

## Supporting Documentation

### City of McKinney Historic Building Marker Application

#### **Brooke-Wilson House 608 W Hunt St**

##### **A. Alterations**

The original footprint of the home as completed in 1897 has not changed. The only known external modifications have been to the porches, as can be seen on the Sanford Fire Insurance Maps. At some time between 1908 and 1914, the front porch was widened and extended across the west side of the front of the house. During this same time period, the west porch was shifted toward the south.

Melvin Fain, the homeowner from 1978 to 2010, renovated the home. Mr. Fain, a professional architect, replaced the porch flooring with Brazilian Rosewood (Palope), replaced the plumbing and wiring, added new tin and wood ceilings in the interior, added wood bead board to many interior walls, converted two second floor bedrooms to bathrooms, finished part of the third floor attic to create a new room, and enclosed the back porch as a storage room. He also added a large detached garage. However, he took great care to retain the original external appearance and footprint of the house and to match the style of the home. He won a Historical Preservation Award from the City of McKinney in 1997 for his work on the house. Mr. Fain also added a studio or guesthouse in the back yard in 2003.

In 2011, Robert and Jane Mitchell had the kitchen renovated. The wall between the dining room and the kitchen was removed and the wall between the kitchen and the back storage room was removed creating a large kitchen/dining room area. Care was taken to retain the original built-in china cabinet and the original woodwork and pine floor and to match the style with new construction where needed.

## **B. Historical Figures Associated with the House**

The original owner, William Thornton Brooke, was a successful retail businessman in McKinney and a successful banker in Frisco. He partnered with Charles Pike Heard (brother of John S. Heard) in the grocery and mercantile business for several years (“Heard and Brooke”). After working with I. D. Newsome’s Sons & Co., he was a partner with E. A. Newsome (“Newsome and Brooke”). When the First National bank of Frisco was sold to the Collin County National Bank of McKinney in 1904, Mr. Brooke moved to Frisco to direct the daily activities of that bank as cashier.

Mr. Brooke’s wife, Lina “Brownie” Franklin Abernathy Brooke, came from a well-known family, many of whom moved to McKinney and became successful. Her grandfather, Meshack Franklin, served in the US Congress representing North Carolina from 1807 to 1815. Her brother William M. Abernathy was a McKinney lawyer who helped organize St. Peter’s Episcopal Church and was the first chief of the McKinney fire department. Another brother, G. E. Abernathy was a McKinney merchant. Another brother, M. G. Abernathy, was a five-term Collin County judge.

One of the Brooke’s six daughters, Francis, married John Bailey Hill. John’s father, James Wootson (Woot) Hill, was the brother of Tuck Hill, and his cousins included Frank and Jesse James.

The second owner of this house, Burr Martin, was the purchasing agent for the Dallas-Sherman interurban. He then became claim agent of the Interurban. Eventually he moved to Dallas to become Vice President and General Manager of the Texas Electric Company which was the merger of the Texas Traction Company and the Southern Traction Company extending the Interurban line from Dennison on the north to Waco and Corsicana on the south.

The third owner of the home was F. Henry Hartzog, who was partner and manager of the Crouch-Hartzog Company on the south side of the McKinney square, known as the largest store in Collin County. In 1913, Mr. Hartzog was elected founding President of the Retail Merchants' Association of McKinney.

The fourth owner of the home was John Jonathon "Book" Wilson, who was a successful landowner. His father, George A. Wilson, came to Collin County in 1842 and he was a brother-in-law of Gov. J. W. Throckmorton. George served as sheriff of Collin County.

The fifth owner of the home was Melvin Fain, who was Vice President-Architecture at T.G.I. Friday's, Inc. He had the original concept for the design of 50 T.G.I. Friday's stores nationally and 50 original Dave & Buster's Centers internationally and his projects included Spoons Café in McKinney after he left Friday's and became an independent architect.

The sixth owner of the home is Owen Robert Mitchell, great-great-grandson of J. B. and Nancy Wilmeth, a McKinney pioneer family arriving in 1846. J. B. Wilmeth helped pick the spot for the courthouse square, was the county judge, established the first school in McKinney, and established the first church In McKinney, which became the First Christian Church.

### **C. Property Ownership**

#### Legal Description:

Collin County Abstract: S0926, Subdivision: McKinney Outlots (CMC), Plat 1161, Lot 605.

(Also known as 608 West Hunt Street.)

#### Listing of Property Transfer:

Part of the records that are kept at the home at 608 W Hunt Street include the original deed of the land to Mr. Brooke from 1883 (item 5 below) and the original deed of the second tract of land to Mr. Brooke from 1900 (item 6 below). Also the records include the Abstract of Title No. 2081 prepared for W. T. Brooke on May 30, 1908 by Collin County Abstract Co. in McKinney. Items 1 – 6 below are included in this abstract. A supplemental abstract continuing this record dated Oct. 24, 1912 is also part of the records in the home. This was done by the abstract office of J. R. Gough in McKinney. It includes item 7 below. This was continued in an abstract dated June 22, 1915 by Collin County Abstract Company and includes item 8 below.

1. July 31, 1855

The State of Texas General Land Office grants a Patent to T.T. Bradley of 291 acres. Patent No 881, Vol. 9 Abstract No. 88. Filed on September 26, 1855 and recorded in Book I, page 370 deed records of Collin County. The southeast corner of this grant is the current intersection of Hunt and College streets.

2. February 20, 1880

T. T. Bradley and Wife Sarah A. Bradley sign a general warranty deed for 2 1/10 acres of land to John E. Howell for a consideration of \$400. This is the block of land currently bounded by Hunt, College, Logan, and Bradley streets. This was filed on February 23, 1880 and recorded in Book 12, pages 189 of the Collin County deed records.

3. June 30, 1882

Sallie Howell (for herself and as survivor of John E. Howell, deceased) signs a general warrantee deed to J. B. Lucas for a 100' x 186' tract of land that is the current location of the home at 608 W Hunt St for a consideration of \$150. This deed was filed Oct. 23, 1882 and recorded in Vol. 17, page 567 of the Collin County deed records.

4. May 5, 1883

J. B. Lucas and wife Abbie A. Lucas sign a general warranty deed to Wms. Warden for the 100' x 186' tract of land for a consideration of \$900. This deed was filed May 5, 1883 and recorded in Vol. 20, page 150 of the Collin County deed records.

5. September 1, 1883

Wms. Warden and wife M. A. Warden sign a general warrantee deed to W. T. Brooke for the 100' x 186' tract of land for a consideration of \$950. This was filed on September 1, 1883 and recorded in Vol. 21, page 156 of the Collin County deed records. Mr. Brooke was to build and occupy the home on this property in 1897.

6. April 20, 1900

Sallie E. Howell (for herself and as survivor of J. E. Howell), Walter D. Howell, Frank S. Howell, and Fannie M Howell (being all of the heirs of J. E. Howell, deceased) signs a general warranty deed to W. T. Brook for a second tract of land adjacent and to the east of Mr. Brooke's home site for a consideration of \$300. This tract is 30' x 100' and was part of the John and Sallie Howell homestead. This deed was filed April 30, 1900 and recorded in Vol. 96, page 242 of the Collin County deed records. The two tracts of land combined now form the current property at 608 W Hunt St.

7. June 3, 1908

W. T. Brooke and wife Lina F. Brooke sign a warranty deed to Burr Martin for both tracts of land for a consideration of \$3200. This deed is filed on June 13, 1908 and is recorded in Vol. 152, page 254 of the Deed Records for Collin County.

8. October 24, 1912

Burr Martin and wife Helen Martin sign a Warranty Deed to F. H. Hartzog for both tracts of land for a consideration of \$4500. This deed is filed on June 22, 1915 and recorded in Vol. 189, page 714 of the Collin County Deed Records.

9. June 28, 1915

F. M. Hartzog and wife M. F. Hartzog sign a Warranty Deed to J. J. Wilson for both tracts of land for a consideration of \$5000. This deed is filed on July 20, 1915 and recorded in Vol. 190, page 141 of the Collin County Deed Records.

10. October 5, 1929

J. J. Wilson to Lucile M. Griffin (his daughter who was married to James D. Griffin) recorded in Book 282, p. 481 of the Collin County Deed Records.

11. February 6, 1933

J. D. Griffin signs a Warranty Deed to Ora Gilbert Wilson recorded in Book 289, page 300 of the Collin County Deed Records.

12. December 19, 1978

Ora Gilbert Wilson signs a Warranty Deed to Melvin R Fain and Dari G Fain recorded in Vol. 1149, page 549 of the Collin County Deed Records.



13. December 12, 2010

Melvin R Fain and Dari G Fain sign a Warranty Deed to Owen R Mitchell and Gloria J Mitchell, Document 20101207001336120, recorded December 7, 2010 in Collin County Records.

**D. Tenant History: 608 West Hunt Street**

1897 – 1908 William Thornton Brooke and Lina “Brownie” Franklin Abernathy Brooke  
35 West Hunt Street

W. T. Thornton	Merchant	1849-1916
Lina “Brownie” Thornton	Homemaker	1856-1912
<u>Their Daughters:</u>		
Anna “Annie” Thornton Steger	Homemaker	1876-1958
Clara Brooke Warwick	Homemaker	1878-1943
Francis Brooke Hill	Homemaker	1880-1954
Baynham Brooke Wilcox	Homemaker	1886-1978
Mildred Brooke Dougherty	Homemaker	1888-1959
Betsy Brooke Givens	Homemaker	1897-1977

1908 – 1912 Burr Martin and Helen Martin, 35 West Hunt Street

Burr Martin	Interurban manager	1866-1948
Helen DeBerry Hendricks Martin	Homemaker	1871-1957
<u>Their Children:</u>		
Vera Martin Bass	Homemaker	1894-1942
Alma Helen Martin Smith	Homemaker	1895-1970
Samuel	N/A	1898-N/A
Ruth Martin Remuller	Homemaker	1903-1958

1912 – 1915 Frances Henry Hartzog and Mary Frances “Fannie” Davies Hartzog  
606 West Hunt Street

Henry Hartzog	Merchant	1860-1920
Mary Francis Davies Hartzog	Homemaker	1867-1939
<u>Their Daughter:</u>		
Mary F. Hartzog Heard	Homemaker	1890-1965
(Mary married John Dudley Heard, son of Charles Pike Heard, a business partner of Mr. Brooke, who lived at 504 West Hunt Street)		

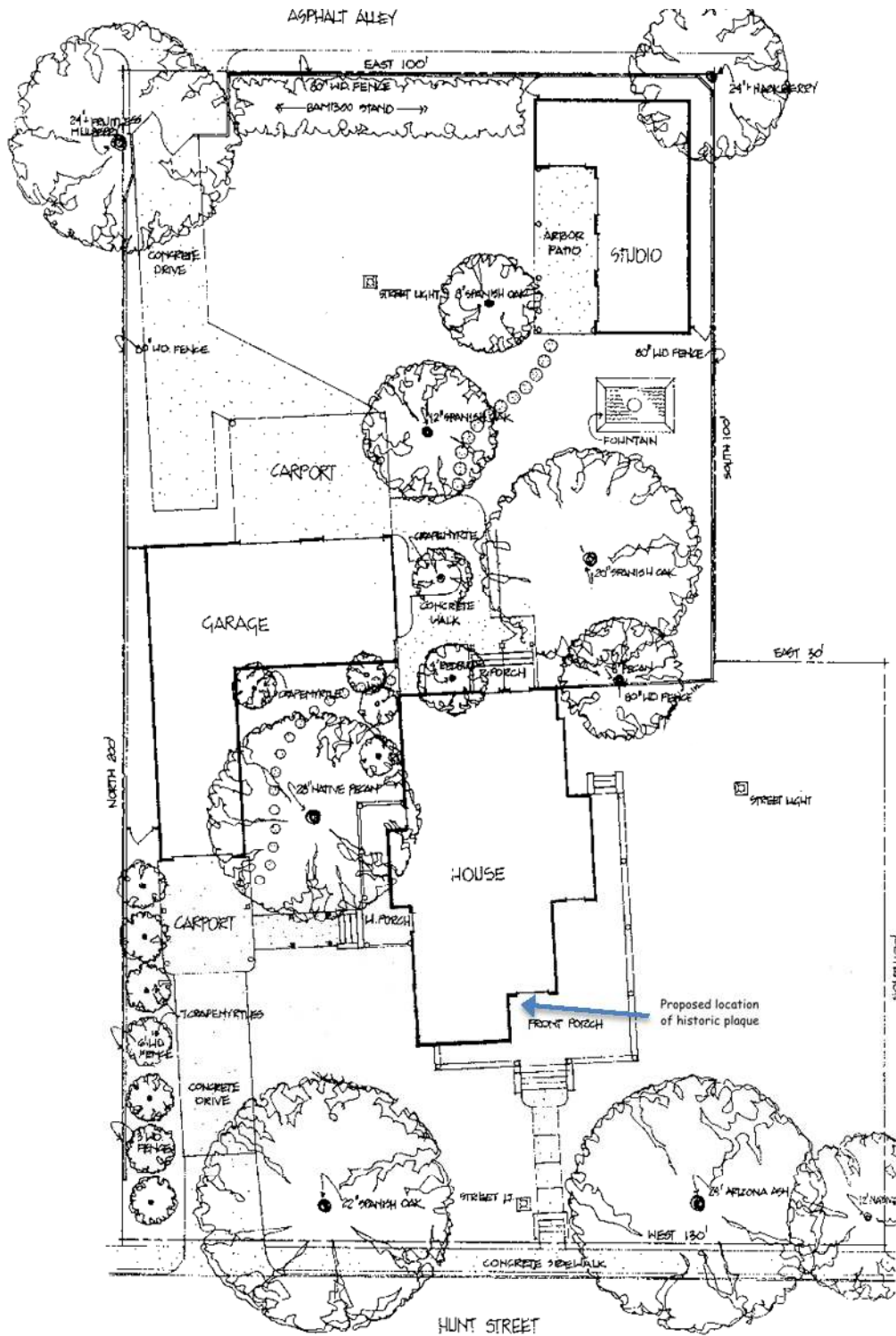
1915 - 1929	John Jonathon "Book" Wilson and Emily Richard "Emma" Hatler Wilson 606 West Hunt Street		
	J. J. "Book" Wilson	Farmer, stockman	1857-1933
	Emma Hatler Wilson	Homemaker	1863-1929
	<u>Their Children:</u>		
	Anna Laura Wilson Slaughter	School teacher	1897-1983
	Lucile M. Wilson Griffin	Homemaker	1904-1978
	Ora Gilbert "Bopeep" Wilson	X-ray technician	1907-1979
1929 - 1933	Roscoe Owen Wilson (son of J. J. Book Wilson) and Lula 608 West Hunt Street		
	Roscoe Owen Wilson	Lumberyard manager	1891-1969
	Lula Elizabeth Johnson Wilson	Homemaker	1892-1954
	<u>Their Children:</u>		
	Russell O. Wilson		1914-1992
	George Coolidge Wilson		1918-2008
	<u>Roscoe's Father:</u>		
	J. J. "Book" Wilson	Farmer, stockman	1857-1933
	<u>Roscoe's Sister:</u>		
	Ora Gilbert "Bopeep" Wilson	X-ray technician	1907-1979
1933 - 1978	Ora Gilbert "Bopeep" Wilson	X-ray technician	1907-1979
	Bopeep's Sister and Brother-In-Law:		
	Lucile Wilson Griffin	Homemaker	1904-1978
	James Dewey Griffin	Auto salesman	1898-1983
	Their Son:		
	James Wilson Griffin		
1978 - 2010	Melvin and Dari Fain		
	Melvin Fain	Architect	
	Dari Fain	Homemaker	
	Their Son:		
	Christopher Fain		
2010 -	Owen Robert Mitchell and Gloria Jane Mitchell		
	Robert Mitchell	Engineering professor	
	Jane Mitchell	Teacher	

## **E. Narrative History**

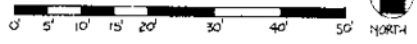
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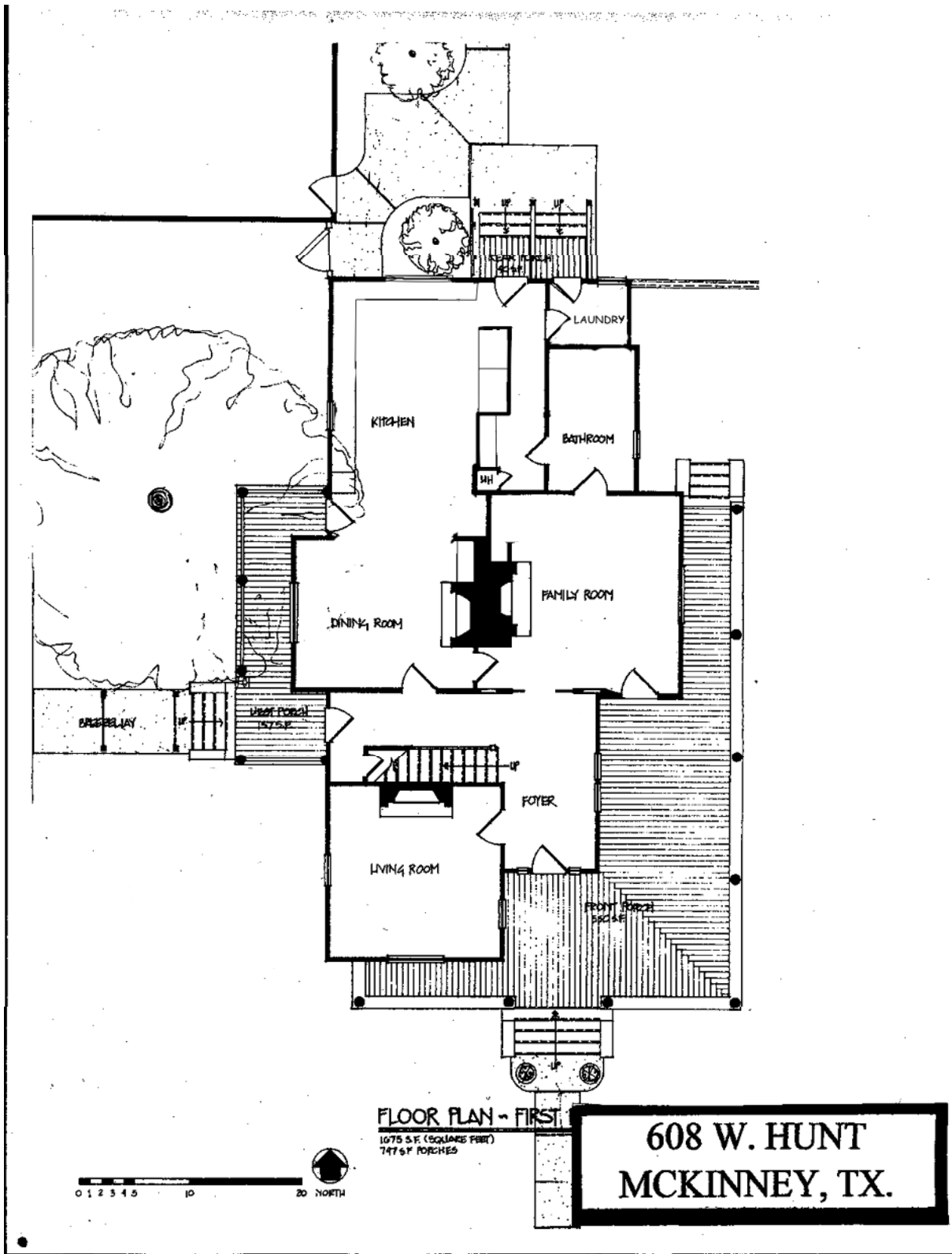
## **F. Drawings**

Drawings included below are a site plan of the property, first floor house plan, Collin County GIS map showing location of property, a map from the 1908 Abstract of Title No. 2081 showing the land owned by Mr. Brooke and which is the current property at 608 W. Hunt Street, and Sanborn Fire Insurance Maps showing the footprint of the house and the surrounding homes.



SITE PLAN - 608 WEST HUNT





608 W Hunt St First Floor Plan

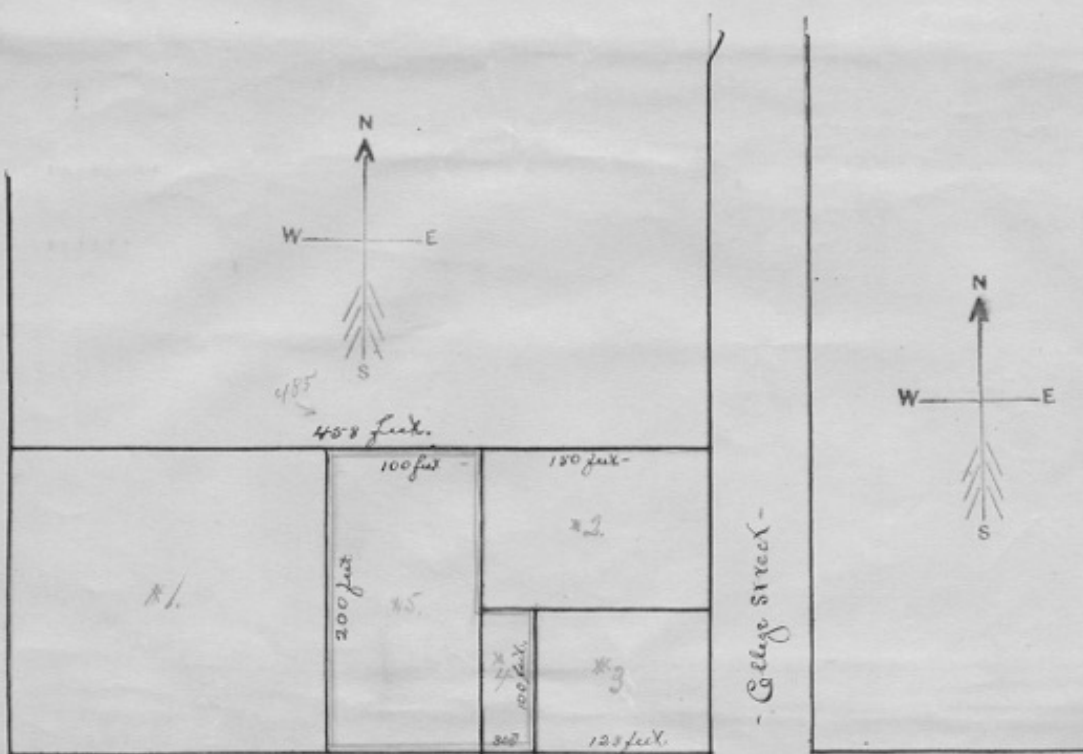


Map showing nominated property (608 W Hunt St)  
(from <http://gismaps.collincountytx.gov/historical.html>)

Map from Abstract of Title No. 2081, May 30, 1908 showing the property owned by Mr. Brooke that is now 608 W Hunt St. Parcel #5 was purchased in 1882 and parcel #4 in 1900.

## COLLIN COUNTY ABSTRACT CO. OF MCKINNEY, TEXAS.

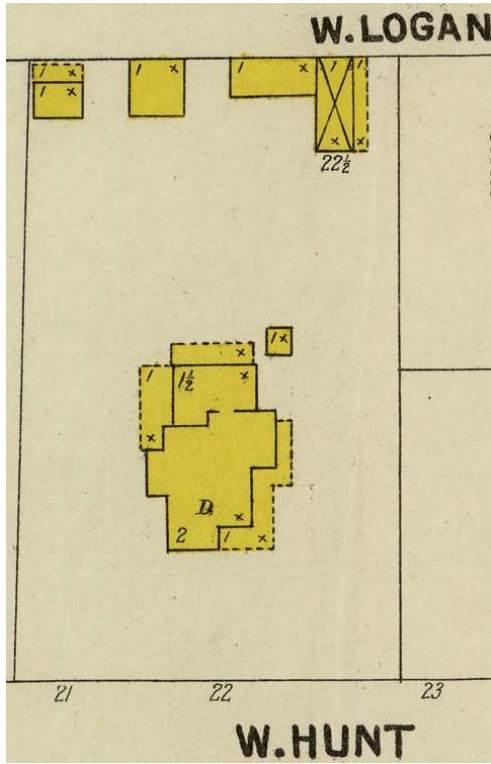
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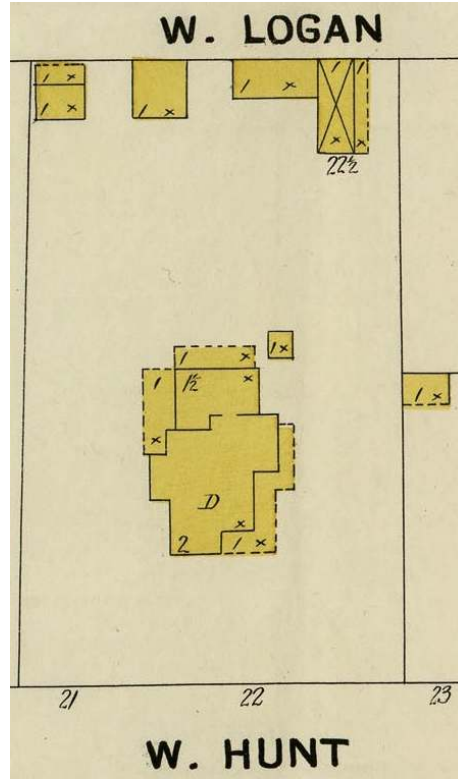
- West main Street -

### EXPLANATION .

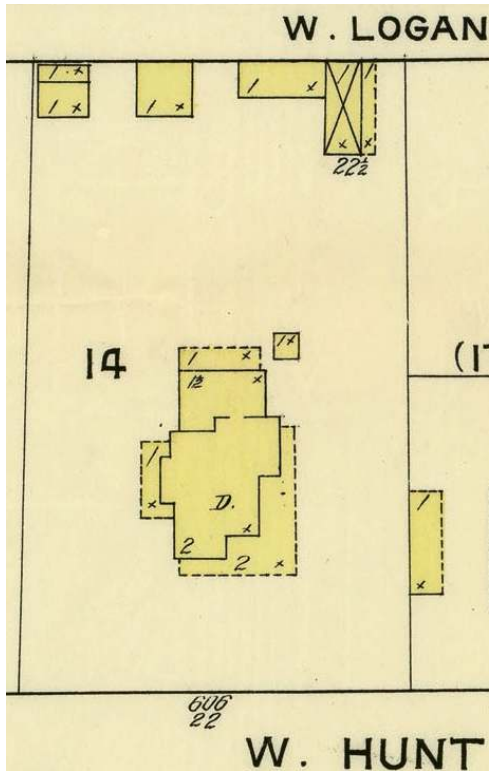
The above plot represents the Southeast corner of the T.T. Bradley survey.  
 #1 to 5 represents the tract Bradley to Howell page 2.  
 #5 represents the tract Warden to Brooke Page 100. This abstract  
 #2 represents the Price Stiff lot called for in description.  
 #4 represents tract Sarah Howell et al to Brooke Pages 889 This Abst.  
 # 4 and 5 Being the lots herein abstracted.  
 S C A L E 100 feet = One inch.



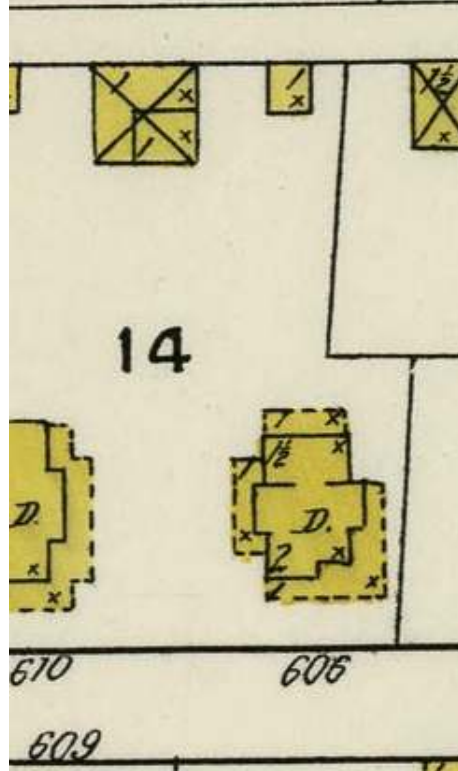
Sanborn Map 1902



Sanborn Map 1908

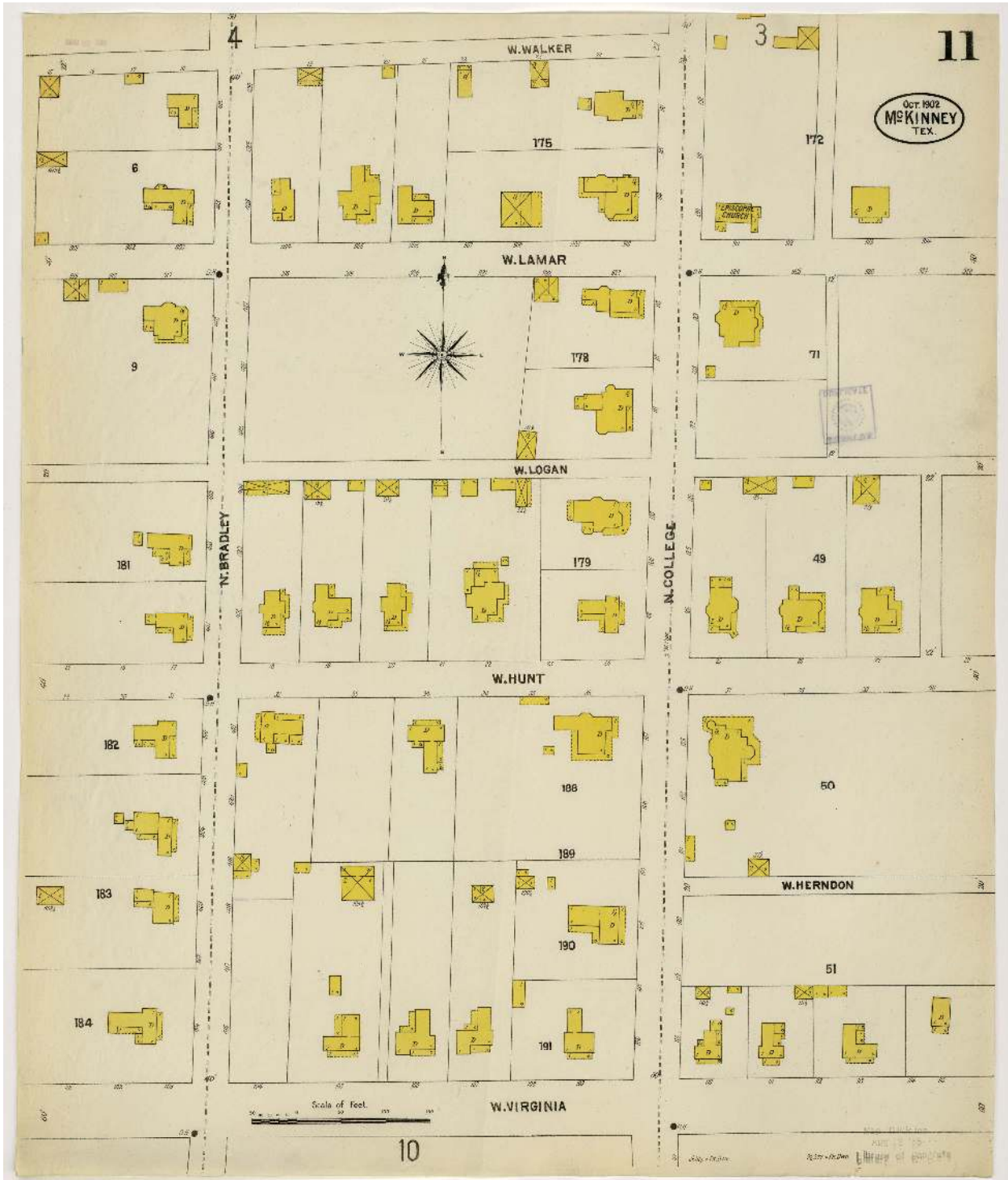


Sanborn Map 1914



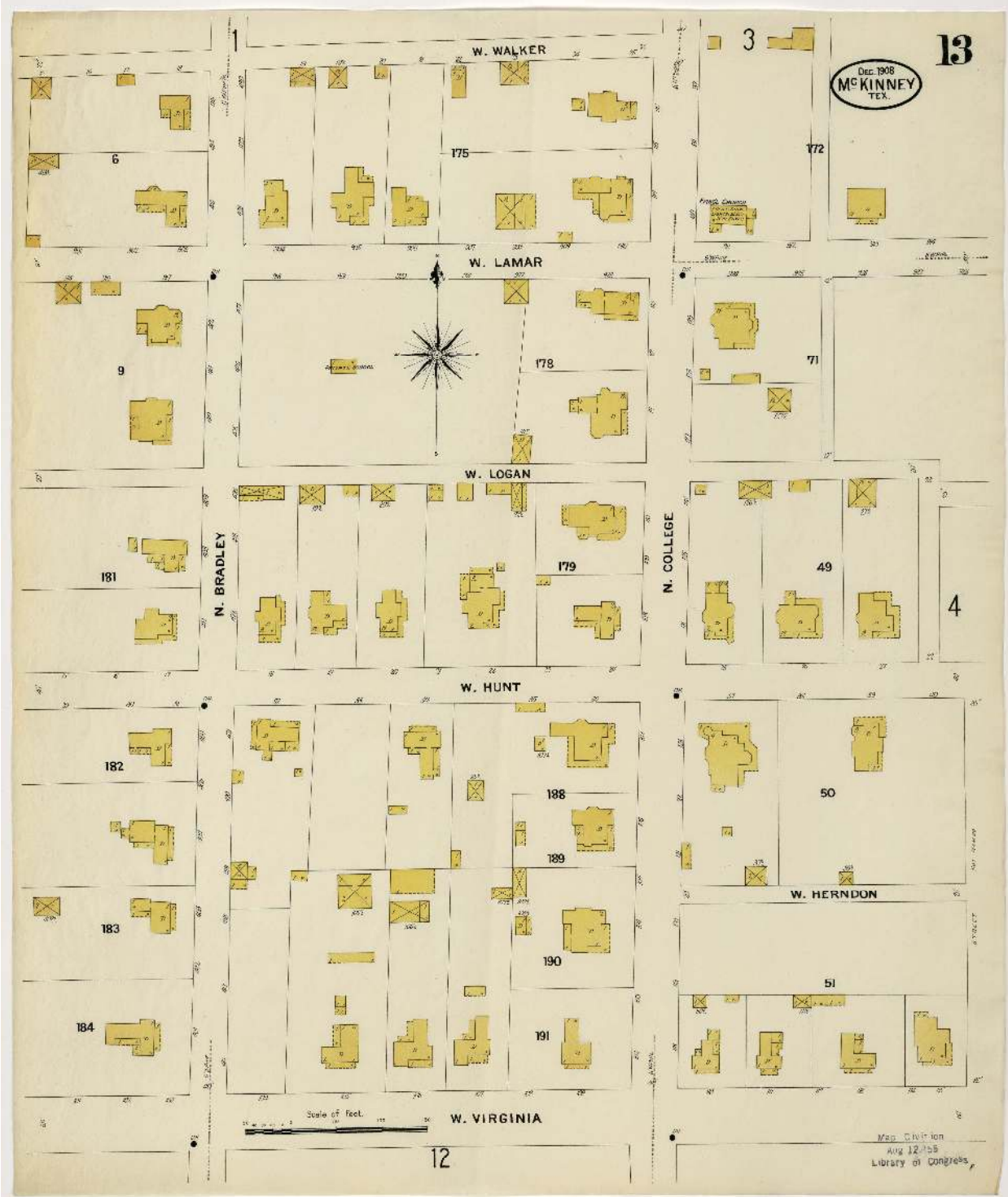
Sanborn Map 1920





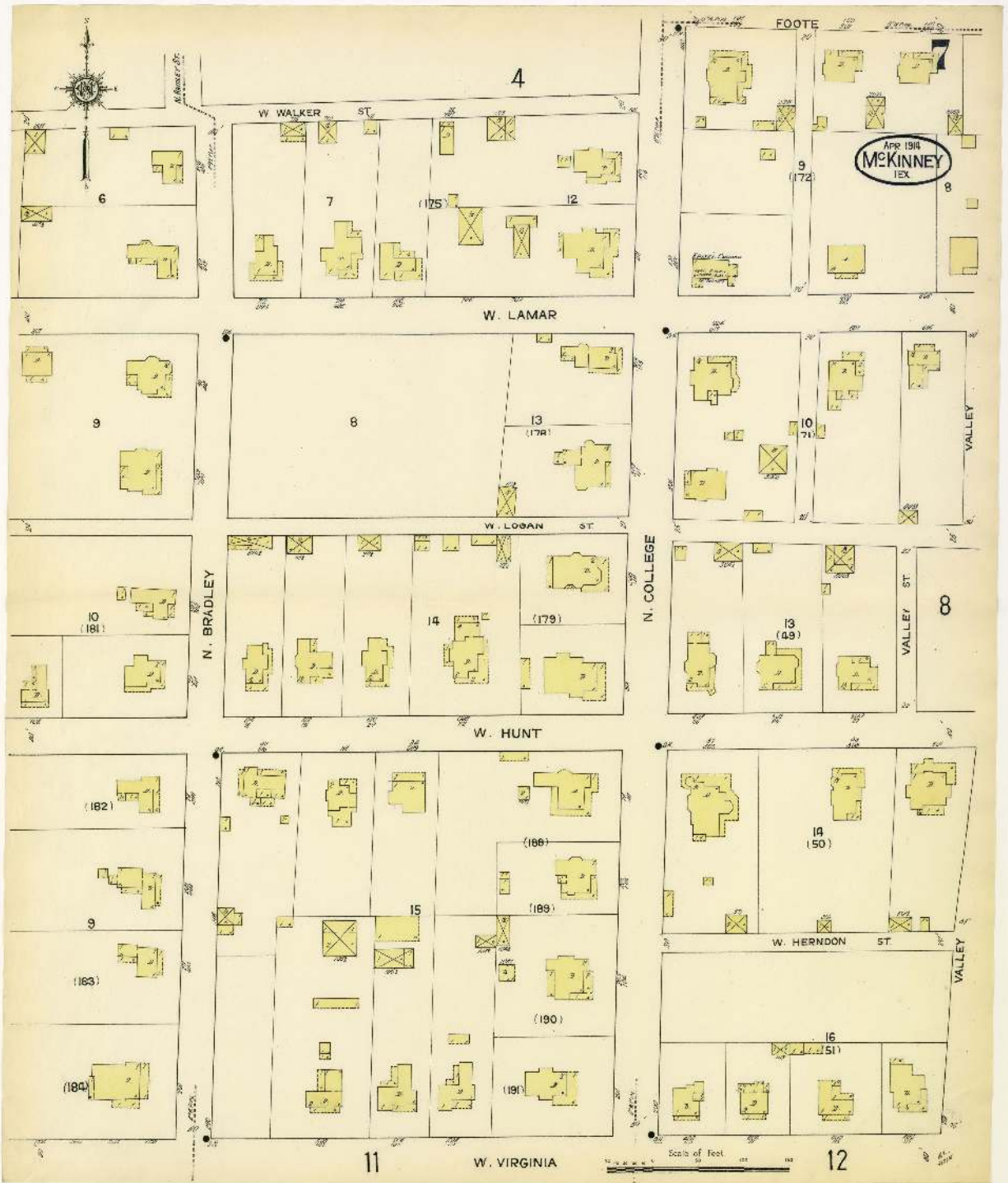
Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

1902 Sanborn Map showing surrounding area. All Sanborn maps from <http://www.lib.utexas.edu/maps/sanborn/d.html>



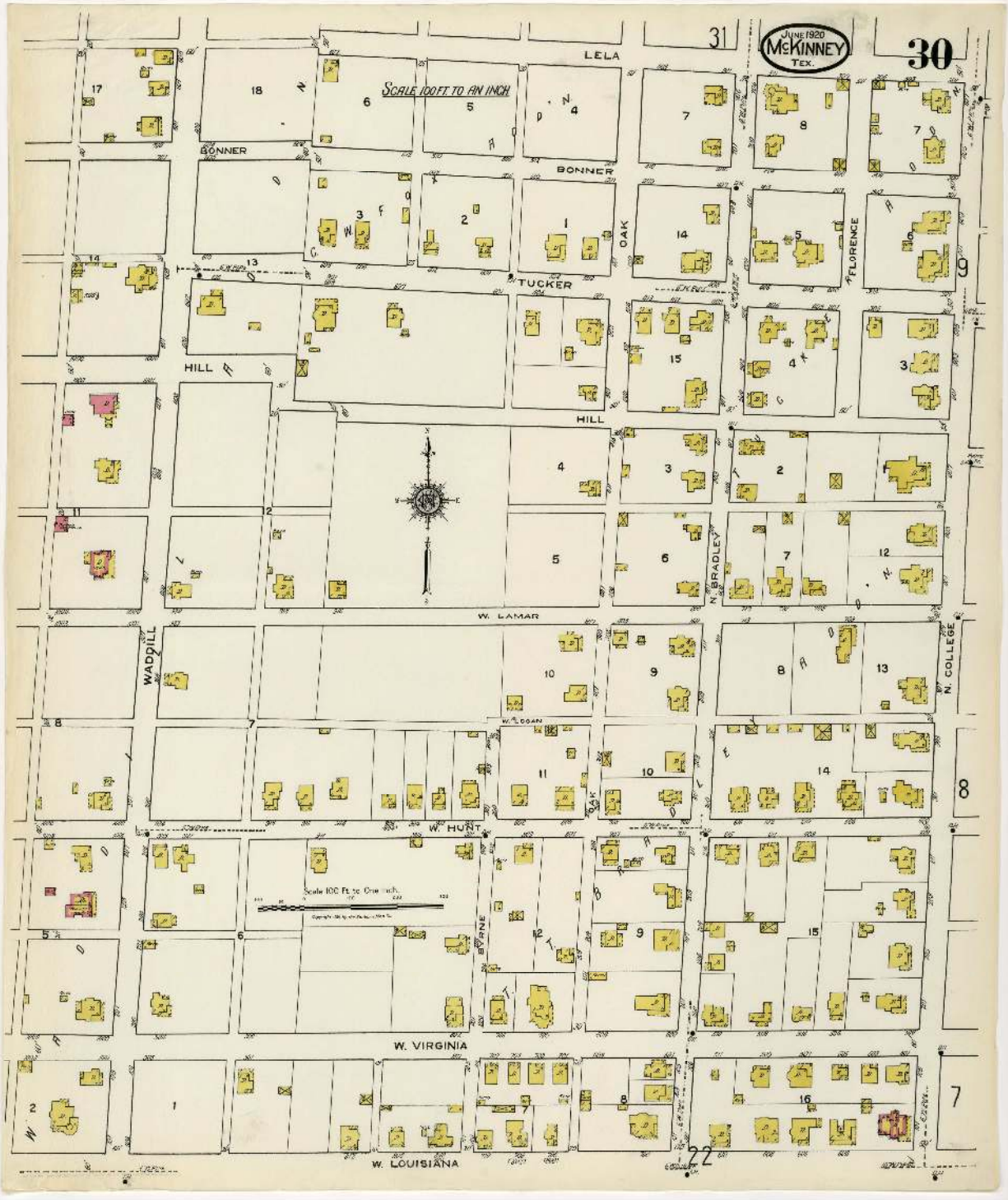
Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

1908 Sanborn Map showing surrounding area.



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

1914 Sanborn Map showing surrounding area.

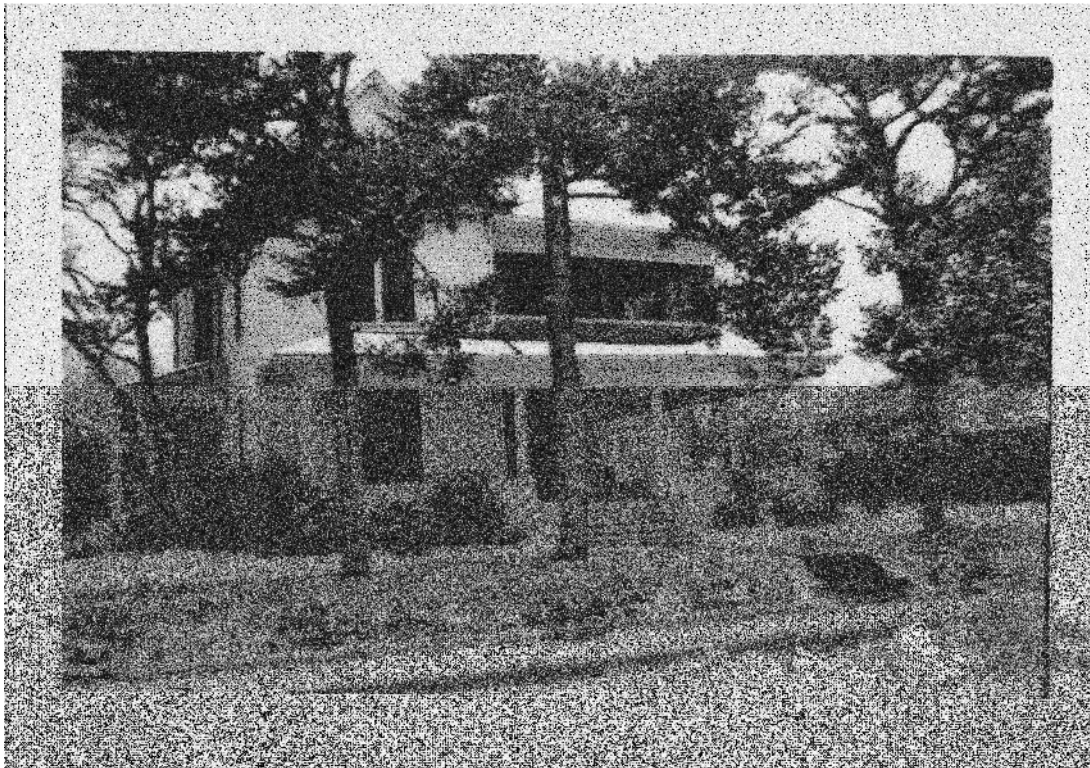


Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

1920 Sanborn Map showing surrounding area.

## G. Photographs

Historic photographs supplied by James Griffin, who grew up in the house and was a teenager when these were taken. The first three are from 1948. The fourth is unknown date.





Current photographs of home: front and east side



Current photographs of house: west side and back





## References

1. Abstract of Title, Collin County Abstract Co., No. 2081 dated May 30, 1908. Supplemental abstract continuing this record dated Oct. 24, 1912 by J. R. Gough. Supplemental abstract continuing this record dated June 22, 1915 by Collin County Abstract Company.
2. Collin County. County Clerk. Land Deed Records. McKinney, Texas: Collin County Courthouse.
3. U. S. Federal Census 1860, 1879, 1880, 1900, 1910, 1920, 1930, and 1940.
4. Biographical Directory of the United States Congress, 1774-2005.
5. Sanborn Fire Insurance Maps of McKinney, 1902, 1908, 1914, 1920.
6. Hall, Capt. Roy F., and Helen Gibbard Hall, *Collin County: Pioneering in North Texas*, Heritage Books, Inc., 1994.
7. Vargo, Julia L., *McKinney, Texas: The First 150 Years*, The Donning Company, 1997.
8. The Democrat (McKinney, Texas), 1892-1907.
9. The Weekly Democrat-Gazette (McKinney, Texas), 1908-1921.
10. The Weekly Examiner (McKinney, Texas), 1908.
11. McKinney Courier-Gazette (McKinney, Texas), 1964.
12. The Sunday Gazetteer (Denison, Texas), 1882.
13. The Sherman Daily Democrat (Sherman, Texas), 1920
14. The Mexia Weekly Herald (Mexia, Texas), 1917.
15. Corsican Democrat and Truth (Corsicana, Texas), 1927.
16. El Paso Herald (El Paso, Texas), 1910
17. Davis, Ellis Arthur, and Edwin H. Grobe, editors, *The Encyclopedia of Texas*, 1921-1922.
18. McAlester, Virginia, and Lee McAlester, *A Field Guide to American Houses*, Alfred A. Knopf, New York, 1994.
20. Moore, David, *Historic Resources of the Central Business District of McKinney, Texas*, prepared for the Main Street Program for Texas, Texas Historical Commission, Austin, Texas, 1982.
21. Ancestry.com used for family relationships and dates for Brooke, Martin, Hartzog, and Wilson families.