



City of McKinney Historic Building Marker Application

Submit the completed application to the following address:
City of McKinney, Planning Department
221 N. Tennessee Street, McKinney, TX 75069

I. Applicant Information

Date of Submittal Sept. 17, 2021

Name of Applicant Cindy Miserak

Address 406 S. Parker Street, McKinney, TX 75069

Telephone (972) 839-2541

E-mail Address connieroxane3@gmail.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Robert B. Davis House

Address of Building 406 South Parker Street, McKinney, TX 75069

Date of Construction Known or Circa 1902
(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor unknown

Architectural Period/Style Folk Victorian

Legal Property Description of Current Location (Lot and Block Numbers)

Parker Addition, Blk 1, Lot 3B

Does the building remain on its original site?

- Yes
- No (specify original location) _____

Indicate the original and adapted uses of the building.

Original Uses		Adapted Uses	
<input type="checkbox"/>	Agriculture _____	<input type="checkbox"/>	Agriculture _____
<input type="checkbox"/>	Commerce _____	<input type="checkbox"/>	Commerce _____
<input type="checkbox"/>	Education _____	<input type="checkbox"/>	Education _____
<input type="checkbox"/>	Government _____	<input type="checkbox"/>	Government _____
<input type="checkbox"/>	Healthcare _____	<input type="checkbox"/>	Healthcare _____
<input type="checkbox"/>	Industrial _____	<input type="checkbox"/>	Industrial _____
<input type="checkbox"/>	Recreation _____	<input type="checkbox"/>	Recreation _____
<input type="checkbox"/>	Religious _____	<input type="checkbox"/>	Religious _____
<input checked="" type="checkbox"/>	Residential _____	<input checked="" type="checkbox"/>	Residential _____
<input type="checkbox"/>	Social _____	<input type="checkbox"/>	Social _____
<input type="checkbox"/>	Transportation _____	<input type="checkbox"/>	Transportation _____

IV. Architectural Description

A. Physical Characteristics

	Original 1	Current 2
Number of stories	_____	_____
Orientation	East	East
Floor Plan		
Open plan	<input type="checkbox"/>	<input type="checkbox"/>
L-plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Modified L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Center passage plan	<input type="checkbox"/>	<input type="checkbox"/>
2-room plan	<input type="checkbox"/>	<input type="checkbox"/>
T-plan	<input type="checkbox"/>	<input type="checkbox"/>
Shotgun plan	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Roof Type		
Gable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hipped	<input type="checkbox"/>	<input type="checkbox"/>
Flat with parapet	<input type="checkbox"/>	<input type="checkbox"/>
Gambrel	<input type="checkbox"/>	<input type="checkbox"/>
Mansard	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____

B. Materials (Please check all that apply)

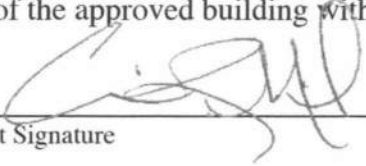
	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Exterior Wall Surface		
Siding (specify type)	<input checked="" type="checkbox"/> wood	<input checked="" type="checkbox"/> wood
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Windows		
Wood Sash	<input type="checkbox"/>	<input type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Single-hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Double-hung	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input type="checkbox"/>	<input type="checkbox"/>
Fixed	<input type="checkbox"/>	<input type="checkbox"/>
Awning	<input type="checkbox"/>	<input type="checkbox"/>
Hopper	<input type="checkbox"/>	<input type="checkbox"/>
Sliding	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Roof Materials		
Shingles (specify type)	<input checked="" type="checkbox"/> wood	<input checked="" type="checkbox"/> composition
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Primary Exterior Color	white	white
Secondary (Trim) Color	white	charcoal

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

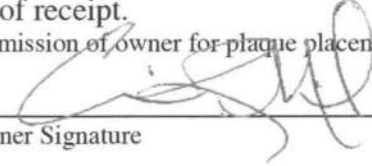
X

Applicant Signature



X

Owner Signature



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.)

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The Robert B. Davis House
406 South Parker Street



A. Alterations & Construction

Construction

The Robert B. Davis House was constructed between 1901 and 1908 and was extensively remodeled in the early 1990s. Originally, the house was a single-story, wood-frame residential structure built on a pier-and-beam foundation. The exterior was sheathed with a 5 inch weatherboard siding. The house had an L-shaped, cross-gable roof. Its east facade consisted of a gabled pavilion flanked by a covered porch. The house was primarily fenestrated with two-over-two, double-hung windows. Window and door openings were crowned with a pediment-style molding. Oak and pine flooring were used throughout the house. The front porch had turned wood columns with decorative scrolled brackets.

Alterations

The first alteration occurred in the early 1980s with the addition of a small, upstairs bedroom. Other exterior areas were enclosed around this same time. In the early 1990s, the home underwent a major remodeling that is responsible for the overall look today. That remodeling included the addition of a garage and an enlargement of the home's footprint that allowed for a open-plan kitchen/den area with additional rooms upstairs. Other alterations occurred in 2012 when the house was converted to a bed & breakfast. Those alterations included the addition of an exterior spiral staircase from the master bedroom on the second floor to the kitchen below. As a bed & breakfast, there were three bedrooms for guests and one for the owners. The latest alterations occurred after the owners who purchased the house in 2019 converted one of the bedrooms into an office and remodeled two bathrooms. Other updates included the HVAC and electrical systems.

Anticipated Needs

The current owners have no plans to expand or otherwise remodel the house. However, they will soon need to replace the roof, water heater and some porch decking. Other anticipated repairs include repairing the porch stairs and painting the exterior. Should other repairs be necessary, it is the intention of the owners to preserve the historic nature of the house as much as possible.



The Robert B. Davis House in 1985.

B. Historical Figures

Edward Bradley (1787-1855)

(This text about Edward Bradley is edited from an article written by Mrs. Edward Hughston that appeared in the March 28, 1976 issue of the "McKinney Courier-Gazette." Mrs. Hughston is a great-great-great granddaughter-in-law of Edward Bradley).

The following account of the Edward Bradley family can be of interest not only to people of the family name but also to anyone with early Texas ancestry in Collin County. The land offered by the Peters Colony land settlement company drew many settlers to North Texas in the middle of the nineteenth century. The Edward Bradley family was among the first.

Edward Bradley's story of migration to Texas from North Carolina through Tennessee, Kentucky, Missouri and Arkansas was a pattern followed by many in the years of the Nation's westward expansion. This same trek was taken earlier by many who participated in the Texas Revolution including Davy Crockett, William Travis, James Bowie and Sam Houston.

By contract with the Republic of Texas, the Peters Colony could grant 640 acres to each family and 320 acres to each single man over seventeen. The grantees received full title to the land. This lucrative offer enticed entire families to leave their eastern homes to settle in North Texas. They often migrated in family groups for safety but by the time they reached their destinations, these families were often untied through marriage or commerce.

In 1842, the Peters Colony management was offering land that included approximately the entire western half of the old Fannin County (now Collin County) along with the neighboring counties of Grayson, Denton, Wise and others. The settler received a certificate for his share of land. Often, the new owner patented his claim of more than one tract, keeping one tract as his homesteaded and selling the other. Many times the sale of land was for a certain number of "unlocated" acres which the buyer then located to suit himself. There was great inter-colony movement this way. Since many transactions were undocumented and many records have been lost, the exact date a colonist purchased land is usually impossible to find. These times were fraught with wild land speculation. Trading in parcels was a way of life.

The Census information from 1850 establishes that the Bradley group arrived to Texas some time between 1840 and 1842. That Census indicates that Mary Ann Bradley, a

daughter of Edward Bradley, had one child born in Missouri around 1840 and one born in Texas in 1842.

When Edward Bradley took certificate of his Peters Colony land, he took his 640 acres in two tracts, one of which he sold sometime after it was patented and surveyed, and the other on which he homesteaded and lived the rest of his life. His grown children each received land certificates, the two grown boys 320 acres each, the two married daughters, one as a widow and one with her husband, 640 acres each.

Edward Bradley was born in North Carolina on January 24, 1787. (In later years his granddaughter, Mary Faires, always referred to him as "Ned" Bradley). Little is known of his early life but we can pretty well assume he came with his people out of North Carolina into Kentucky as so many others did through the Cumberland Gap at the point where Virginia, Tennessee and Kentucky come together.

In 1814, Edward was married by "a minister of the Gospel" in Warren County, Kentucky, to Nancy Shelton (1792-1883), a native of Tennessee. Nancy's sister Sarah would later join with her husband John Fitzhugh to migrate with the Bradleys into the Peters Colony.

Edward and his bride were among the first westward moving settlers to arrive at the present site of Russellville, Kentucky, just north of the Tennessee state line. After living there a few years, the young couple moved westward into Missouri, settling where Boonville now stands on the Missouri River in Cooper County.

There were five children born to Edward and Nancy Bradley. They were:

- 1) Mary Ann Bradley (1820-1873)
- 2) Thomas Terry Bradley (1824-1881)
- 3) Sarah W. Bradley (1828-1900)
- 4) James S. Bradley (1829-1866)
- 5) Daniel S. Bradley (1833-1962)

These children all came into the Peters Colony and settled with or near their parents in Collin County. They all received individual land grants except Daniel.

Edward Bradley received his land certificate (Fannin Third Class Co. 1039) in the colony from Thomas William Ward in 1850, and patented 640 acres in Collin County, in two 320 acre tracts. These tracts were about ten mile apart along the old Denton and McKinney Road. One was several miles southeast of what is now the town of Prosper. Edward

sold this tract and apparently never lived there.

Edward Bradley's second 320 acre tract was south of the Denton and McKinney Road, which, in fact formed the north boundary line of the Edward Bradley Survey. This road is now called "Howell Street," named for Daniel Howell, son-in-law of Edward Bradley. This road was known as Rock Hill Road after it crossed what is now Highway 75. The road continued on to old Preston Trail and Preston Road north of Dallas. The southern portion of the Bradley tract lies on the north line of Wilson Creek Parkway.

The Edward Bradley Survey, as it is known today, originally adjoined the town of McKinney. Now, however, it lies wholly within the expanding McKinney city limits and includes all of Finch Park. Edward Bradley's house no longer remains but older family members in the past said it was a log house which stood "on the east side of the Hill well, on the branch." Clarence Hill, the son of Tuck Hill, pointed out the exact spot where the house stood. The branch of Wilson Creek is still there and runs under Howell Street just east and parallel to Waddill Street. James, one of Edward Bradley's sons, bought from his father the 98 acres on the other side of the branch and built his home there. Paralleling the branch, Edward laid a road leading south to the back of the Survey and this road, which was a dirt road as late as 1976, is now called Baker Street. It gave access to the family cemetery which is now on Wilson Creek Parkway, just east of the Salvation Army building. This cemetery tract is included in a portion of the Edward Bradley Survey which was willed to Edward's daughter, Mary Ann (Bradley) Howell, and later owned by horticulturalist Elbert W. Kirkpatrick.

After Edward and Nancy Bradley had been at McKinney only a few years, Edward's farming was interrupted by a term of military service during the Mexican War. He enlisted July 24, 1846 at Buckner, which was then the Collin County seat and lay a few miles west of McKinney.

Edward served as a private in Captain Andrew Stapp's company in the Regiment of Mounted Volunteers mustered by Col. P. Hansbrough Bell, later Governor of Texas (1849-1853). This was the only company from McKinney to serve in the Mexican War. They served on the "Indian frontier" in Denton, Wise and Jack Counties where the Indians were resisting the westward migration of settlers and travelers.

After the six month term of enlistment, the company returned to Buckner to be dismissed from duty. Collin County historian Roy Hall told an interesting story about the company's return which happened to fall on Election Day, that is, the day residents

were voting on the new location of the Collin County seat. It seems that both sides were counting on the votes of the returning cavalymen to swing the election.

It was a terrible, stormy day. Great rains came causing all the creeks to swell and flood. This prevented the men from getting in before the polls closed. Several men who tried to ford the swollen creeks by horseback lost their way and nearly died for their efforts. With only eleven ballots cast, McKinney was chosen to be the new county seat.

In 1848, Edward Bradley received a land grant of 40 acres for his service. This is evidenced in a deposition dated June of 1855. In it he declared he had since legally disposed of same, but did not mention the buyer or location. Records show he owned land in Denton County which is likely the location of this grant. Some of the other men of Capt.'s Stapp's company who received land for their service included Peter F. Lucas. (a son-in-law to Edward Bradley), John Fitzhugh (Edward Bradley's brother-in-law) and stockman Andrew Jackson Tucker, the namesake for Tucker Street. Capt. Stapp's Company of Texas Mounted Volunteers was also known in Collin County as the Texas Rangers.

Three months after the deposition rewarding Edward Bradley for his service, he died. In October of the same year, his widow applied for the additional bounty land to which she was entitled. Sometime in 1856 she received another 120 acres, on record but "unlocated," a term used to describe property that had not been surveyed. She probably sold this claim "unlocated" as well.

Edward Bradley died Sept. 24, 1855, and was buried in the Bradley Family Cemetery. His grave is the oldest on record there and is marked by two large stones, one at the head and one at the foot. The headstone is inscribed "In Memory of Edward Bradley who departed from this life in the 68th year of his age - September 24, 1855."

A year later, Sept. 29, 1856, John L. Lovejoy, Jr. was appointed Administrator of the Edward Bradley estate. He, as principal, with J.O. Straughn and John Fitzhugh as sureties posted bond of \$6,000, and declared that Edward Bradley had left no will and an estate valued at \$7,200 which included 181 acres.

In February, 1858, the widow and children were summoned to the courthouse too partition and distribution of the estate, a report on which is abstracted below:

All real and personal property to be divided into two portions of equal value... one to Nancy Bradley, widow... the other to be divided into five parts of equal value... each part to one of the other five distributives... to wit: 1) Nancy Bradley, 70 acres, value \$1,700; one cow and calf, bedstead and household furniture, value \$50. 2) Mary Howell, 27 acres, value \$350. 3) Sarah W. Lucas, 18-3/4 acres, value \$350. 4) Thomas Bradley, 26-1/2 acres, value, \$350. 5) James S. Bradley, 16-1/4 acres, value \$350. 6) Daniel Bradley, 22-1/2 acres, value \$300; a cow and calf, two two-year-old steers, tow yearlings, a sow, and a few tools, value \$50.

The estate report and the division was accepted. There was some trouble over a portion of it later as shown by an undated letter of agreement between "Mrs. Nancy Bradley, widow... and the law firm of Throckmorton and Brown who agreed for a fee of five acres or \$50 per acre recovered (payable by Nancy or her heirs) to undertake to recover 63 acres of the Edward Bradley 320 acre survey conveyed by Mrs. Nancy Bradley to her son Daniel Bradley for and in consideration of love and affection and for support and maintenance of her during her life. (Signed) T.T. Bradley and George F. Lucas."

Daniel Howell (1821-1878)

Daniel Howell, born in Ohio in 1821, was among the early arrivals to Texas who settled in the Peters Colony, arriving in the early 1840s. Daniel received a 640 acre grant near present day Celina.

Documents show that in 1845 Daniel married the 24-year-old Mary Ann (Bradley) Ellis who was a recent arrival to McKinney, having come from Missouri with her parents Edward and Nancy Bradley. Mary Ann's marital status is not clear but upon her arrival she had a daughter Sarah who was born in Missouri in 1840 when she was married to George Shipley Ellis. She is presented as a widow in many historical accounts while others indicate that her husband died during a thunder storm in Missouri in 1850. Another discrepancy involves her son John Edwards Howell who is indicated as being 7 years old in the 1850 Census implying that he was born around 1843 (two years before Mary Ann and Daniel were married). However, the 1860 Census indicates John is 14 which would put his birth around 1846. The son's gravestone says he was born in 1842. These conflicting sources present significant implications regarding the relationship between Daniel Howell and Mary Ann (Bradley) Ellis. Was John born before or after their wedding or was he the son of George Ellis? The record is not clear.

Deed records show that both Daniel and Mary Ann were granted adjoining 640 acre tracts near what is now Celina. It was not unheard of for a woman to be granted land

but for a husband and wife to be granted separate tracts is extraordinary. This adds to the mystery regarding their relationship,

What is clear is that the early years of their marriage were spend west of McKinney in Denton and Wise County. Daniel followed the mercantile trade and owned a trading post in Alton, the old Denton County seat. The store was a center of business activities for Anglo and Native customers alike. As settlements expanded westward, so did Daniel's trade. In 1857, he moved his store to Wise County selling hides, furs, tobacco, sugar, and whiskey in the town that would later become Decatur.

At the beginning of the Civil war, the Federal troops that had been keeping the peace on the frontier were withdrawn from their western posts. Consequently, the Comanche Indians took advantage of the security vacuum and attempted to expand their own territorial claims. The Comanches intended to rid the area of not only the Anglo settlers but also the Delaware Indian Tribe that were friendly to them. Many settlers moved eastward for safety including the Howell family who returned to McKinney. The place they returned to was a 9-and-a-half acre tract of land that Daniel had purchased from his father-in-law Edward Bradley in 1854. Around 1861, Daniel built a house on the northern boundary of this track. That northern boundary followed a dirt road that later became named "Howell Street."

Though he build a house for Mary Ann and family, it appears that Daniel maintained a presence out west. In January of 1864, Daniel enlisted in the Confederate Army at Decatur and served under Capt. George B. Pickett until being discharge in May of the same year. In 1865, he still owned a store in Wise county and held the County's position of Chief Justice. He was later suspended from his position to due to Reconstruction. Edward returned to McKinney to start a new store on the north side of the Square.

Daniel died on August 27, 1878, three months after the death of his wife Mary Ann. Both are buried at Pecan Grove Cemetery. Two years prior to her death, Mary Ann gave her unmarried daughter Margaret 20 acres south of Howell Street that included the family home. With this asset and additional inherited wealth, the 24-year-old Margaret was not single long. Six months after her father's passing, Margaret married McKinney gunsmith John R. Parker.

John Randolph Parker (1838-1909)

John R. Parker was born in Humphreys County, Tennessee on September 10, 1838. He came to Texas in February of 1858. He initially settled at Honey Grove for a year

before finally settling in McKinney in 1859. In 1862, he enlisted in the Confederate army serving as second lieutenant of E. Stephens' Company, which was commanded by Captain Reed. The Stephens' Company patrolled in Arkansas and Louisiana. Following the war he returned to McKinney where he engaged in the dry goods business and farming.

In 1870, John opened a gun and locksmith business on East Louisiana Street. In 1879, he married Margaret Howell, daughter of Daniel Howell and Mary Ann (Bradley)., Margaret was 16 years his junior and the owner of over 20 acres of land given her by her parents. Her land holdings included her parents house on Howell Street which became the couples homestead. Shortly after the couple's nuptials, John Parker re-platted the property that Margaret brought to the marriage into a 16-lot subdivision known as the Parker Addition. The land that came to Margaret Howell was property passed down from her grandmother Nancy (Shelton) Bradley through her mother Mary Ann (Bradley) Howell.

John and Margaret lived at the corner of Howell and Barnes Streets in a house that Margaret's father Daniel Howell had built for the family when the Indian raids in Wise County made it too dangerous for the woman and children to live out west just before the Civil War.

John was a well-known and well-liked figure in McKinney. He served as an alderman between 1885 and 1907 (except for years 1896-1899), which earned him a salary of \$5 per month. In his later years, he became popularly known as "Uncle Dolph." Several of those years he was the mayor pro tem. He was also a member of McKinney's I.O.O.F. and Knights of Pythias lodges.

John R. Parker died in July of 1909 and is buried at Pecan Grove Cemetery. Margaret continued to live in the house on Howell Street, even making additions to it in 1912. These changes do not appear on the Sanborn Insurance Maps until 1920, however. This expansion was likely made to accommodate the need's of her two children, Bennie and Howell. Bennie and her husband Edward G. West had their first child the year the additions were made. Howell was 28 years old at the time and unmarried, a status he maintained his whole life. Howell worked in his brother-in-law's business, the McKinney Steam Laundry at 307 E. Louisiana. Margaret died in 1921 and is buried next to husband John at the Pecan Grove Cemetery.

With the death of Margaret (Howell) Parker, the house at 909 Howell Street was passed

down to her children Howell and Bennie. The house has since stayed in the family and is currently owned by Edward Bradley's great-great-great-great grandson.

Robert Brown Davis (1850-1930)

Robert B. Davis was born in Farmington, Tennessee to Chapman Davis and Violet Dryden in 1850. He was one of six children, four boys and two girls. His father died when Robert was only five years old. His mother remarried nine years later.

Robert came to Texas at the age of 26 in 1876 along with his brother John. Early information about Robert is scarce. One of the first mentions of him in print comes from a brief article in an 1892 edition of the *McKinney Democrat* where it was announced that Robert would be a candidate for the City Tax Assessor and Collector. At the time of this announcement, Robert was a deputy sheriff under Gabe Beck. Robert won election and held this position for several terms until being beaten by grocer Silas E. Walker in the 1902 election.

The year Robert lost his tax assessor job he accepted a position with the H.H. White Fire Insurance Company. He maintained the same profession for the next 28 years. Around 1905, Mr. White became an officer of the Collin County National Bank and Robert began his own firm with its office above the Smith Drug Store on the east side of the McKinney Square. This office also served as his residence.

Robert Davis was a popular and trusted member of the community. He was often hired to audit the City's financial records. He was a member of the First Presbyterian Church. He was a life-time member of the Knights of Pythias and served in every administrative office that the organization had, including the top position of Chancellor Commander. The Knights of Pythias is a fraternal order that was first chartered by Congress in 1864. The Defiance Lodge No. 28 in McKinney was organized in 1882. Robert joined in 1886.

Around 1913, Robert teamed up with his brother John to begin a poultry company known as Davis Brothers. John had been a traveling buggy salesman for the Spaulding Manufacturing Company and later worked for a company based in Kalamazoo, Michigan. The Davis Brothers specialized in barred Plymouth Rocks and Cornish Indian Game hens. The published address for the business was 106 South Parker which was John's personal address. It is likely that the main chicken yard was a half-acre lot Robert owned at the corner of Barnes and Cole Street. The enterprise was short-lived ending in 1914 as a result of John's death in February of that year. The following month, Robert sold the business and chicken yard to 25-year-old poultry

fancier Wesley Kerby.

Besides the occasional mentions in the newspaper that involved Robert's civic and business involvement in McKinney, there are other mentions that offer a glimpse into Robert's personal life. They all involve personal injury in some way. The first to appear in print in 1902 involved a pick ax that struck Robert's leg when he was digging a well. Another in 1905, involved a broken arm he received. The *McKinney Daily Courier* described it this way:

Last night as R.B. Davis of the fire insurance firm of White & Davis was passing through the hall in the court house and in the dark ran into the coal bin which is under the floor and fell on the coal breaking his left arm just above the wrist, and severely bruising his face.

Another incident occurred in 1908 when Robert slipped on a banana peel and broke an arm. The reporter did not indicate which arm. Among the last mentions involving an injury occurred in 1928 when he fell climbing a flight of stairs leading to his office/residence above the Smith Drug Store. Later, in Robert's 1930 obituary it was reported that he was living in the home of his nephew at 504 South Parker Street after a long period of illness. The obituary claimed, "He fell and broke his hip about six or seven years ago, later breaking it again, as well as breaking both arms." This chain of mishaps and its subsequent reporting reveals as much about Robert's clumsiness as it does about his value to the McKinney community.

Robert never married. Despite owning various rental properties in McKinney, he chose to live most of his life renting an office/residence above the Smith Drug Store. Though his lifestyle was unusual, it did not dampen the glowing words used in his obituary to describe his character.

Mr. Davis was a man of the strictest integrity and made a conscientious, capable city and county official. He bore the respect of every acquaintance. He was unpretentious in his life, never pushing himself forward in publicity, but modesty characterized his attitude throughout. He loved his nephews and nieces as devotedly as if they were his own children. They, in turn, lovingly ministered to him in his old age and feebleness, and are heartbroken at his death.

Robert B. Davis died on August 16, 1930 in the home of his nephew Dowden Davis. He is buried the Davis family plot at Pecan Grove Cemetery.

Doctor Wootson Hill (1871-1956)

Doc Hill is the son of Francis Marion "Tuck" Hill who is one of McKinney's best-known pioneer residents. Tuck Hill is the second cousin to Frank and Jesse James and is known to have entertained the outlaw duo on their occasional visits to town. During the Civil War, Tuck served under the notorious William C. Quantrill who used guerrilla tactics against Union troops often to gruesome effect.

Doctor Hill was not a physician. That is what his parent Tuck and Mary (Graves) named him. Tuck had a bother named Wootson Coleman Hill who was a livestock trader who used "Doc" as a nickname. It appears that Tuck was honoring the name of his brother when in 1871 his wife Mary gave birth to Doctor Wootson Hill.

Compared to his colorful father, the younger Doc Hill's life was altogether uneventful. On the other hand, Doc's older brother William maintained an active social and business life. William owned a buggy business on the south side of the McKinney Square that became one of the first automobile dealers in Collin County and a Chevrolet dealer in 1918. William's wife started one of the City's first antique stores. Doc's younger brother Clarence was a canary breeder who shipped birds to various parts of the mid-west and southwestern United States. He raised an average of 100 birds a year, selling for \$5 each.

There are few mentions of Doc in the McKinney newspapers, one of the first however announced his wedding. In 1898, Doc married Ida May Ottenhouse, daughter of German immigrant Heinrich Ottenhouse who settled in Collin County in 1866. Heinrich came to Texas as a child with his family, first living in San Antonio near the walls of the Alamo. He served in the Civil War and later came to McKinney where he married Harriett McGarrah, daughter of Peters Colony settler George McGarrah. In 1907, Heinrich purchased a house down the street from his daughter and son-in-law on Howell Street.

Doc and Ida May lived on North Bradley in the early days of their marriage but with the arrival of their daughter Marian they moved into a house they had built on Barnes Street. In 1910, a fire broke out in their house while the family was having dinner. Although the entire Volunteer Fire Department had gathered at the firehouse for a monthly meeting that evening, it still took them 15 minutes to get to the burning house. By the time they arrived, the house was completely engulfed in flames. No one was injured but the firemen worked hard to keep nearby houses and barns safe. The *McKinney Courier-Gazette* estimated the loss of the house to be \$900 with another \$800 in furniture. The

family built a new house on the same lot (now 710 Barnes St.).

During the first decade of the Doc's marriage he was in the livestock trade, like his father. That changed in March of 1912 when he was appointed Letter Carrier for the City of McKinney while the new Post Office on East Virginia Street was under construction. The granite, Italianate-style building opened its doors in December of 1912¹.

Doc and Ida May lived a quiet life on Barnes Street. Doc was a letter carrier for 24 year, retiring in 1936 at the age of 65. Ida May died of a heart attack in 1949. Doc died in 1956. Both are buried at Pecan Grove Cemetery.

¹ *The date commonly cited for the erection of his building is 1911. However, this is the date the local Mason's lodge laid the cornerstone. The building was not operational until the end of 1912. John Homer Suttle (1866-1939) is nearly always credited with being the architect who designed the building, but this is not true. J.H. Suttle was a carpenter by trade and the Superintendent Inspector of Government Construction. He was responsible for supervising the building's construction, not its design.*

C. Property Ownership

Address: 406 South Parker, McKinney, Texas 75069

Legal Description: Parker Addition, Blk 1, Lot 3B

Purchase Date	Seller	Buyer	Book/Page
Jun. 21, 1854 ¹	State of Texas	Edward Bradley	G / 421
Oct. 10, 1854	Edward Bradley	Daniel Howell	H / 147
Aug. 27, 1878	Daniel Howell, dec'd.	Margaret Howell ²	
Mar. 11, 1879	Margaret Howell	John R. Parker ³	
Sep. 3, 1901	John R. Parker	Robert B. Davis	108 / 123
Aug. 4, 1931	Robert B. Davis, dec'd.	Doc W. & Ida May Hill	284 / 297
Sep. 22, 1949	Doc W. & Ida May Hill	Marian A. (Hill) Truitt	524 / 314
Mar. 17, 1969	Marian A. (Hill) Truitt	Bob Johnson	729 / 39
Jul. 2, 1974	Bob Johnson	John C. Martin	922 / 95
Mar. 8, 1977	John C. Martin	Longhorn Motel ⁴	1042 / 99
Dec. 7, 1981	Longhorn Motel	Kenneth & Sharon Dunlap	1454 / 805
Mar. 1, 1985	Kenneth & Sharon Dunlap	Thomas & Jill Robinson ⁵	2081 / 677
Aug. 11, 1989	American Federal Bank	Weldon Bergreen	3110 / 888
Jun. 18, 1997	Weldon Bergreen	Robert Head	333A / 1169
Jun. 22, 2009	Robert Head	Larry & Sandie Wilson	
Aug. 15, 2011	Larry & Sandie Wilson	Dennis & Vicki Hill	
May 29, 2019	Dennis & Vicki Hill	Mark & Connie Miserak	

¹ This is the date the State of Texas issued a patent affirming Edward Bradley's ownership.

² Inherited from her parents

³ Margaret Howell and John Parker marry.

⁴ Horace B. Milligan, DBA

⁵ Bank takes possession.

D. Tenant History

The chart below shows tenants for several known years. This information is derived from phone book and census records.

Year	Tenant	Occupation
1910	William F. Crater	Telegraph operator for railroad
1911	Charles Sears	Deputy tax collector
1917	Charles Sears	"
1920	Elbert Lovell	Real estate
1924	B.H. Dickens	Drayman, wagon driver
1930	Andrew Grissam	City Hospital janitor
1933	Vacant	
1940	Charles A. Bacon	Power line worker
1949	Osie Bacon	widow of Charles Bacon
1950	Osie Bacon	"
1952	Osie. Bacon	"
1956	R.M. Kerr	?
1960	C.D. Wood	?
1964	P.R. Collins	?
1968	Mrs. Lucy R. Gilmore	?

E. Narrative History

Edward Bradley came from Kentucky to Texas with his wife Nancy and five children in 1842 to partake of the land being offering by the settlement company known as the Peters Colony. The Republic of Texas (and later the State of Texas) used organizations like this to attract immigrants to its territories by offering settlers lucrative land contracts. Ed Bradley's family was among the first 200 families to settle in the Peters Colony. Despite having plenty of land to give away, the Peters Colony managers had difficulty settling as many people as required by their agreement with the Republic of Texas. Management issues within the Peters Colony organization led to great legal confusion regarding the titles held by the settlers. It was only after Texas joined the United States that most of these disputes became settled. In the end, Ed Bradley's headright grant of two separate 320 acres tracts was affirmed in May of 1854 by Governor Elisha M. Pease. One of those tracks became known at Tract #85 with Howell Street in McKinney marking its north line. This tract later became known as the Ed Bradley Survey. In 1855, Ed Bradley's son, Thomas T. Bradley (1824-1881), was deeded a separate grant of 291 acres situated immediately north of Ed Bradley's 320-acre tract.

Ed Bradley's family lived along the southern border of his property near the family cemetery north of what is now Wilson Creek Parkway. The Bradleys eldest child was Mary Ann who married merchant Daniel Howell in 1845. Early on, the Howells lived in McKinney but around the mid 1850s Daniel established a trading post operation in Denton County and later in Wise County. When the Civil War triggered the withdrawal of the U.S. troops who were protecting the Anglo settlers, the Howells moved to McKinney. Upon the families return, Daniel built a house on a nine-and-one-third acre tract he had purchased in 1854 from his father-in-law, Ed Bradley. The northern border of this tract lay on what is now Howell Street.

When Daniel and his wife Mary Ann both died in 1878, the title to the tract transfered to their 24-year-old, unmarried daughter Margaret. Before her parent's death, Margaret was given another nine-acre tract immediately to the south. Along with some other property given her, she owned nearly twenty-seven acres. Given her age and wealth, she was not single long. In March of 1879, Margaret married gunsmith John R. Parker. The couple took up residence in the house her parents built on Howell Street.

John Parker was a popular and ambitious man. He served as a City alderman for many year beginning in 1885. He oversaw the town's early growth and even developed the

acreage he received through marriage into a 16-lot subdivision known as the Parker Addition. Among those who purchased land in the new development were the Davis brothers, Robert and John. Robert Davis was in the fire insurance business while his brother John worked as a traveling salesman for a buggy manufacturer. In 1900, the brothers purchased back-to-back, one-third-acre lots from J.R. Parker. John's property faced South Parker Street. Robert's faced Barnes Street.

In 1901, Robert sold his Barnes Street lot back to J.R. Parker in order to purchase a lot just north of the one his brother purchased the previous year. Robert sold his one-third acre lot back to J.R. Parker for \$300 and purchased the two-third acre lot for \$900. This purchase price suggests that there was no structure on the property at the time of the purchase. Robert's new lot could easily be divided into three smaller lots and this is exactly what he did. Robert erected a modest rent house on the southern-most lot. It's construction likely coincides with the home his brother was having built next door in 1903.

The rent-house Robert Davis had built at what is now 406 South Parker was a simple, four-room, folk-Victorian style house. Such houses at the time were functionally inspired structures that used prefabricated Victorian-era trim as accents. Their economy made them a favorite among investors who were building rent houses in the area. The house at 1013 West Howell, built around the same time by lumber dealer James M. Wilcox, is nearly identical to the Davis house. This house was purchased in 1907 by Robert's father-in-law, Heinrich Ottenhouse.

Between 1908 and 1914 Robert Davis built rent-houses on the two remaining lots that he purchased from J.R. Parker. When Robert died in 1931, mail-carrier Doc Hill purchased the two, southern-most lots from the Davis estate, including the house at 406 South Parker. In 1941, Doc Hill purchased the adjacent lot and house to the north following the death of its owner J.T. Morris. This gave Doc and wife Ida May ownership of the entire block. In 1949, a week before Ida May's death the couple sold the house at 406 South Parker to their daughter Marian (Hill) Truitt for "\$10 plus love and affection."

Marian continued to use the house for rental income for the next two decades selling it in 1969 to the McKinney Baptist Temple music director Bob Johnson. When Bob moved his family into the house at 406 South Parker, he became the first owner of the house to actually resided in it. Prior to his purchase, the property provided rental income to its owners for over 65 years.

In 1974, Bob Johnson sold his house to John Martin who was a fellow music director of the McKinney Heights Baptist Church as well as a salesman at Whites Auto. In 1977, John sold the property to Horace B. Milligan under the assumed name Longhorn Motel. This sale set in motion the gradual transformation of the dwelling into the commodious, two-story house that it is today.

In the 1980s, the owners at the time added an upstairs space above the kitchen. Evidence of this alteration can be seen in the 1985 photo that shows a gable roof rising above the ridge line of the original roof.

In 1989, Weldon Bergreen, who lived in California at the time, purchased the house with the intention of letting his daughter and son-in-law remodel it. During the time Mr. Bergreen owned the house, major changes were made including the addition of a garage, a wrap-around porch and more upstairs rooms. The remodeling done at this time gave the house its current over all shape.

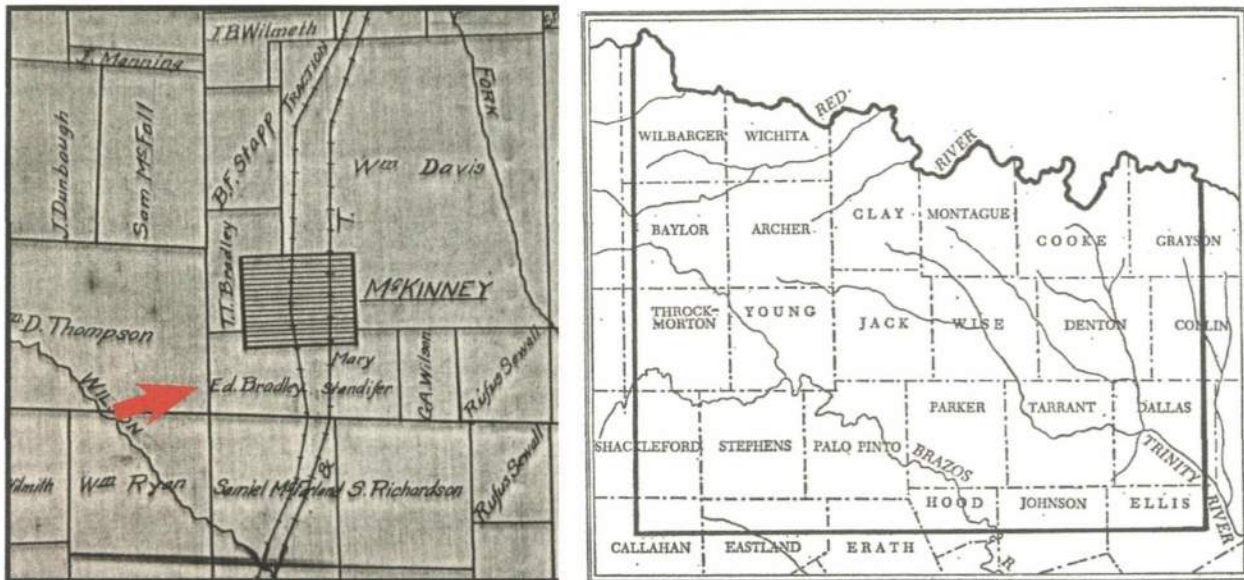
In 2012, owners Wayne and Vicki Hill turned the home into a bed and breakfast. They renovated the kitchen and den and also built a guest room that is attached to the main house via a breezeway. They added an exterior circular stairway to provide private access from the ground floor to the master bedroom upstairs.

In 2019, Mark and Connie Miserak purchased the house and returned it to a single family residence. They converted a downstairs bedroom into an office and made other modification to the master bedroom and bath.

The history of the Robert B. Davis house reaches back to the genesis of McKinney's origins. The people who have owned this plot of land include some of the City's earliest pioneer settlers, leaders of City government and business, and other colorful characters from McKinney's past. However, the historical significance of the Robert B. Davis House goes beyond the reputation of it owners. Architecturally, the house is an example how homes in McKinney can be updated and repurposed while still maintaining a stylistic vocabulary that preserves the historic character of the neighborhood. The Robert B. Davis House deserves recognition for its faithful dedication to that past while evolving to meet the desires and demands of the present.

F. Drawings

The Edward Bradley Survey



In 1854, the State of Texas affirmed a 320-acre land grant promised to Bradley by the managers of the Peters Colony. The maps above show the Peters Colony boundaries and the grants awarded in the McKinney area. In 1849, William Davis donated 120 acres of his land that he received from the Republic of Texas to become the town of McKinney and the County Seat of Collin County. The land he donated lay in the southwest corner of his 3,129 acre tract.

The highlighted section of the McKinney map (below) shows the size and location of the 320-acre Bradley tract. The red rectangle near the top line of the highlighted area is the lot that the R.B. Davis House occupies at 406 South Parker.



Early Deed History

- J.R Parker
- Sylvester Gullet
- R.B. Davis
- J.N. Davis

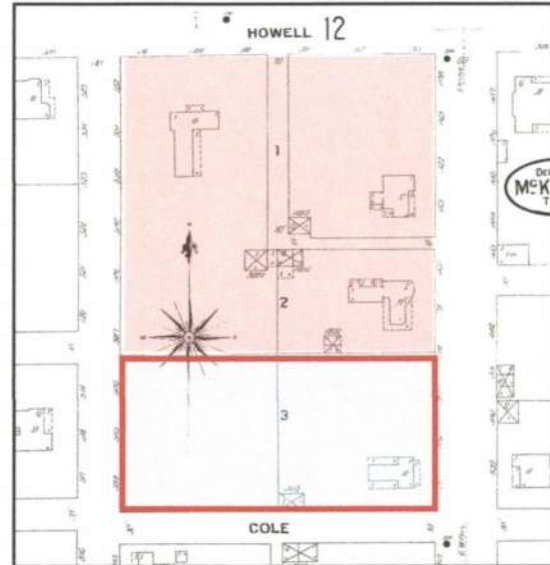
2021 Appraisal District Map



1854

Ed Bradley sold 9.3 acres to Daniel Howell (H/174). The property passed to his daughter Margaret who married J.R. Parker in 1879.

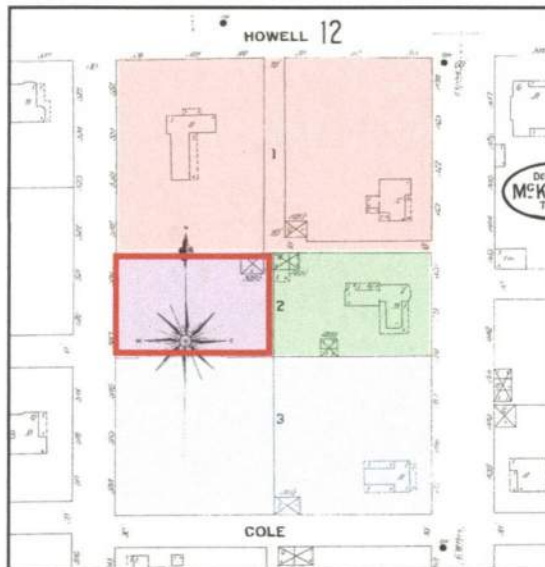
1908 Sanborn Map



1886

J.R. Parker sold a one-acre tract to Sylvester Gullett (27/413).

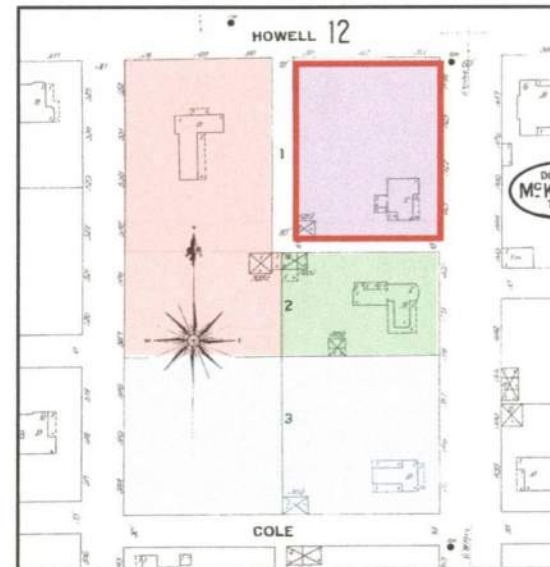
1908 Sanborn Map



1900

R.B. Davis purchased a lot fronting Barnes St. (100/501) for \$250 from J.R. Parker while his brother J.N. Davis purchased an adjoining lot fronting Parker St. (100/513) for \$400.

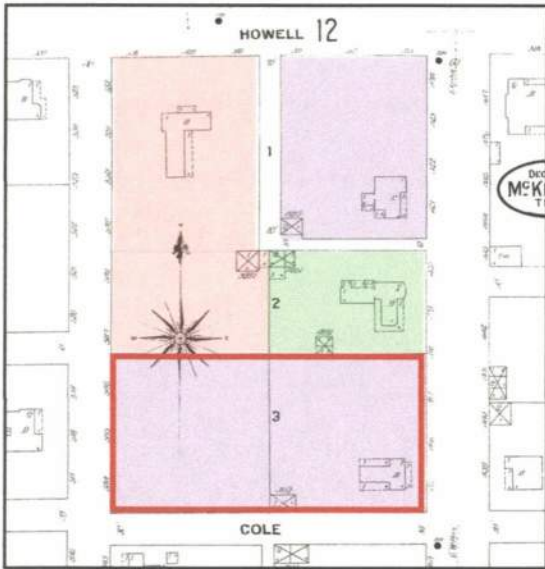
1908 Sanborn Map



1901

In September of 1901, R.B. Davis sold back the property on Barnes St. to J.R. Parker (127/439) for \$300. The next day R.B. Davis purchased a tract from J.R. Parker at the corner of Howell and Parker St. (108/123) for \$900.

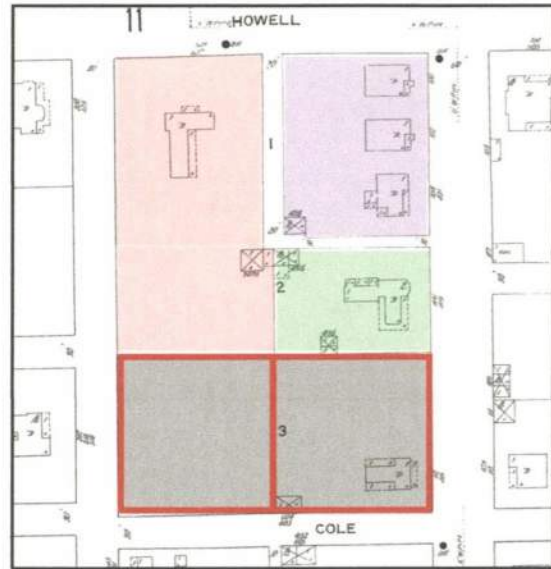
1908 Sanborn Map



1907

R.B. Davis purchased Sylvester Gullett's one-acre tract (143/537) for \$1,050.

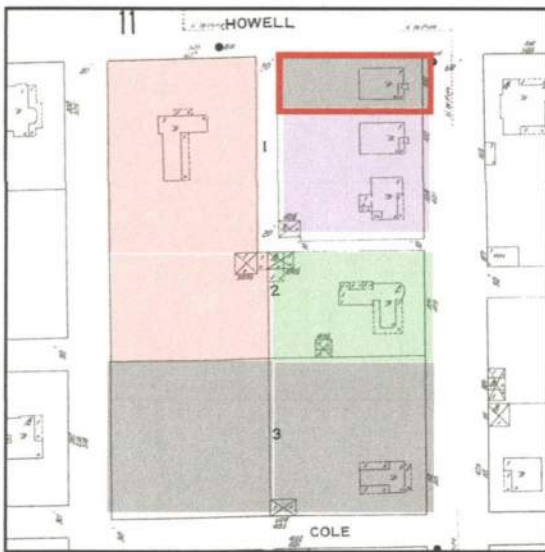
1914 Sanborn Map



1914

R.B. Davis divided the Gullett property and sold the east half to L.M. Goddard (182/49) for \$2,052 and the west half to W.H. Kerby (204/127) for \$800.

1914 Sanborn Map



1914

R.B. Davis sold the lot at the corner of Howell and Parker St to M.O. Perry (239/580) for \$3,750.

1920 Sanborn Map



1922

M.O. Perry sold his corner lot to J.T. Morris (239/583) for \$3,500.

- J.R. Parker
- R.B. Davis
- J.N. Davis
- Other

- J.R Parker heirs
- D.W. Hill
- Bob Johnson
- J.N. Davis heirs
- Other

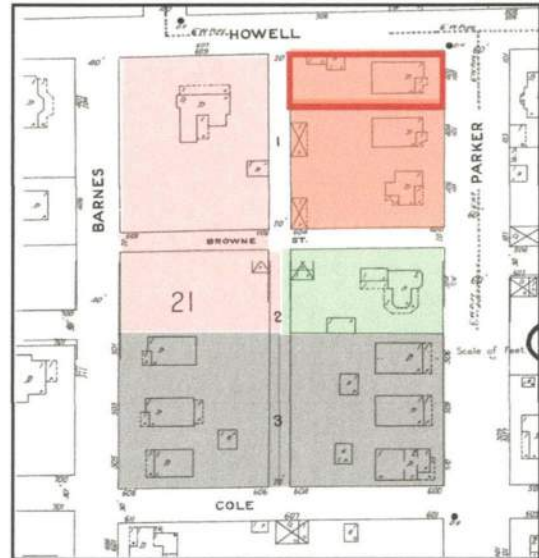
1927 Sanborn Map



1931

After R.B. Davis' death in 1930, his property on Parker was purchased by D.W. Hill (284/297).

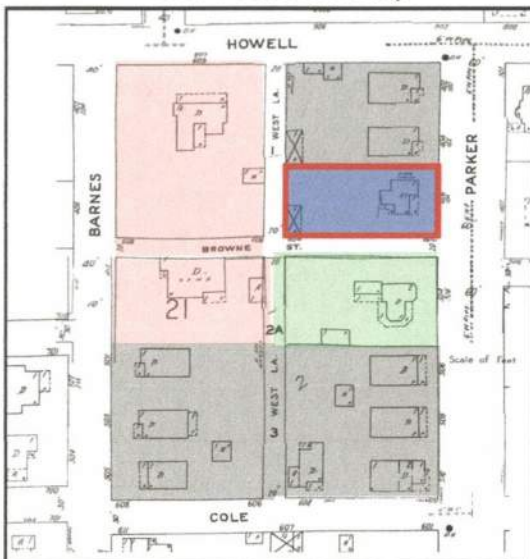
1927 Sanborn Map



1941

After J.T. Morris' death in 1938, D.W. Hill purchased the corner lot from his heirs (328/616) for \$1,200.

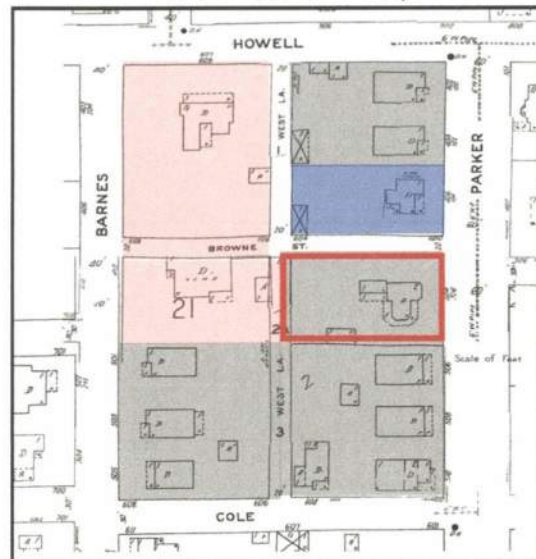
1927+ Sanborn Map



1969

In 1949, D.W. Hill sold the lot at 406 S. Parker St. to his daughter Marian (Hill) Truitt for \$10 (524/314). At the same time, D.W. Hill sold the lot north of hers for \$10 to his son Ralph H. Hill (524/328). In 1969, Marian sold the 406 S. Parker property to Bob Johnson (729/39).

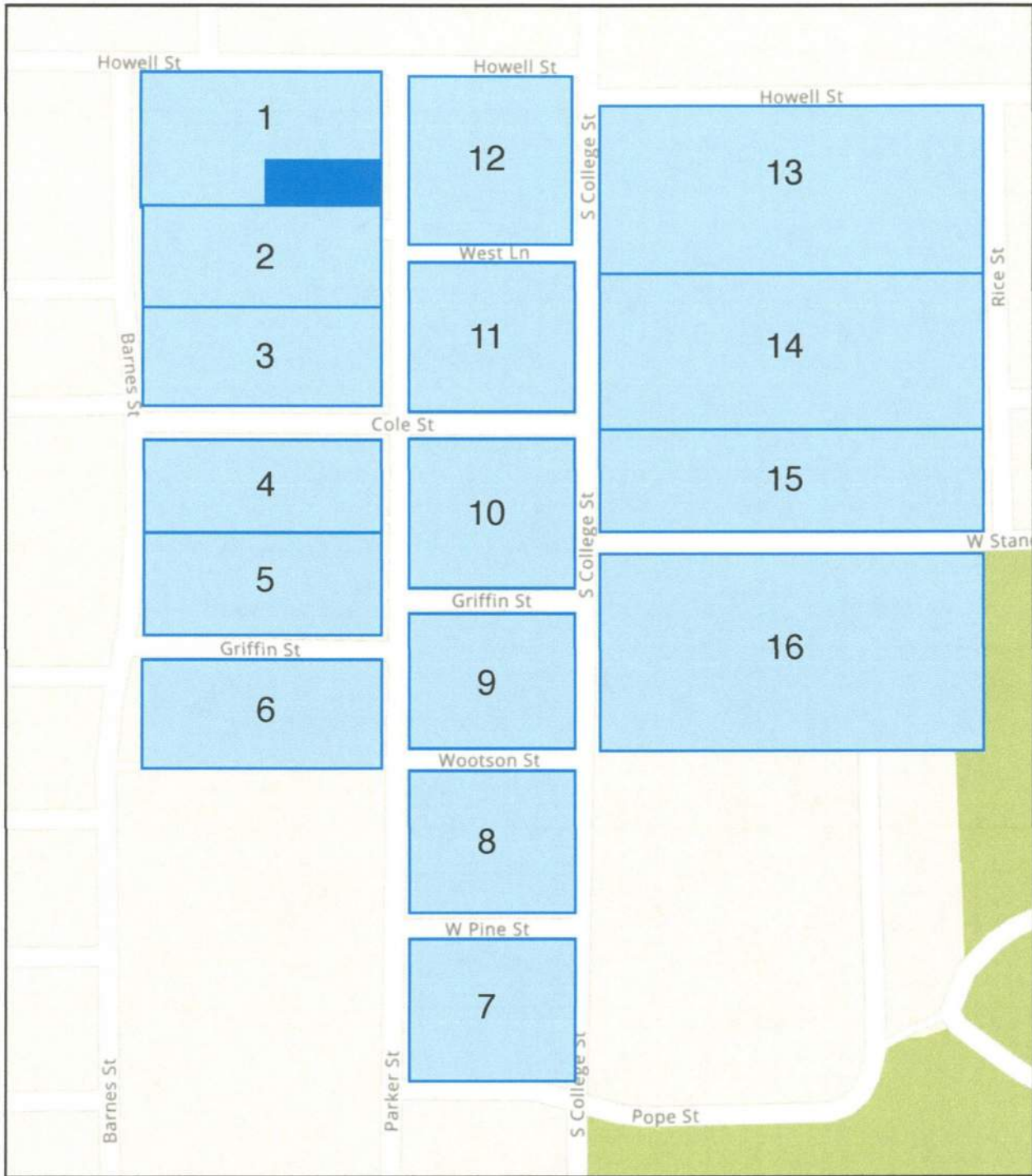
1927+ Sanborn Map



1978

Corrie Davis, daughter of J.N. Davis occupied the house at 504 S. Parker St. until her death in 1978. That year, her brother Dowden Davis sold the property to W.P. Richardson, Jr.

Parker Addition

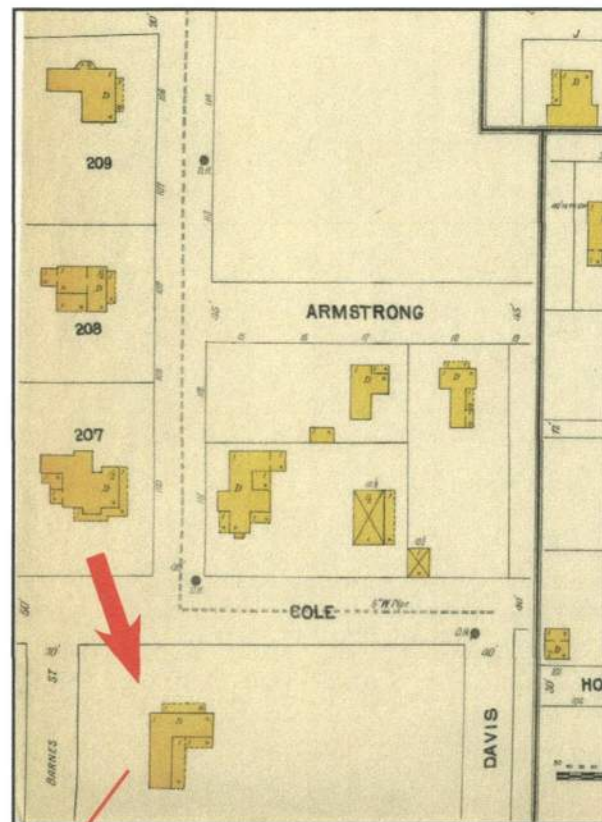


The Parker Addition is made up of 16 lots encompassing 27 acres. The entire addition consists of land that Margaret Howell owned when she married John R. Parker in 1879. The couple soon began selling lots following their marriage but the land did not become a full-fledged platted addition until the 1890s. Many lots in this area have the term "Parker Addition" as a part of their legal descriptions.

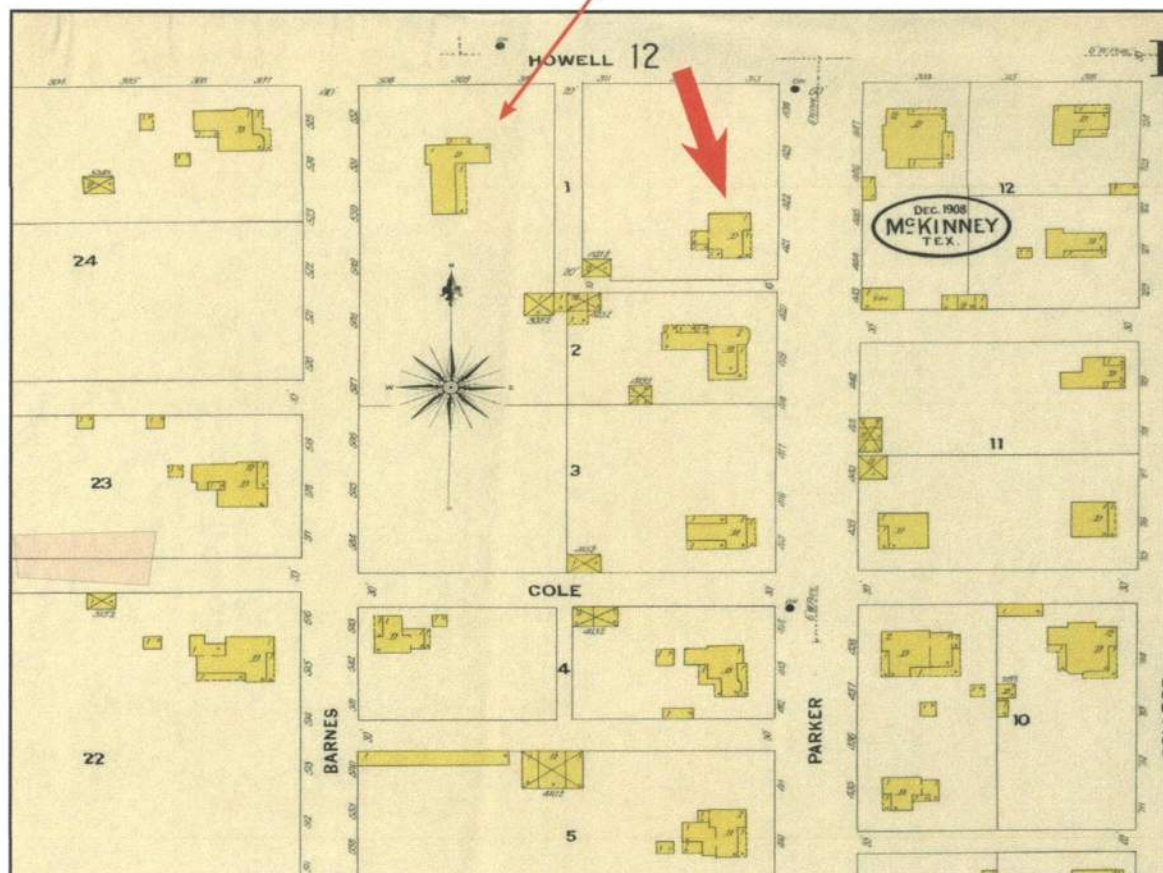
Sanborn Map: 1902-1920

Despite the miss labeling of streets, the R.B Davis house does not appear on the Sanborn map from 1902. The Daniel Howell house is clearly visible standing by itself on the lot that fronts Howell Street (mislabeled Cole on the map at right). However, given that the map is labeled incorrectly and its limited coverage, the map leaves the existence of the R.B. Davis House unconfirmed. It is not until the next Sanborn publication in 1908 that the existence of the house can be confirmed.

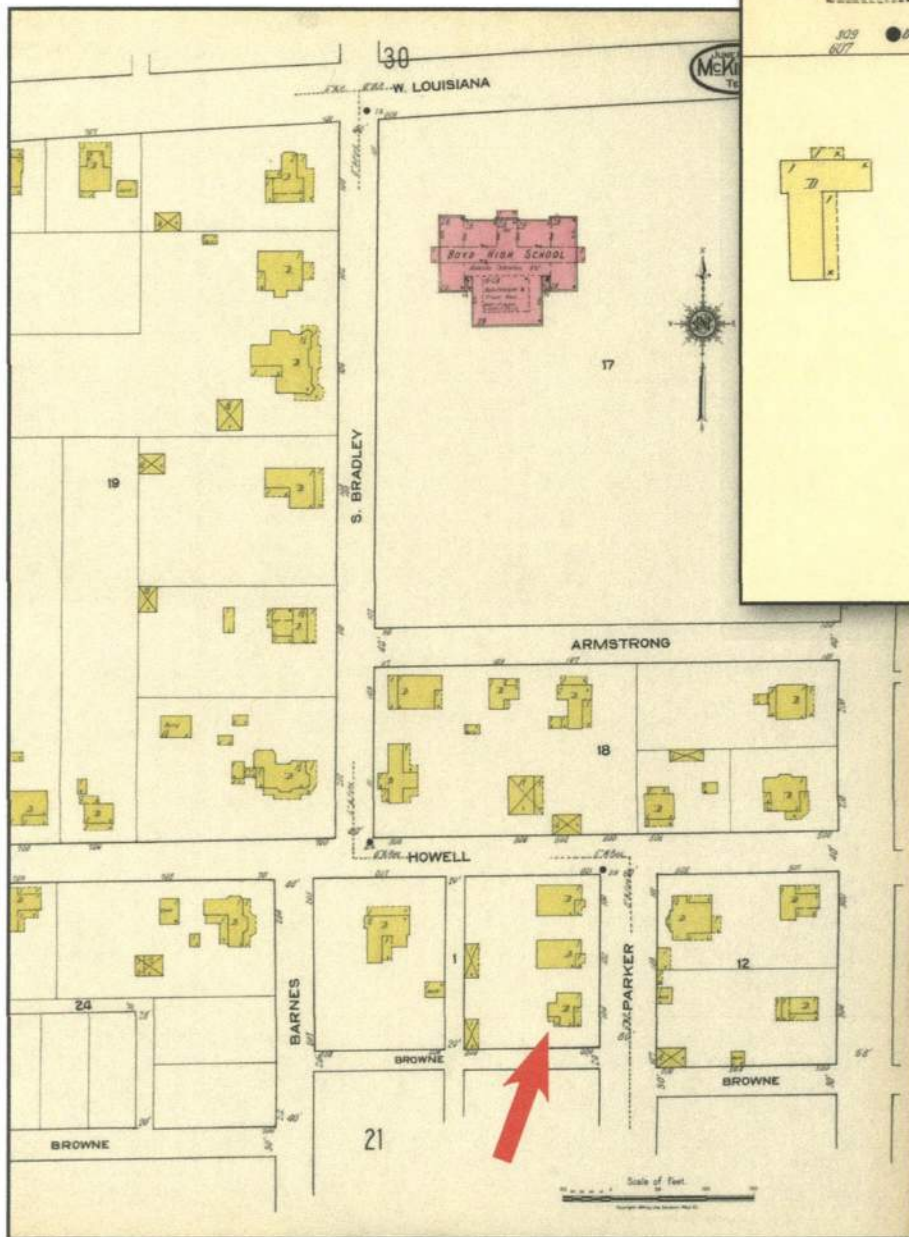
The price R.B. Davis paid for the lot at the corner of Howell and Parker Street is the clearest indication that no house existed on the property before the end of 1901 (see page 19).



1902 Sanborn Map

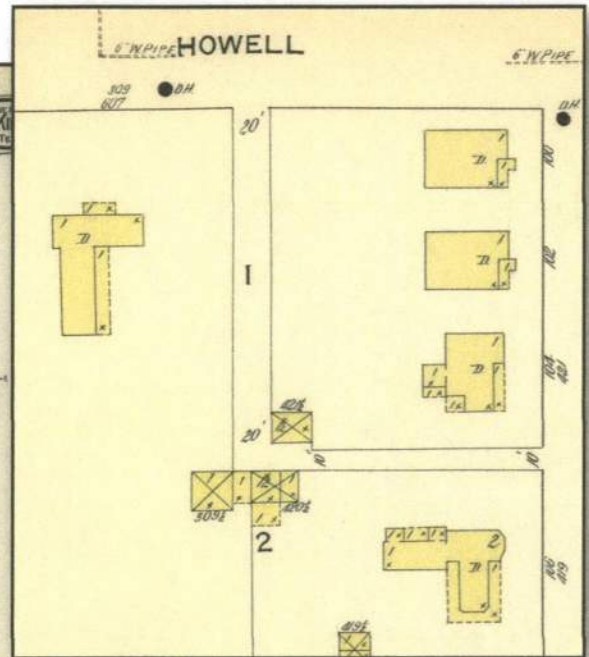


1908 Sanborn Map



1920 Sanborn Map

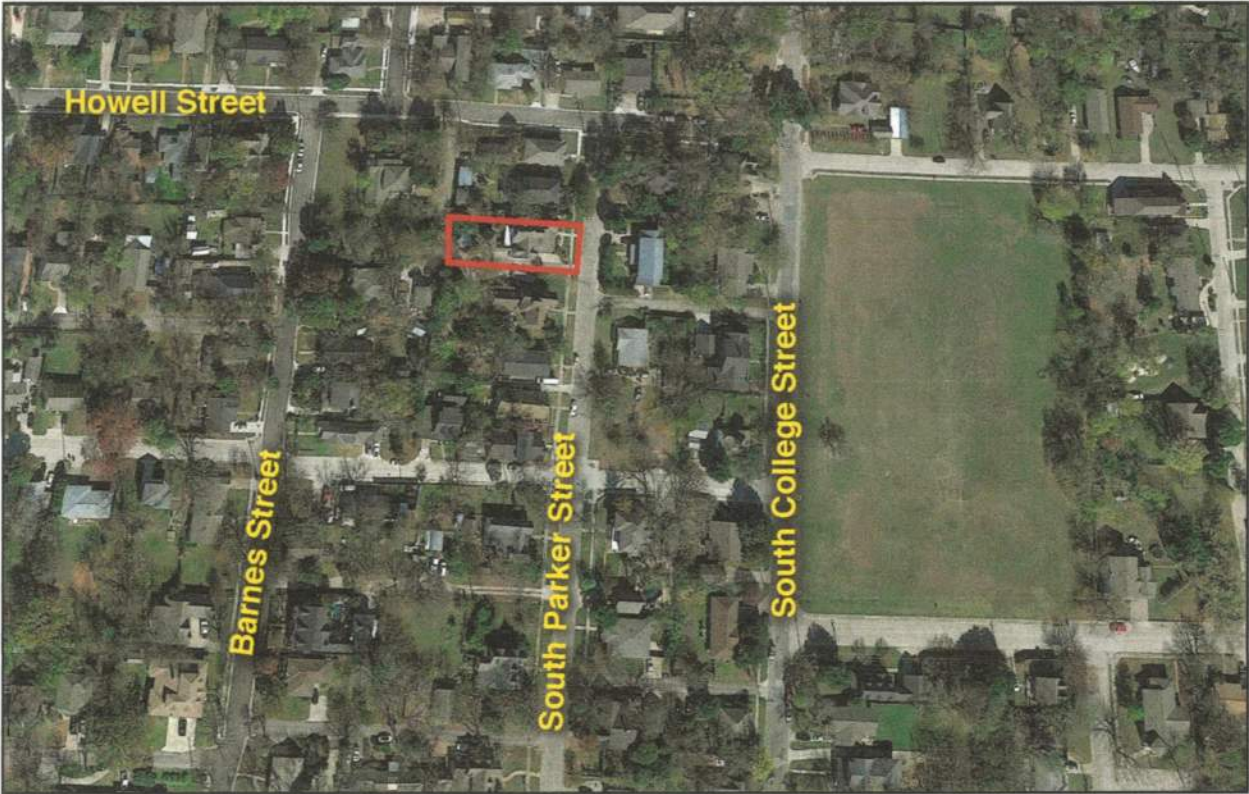
This Sanborn Map from 1920 shows the neighborhood south of Louisiana Street that includes the R.B. Davis house. The map shows "Browne Street" running south of the house connecting Barnes and South Parker Street. The 1914 map seen in the upper right does not show the street continuing through the block. In fact, none of the deeds of the adjacent properties ever mention a public right-of-way but instead claim boundaries extending to the middle of what these maps show as a road.



1914 Sanborn Map

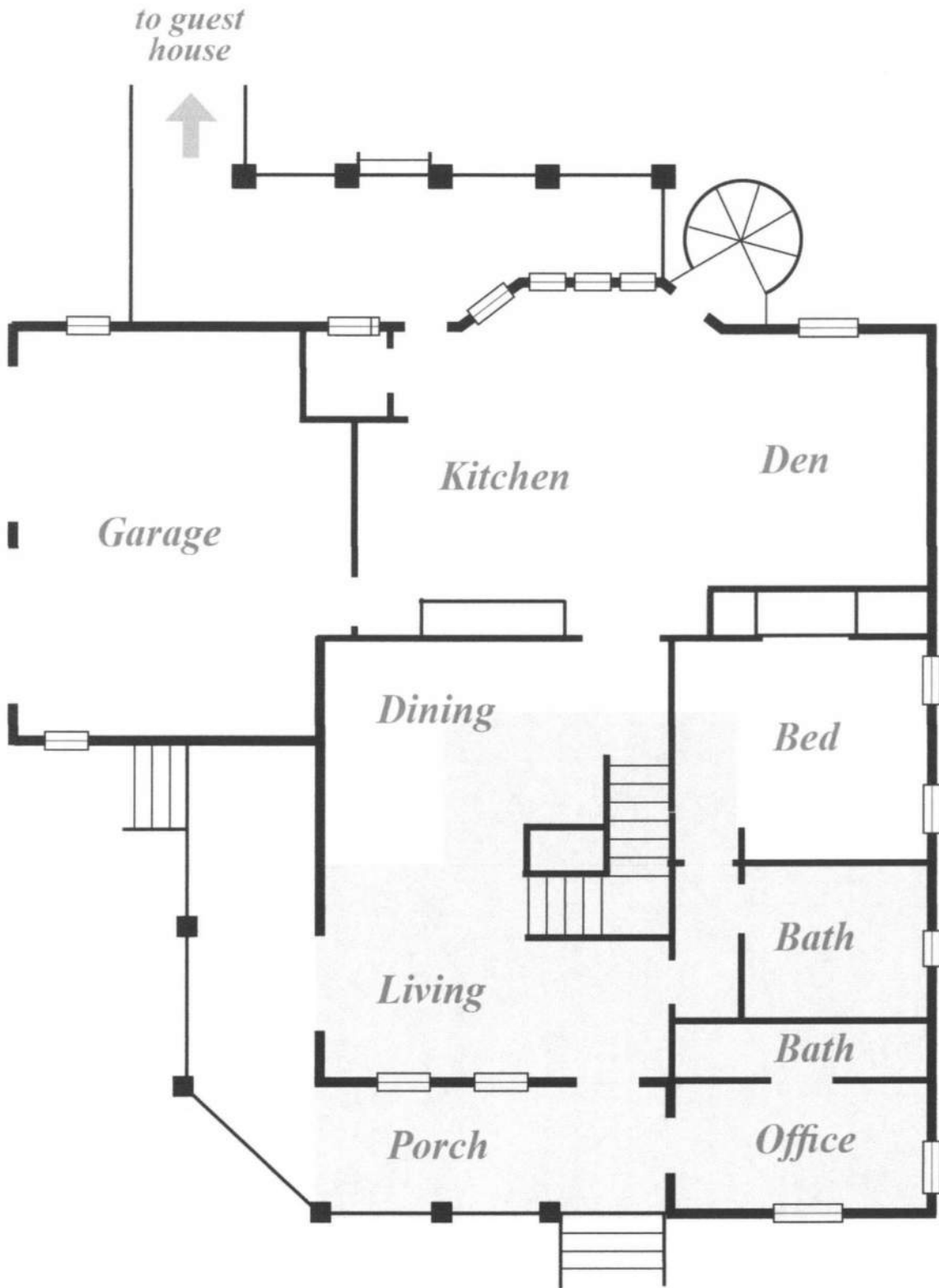


The map above shows the neighborhood around 406 South Parker Street. The aerial photo below shows the immediate neighborhood at the intersection of Howell and South Parker Streets. The red rectangles indicate the property site.

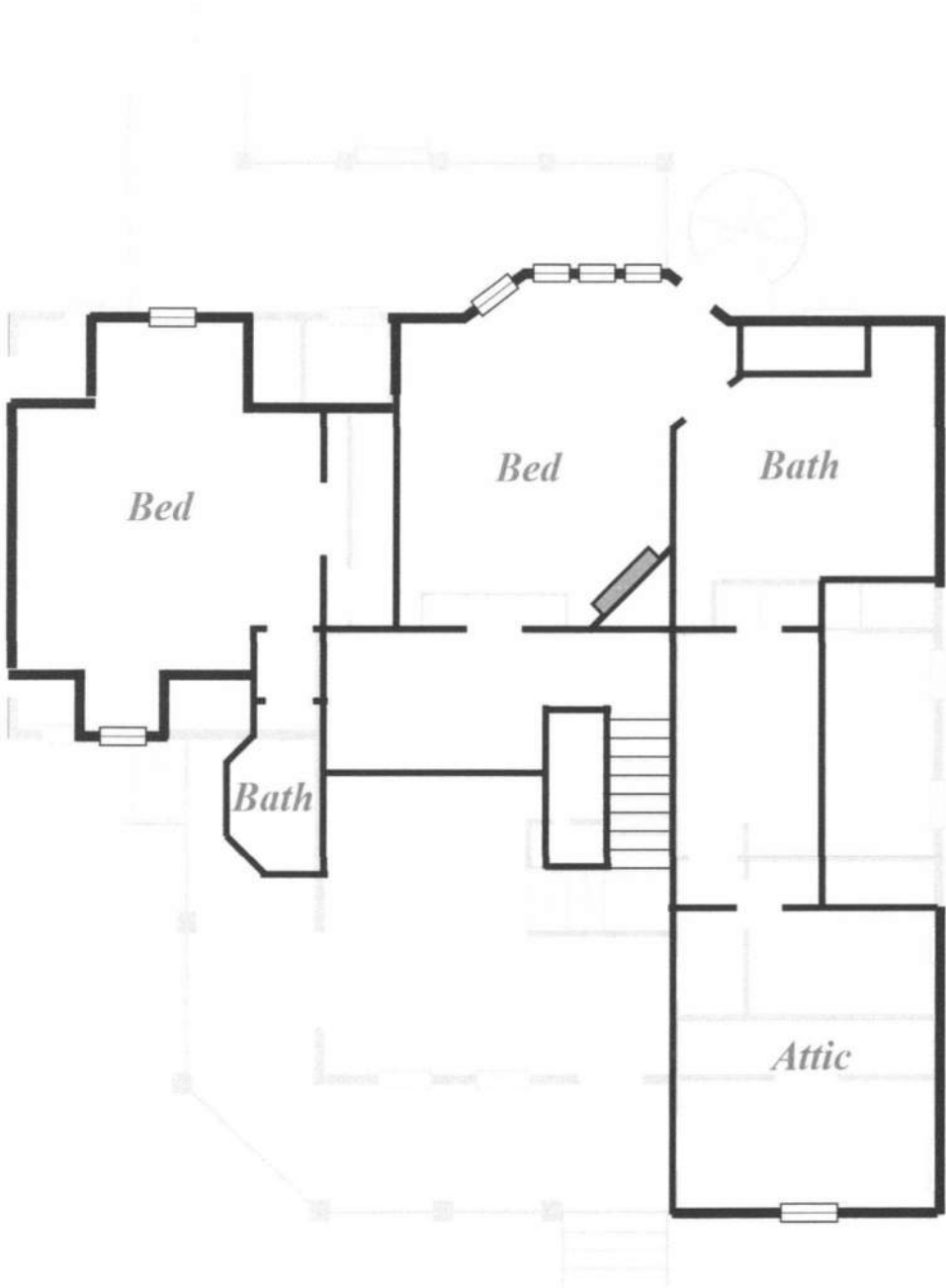


Floor Plan: first floor

This plan shows the R.B. Davis House in its current configuration. The footprint of the original house is shown in gray.



Floor Plan: second floor



G. Photographs

420

No 302

Nov 7

In the name of the State of Texas
 To all to whom these presents shall come know ye
 I E M Pease Governor of the State aforesaid by
 virtue of the Power vested in me by Law and in
 accordance with the Laws of said State in such
 Case made and provided do by these presents Grant
 To Edward Bradley his heirs or assigns forever
 Three hundred and twenty acres of Land situated
 and described as follows In Collin County about
 1/2 mile S. W. from McKinney known as the west
 half of fractional Section 106 in Township 13 S.
 North of the first Base line, in Range 3 East of the
 first Meridian by virtue of Certificate No 82 issued
 by the Commissioner of Peters Colony on the 3^d day
 of April A D 1850 Beginning at the N. E. corner
 of Mrs Brans and N. W. corner of Lamb, M^cFarlands
 Survey thence North with the East line of M. J.
 Thompsons Survey 12 1/2 Varas to a post thence
 East 161 Varas the S. W. corner of Mrs Davis Survey
 1456 Varas to a post from which a North line bears
 S 46° E. 7 Varas marked + thence South 12 1/2 Varas
 to a post on the North line of M^cFarlands Survey
 thence West 1456 Varas, with said line to the place
 of Beginning thence relinquishing to him the
 said Edward Bradley and his heirs ~~and~~ assigns
 forever all the right and title in and to said
 Land heretofore held and possessed by the said
 State and I do hereby Issue this Letter Patent
 for the same - In testimony whereof I have



Caused the seal of the State to be
 affixed as well as the seal of the
 General Land office Done at the
 City of Austin on the Twelfth day of
 May in the Year of our Lord one thou-
 sand eight hundred and fifty four

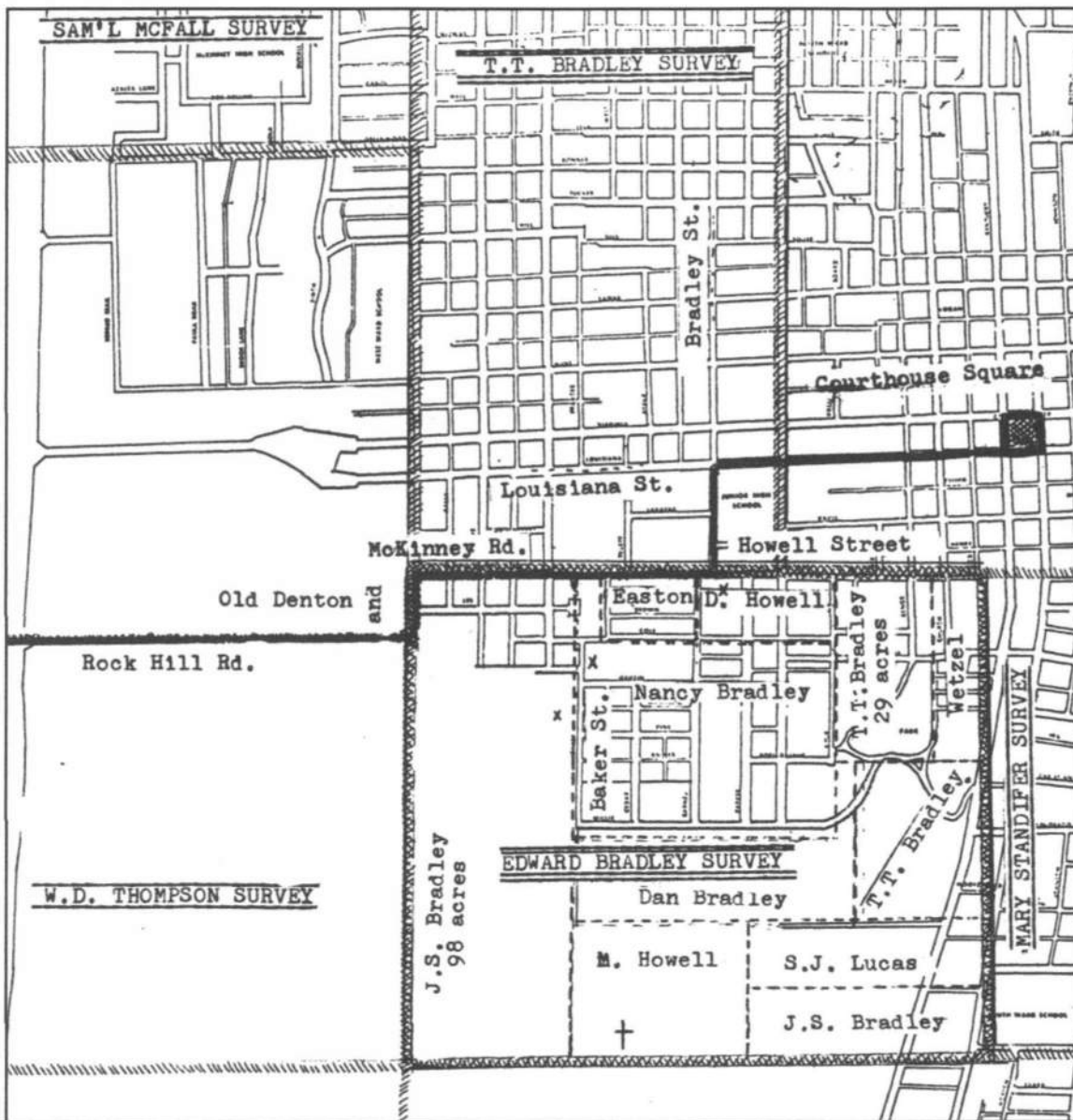
J Crosby
 Commissioner of the G^l L^d office

E M Pease
 Governor

I Certify that the original of the foregoing Patent
 was filed for Record June 26th day A D 1854
 at 1 o'clk P M

J. H. Stewart
 John J. Lovejoy
 Clerk

The above document is the land patent Edward Bradley received from the State of Texas in 1854 affirming his claim to one of the 320 tracks the Peters Colony awarded him.



Nancy (Shelton) Bradley (1793-1883)

Based on 1850 census information, **Edward Bradley** and family arrived in Texas some time between 1840 and 1842. That census indicates that Ed and Nancy Bradley had one grandchild born in Missouri around 1840 and one born in Texas in 1842. The map above shows a modern street map overlaid with Ed Bradley's land grant immediately south of the grant his son Thomas received.

In 1814, Ed married **Nancy Shelton**, a native of Tennessee. Nancy's sister Sarah, along with her husband John Fitzhugh joined the Bradleys in their trek to Texas. The families were among the first settlers to received Peters Colony land grants.



Daniel Howell
(1821-1978)



Mary Ann (Bradley) Howell
(1821-1978)

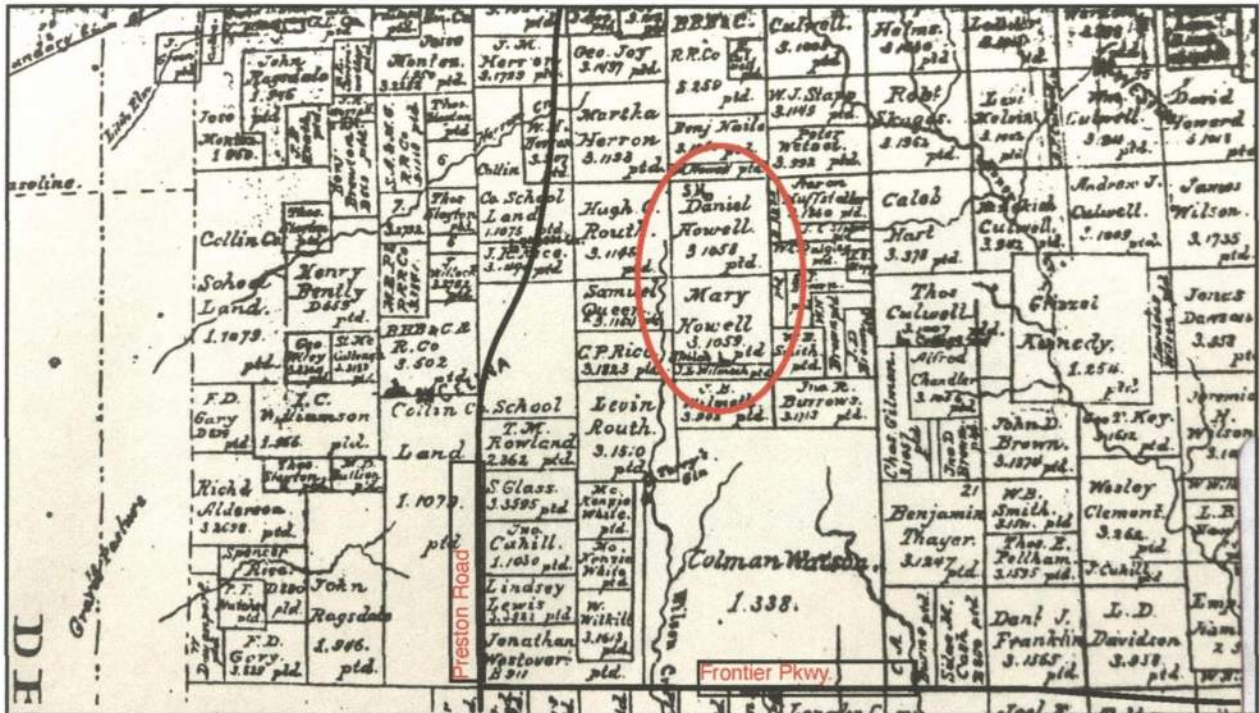
Daniel Howell was an early pioneer merchant catering to the residents of the westward expanding Anglo migration in North Texas. As the Civil War was beginning and western troops were withdrawn from the occupied native territories, the Howells settled into the relative safety of McKinney on land Daniel purchased from Edward Bradley. Daniel and wife Mary Ann built their house on what is now Howell Street around 1863. Mary Ann was a widow (or maybe a divorcee) with at least one or two children when she married Daniel in 1845. In all, Daniel and Mary Ann had 6 (maybe only 5) children together. After both Daniel and Mary Ann died in 1878, their children inherited a significant amount of land in the Ed Bradley survey. Their daughter Margaret ended up with 27 acres in her name. The photos below show Margaret and her sister Nancy.



Margaret (Howell) Parker
(1854-1921)



Nancy (Howell) Estes
(1843-1884)



The above map shows the area east of Celina where Daniel and Mary Ann (Bradley) Howell were granted adjoining 640 acre tracts from the Peters Colony in 1850.

State of Ohio
 County of Callin }
 Know all men by these presents that
 I William H. Tisdale of the County of Linn, and State of
 Ohio for and in consideration of the sum of eight hundred
 dollars to me in hand paid by Daniel Howell of the County
 of Callin and State aforesaid at and before the executing
 and delivery of these presents the receipt whereof is hereby
 acknowledged have bargained sold and delivered & by
 these presents do bargain sell & deliver unto the said
 Daniel Howell a certain Negro Boy aged about twenty
 two years old named Jefferson of a dark complexion
 to have and to hold the said Negro unto the said Daniel
 Howell his executors administrators and assigns to his
 and their ~~own~~ proper use and benefit for ever
 And I the said William H. Tisdale for myself and my
 heirs executors and administrators will warrant & defend
 the said bargained & sold Boy unto the said Daniel Howell
 his executors administrators & assigns from & against all
 persons whatsoever — In Witness whereof I have hereunto set
 my hand and seal using several times
 this 27th day of October A.D. 1852
 William H. Tisdale Seal

In 1852, Daniel Howell purchased a slave named Jefferson from William H. Tisdale for \$800. For comparison, Daniel Howell paid \$500 for a 64-acre tract of farmland a mile west of McKinney in 1851.



John Randolph Parker
(1838-1909)



Margaret (Howell) Parker
(1854-1921)

Less than a year after **Margaret Howell** inherited 27 acres of land about 1/2 mile southwest of the McKinney Square, she married gunsmith **John R. Parker**. The couple subdivided the land and soon began selling lots in what is now known as the Parker Addition. John Parker owned a gun business and served as a McKinney Alderman off and on between 1885 and 1907, losing an election in 1908, one year before his death. Toward the end of his life, John Parker moved his gun shop into his house on Howell Street and also dabbled in the insurance trade.

City Election.

Below we give the vote of the city on April 6 by wards. W. B. Newsome and J. R. Parker were the only two opposing candidates:

Ward	1	2	3	4
Mayor				
J. M. Pearson	163	172	103	111 549
City Engineer.				
S. H. Cole	163	176	101	111 551
Aldermen.				
H. C. Herndon	163	174	103	111 551
Jesse Shain	150	101	96	109 516
W. B. Newsome	88	107	61	58 314
J. R. Parker	71	65	41	54 231
H. A. McDonald	164	173	102	111 551
T. B. Wilson	164	180	101	110 555

In the city election one year ago there was 782 votes polled, which is 227 more than was cast at this election.

J. R. PARKER,
GUNSMITH !

Repairing neatly done, at most reasonable prices.

GUNS TO RENT !

Loaded Shells always on hand,
West Louisiana Street, near the
U. S. Postoffice.

SEE J. R. PARKER for Live Stock Insurance. Represents Indiana and Ohio Live Stock Insurance Co. Protect yourself against loss.

H. H. White. R. B. Davis.

White & Davis,

Fire Insurance Agents.

Represent only the best Old Line Companies, Your patronage respectfully solicited.

Phone 414. McKinney.

For Recorder.	E H Bowly,	301	249	136	132	818
For City Marshal,	Todd Warden,	146	122	68	51	387
	Sam Burke,	130	114	70	88	402
	Harry McDonald	26	20	9	5	60
For City Attorney,	W R Abernathy	123	104	43	64	334
	Bob Moulden	101	105	50	29	285
	I E Reeves	85	48	37	51	231
For City Assessor and Collector,	O C Spencer	14	9	10	4	37
	Bob Dorsey	39	25	30	37	131
	Silas E Walker	161	139	68	54	422
	Bob Davis	78	68	24	37	207
	Ben W Rhine	15	13	15	6	49
For City Secretary,	W. H. Sims	178	118	67	114	477
	Bob West	132	138	72	29	371
For City Treasurer,	J. Frank Smith	298	247	141	121	807
Alderman, Ward 1,	J. C. Moore	126	120	44	24	324
	J K P Shrader	179	125	103	118	525
Alderman, Ward 2,	J R Parker,	196	147	93	88	524
	J P Griffin,	111	107	60	50	328
Alderman ward 3,	G. J. S. Walker,	300	247	140	124	811
Alderman ward 4,	J. G. Harrison,	197	159	113	108	577
	G H Dowlin,	103	90	41	36	276

Robert B. Davis became a fire insurance agent in McKinney in 1902 after losing his re-election bid as the City Tax Collector. He maintained an office/residence above the Smith Drug Store on the east end of the Square. He never married but was close to his brother John and his family.

In 1900, Robert and John purchased adjoining lots from J.R. Parker. John built a house for his family on his lot. Robert traded his lot for another one just north of John's on which he built a rental house.

In 1913, Robert and his brother John began raising chickens on land they owned at the corner of Barnes and Cole Street. John's death in 1914 ended that enterprise. Meanwhile, Robert continued selling insurance at his office/residence on the McKinney Square. When Robert's health no longer allowed him to climb the stairs to his office, he moved into the house of his nephew Dowden at 504 South Parker.



EGGS FOR SALE.
From our Bred-to-Lay Barred Rocks at \$1, \$2 and \$3 per setting of 15 eggs. Pedigreed stock. Write for our mating list before placing your orders.
DAVIS BEOS., McKinney, Tex.

MR. DOWDEN DAVIS, suggests
matched

SU-LIN SUITS 2.47

That popular weave, in Suit
washable sanforized shrunk Su-
Lins!

Matched Khaki
SUITS **1 77**

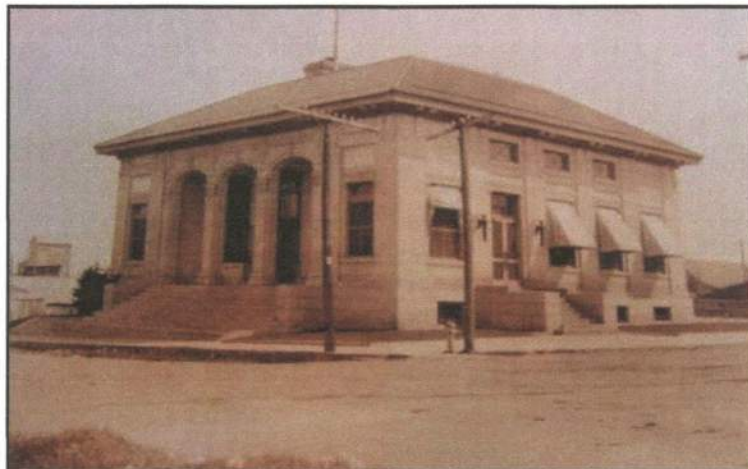
Pants and shirts of smooth weave
twills, shrunk!

R. B. DAVIS HURT.

Slipped on Banana Peel and Broke
His Arm.

R. B. Davis, we are sorry to state,
had the misfortune to slip on a ba-
nana peel, falling and breaking his
arm. We extend sympathy to friend
Bob in his misfortune.

Robert Davis is mentioned at least three times in the newspaper regarding injury sustained through an accident. The above article is from 1908.



Doctor Wootson Hill was one of five children born to well-known McKinney pioneer settler Francis Marion "Tuck" Hill. Doc, as he was called, became a full-time letter carrier in 1912, the same year the Italianate Post Office was completed on East Virginia Street. He lived at 710 Barnes Street. When R.B. Davis died in 1931, Doc purchased two lots on South Parker Street, each with a rent house on them built for Mr. Davis.



The family portrait above shows members of the Doc Hill family on the porch at 710 Barnes Street. Parentheses indicate the member's relationship to Doc unless noted. Front Row (l-r): Ralph (son), Ralph, Jr. (grandson), Doc Hill (self), Clarence (brother). Back Row (l-r): Mary Lou (Ralph's wife), Mary Ida (granddaughter), Maybelle (daughter), Ida May (wife), Claude (Marian's husband), Marian (daughter), Mary Bell Hartman (Mary Lou's mother).

Evolution of Architectural Style

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

Queen Anne Style

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

Prairie and Foursquare Styles

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

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



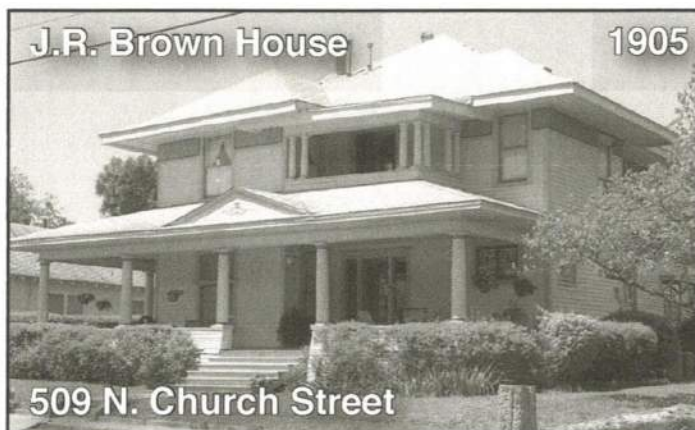
By the early 1900s, not all builders and clients were ready to abandon the old familiar style and the prestige it conveyed. This resulted in many homes becoming an eclectic mixture of new and old styles.

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

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

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

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



Arts & Craft Movement

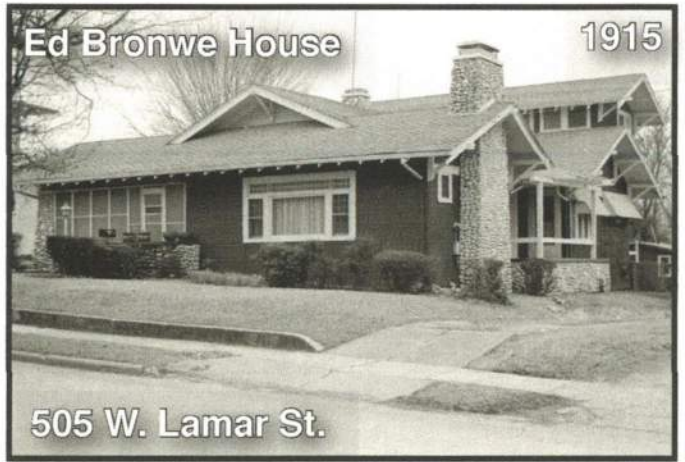
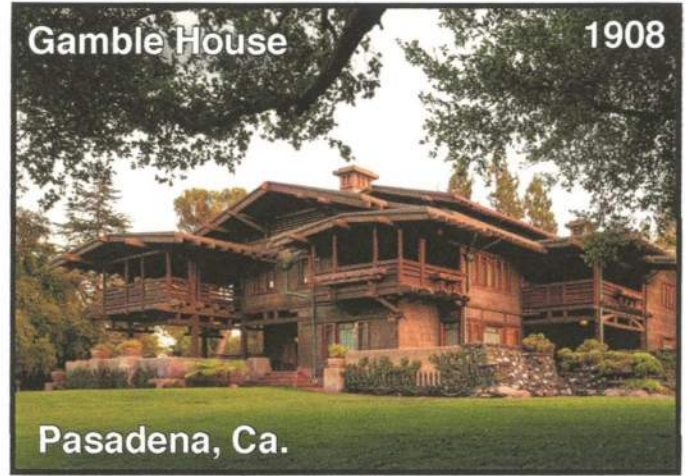
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a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

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

In McKinney, the Arts & Craft aesthetic is clearly evident in a house built by Mr. L. Caruthers in 1915 for grain dealer Ed Browne at 505 W. Lamar Street. This house utilizes the same architectural vocabulary expressed in its Californian predecessor.

Other Styles

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



Folk Victorian

The elements that characterize the Folk Victorian Style are:

- moderately-sloped gabled roof
- dormers
- porches with decorative spindlework
- lace-like spandrels and column brackets
- large stand-alone sash windows
- simple massing & construction
- dominant gabled-front "pavillion"
- wood plank combined with shingle siding
- square or L-shaped floor plan
- decorative detailing on the gable ends

The Folk Victorian style was widely popular between 1870 and 1910. Though it is sometimes considered to be a simplification of the Queen Anne Style, it is more of a dressed up version of "everyman's" basic shelter.

Before railroads could reach remote farm regions, there was little concern for stylistic expression. Neither the materials, the money, nor the manpower existed for creating anything other than a practical dwelling. However, advances in distribution and mechanization gave builders even in rural areas access to inexpensive Victorian detailing. These manufactured elements could be applied easily to a structure to add a bit of Victorian "sophistication."

With the advent of railroads, home owners could build more house with less money and began morphing their vernacular rural styles into forms that looked more Victorian. While wealthier home owners could opt for the "full-monty" Queen Anne style with towers and turrets, those of more modest means could apply its decorations to their more basic structures.

What began as a decorated shed matured into a unique style with its own distinct architectural vocabulary that was neither Queen Anne or vernacular. It was a style for the people... and a popular one at that.



Design No. 7054

Size: Width, 38 feet; Length, 36 feet 6 inches, exclusive of porches



The above illustration is from a 1908 Wilson & Girod pattern book by William A. Radford Company showing a Folk Victorian home.



Railroads could ship architectural detailing that local carpenters could not produce. These elements were often applied to vernacular structures in an attempt to enhance their appearance.

Folk Victorian Style in McKinney

Victorian architecture in McKinney owes much of its development to the railways that served the town. The first rail line into McKinney was the Houston & Texas Central Railroad which arrived in 1872. Prior to that, domestic structures were barely anything more than wooden sheds. The railroads brought plenty of building materials and boosted economic development which gave residents the money necessary to construct homes with stylistic expression.

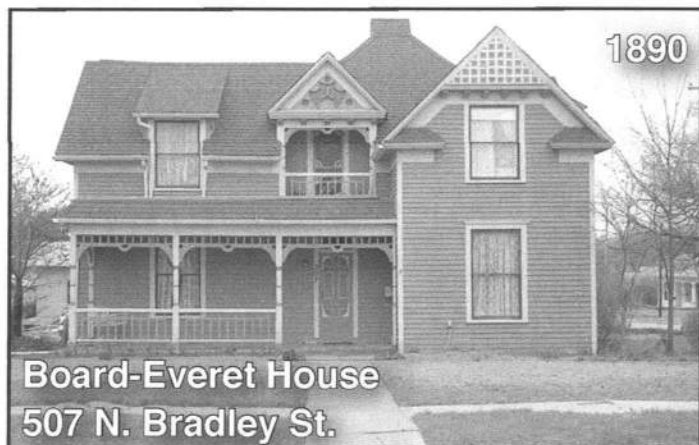
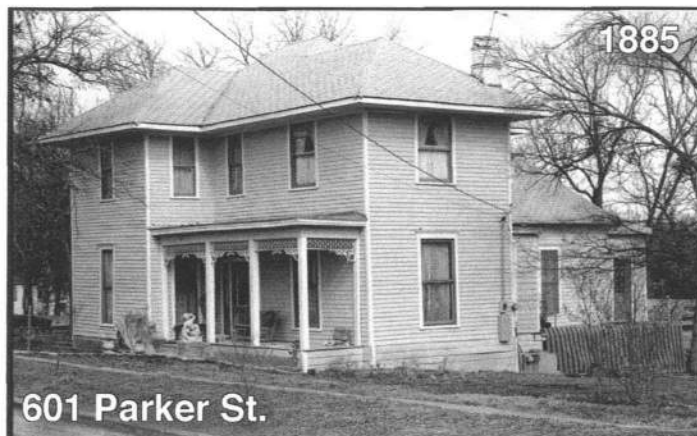
The early home of wealthy stockman Tuck Hill is a good example of a simple, vernacular structure conveying no discernible style. Except for the Victorian elements applied to the porch, this house is merely an I-house. An I-house is a vernacular dwelling whose floor plan is a simple elongated rectangle. Supposedly, the name I-house comes not from the shape of the house but from the fact that these houses were popular in Indiana, Iowa, and Illinois in the late 1800s.

A few years later in 1885, the house at 601 Parker St. which has the popular vernacular L-plan form attempts to claim Victorian pedigree with the placement of Queen Anne looking porch made up of jig-saw cut brackets and spindlework spanning between columns. As with the Tuck Hill House, the overall vernacular structure remains unaltered.

In 1890, the builder of the Board-Everet House skillfully integrates Victorian decoration into a home-design to produce a style that transcends the vernacular but is neither Queen Anne in style. This house is a good example of how "stylish" Folk Victorian was becoming in McKinney.

For those, like State Senator James R. Gough, who wanted a truly Queen Anne Style home, that was still an acceptable choice. The house he built on West Louisiana in 1898 is one of the last purely Queen Anne Style homes to be built in McKinney. However, the Folk Victorian Style with its simpler styling was starting to look more modern than its ornate big sister.

When J.R. Gough built his house in 1898, there was already growing interest in newer styles like the Prairie and the American Craftsman. The emerging styles were less ornate and sported cleaner lines. This is exactly what the folk vernacular structures had always been.



Around the beginning of the 20th century, Folk Victorian became more sophisticated to the point that it was blurring the lines that separated it from Queen Anne. Designers were incorporating more Victorian decoration but the basic confirmations of the homes they built shared more with American agrarian structures than they did with aristocratic European ones. Gone are the towers, turrets, half-timbering, and bay windows.

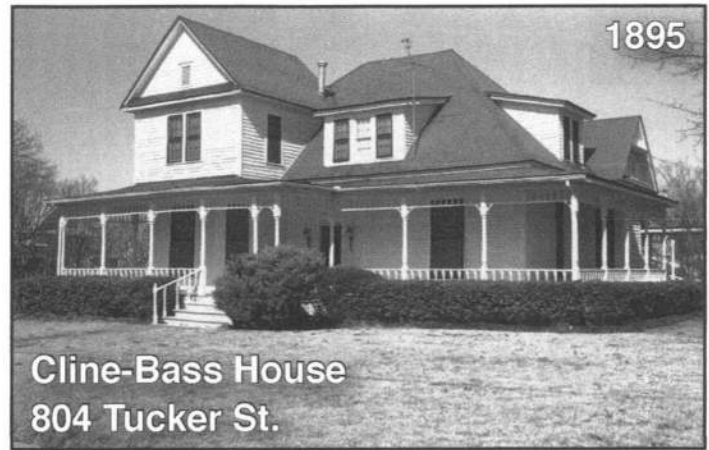
The Cline-Bass House shows how sophisticated the Folk Victorian Style could be. The typical L-plan structure has been manipulated to accommodate a pyramidal hip roof. The wrapping porch with the spindlework between the delicate columns lightens the massing of the house. Still, the overall effect is a stylized farm building rather than a simplified English castle.

There were several other examples of the Folk Victorian Style built in McKinney at the beginning of the 20th Century. One of these is the Davis-Hill House on North Church Street. It freely borrows Queen Anne decoration and combines gable treatments with aspirations of being a Queen Anne design. It only falls short by virtue of the fact that the designer does not balance these elements with Queen Anne precision.

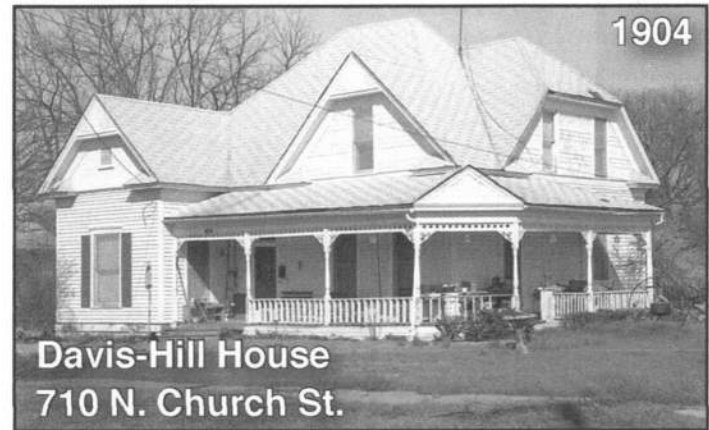
An example of a house that skillfully expresses Folk Victorian as a style of its own is the house at 504 W. Virginia. Built in 1903, this structure applies Victorian ornament with restraint and playfully places turned wooden columns on top of the porch balustrade. The gables are well-proportioned to the size of the hip roof with the chimney at its apex. The door treatments with transoms and sidelights show a design sophistication not seen in vernacular structures. This house is as far from being Queen Anne Style as it is from being a pre-railroad farm house.

The designer of the house at 1108 W. Virginia takes Victorian Folk Style in a slightly different direction eschewing all Victorian decoration except for the scale-like shingles on the gable ends and dormers. This house does not hide its vernacular origins as the designer is able to combine the gables and dormers in a way that balances the whole. Again, it is not Queen Anne nor is it a house built with only shelter as its goal.

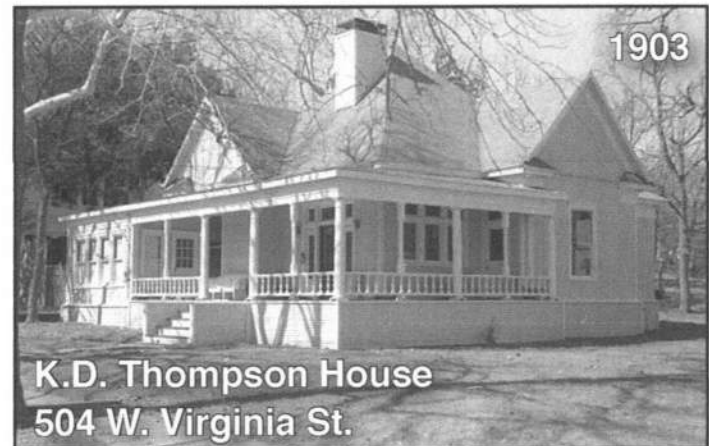
By the 1910s, Folk Victorian fell out of style in favor of Craftsman and revival styles.



Cline-Bass House
804 Tucker St.



Davis-Hill House
710 N. Church St.



K.D. Thompson House
504 W. Virginia St.



Copeland House
1108 W. Virginia St.



406 S. Parker Street

The L-Plan House *{Photos from 1985}*
The simple, single-floor, cross-gable Folk Victorian homes were popular in McKinney around 1900. The L-shape floor plan featured a prominent gabled pavilion flanked by a covered porch. These porches usually used turned wood columns decorated with spindle-work or flat jigsaw trim. This Victorian-style decoration was made affordable and accessible to home builders by virtue of the railroad system that could ship the product and machinery required to produce it.



603 Foote Street



605 Bradley Street



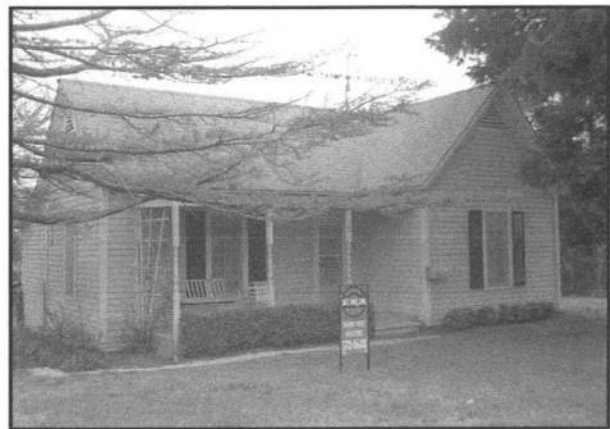
704 S. Parker Street



1013 Howell Street



1107 Howell Street



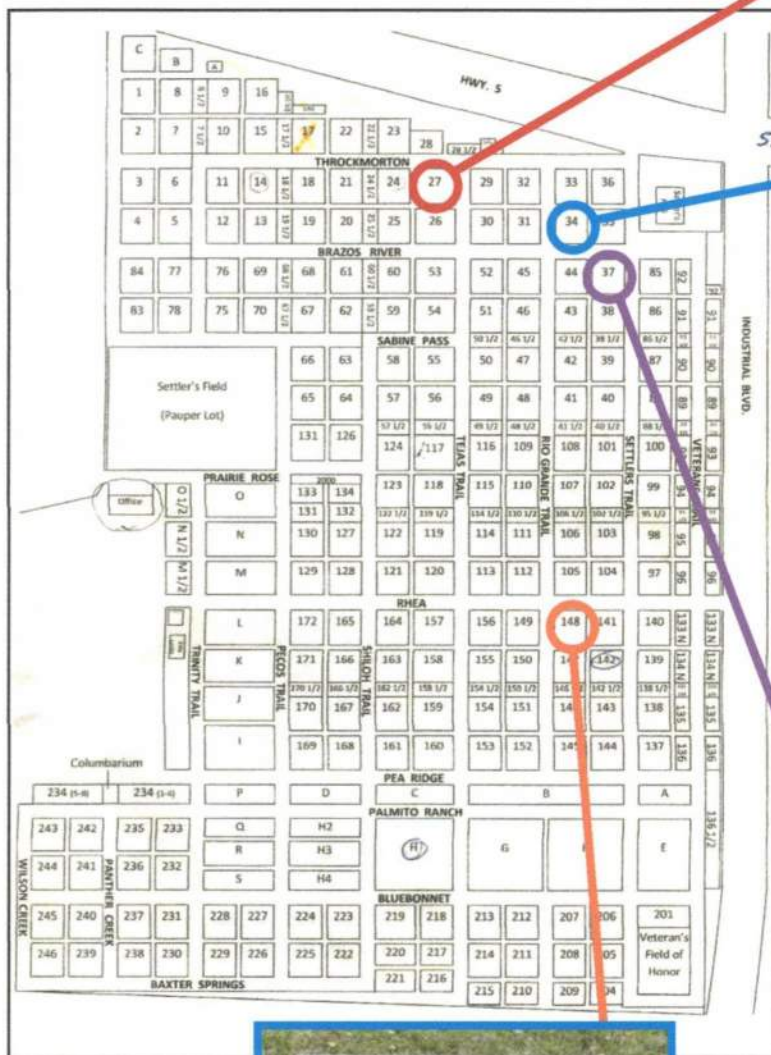
501 Oak Street

Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 406 South Parker Street.



Daniel Howell (1821-1878)
Mary Ann (Bradley) Howell (1821-1878)



Doctor W. Hill (1871-1956)
Ida May (Ottenhouse) Hill (1878-1949)



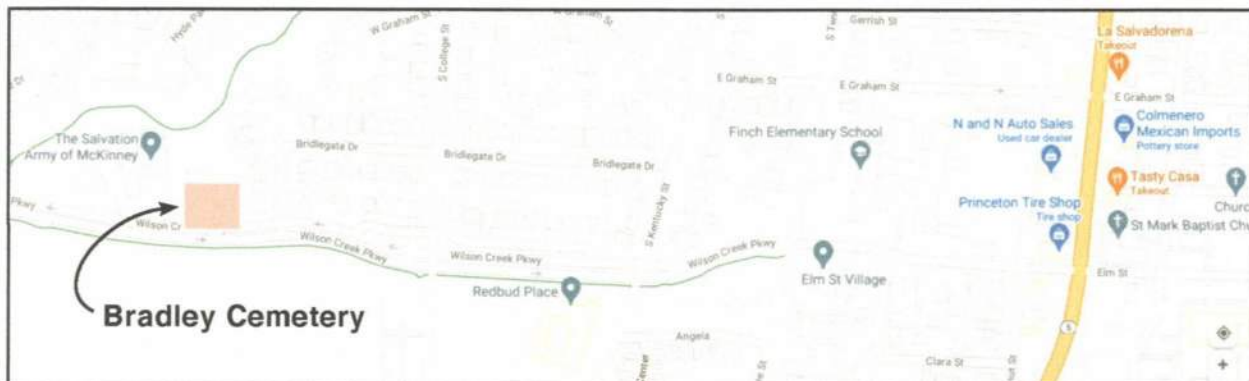
Robert B. Davis (1851-1930)



John R. Parker (1838-1909)
Margaret (Howell) Parker (1854-1921)

Bradley Cemetery

The Bradley Cemetery lies a the southern line of the original tract granted to Edward Bradley by the Peter's Colony in 1850.



TEXT OF THE TEXAS SESQUICENTENNIAL HISTORIC MARKER (1986):

“Edward Bradley, his wife Nancy, and their family came to this area from Kentucky in the 1840s as members of the Peters Colony. They built a log home on a branch of Wilson’s Creek in the southwest part of present McKinney. A hillside near the Bradley home became the site of a family graveyard. The original cemetery covered about an acre of land. Though begun as a family cemetery, other members of the small community were eventually interred here. Eleven original headstones remain in the cemetery. There are believed to be a number of unmarked graves, as well. South of this plot a slave cemetery was located in a wooded area. The graves marked with bois d’arc wood markers.

The oldest documented grave is that of Edward Bradley (1787-1855). Nancy Bradley (b.1880), and their son and daughter-in-law. Thomas T. (b.1881) and Sarah J. (b.1876) Bradley are also buried here. Others interred in the cemetery include Dr. David MacLay (b.1859), six-month ole William B. Pulliam (b.1863), and Susan R. Parrish and her child, who died within months of each other in 1861.

The Historic Bradley Cemetery serves as a reminder to Collin County residents of their area’s heritage.”

Current Photos (2021)



Neighborhood Context (2021)

406 South Parker Street neighborhood context



View looking south on S. Parker Street



View looking north on S. Parker Street

Homes near 406 South Parker Street



504 S. Parker St.



608 S. Parker St.



402 S. Parker St.



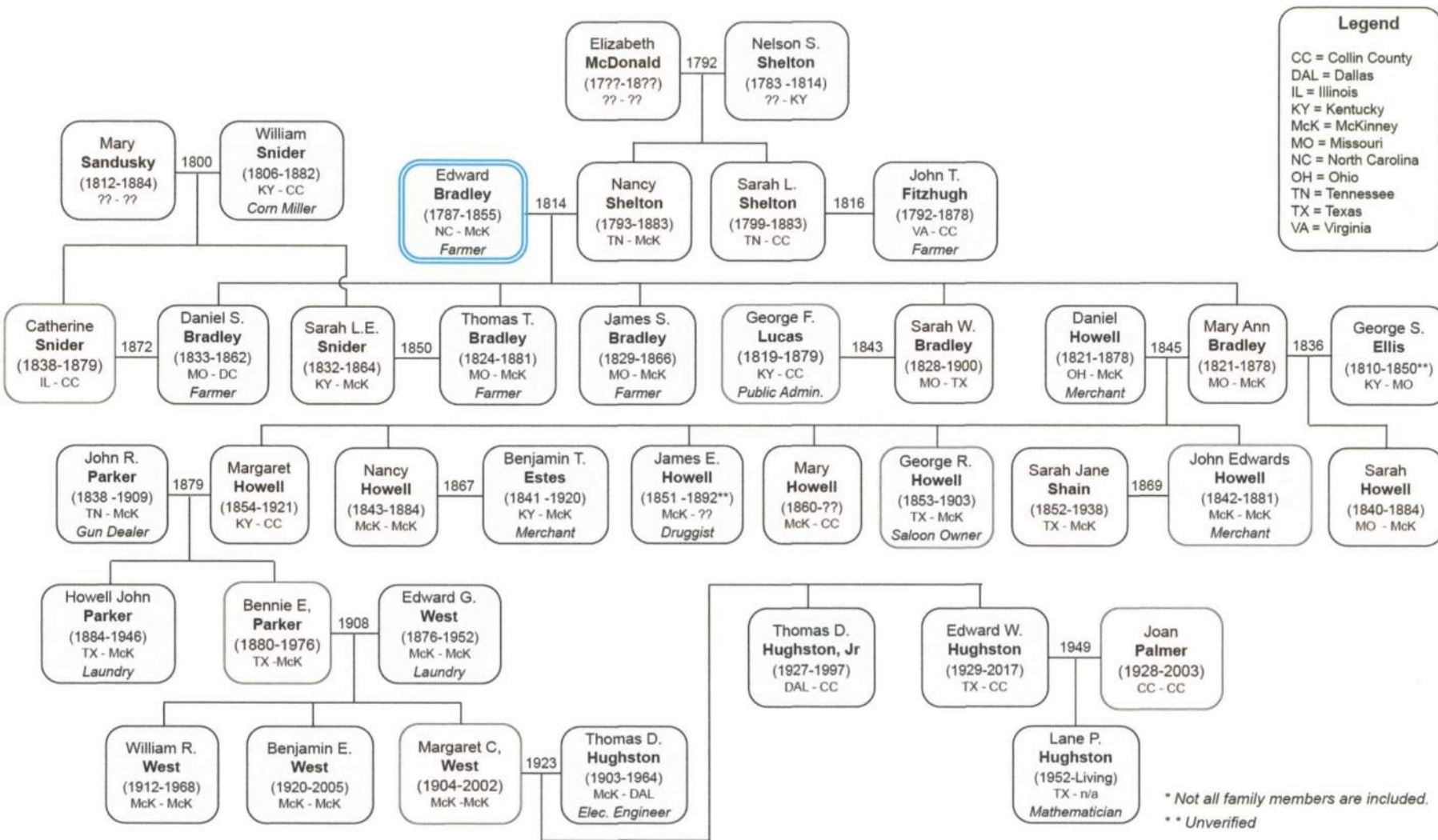
909 Howell St.

R.B. Davis House Interior





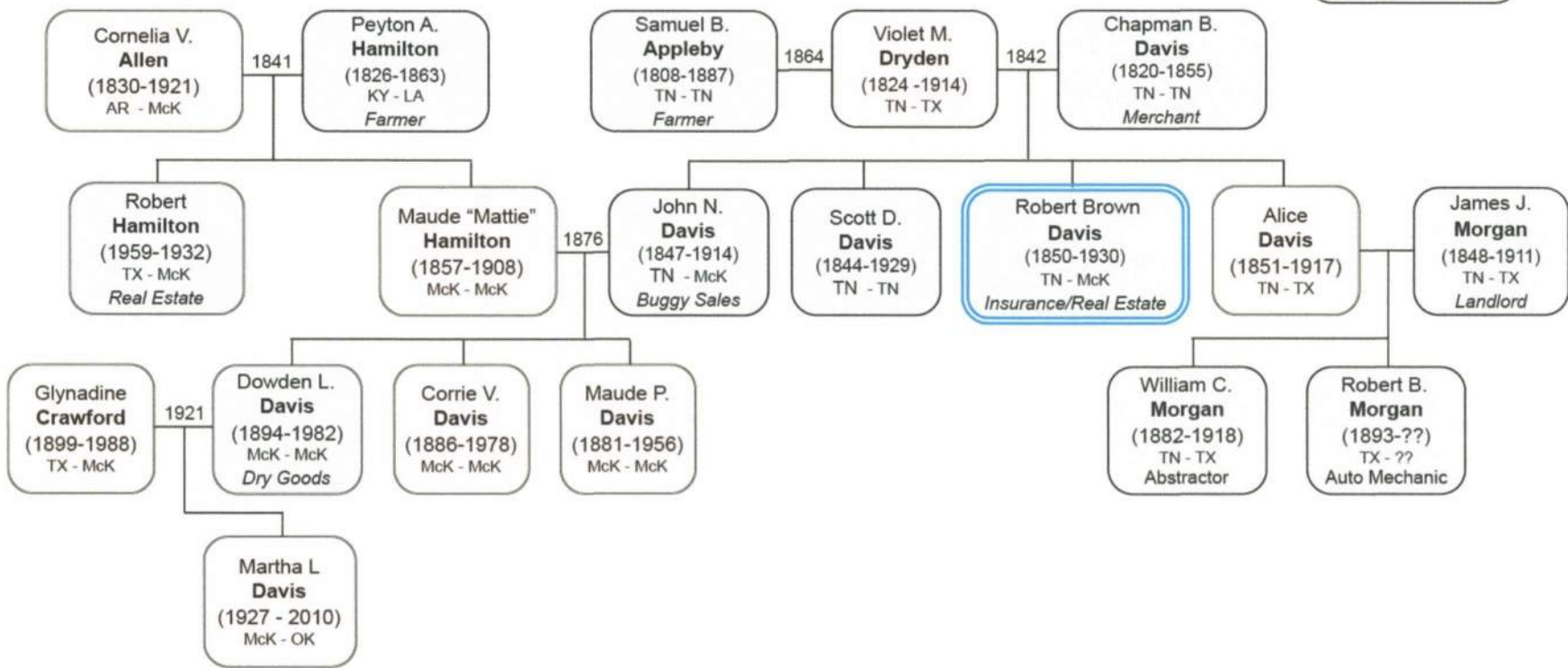
Edward Bradley Family of Early McKinney*



Robert B. Davis Family of Early McKinney*

Legend

- AR = Arkansas
- CC = Collin County
- DAL = Dallas
- KY = Kentucky
- LA = Louisiana
- McK = McKinney
- MO = Missouri
- OK = Oklahoma
- TN = Tennessee
- TX = Texas



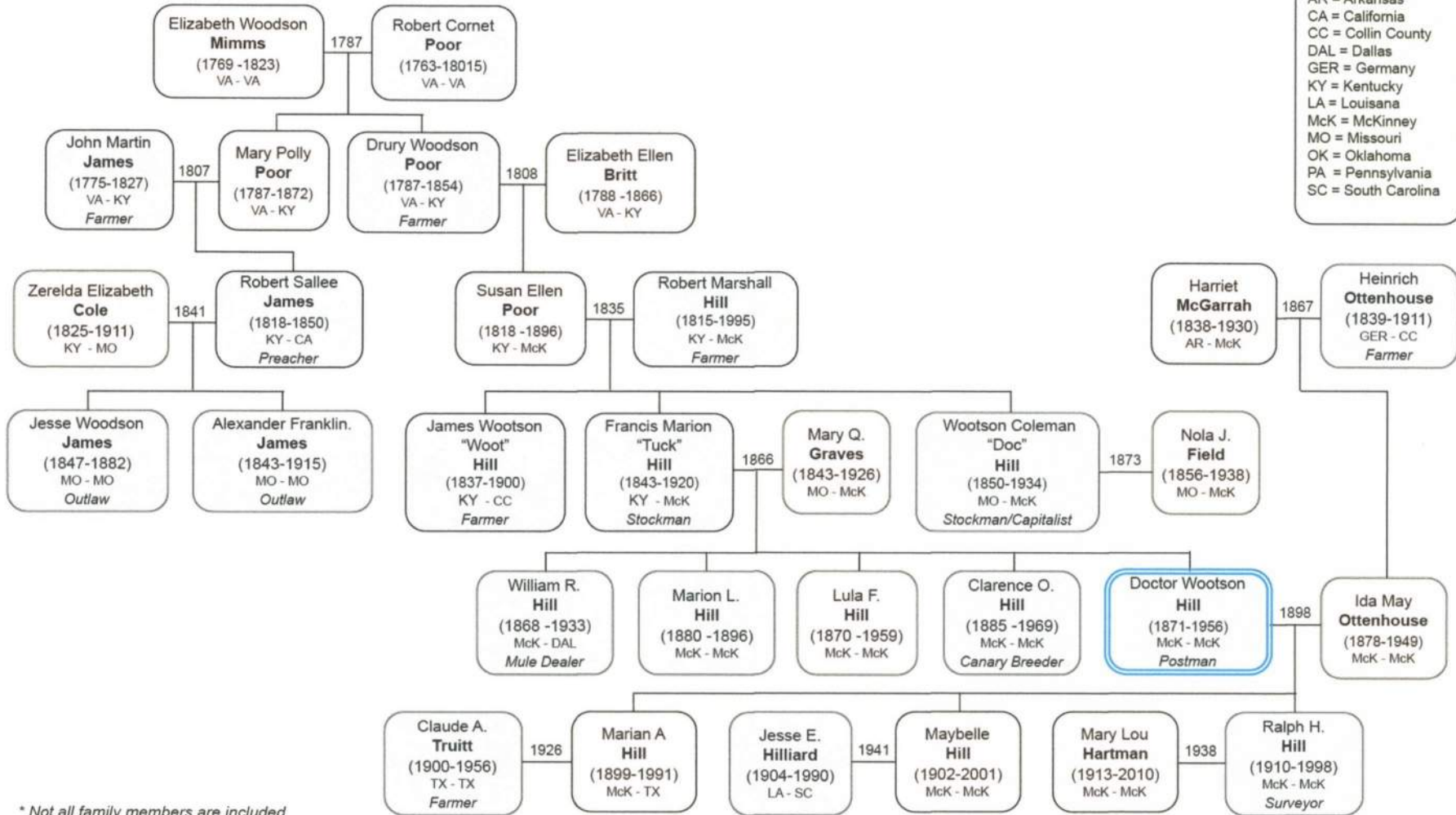
- 51 -

* Not all family members are included.

Doc W. Hill Family of Early McKinney*

Legend

- AR = Arkansas
- CA = California
- CC = Collin County
- DAL = Dallas
- GER = Germany
- KY = Kentucky
- LA = Louisiana
- McK = McKinney
- MO = Missouri
- OK = Oklahoma
- PA = Pennsylvania
- SC = South Carolina



* Not all family members are included.

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Research assistance provided by Tom Michero

* * *