

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Bristol House

508 Tucker Street



A. Alterations & Construction

Construction

The Bristol House, constructed in 1895, is a two-story, wood-frame residential structure built on a pier-and-beam foundation. The home design follows an eclectic combination of styles, including American Four-Square, Victorian Richardsonian Romanesque and Classic Revival. The hip roof with the centrally placed roof dormer gives the house a basic Four-Square massing. The first floor veranda with Tuscan style columns wraps around the southeast corner of the house. The second floor sleeping porch is nestled behind a curved Romanesque arcade. The entryway is covered by a portico fashioned with a low-pitched Classical pediment. Covered soffits beneath the wide eaves are

supported by horizontally extending rafters. The Romanesque motif of the second floor porch is repeated in the arching first-floor window ornamented with a stylized wooden keystone. Above the window, a bay window protrudes from the facade. The house has varied fenestration including stained glass.

The interior floor plan is asymmetrical. A prominent stairway crosses above an inglenook in the front hall. Doors and window moldings are made of stained hardwood. The floors are pine.

Alterations

The house was originally built in 1895. The first alterations occurred in 1919 when the owners at the time are known to have “added some rooms” according to a newspaper article. This article is most likely referring to a second floor sunroom at the rear of the house that is adjacent to an existing bedroom. There is no evidence that any more construction occurred until the current owners began a major renovation project in 2000. This involved rebuilding the foundation piers and adding beams to support sagging floors. During the 1948 tornado that hit McKinney, a tree fell on a corner of the house twisting the house 12 inches upon its foundation.

The first floor porch that originally had 18 columns wrapped around three sides of the house was extended at the rear during the 2000 renovation and converted to an interior space. The columns that were disturbed during this renovation were re-incorporated in the new construction. Though several alterations were made to the house, the interior with its extensive wood detailing, pocket doors and stained glass remains largely intact. The owners have been careful to use period-specific materials and forms when adding or replacing elements of the house. Though the kitchen and baths have been modernized, much of the original structure of these rooms remain.

Anticipated Needs

The current owners have undertaken extensive renovation of the home with the intention of preserving and restoring the quality woodworking within the home. They have spent in excess of \$400,000 in their attempt to preserve the house as close as they can to its original 1895 condition. Looking forward, the owners anticipate restoring rotted sections the first floor porch and applying finishes to the interior walls and ceilings.

B. Historical Figures

Robert Elam Bristol (1863-1942)

Robert E. Bristol was a pioneer-era businessman in early McKinney operating the City Drug Store on the south side of McKinney Square as early as 1890.

Robert E. Bristol was born in 1863 in North Carolina to parents William H. Bristol and Jemima E. Johnson. The Bristol family moved to a farm in the McKinney area in 1872 when Robert was nine years old. Robert's brother William was a physician in practice with Dr. Ben E. Throckmorton, son of former Texas Governor James W. Throckmorton. In 1890, when Robert was 27, ads began to appear in the local newspaper promoting the Bristol Brothers Drug Store. The other member of the Bristol Brothers firm was actually not a brother but Robert's cousin John Sidney Bristol. In later years, the business became known as City Drug Store.

In 1888, Robert married Nancy Roberta "Bertie" Eubank. Both Robert and wife Bertie had relatives that were in the Revolutionary War. Robert's great-grand-father served under Col. Douglas's Connecticut regiment while Bertie's grandfather, Achilles Eubank, served in the Virginia militia under Captain Watkins' company. Bertie was originally from Missouri but moved to McKinney following the death of her father in 1876, arriving with her mother Mary.

The "Bristol Brothers" dissolved their business arrangement in 1892 when John left to start an implements store on East Louisiana Street. Two years later, Robert purchased a lot from Robert M. Board on Tucker Street and began construction of a two-story house that was completed in 1895. John's implements business operated only for a few years, allowing John to return in 1898 to a management position at the drug store he once co-owned with his brother Robert.

Robert's City Drug Store continued successful operation on the South side of the Square throughout the first decade of the 20th Century. The store sold more than health related goods. It sold other goods including wall paper and Sherwin-Williams paint. The store was located where the Lovejoy Building now stands, currently occupied by Uptown. However, the building that is now at this location was built in 1921, years after the drug store was gone. In 1902, ads appeared showing soda drinks available including Dr Pepper and Coca Cola. By 1904, the store had a soda fountain, though not the first business in McKinney to do so.

Robert's mother Jemima died in 1908. The following year Robert sold the City Drug Store to Dr. Robert A. Whitaker, a druggist from Fort Worth. Not only did Dr. Whitaker purchase Robert's business but also his house on Tucker Street as well as two rent houses. In exchange, Mr. Bristol received several thousand acres of West Texas land. The entire transaction was valued at \$64,000. Conversely, Robert Bristol and his wife moved to Fort Worth where he worked as a traveling salesman. By 1914, the couple was living in Dallas with their 17-year-old daughter Virginia. Robert continued his work in sales, specifically securities and realty.

In 1936, Robert's wife Bertie died while the couple was living in San Antonio. Her body was removed to McKinney and interred at the Pecan Grove cemetery. Robert continued to live in San Antonio at least until 1938 according to a brief mention of a visit he made to McKinney reported by the *McKinney Courier-Gazette*. In 1942 at the age of 79, Robert moved to Dallas. Eight months later he died of leukemia at the Baylor Hospital. His body was removed to McKinney to be interred next to his wife Bertie at Pecan Grove Cemetery. Inexplicably, his death certificate indicates that he was divorced. There is no evidence that he remarried and divorce before his death. The informant of record on his death certificate was his sister Mrs. Myrtle (Bristol) McCarley, a resident of New Mexico.

Robertson Archer Whitaker (1859-1934)

Dr. Robert Whitaker was the proprietor of the City Drug Store in McKinney from 1909 to 1919. His son William T. Whitaker was active in the business until a morphine overdose took his life in 1914.

Dr. Robert Whitaker was born in Tennessee in 1859 to Dr. Philander R. Whitaker and Rebecca Mosley. While Robert's father was a physician, Robert's own medical education is not well documented. Though he used the "Dr." honorific with his name, it is not known whether he studied medicine. The censuses of 1880 and 1900 list Robert's profession as farmer. The 1910 Census lists "merchant in the drug trade" as his profession. The 1920 Census lists his profession as "manager of a milk station." It is not until 1930 that the Census lists his profession as a "physician, M.D." Robert's son William T. Whitaker, who was also involved in the business, appears to have had some medical training at the Fort Worth Medical College.

In 1909, Robert, who was living in Fort Worth at the time, purchased not only the City Drug Store from Robert E. Bristol but his house on Tucker Street as well. Dr. Robert Whitaker brought his son William into the business to run the day to day operations.

In 1912, William and his wife were living at a house on North Kentucky Street. One afternoon their unattended 3-year-old was playing with matches and set a bed on fire. The entire home was destroyed. The couple lost all of their belongings. Within two years of this event the couple divorced. In 1914, William lived in an apartment above the drug store where he worked. He was known for sleeping late so on one morning in May of 1914 no one noticed that he was not yet at work. It was only after an employee went upstairs on an errand that William was seen in bed grasping for breath. The employee summoned Dr. Whitaker (senior) immediately. By the time he arrived, William was unconscious. Dr. Whitaker then called three other McKinney doctors for help. After administering two tanks of oxygen, the doctors were unable to revive William. He was pronounced dead at noon. After an investigation, it was determined that William died of a morphine overdose. The investigation cited that William had been ill for a day or two before the incident but still able to work in the store. It was speculated that William mistook the morphine for a another medication which had been prescribed.

William's vacant position at the drug store was filled when Dr. Whitaker hired John S. Bristol who had worked at the store many years with the store's previous owner, his cousin R.E. Bristol. However, there appears to have been some apprehension in Dr. Whitaker about continuing the business following his son's death. A story appeared the August 8, 1914 edition of the *McKinney Courier-Gazette* stating that Dr. Whitaker had traded the City Drug Store to Nat Wetzel for a 250-acre farm at Garwood, Texas. This deal never went through and Dr. Whitaker remained the store's proprietor for the next five years.

In 1919, Dr. Whitaker announced the store's bankruptcy by assigning his remaining store assets to his creditors. The doctor sold his Tucker Street home to Thomas F. Everett and moved to Dallas. In 1934, Dr. Whitaker died of blood poisoning from an accidental cut he received to his foot. His remains were removed to Pecan Grove Cemetery and interred next to his wife Mary Elizabeth who preceded him in death in 1929.

Thomas Frederick Everett, Jr. (1864-1931)

Fred Everett was a civically-active, traveling salesman with the New York firm of Charles Schoolhouse & Sons, a wholesale distributor of silk.

Fred was born at Alexandria, Tennessee to Thomas F. Everett, Sr. and Jessamine

Turner in 1864. Fred's father was a native of Braintree, England and came to America as a medical student to study at Penn State University. He later became part of the faculty of John Hopkins in Baltimore, Maryland. When the Civil War broke out Dr. T.F. Everett, Sr., served as a surgeon for the Confederacy.

When Fred was his late 20s, he came to Texas and eventually settled in McKinney around 1889. His business career began as a clerk for the dry-goods firm of Murphy, Perry & Co. Later, he became manager of the White Dry Goods Company. Around 1904, he became a traveling salesman for the silk merchant Charles Schoolhouse of New York, a position he held for nearly 27 years.

In 1894, Fred married Hallie Board, the daughter of Robert "Milt" Board, one McKinney's celebrated pioneer settlers. The couple had one child Louis B. Everett. In 1919, Fred purchased the home on Tucker Street owned by Dr. R.A. Whitaker which would accommodate himself, his wife Hallie and her parents Milt and Adelia Board.

As was often the case, a traveling salesman's schedule left little time for socializing and community involvement. However, Fred proved the exception. He was a deacon in the First Christian Church and a thirty-second degree Mason and a life-long member of the St. John's Lodge #51 in McKinney. He served as local Red Cross Chairman during World War I. As written in his obituary appearing in the *McKinney Courier-Gazette* in 1931:

He was always active in all civic work supporting every organized effort for the growth and advancement of McKinney and his home county. He could always be counted on to support moral issues when they came up for action at the polls, stood for good roads, good schools, well-supported churches and ever exhibited practical sympathy and active cooperation with United Charity work and fraternal activities functioning for the relief of the unfortunate and needy.

Fred died of pneumonia at the age of 66. This was the first in a series of tragedies that Hallie, his wife of 40 years, would have to deal with for the next week. Within eight days following Fred's death, Hallie's mother Adelia succumbed to the same deadly illness. The *McKinney Courier-Gazette* reported that Milt Board was too ill to attend his wife's funeral and forced to stay home. Yet, within 30 minutes of Hallie leaving the graveside of her mother to attend to her ill father he died. Fred, Milt and Adelia are interred at the Pecan Grove Cemetery as is Hallie who died in 1961.

Robert Milton Board (1837-1931)

Robert "Milt" Board arrived in McKinney in 1855 at the age of 18 and called the town his home for the next 76 years. He engaged in mercantile, freight and cotton businesses.

Milt was born in Virginia in 1837 to parents William Board and Hettie Reynolds. His parents later moved to Kentucky but Milt continued west to McKinney, arriving in 1855 when he was just 18 years old. When Milt was old enough to vote, he cast his ballot for Sam Houston as Governor of Texas in the 1859 election. Houston won.

During the Civil War, Milt served as Captain under Generals Albert Johnson, Braxton Bragg, Joseph Johnson, and John B. Hood. Milt surrendered to Union troops in Alabama at the end of the war and returned to McKinney during the spring of 1865. Upon returning, he partnered with his brother-in-law Isaac D. Newsome to open the dry goods business of Newsome, Board & Daugherty on the north side of the McKinney Square. Milt Board and Isaac Newsome were brothers-in-law by virtue of their marriages to the daughters of Baptist preacher Thomas H. Willingham.

The original wooden building that housed the store was roughly in the middle of the block on the north side of the Square. Many years before 1900 the store burned and the business moved to the southwest corner of the Square on the lot that is now the site of Spoons Cafe.

Milt was well-known for being charitable. He easily extended credit to patrons of his store. An article appearing in a 1920 issue of the *McKinney Courier-Gazette* reads:

During his long mercantile career in McKinney it is said of him that he aided more poor people than any other business man who ever conducted business in the county. He extended credit on an extensive scale throughout the county. While of course many ungrateful and unprincipled men imposed on his sympathetic heart and maybe defrauded him out of thousands of dollars in goods, yet Capt. Board has the consolation in his old days of feeling that he has aided in his life-time many hundreds of worthy poor and deserving men and women and widows.

Milt married Adelia F. Willingham in 1866. Adelia, whose father was a Baptist preacher, was born in Alabama in 1845. Her family moved to Texas when she was a young teenager. Adelia's father taught in Bowie County at an institution that would later become Baylor University. Around 1860, Adelia moved to McKinney to make her home with her sister Lucy who was the wife of Isaac D. Newsome, Milt's business partner.

Milt died at the age of 96. At the time of his death, he was the oldest living Mason in Collin County. Though he lived a long life, in his later years he became blind and hard of hearing. Since his condition necessitated constant care and attention, Milt and Adelia lived with their daughter Hallie and son-in-law Thomas Everett. The four lived together from 1896 until 1931 when pneumonia took the lives of Thomas, Milt and Adelia within eight days of each other. They are all buried at the Pecan Grove Cemetery as is Hallie who died in 1961

Glenn Wood Massie (1892-1978)

Glenn Massie was the owner and funeral director of the Massie Funeral Home that his father began in 1913.

The story of Glenn Massie begins with his father Samuel J. Massie who was born five mile east of McKinney in 1865. At the age of 30, Sam began a harness, vehicle and implement business in McKinney. Since Sam owned the equipment and had the know-how to move and lift heavy objects, he expanded his business to include furniture which took advantage of his moving and delivery abilities. Another product he had the resources to transport and deliver were caskets.

Sam Massie had several business partners throughout his career. One of them was Silas E. Walker who he split with around 1913 to become the sole owner of the vehicle and undertaking portion of the business. The Massie & Son Funeral home opened on East Louisiana Street but later moved to the southeast corner of Davis and Tennessee Street in 1924. In 1940, Sam retired from the business leaving his son Glenn to manage it.

Glenn Massie was born in McKinney in 1892. By the age of 23, he was a licensed undertaker and funeral director working in his father's business. However, in 1923 he left the business to become a traveling salesman for Batesville Casket Company of Indiana. That turned out to be a short-lived career departure since by 1928 he was back working with his father.

Glenn Massie married Virginia Florence Walker in 1917. The couple had two children Glenn Walker and Nancy Jane. Glenn owned the home at 508 Tucker Street from 1933 until 1949. However, in 1941 Glenn was appointed by Gov. "Pappy" Lee O'Daniels to a six-year term on the State Board of Embalming in Austin.

Glenn continued to run the funeral home for a few years even though he was no longer able to manage it given his duties in Austin. In 1945, he sold the business to two of his employees Audie Turrentine and Grady Jackson. When his first term on the State Board ended in 1947, he sold his McKinney home and relocated to Dallas with his wife. While living there, he was reappointed to another six-year term to the Board in Austin. Glenn's wife Virginia died in 1953 while the couple lived in Dallas. She is interred at the Pecan Grove Cemetery. In 1957, Glenn married again, this time to McKinney resident Mae Carr Finley.

Although Glenn sold the family funeral business in 1945, he did not sell the property on South Tennessee. In the 1950s, the building became vacant and he started the "The White House," a home for the elderly and infirm. The business operated out of a Prairie Style home once owned by laundry business owner Fred Brannon.

In 1978, Glenn died of bronchopneumonia. His death certificate indicates that he was being treated at the Wysong Hospital in McKinney and resided in an apartment building at 213 N. Church. His second wife Mrs. Mae Massie was listed as the informant on the certificate. Glenn was interred next to his first wife Florence at the Pecan Grove Cemetery. Mae died in 1996 and is buried in Opelousas, Louisiana.

Louis Vernon Chandler (1913-2003)

Louis Chandler was a rural mail carrier. He was also an active member of the Kiwanis Club of McKinney and its president in 1966.

Louis Chandler was born to parents Edmond El isha Chandler and Matilda Long in Mercury, Texas (about 120 mile west of Waco) in 1913. In 1940, Louis enlisted in the Marines and served in Iceland and Guadalcanal where suffered a knee injury and several bouts of malaria. When he returned to San Diego to recuperate in 1943, he married Alma I. Giles of Dallas.

Several years after their wedding, the couple moved from Llano to McKinney where their son Thomas was born in 1944. Following World War II, the family remained in McKinney where Louis became a rural mail carrier. Their son Thomas later became an optometrist in Grapevine.

Louis was active in the Methodist Church community and often invited to give lay talks

in the area. He was also a member of the Masonic Lodge and active in Kiwanis, serving as the McKinney chapter president in 1966.

In 1998, when Louis and Alma were in their 80s, the couple moved to the Texas Masonic Retirement Center in Arlington, Texas. Louis and Alma lived at 508 Tucker for nearly 50 years making them the home's longest term residents.

The Chandler's connection to the house began long before they lived there. According to a story told by Alma Chandler, when Alma was a young child, she drove a horse drawn wagon from her home in Chambersville to McKinney stopping at a watering hole on Sherman Street. The watering hole, not more than a half block from the Bristol House was a popular stop on the stagecoach line that ran from Sherman to McKinney. While Alma sat on her wagon watering her horses, she looked up to see the house and declared to herself that some day she would live there. Years later she and Louis met and married. In 1949 they purchased the house.

When Louis and Alma moved out of the house in 1998, their son Tom and daughter-in-law Lea took over the house and began the process of restoring it to its original 19th Century character. Louis died 2003. His wife Alma preceded him in death in 1999. Both are buried at the Ridgeview Memorial Park in Allen.

C. Property Ownership

Address: 508 Tucker Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, Lot 659 & 660b

Purchase Date	Seller	Buyer	Book/Vol.
Sep. 6, 1850 ¹	State of Texas	William Davis	
Jan. 2, 1855 ²	William Davis	J.B. Wilmeth	1 / 84
Apr. 10, 1855	J.B. Wilmeth	Robert L. Waddill	1 / 83
Nov. 15, 1861	Robert L. Waddill	John M. Todd	O / 424
Jan. 18, 1862	John M. Todd	J.B Stiff	O / 425
Dec. 10, 1877	J.B Stiff	Robert M. Board	5 / 174
Jul. 6, 1894	Robert M. Board	Robert E. Bristol	63 / 445
Sep. 11, 1909	Robert E. Bristol	William T. Whitaker	153 / 528
Mar. 7, 1919	William T. Whitaker	Thomas F Everett	220 / 618
Apr. 8, 1919	Thomas F Everett	Robert M. Board	222 / 399
Nov. 21, 1929	Robert M. Board	Laura F. & R.F. Newsome	278 / 329
Mar. 14, 1933	Laura F. Newsome	Glenn Massie	304 / 428
Dec. 30, 1949	Glenn Massie	Louis V. Chandler	410 / 106
Apr. 27, 1953 ³	James H. Merritt	Louis V. Chandler	470 / 120
Dec. 22, 1998	Louis V. Chandler	L & A Chandler Family Trust	

¹ Date of patent by the State of Texas. Actual ownership of property predates this to Dec. 1841.

² Court order sale executed by Sheriff J.H. Lovejoy

³ A second lot purchased from James H. Merritt, Jr. was added to the original lot

D. Tenant History

The house has been owner occupied throughout its history.

E. Narrative History

In 1841, the Republic of Texas granted William Davis 3,129 acres of land in return for his participation in the new nation's battle for independence. This two square-mile tract of land was situated on East Fork of the Trinity river in what was then Fannin County. After the Republic of Texas became the 28th state to enter the United States of America in 1845, it subdivided several counties into smaller units. Collin County was such a county, carved out of Fannin County.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent re-affirming that grant of land to William Davis. This grant was recorded and signed by Governor E.M. Pease in 1856. Even before this grant was recorded by the new State of Texas officials, William Davis and his wife at the time, Margaret, "donated" 120 acres of this tract to the Commissioners of the City of McKinney to create the new County Seat. At the time of his donation, he considered this acreage to be some of his least valuable land because of the heavy brush that covered it. Still, as consideration for granting this property, he was deeded three lots within the new town site, which he sold as quickly as he could. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks which were to be sold to finance the City of McKinney. As a side note, shortly after donating the land to be a new city, William abandoned his wife and child in McKinney and headed to California to search for gold.

In 1854, Margaret petitioned the County Court for an order of sale of a sufficient portion of the Davis tract for the support and maintenance of herself and young son. The order was granted and a four-acre tract located about a half mile northeast of McKinney was set aside and sold at auction by Sheriff J.H. Lovejoy. The highest bidder at auction with a bid of \$101 was Joseph B. Wilmeth. The property changed hands several times and was eventually purchased by Robert "Milt" Board in 1877. Mr. Board built a house on a portion of it but years later subdivided the 4-acre tract. In 1894, he sold one of his vacant lots to the owner of the City Drug Store, Robert E. Bristol, for \$850. That lot is now 508 Tucker Street. In 1896, the Boards sold their own home to English meat-merchant William M. Allen and moved to a house on what is now 507 North Bradley Street to live with their daughter Hallie and son-in-law Thomas Everett.

Within a year of his purchase of the lot from Mr. Board, Robert E. Bristol had built a commodious two-story house whose design combined Late-Victorian and Classical styles. The text of a page from the book *Architectural Heritage of McKinney* (1974) describes the house:

The veranda, with a sturdy banister typical of that period, is supported by the original eighteen columns. Beveled glass in the front door and in the long panels on each side. In the hall on the left is a stained glass medallion. The remainder of the wall is covered with panes of still-life studies in multicolored Florentine glass. The broad stairway forms an arched alcove in which stand a fireplace with a richly carved oak mantel. In the parlor is a large beveled glass window, topped by an oval leaded panel, depicting a floral design. The beautiful mahogany mantel in the dining room blends with the elaborate Italian furniture. Excellent construction and craftsmanship are evident throughout the structure.

Robert E. Bristol's drug store enjoyed great business success but soon after the death of Robert's mother in 1908, the Bristol family moved to Fort Worth where Robert engaged in the grocery trade. Perhaps as a result of his new business connections there, in 1909, Mr. Bristol sold his McKinney business and house to Dr. Robert A. Whitaker, who was living in Fort Worth at the time.

Dr. Whitaker's son William move to McKinney to join his father in the business. William and his wife rented an apartment on North Kentucky Street. One day in late December of 1912 a fire broke out in their home caused by their three-year-old niece who was playing with matches while unattended. The fire destroyed all of their belongings. Following this event, William and his wife Bettie divorced leaving William living in an apartment above the City Drug Store.

On the morning, of May 27, 1914 when William did not show for work, a store employee went to his upstairs room and found him unconscious in his bed. Three of the towns physicians were summoned immediately but their efforts were to no avail. It was determined that his death was due to a morphine overdoes. The *McKinney Courier-Gazette* reported, "It is believed that early this morning he took the morphia by mistake for another medicine which had been prescribed."

It is likely William's tragic death caused Dr. Whitaker to want to sell his business. Dr. Whitaker negotiate its sale to Nat Wetzal of Dallas in August following his son's death. However, the deal feel through and Dr. Whitaker and his wife remained living at their Tucker Street home for another five years. Finally, in January of 1919 the City Drug Store fell into bankruptcy. Two months later, Dr. Whitaker sold his home to silk-goods salesman Thomas F. Everett and his wife Hallie.

For 23 years, the Everetts had been living at the corner of Tucker and ^{Bradley}~~Bardeley~~ Street

essentially taking care of Hallie's parents Milt and Adelia Board. Milt's advanced age and poor eyesight required the on-going care that an extended family arrangement provided. The purchase of the Bristol House in 1919 meant that the Boards would be living in the house next door to the one they once owned.

Thomas purchased the Bristol House from Dr. Whitaker for \$7,350, but in a transaction a month later Thomas sold the home to his father-in-law for \$5 plus "love and affection." However, the 1920 Census indicates that Thomas is the homeowner and the head of the household that included the following members: Milt (father-in-law), Adelia (mother-in-law), Louis (son), Hallie (wife) and William Wiggins (a Black servant).

The family lived in the Bristol House for the next ten years, selling the house at the end of 1929. Though the deed shows that ownership changed hands in December of 1929, the 1930 Census, which was taken in April of 1930, indicates that the Boards and the Everetts were still living in the house. Eventually, they moved to 106 South Waddill Street. Not long after the four of them settled into their new house tragedy struck. Milt, Adelia and Thomas all died of pneumonia within eight days of each other in the spring of 1931.

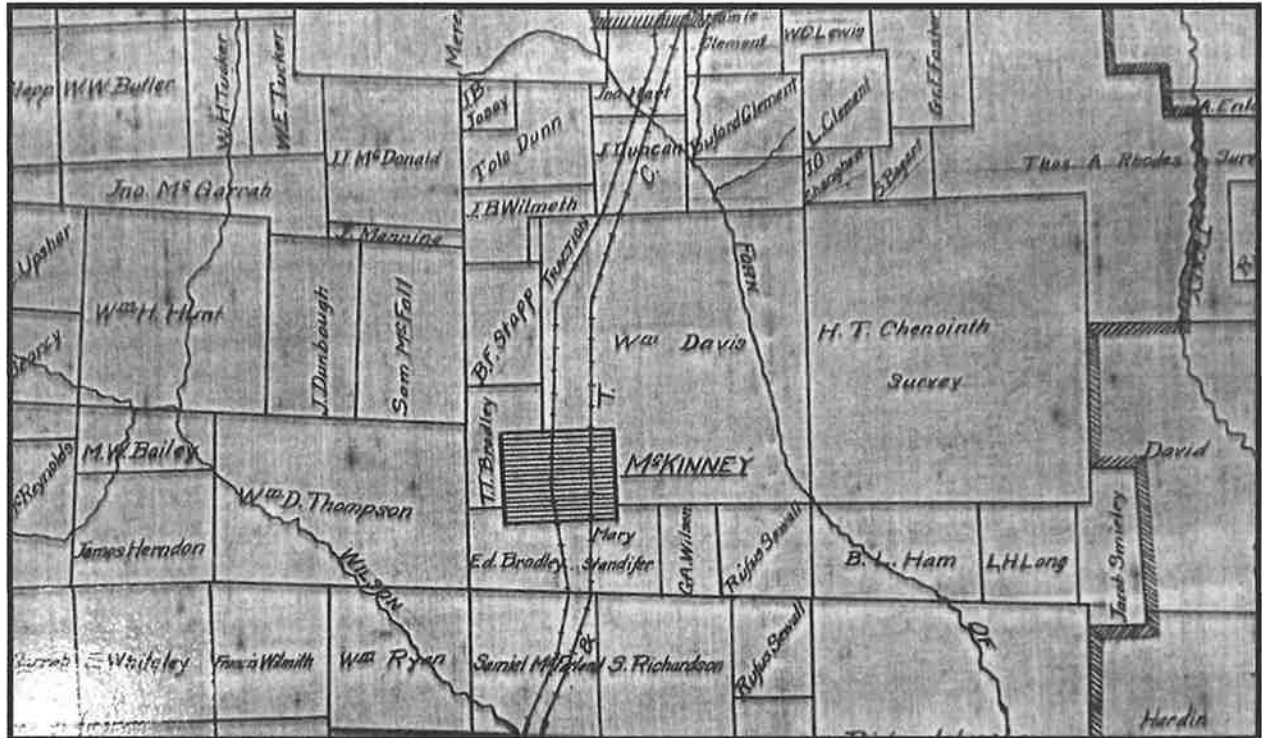
The buyer of the Bristol House in 1929 was Laura Newsome and her son Robert. Laura was the niece of Adelia Board as well as the daughter-in-law of Milt Board's former business partner Isaac D. Newsome. At the time of the purchase, Laura's son lived in the Airplane-style bungalow at the corner of Tucker and College Street. He was an insurance agent who became McKinney mayor in 1945. The Bristol House purchase price is a striking reminder of the depression-era wave that was strangling the nation's economy at the time. The house that went for \$7,350 in 1919 was purchased by the Newsomes for \$5,400 in November of 1929. However, since this transaction was between family members, the price may reflect other considerations. Laura owned the house for less than three years.

In 1933, the Newsomes sold the house to undertaker Glenn Massie. Either because of neglect or a continued weak economy, the sales price of \$3,360 was less than what the Newsomes paid for it. Glenn and his wife Florence lived in the house with their two children, Glenn, Jr. and Nancy until their children were old enough to marry or work. In 1941, Glenn was appointed to the State Board of Embalming which meant much of his time was spent in Austin. In 1945, Glenn sold his business. Two years later, he began running classified ads offering his Tucker Street home for sale.

In 1949, Glenn sold his home to mail-carrier Louis V. Chandler and his wife Alma for \$8,500. Louis served as a Marine during the Guadalcanal campaign of WWII. Shortly before the end of the War, he and Alma moved from Llano, Texas to the McKinney area. Louis was active member of the First Methodist Church and President of the Kiwanis Club in the 1960s. In 1998, the Chandlers relocated to a retirement home in Arlington allowing son Tom and his wife Lea to take over the house. Alma died in 1999. Louis died in 2003.

F. Drawings

William Davis Headright



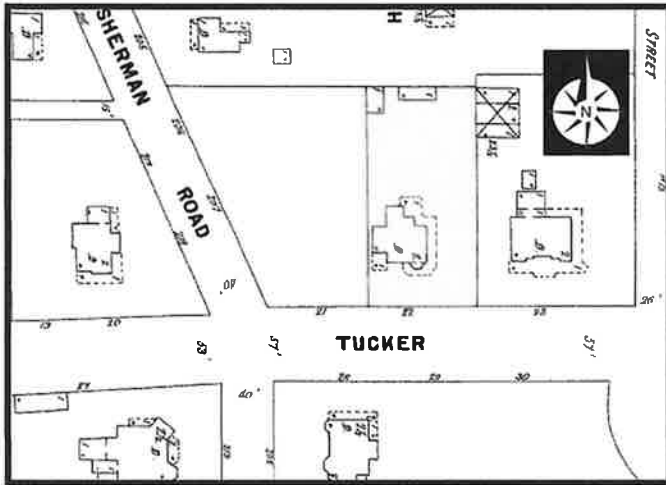
When Texas became a republic, it granted land to participants in the battle for independence. There were several classes of grants available depending on when a person arrived in Texas and if they were married. Generally, a married man who was in Texas before March 2, 1836 would be eligible for a First Class Headright grant of one league and one labor of land (4,605 acres). A single man could get 1/3 of a league and one labor.

William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associate with his contribution to Texas independence.

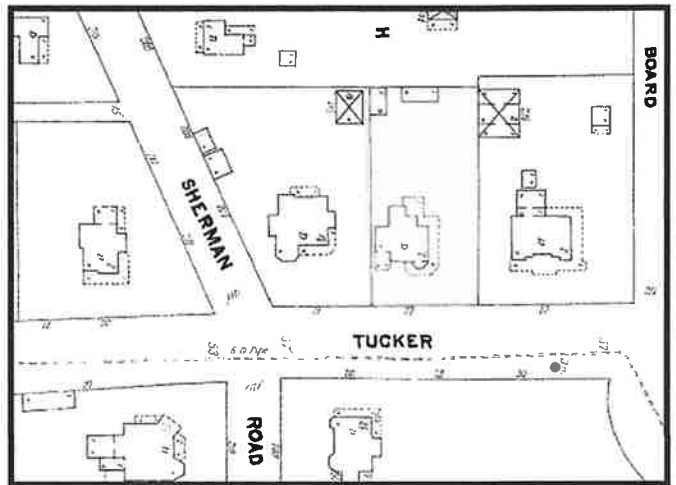
This grant became known as the Davis Survey and amounted to 3,129 acres which encompassed the site chosen to be the County Seat of Collin County. William Davis donated 120 acres of his land to the County Commissioners to be used to create the town of McKinney. The legal description of properties which were a part of this donation include the words "McKinney Original Donation."

Sanborn Maps: 1897 & 1927

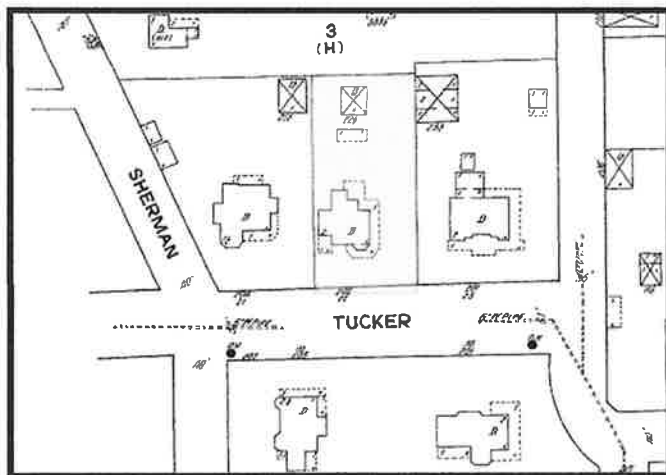
1897



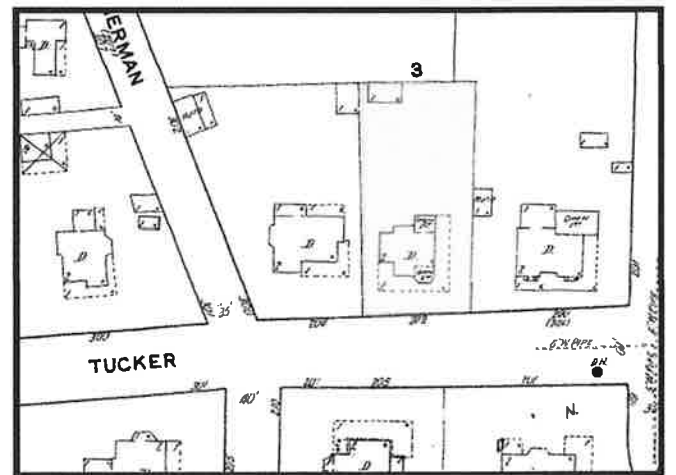
1902



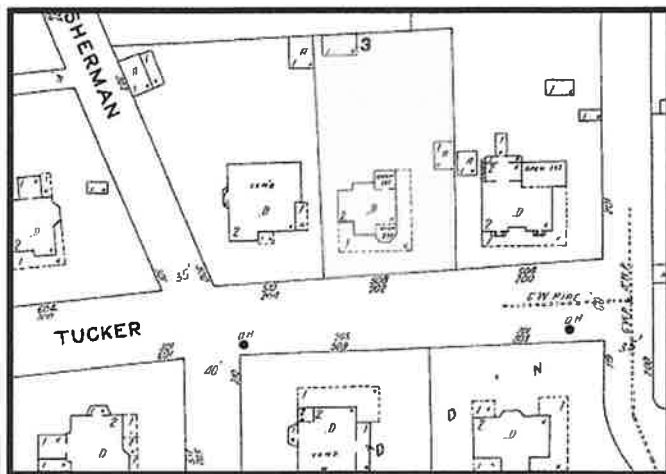
1914



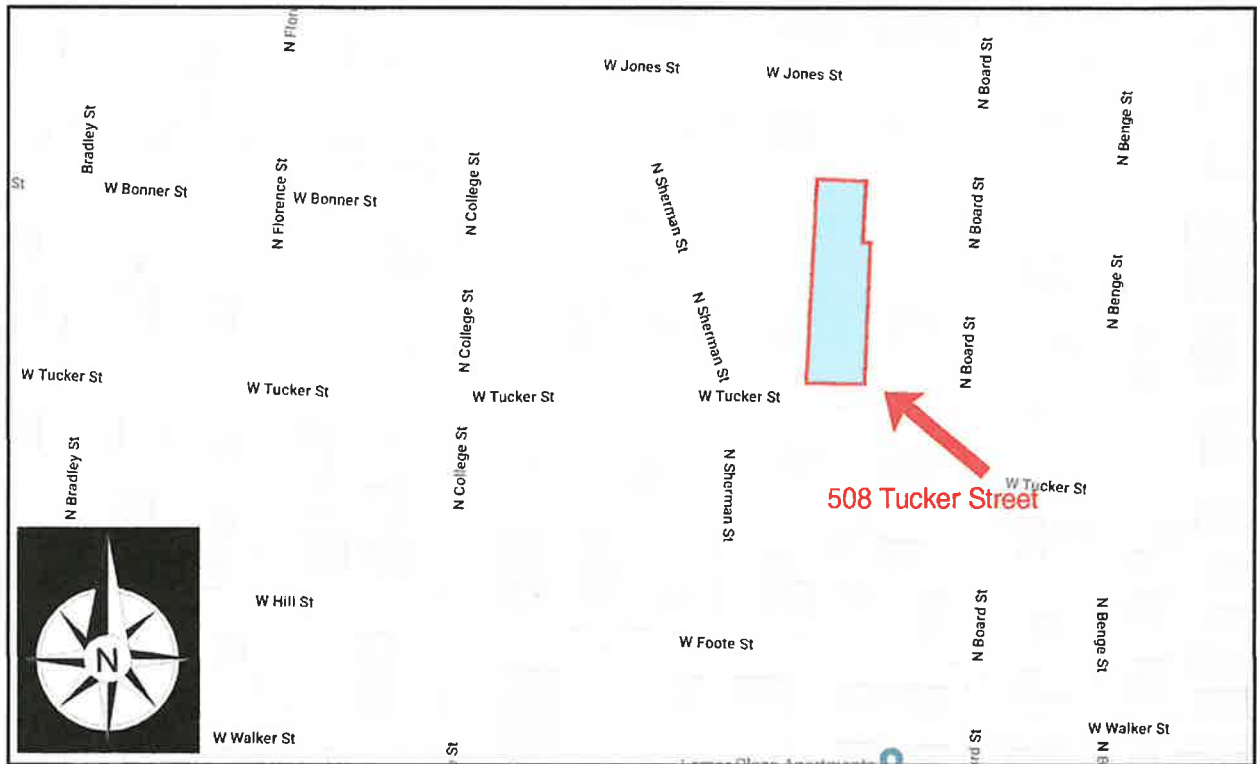
1920



1927



These Sanborn Insurance maps show the evolution of the property at 508 Tucker Street. The differences between the 1914 and 1920 map confirms a significant remodeling that took place shortly after Thomas F. Everett purchased the property in 1919.

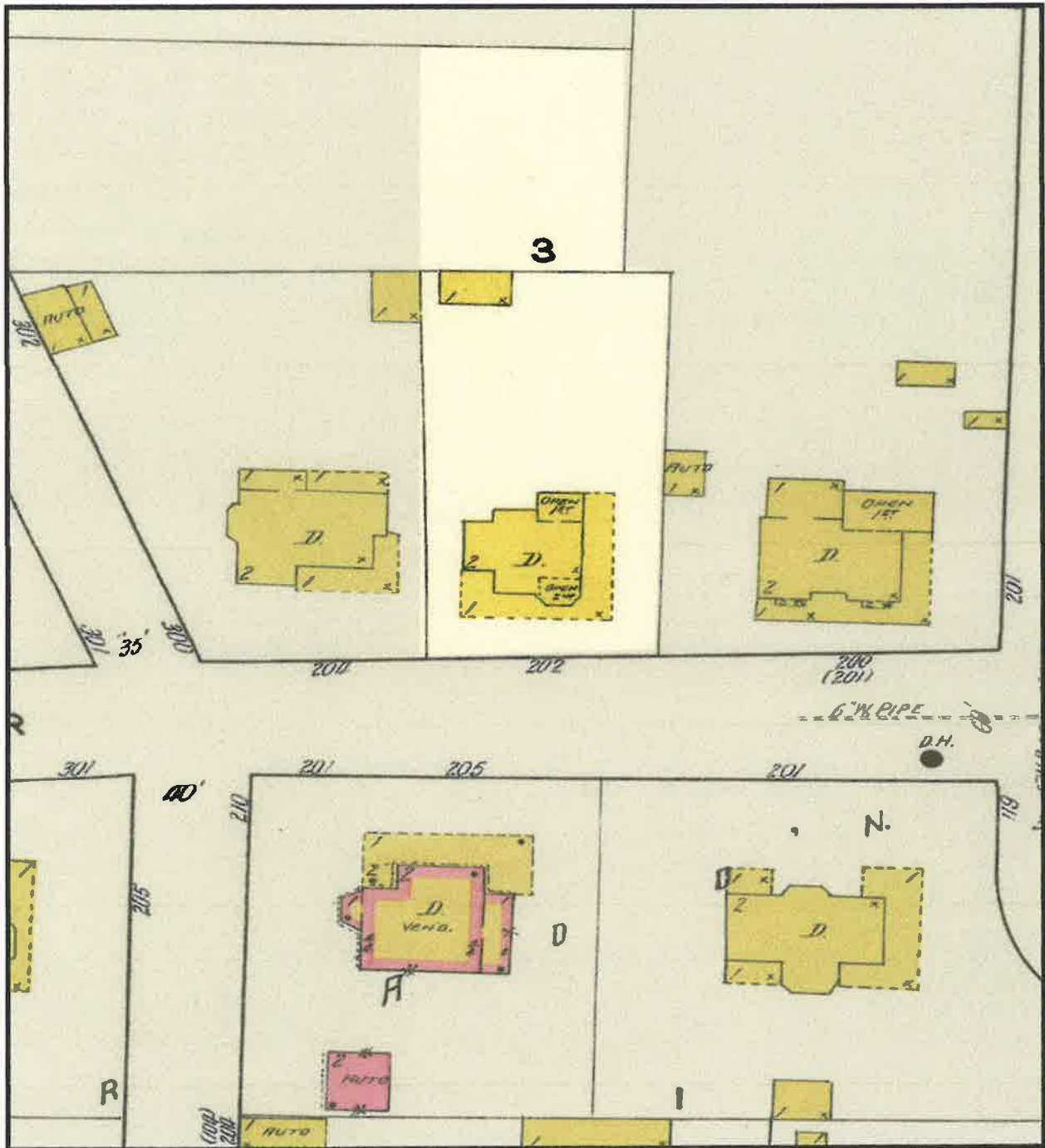


The map above shows the neighborhood around 508 Tucker Street. The aerial photo below shows the immediate neighborhood between North College and Benge Street.



Site Plan for 508 Tucker Street

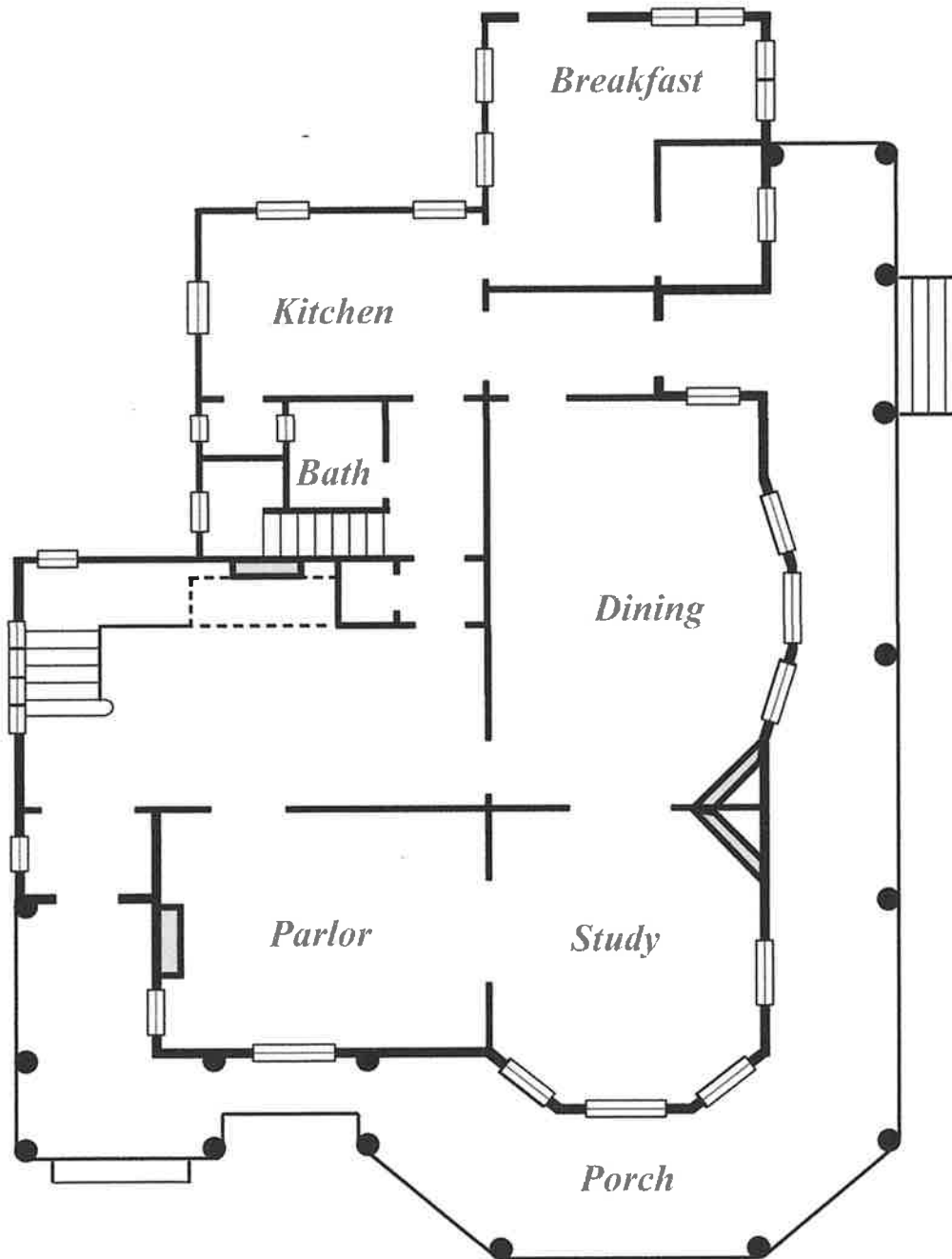
The last time the property at 508 Tucker Street changed ownership was in 1998 when the property was deeded to the L & A Chandler Family Trust. Prior to that, the property was purchased by Louis and Alma in 1949. Because no survey exists showing the site plan of the property, this 1920 Sanborn map is being used in lieu of an official survey. The property consists of two lots. One lot fronts Tucker Street and measures 82' x 164.' The other lot, added to the property in 1953, lies immediately north of the first and measures 99' x 71.'



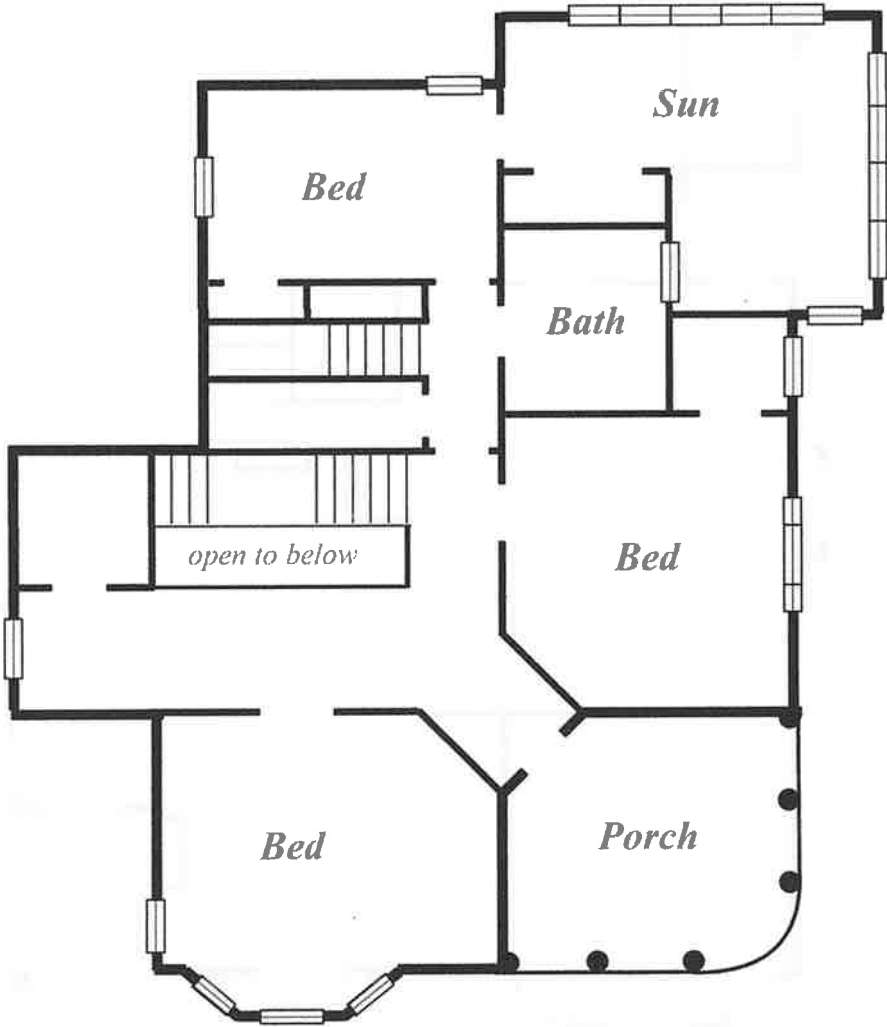
Floor Plan

This plan shows the Bristol House as it currently exists.

First Floor



Second Floor



G. Photographs



**No Matter
How
Fastidious**

Your taste may be you are sure to be pleased with the delicious ALTA VISTA ICE CREAM served at our Fountain. It's the kind that tastes like more. We serve most delicious Ices and Freezes, and all the many popular cold drinks. Only pure fruit juices used.

**DRINK AT
BRISTOL'S FOUNTAIN
AND SMILE**
"That's Fair Enough"

\$1,000 Accident Insurance free to our customers.
New Post Cards.

**R. E. BRISTOL
CITY DRUG STORE**
"In Business for Your Health"

PHONES 36 AND 552

Robert E. Bristol, who was the first resident of 508 Tucker Street, owned a drug store on the south side of the McKinney Square. The ad below is from 1902, the one at left is from 1909.



In High Favor.

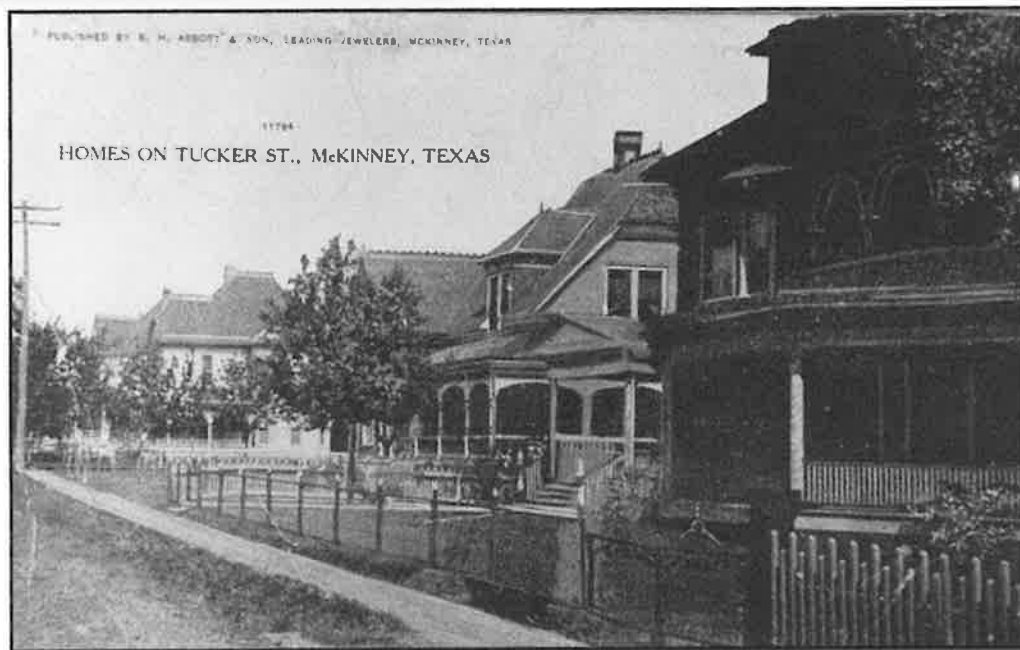
Soda Water, as made out of Fruit Juices, delightful flavors, pure carbonated water, milk and Ice Cream when desired, and served as we serve it, is in great demand. Ladies and gentlemen, large and small, clamor for it, and we can hardly satisfy the numerous calls at times.

But we try to have a glass for you every time you call. Our Specialties: Ice Cream Soda served with crushed fruits, Mexican Limeade, Orangeade, Coca Cola, Dr. Pepper Raspberry, Lemon, Orange, Cherry and Celery Phosphate. Try us when you are dry.

City Drug Store
South Side Square. McKinney Texas

The handsome residence of R. E. Bristol, on West Tucker street, is nearing completion.

The Democrat, Apr. 18, 1895



This picture is from a postcard (c. 1912) showing a row of houses on Tucker Street. The house on the far right is the Bristol House. At the time the photo was taken the house was owned by Dr. R. A. Whitaker.



**Robert A. Whitaker
(1859-1934)**

Robert A. Whitaker moved from Fort Worth to purchased City Drug Store from Robert Bristol in 1909. He also purchased Mr. Bristol's house at the same time. He owned the store until its bankruptcy in 1919.

In 1914, R.A. Whitaker's son William died of a morphine overdose when he lived in an apartment above the drug store.

PLACE OF DEATH		Texas State Board of Health	
County	Collin	Registered No.	10000
City	Irving	Sex	M
NAME <i>Dr. W. T. Whitaker</i>			
PERSONAL AND STATISTICAL PARTICULARS		MEDICAL PARTICULARS	
1 SEX	Male	21 DATE OF BIRTH	May 27 1852
2 COLOR OF HAIR	White	31 OCCASION OF DEATH	Overdose of morphine
3 COLOR OF EYES	Blue	32 CAUSE OF DEATH	Overdose of morphine
4 OCCUPATION	None	33 PLACE OF BIRTH	Irving, Texas
5 MARITAL STATUS	Married	34 PLACE OF DEATH	Irving, Texas
6 PLACE OF BIRTH	Irving, Texas	35 PLACE OF DEATH	Irving, Texas
7 PLACE OF DEATH	Irving, Texas	36 PLACE OF DEATH	Irving, Texas
8 PLACE OF DEATH	Irving, Texas	37 PLACE OF DEATH	Irving, Texas
9 PLACE OF DEATH	Irving, Texas	38 PLACE OF DEATH	Irving, Texas
10 PLACE OF DEATH	Irving, Texas	39 PLACE OF DEATH	Irving, Texas
11 PLACE OF DEATH	Irving, Texas	40 PLACE OF DEATH	Irving, Texas

ESTABLISHED MARCH 4, 1897—EIGHTEENTH YEAR. McKi

DR. WILLIAM T. WHITTAKER DIED ABOUT NOON TODAY

Sick For Several Days, And Was Found Unconscious In His Room This Morning.

Dr. William T. Whittaker, a member of the drug firm of Whittaker & Son, died suddenly at 12 o'clock today from an overdose of morphine. It is known that he had been complaining for the past day or two, and he had been taking some medicine. It is believed that early this morning he took the morphine by mistake for another medicine which had been prescribed.

Finds Son Unconscious.
Dr. Whittaker roomed upstairs over the drug store, and worked at the store until closing time each night. He would then repair to his room and sleep until about the middle of the morning. The negro porter went upstairs this morning about 9 o'clock on an errand and saw the deceased lying in bed and getting his breath pretty hard. Not thinking anything was wrong he said nothing about it and returned to the young doctor's room again about 9:30 o'clock. He found him to be lying in the same position and still gasping for his breath. The porter then realizing that something was the matter with him ran downstairs and told Dr. R. A. Whitaker to go to his son at once. Dr. Whitaker lost no time in getting to the bedside of his son and found him to be in an unconscious condition. This was about 10 o'clock.

Dr. Ben Largent, J. E. Hunter and O. H. Kirkpatrick were hurriedly called and despite all medical aid he died at 12 o'clock, without regaining consciousness. The physicians worked most faithfully and used all skill and every device known to the medical profession to revive their brother doctor, but of no avail. Two tanks of oxygen were used.

Dr. Largent stated that from all indications detected took the last medicine between the hours of 4 and 8 o'clock, and that he accidentally took an overdose.

Born in Tennessee.
Deceased was born at Hellbuckle,

WORTH S. RAY WILL FAVOR FRANKLIN

FORMER CANDIDATE FOR CONTROLLER TO SUPPORT McKINNEY MAN.

The following item appeared in the Tuesday afternoon issue of the Dallas Times Herald:

Worth S. Ray, one time candidate for Controller, but who was eliminated, stated Tuesday morning at Pro headquarters that he was strongly in favor of J. L. Franklin, of Collin County, for Controller. Mr. Ray said emphatically Tuesday morning, "I am not going to get into the race again but am going to support Mr. Franklin."

Charles B. White, according to recent reports, is still in the race but it is believed by many that he will eventually withdraw in favor of Mr. Franklin.

ALL READY FOR TRADE EVANGELS

SHERMAN BOOSTERS TO RECEIVE A ROYAL WELCOME HERE.

The committees of the Chamber of Commerce, having in charge the arrangements for entertaining the hundred or more members of the Chamber of Commerce who will be here tomorrow report that everything will be in readiness to give the visitors a most royal welcome.

The following program in which ev-

BUSINESS ANNOUNCEMENT

We have purchased the City Drug Store, known as "The Rexall Store," from R. A. Whitaker, and are now busily engaged overhauling and modernizing the store in every respect. We have employed a registered Pharmacist who has had many years of practical experience. Nothing but the purest and finest drugs and drug merchandise will be handled by this store. Joe S. Bristol, an experienced man in the business, who is well known to the people of McKinney and Collin County, will have the management of this business. From this on it will pay you to keep your eye on this store.

..CITY DRUG STORE..

The Rexall Store



**Robert "Milt" Board
(1837-1931)**



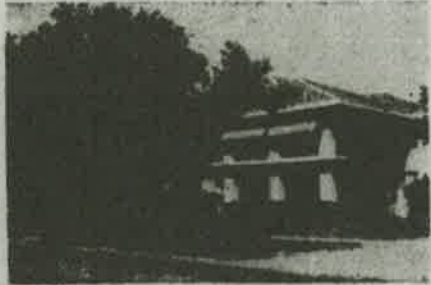
R.M. Board with possibly his first son Edgar who was born in 1869.



The above photo (dated 1926) shows the Confederate veterans of McKinney ahead of the annual picnic that was held each summer at the Old Settlers Park. The celebration was established in the 1880s and attracted hundreds of people to McKinney. **Robert Milton Board** is seated on the first row to the far right.



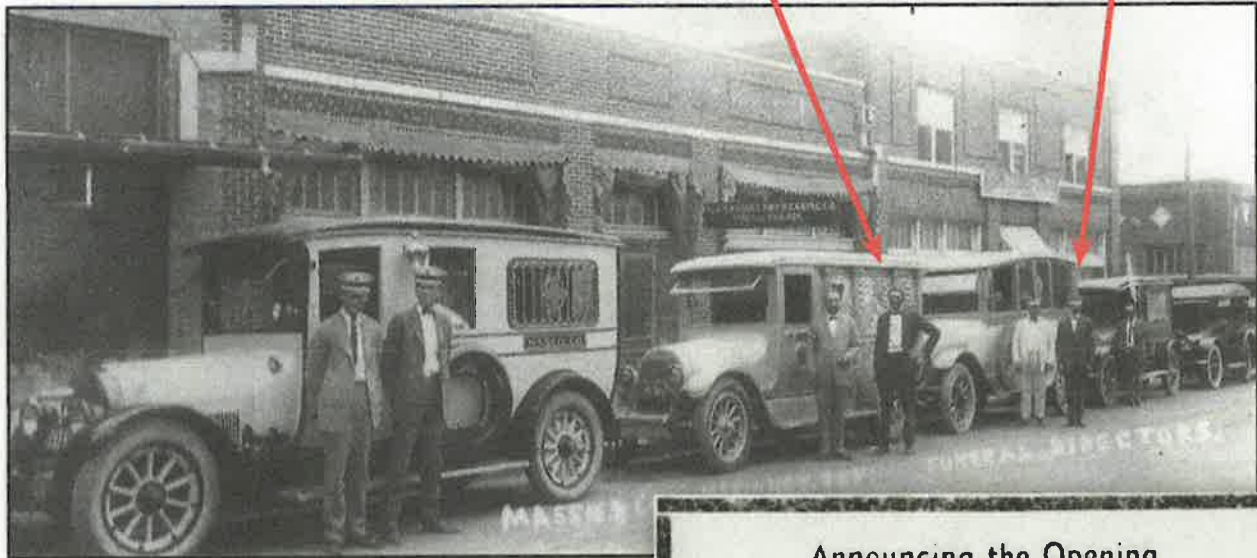
Glenn Massie
(1892-1978)

Phone	Ambulance Service	Phone
8		8
•		•
Burial		\$1.50 to
Insurance		\$5.00
1 Day		Cash
To		Policies
Age 95		•
	MASSIE FUNERAL HOME	
AUDIE TURRENTINE	McKinney, Texas	GRADY JACKSON
	MRS. EDITH KELLER, Lady Assistant	

Glenn Massie became the manager of the family funeral business when his father Sam J. Massie retired in 1940. In 1941, he was appointed to the State Board of Embalmers by Texas Governor W. Lee O'Daniel.

Sam J. Massie

Glenn Massie



The picture above dated from 1921 shows the members of the Massie family standing in front of their business on E. Louisiana Street. In 1924, the business moved to the former home of steam-laundry operator Fred Brannon home on South Tennessee Street.

Glenn Massie sold the family funeral business in 1945 and later started "The White House," a home for the elderly and infirm on South Tennessee.

Announcing the Opening
Of
"The White House"
 For Senior Citizens
 Catering to the needs of the elderly
 and infirm
 Saturday, June 10, 1961
 201 S. Tennessee St.
 Owner Glenn W. Massie
 Director-Manager Mrs. Iva LaFollette, LVN
 The public is cordially invited



Louis V. Chandler was born in Mercury, Texas in 1913. During WWII he served with the Marines in Guadalcanal. After the war he and his wife Alma moved from their home in Llano to the McKinney area where Louis worked as a rural letter carrier.



Louis Chandler (left) was an active member of the First Methodist Church and the President of the Kiwanis Club from 1965 to 1967.



Tom Chandler, son of Louis and Alma Chandler, attended McKinney High School. He later received a degree from the University of Houston. In 1973, he was elected president of the North Texas Optometric Society. In 1979, he married Lea Owens.

Evolution of 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.

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 same architectural vocabulary.

Just before the 20th Century began, however, new architectural forms offered by the Prairie, Craftsman, 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 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 “modernity” 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 at 613 W. Hunt Street 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.



Richardsonian Romanesque Victorian

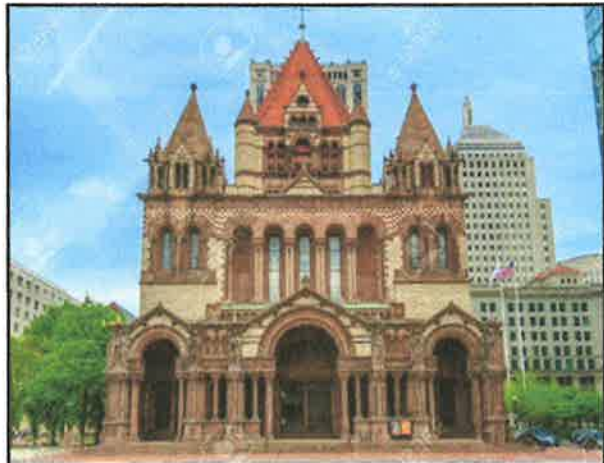
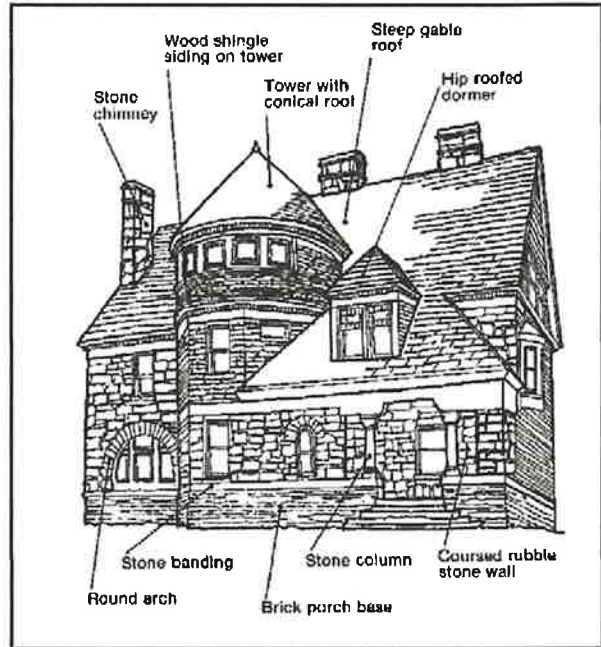
The Richardsonian Romanesque style is a Victorian stylistic variation named after its originator Henry Hobson Richardson in the late 19th Century. Mr. Richardson studied at the Ecole des Beaux-Arts in Paris which promulgated a grand, neo-Classic style that got its inspiration from French, Spanish and Italian architecture of the 18th Century. Mr. Richardson applied this Classicism to the more medieval Victorian Style of his day to create an innovative style that became popular in the United States, especially among banks, churches and government institutions.

The elements that characterize the Richardsonian Romanesque Style are as follows:

- solid, rusticated masonry walls
- multi-storied
- hipped roof with cross-gabbling
- round towers with conical roofs
- wide-rounded arches
- squat columns supporting arches
- recessed windows with large panes
- large arched entryways
- asymmetrical front facade
- eclectic, medieval forms
- deep recesses
- elaborate, multi-colored stonework
- castle-like massing

The style and its essential materials were best suited for large-scale institutional buildings. Some of the buildings that define the style are: Trinity Church, Boston; Allegheny County Courthouse, Pittsburg; Marchall Fields store, Chicago. Locally, this style can be seen in the Dallas County Courthouse designed by Arkansas architect Max A. Orlopp in 1892. Mr. Orlopp is responsible for at least a dozen courthouse in Texas and Louisiana.

Because of the grand nature and expense of construction, a Richardsonian style house was affordable to only the wealthiest of homeowners. St. Louis businessman Samuel Cupples paid \$500,000 (about \$2 million in today's dollars) for his house designed by Thomas B. Annan.



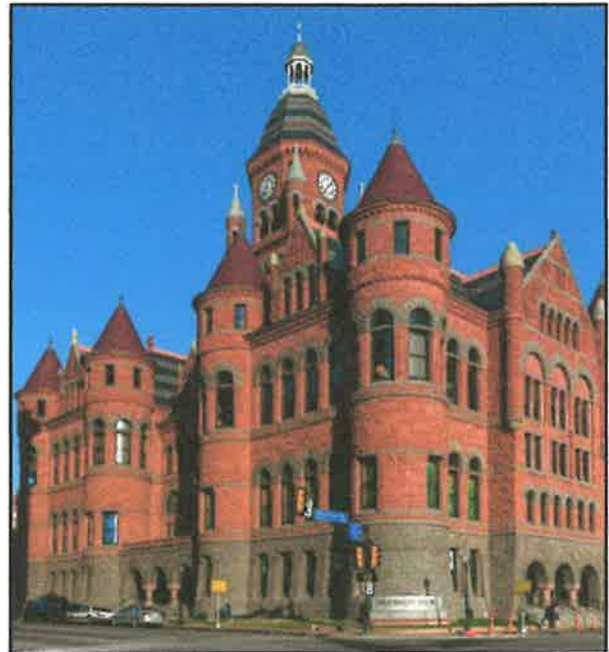
Trinity Church, Boston, 1877



Samuel Cupples House, St. Louis, 1890

In McKinney, the style was admired but not as popular as in wealthier Texas towns. The exception was the Collin County Bank Building that was built at the corner of Louisiana and Tennessee Streets in 1891. The building had all the earmarks of the Richardsonian Style. Its elaborate stonework along with its arched windows and entryway could have only been designed and erected by masters of their trade.

There are no homes ⁱⁿ ~~is~~ McKinney that demonstrate the Richardsonian Style to the degree seen in the Collin County National Bank. However, the Bristol House built in 1895 shows more of the style than any other house in the city. The curved colonnade of arches supported by squat columns that makes up the second floor porch is a prime example of the style's design influence. Additionally, large windows echo this arch motif. Though the house is not constructed of stone and generally follows the Four Square Style, the addition of these Richardsonian elements gives the Bristol House a unique architectural character not seen elsewhere in McKinney.



Designed by Max A. Orlopp, the Dallas County Courthouse was completed in 1892.



Bristol House, McKinney, 1895



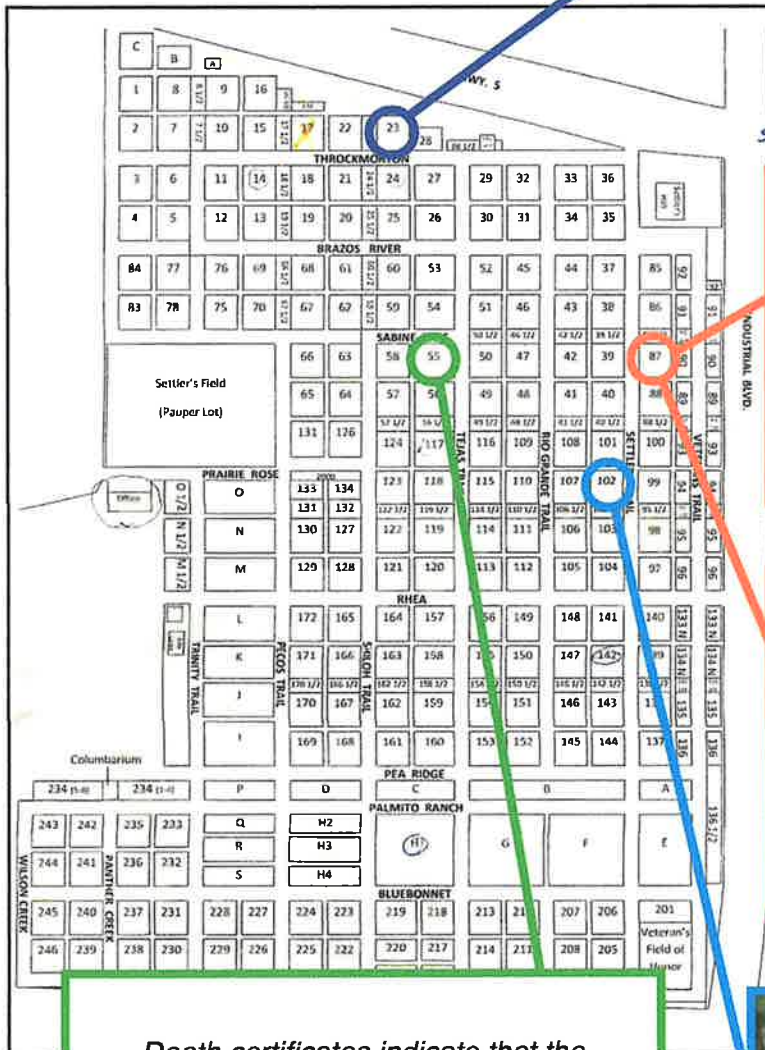
The Collin County National Bank was built in 1891 and is a faithful representation of the Richardsonian Style. It was razed in 1933 and replaced with the Deco Style building now at the intersection of Louisiana and Tennessee Streets.

Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 508 Tucker Street.



Robert Milt Board, 1837-1931
Adelia (Willingham) Board, 1845-1931
Thomas F. Everett, 1864-1931
Hallie (Board) Everett, 1872-1961



Robert Elam Bristol, 1864-1942



Nancy R. (Eubank) Bristol, 1866-1936

Death certificates indicate that the Whitakers were buried in the Pecan Grove Cemetery. While the cemetery burial records indicate that Martha is buried in lot 55, there are no memorials in this lot belonging to any of them.

William T. Whitaker, 1882-1914
Elizabeth (Thomas) Whitaker, 1857-1929
Robert A. Whitaker, 1859-1934
Martha Whitaker, 1881-1957



Florence (Walker) Massie, 1898-1953
Glenn Massie, 1892-1978

Current Photos (2020)



South Front



North



West



East



Southwest



Southeast

Photos (1939)



Nancy Massie (L) stands next to her mother Virginia in this 1939 photo.



Neighborhood Context (2020)

508 Tucker Street neighborhood context



View looking west on Tucker St.



View looking east on Tucker St.

Nearby Homes on Tucker Street



510 Tucker St., Merritt House



504 Tucker St., Board-Kirkpatrick House

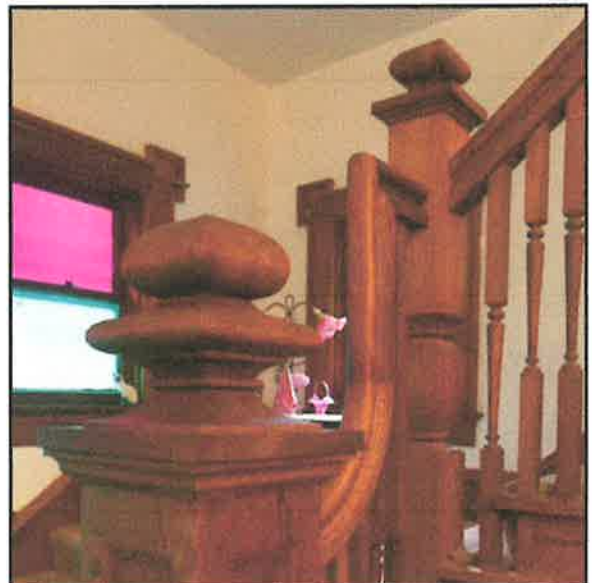


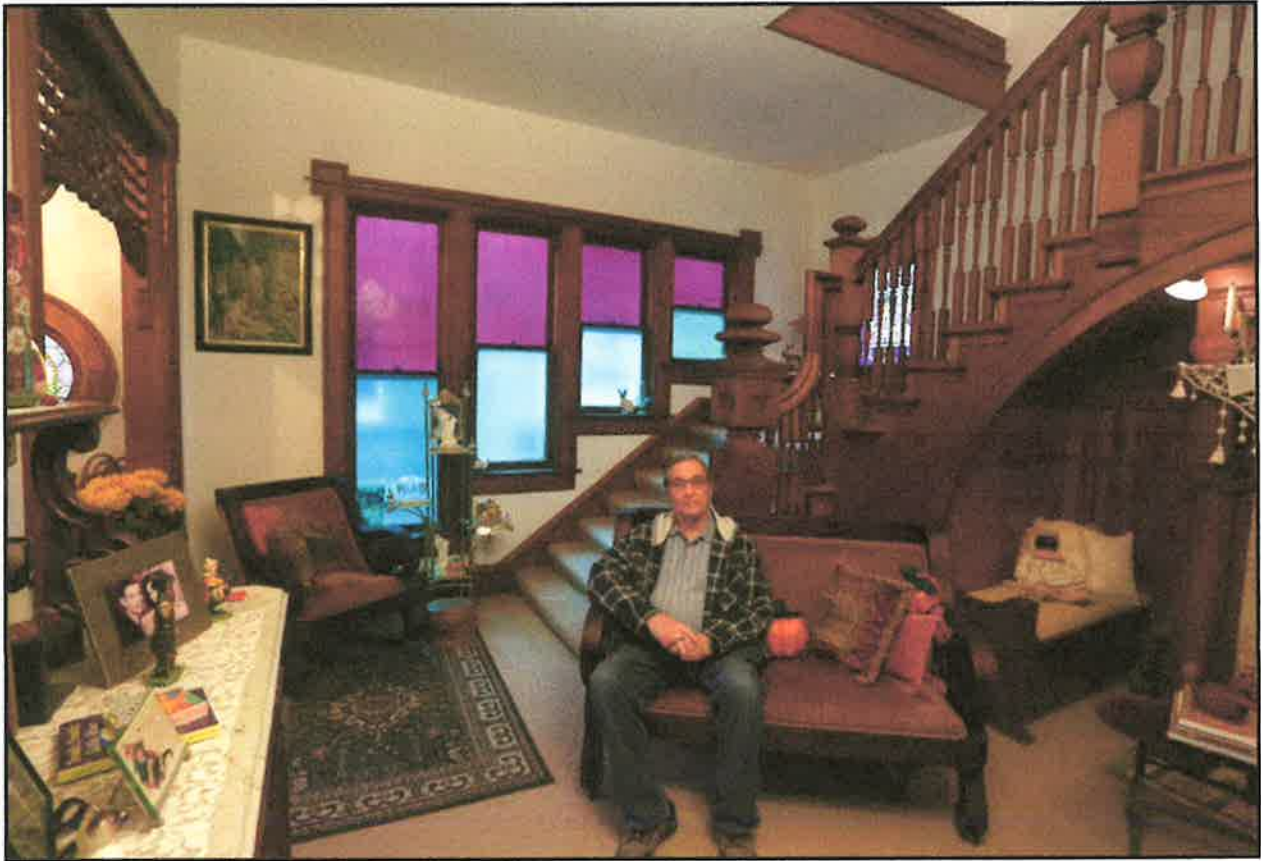
503 Tucker St., Smith-Roberts House



509 Tucker St., D.C. Hill House

Architectural Accents



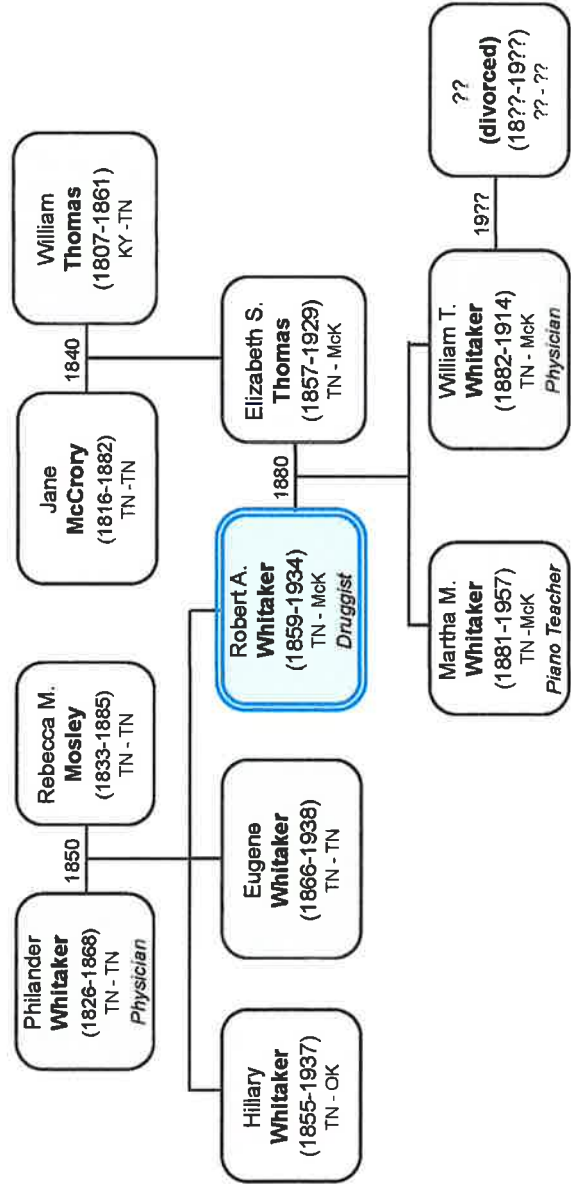






Whitaker Family of Early McKinney*

Legend
 AR = Arkansas
 DAL = Dallas
 KY = Kentucky
 McK = McKinney
 TN = Tennessee
 TX = Texas

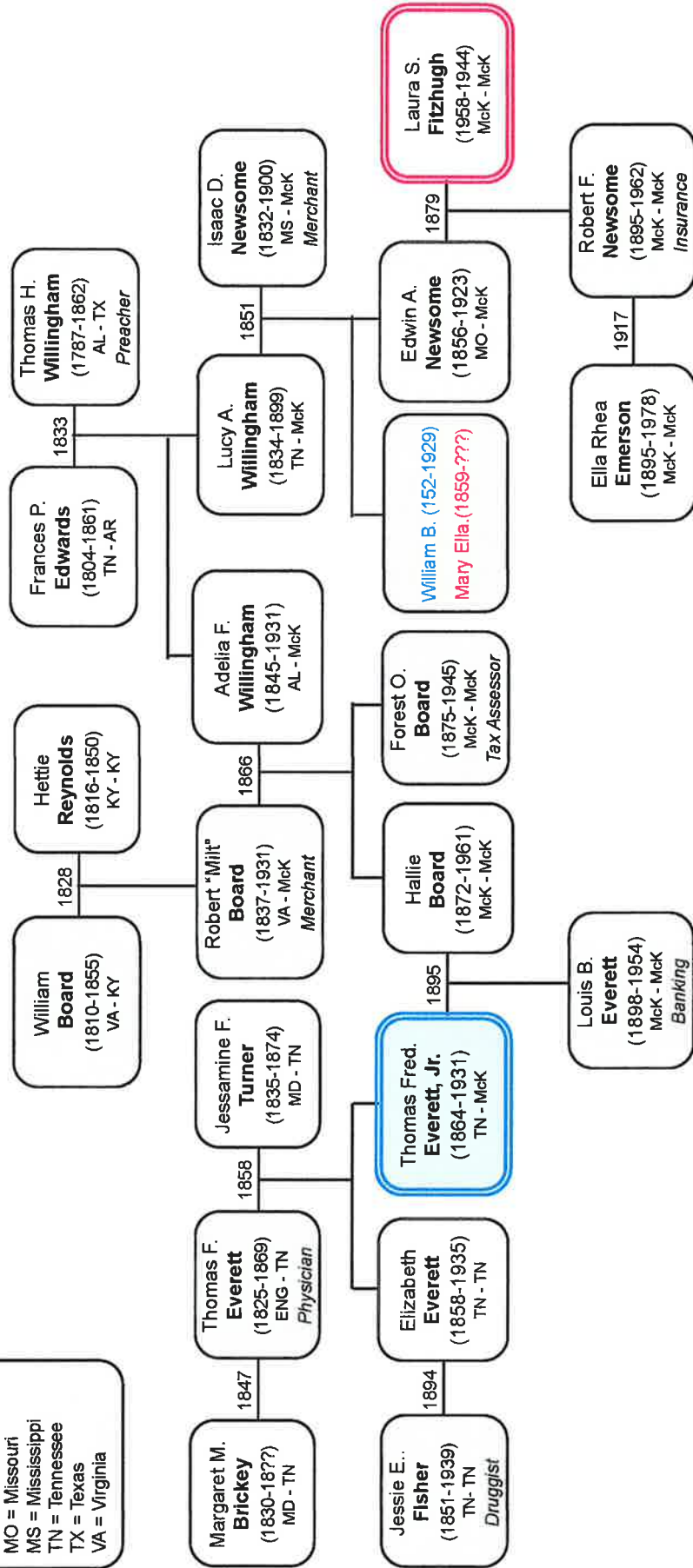


* Not all family members are included.

Everett Family of Early McKinney*

Legend

- AL = Alabama
- AR = Arkansas
- CC = Collin County
- ENG = England
- KY = Kentucky
- McK = McKinney
- MD = Maryland
- MO = Missouri
- MS = Mississippi
- TN = Tennessee
- TX = Texas
- VA = Virginia

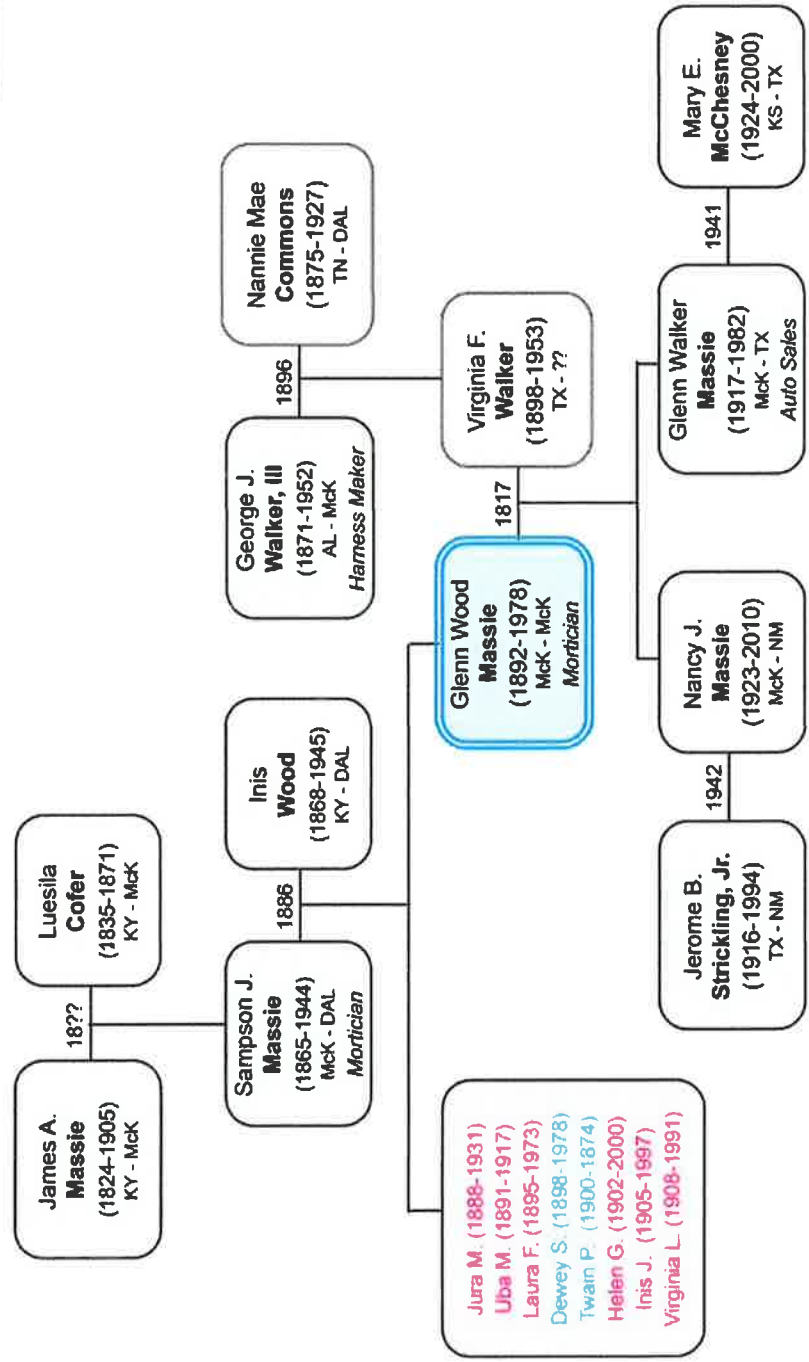


* Not all family members are included.

Massie Family of Early McKinney*

Legend

- AL = Alabama
- AR = Arkansas
- DAL = Dallas
- KS = Kansas
- KY = Kentucky
- McK = McKinney
- NM = New Mexico
- TN = Tennessee
- TX = Texas



* Not all family members are included.

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Research assistance provided by Tom Michero

* * *