

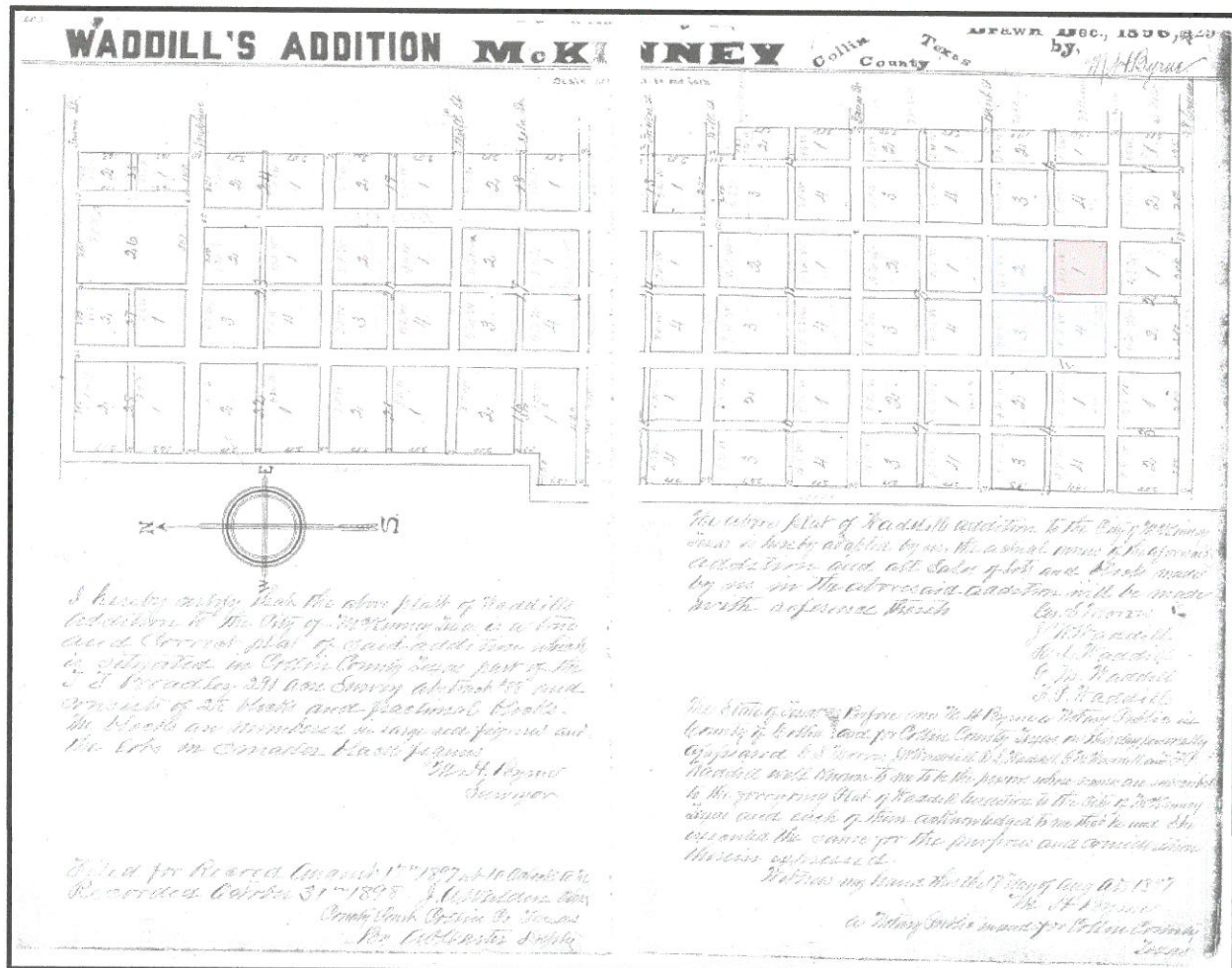
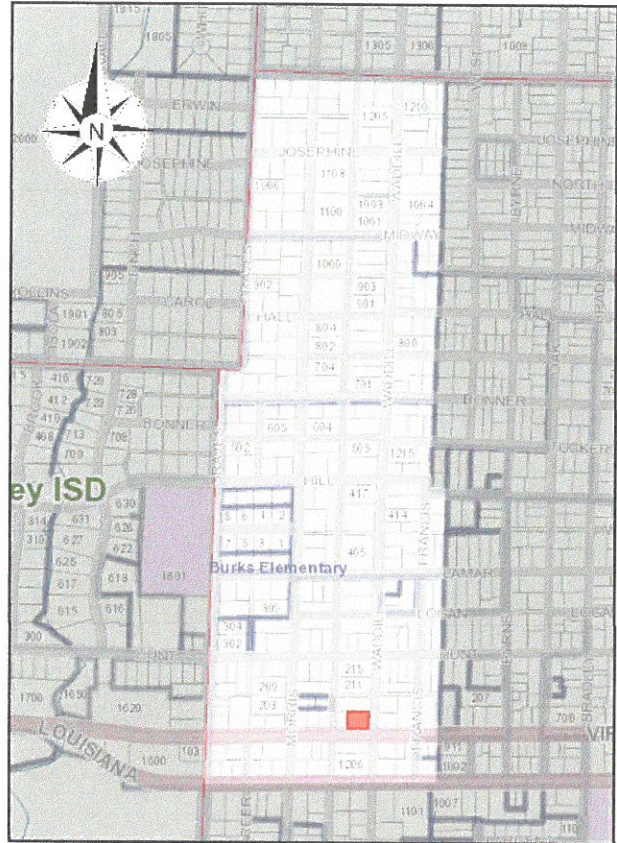
# F. Drawings

## Waddill Addition

When Mrs. R.L. Waddill died in 1896 her heirs received an undivided ownership of the land her husband had accumulated. The heirs subdivided the land into 28 blocks and deeded separate ownership to themselves. J.W. Waddill Morris received Block 5, Lot 1 as a portion of his allotment.

The map at right shows the boundaries of the Waddill Addition in context to the current city streets. The portion of Block 5, Lot 1 that is known as 201 N. Waddill St. is highlighted in red.

The item below is the original subdivision map drawn up in 1897. Block 5 is highlighted in light blue. All of Lot 1 is in red.

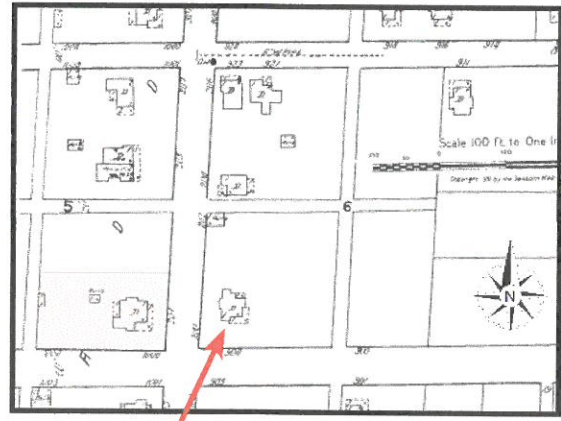


# Sanborn Maps: 1920 & 1927+

The scope of the Sanborn Maps prior to 1920 does not extend far enough west of McKinney to include the Waddill Addition. However, the 1920 map shows the Eugene Crouch House at the corner of Waddill and Virginia Streets (highlighted in red). The Copeland House can be seen on the opposite side of the street.

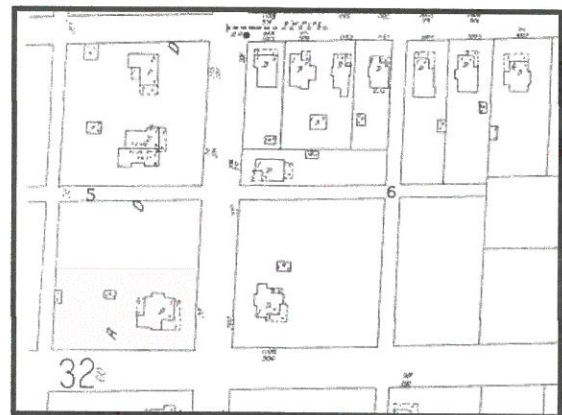
The Eugene Crouch House sits on Lot 1 in Block 5 of the Waddill Addition.

1920



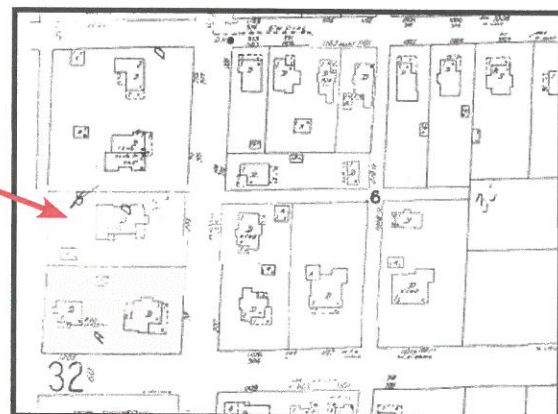
Copeland House (built 1905)

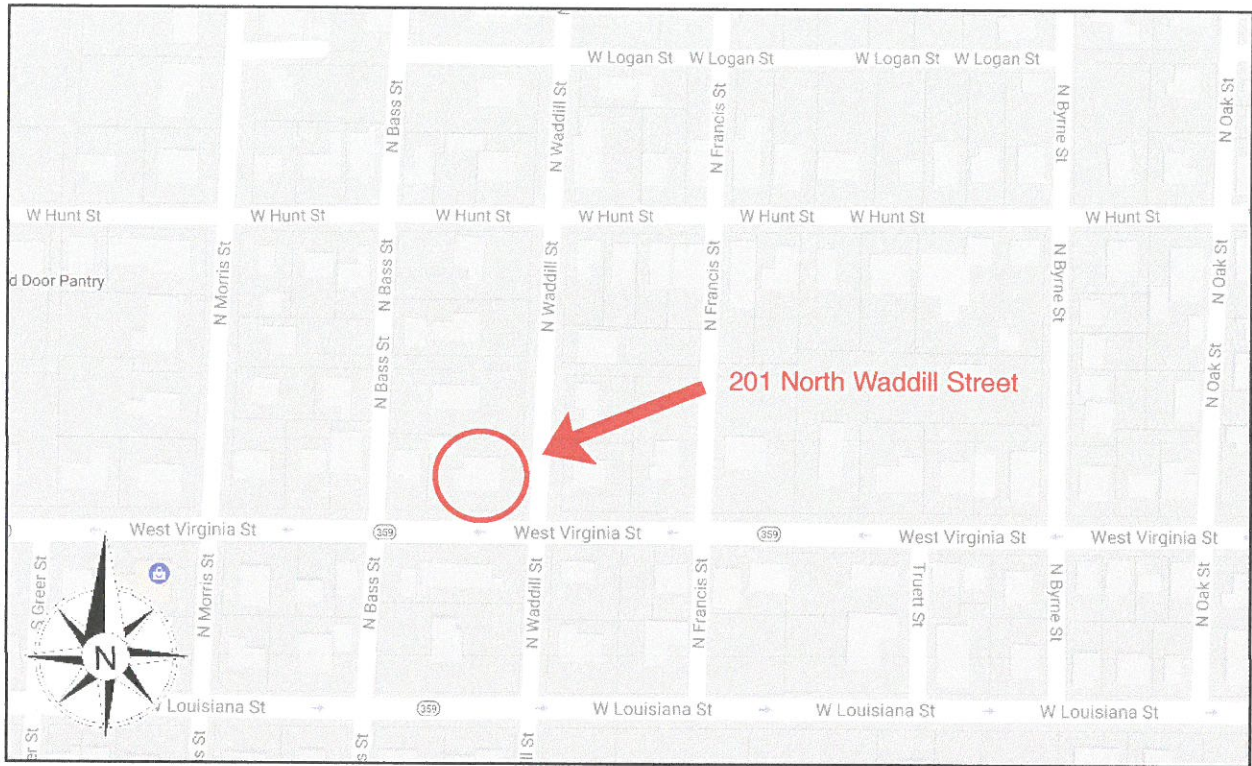
1927



1927+

Moran Hill House (built 1928)

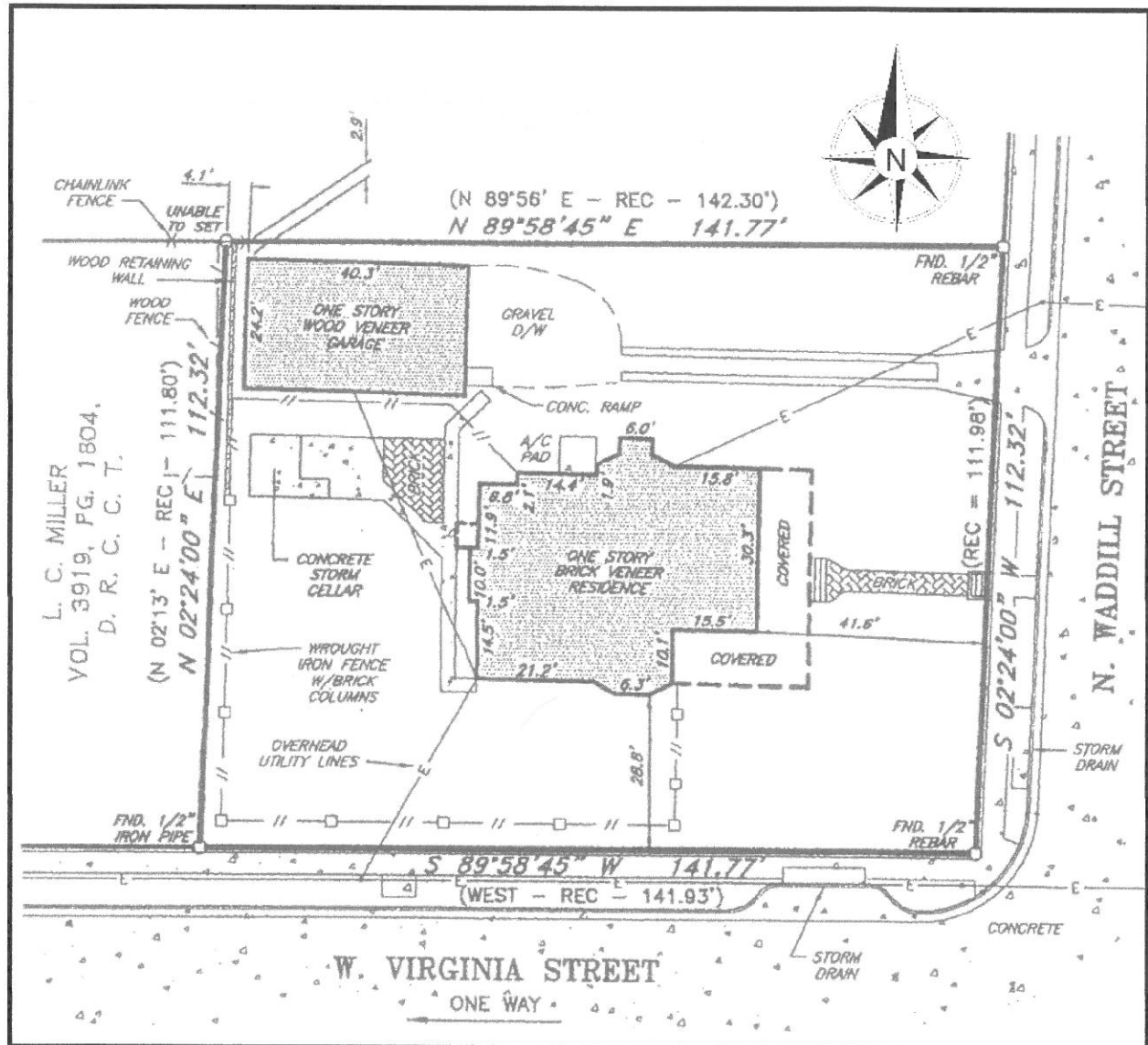




*The map above shows the neighborhood around 201 N. Waddill St. The aerial photo below shows the immediate neighborhood at the intersection of North Waddill and West Virginia Streets.*



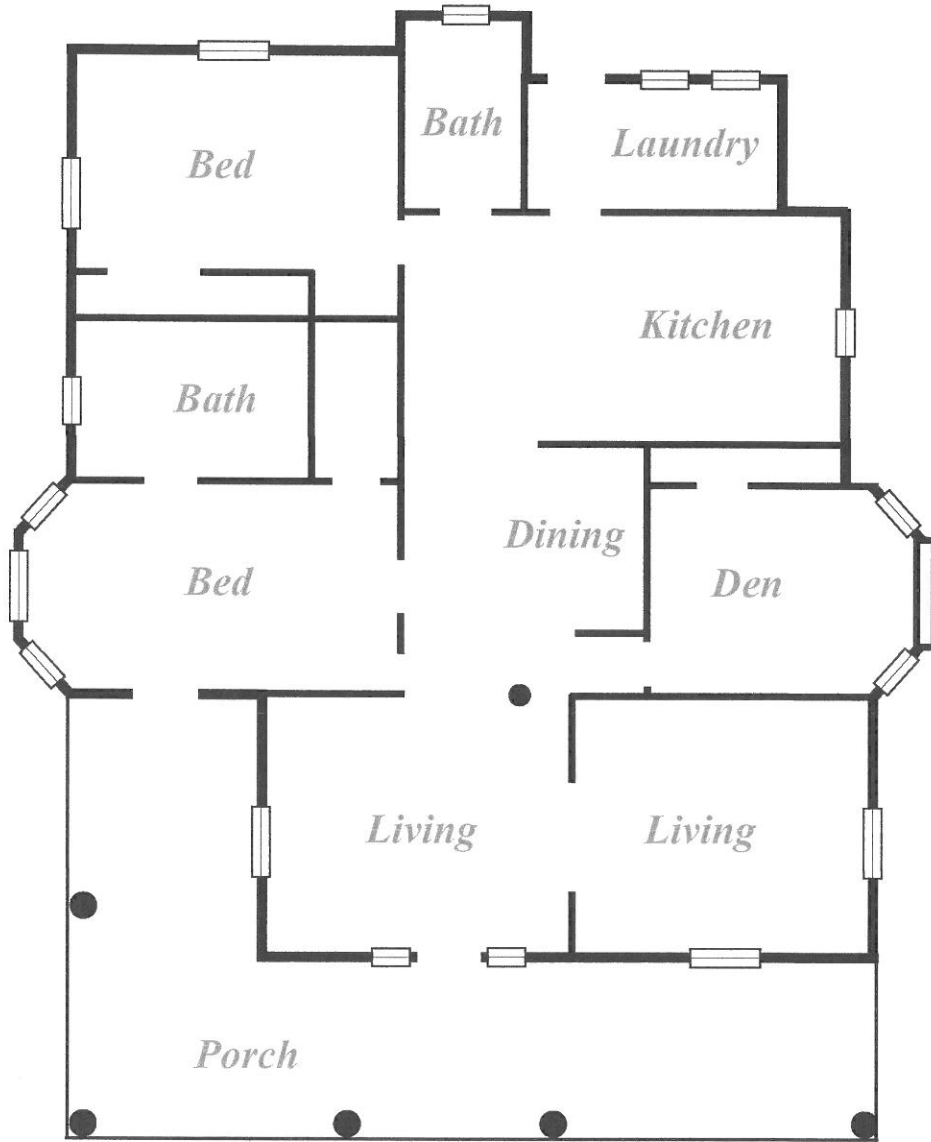
# Site Plan for 201 North Waddill Street (2015)



2015 site plan for the Eugene Crouch House

# Floor Plan

This plan shows the Eugene Crouch House as it currently exists.



## G. Photographs

formation call old phone 540.

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EAR CORN FOR SALE.—Ear Corn, Maize Heads, and Hay for sale. Warehouse H. & T. C. track.—CROUCH GRAIN CO. Old Phones 841 and 302.

---

FOR SALE.—Singer Sewing Machine.

*Eugene Albert Crouh arrived in McKinney around 1900 and worked in his uncle J.P. Crouch's mercantile business before getting into the grain business. Apparently he found his other uncle's business more to his liking. His uncle Hiter H. Crouch was in the hay and grain business in McKinney before moving to Waco around 1908 leaving Eugene Crouch free to carry on the Crouch business in an office above the Collin County National Bank.*

...Ratekin's Seed Corn...



Strictly Iowa Grown. : : : : Best in The World.

**R**ATEKIN'S Improved Iowa Grown Seed Corn has been planted, tried and tested in Texas for the past ten years, always beating early drouth and hot winds and making good crops where other sorts failed. Forty thousand bushels sold and planted in Texas last year, all making good crops where other sorts made nothing. It's pure bred—planted from most select stock, grown and handled especially for seed purposes, and is worth dollars to dimes in results compared with cheap, inferior seed. Matures two weeks earlier and gives double the yield of any Missouri or Kansas corn if struck by drouth, and is 30 days ahead of Texas Native sorts. We have shipped several cars of our seed corn to H. H. Crouch Grain Co. of McKinney, Texas, and they will supply you with this corn at the lowest prices.

J. R. RATEKIN & SON, Shenandoah, Iowa.

We have this corn now on hand and desire to see you before you buy your seed corn. We handled this corn last year and know it to be pure seed of one variety and not a mixture of corn you generally find from the North. We have a full line of choice Texas Seed Oats, Cane Seed, Millet, Missouri Selected Seed Corn and all kinds of Feed Stuff at the lowest prices. Call and see us when you want anything in this line.

H. H. CROUCH GRAIN CO., Over Collin County Bank.

---

## BIG FEED CONCERN.

---

### Crouch Grain Company Well Prepared to Accommodate You.

---

Eugene Crouch, manager of the Crouch Grain Co., of this city, is using our classified columns to advertise for sale ear corn, maize heads and hay. Mr. Crouch has the largest feed warehouse in the city and is always prepared to provide your needs in feedstuff and hay in either retail or wholesale quantities. His office is over the Collin County National Bank and warehouse near the H. & T. C. depot. You will find some one at either place to accommodate you or you can call either place by phone. Your business is solicited.

---

*Eugene Crouch struggled with health issues as an adult. Shortly after an episode that left him in a semi-conscious state for several day, Eugene went into the insurance business running the business concurrently with his grain business. Eugene had seen several graineries suffer huge losses due to fires including his uncle Hiter Crouch in Waco.*

# Insurance

## Fire, Tornado and Automobile

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Representing some of the largest and best known old line companies in existence.

Would appreciate a portion of your business.

If interested see me.

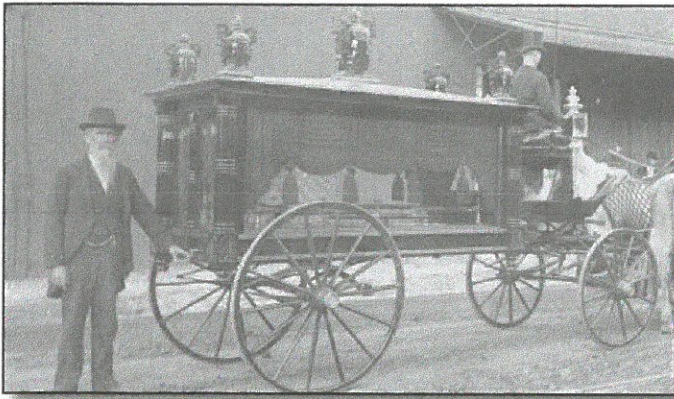
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## EUGENE CROUCH

Office over Collin County National Bank

Phone—Office 302. Res. 310.

McKinney, Texas

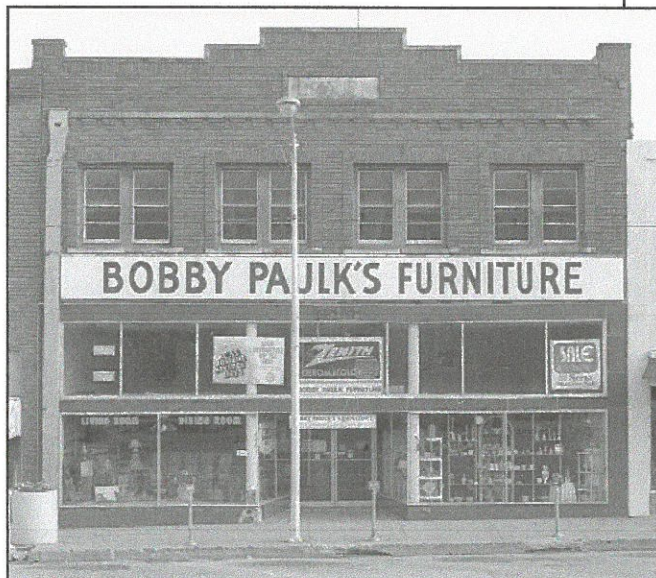
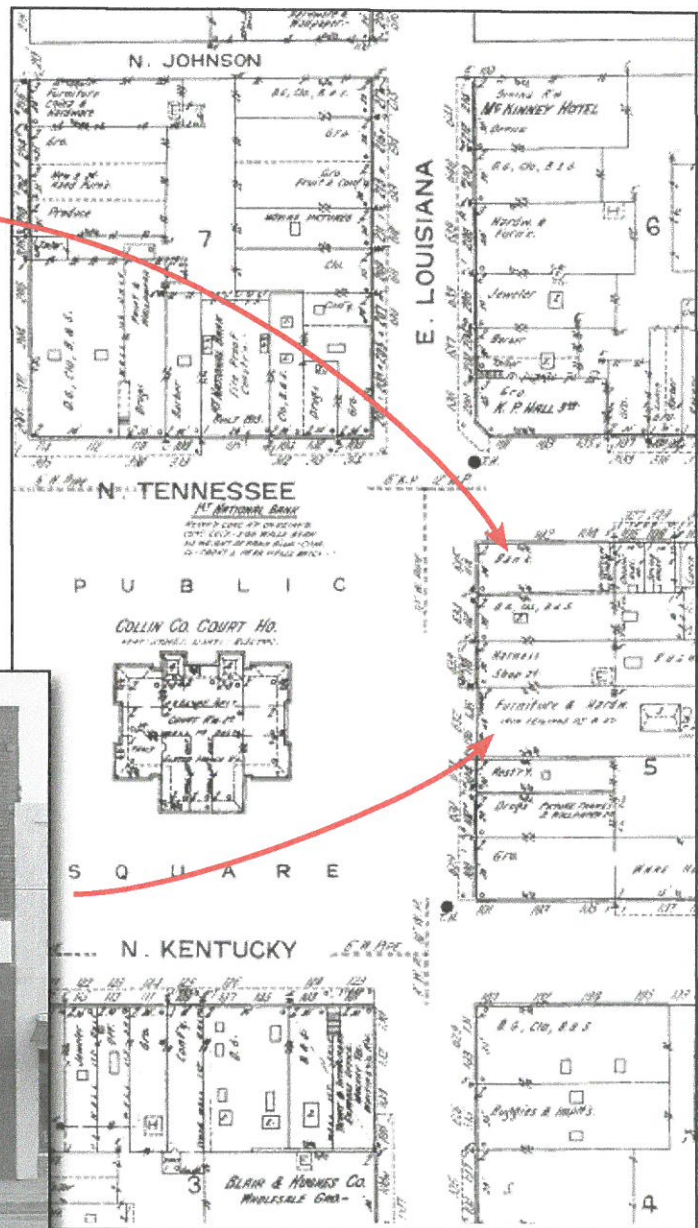


J.P. Crouch with horse-drawn hearse

**John P. Crouch** was a pioneer merchant who arrived in McKinney in the mid 1880s. His hardware and furniture store was one of the largest in town. His newest building, built in 1921, still bears his name. Mr. Crouch was also an officer/director of the Collin County National Bank. In addition to the furniture business, he was also an undertaker. He was the president of the Texas Funeral Directors Association in 1889. John P. Crouch gave his nephew Eugene Crouch his first job upon his arrival in McKinney around 1900.



Collin County National Bank, Est. 1881

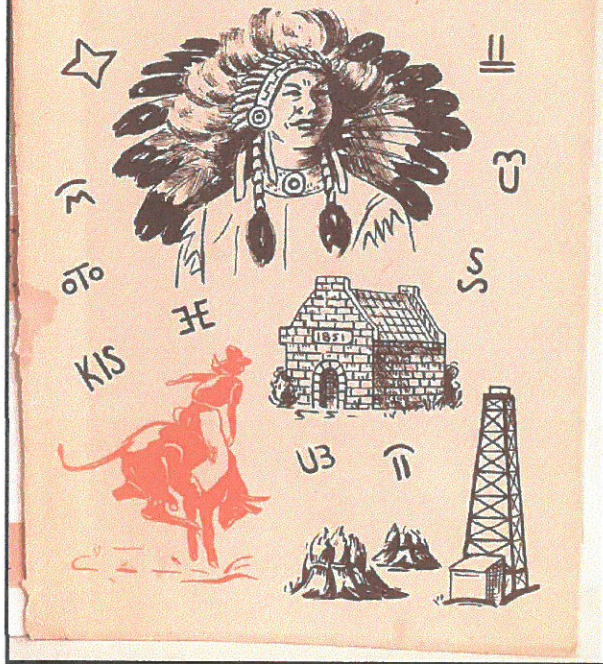


Crouch Building, erected 1921



# A HISTORY OF YOUNG COUNTY, TEXAS

CARRIE J. CROUCH



**Carrie J. Crouch** was an author of many history related magazine articles in the 1930s. She is best known for her book about Young County where she was she grew up. While living at 201 N.Waddill Street in McKinney, she was researching material for her book. Her work is still cited by many reference books and websites.

## The "Lord of Galveston"

*How Jean Lafitte, Buccaneer and Patriot, Served America At New Orleans, and Became One of the Most Romantic Yet Mysterious Characters of New World History*

**P**IRATES—ships—chests of gold—make pulsating stories of adventure. To governments, pirates may be just the common variety of robber, but to young readers, pirates with rings in their ears, knives in their belts, flying skull and cross bone flags, give delicious thrills of juvenile horror. Of all the characters of piratical romance none stands more enthralling than the handsome, courtly Jean Lafitte. He has come down through one hundred years a mythical, magical Robin Hood of the seas. And one has to turn to historical records to find Jean Lafitte as an American patriot.

The birthplace of Jean Lafitte is recorded as Bordeaux, France, 1780, and apparently he came from a well-to-do family. At least he had affluence enough to be educated in four languages and to possess a sailing vessel at a very early age. Along the

By CARRIE J. CROUCH

obtained the easiest way possible, transports were slow and far between, and smuggled goods excusable. When the Spanish regime was in control, with its prohibitive tariff policy, smuggling became an actual necessity. By the time the United States bought Louisiana it was generally accepted and used—there was little else to do.

**T**HE Lafittes arrived with wealth. They took a respectable place between Bourbon and Dauphin streets and opened a blacksmith shop. Under that sign they sold and auctioned negroes, and it was considered little more than a slave market. In 1808 the boys opened a brokerage shop on Royal Street and here they attained

dens, and landing places in the bay were piled high with goods; warehouses bulged, sailing craft of every kind dotted the waters of the bay, and slaves were everywhere.

The peak of pirate prosperity was reached in 1813. Spasmodic attempts had been made by the state and federal officials to rout the pirates, but these ended weakly in small skirmishes and reports, while the only effect on the Lafittes was to inspire them to raise the price of the smuggled goods.

Governor Clairborne of Louisiana constantly urged the legislature to take steps against them, but that body considered the matter most indifferently. The governor ordered officers to stop an auction of 450 slaves and the principal result from this attempt was the death of one man—an officer. After this incident Governor Clairborne put a reward of \$500 on the head of Lafitte

May, 1932

25 Cents

## National Republic



Copyright Crouch and Bellows

A MOTHER'S DAY IN REVOLUTIONARY TIMES

**In This Issue:** "America's New Cutter Fleet," by Oliver McKee, Jr.; "Historic Fort Branderage," by E. M. Van Natter; "The Lord of Galveston," by Carrie J. Crouch; Other Illustrated Features.

**APPLICATION FOR MEMBERSHIP**

National Number \_\_\_\_\_ State Number \_\_\_\_\_  
 ISSUED BY AUTHORITY OF THE NATIONAL BOARD OF TRUSTEES  
 May 9th, 1927

TO THE BOARD OF MANAGERS OF  
**THE TEXAS SOCIETY**  
 OF THE  
**SONS OF THE AMERICAN REVOLUTION**

I, Clark Wesley Johnson Jr being of the age of 22 years

herby apply for membership in this Society by right of lineal descent in the following line from  
Adam Eichelberger

who was born in York County Pa. on the 18th day of May 1789  
 and died in New Hanover Pa. on the 9th day of Dec. 1787

and who assisted in establishing American Independence.  
 I was born in Graham County of Young

State of Texas on the 27 day of August 1894

- (1) I am the son of Blanche Eichelberger born 1822 died 1925 and  
 his wife Blanche Eichelberger Johnson born 1860 died living married 1882  
 (2) grandson of H.S. Eichelberger born 1802 died 1906 and  
 his wife Mary Elizabeth Shaffer born 1833 died 1870 married 1855  
 (3) great-grandson of Adam Eichelberger born 1792 died 1834 and  
 his wife Margalene Hobe born 1792 died 1841 married 1821  
 (4) great-great-grandson of Frederick Eichelberger born 1763 died 1838 and  
 his wife Anna Frenck Motter born 1763 died 1815 married 1784  
 (5) great-great-grandson of Adam Eichelberger born 1789 died 1787 and  
 his wife Margalene Bechtel born 1743 died 1821 married 1761  
 (6) great-great-great-grandson of \_\_\_\_\_ born \_\_\_\_\_ died \_\_\_\_\_ and  
 his wife \_\_\_\_\_ born \_\_\_\_\_ died \_\_\_\_\_ married \_\_\_\_\_  
 (7) great-great-great-great-grandson of \_\_\_\_\_ born \_\_\_\_\_ died \_\_\_\_\_ and  
 his wife \_\_\_\_\_ born \_\_\_\_\_ died \_\_\_\_\_ married \_\_\_\_\_

and he, the said Adam Eichelberger (No. \_\_\_\_\_) is the ancestor who assisted in  
 establishing American Independence, while acting in the capacity of Captain of a Company of  
Foot, 3rd Battalion of Associators, County of York, Penn.

As above mentioned my mother Blanche Eichelberger Johnson is a daughter  
 of the American Revolution National Number 138210, and I claim the  
 same ancestor.

Nominated and recommended by the undersigned mem-  
 bers of the Society: \_\_\_\_\_  
 Signature of applicant (Name in full) Clark Wesley Johnson Jr  
 Address Graham, Young County, Texas.  
 Occupation Attorney at Law.

**ANCESTOR'S SERVICE**

"Section 1. Any man shall be eligible to membership in the Society who, being of the age of twenty-one years or  
 over, and a citizen of good repute in the community, is the lineal descendant of an ancestor who was at all times faithful  
 in his loyalty to, and rendered active service in, the cause of American independence, either as an officer, soldier, seaman,  
 mariner, militiaman, or militia man, in the armed forces of the Continental Congress, or of any one of the several Colonies  
 or States, or as a signer of the Declaration of Independence; or as a member of a Committee of Safety or Correspondence;  
 or as a member of any Continental, Provincial, or Colonial Congress or Legislature; or as a recognized patriot who per-  
 formed actual service by every act of resistance to the authority of Great Britain."—Constitution of National Society S. A. R.,  
 Article III, Section 1, adopted June 1, 1907.

Membership is based upon one original claim; when the applicant derives eligibility by descent from more than  
 one ancestor, and it is desired to take advantage thereof, separate applications, to be marked "Supplemental Appli-  
 cation," should be made in each case and filed with the original.  
 State fully such documentary or traditional authority as you found the following record upon, and also the residence of  
 ancestor, with dates of birth and death, if known.  
 By order of the Board of Trustees, May 3, 1911, the recipient of a certificate granted on this application agrees to  
 surrender his certificate upon failure to pay his membership fee, unless his membership shall cease by reason of death  
 or actual disability, to be determined by the Society of which he is a member.

My ancestor's services in assisting in the establishment of American Independence during the War of  
 the Revolution were as follows:

Collecting Supplies for the use of the Army and contributed liberally  
to relieve the suffering. He received the commission of Captain of a  
Company of Foot in the Third Battalion of Associators in the County  
of York, Pennsylvania, for the protection of the Province against  
all hostile enterprises and for the defense of American Liberty.  
His commission was dated April 25th 1775 and was signed by John Morton,  
Speaker.

*Carrie J. Crouch could trace her ancestry back to Adam Eichelberger who fought in the American Revolution allowing her membership into the DAR. However, she had interests other than history. When she and her husband Eugene Crouch divorce in the early 1930s she moved to the Dallas area and was active in Republican politics often acting as a convention delegate.*



—Star-Telegram Photo.  
 One of the first to greet Wendell Willkie upon his arrival in Fort Worth Saturday was Mrs. Carrie J. Crouch of Graham. Mrs. Crouch, one of the many North and West Texas party leaders who came here to confer with the prospective candidate for the 1944 Republican presidential nomination, said her father, C. W. Johnson Sr., was the first Republican in Young County.

**Robert B. Ring** became the pastor of the Southside Assembly of God Church in McKinney in 1952. He was a popular preacher, not just with his own congregation but he was often asked to visit other area churches as well. He retired from preaching in 1968 after his wife Esther died. In retirement he owned an managed rent property in McKinney including a mobile home park and some commercial property. In 1971, he ran for Place 4 on the city council but lost to his opponent, car dealer Tom Allen.

# REVIVAL

Beginning January 30th, 1955  
 Southside Assembly Of God  
 Services Each Evening 7:30  
 McKinney, Texas



J. B. KNEEGGS  
Evangelist

R. B. RING  
Pastor

**SPECIAL SINGING  
BIBLE PREACHING**



## To The Voters of McKinney !! THIS IS IT !!

Next Tuesday is when you decide who will run your city for the next two years. Do you want more of the same type of city government you have had for TEN YEARS or do you want a change to a more democratic situation in which the VOICE OF THE PEOPLE CAN BE BETTER HEARD??

We are friends of each of the present council members and know they are all good men, however, we feel that they do not have their ears to the ground or do not believe what they hear, at least the evidence does not indicate it.

*We will be governed by the voice of the people when we take office*

It takes courage to advocate changes and run for office and more courage to carry out a platform and campaign promise. We have "THIS COURAGE"

and will do all we can to carry out our platform and campaign promises, but we CAN NOT do it unless YOU, YOUR FRIENDS, and NEIGHBORS come out Tuesday and VOTE for a CHANGE.



BILL GORMAN  
City Mayor



DR. GLENN MITCHELL  
Place 1



JOHNNY WILLIS  
Place 2



LESLA BUS  
Place 3



REV. R. B. RING  
Place 4



JOHN BALES  
Place 5



JESS RICHARDSON  
Place 6

Call These People for transportation to the polls: Lewis Bos, 542-1212; V. O. Stokes, 542-4812; Mrs. R. B. Willis, 542-1360; Duquet Roof & Siding, 542-3297; Mitchell Clinic, 542-5339

### Platform —

1. Keep taxes as low as possible but give tax relief to our "hardy" old folks and hardship cases on their homesteads.
2. Encourage more courteous treatment of citizens and visitors by all city employees.
3. Cooperate with the Chamber of Commerce, Retail Merchants, business people, and working people in creating a more friendly atmosphere for our local and out of town friends and customers.
4. Practice more economy and efficiency in spending your tax dollars.
5. More adequate funds allocated for improving our streets, water and sewer systems, and parks and playgrounds.
6. Encourage more home building in McKinney by private interests.
7. Give due consideration to the interest of the taxpayer and all citizens in policy matters.
8. Do all we can to curb increasing crime in our city.
9. Cooperate with our law enforcement officials, school officials, and courts in curbing juvenile delinquency.
10. Cooperate with the citizens advisory group and the city boards and commission in promoting an orderly, planned growth of McKinney.
11. Promote friendly relations with our neighboring cities and towns.
12. Establish a citizens aid center at the city hall to assist you with your problems.

Elect capable and willing serv

With your help, we as a group, pledge to work to make McKinney a home town you

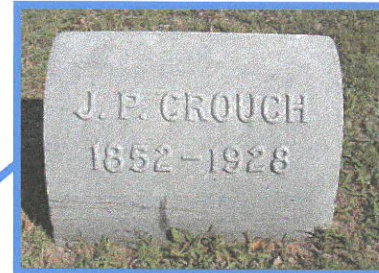
SHADY REST  
 MOBILE HOME  
 PARK

★ NOW OPEN ★

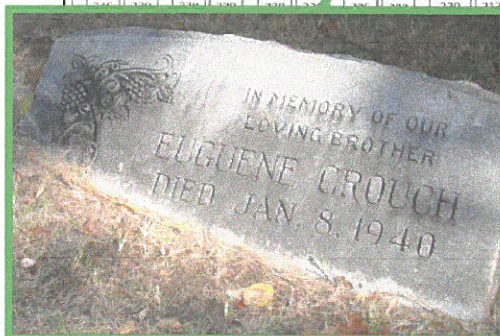
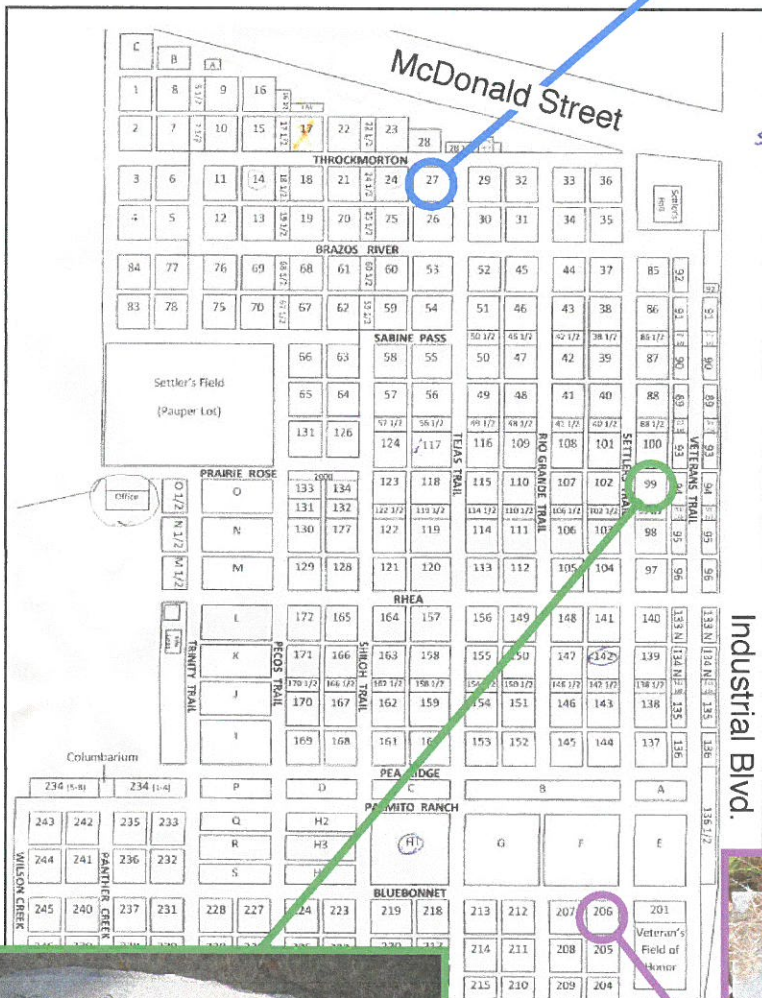
1310 S. Tenn. McKinney

# Pecan Grove Cemetery

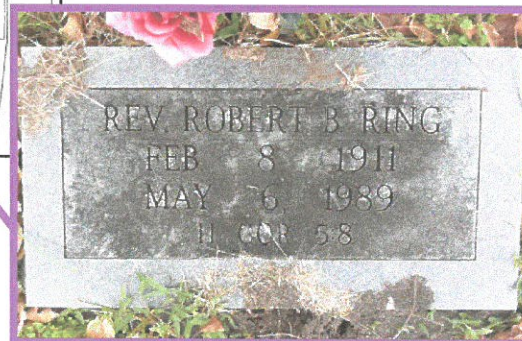
This map of Pecan Grove Cemetery in McKinney shows the final resting places of the Eugene Crouch, his uncle John P. Crouch, and Rev. Robert B. Ring.



Eugene's uncle



Eugene Crouch 1876-1940



Robert B. Ring 1911-1989

# The American Four-Square

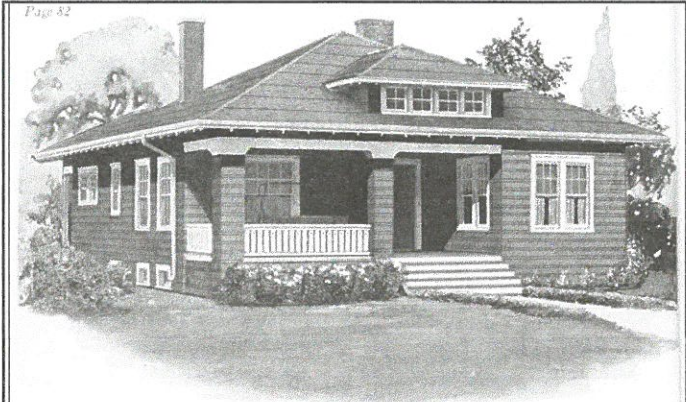
The elements that characterize the American Four-Square Style are:

- low-pitched, pyramidal roof
- typically 1 to 1½ stories
- spacious front porch
- broad eaves with covered soffits
- centrally located dormer
- broad horizontal elevations
- square footprint

This style of home was a popular, as well as economical, alternative to the ornate Victorian style between 1900 and 1930. The simpler geometry in its aesthetic made it more affordable to middle-class home owners. The style borrows from the Prairie Style made popular by Frank Lloyd Wright who gave the Arts and Crafts Movement a distinctive American flare with “organic” forms meant to harmonize with the landscape.

The centrally located dormer is a hallmark of the American Four-Square Style. While the dormer implies a living space, it was more often framing a slatted wooden vent intended to ventilate an uninhabited attic. However, home owners often replaced these vents with decorative glass for stylistic effect and vented the attic with soffit events. Also, the American Four-Square used porch space as a defining element which also had the practical advantage of providing a comfortable sitting area in warmer weather.

Page 82



Home No. 584. Ready or Not Ready Cut

## Bungalow Home of Rare Charm

For Prices on This Home, See First Page.  
See Pages 14 to 16 for Full Description of Materials.

**FEATURES**  
Clear edge green-pine pine flooring. Cylinder front door lock set. Matted door. Patterned silk-tray and silk-pot door knockers.

**Floor Plan**

As the inside of a house shows the character of the people who live within, we venture to say that no one could do better than to let this little representative of its occupants. The chief merit of the appearance of a house is usually found in the part the roof treatment plays in the harmony of the whole. Here the dormer window breaks any possible monotony that might result from an entirely plain gable-roofed roof, and the roof in turn is one of the kind chosen for the friendly aspect of this particular bungalow.

The effect is heightened by the attractive grouping of the Colonial window and the arched porch with its broad eaves and substantial columns, which are shaded like the house walls. The porch at once makes you think of the welcome shade it will afford you in the summertime, and the protection offered by it during any unpleasant weather. Notice that even the finished porch does not darken any of the rooms, for all three rooms looking outwards also have a group of windows facing into the open.

The opening in the large living room is especially good, and the fireplace is ideally placed where its glow can be enjoyed from the adjoining rooms.

The new 4-in. best off the living room, it is large enough to be used as a bed room, when emergency requires, since the French doors between can be effectively extended.

The dining room at the front of the house gives a splendid street view, and when its many windows at the side are open, admit much air and light into the living room, also through the open French doors connecting the two.

As the business in the average small house knows to her sorrow, it needs much ingenuity in making use of the living table to place them so that they are not continually conscious of the happenings of the kitchen. This is usually not due to any fault in the arrangement of the dining room, but rather to the closeness of the kitchen. This difficulty is done away with here, by the new picture equipped with a work table, and wall case for china. Then, too, think how much prettier it would be to work in the kitchen, if a hot summer morning than to stand over the kitchen range.

The arrangement of the kitchen itself is excellent. The sink and work table have the best of light, and at the same time are near to the built-in sink and stove, which is similar to the illustration shown on the earlier order page. The no box has its proper place in the entry. A broom closet opens from here, also, as the plan shows, and the rear door.

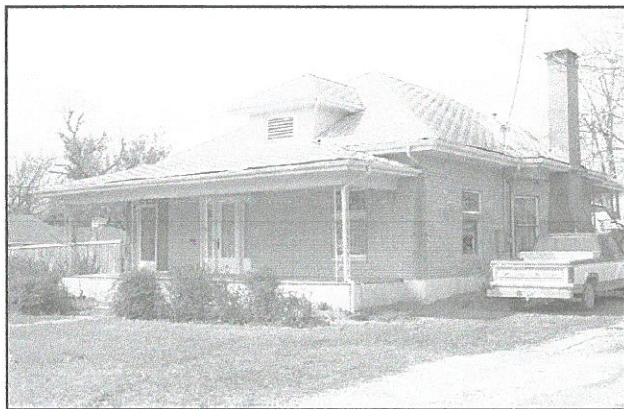
The case and its convenient opening through the entry had opening from the living room. Off this case is the smart closet also. Each chamber is well-lighted and ventilated and has unusual closet space. Notice that there are two closets for the room to the right.

Non-tilt windows light up the entire basement which extends under the house proper, providing space that the necessary floor area for breakfast and coal bins, fuel cellar and laundry.

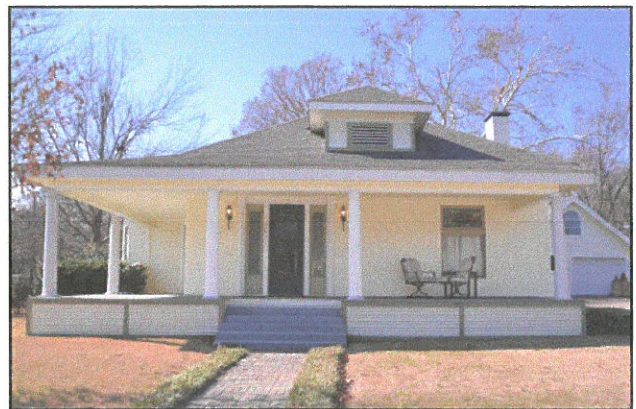
We suggested that you would be willing to be misled by the exterior of this house if it were your home. And we know we are right in advising that when you have business better acquaintance with the house, you will want it for your home, for you actively recognize the comfort it can afford you and the excellent value it offers.

**PAINT**—Unless otherwise indicated, we will furnish brown throughout for side walls, and white for trim.

The above illustration is from a pattern book of 1918 showing a typical American Four-Square design.



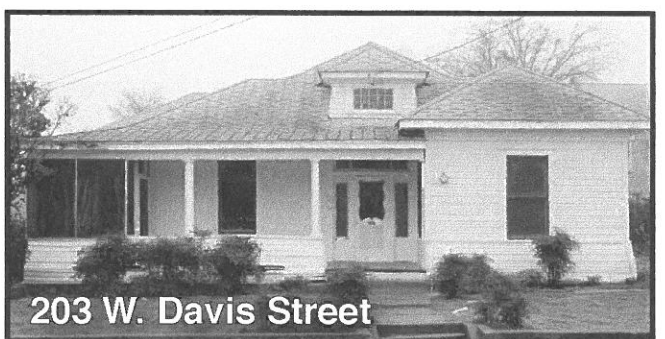
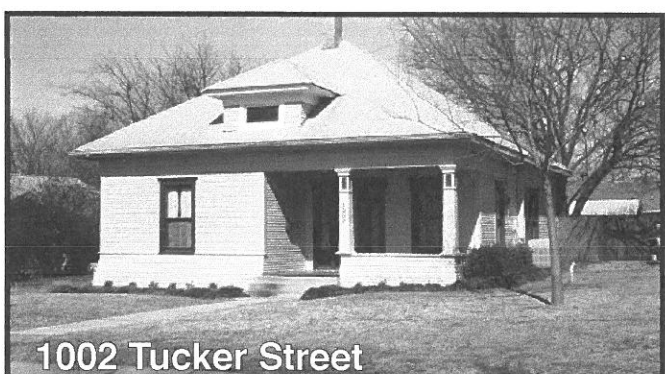
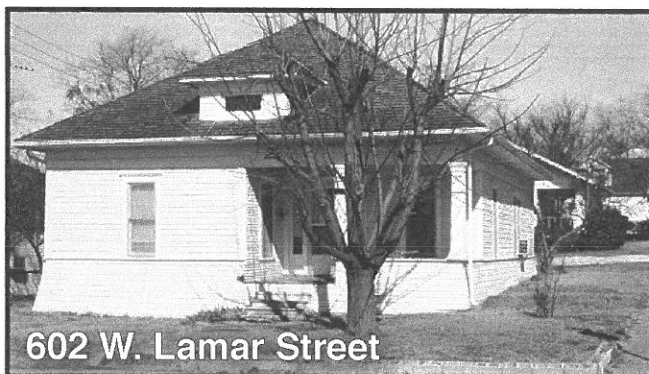
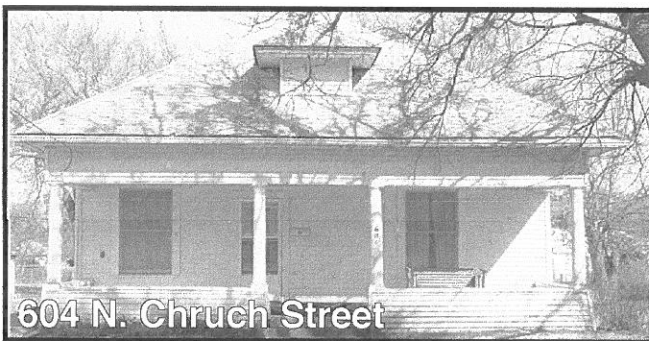
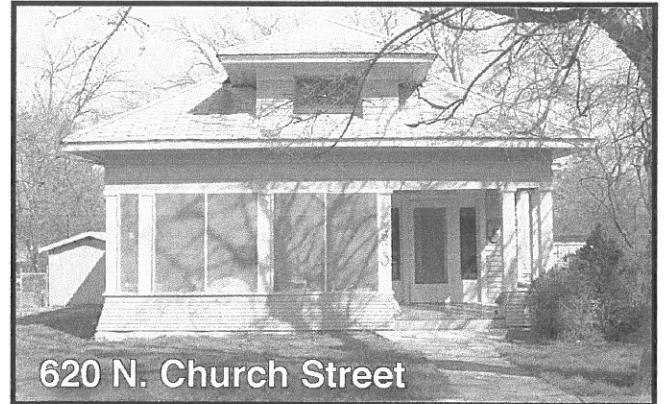
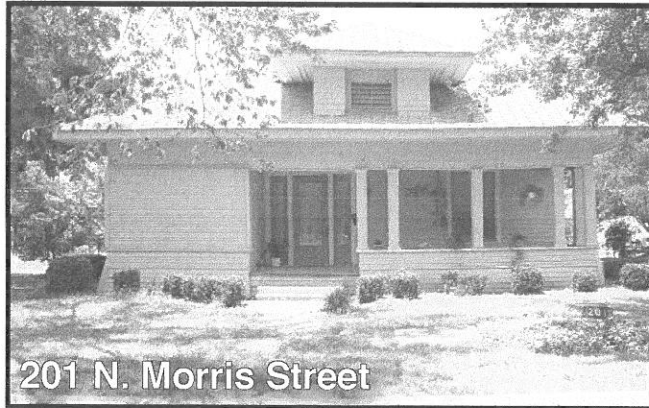
201 N. Waddill in 1985



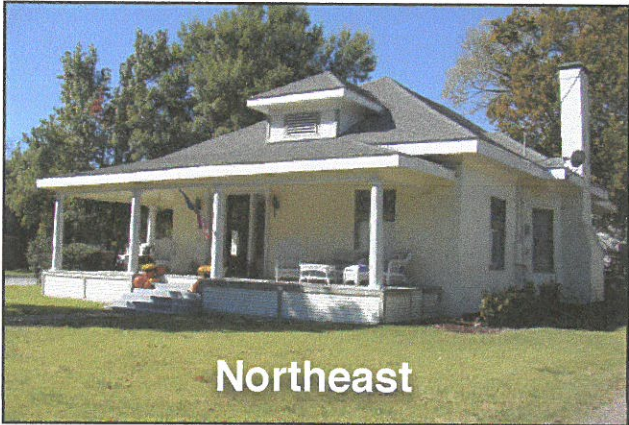
201 N. Waddill in 2015

## The American Four-Square in McKinney

*The American Four-Square house was a popular style in the early part of the 20th Century. These photos below show a number of the ones built in McKinney. They were easy and relatively inexpensive to construct compared to the complex framing and roofing of the Victorian style which preceded it.*

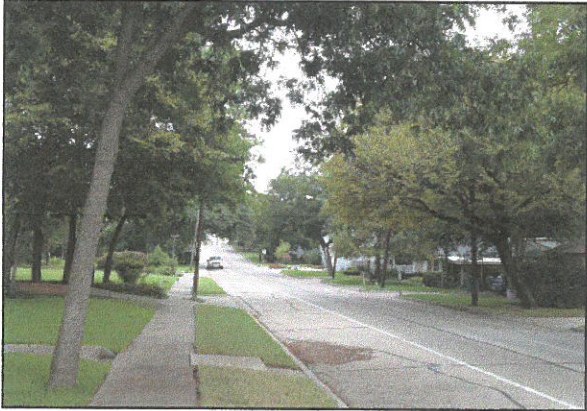


**Current Photos (2017)**



**Neighborhood Context (2017)**

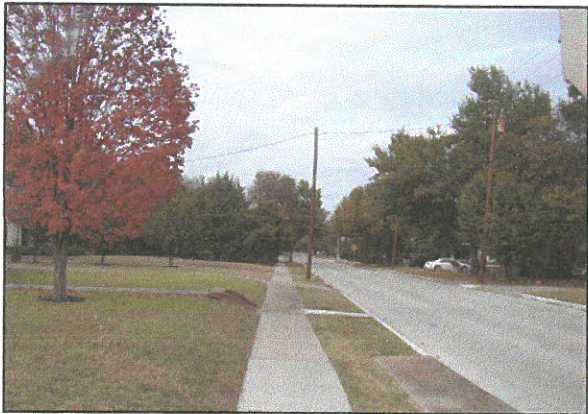
**201 North Waddill Street neighborhood context**



*View looking east on West Virginia Street*



*View looking west of West Virginia Street*



*View looking north on Waddill Street*



*View looking south on Waddill Street*

**Homes near 201 North Waddill Street**



*J.C. Copeland House  
1108 West Virginia Street (built 1905)*



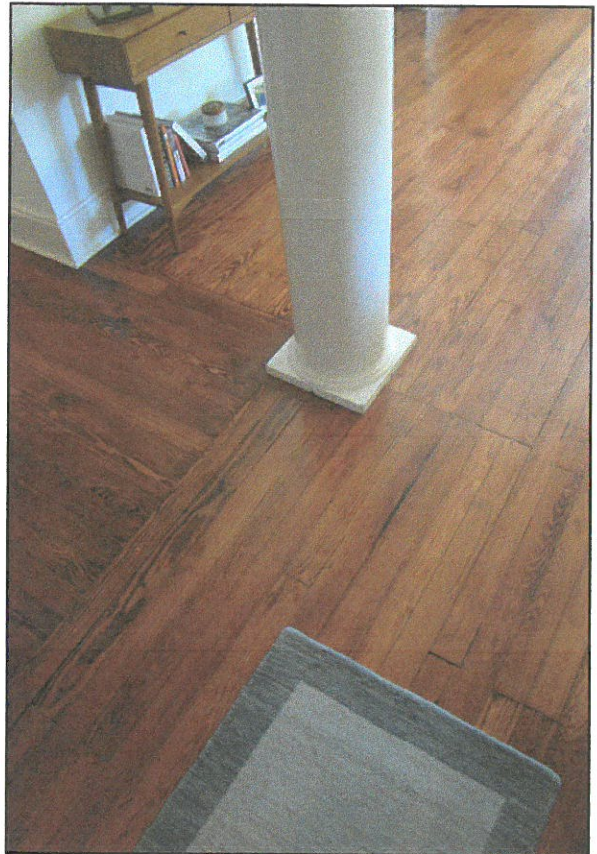
*Moran Hill House  
203 North Waddill Street (built 1928)*



## Architectural Accents



*One-over-One sash windows*



*Pine flooring*



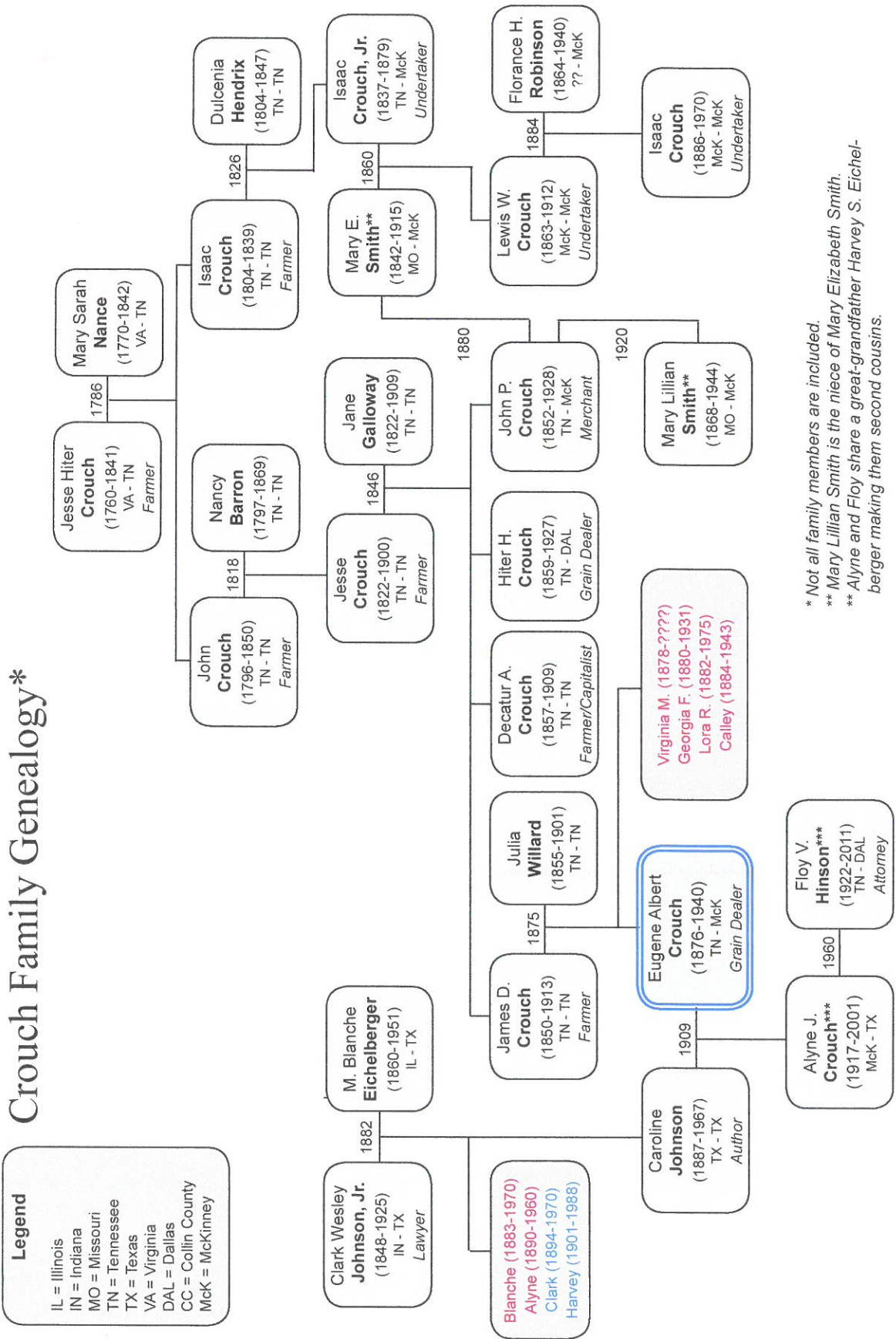
*Molding above interior door*



*Stained glass installed in the transom*

# H. Additional Information

## Crouch Family Genealogy\*

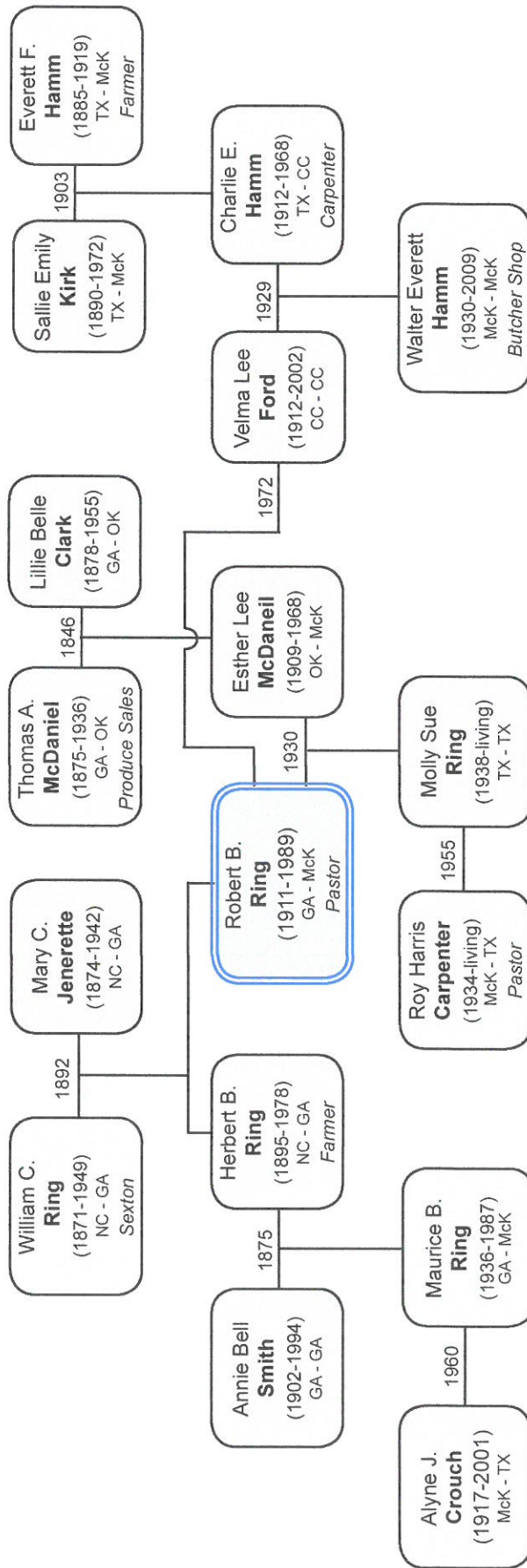


\* Not all family members are included.  
 \*\* Mary Lillian Smith is the niece of Mary Elizabeth Smith.  
 \*\* Alyne and Floy share a great-grandfather Harvey S. Eichelberger making them second cousins.

# Robert B. Ring Family Genealogy\*

**Legend**

GA = Georgia  
 NC = North Carolina  
 OK = Oklahoma  
 TX = Texas  
 DAL = Dallas  
 CC = Collin County  
 McK = McKinney



\* Not all family members are included.

## I. References & Resources

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A Field Guide to American Houses, by Virginia and Lee McAlester, Knopf, (1984).

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McKinney Public Library

*Research assistance provided by Tom Michero*

\* \* \*