

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™ 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.

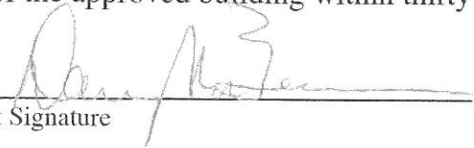
I. References

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

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

Permission of owner for plaque placement

X


Applicant Signature

X


Owner Signature

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

Don O. Davis House
805 North Waddill



A. Alterations & Construction

Construction

At the end of 1923, builder/architect J.E. Cooper was finishing a new home at 805 North Waddill Street for his clients, Don and Gladys Davis. The house is a creative example of the Craftsman Bungalow Style architecture which was popular at the time. The broad roof with extended eaves supported by exposed rafters is a trademark of the style, as are columns atop massive piers and sheltered porches extending across the front facade.

J.E. Cooper uses porch balustrades, window mullions, and rafter ends to create a rhythmic visual pattern across the otherwise horizontal orientation of the house. These elements create an aesthetic effect that is similar to the Queen Anne Style that had not

yet gone out of style at the time. This reference to the older style is best seen in earlier photos of the house that show the porch with a small ribbon of spindlework-like decoration under the architrave (lintel between columns). This spindlework is supported by gingerbread brackets, a signature element of the older style.

Nevertheless, the element which gives this house its distinctive character is the flattened bell-arch portico at the entrance. This architectural gesture is more commonly seen in Federal Style homes that were popular in the first half of the 19th Century. The style suggests heritage, refinement and means.

Another element which J.E. Cooper added to good effect is the swooping roof above the porch. This roof line is only visible by an observer standing in the south side-yard. The result is a form that is suggestive of a Japanese tea house. It adds a feeling of relaxation and repose to an already hospitable gathering area.

The architectural elements that J.E. Cooper wove into the Craftsman Bungalow form are evidence of his ability as a designer and a builder. These elements did not rely on expensive materials but rather on imagination and knowledge of carpentry. His skills give this house its uniqueness which sets it apart from other McKinney homes of the period.

Alterations

The house was in the Davis family for over 50 years. In the early 1950s, extensive remodeling occurred to its interior when the plan was altered to accommodate a small apartment. In modern times, the interior was readapted into a single family home. Some time after 1985, the rear of the house was extended to enlarge a bathroom and create a study. Despite these alterations, the house still possesses many of its original elements, including 4-over-1 sash windows, hardwood flooring, fireplace and built-in cabinets.

By contrast, the exterior is virtually untouched as seen from the front. Siding, porches, columns, sidewalks, brickwork and railings are all as they were when the house was built. The exception is the loss of the decorative spindlework and brackets around the porch.

Anticipated Needs

The house is currently in good structural condition. The owners recently repaired and replaced wood decking on the front porch. Looking ahead, they would like to address a number of stuck windows which may require foundation work.

B. Historical Figures

Don O. Davis (1889-1962)

In 1888 an ambitious, 27-year-old lawyer named Harvey L. Davis moved with his wife Emma from Grayson County to McKinney with an eye to practicing in the County Seat. Mr. H.L. Davis became successful in law and real estate. He was Collin County Judge from 1910 to 1916. However, within a year of the couple's arrival in McKinney, wife Emma gave birth to their second of four children, Don Oran Davis.

By the time Don O. Davis was eight years old, the family was living comfortably in the grand Queen Anne Style home at 705 North College. In 1907, Don graduated from McKinney High School and enrolled in Texas A&M. He graduated in 1911 and immediately began putting his knowledge to work on the family farm five miles north of McKinney. Along with working his family's farm Don also worked as bookkeeper for the Farmers' Gin Company in Melissa.

In 1915, Don O. Davis proposed marriage to Gladys Weaver, the daughter of Morgan Weaver who owned one of McKinney's largest dry-goods store. Though Gladys had only lived in McKinney a short time, she was quick to make influential friends. Miss Ruth Finch, daughter of Mayor H. A. Finch threw a music-filled prenuptial party for her that included vocal renderings by Mrs. John Lovejoy, Miss Marie Perkins, Mrs. Joe E. Largent. The festival also featured elaborate decorations and poetry readings by Miss Bettie Finch and Mrs. Burton. The couple married on April 27, 1915 at 8pm at the First Christian Church in McKinney.

Soon after the wedding, the couple settled near Melissa where Don managed his father's land, the former Oliver Mallow farm. Don's father also owned about 700-acres near San Angelo which Don also managed. In 1919, Don and Gladys moved there and for the next several years, splitting their time between the two farms.

Eventually, in 1923 Don O. Davis decided to make McKinney his permanent home and purchased a quarter-acre lot in the Waddill Addition from Mayor H.A. Finch for \$1,300. Don contracted with one of the best-known builders in McKinney, J.E. Cooper, to build "a new and modern six-room home." J.E. Cooper also built homes for Fred Brannon, George Fox, Vernie Graves, Dr. E.E. King and Thomas Craig. He also constructed warehouses for the Cotton Mill and was involved in several projects for the City of McKinney. A *McKinney Courier-Gazette* article from 1915 claimed that "Mr. Cooper is a

hustler when it comes to building and is also an architect of considerable ability.”

At the age of 39, Don Davis shifted his attention from farming to public service. In 1928, he ran in the Democratic Party primary for Collin County Commissioner in Precinct 1 among a field of four candidates. Following the balloting Mr. Davis and S.O. Scott emerged as the front runners who were to go head to head in a runoff. However, two-weeks before the election Mr. Scott withdrew, giving Mr. Davis the nomination with these gracious words in his concession speech, “In withdrawing, I recognize the splendid character and manly attributes of Mr. Davis.” It is likely that Mr. Scott could see the writing on the wall since Don Davis’ father, Judge H.L. Davis, was the chairman of the Democratic executive committee of Collin County.

Nevertheless, in the final November election Don Davis won the plurality of votes to become the 16th Commissioner of Precinct 1. In that election there were ballots cast for a whole host of national, state and local offices. Among the Collin County voters were 3,377 Democrats, 3,478 Republicans, 22 Socialists, and 1 Communist. When the voting was over, Hebert Hoover soundly defeated Gov. Alfred E. Smith to become the 31st President of the United States.

Don Davis served six two-year terms as Commissioner, holding the office longer than any one ever had. As a Commissioner, he was among the four-member Commissioners Court which exercised policy-making authority throughout the County. This included maintaining roads, and bridges. The area that Don Davis represented, Precinct 1, roughly corresponded to the western half of Collin County, including Frisco, Prosper, Celina, and west Plano. His annual salary during his last term was \$2,250.

Mr. Davis’ long public service afforded him great familiarity within the County which, in turn, brought him greater leadership offers. Around 1937, he joined the Board of the McKinney Building & Loan, a firm established in 1915. At the time Mr. Davis joined, Henry E.G. Furr was its president.

In 1939, another offer presented itself which would be a defining moment in Mr. Davis’ life. In June of that year, he was named acting Postmaster by Postmaster General James A. Farley when the position became available following the resignation of Walter B. Wilson who was also an owner of the *Courier-Gazette* along with partner Tom W. Perkins. Mr. Davis subsequently resigned his long-held County Commissioner post. The appointment was made permanent the following year with the signing of his Postmaster Certificate by President Franklin D. Roosevelt.

As the Postmaster for McKinney, Don Davis occupied an office in the Italianate-style building at 300 E. Virginia designed by U.S. Treasury Department architect J.H. Suttle, in 1911. This post office served the McKinney area until its closure in 1959. By all accounts, Don Davis was an effective and well-liked manager. Toward the end of his tenure in 1953 his office received a "highly satisfactory grade of ninety-five percent" from the regional Post Office Inspectors. At that time, the McKinney Post Office employed 29 people and delivered mail to about 20,000 rural and city residences.

As McKinney population grew, it became necessary to modernize its operations and facility. In the summer of 1959, Don Davis oversaw the transfer of people and equipment to the newly built Federal Building at the corner of Kentucky and Lamar Streets. At the same time, the "Old Post Office" was deeded to Collin County by the Federal Government. That September, at 70 years of age, Don Davis announced his retirement after 20 years of service.

In his retirement, Don Davis divided his time between service to the First Christian Church and the Rotary Club, each of which he was chairman. Don Davis died on December 12, 1962 of a pulmonary embolism. Early the next year the Rotary Club posted this resolution in the *Courier-Gazette* expressing their great appreciation for his life of service and deep sorrow at his passing:

Whereas, his lasting contributions to this County, his City and his Rotary Club will serve as enduring monuments to his constructive work and his dedication to public service.

Don O. Davis was survived by his wife Gladys (Weaver) Davis, son Don W. Davis, and daughter DoraJean (Carr). He is buried along with other family members in Lot 1, Block 145 of Pecan Grove Cemetery in McKinney.

James Edward Cooper (1864-1936)

James E. Cooper was born in Missouri in 1864. He was an active builder/architect in McKinney during the first part of the 20th Century. The story of the builder's arrival to McKinney begins with his grandfather's desire to join the Texas Revolution.

James Cooper's grandfather, Thomas A. Cooper, was born in Tennessee in 1812, spending his early life on the family farm. It happened that the governor of Tennessee when Thomas Cooper was a teenager was Sam Houston. Years later when he heard that Mr. Houston was in Texas leading a rebellion against Santa Ana, Thomas Cooper

joined two companions and headed to Texas to help. They called themselves “the company of Highlanders.” The trio gathered British muskets in Nashville and made their way to New Orleans. Once there, they set out for Shreveport in a skiff underestimating how long the trip would take them. They had hoped to join the Texas army and help Texas gain its independence but because of their delay, they arrived at the San Jacinto battlefield seven days after Sam Houston accepted Santa Ana’s surrender.

Thomas A. Cooper did not return to Tennessee but instead settled in the new Republic of Texas at Independence in Washington County. He married Miss Mary Ann Boyd. In 1838, she gave birth to their son, Thomas D. Cooper. The family left Texas to return to Tennessee just before the Civil War broke out. When there were calls for volunteers, Thomas A. Cooper immediately joined the Confederate Army. He served two years under Gen. Morgan. While engaging in a raid in Kentucky, he was captured and confined for two months in the Louisville Barracks before being paroled.

After the War, Thomas A. Cooper spent time expanding the size of his family as he moved from Kentucky to Tennessee, then Missouri. The elder Thomas Cooper fathered 13 children between 1838 and 1863. In fact, his youngest child was born within a year of the birth of his first grandson. Some time after 1880, Thomas A. Cooper, along with his son and grandson, returned to Texas settling in McKinney where they worked as a carpenters. Thomas A. Cooper’s wife Mary Ann died in 1885. That same year the widower moved to Dallas where he died in 1913 at the age of 101. Meanwhile, his son Thomas D. Cooper and grandson James E. Cooper remained in McKinney. Both “Uncle Tom” and Jim Cooper were well-known in the building trade.

Jim Cooper married twice. His first wife was Mineola Walker, the daughter of William M. and Bettie (Levy) Walker. Jim and wife “Minnie” had three children Mineola, Bettie, and Walker. His wife Minnie died in 1924. Years later he married Della J. (Sparks) May, also a widow.

Jim Cooper was affiliated with two prominent fraternal orders, the Woodmen of the World (W.O.W), and the Independent Order of Odd Fellows (I.O.O.F.). In 1909, Jim Cooper was affiliated with the Magnolia Camp, No. 431 of the W.O.W. The group took its inspiration from the pioneer woodsman who cleared away forests to provide for his family. This imagery became a metaphor for the organization’s mission which was to “clear away problems of financial security for its members.” When Jim was a member, the local camp claimed over 400 members. That same year the Magnolia Camp hosted a regional class initiation where about 1,500 people were initiated “into the forest.” It

was estimated that more than 5,000 members visited McKinney to witness the ceremony. In 1914, the Camp built a two-story brick building at 119 S. Tennessee Street to become its new home.

The organization that Jim Cooper was most dedicated to was the I.O.O.F. The mission of the organization was to "visit the sick, relieve the distressed, bury the dead and educate the orphan." The Empire Lodge No. 68 was one of the largest and most active in Texas. It was successful enough to be able to own its own three-story brick building on the northeast corner of the McKinney Square. The Lodge met on the third floor with the other floors leased to businesses.

Unfortunately, tragedy struck on January 23, 1913 when the building collapsed unexpectedly killing eight people. The Lodge moved its meetings to the Masonic Lodge on North Kentucky Street and continued to add new members and serve the community. It was after this tragedy that Jim Cooper was elected to the position of Noble Grand of the Empire Lodge No. 68. This position is equivalent to a chairmanship. It was a difficult time for the Lodge as it spent the next three years in litigation defending itself against law suits filled by the families of the victims.

Finally, in November of 1916 the Empire Lodge was forced to file for bankruptcy after \$51,000 in civil judgments were levied against it, ending its 62 year presence in McKinney. In its place a new Lodge arose financed by mill magnate J. Perry Burrus. The new Lodge was named W.C. Burrus Lodge No. 953 in honor of the benefactor's father. The Lodge rented the second floor of the building at 211 N. Tennessee and was comprised of essentially the same members as the earlier Lodge. In 1926, Jim Cooper was presented with a "jewel" honoring his 25 years of continual membership in the order.

Jim Cooper was known as one of the best builders in McKinney. His client list of homes reads like a Who's Who of McKinney. He built for E.L. Swaim, Fred Brannon, George Fox, J. Perry Burrus, Rev. E.E. King, A.M. Wolford, and Vernie Graves. His commercial work included the Harris Funeral Home, Dowell Garage, the additions to the Cotton Mill and remodeled storefronts for J.C. Penny and Dowell Hardware.

Though he was best known for his buildings, perhaps his most notorious and historically significant project was the construction of gallows for the third, and last, legal hanging in Collin County in 1922. He and his crew of four carpenters spent four days erecting the structure in the south yard of the County Jail for farmhand Ezell Stepp who was convicted of murdering his boss Hardy Mills a year earlier.

Jim Cooper die in 1936 at the age of 72 of a bladder infection. He was survived by his second wife Della, daughters Mineola and Bettie. His son Walker preceded him in death by two years. He is buried in Lot 4 of Block 55 of the Pecan Grove Cemetery. No other family members are buried with him.

Charlotte Gladys Weaver Davis (1893-1970)

Gladys Weaver arrive in McKinney at the age of 18 with her mother and father in 1911. Her father, John H. Morgan Weaver, was born in Tennessee. However, by the first decade of the 20th Century he had moved to Texas and become Mayor of Abilene. He was also the owner of one of the state's largest hardware stores and the president of the First State Bank and Trust of that city. Though he was an influential and well-established businessman in west Texas, he gave it all up to move to McKinney.

It is likely a visit to see his Plano cousins in 1910 influenced his decision to move. No doubt Mr. Weaver saw the economic opportunity available in the growing County Seat. Shortly after that visit, he signed a multi-year lease for John Heard's two-story brick building on the west side of the Square on Kentucky Street. It was then that he moved his family to McKinney in order to open Morgan Weaver's Dry Goods Store which he operated until his retirement in 1919 due to poor health.

Three years after the Weavers moved to McKinney, Gladys became engaged to Don O. Davis. An elaborate prenuptial party was thrown at the home of Mayor H.A. Finch on South Bradley Street. Mayor Finch's daughter Ruth honored her friend Gladys with an array of poetry readings and musical performances by local artist amidst a floral backdrop which caused the report from the *Courier Gazette* to write, "It seemed one had been transported into Fairyland for there was a veritable garden of pink and white blossoms, most artistically arranged in great mounds." The house party included Meses Betty Finch, Marie Perkins, and Claude Stiff. Offering toasts to the couple were Meses Wilcox and Lovejoy. Don and Gladys married on April 27, 1915 in the First Christian Church.

The merchant's daughter's speedy acceptance into the highest rank of McKinney society did not go unobserved by the *Courier-Gazette* reporter covering the wedding who wrote, "She is a charming young lady of unusual attractions; although living in the city only three years, yet with her charming manners and unusual personality has won her scores of friends."

Gladys Weaver was born in Hico, Texas in 1893 and graduated from the Abilene High School. Following high school she studied music and graduated from the Crescent Conservatory at Eureka Springs, Arkansas. She was active in many civic and social organization. She taught Sunday school at the First Christian Church for over 20 years. She was a member of the Entre Nous Literary Club for at least 50 years. She was president of the City Federation of Women's Clubs and active in the Collin County Memorial Hospital Auxiliary.

She died of congestive heart failure on September 3, 1970. Her body lay in state at her residence at 803 N. Waddill Street from Thursday afternoon to Friday morning to allow mourners of McKinney time to pay their last respects. She was buried along side her husband at the Pecan Grove Cemetery.

C. Property Ownership

Address: 805 North Waddill, McKinney, Texas 75069

Legal Description: Waddill, Block 17, Lot 2a & 2d, Acres 0.2810

Purchase Date	Seller	Buyer
Sep. 26, 1855	State of Texas	Thomas T. Bradley
circa 1860	Thomas T. Bradley	Robert L. Waddill
Mar 24, 1897	Sarah E. Waddill (heirs of)	George Morris
Mar. 1, 1901	George Morris	Robert G. Love
Feb. 11, 1920	Robert G. Love	Henry A. Finch
May 12, 1923	Henry A. Finch	Don O. Davis
Apr. 5, 1977	Patricia Davis	Darlene Wisdom
Jun. 10, 1980	Darlene Wisdom Kirksey	Lori M. La Marr
Nov. 4, 1980	Lori M. La Marr	Billye C. Caldwell
Sep. 18, 1981	Billye C. Caldwell	Jeanie L. Herald
Apr. 5, 1990	Jeanie L. Herald	Charles Deering
Aug. 1, 2001	Charles & Martha Deering	David & Betty Radman
Jan. 25, 2002	David & Betty Radman	Stephen & Jeanne Trussel
Jul. 13, 2004	Stephen & Jeanne Trussel	Timothy & Cathy Martin
Oct. 10, 2005	Timothy & Cathy Martin	Cathy Lanitis
Oct. 11, 2005	Cathy Lanitis	Lanitis Living Trust
Feb. 17, 2006	Lanitis Living Trust	Jerry & Cindy Lee
Aug. 31, 2007	Jerry & Cindy Lee	Robert & Cindy Wilborn
Jul. 29, 2009	Robert & Cindy Wilborn	Danny & Susan Beers

D. Tenant History

Start Year	End Year	Occupant	Notes
1923	1949	Don O. Davis	head
"	"	Gladys Davis	wife
"	"	Don W.	son
"	1939*	Dorajean	daughter
1949	1952	Charlotte R. Weaver	Don Davis mother-in-law
1952	1961	Nora Hunsinger	lived at 805½ Waddill
1961	1967	Jerry Brewer	"
1967	1970	Veda Anderson	"
1970	1977	???	
1952	1958	J.W. Crump	lived at 805 Waddill
1958	1966	H.E. Hazelwood	"
1966	1970	B.w. Smith	"
1970	1977	???	
1977	1980	Darlene Wisdom	
1980	1980	Lori M. La Marr	
1980	1981	Billye C. Caldwell	
1981	1990	Jeanie L. Herald	
1990	2001	Charles Deering	
2001	2002	David & Betty Radman	
2002	2004	Stephen & Jeanne Trussel	
2004	2005	Timothy & Cathy Martin	
2005	2006	Cathy Lanitis	
2006	2007	Jerry & Cindy Lee	
2007	2009	Robert & Cindy Wilborn	
2009	present	Danny & Susan Beers	

* *married*

E. Narrative History

In 1855, the State of Texas, with Elisha M. Pease as Governor, granted Thomas T. Bradley title to 291 acres of land a half mile west of the city of McKinney. Over the next several years, R.L. Waddill purchased portions of this tract and by the time of his death in 1867 owned about 108 acres of it. His widow Sarah died in 1896. The following year, the surviving five children subdivided the land into 28 blocks which became known as the Waddill Addition. George Morris, R.L. Waddill's stepson, received 18 lots in the new subdivision. One of these was Lot 2 in Block 17 located at the southwest corner of what is now the intersection of Waddill and Hall Streets.

In 1901, Mr. Morris sold the lot to Robert G. Love for \$500. In 1920, Mr. Love sold the lot to Mayor H.A. Finch in exchange for a lot worth \$2,500 near Finch Park. Mayor Finch divided Lot 2 into three smaller lots and sold the northernmost one to Don O. Davis for \$1,250 in 1923.

When Don Davis purchased this lot, he and his wife were putting down their own roots after years of traveling between their farms in San Angelo and Melissa. The family farm north of McKinney boasted a bumper crop of clover during 1923, helping Don Davis purchase the property.

Soon after the purchase, Mr. Davis contracted with architect and builder J.E. "Jim" Cooper to build a "modern" six-room home. Mr. Cooper was a well-established builder at the time, building homes in McKinney since the 1890s. He was accomplished in both brick and wood construction. His homes were not just well-crafted but possessed an element of style when his clients asked for it. In 1915, the July 18 edition of the *Dallas Morning News* included a photograph of the house he built for Fred Brannon as a part of its ongoing series featuring "attractiveness from around the world."

J.E. Cooper built homes for other McKinney notables including George Fox, Thomas E. Craig, Dr. E.E. King, A.M. Wolford, and S.E. Walker. He is also responsible for commercial work around the McKinney Square including the Dowell Garage and the Harris Funeral Home.

The house J.E. Cooper built at 805 N. Waddill represents the quintessential Craftsman-style Bungalow, featuring a wide, low gable roof, exposed rafters and wrap-around front porch. However, it is the flattened, bell-arch portico that gives this house its unique character. Another element, not so obvious, is the low, swooping roof above the porch

which appears as a surprise when viewed from the south side of the house. These two architectural elements add a lightness and nuance to the typical Craftsman look.

Don and his wife Gladys raised their two children Dorajean and Don W. in this house. Don O. Davis began his political career while living in the house. He served 12 years as the Collin County Commissioner for Precinct 1 until becoming McKinney's postmaster in 1939.

In 1946, Don O. Davis purchased the lot next door from Edward and Virginia Finch. In 1948, Mr. Davis' youngest child, Don W. Davis was finishing college at T.C.U. That same year, Don and Gladys Davis moved into a new two-story brick home on the property they purchased from Finches.

Don and Gladys retained ownership of 805 N. Waddill and provided it to Gladys' elderly mother Mrs. Charlotte "Lottie" Weaver until her death in 1952. Following her death, the home provided rental income for the Davis family for the next 25 years. The home's rental potential was augmented with the creation of a small apartment at the rear of the house.

In 1970, Don W. Davis (son of the original owner) inherited the house from his mother Gladys. In 1975, Don W. Davis died and his wife Patricia became the property's sole owner. Ownership finally left the Davis family upon its sale to Darlene Wisdom in 1977.

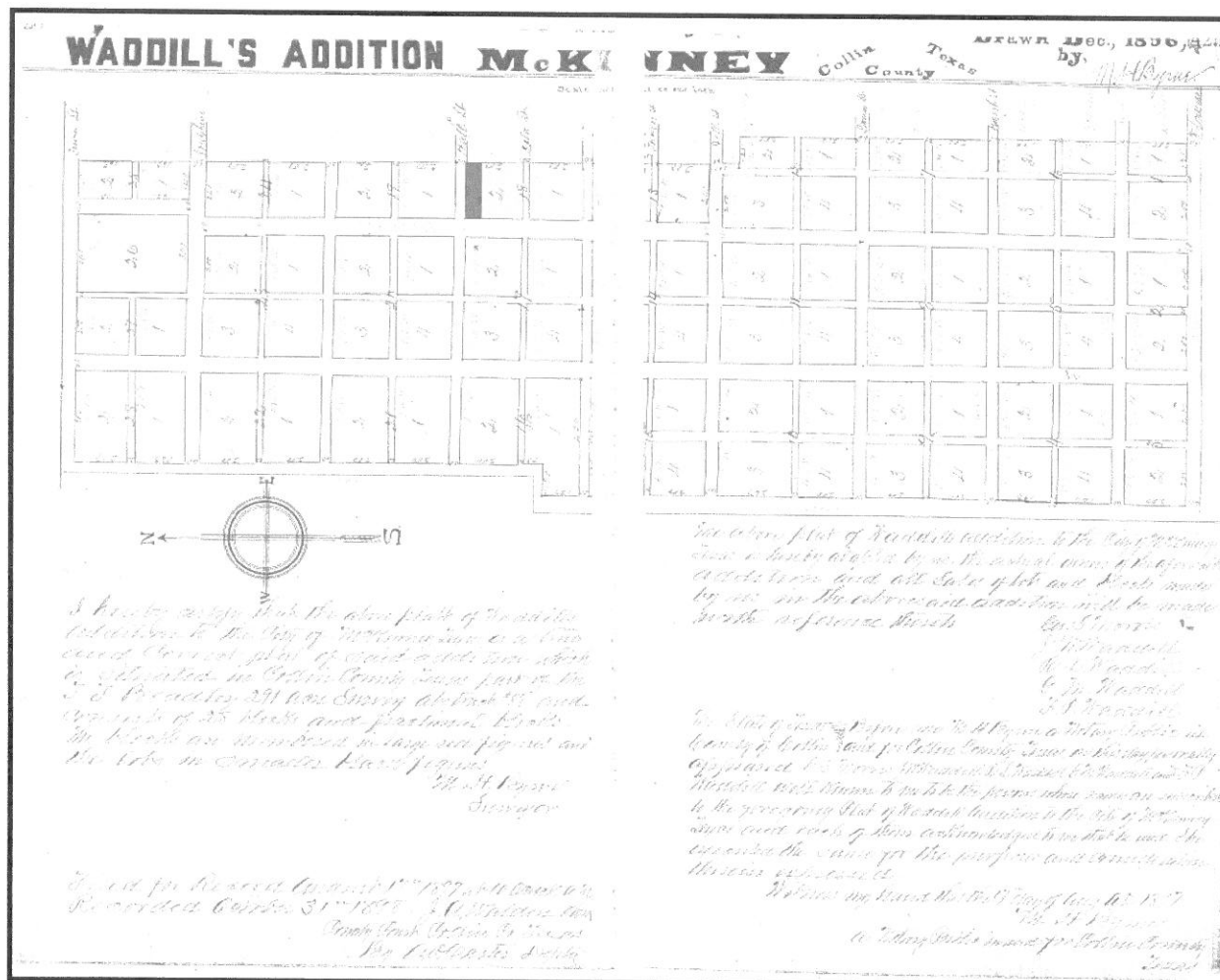
F. Drawings



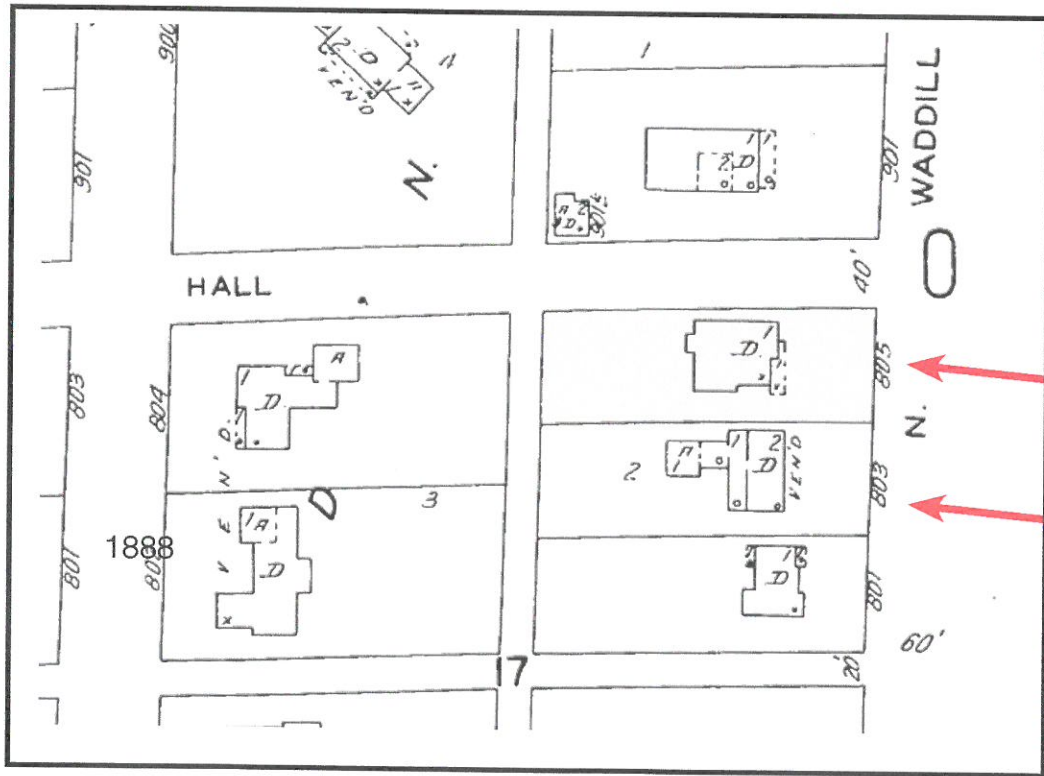
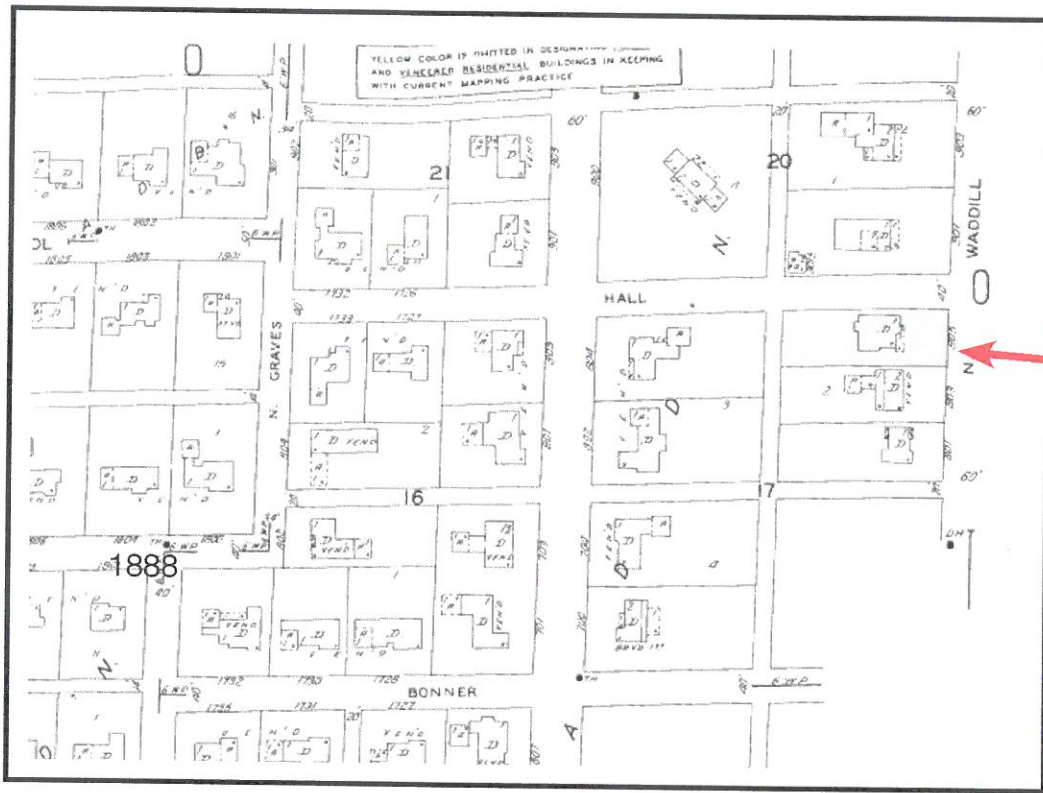
One of 18 lots inherited by George Morris in 1897



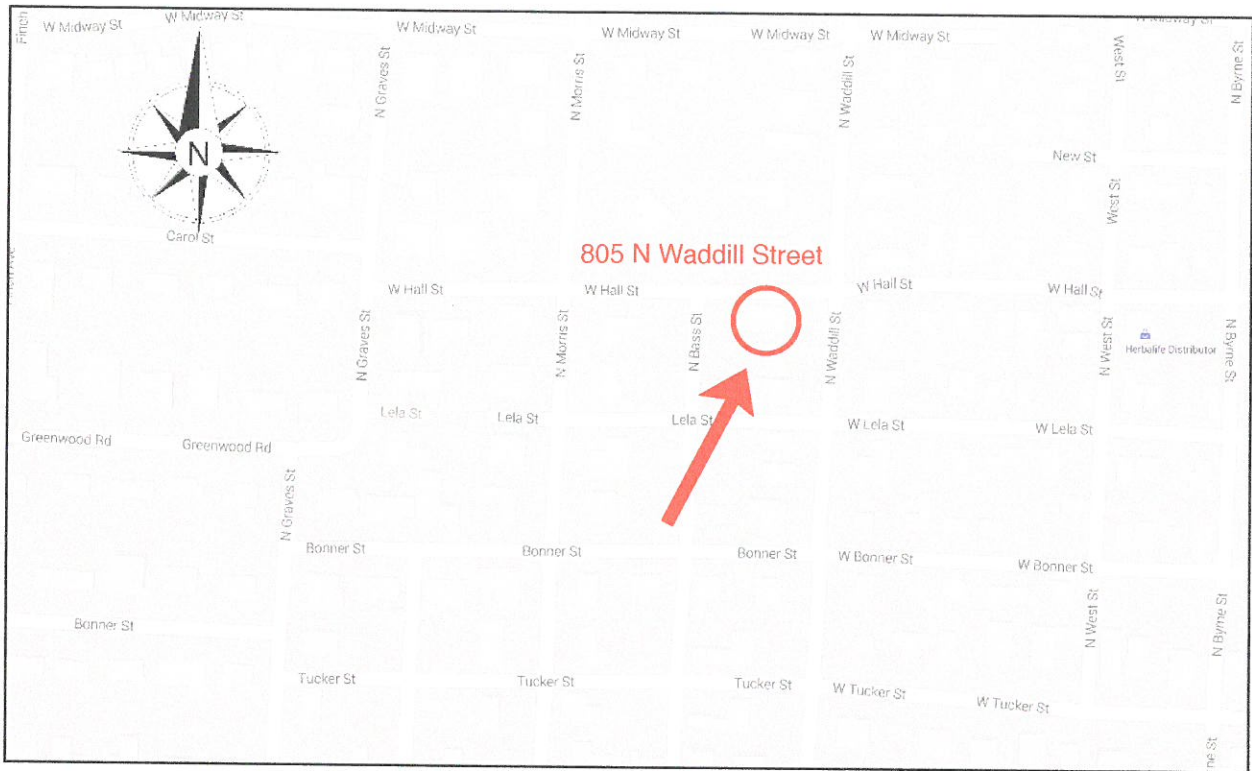
Sub-divided lot Don O. Davis purchased from H.A. Finch



Sarah Waddill, the widow of Judge R.L. Waddill, died in 1896. Her estate included many properties and tracts of land her husband had purchased throughout his lifetime. Settling the estate among the five surviving children involved subdividing 108 acres of land a half mile west of downtown McKinney in what was originally a portion of the T.T. Bradley Survey. George Morris, R.L. Waddill's stepson, received 18 lots. One of the lots he received was Lot 2 in Block 17. This lot was later sold to Robert G. Love who then sold it to H.A. Finch. Mr. Finch divided Lot 2 into three smaller lots and sold the northernmost one to Don O. Davis in 1923.



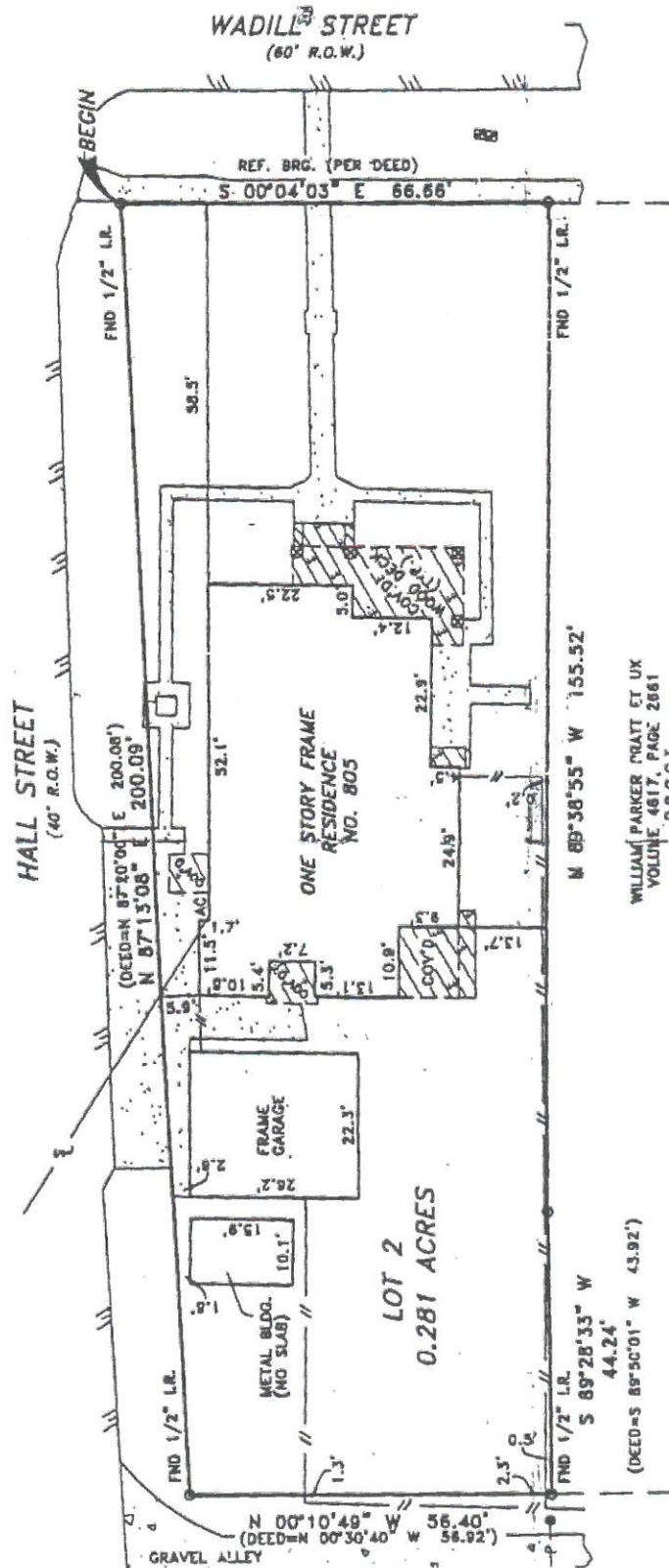
These Sanborn Maps dated from after 1948 show the building footprints of the two houses Don O. Davis owned.



The map above shows the neighborhood around 805 North Waddill Street. The aerial photo below shows the immediate neighborhood near the intersection of Waddill and Hall Streets.



Site Plan for 805 N. Waddill (2005)



WILLIAM PARKER TRATT ET UX
VOLUME 4817, PAGE 2661
O.R.C.C.T.

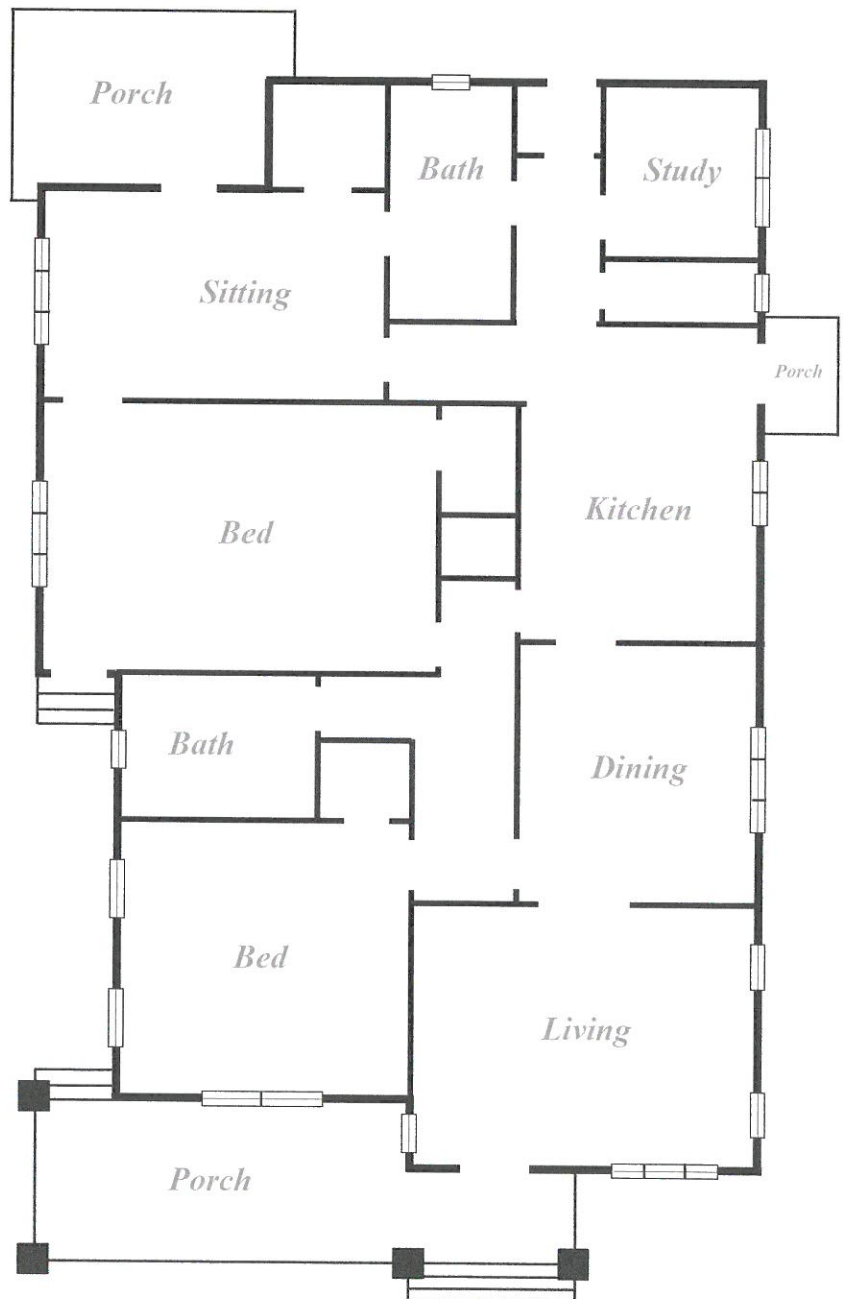
Floor Plan

This plan shows the Don O. Davis house as it currently exists. Originally built by J.E. Cooper in 1923 the only alteration to the front exterior involves the removal of some spindlework around the porch. Also, it is not known if the door is original but it is from the period.



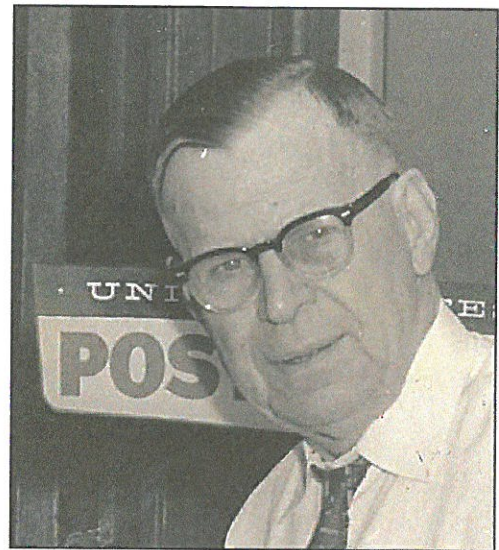
Plaque Placement

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



G. Photographs

Don O. Davis (at right) was Collin County Commission representing District 1 for 12 years. In 1938, he became the acting postmaster of McKinney when Walter B. Wilson retired from the position due to poor health. Walter B. Wilson was also editor of the Courier-Gazette for over 30 years. The following year, Mr. Davis received his full Postmaster's Commission certificate signed by President Roosevelt.



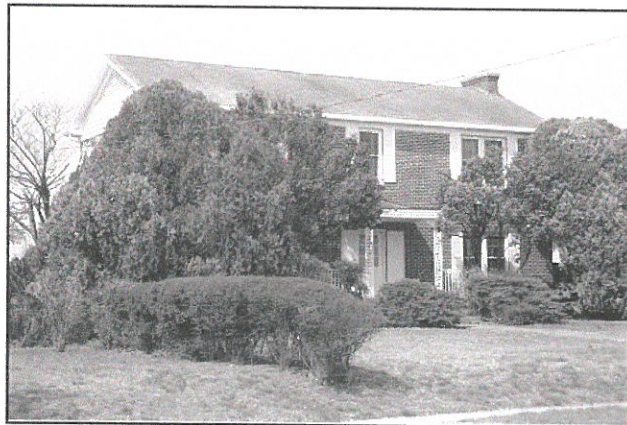
Designed by architect J.H. Suttle, the McKinney Post Office was built in 1911. Don O. Davis was the Postmaster at the time of its closing in 1959. The operations were moved to the recently constructed Federal Building. The building and property were later deeded to Collin County. Today, the Post Office is the home of the Collin County Historical Society & Museum at 300 E. Virginia Street.





Don O. Davis and his wife Gladys are buried at Pecan Grove Cemetery.

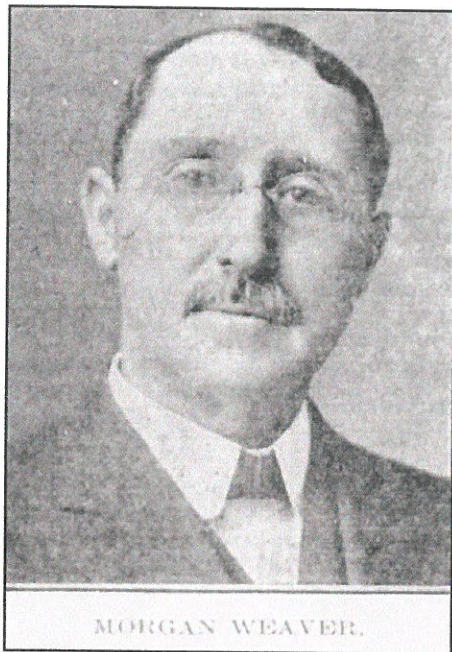
Don O. Davis was the son of Judge H.L. Davis, a prominent attorney and County Judge between 1910 and 1916. The Judge lived at 705 N. College with his wife Emma. Their daughter Carrie (Don's sister), who never married, lived there too. She taught theater and dance.



In 1949 Don and Gladys Davis moved into a two-story brick home they had built next door to their home at 805 N. Waddill Street.

This photograph from 1985 shows the north-east corner of the Don O. Davis House at 805 N. Waddill essentially unchanged from its original construction. After this photo was taken, a small study and bath were added to the rear of the house.





Gladys Davis is the daughter of Charlotte and Morgan Weaver. The Weavers moved to McKinney in 1911 to start a dry goods store on the Square.



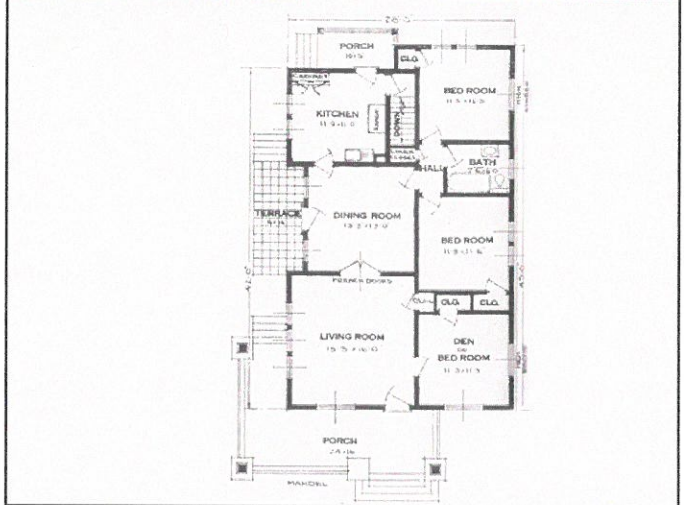
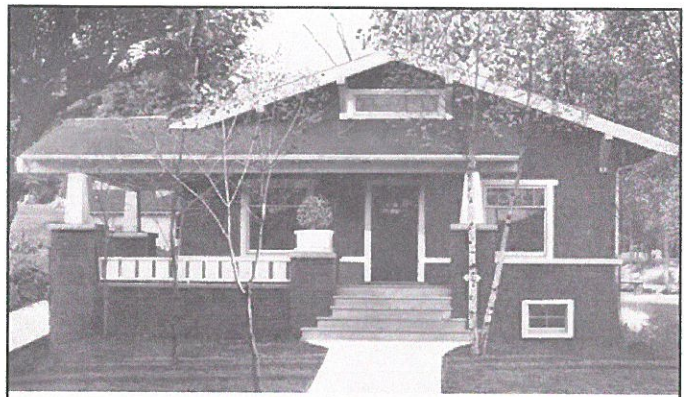
Morgan Weaver Dry Goods store was located on the west side of the Square in what is now Rick's Chophouse. It offered a wide array of merchandise from buggy hardware to ladies' lingerie. The store was in business from 1911 to 1919. Mr. Weaver died in 1943. Charlotte "Lottie" Weaver (Gladys' mother) lived in the Davis house at 805 N. Waddill from 1949 until her death in 1952.

The Craftsman Style

The elements that characterize the Craftsman Bungalow Style are:

- low-pitched roof with broad eaves
- typically 1 to 1½ stories
- spacious, wide front porch
- tapered columns supported by piers
- exposed structural beams & rafters
- broad horizontal elevations

This style of home evolved from the Arts & Crafts Movement in England in the second half of the 19th Century. The style was a conscious reaction to the overly elaborate Victorian Styles. Since the Bungalow Style was simpler in its aesthetic, it was also more affordable to middle-class home owners. But, it was also popular because its floor plan better suited the lifestyle of the early 20th Century.



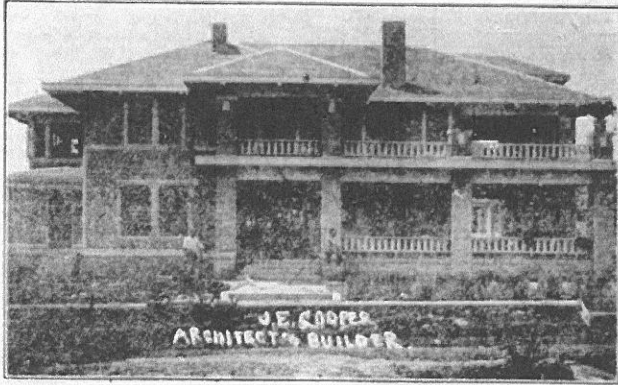
The above illustration is from a pattern book of 1923 showing a typical Craftsman Bungalow home design.



Builder J.E. Cooper added two elements that make the Don O. Davis House architecturally unique. First, the flattened bell-arch portico at the entry provides a lyrical focal point among the straight lines of the home's east elevation, giving the house its welcoming feeling. Second, the swooping roof above the porch suggests the repose of a Japanese tea house. While swooping roofs often appear in the Craftsman Style they seldom make such an overt and apropos reference. The designer truly envisions languid social gatherings on the porch.

Fred Brannon's New Home

J. E. COOPER, Architect
and Builder



Have the following buildings in course of construction: Geo. W. Fox, two-story brick; Thos. E. Craig, two-story, eight room residence; Fred Brannon's two-story, eight room residence.

Thirty years in McKinney building business. My work is my guarantee. See me if you need my services.

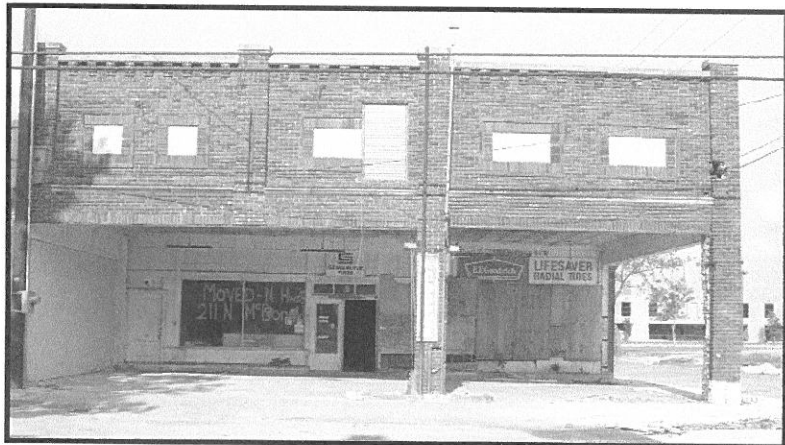
The Work of J.E. Cooper

J.E. Cooper was active in both commercial residential construction. Along with building homes for some of McKinney's well-known residents, he was also awarded several municipal contracts, including the water and light plant. He was responsible for building a series of warehouses at the Cotton Mill. Other projects included remodeling storefronts for Dowell Hardware and J.C. Penney.

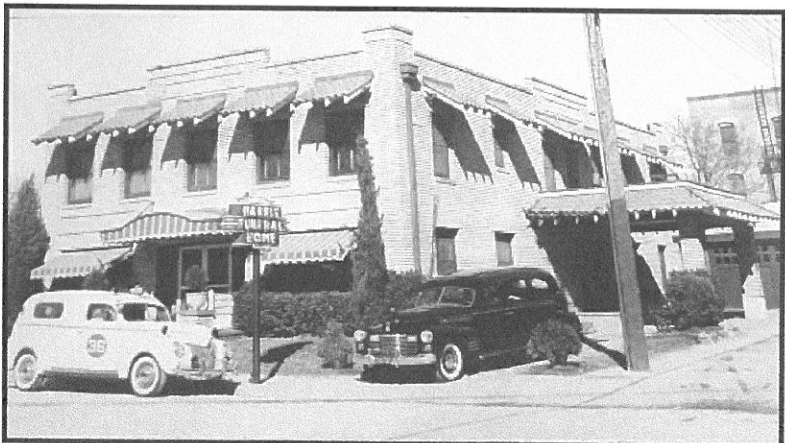
However, perhaps Mr. Cooper's most historically significant project was the construction of the gallows for Ezell Stepp's 1922 execution, the last of three legal hangings to occur in Collin County.

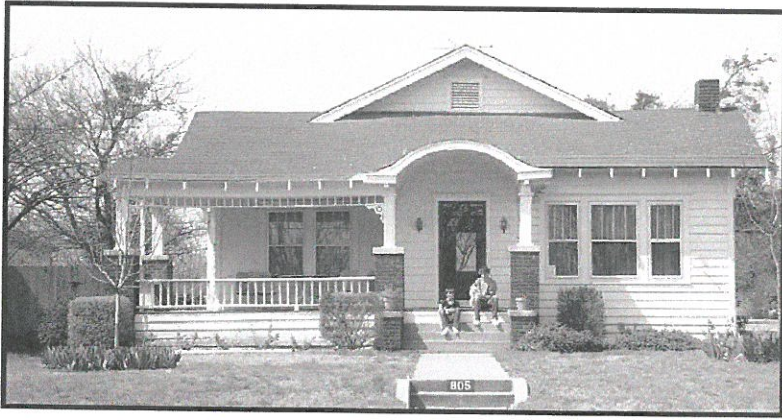
The following photos show some of the existing structures built and/or designed by J.E. Cooper.

This garage at the corner of South Tennessee and Davis Streets was built for Avery Dowell in 1918. It is now the home to Cross Engineering at 131 S. Tennessee.



The Harris Funeral home at 202 W. Louisiana Street was built for Clarence C. Harris in 1926. The Courier-Gazette declared that it was designed for "convenience."





This photo from 1985 shows how little the Don O. Davis house has changed over the years. The spindlework (shown in this photo) around the porch is the only evidence of exterior alteration.



This house at 613 N. Church was built in 1919 for J.A. McKey.



This house at 309 N. Bradley was built in 1904 for dry-goods merchant Vernie Graves



This house at 311 N. Waddill was built in 1923 for S.E. Walker.



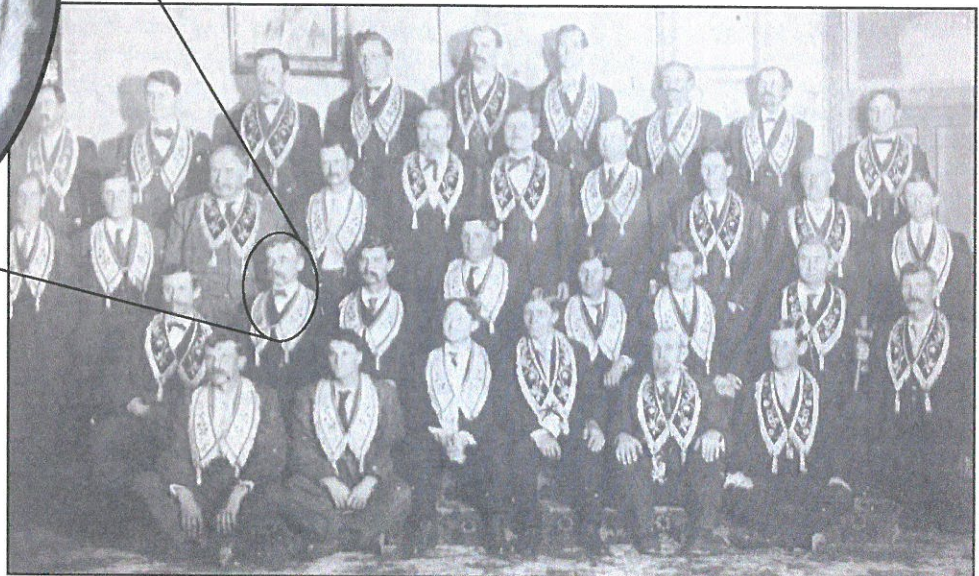
I.O.O.F

The Independent Order of Odd Fellows is an altruistic service society founded in Baltimore in 1819. However, its roots date back to 17th century England when life was tough, lawless and desperate. The lack of basic medical knowledge allowed disease and sickness to take its toll. Widows and children were particularly vulnerable both physically and economically. The Odd Fellows were ordinary people organizing to provide services for the less fortunate in their towns. Their motto is:

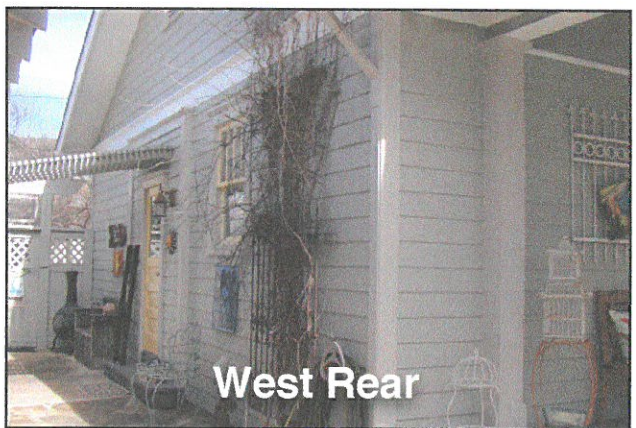
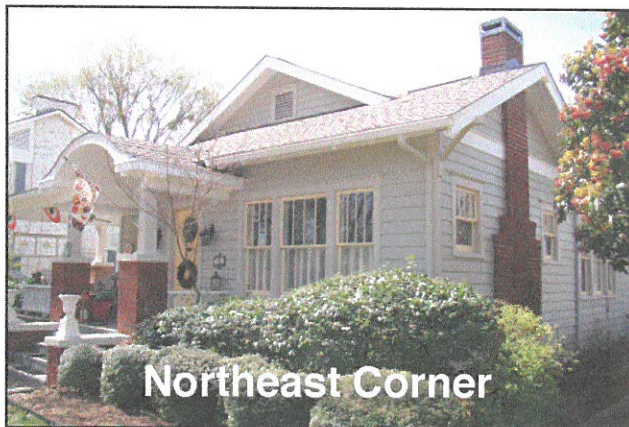
"To visit the sick, relieve the distressed, bury the dead and educate the orphans."

Lodge No. 68 was instituted in McKinney in 1857 and was one of the most active lodges in Texas. In 1913, the three-story building they owned (shown at left) collapsed killing eight people. J.E. Cooper became the Noble Grand (chairman) of the Lodge that year. However, subsequent lawsuits forced the Lodge to file for bankruptcy in 1915. They reconstituted themselves as Lodge No. 953 with the help of Cotton Mill owner J. Perry Burrus.

In 1926 Mr. Cooper was awarded a pin commemorating his 25 years of service to the Lodge.



Current Photos (2016)

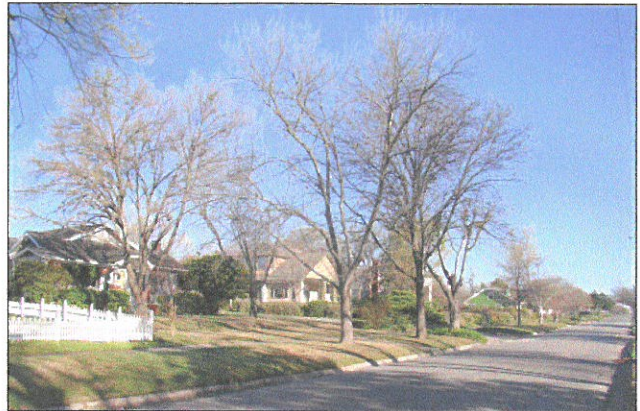


Current Photos (2016)

805 North Waddill Street neighborhood context



View looking South on Waddill Street



View looking North on Waddill Street



View looking West on Hall Street

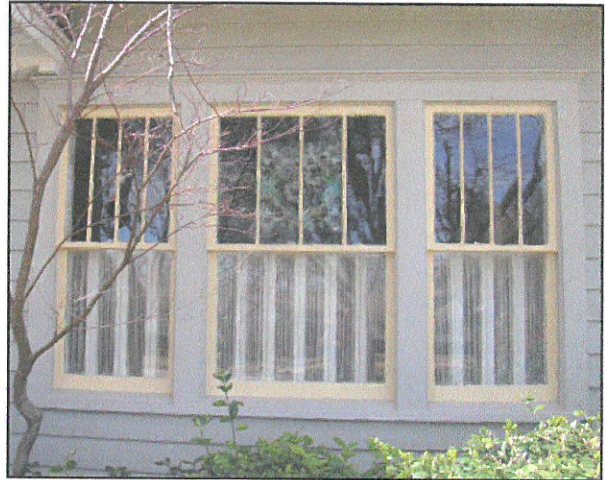


Don O. Davis' second home (at left) next door to 805 N. Waddill Street

Architectural Accents



The initials D.O.D. are pressed into the original sidewalk leading to the house.



The long, vertical mullions of the 4-over-1 sash windows adds a feeling of height.



The original sidewalk helps define a garden area on the north side of the house.



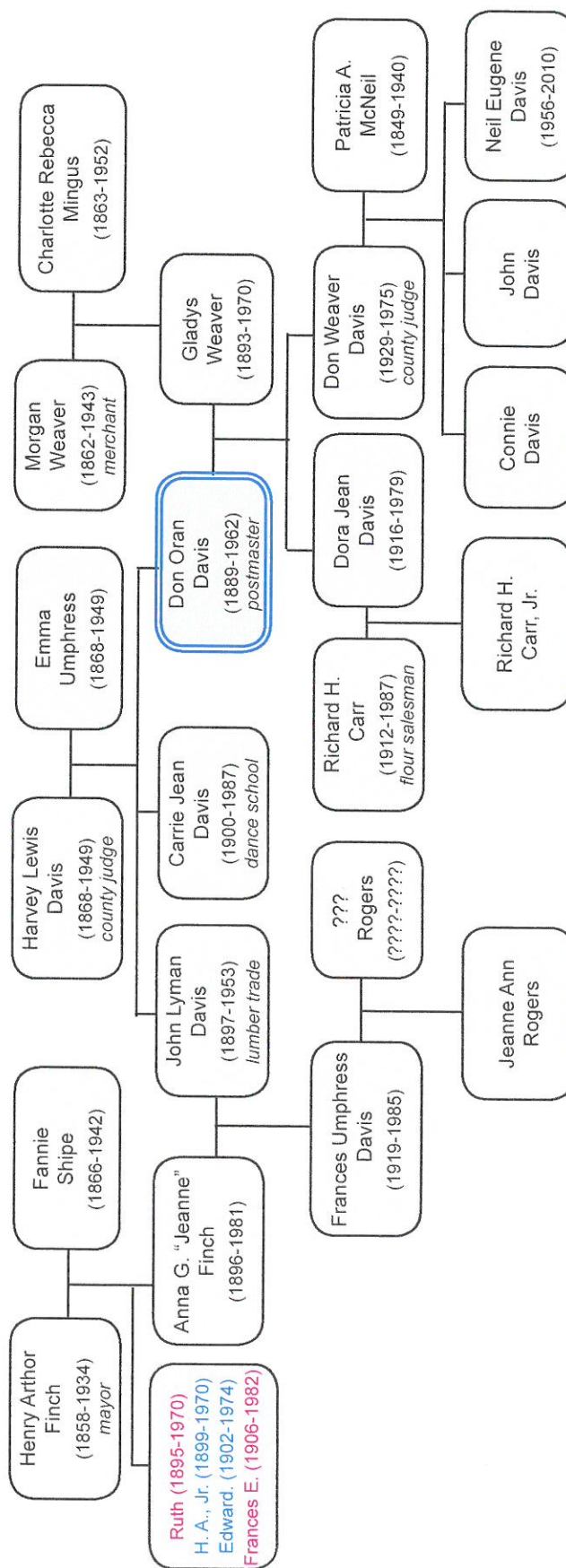
J.E. Cooper was a skilled builder in both wood and brick.



The original fireplace and built-in cabinets betray an Craftsman influence.

H. Additional Information

The Don Oran Davis Family of Early McKinney



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McKinney Public Library

Research assistance provided by Tom Michero

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