

1. Supporting Documentation

Please attach the following information. All written documentation should be double spaced, 12 point-font, justified.

A. Alterations

List any known changes or modifications made to the property throughout its history.

B. Historical Figures/ Historical Information about individuals who are associated with the property.

List any historical figures associated with the property. Provide names and occupations.

C. Property Ownership

Legal description of property with a location map as well as a list all known owners of the property. Include original owner and subsequent owners.

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

Attach a narrative explanation of the chronological and historical development of the property. (See attached example.) The above information should be included as part of your narrative.

F. Drawings

- Provide a sketch of the current site plan. Include the proposed location of the historic plaque.
- Provide a sketch map indicating the nominated property and any related sites.
- Copies of Sanborn Maps TM showing the house's relationship to other homes and the footprint of the house

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

- Provide at least one current photograph of the property illustrating in its surrounding context. For example, photograph the streetscape in which the building is included.
- Provide at least one photograph of each side of the building.

H. Additional Information

Provide any additional information that supports the application. This may include copies of architectural drawings, letters, oral histories, newspaper/magazine articles, etc.

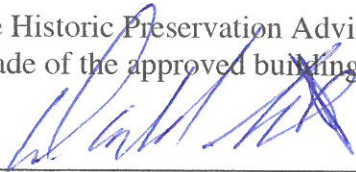
I. References

Attach a list of the books, articles, Sanborn Maps TM, newspapers, and other sources used in preparing this form. (See a list of possible references after the signature page.)

The Historic Preservation Advisory Board requests that all plaques be mounted on the front façade of the approved building within thirty (30) days of receipt.

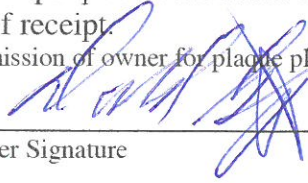
Permission of owner for plaque placement

X



Applicant Signature

X



Owner Signature

August 11, 2016

Tom Michero
1108 Tucker St.
McKinney, TX 75069

City of McKinney
Historic Preservation Office
221 N. Tennessee St.
McKinney, TX 75069

To Guy Giersch:

Enclosed please find the application for the Historic Building Marker and HNIZ Tax Exemption that I am submitting on behalf of Don & Jennifer Spak.

If you have any immediate questions regarding this application or if it is deficient in some way, do not hesitate to contact me. Don and/or Jennifer will be available for meetings with the Preservation Board.

For any future contact regarding the status of this application, I invite you to contact me. If you need to schedule with Don and Jennifer about when they need to be available, please feel free to contact them directly.

I would appreciate your confirmation of receipt of this application. Thanks always!

Best regards,

A handwritten signature in black ink, appearing to read "Tom Michero", with a long horizontal flourish extending to the right.

Tom Michero
214-733-6768
tom@mckinneyhistory.com

Applicant Contact Info:
Don & Jennifer Spak
316 North Waddill
972-529-0257
dgspak@yahoo.com

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The Earl Walker House
316 North Waddill



A. Alterations & Construction

Construction

The Earl Walker House was built in 1950 by the Lee Elliott Building Materials Company of McKinney as a five-bedroom, two-story home. The house is a wood-frame structure on a pier-and-beam foundation expressing a rectangular footprint. The roof plan consists of a single central ridge between gables on the north and south side of the structure. The home is fenestrated with six-over-six sash windows.

The home follows the Colonial Revival Style with its emphasis on simple massing and strong symmetry. Two pairs of Doric columns support a portico placed in the center of the front facade.

The architectural significance of this house derives from its use of a modern material being applied to an older building form. Modern asbestos shingles sheath a home style that was popular 200 years ago during the founding of this country. Asbestos shingles have been in the United States since 1907 but the textured shingles with the scalloped edges were not available until Sears Roebuck introduced them in 1937. By the mid-century, these shingles had become a popular siding choice due to their durability, cost and ease of installation.

Alterations

The Earl Walker House has experienced considerable alteration on the inside since its original construction. The home interior, in its original form, kept decorative flourishes to a minimum, in keeping with the style's aesthetic and the financial resources of the owner.

The exterior, on the other hand, is largely unaltered. The windows are original to the house, though the shutters have been removed. The front portico has been extended but mimics the original geometry and is still supported by its original wooden columns. A carport was added to the north side of the house in 2016.

The one architectural feature of historical significance that remains unaltered is the scalloped-edge, asbestos siding. Having been banded by the EPA in 1989 (some restrictions were lifted by later law), these shingles have fallen out of use. Their presence on the house is a reminder of a time in American history when innovation was quickly accepted without sufficient concern for the unintended consequences.

Anticipated Needs

The current owners are responsible for the recent coat of paint to the exterior as well as the addition to the of the carport. In the future, the owners plan to address the aging roof and provide additional landscaping improvements.

B. Historical Figures

Silas Earl Walker, Jr. (1905-1977)

In 1951, Earl Walker became the first Executive Director of the McKinney Housing Authority and served in that capacity for over 20 years. However, his contribution to McKinney extended far beyond providing housing for the poor. His civic service included leading many of the city's most influential organizations.

Earl Walker was born in McKinney in 1905 to Silas and Alwilda Walker. His father Silas was a City tax assessor at the time of his birth. The family lived on Davis Street. The young Earl was an energetic child who in later life would go on to be the subject of many articles in the *McKinney Courier-Gazette*. However, the first mention of him in the newspaper appeared a few days before Christmas in 1908. Earl was just three months shy of his fourth birthday when this letter he wrote to Santa appeared in the newspaper:

Dear Santa Claus: I am a little boy of four years old. I want you to bring me some leggins, candy, nuts and oranges: now don't forget to bring me lots of fireworks, as I want to have a good time. Good bye, Santa. Your little boy, Earl Walker.

Earl attended Boyd High School and was a student in Miss Mamie Dowell's junior expression class. Miss Dowell was regarded as one of McKinney's most inspiring teachers and no doubt encouraged Earl's natural leadership talents.

When Earl graduated in 1922 he was inducted into the newly established DeMolay Chapter of McKinney as a Junior Councilor. The Order of DeMolay was (and is today) an organization sponsored by the Masonic Order for men who are under 21 years old. It seeks to foster "living right" and community service. The St. John's Lodge No. 51 in McKinney that sponsored this DeMolay Chapter was founded in 1848. It is one of the oldest in Texas and claimed nearly 400 members in 1922. The Lodge continues to operate out of its three-story building it has owned since 1899 at 215½ North Kentucky.

1926 was an eventful year for Earl Walker. In that year, he graduated from Baylor University, he married, his father die, and he inherited the family business on West Louisiana Street. The business, started by his father, sold furniture and home furnishings and hardware. It was located in the building currently occupied by Rick's Chop House (facing Louisiana Street). He ran the store until 1934 when he sold its stock to Economy Cash Stores.

It is likely the challenges of operating a business during Depression lead Earl Walker to sell the family store but it is also likely that his interest in public service eclipsed his interest in retailing. During the eight years he managed the store, he joined the Chamber of Commerce, the Red Cross, the Junior Chamber of Commerce, and became vice-president of the Retail Merchants Association.

A few months after closing the store in 1934, he added one more responsibility. He became President of the Collin County Confederate Veterans and Old Settlers Centennial Picnic and Reunion. This annual event was a festive four-day celebration of Confederate Veterans and patriotism drawing thousands of people each summer to McKinney. The event was first organized in 1883 and then reorganized in 1899 when the Picnic was moved to the east side of town (currently Old Settlers Recreation Center, 1201 E. Louisiana Street). Farmers with families in wagons and visitors on horses and mules would make camp east of town to hear speeches, music, and play games in a carnival atmosphere. A grand parade (by pioneer standards) through the town was always a highlight of the event. In 1935 Earl Walker was elected to manage this 53 year old tradition which he did for two years. Finally, with few Confederates still alive and able to make the journey, the last Picnic was held in 1941.

Earl Walker's civic activities did not go unnoticed or unappreciated. In 1936, the Chamber of Commerce awarded him the "Most Valuable Citizen" trophy, citing his work with all the previously mentioned organizations. The Chamber deemed Earl Walker worthy of the prize for "rendering the most loyal and unselfish service to his city during the past year."

In April of 1938, Earl Walker's priorities took a decidedly different focus. His wife gave birth to their first and only child, a daughter they named Gay. Earl's wife was Helen Gay, the daughter of Mr. & Mrs. John M. Gay who lived in the McKinney area until 1935. John M. Gay was a successful farmer and banker in Nevada, Texas. However, he moved to Sudan, Texas to manage W.B. Newsome's 24,000-acre farm near Lubbock. Helen Gay is the aunt of John Edward Gay (McKinney Mayor from 1991-1997) for whom the John and Judy Gay Library is named.

Earl's wife Helen was often mentioned in the "society pages" of the newspapers. She hosted parties and many club meetings in their home. She was a member (and one-time president) of the Halcyon Club, a group whose mission it was to foster literature and culture. One of her gatherings in 1962 honored Nellie Connally just days before her

husband John Connally was elected Governor of Texas.

Helen was also known as an accomplished milliner and for several years in the 1950s made hats under the trademark "Hats by Helen." In a presentation to a woman's group in 1959 she gave this advice on wearing hats:

Don't wear a roller on the back of the head. Do wear a hat to the hair-line. Do choose an eye-veil to look younger. Don't match the hat fabrics to your suit or dress. Always wear a hat to church, funerals, weddings, receptions, and teas.

As Earl Walker's family responsibilities grew, he began running ads in the *Courier-Gazette* promoting his income tax services in the early 1940s. He enjoyed giving presentations to groups to explain changes in the tax law and was often the executor of estates. However, that did not stop him from devoted his time to the Red Cross, becoming its Collin County Chairman in the late 1940s. Other civic activities he was involved in included being elected the Assistant Chief of the Volunteer Fire Department, sitting on the Board of the City Hospital, and being chairman of the Sixth War Bond Drive. In 1950, he continued to add to his already lengthy resume. He was first President of McKinney Kiwanis Club and served as Board member of the Pecan Grove Cemetery Association.

Earl Walker worked in some capacity for The Red Cross since 1928 finally stepping down in 1951 to take on the civic duty he would become best know for, namely Executive Director of the McKinney Housing Authority.

The Housing Authority was organized on July 5, 1949 and began operation on the first day of 1952 with the completion of the Merritt Homes project, an 86-unit development to house low-income white families. At the same time, the Housing Authority built Lloyd Owens Place, a 14-unit development for black families. Federal housing legislation passed in 1937 made such developments possible while the 1948 tornado that left hundreds of McKinney residents homeless made new homes necessary.

The names of the projects were chosen to honor two late McKinney residents, J.H. Merritt and Lloyd "Dutch" Owens. Mr. Merritt was a prominent landowner, banker and business man. Mr. Owens was a well-known laborer who was employed by the Gibson Caldwell family for forty years.

Both projects were designed by Fort Worth architects Boese & Hardrider and con-

structed by Lee Elliott Building Materials Company of McKinney. The Merritt Homes are located at 1200 N. Tennessee Street. The Owens Place is at 903 Throckmorton Street.

In August of 1955, Earl Walker and the Chairman of the Housing Authority Carl C. Cox both retired after serving from the organization's inception. Board member Ula Saunders replaced Mr. Walker as Executive Director. Mr. Walker re-opened his accounting practice on the second floor of the Abernathy Building (a.k.a. Newsome Building). This arrangement was short-lived. In October 1956, the new director left the job. Mr. Walker returned to the Housing Authority as its Acting Executive Director until he accepting the job permanently the following year.

In 1958, the Housing Authority completed its third project known as Cockrell Homes. This project built 24 units for white residents at the corner of Fizhugh and Murry Street and added 6 more units to Owens Place. This brought the total number of subsidized apartments in the City to 130.

The last development project which Earl Walker was responsible for happened in 1967 when the Newsome Homes were completed at McMakin and Amcott Streets. This project included 64 units built by Empire Construction Company of Dallas. Six more units were also added to the Owens Place.

For the next 50 years, these three housing developments provided the only low-income housing units for the City, 26 for blacks and 174 for whites. In 2008, a lawsuit was filed by a Dallas-based non-profit organization known as Inclusive Communities Project claiming that the apartments were segregated and relegated minorities to the City's poorest areas. Currently, the McKinney Housing Authority plans to address this by providing 260 new units. In 2016, the Housing Authority razed the deteriorating Newsome Homes which are to be replaced with modern units for seniors.

Even while Earl Walker was managing the Housing Authority, he was still deeply involved in the civic life of McKinney. His most lasting contribution was the work he did in the late 1950s on the 15-member Charter Commission whose mission it was to develop a new form of government for the City. Since 1913, the city government was made up of a mayor and two commissioners. The new Charter, which is in current use, was passed by voters in 1959 when Roy F. Hall was Mayor. This Charter provided for a mayor, a city manager and six council members.

Earl Walker's 20 years of work for the Housing Authority along with his seemingly ubiq-

uitous appearance on nearly every civic board during his lifetime is a testament to his character and service to McKinney. Though there were many residents who were charitable and generous with their time, Earl Walker is unique in his avoidance of elected office. His motivation to serve was not due to a desire to enlarge a financial or real estate portfolio. Rather, he served because he found it to be its own reward. He died on August 4, 1977 of a heart attack at the age of 72. He is buried in the family plot at the Pecan Grove Cemetery, Block 209, Lot 1.

Earl Walker's obituary in the McKinney-Currier Gazette was short and understated. It is remarkable in its lack of specifics about the man and his accomplishments. It only says:

He was executive director of McKinney Housing Authority and a member of the First Baptist Church, where he had been a deacon over 50 years.

Such a faint honor disguises his enormous contribution to McKinney's growth in the first half of the 20th Century. A more fitting honor would be that which W.H. Moore of the Chamber of Commerce said when he presented Earl Walker with the "Most Valuable Trophy" in 1936. In that presentation, Mr. Moore said of Earl Walker, "So tonight we come to the awarding of this trophy to one who richly deserves the honor – not only for what he has done, but who he is."

Landon Lee Elliott, Jr. (1902-1968)

Lee Elliott, Jr., who grew up in the lumber business, started his own yard in 1936 and became one of the most successful purveyors of building products in McKinney supplying materials for homes, office buildings, and mills.

The Elliott lumber legacy began in Dallas when James T. Elliott opened his lumber yard in 1872 southeast of town near the intersection of Swiss and Haskell Avenues. In 1884, his young nephew Landon L. Elliott (father of Lee Elliott, Jr.) came to work for him at the age of 18. His nephew worked for with him 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 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.

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. The young Lee, as he 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 service company 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 for many years. 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 and the health of his father who died in 1934 at the age of 68 may have also been factors in his career decision. However, for whatever reason, in 1936 Lee Elliott returned to McKinney and 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.

He started the Lee Elliott 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 a 1952 newspaper article, the local historian and one-term Mayor Capt. Roy Hall wrote of his experience when Lee's business was just getting established. Mr. Hall recalled visiting 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. Lee Elliott knew how to impress a customer.

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 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 the 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. His company was involved in construction throughout North Texas but one of the last McKinney projects his company supervised was the Wysong Nursing Center, a 113-bed nursing home located on West University Drive just west of Highway 75.

Lee Elliott 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.

William Perry Bolin (1918-1990)

Perry Bolin was a rancher and oil man with a penchant for big game hunting who founded the Bolin Oil Company and a museum to house his collection of cars, antiques and over 200 stuffed animals from around the world.

Perry Bolin was born November 12, 1918 in Allen, Texas. He was the son of Will and Vera *Slayton* Bolin. He graduated from Allen High School and married Edna Leach. He

served with the U.S. Navy in World War II. In 1943, he purchased a grocery store in Allen from William N. Waters. He was successful in the grocery trade, even opening a second store in Plano in 1950.

In 1957, his career path took a new direction when he became the sales agent for the Magnolia Oil Company and moved to McKinney with his wife and three children, Perry, Jerry, and Kathy.

While in McKinney, Perry Bolin maintained a ranch in Allen where he raised prize-winning horses and cattle. He was a director of the 1962 Collin County Fair and co-chairman of the Collin County Screwworm Committee.

Around 1961, Perry started his own business known as the Bolin Oil Company at 1028 North McDonald. His business opened a Mobil gas station in Plano as well as one at the southeast corner of the intersection of Louisiana and Highway 75 in McKinney.

Perry Bolin's financial success allowed him to spend more time doing what he loved most – hunting. He started his trophy collection in the early 1950s on hunting trips throughout the Texas Hill Country. Soon he began traveling to other states. The further away from Texas he traveled, the bigger his trophies got including elk, antelope, zebras and lions from countries like Canada, Spain, Kenya, and Zimbabwe.

By May of 1980, his collection had grown to well over 100 specimens. At his wife Edna's insistence, Perry Bolin moved his collection from their Allen ranch house to the Bolin Oil Company offices where he established the Bolin Wildlife Museum. Over the next decade he would add another 100 specimens to the collection. The museum was host to 143,453 visitors from 31 foreign countries and all 50 states.

Perry Bolin died on November 16, 1990 but his museum remained active until his family decided to close it during the spring of 2007. Along with the animal collection, Mr. Bolin had five fully restored Ford automobiles from dating 1919 to 1930. He also had a collection of antique farm implements and furniture. At his death the antiques were donated to the City of Frisco while the wildlife collection went to the Southwestern Baptist Theological Seminary in Fort Worth to be displayed in the Naylor Student Union.

The donation of a taxidermy exhibit to a seminary may seem odd, however Perry Bolin served on the school's advisory council and was a major supporter of the institution. Upon the 2011 dedication of the exhibit, Seminary President Paige Patterson said:

“..the collection helps set the atmosphere for a reading area in honor of Dr. David Livingstone, a 19th century Scottish missionary and explorer in Africa...where students can come and study with the prospect of missions ever before them. It is a perpetual reminder of the missionary assignment of the church.”

Perry Bolin is buried at Ridgeview Memorial Park, Allen, Texas.

C. Property Ownership

Address: 316 North Waddill, McKinney, Texas 75069

Legal Description: Waddill, Block 7, Lot 3

Purchase Date	Seller	Buyer
Sep. 26, 1855	State of Texas	Thomas T. Bradley
circa 1866	Thomas T. Bradley	Robert L. Waddill
Mar. 24, 1897	Sarah E. Waddill ¹	Fanny Waddill ²
Sep. 24, 1919	Fanny Waddill	Irma Speight
Aug. 9, 1933	Jesse Speight	Fannie Waddill
Jan. 10, 1945	George Morris ³	L.L. Perkins
May 23, 1945	L.L. Perkins	E.E. Davis
May 4, 1946	E.E. Davis	J.W. Thompson
Apr. 1, 1948	J.W. Thompsons	Earl & Helen Walker
Jun. 10, 1957	Earl & Helen Walker	William & Edna Bolin
May 1, 1982	William & Edna Bolin	H. Eugene Helton
Jul. 12, 2002	H. Eugene Helton	Phillip & Rebecca Fudge
Nov. 29, 2011	Phillip & Rebecca Fudge	Michael & Vanda Terrell
Jun. 18, 2015	Michael & Vanda Terrell	Donald & Jennifer Spak

¹ *Surviving spouse of R.L. Waddill*

² *Heir of Sarah E. Waddill*

³ *Heir of Fannie Waddill*

D. Tenant History

The tenant history is identical to the owner history following Earl Walker's purchase of the property in 1948.

E. Narrative History

In 1855, the State of Texas, with Elisha M. Pease as Governor, granted Thomas T. Bradley title to 291 acres of land a half mile west of the city of McKinney. Over the next several years, Judge Robert L. Waddill, Sr. purchased portions of this tract. By the time of his death in 1867, he owned about 108 acres of it. His widow Sarah died in 1896. The following year, the surviving five children subdivided the land into 28 blocks which became known as the Waddill Addition. Fannie Page Waddill, the couple's only daughter and youngest child, received 15 lots in the new subdivision. One of these was Lot 3 in Block 7 located at the southeast corner of what is now the intersection of Waddill and Lamar Streets.

In 1919, Fannie Waddill sold the west half of Lot 3 to Irma Speight for \$100 plus a promissory note of \$1,150.00. The note required a \$100 annual payment for the next 11 years, the last payment being \$150. Irma and her husband Jesse built a house on the south end of the lot. However, by 1933 (three years after the note was due) only five of the eleven payments had been made. Fannie forgave the unpaid debt by purchasing from the Speights for \$1 the north half of the lot, thus creating Lot 3A measuring 100' x 100.'

In January of 1939, Fannie became the last of Judge R.L. Waddill's children to die. She had no children of her own and yet owned a considerable amount of property in McKinney and elsewhere in Collin County. Her nephew George R. Morris inherited the Lot 3A at 316 North Waddill.

The lot changed hands several times between 1945 and 1948, being owned at separate times by L.L. Perkins, E.E. Davis, and J.W. Thompson. Finally, in April of 1948 Earl and Helen Walker purchased the property for \$1,700 cash.

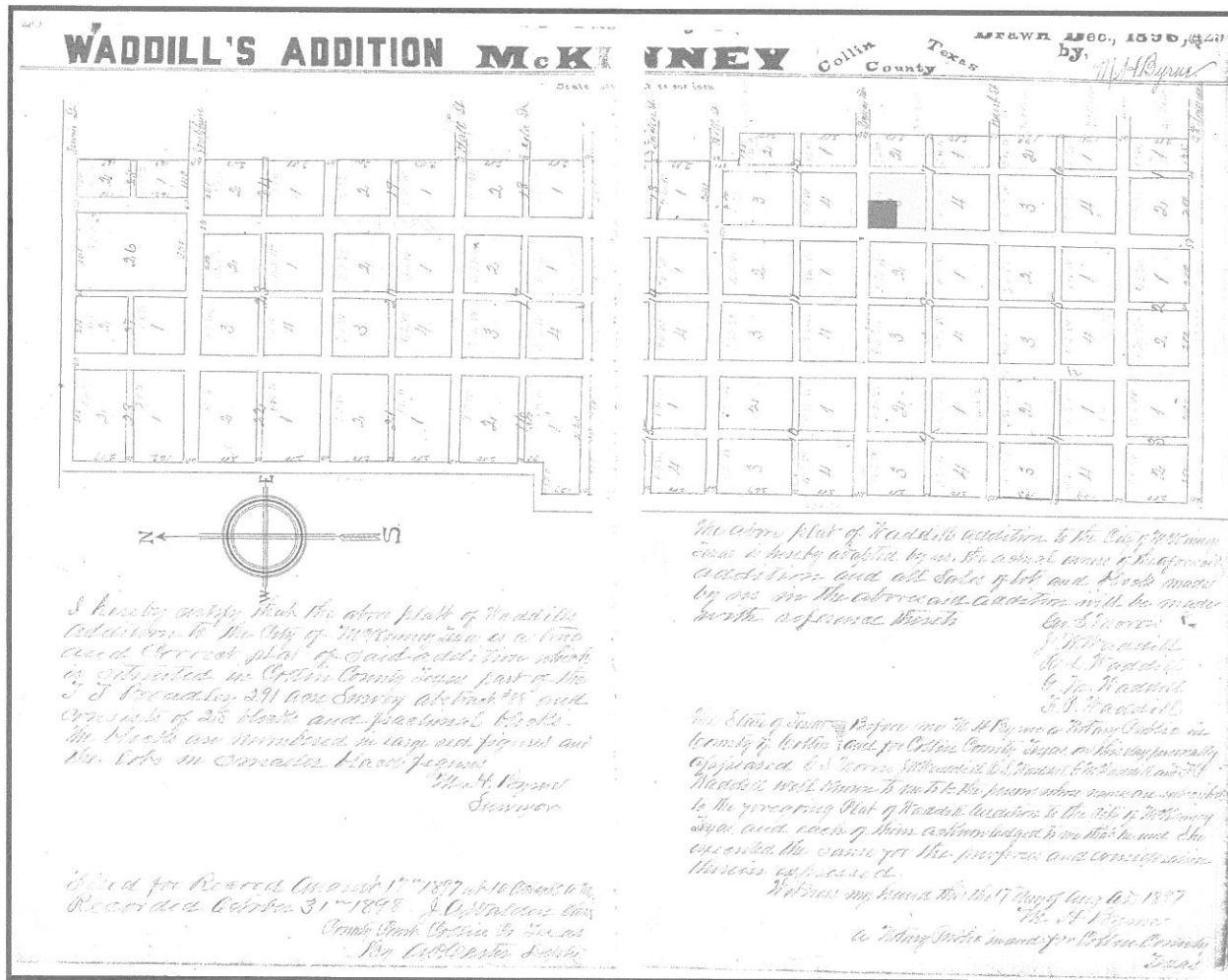
Earl and Helen Walker were renting a house at 407 W. Virginia when they contracted with the Lee Elliott Building Materials Company to build them a Colonial Revival Style, five-bedroom house. They moved into their new house around the same time Mr. Walker became the executive director of the newly established McKinney Housing Authority. Helen Walker often hosted social gatherings in the house including frequent Halcyon Club meetings. The couple lived in the house until 1958 when they sold it to Edna and Perry Bolin and moved to a brick, Ranch Style house at 416 W. Louisiana Street.

Edna and Perry Bolin moved to McKinney from Allen to become a sales rep for the Magnolia Petroleum Company, located on Wolfe Street north of the railroad crossing at Anthony Street. While living in the house, the Bolin's also maintained a ranch house in Allen that became the repository for Mr. Bolin's hunting trophies from around the world. The couple lived together in the house until 1982 when they sold it to Carolyn and Eugene Helton.

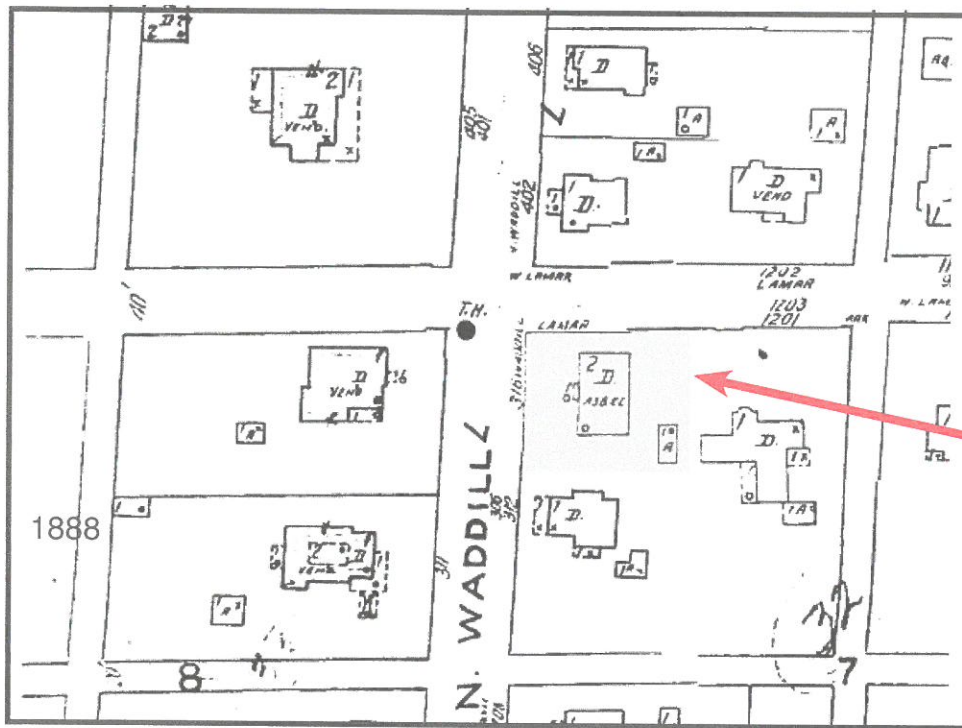
F. Drawings

One of 15 lots inherited by Fannie P. Waddill in 1897

Sub-divided lot Earl Walker purchased in 1948

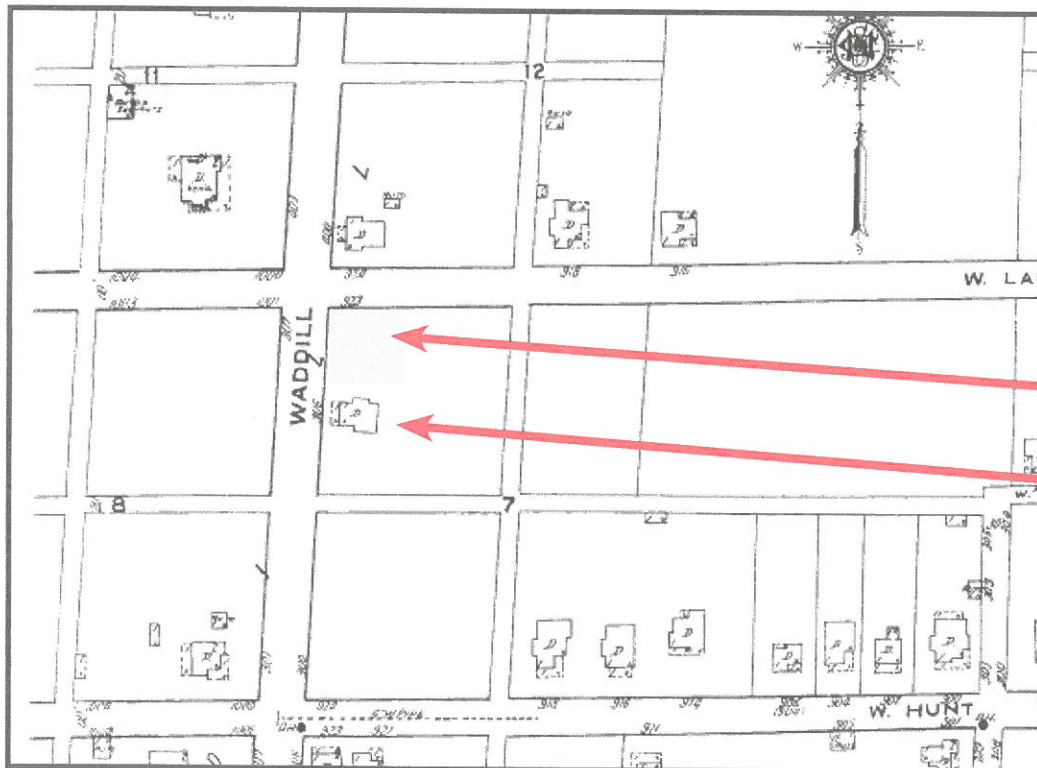


Sarah Waddill, the widow of Judge R.L. Waddill, died in 1896. Her estate included many properties and tracts of land her husband had purchased throughout his lifetime. Settling the estate among the five surviving children involved subdividing 108 acres of land a half mile west of downtown McKinney in what was originally a portion of the T.T. Bradley Survey. Fannie Waddill, R.L. Waddill's youngest child, received 15 lots. One of the lots he received was Lot 3 in Block 7. The lot changed several hands before Earl Walker purchased it in 1948. He later hired Lee Elliott Building Materials to build a house on it.



*Earl Walker House
316 N. Waddill Street*

This Sanborn Insurance Map dated after 1950 show the building footprint of the house Earl Walker built.



*(subdivided in 1933)
316 N. Waddill Street*

*Jesse Speigth House
312 N. Waddill Street*

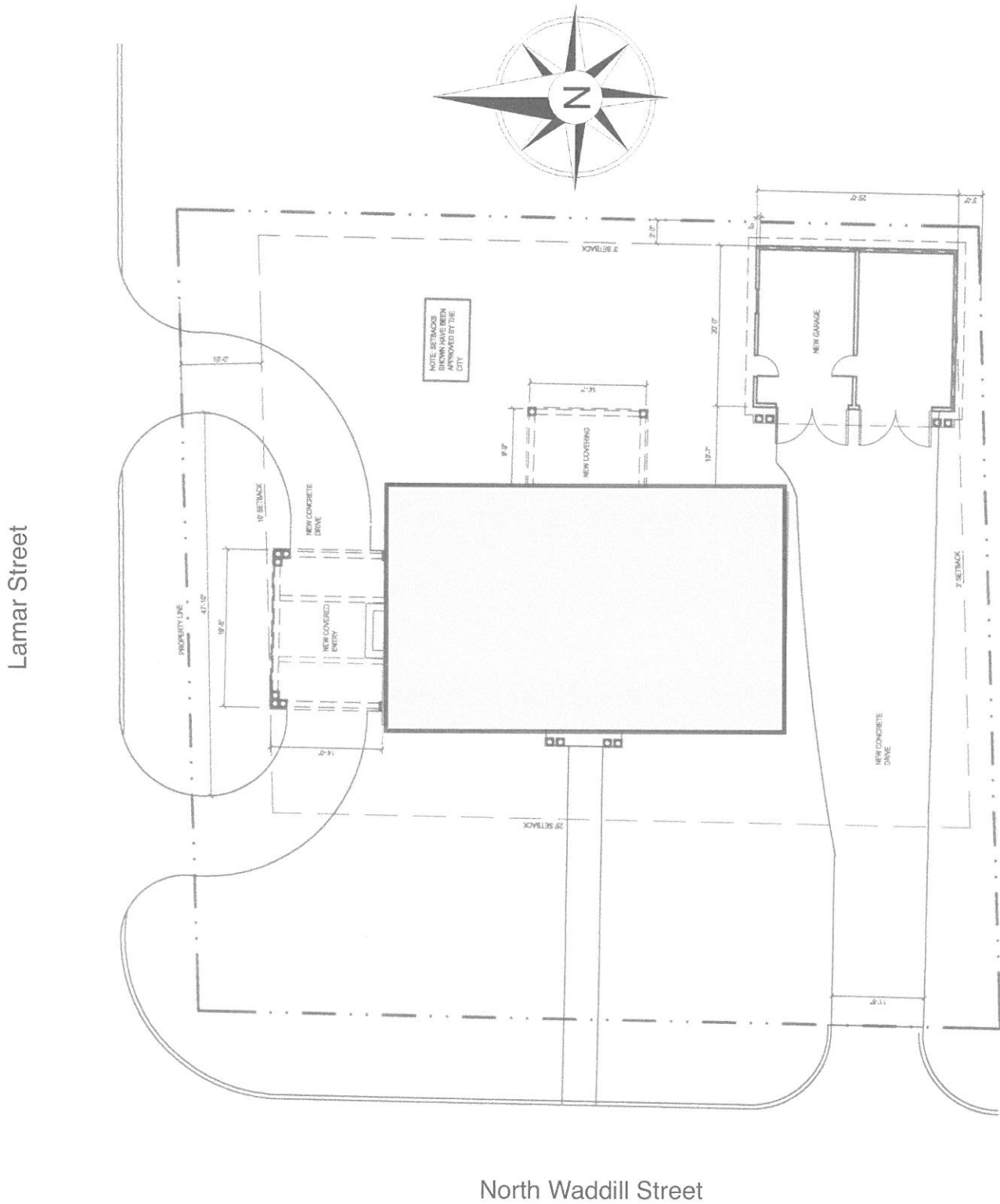
This Sanborn Insurance Map dated from 1920 shows the Jesse Speight house on Lot 3 before it became subdivided in 1933. The northwest portion was resold to Fannie Waddill to forgive Jesse Speight's debt.



The map above shows the neighborhood around 316 North Waddill Street. The aerial photo below shows the immediate neighborhood near the intersection of Waddill and Lamar Streets.

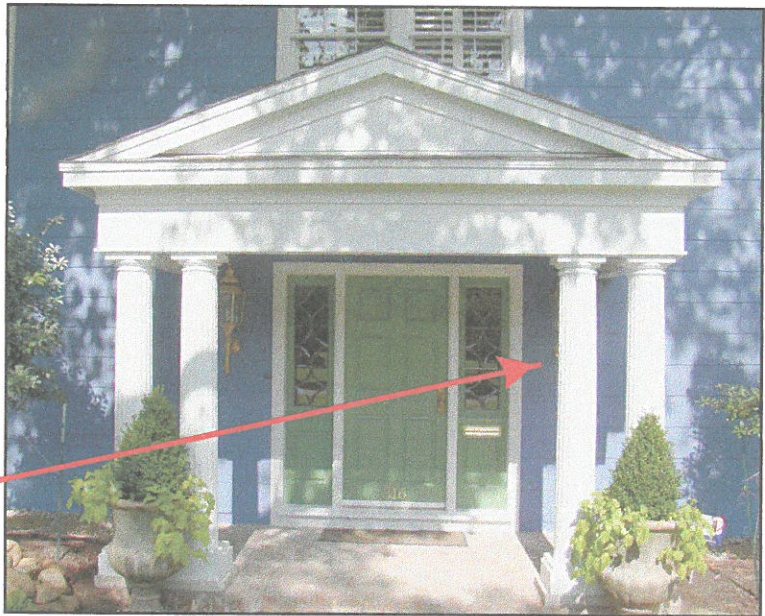


Site Plan for 316 N. Waddill (2016)



Floor Plan

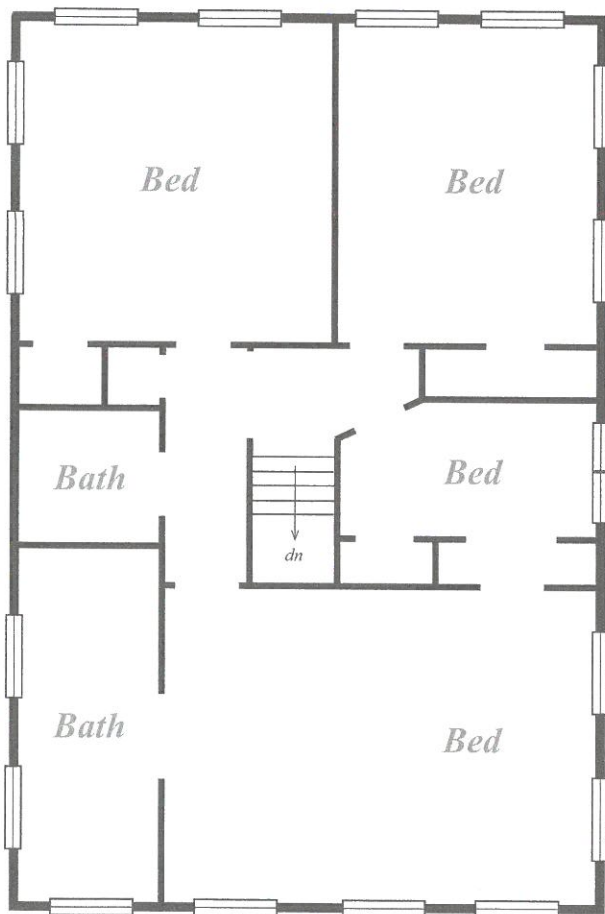
This plan shows the Earl Walker house as it currently exists. Originally built by Lee Elliott Building Materials in 1950, the only alteration to the front exterior involves the removal of the original shutters and a deepening of the portico.



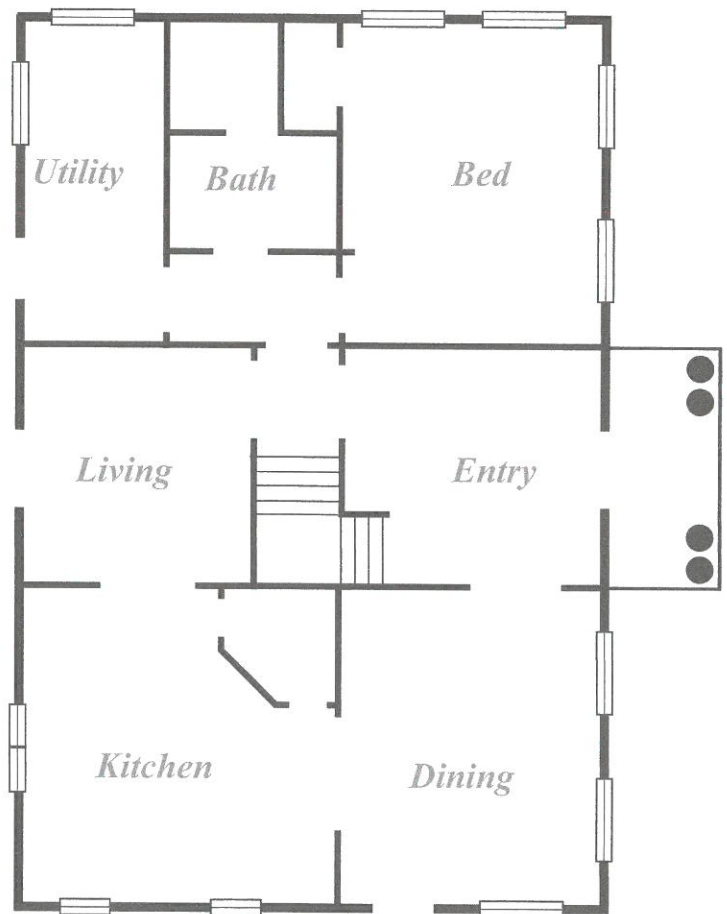
Plaque Placement

The City landmark plaque is to be placed at the entry facing the street.

Second Floor

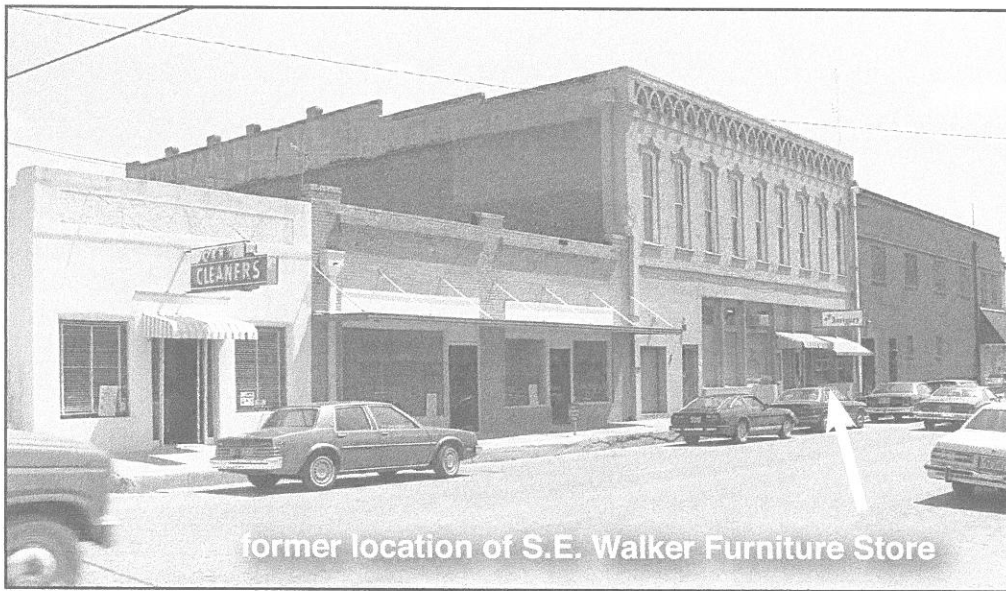


First Floor



G. Photographs

Earl Walker (at right) was best known as the Executive Director of the McKinney Housing Authority from 1950-1971. Among other notable associations: He was Chairman of the Collin Count Red Cross, President of the Confederate Veterans and Old Settlers Picnic. He was also director of the Chamber of Commerce, City Hospital, and Pecan Grove Cemetery. He was the first President of the McKinney Kiwanis Club. In 1957, he was a member of the Charter Commission that established McKinney's current form of government.



former location of S.E. Walker Furniture Store

Earl Walker ran the family dry goods store, S.E. Walker Furniture, at 112 W. Louisiana Street until closing it in 1934. This photo from 1985 shows the building in which the store was located which was originally the site of the Heard Opera House.



This headline from the McKinney Daily Courier-Gazette acknowledges the honor Earl Walker received from the McKinney Chamber of Commerce in 1936 citing Mr. Walker's work with the Red Cross, Picnic Association, and the Jaycees.

The New Hardware and Furniture Store Now Open

I have opened a new Hardware and Furniture Store in the building on West Louisiana street just west of Cheeves Bros. & Co. store and while my stock is not yet as completely arranged as it will be later, yet I wish my friends and the public to know that I am **READY FOR BUSINESS** and will appreciate your patronage. As most of you know I was in the same business in McKinney for many years. I am offering you some of the best Furniture and Hardware values to be found in McKinney. Pay me a visit. Will also buy some second-hand furniture; in fact my present business will be conducted along the same lines of my former store in McKinney.

S. E. WALKER

HARDWARE AND FURNITURE.

First Door West of Cheeves Bros. & Co. Store, McKinney, Texas.

Earl Walker's father, Silas E. Walker, was born in Winnsboro, Texas in 1875. He came to McKinney around the age of 20 and worked in grocery and furniture trades before starting his own business on West Louisiana Street in 1918, Silas was a City Tax Collector for six years and was a charter member of the Chamber of Commerce, at one-time its president. He died in 1926 and, the son, Earl Walker managed the business until closing the store in 1934.



Earl Walker served with the McKinney Volunteer Fire Department for over a decade. He was elected to the position of Assistant Chief in 1948. The first fire department was organized in 1887. This photo, dated from 1943, shows Earl Walker (standing second to the left) and the Company's Chief, Walter Cockrell (with white hat). Upon Chief Cockrell's death in 1958, Earl Walker would name McKinney's third housing project in his honor, Cockrell Homes.

“THE”
37th
Annual
Confederates and
Old Settlers

PICNIC AND REUNION

McKINNEY--JULY 22, 23, 24, 25
4 - Big Days - 4

Officers and Directors	Some Picnic Features
<p>OFFICERS</p> <p>EARL WALKER, President JAMES BRIDGES, Vice President W. E. GIBSON, Secretary C. T. SMITH, Treasurer J. P. THOMAS, Jr., Editor BEN J. BENSON, Historian E. L. WATSON, Correspondent</p> <p>Newly Elected Honorary Vice Presidents</p> <p>J. P. THOMAS, Jr., Editor W. E. GIBSON, Secretary C. T. SMITH, Treasurer BEN J. BENSON, Historian E. L. WATSON, Correspondent</p> <p>DIRECTORS</p> <p>W. E. GIBSON, Secretary C. T. SMITH, Treasurer BEN J. BENSON, Historian E. L. WATSON, Correspondent</p> <p>INVITATION COMMITTEE</p> <p>PRESIDENT OF BABY SHOW</p> <p>TRANSPORTATION COMMITTEE</p>	<p>Annual Baby Show with Many Prizes</p> <p>Annual Dinner for Confederates</p> <p>Big Street Parade on Opening Day</p> <p>Prominent Speakers</p> <p>Music by McKinney Band</p> <p>Clean Shows and Concessions for Your Entertainment</p>

COME! Bring the Whole Family and Stay All Four Days **COME!**

In 1935, Earl Walker became the president of the Collin County Confederate Veterans and Old Settlers Picnic, a four-day, carnival-style event celebrated every July that attracted thousands of people to McKinney. Earl was 30 years old at the time. He was neither old nor a Confederate Veteran. However, his maternal grandfather was Capt. William Stenton Coffey, a true veteran and Collin County Sheriff in 1896.



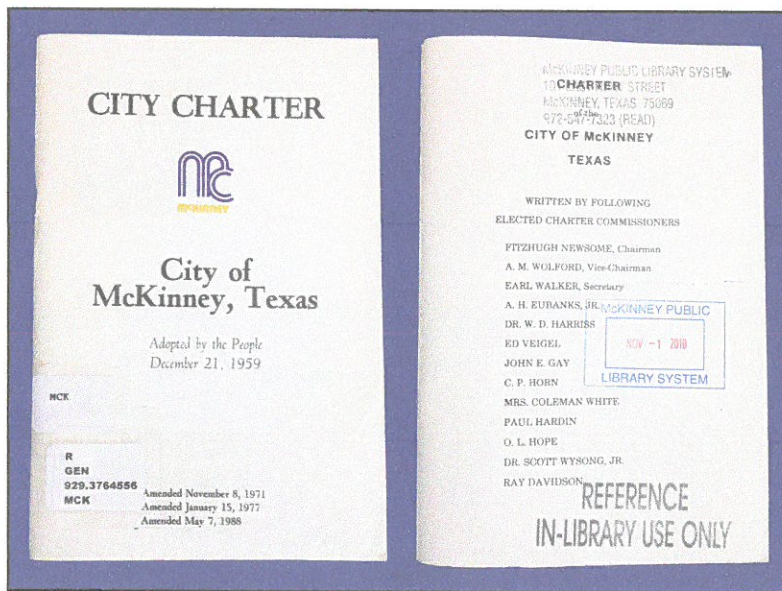
ATTENTION-----

We are now accepting rental applications for the colored Housing Development

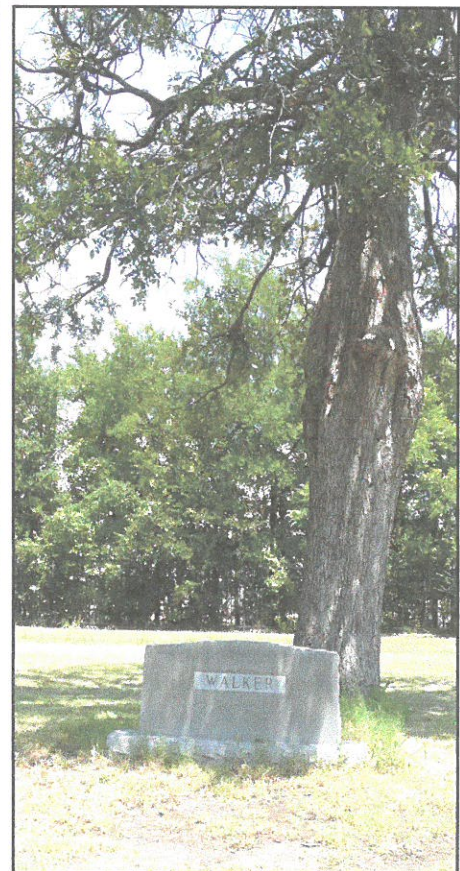
If interested apply at
220 North Kentucky Street

**HOUSING AUTHORITY
CITY OF MCKINNEY**

In 1949, Earl Walker became the Executive director of the McKinney Housing Authority. During his 20-plus years of service he would manage four housing projects totaling 200 units. Twenty-six of these units which made up the Lloyd Owens Place were dedicated exclusively for black residents. This segregation would result in a lawsuit against the City of McKinney in 2008.



One of Earl Walker's most lasting civic contributions involved serving on the commission responsible for re-writing the City Charter. It passed in 1959 and continues to be the foundation of the current City government, allowing for a Mayor and six council members.



Earl Walker died in August 4, 1977 and is buried at the Pecan Grove Cemetery, Block 209, Lot 1.

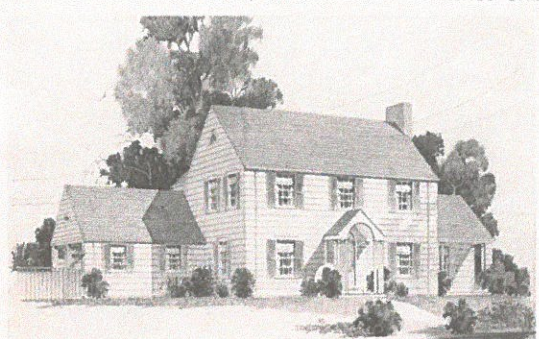
The Colonial Revival Style

The elements that characterize the Colonial Revival Style are:

- typically two stories
- symmetrical front facade
- accentuated front doorway
- evenly spaced windows
- long roof ridge with side gables
- narrow eaves
- boxy, rectangular mass
- understated adornment

This style of home imitates the Federal Style architecture that was popular during the founding of the United States. Its stately proportions made it popular among people of “traditional” values. Its simple massing and lack of adornment made it popular among those with modest means. Interested in this style was spurred by the U.S. Centennial Exposition of 1876 and reinforced by the 1893 World’s Columbian Exposition in Chicago. The style maintained its popularity until the 1950s when a less formal aesthetic began to take hold. Still, this architectural form has never gone completely out-of-style and can still appear, with nice effect, in new subdivisions.

THE NORWICH
▲ SEVEN ROOMS, BATH, LAVATORY AND ATTACHED GARAGE



THIS attractive home is the answer to many requests for a compact Colonial type with attached garage. This picturesque home makes an instant appeal to all who see it. The architect has ingeniously utilized every bit of available space to provide seven rooms, bath, lavatory and two-car garage of ample proportions and at low cost.

The exterior walls are planned to be covered with wide siding, which when painted white or ivory, forms a pleasing background for dark colored shutters and roof.

The Hooded front entrance is well proportioned and gives protection to the front door.

THE FLOOR PLANS

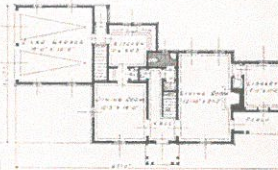
The first floor plan contains living room, dining room, kitchen, pantry, lavatory and a second living room which is suitable for den or library. Note the attractive porch opening out of the living room.

The second floor plan has three large bedrooms, seven closets, bath and stair hall. Plenty of large windows and good wall space are noticeable.

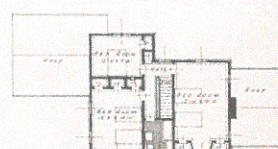
At the base price quoted we will furnish all materials needed to build this house, consisting of lumber, lath, roof shingles, wide bevel siding, building paper, millwork and 6-panel doors, Colonial back band trim, pine panelling in library, Linoleum for kitchen, bath and lavatory, oak floors in remaining rooms, Elgin Manhattan hardware, enamel for interior trim, varnish for doors and floors, sheet metal and outside paint materials.

You can make your own selection of heating, lighting fixtures and plumbing. Study pages 12 to 15 and fill in blank for complete delivered price.

MODERN HOME
No. 3342
NOT ALREADY CUT



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The above illustration is from a pattern book of 1934 showing a typical Colonial Revival home.



The Earl Walker House is a text-book example of the Colonial Revival Style with its strong symmetry oriented around a central portico.



LEE ELLIOTT

Sincere Desire To Serve Well Heralds Lumber Yard's Growth To Big Business In A Few Years

BY CAPT. ROY J. HALL
Special Writer

In 1928, the lumber business in McKinney was a small, unimportant one. It was a few scattered yards, each with its own little territory. Lee Elliott, then a young man, saw the potential of the business and decided to enter it. He started with a small yard, but his sincere desire to serve well and his growth to big business in a few years is a story worth telling.

EDITORIAL

The Man Worth While

BY TOM W. PERKINS, JR.

When a man of worth is shown, he is usually a man of action. He is not a man of words, but a man of deeds. He is a man who has a vision of the future and who is willing to work for it. Lee Elliott is such a man. He has a vision of the future of the lumber business in McKinney and he is working for it. He is a man who is worth while.



Lee Elliott with other men in suits.

Lee Elliott is a man of vision. He sees the future of the lumber business in McKinney and he is working for it. He is a man who is worth while. He is a man who has a vision of the future and who is willing to work for it. He is a man who is worth while.



Lumber Yard Scene

Lumber Shipment Show Large Gain

The lumber business in McKinney is showing a large gain in shipments. This is due to the growth of the industry and the demand for lumber. Lee Elliott's yard is one of the largest in the area and is contributing significantly to the growth.

Lee Elliott's sincere desire to serve well has led to the growth of his lumber yard. He has a vision of the future and he is working for it. He is a man who is worth while.

Lee Elliott's growth to big business in a few years is a story worth telling. He has a vision of the future and he is working for it. He is a man who is worth while.

Lee Elliott's sincere desire to serve well has led to the growth of his lumber yard. He has a vision of the future and he is working for it. He is a man who is worth while.

Lee Elliott's lumber business was responsible for building the Earl Walker Home in 1950. His firm was also responsible for building scores of other homes in McKinney between 1936 and 1952. He grew up in the lumber business since both his father and great-uncle worked in the lumber trade. By 1943 Lee Elliott was able to buy out the lumber yards his great-uncle owned and became one of the most prominent suppliers of building materials in North Texas. With greater financial success came opportunities to contract for large-scale commercial projects. In 1951, the Lee Elliott company was awarded the contract to build 100 apartment units for the newly established McKinney Housing Authority.

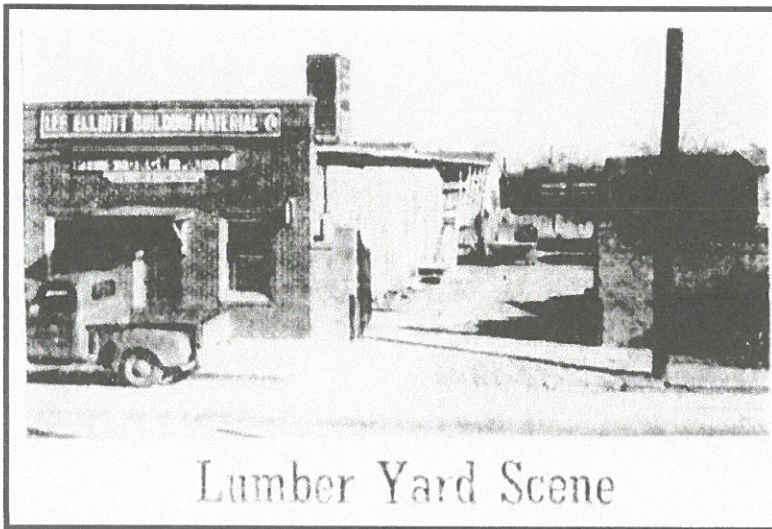
The Daily Courier-Gazette Friday, March 14, 1952. LEE ELLIOTT "ACHIEVEMENT EDITION" The Weekly Democrat-Gazette Thursday, March 10, 1952

These Homes or Business Institutions Were Built By or Materials Furnished by Lee Elliott of The Lee Elliott Building And Material Company.

Mr. and Mrs. Earl Walker



Though Lee Elliott grew up in the lumber business he worked for Sam Massie after graduating from Terrell Prep School in Dallas. Sam Massie was in the funeral and furniture business, a combination not unusual since both trades used the same equipment for moving heavy objects. The photo at left shows Mr. Massie with his employees standing in front of his place of business on East Louisiana, currently occupied by Doug & Lynda's Ski Shop.

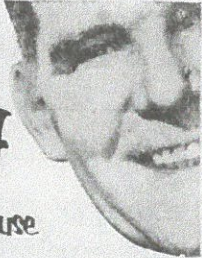


Lumber Yard Scene

Lee Elliott's early career evolved over the years. He worked intermittently for his family's lumber business, Sam Massie, and the Reliance Brick Company of Dallas. However, in 1936 he opened his own lumber yard in McKinney at was then called Market Square behind the W.O.W. Building on South Tennessee Street.

Build it
yourself

with easy-to-use



FIR PLYWOOD

Special price
this week only!

LEE ELLIOTT

Building Material Co.

226 N. Tennessee Call 2-2671

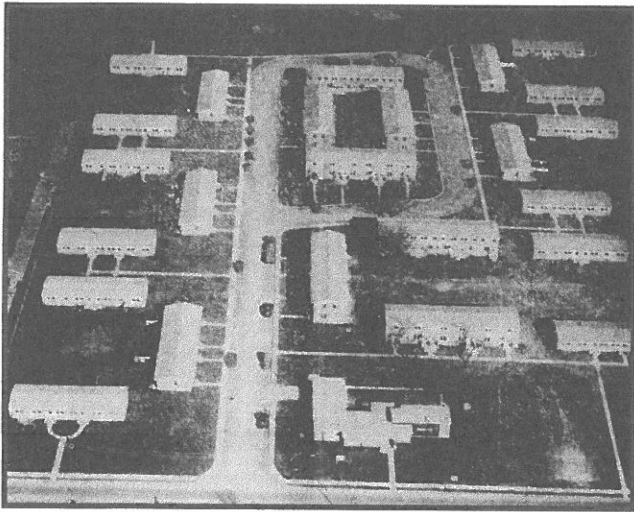
See Us If You Are Building Or Remodeling

Headquarters For DFPA Quality-Tested Plywood

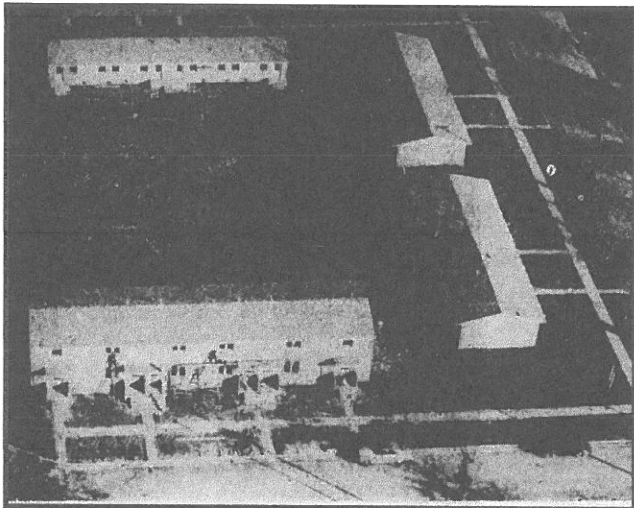
\$9.92

for a big
3/4" Thick
4'x8' panel

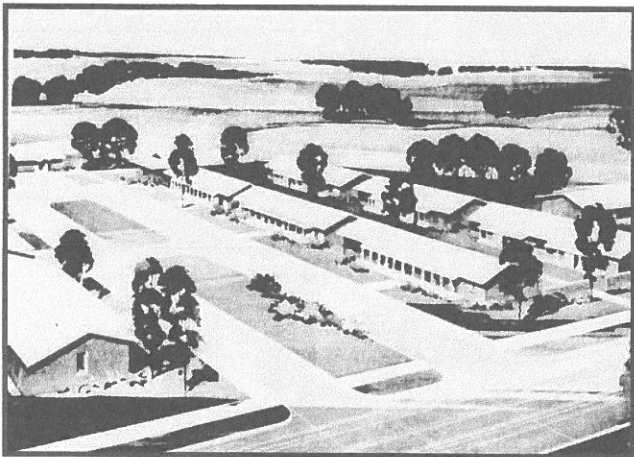
As Lee Elliott's career took off he was able to purchase the lumber business which his great-uncle J.T. Elliott started in 1913 in McKinney by purchasing the business of G.W. Owens & Company at 226 N. Tennessee Street. This site is now the current site of the McKinney City Hall.



The 86-unit Merritt Homes on North Tennessee Street was built in 1951 by McKinney lumber dealer Lee Elliott.



Lloyd Owens Place was originally a 14-unit project built in 1951 exclusively for black residents. It was added to in 1958 and 1967.



Newsome Homes was built in 1967 but razed in 2016 in order to develop a new 180-unit apartment complex.

McKinney Housing Authority

In May of 1948, a tornado struck McKinney that destroyed more than 300 homes and businesses. The devastation left many families homeless and halted much of the city's economic activity. Once the mills became operational again, there was a renewed need for employees and homes for them to live in. While McKinney was still recovering from the tornado, President Harry Truman signed into law the "American Housing Act of 1949." This law expanded the role of the federal government in the financing and construction of public housing.

In 1949, the City of McKinney organized the McKinney Housing Authority to receive federal funds and to manage the planning, construction and management of a 100-unit housing project. Earl Walker was named its Executive Director and would hold that position for 21 years.

In 1951, the *Courier-Gazette* described the scope of the new project which was really two different projects. The Merritt Home Project located at 1200 North Tennessee would accommodate 86 units for "workers in the lower income brackets." The Lloyd Owens Place located on Throckmorton Street would accommodate 14 units "for the Negroes." This segregation would lead to legal action 57 years later.

These first two projects were designed by the Fort Worth architecture firm of Boese & Hardrider. Lee Elliott Building Materials of McKinney was contracted for the construction.

In 1958, the Housing Authority completed its third project, a 24-unit complex known as Cockrell Homes located on Fitzhugh Street in east McKinney. As a part of this expansion, six units were added to Lloyd Owens Place, making a total of 130 subsidized apartment units in the City.

In 1967, the Housing Authority contracted with Empire Construction Company of Dallas to add six units to Lloyd Owens Place and build Newsome Homes, a new 64-unit complex in southeast McKinney at McMakin and Amscott Street.


The Housing Authority managed a total of 200 units until 2016. A 2008 lawsuit against McKinney for discriminatory housing practices was settled in 2010 with the City agreeing to add new housing units, including some on the west side of Highway 75. As a result, 182 units are to be available in the Post Oak Apartments at the northwest corner of Highways 121 and 75 as well as a redevelopment of the Newsome Homes to provide 180 new apartments. This brings the total number of units managed by the Housing Authority to 498.

BOLIN HEREFORD RANCH

Thanks For Buying Bolin Bulls



Here are some recent Collin County stockmen who have purchased Bolin Bulls:

G.M. MOORE, Melissa	GARFIELD GAMMONS, McKinney
EARL MILRANY, Melissa	JOHNNY HAGGARD, Plano
DAVID McCALL, Farmersville	PERRY BOZEMAN, Plano
MR. And MRS. HUNTER, Richardson	L.O. BOLIN, Allen
TIP McCARLEY, McKinney	




Perry Bolin

And others who have bought Bolin Bulls from far west Texas and Arkansas

With best wishes
for the Holiday Season



To all our friends . . .

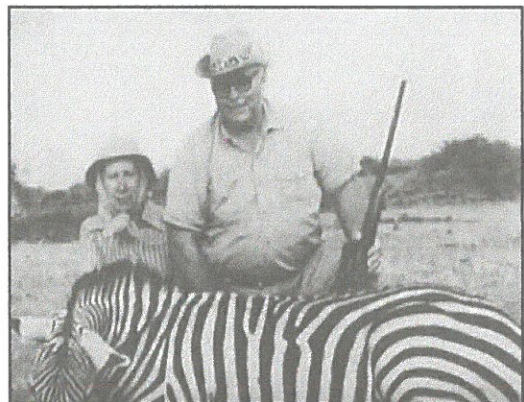
May this Christmas bring
added pleasures of true
health and happiness to
each and every one of you.

W. PERRY BOLIN
MAGNOLIA PETROLEUM CONSIGNEE & DEALERS

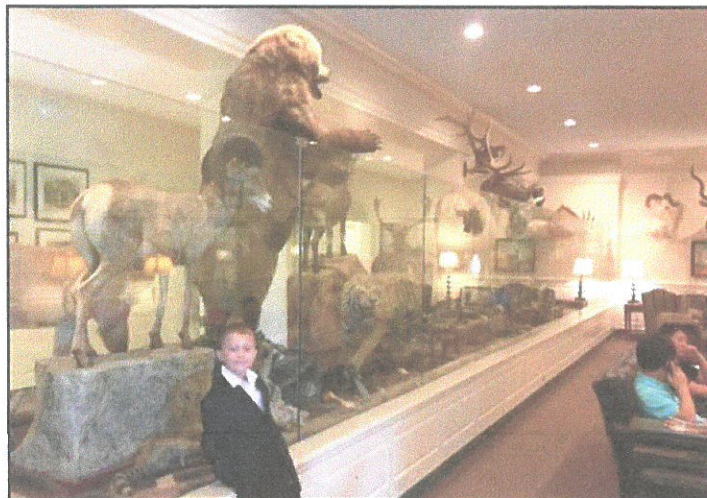
At the age of 39, Perry Bolin moved from Allen to McKinney to be a sales agent for the Magnolia Oil Company. However, he still maintained his ranching business in Allen where he raised prize-winning horses and cattle. In 1962, he was Director of the Collin County Fair.



The Bolin Wildlife Museum housed Mr. Bolin's personal collection of over 200 taxidermied animals.

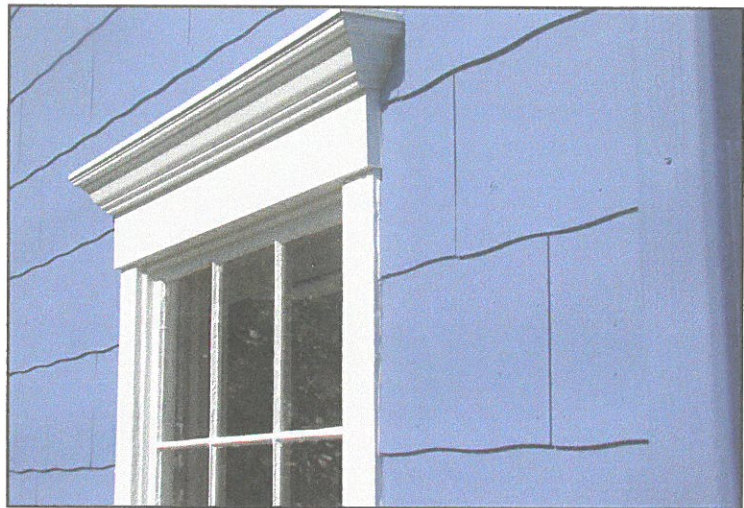
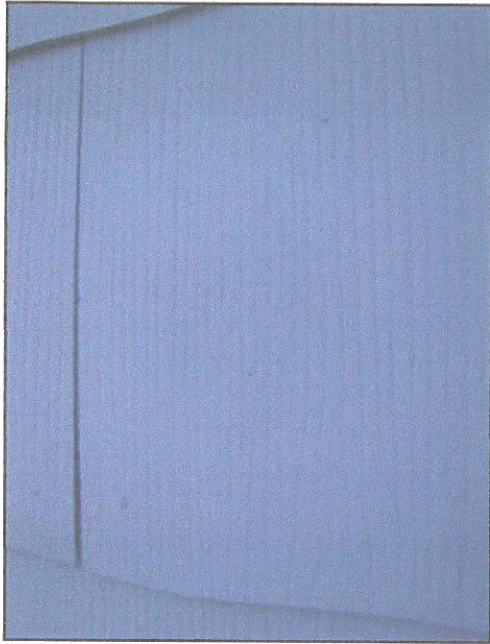


Perry Bolin was an avid hunter and acquired an extensive collection of animal trophies from around the world. In 1980, he started the Bolin Wildlife Museum in McKinney at 1028 North McDonald. Mr. Bolin died in 1990 but the museum remained in operation until his son closed it in 2007. The collection of over 200 trophies was donated to the Southwestern Baptist Theological Seminary in Fort Worth. A portion of the collection is on display at campus in the Naylor Student Center.



The Bolin collection at SBTS now honors the memory of Dr. David Livingstone, the 19th century Scottish missionary who explored Africa.

Asbestos Siding



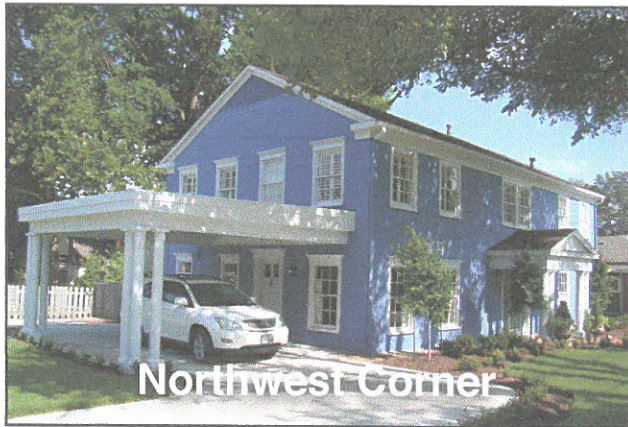
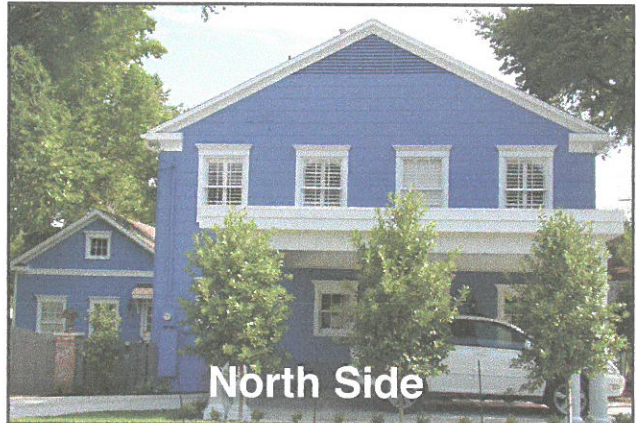
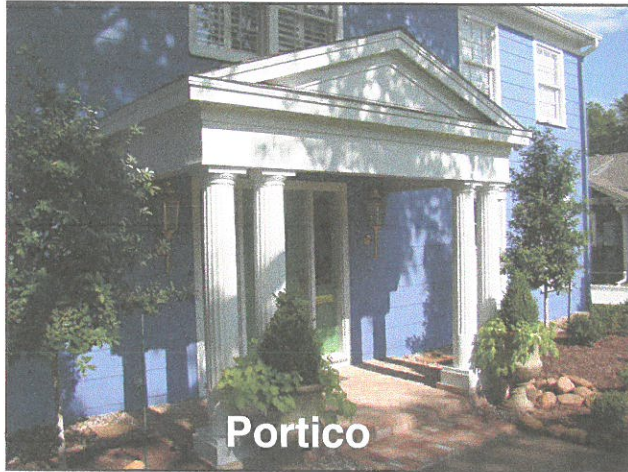
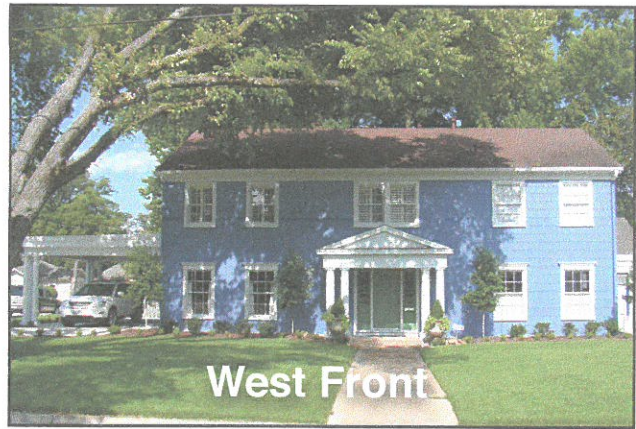
Asbestos siding with wood-grain texture and wavy edge was first sold by Sears, Roebuck and Co. in 1937.

Asbestos shingles were invented in 1900 by the Czech-borne entrepreneur Ludwig Hatschek who owned an asbestos factory in Austria. He combined asbestos fibers with cement to create a material that could be rolled into flat sheets of varying dimensions. When cured, these sheets were extremely durable, fire-proof and resistant to weather and insects. He first patented his new invention under the name of "Eternit," alluding to its everlasting nature. Mr. Hatschek received a U.S. patent for his invention in 1907.

By the 1920's, several large building materials manufacturers, such as Johns-Mansville, Carey, Eternit, and Century were all offering siding material to the public. As the siding became more popular, more varieties became available. In 1937 Sears, Roebuck and Company introduced a shingle bearing a wood-grain finish and a scalloped edge.

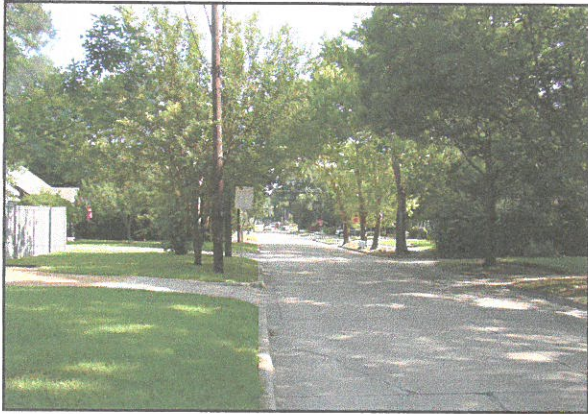
Even before Eternit was invented it was already known that asbestos fibers could cause serious health problems. In the early 20th century, many life insurance firms would not offer policies to workers in asbestos related occupations. Beginning in the 1970s, the U.S. Environmental Protection Agency (EPA) began controlling and banning asbestos products. Finally, in 1989, the EPA issued a ruling banning all asbestos-containing products. This ban was reversed in 1991. However, litigation and consumer preferences have eliminated from the marketplace nearly all siding products containing asbestos.

Current Photos (2016)



Current Photos (2016)

316 North Waddill Street neighborhood context



View looking South on Waddill Street



View looking North on Waddill Street

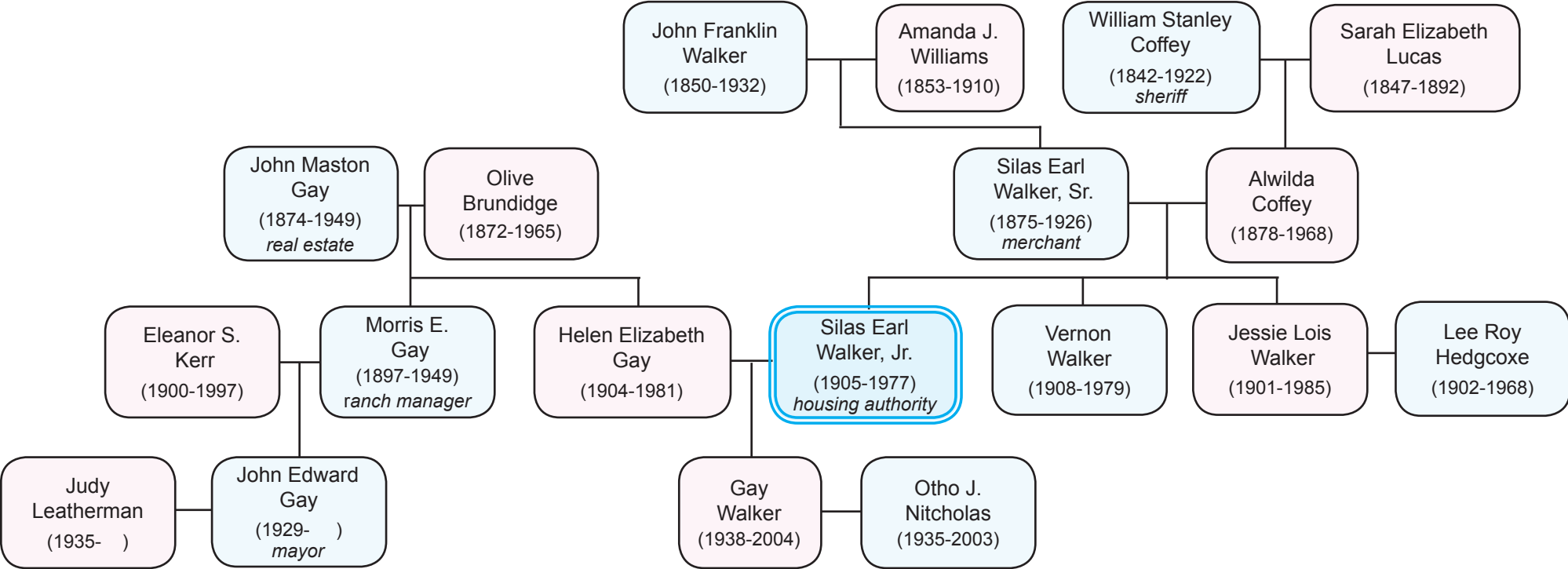


View looking East on Lamar Street



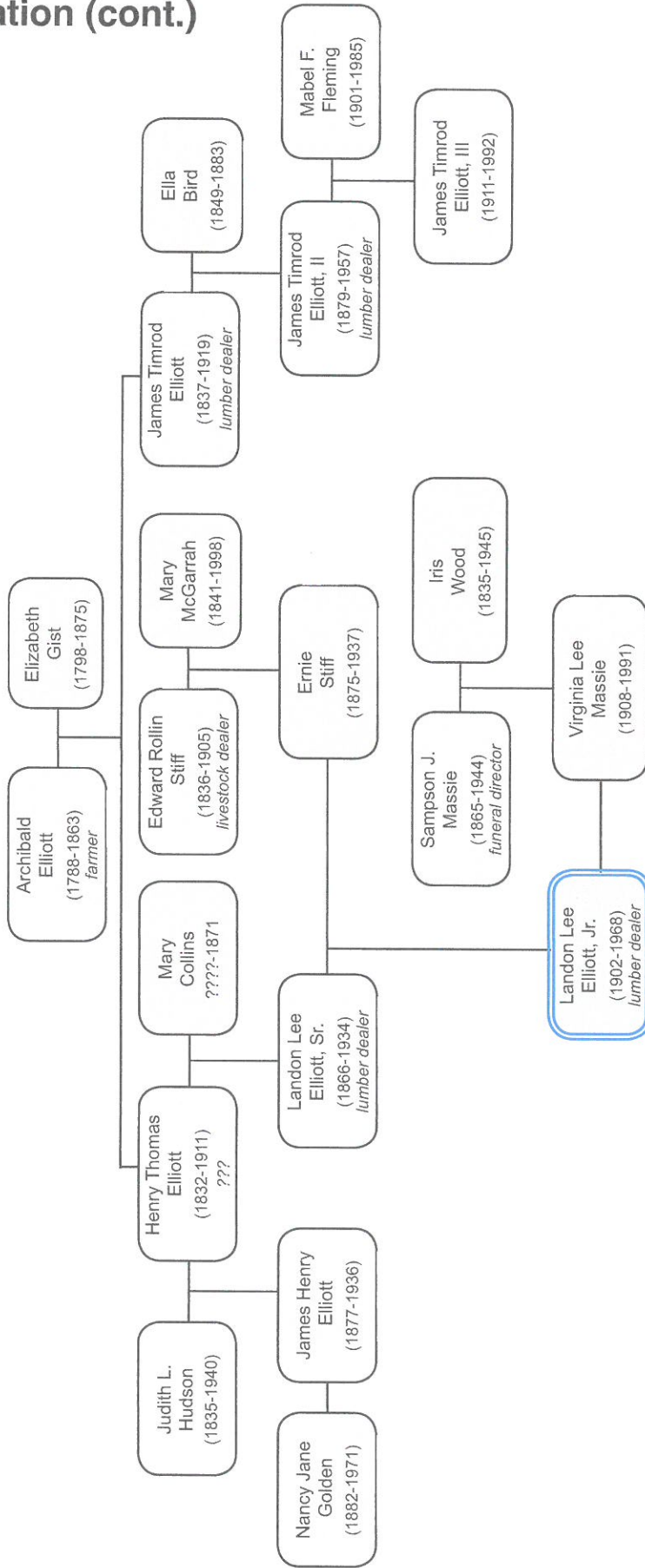
View looking West on Lamar Street

The Walker Family of Early McKinney



H. Additional Information (cont.)

The Elliott Family of Early McKinney



Note: Not all family members are included.

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Research assistance provided by Tom Michero

* * *