenant History

Same as ownership history.



## E. Narrative History

In 1855, the State of Texas, with Elisha M. Pease as Governor of Texas, 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 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. George Morris, R.L. Waddill's stepson, received 18 lots in the new subdivision. One of these was Lot 4 in Block 6 located at the northeast corner of the intersection of Waddill and West Virginia Streets. In 1900, Mr. Morris sold the lot to lawyer John R. Gough for \$350.

Mr. Gough lived in the attractive Queen Anne Style house that was on a lot across Virginia Street. He held onto Lot 4 for five years and in February of 1905 he divided the lot in half and sold the west half to grocery man F.F. Christie for \$850. In 1911, Mr. Gough sold the east half of Lot 4 to traveling salesman M.L. Phillips. At the time of the purchase, Mr. Phillips lived in the house that F.F. Christie had built on the west half of the lot.

M.L. Phillips sold his house on the west half but held on to the vacant east half of the lot until 1919 when he sold it to W.D. Goostree for \$100 cash and a \$660 note. That same year drug store owner Charles A. Emerson purchased the house on the western half. Less than a year later, Mr. Goostree sold the east half to Mr. Emerson. In 1923, Charles Emerson moved to Dallas and sold the east half of Lot 4 to the First National Bank of McKinney for \$1840 cash. The bank held the property in their portfolio for the next nine years. In 1932, Collin County National Bank purchased all of the assets of the First National Bank and became the owners of the lot.

Newton J. Burkett worked as assistant cashier for the First National Bank before the buy-out and was asked to stay on in the same position by the new owners. Three years later the new management showed their appreciation for Newton's dedication and loyalty when it sold the east half of Lot 4 to him for \$10 cash and "other valuable consideration." Since Newton and his wife Lucy had given birth to their first child five months earlier, the chance to build a new home on West Virginia Street must have been a welcomed gift.

Newton hired Thomas J. Blankenship to oversee the construction of their new house

with Lee Elliott Lumber Company furnishing the materials. The house was finished only after the City of McKinney ordered the Water Superintendent E.L. Taylor to run 300 feet of new water line from West Hunt to West Virginia Street. Newton's five room house was completed in 1935.

The new house would remain in the family for the next 58 years. It was initially home to Newton, wife Lucy, daughter Lucy, Newton's mother Callie, and her nurse. Later, Newton, Jr. joined the family around the same time that Callie past away on Halloween in 1940. Newton and Lucy saw their two children go to Rice University and eventually leave the home they grew up in. A piece of door trim in a bedroom closet still has the pencil marks showing the children's changing heights over the years. Parents Newton and Lucy would go on to host many meetings and receptions in their home by virtue of their large social circle.

Newton J. Burkett die in 1969 but his widow Lucy would continue living in the home and being active in the community until selling it 1993 to Gordon and Rita Bass. She die in Baltimore, Maryland in 1997.

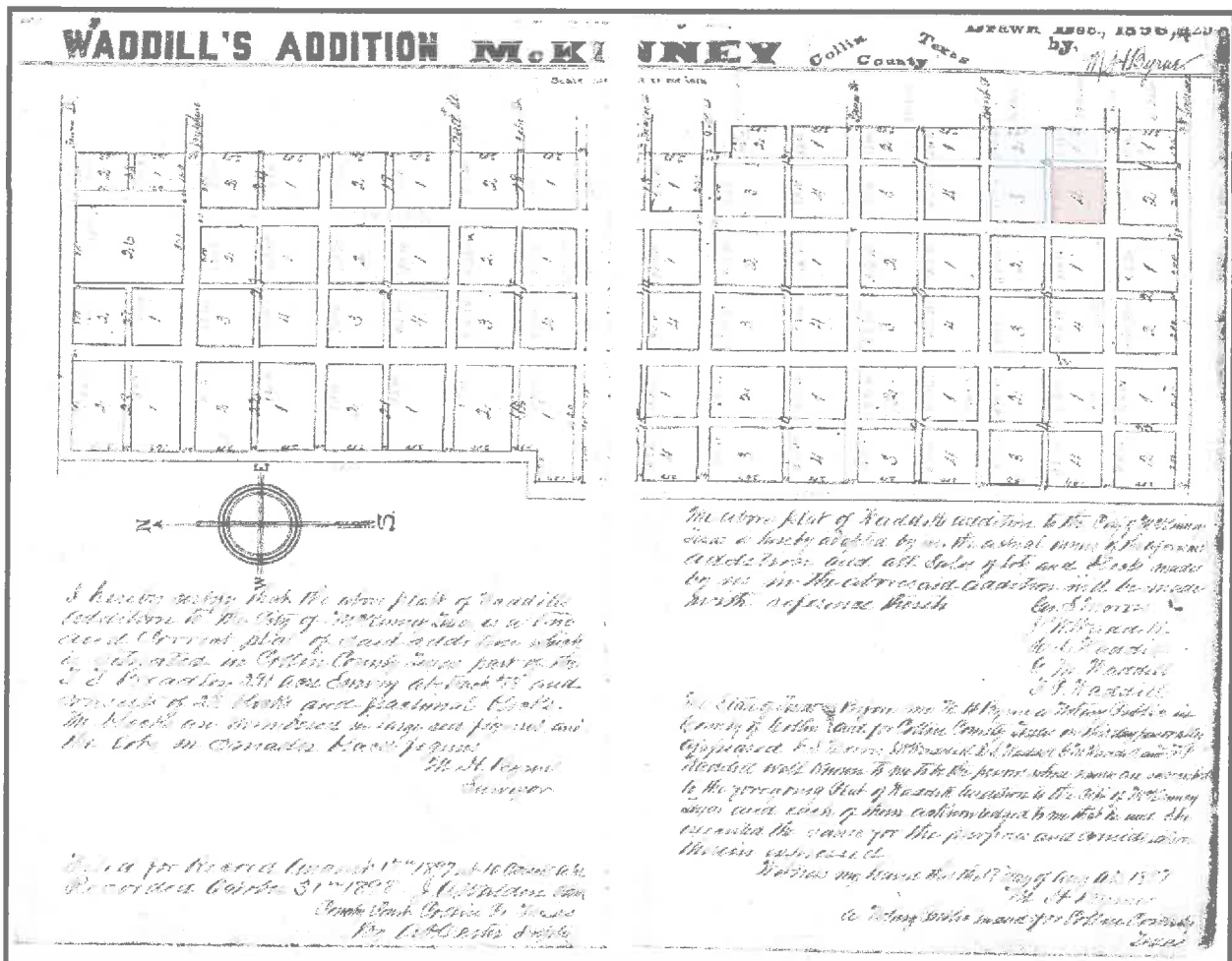
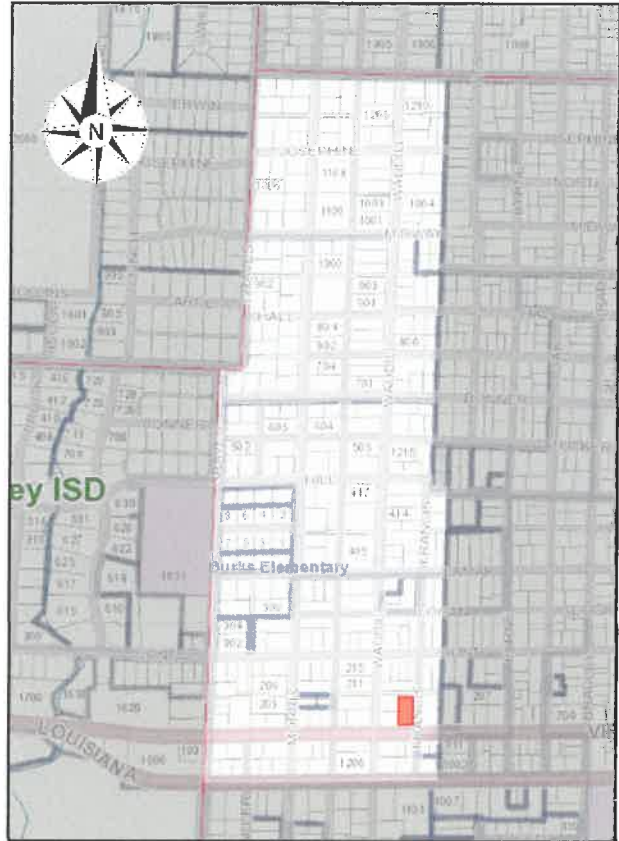
# F. Drawings

## Waddill Addition

When Mrs. R.L. Waddill died in 1896 her heirs received an undivided ownership of the land her husband had accumulated. The heirs subdivided the land into 28 blocks and deeded separate ownership to themselves. George Morris, Mrs. Waddill's son from a previous marriage, received Block 6, Lot 4 as a portion of his allotment.

The map at right shows the boundaries of the Waddill Addition in context to the current city streets. The east half of Lot 4 in Block 6 is highlighted in red.

The item below is the original subdivision map drawn up in 1897. Block 6 is highlighted in light blue. All of Lot 4 is in red.

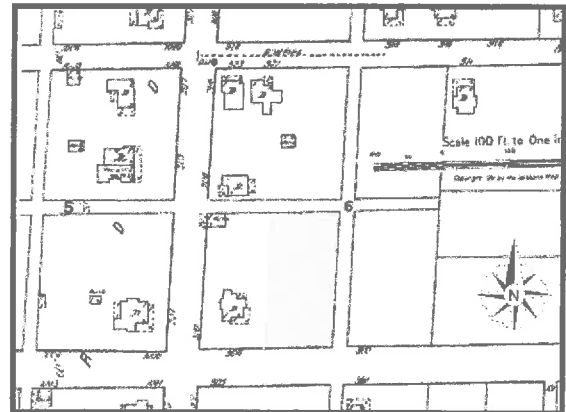


# Sanborn Maps: 1920 & 1927+

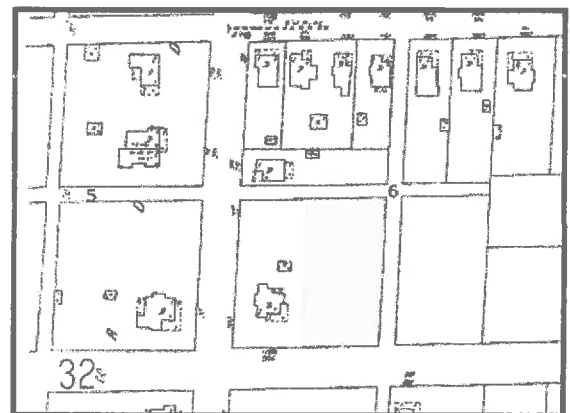
*The scope of the Sanborn Maps prior to 1920 does not extend far enough west of McKinney to include the Waddill Addition. However, the 1920 map shows the Copeland House on the west side of Lot 4. The Newton Burkett House, which was built in 1935, does not appear on a Sanborn Map until the 1927+ additions were published. The address given to the property at the time of its construction was 1102 West Virginia Street, the same as today.*

*The Newton Burkett House on the east half of Lot 4 (aka 4B) was in the Burkett family for 58 years.*

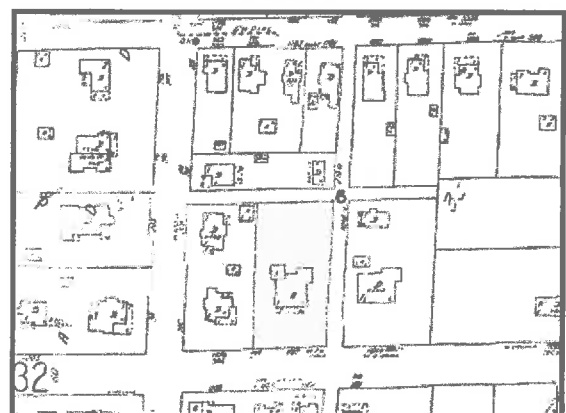
**1920**



**1927**



**1927+**

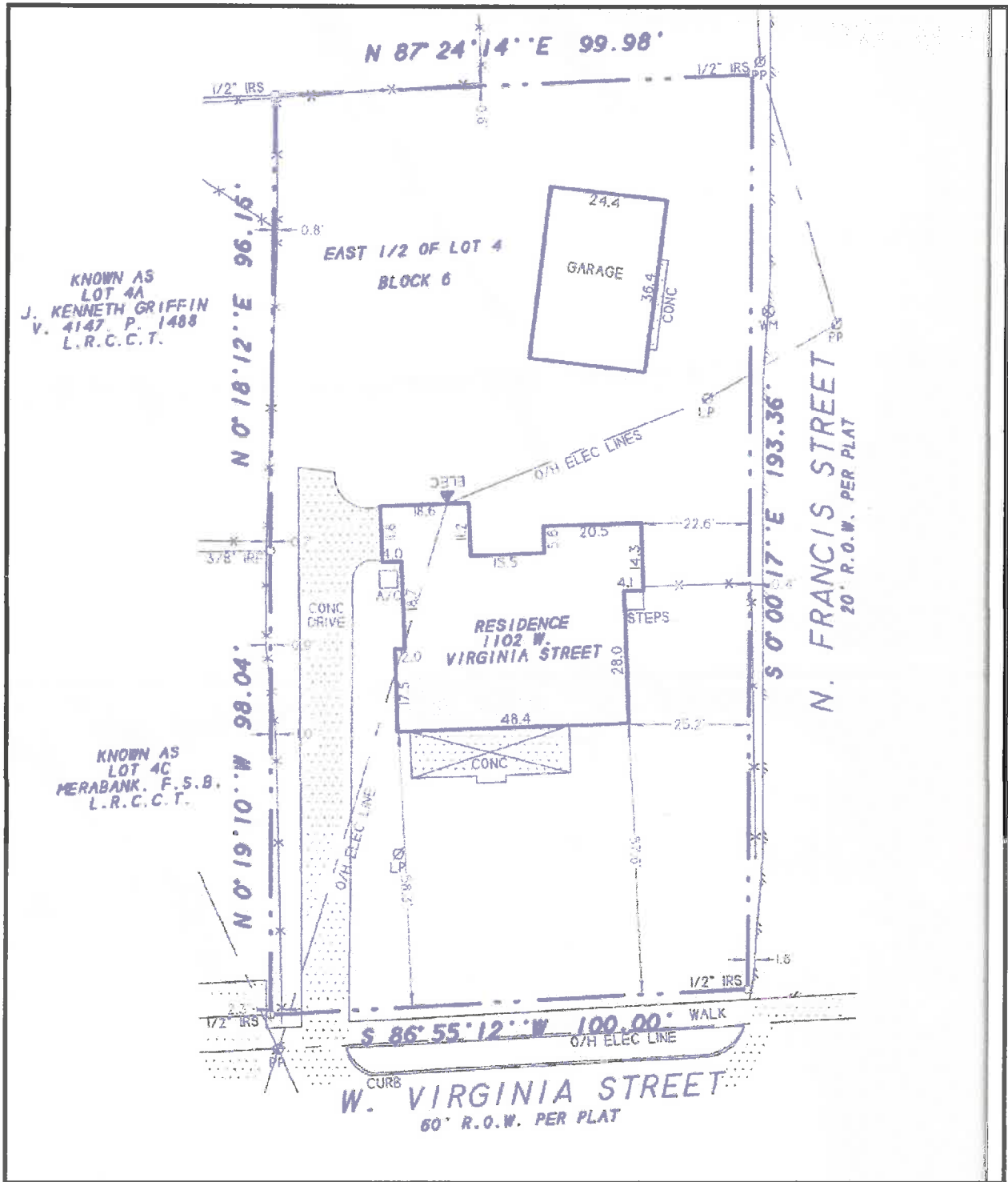




*The map above shows the neighborhood around 1102 West Virginia Street. The aerial photo below shows the immediate neighborhood at the intersection of North Waddill and West Virginia Streets.*



# Site Plan for 1102 West Virginia Street (2015)

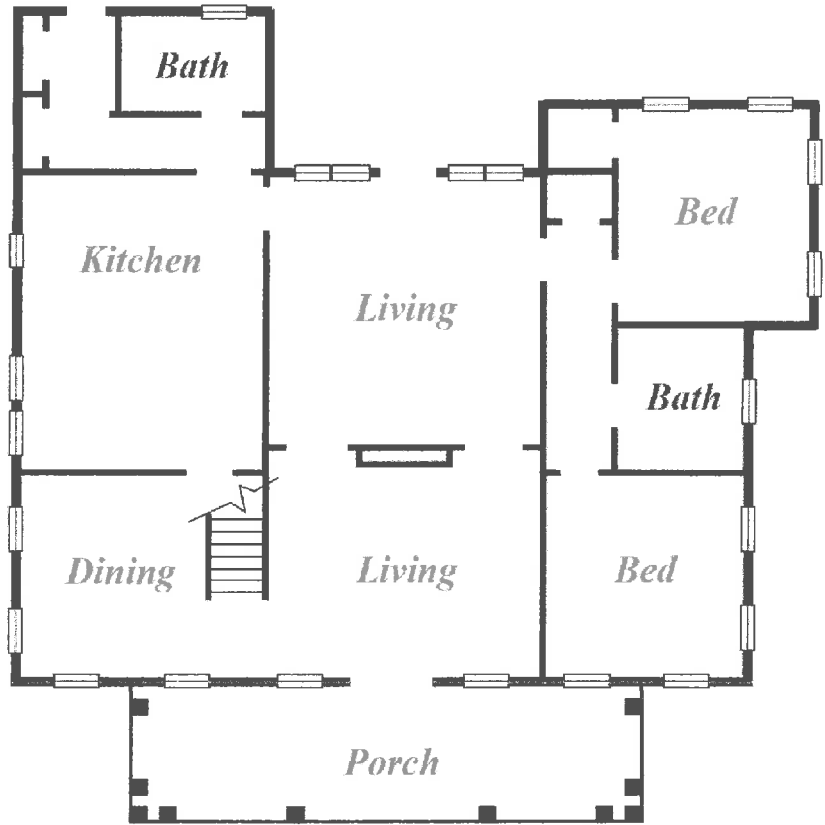


2015 site plan for 1102 West Virginia

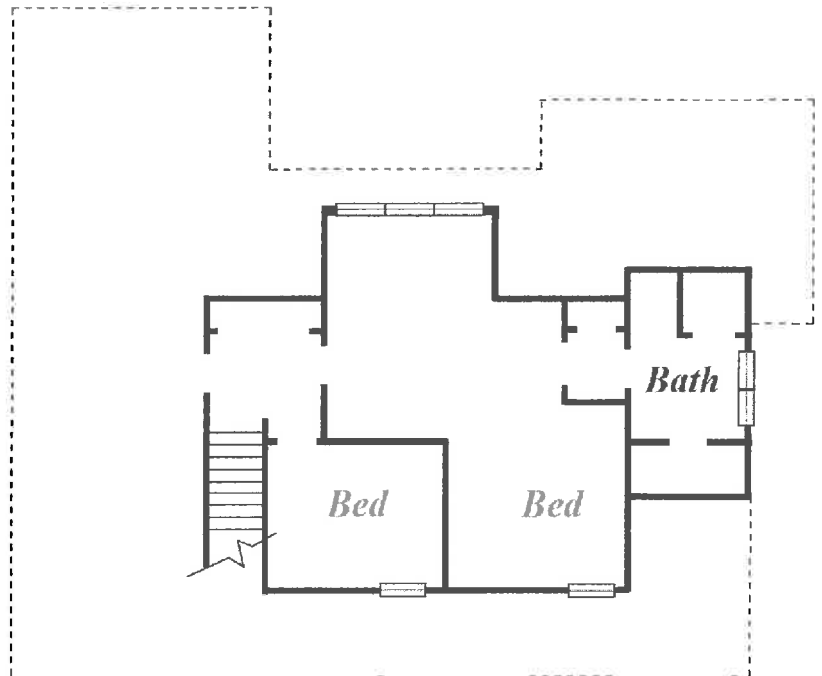
# Floor Plan

This plan shows the Newton Burkett House as it currently exists.

## First Floor



## Second Floor





## G. Photographs



**Newton J. Burkett** first entered the banking trade in Houston, Texas as a teenager. At the age of 17, he worked as a clerk for The South Texas National Bank. Around 1919, he moved to Dallas, then later to McKinney. In 1925, Newton began working as an assistant cashier at the First National Bank of McKinney located on the east side of the Square. The photo below shows the bank lobby “decorated” with ears of corn in an annual display of the bank’s appreciation and support for the area farmers. The photo was taken prior to Newton’s employment.



Newton J. Burkett’s father was **John William Newton Burkett**, born in Arkansas in 1854 but attended School in Tennessee. After a career as a successful newspaper owner and editor, he and his wife Callie Robbins moved to Houston, Texas around 1905 where he worked in real estate and insurance. He suffered a debilitating stroke in 1917 and died in 1923 after the family moved to Dallas. Upon his death, his remains were removed to the Burkett family plot in Jackson, Tennessee.





The above photo is from around 1950 and shows the employees of the Collin County National Bank which at the time occupied the First National Bank Building it acquired in 1932. When this photo was taken Newton J. Burkett (top row, third from the left in the light colored suit) was the assistant cashier.

No. 2509

## Collin County National Bank

McKINNEY, TEXAS

Condensed Statement at Close of Business, April 24, 1950

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ASSETS	
Loans and Discounts	\$1,221,273.49
Banking House, Furniture and Fixtures	33,000.00
Other Real Estate	None
Stock in Federal Reserve Bank, Dallas, Texas	6,800.00
U. S. and Other Bonds Owied	2,927,169.00
CASH & EXCHANGE	1,246,299.57
<b>TOTAL</b>	<b>\$5,434,542.66</b>

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LIABILITIES	
Capital Stock	\$ 150,000.00
Surplus and Profit	279,677.02
Reserve Account	6,618.50
<b>DEPOSITS</b>	<b>\$4,998,216.14</b>
<b>TOTAL</b>	<b>\$5,434,542.66</b>

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**OFFICERS**

Dr. J. C. Erwin, Sr., Chairman of Board  
 A. M. Scott, Vice-Chairman of Board  
 J. W. Neal, President

E. L. Kissinger, Cashier      Newton J. Burkett, Assistant Cashier  
 Madeline Moses, Assistant Cashier

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**DIRECTORS**

Dr. J. C. Erwin	Gibson Caldwell
Giles McKinney	George James
A. M. Scott	T. E. Craig
H. L. Shoup	E. D. Perkins
	J. W. Neal

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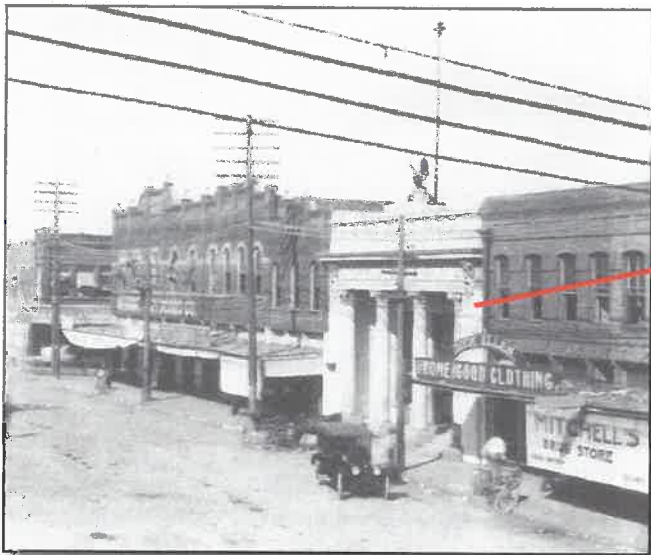
Member of the Federal Deposit Insurance Corporation  
 Member Federal Reserve System

**A L W A Y S   D E P E N D A B L E**

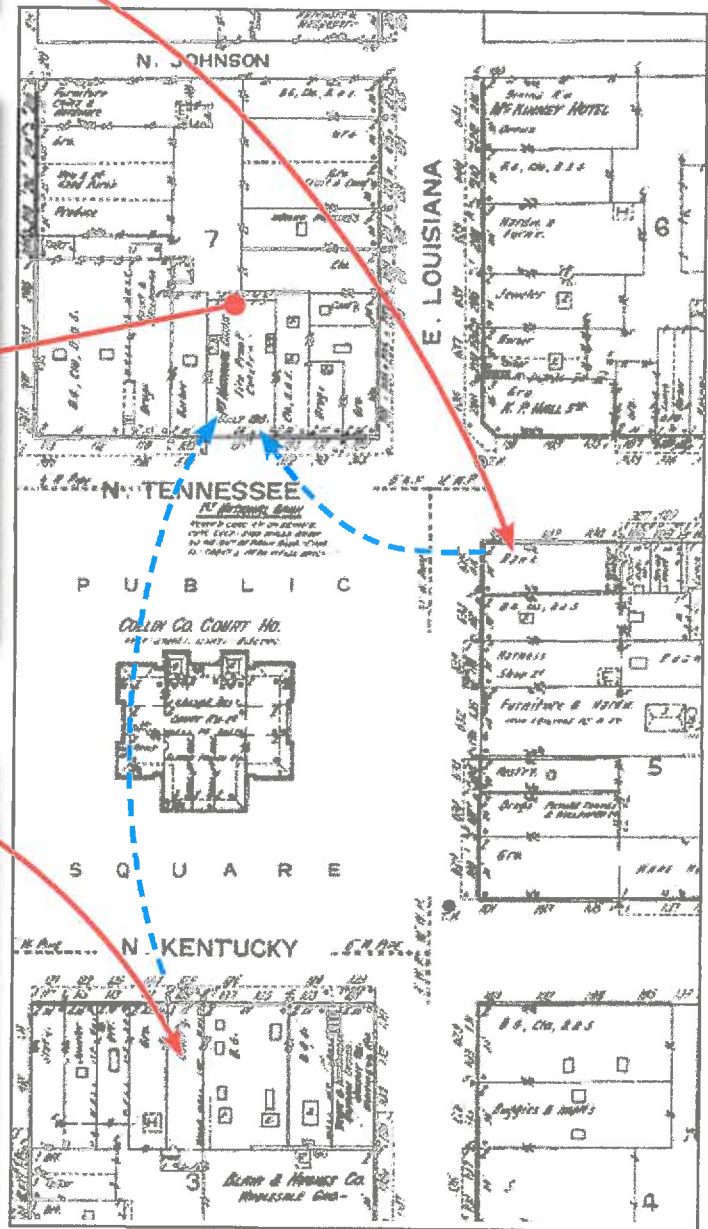


Collin County National Bank, Est. 1881

The two McKinney banks that Newton J. Burkett worked for were the **First National Bank** and the **Collin County National Bank**. However, he actually worked in the same building for over 30 years. The **First National Bank** began on the west side of the Square but moved to the Neo-Classical building on the east side in 1915. The **Collin County National Bank** began in a Richardsonian-style building which was subsequently demolished when the bank bought out and moved its operations to the **First National Bank** building in 1932. In 1956, the bank moved two blocks north on Tennessee Street into the building that is now the home of the McKinney City Hall.



First National Bank, 1915-1932  
Collin County National Bank, 1932-1956



First National Bank, Est. 1882



**Lucy Burkett** (nee Lucy Ozella Thompson) was born in this house at 504 W. Virginia in 1903. Her parents were King Daniel Thompson and Frances Gibbons Abernathy. She graduated from McKinney High School in 1922. After finishing school, she went to work as office manager for Underwood Chevrolet on South Tennessee Street.



**Lucy Burkett** was active in McKinney society. One of the social groups she belonged to was the Jeanne d'Arc Club, which began in 1918 in response to the boredom women experienced because of the lack of young men in McKinney due to WWI. What began as a group dealing with ennui soon turned into a well-organized social club pursuing the cultural and social issues of the day. In 1967 Lucy was the group's treasurer.

# McKinney High School Graduating Class.



The above is a picture of the mid-winter graduating class of the McKinney High School, composed of twenty-one members. Dr. J. L. Moyra, pastor of the First Methodist church, delivered the benediction sermon at the First Christian church on Sunday, Jan. 8. On Friday evening Jan. 13, Supt. M. H. Moore of the Fort Worth public schools delivered the commencement address at the Boyd High school auditorium.

City Commissioner W. J. Rhea presented the diplomas. Principal McLain awarded the honors. First honors

went to Miss Margaret West and Albert Jackson. Second honors were awarded Miss Mary Leslie White and J. H. Hill Jr. A number of the graduates have already entered well-known Texas colleges and universities.

The class was composed of:

Vivian Bryan  
Blanche Doyle.  
Mamie King.  
Beulah May.  
Bessie Lee May.  
Juanita Valera McKinney  
Alyne McKinney  
Dorothy Searcy.

Lucy Thompson.  
Margaret West.  
Mary Leslie White.  
Grover Burton.  
Chilton Beard.  
Manley Cook.  
Edward L. Greenwood.

John Hill.  
Albert N. Jackson.  
Walter Morrow.  
Joe M. McKinney.  
Charles Sportsman.  
Robert Wilson.

The picture is used by courtesy of the Dallas Times Herald.

**Lucy Burkett** was one of the founding members of the Heritage Guild of McKinney which began in 1974. The Guild is responsible for establishing Chestnut Square and the preservation of several McKinney area buildings. The photo shows Lucy (on the left) preparing a fundraising brunch preceding a Bicentennial Fashion Show in 1976.



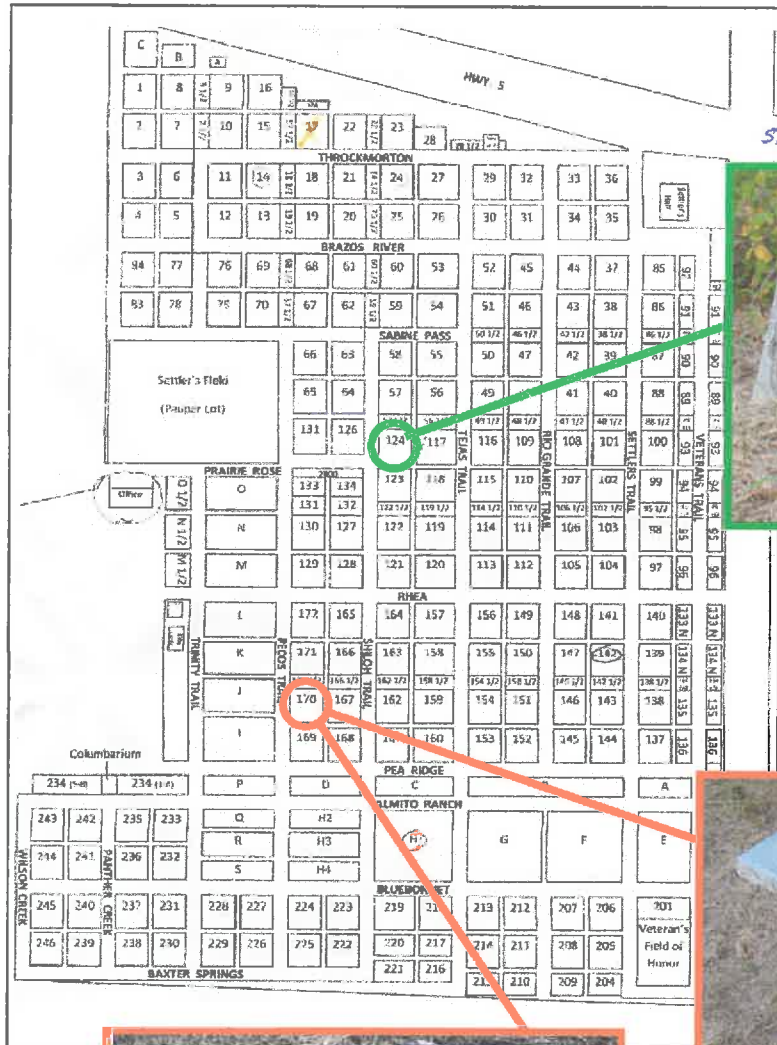


**Thomas J. Blankenship** (1883-1957) worked as a carpenter in McKinney for nearly 35 years. He was frequently contracted by the Lee Elliott Lumber Company which built many of the homes and buildings in McKinney during the first half of the 20th Century. The above photos show some of the building projects Mr. Blankenship was associated with. The home he built at 1102 W. Virginia Street for Newton Burkett in 1935 is among his most carefully designed and constructed.



# Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of the Newton Burkett along with his father and mother-in-law, and the builder of his house.



Thomas J. Blankenship  
1883-1957



K.D. Thompson 1862-1946  
Frances (Abernathy) Thompson 1874-1968



Newton J. Burkett  
1894-1969

## Banks of McKinney

In McKinney's early years, a few wealthy individuals opened private banking firms to loan money to farmers and entrepreneurs. Irish-borne Francis Emerson was one of the first. In 1872, he began doing business as Emerson & Company on the west side of the Square. The arrival of rail lines in 1882 boosted economic activity and demand for borrowing followed. In order to meet this growing demand, Mr. Emerson solicited and acquired stockholders and nationalized his enterprise as the **First National Bank of McKinney**. The bank operated in the building now occupied by Snug on the Square. The bank later moved from Kentucky Street to a newly constructed Neo-Classical building on the east side of the Square in 1915. In 1932, the Collin County National Bank purchased the First National Bank and moved into the building on Tennessee Street. Some of the founders associated with the FNB include: Francis Emerson, T.T. Emerson, T.H. Emerson, John L. Lovejoy, and C.H. Welch. Newton Burkett began working for the FNB in 1925 and stayed on when the CCNB bought it.

Another private firm to emerge as a bank was the **Collin County National Bank**. It organized as a bank in 1881 but did not nationalize until after its competitor. Even so, it is often cited as McKinney's first bank. The bank first operated on Louisiana Street just east of the Square but in 1891 moved into the Richardsonian Romanesque building that once stood on the southwest corner of the intersection at Tennessee and Louisiana Street. Some of the founders associated with this bank include: I.D. Newsome, G.A. Foote, W.L. Boyd, Z.E. Ranney, W.A. Rhea, J.A. Aston, H.M. Markham, J.W. Throckmorton, and T.B. Wilson.

The third bank to open in McKinney was the Continental Bank and Trust Company of McKinney in 1906, a subsidiary of a Fort Worth bank. In 1909, a local group acquired the assets and changed the name to the Continental State Bank. The name changed again in 1920 to the Central State Bank. The bank received a new charter in 1934 and changed the name to the **Central National Bank**. The original bank operated in the Estes Building (currently the Little Red Hen). In 1918, the bank moved to a newly constructed building which replaced a building that collapsed on the site in 1913 killing eight people. Some of the organizers who purchased the bank in 1909 include: T.B. Wilson, James W. Field, Jesse Atkinson, Lee Elliott, F.E. Wilcox, and John H. Ferguson.



*First National Bank*



*Collin County National Bank*



*Central National Bank*



# The Colonial Revival Style

The elements that characterize the Colonial Revival Style are:

- typically two stories
- side-gabled roof
- symmetrical front facade
- accentuated front doorway
- evenly spaced windows
- dormers
- shallow eaves
- boxy, rectangular mass
- understated adornment

The Colonial Revival Style gets its inspiration primarily from the architecture that was popular during the founding of America in the late 18th century which included Georgian, Federal, and Early Classic Revival.


The stately, rational, geometric forms of these styles were popular with Americans during this "Age of Reason." These styles are characterized by a two to three-story, rectangular massing with an elaborate entryway and windows set into a symmetrical facade. Interest in Colonial architecture was re-ignited by the U.S. Centennial Exposition of 1876 and again by the 1893 World's Columbian Exposition in Chicago.

The Colonial Revival Style, though varied in its expression, essentially combines elements popularized by the homes of George Washington, Thomas Jefferson, and Thomas P. Ives. The style's association with the Nation's founding along with its stately qualities have contributed to the style's lasting popularity.



The Thomas P. Ives House (1806)

**THE JEFFERSON** . . .  
• EIGHT ROOMS AND TWO BATHS



**THE FLOOR PLAN**

Entering Room, Kitchen, Living Room and useful, attractive Sun Room all open off the center hall on the first floor. Note the two convenient closets of the vestibule for outer coats.

Second floor plan contains bath, four large sunny bedrooms and two built-in. This roomy home boasts a total of eleven closets.

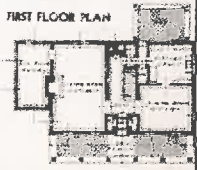
Fill out the information blank and we will send you complete delivered price, photographic architectural elevations and floor plans, also outline of specifications.

**WHAT OUR PRICE INCLUDES**


At the base price quoted, we will furnish all materials needed to build this home, except brick and masonry, consisting of lumber, bath, roof shingles, building paper, millwork and 8' Panel Doors Colonial Pack Band trim, Kitchen Cabinets, Linoleum for Kitchen, Bath and Lavatory, Oak flooring to remainder of rooms, Elgin Manufacturers hardware, stained for interior trim, varnish for doors and doors, steel metal and outside paint materials.

**MODERN HOME**  
No. 3349  
NOT ALREADY CUT

**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



The above illustration is from a 1936 pattern book by Sears showing an eight-room/ two bath Colonial Revival style home.



George Washington's Mount Vernon (1778)



Thomas Jefferson's Monticello (1772)



## Colonial Revival Style in McKinney

Though interest in Colonial Revival Style was ignited by the late 19th Century expositions in Chicago and Philadelphia, it did not appear in McKinney until much later. The exhibitions that inspired architects and designers to celebrate the traditions of America also inspired others to seek something different and modern.

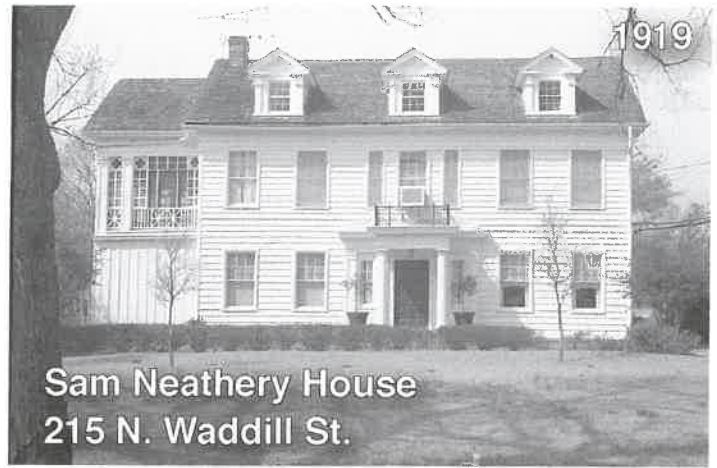
In McKinney prior to 1900, the residential architecture was mainly influence by variations of the Victorian style. After that, interest in newer styles like Craftsman and Prairie began to take hold. It would take nearly two decades for the Colonial Revival Style to catch on in McKinney.

Part of the reason for the slow adoption of the style was due to the few residence who could afford a two story house. Those who could usually preferred the newer styles, that projected a "progressive" attitude. Around 1920, that preference seems to shift to a desire for "tradition."

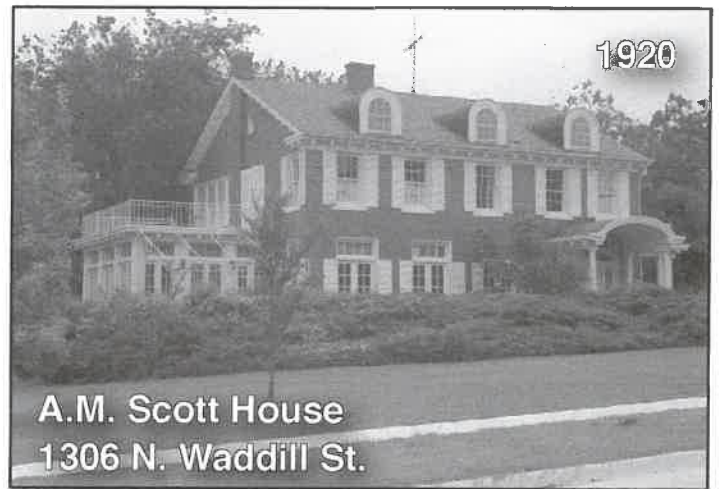
It is not an accident that the majority of Colonial Revival Style homes in McKinney are on Waddill Street, once considered the most prestigious area of town. This wide street on a hill offered the perfect setting for large, stately structures. One of the first Colonial Revival Style homes to appear on the street was built in 1919 for attorney Sam Neathery. This home revives the architecture of the Federal Style with its classic portico centered on a symmetrical facade. Other houses, such as the one J.E. Cooper built for A.M. Scott, followed.

Though McKinney may have been slow to adopt the style, its popularity spanned three decades with the construction of the house for Housing Authority President Earl Walker in 1950. This Federal Style home follows the same formula as the first ones in the city.

The house built in 1940 by Lee Elliott for Dr. M.S. Minton gets its inspiration from a slightly different Colonial style. The style possesses Dutch, French, and classical influences as embodied in Washington's Mount Vernon estate. This iconic structure of American architecture was popular enough that builders and designers found ways to downscale the design into more modest one and two-story homes. The house built at 418 W. Louisiana Street in 1935



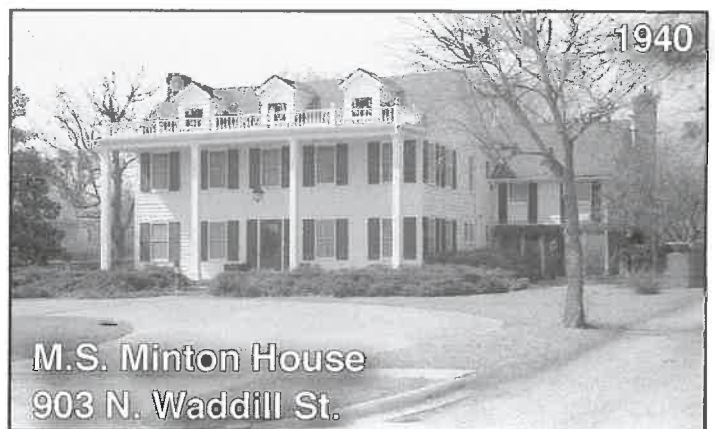
Sam Neathery House  
215 N. Waddill St.



A.M. Scott House  
1306 N. Waddill St.



Earl Walker House  
316 N. Waddill St.



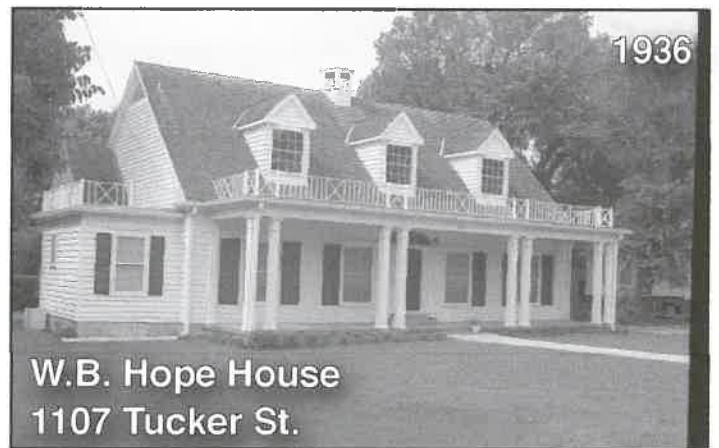
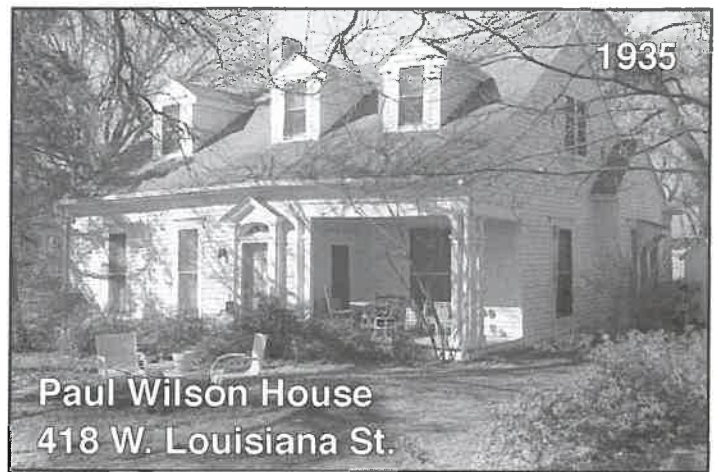
M.S. Minton House  
903 N. Waddill St.

for hardware retailer Paul Wilson shows an attempt to downsize the Colonial Revival Style into a smaller house. In fact, this home combines a Federal Style facade with the Mount Vernon style roof. This re-proportioned house assumes a quaint cottage appearance as opposed to the stateliness of the original.

Another attempt to downscale the Colonial Revival Style can be seen in the house built for hardware store-owner Washington Byron Hope on Tucker Street around 1936. The W.B. Hope House has the columns, balustrades, dormers, and even a cupola. It is the truest imitation of Mount Vernon that exists in McKinney, albeit a somewhat diminutive one. It is not known whether Mr. Hope's first name influenced his home design choice. Nevertheless, this house preserves more of the stately character of the original.

The Netwon Burkett House build by contractor T.J. Blankenship in 1935 follows a less literal translation of Mount Vernon. The symmetry, the dormers, and the portico are all Colonial Revival elements but the way they are used in this house is suggestive of the Craftsman Bungalow Style which was another popular style at the time.

Interest in the Colonial Revival Style ebbed before WWII but never went completely out of style. Because of its connection to the historical foundation of America, it still appeals to those who appreciate a grand expression of tradition.





**Current Photos (2017)**





# Neighborhood Context (2017)

## 1102 West Virginia Street neighborhood context



*View looking East on West Virginia Street*



*View looking West of West Virginia Street*

## Homes near 1102 West Virginia Street



*1108 West Virginia Street*



*201 North Waddill Street*

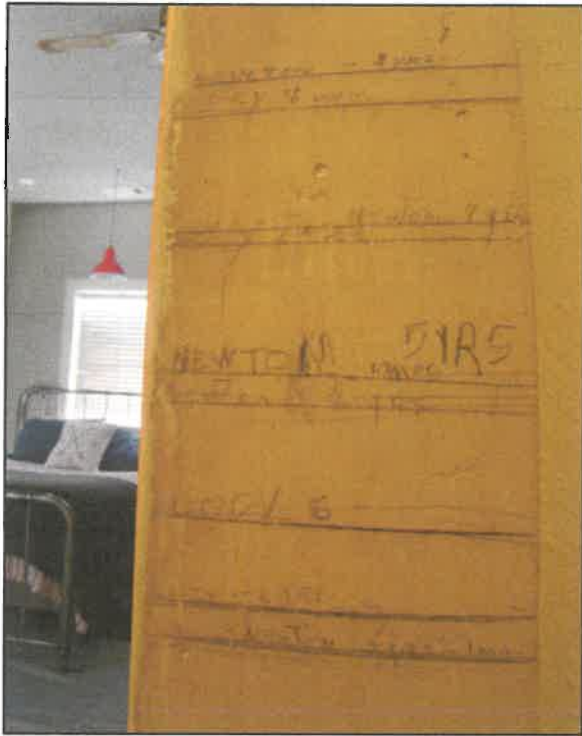


*1206 West Louisiana Street*



*203 North Waddill Street*

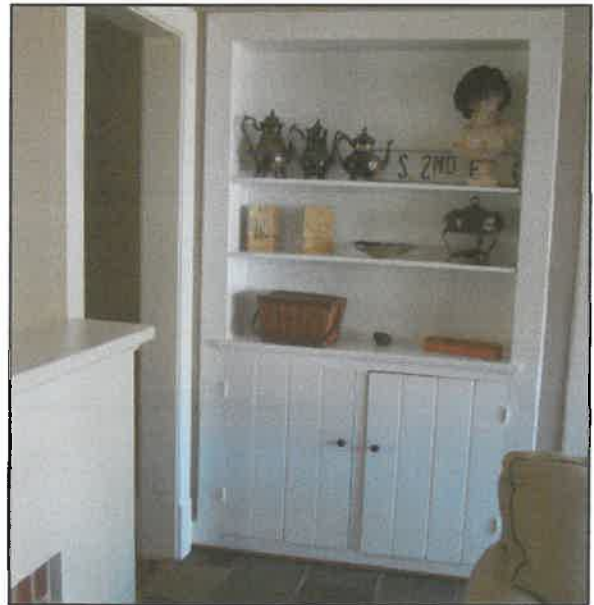
## Architectural Accents



*Height marks of children, Newton and Lucy on door trim in bedroom closet.*



*Built-in root storage*



*Built-in shelves*



*Six-over-six sash windows*

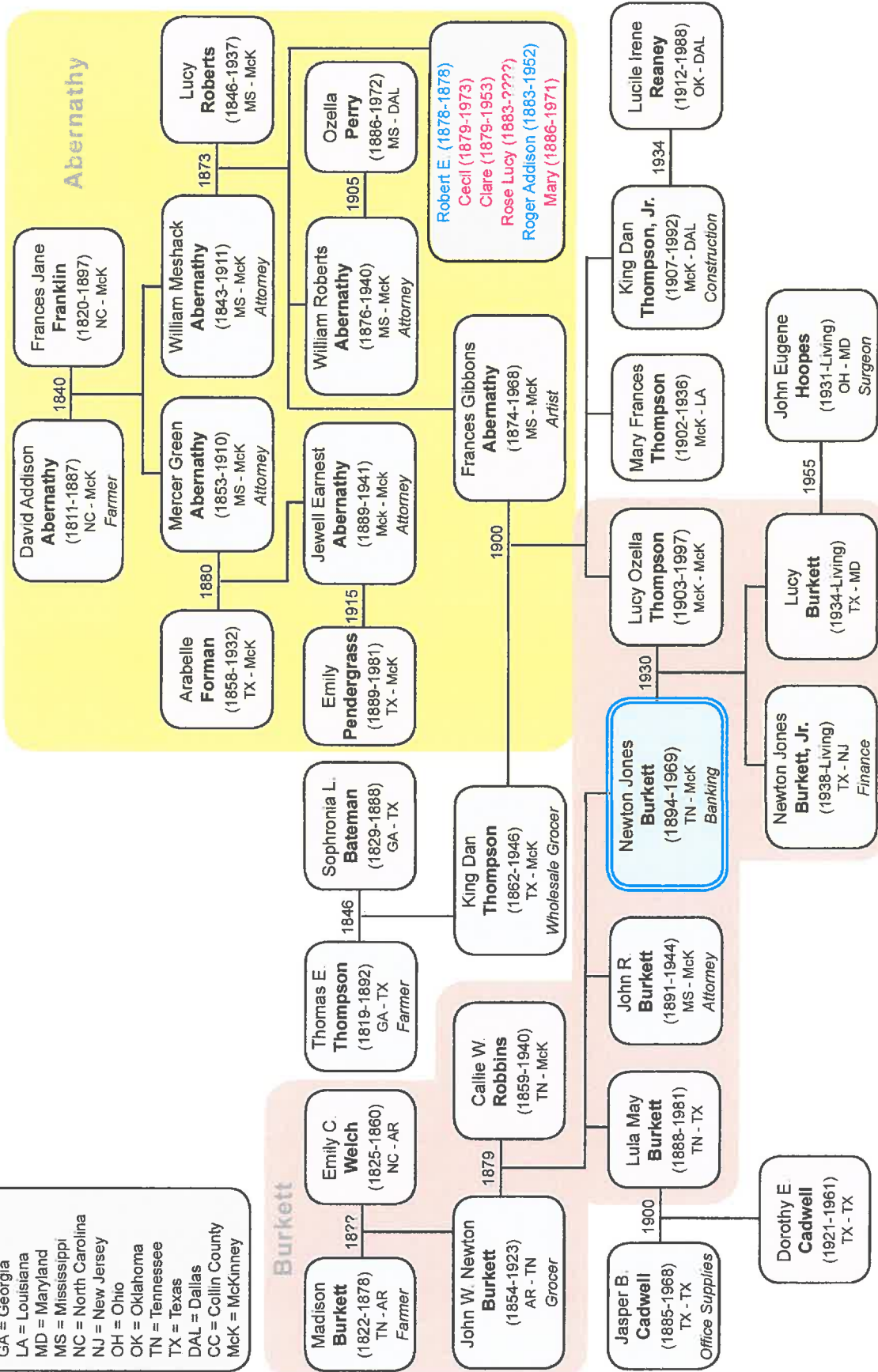


*Mail door*

# H. Additional Information

## Burkett Family of Early McKinney\*

- Legend**
- AR = Arkansas
  - GA = Georgia
  - LA = Louisiana
  - MD = Maryland
  - MS = Mississippi
  - NC = North Carolina
  - NJ = New Jersey
  - OH = Ohio
  - OK = Oklahoma
  - TN = Tennessee
  - TX = Texas
  - DAL = Dallas
  - CC = Collin County
  - McK = McKinney



\* Not all family members are included.

## I. References & Resources

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Ancestry.com

McKinney Public Library

*Research assistance provided by Tom Michero*

\* \* \*