



Historic Preservation Advisory Board Agenda

Thursday, March 7, 2019

5:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

CONSENT ITEMS

This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.

19-0176 [Minutes of the Historic Preservation Advisory Board Regular Meeting of February 7, 2019](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA

19-0004HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by James Russell Monroe for Approval of a Historic Marker for the House Located at 501 North Church Street](#)

Attachments: [Historic Marker Application](#)
 [Narrative History](#)
 [Historic Figures](#)
 [Photographs](#)
 [Jesse F. Bone House](#)
 [Style of House](#)
 [Surveys, Sanborns](#)

19-0003HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by James Russell Monroe for Approval of a Level 1 Tax Exemption for the House Located at 501 North Church Street](#)

Attachments: [Historic Exemption Application](#)
 [Certificate of Eligibility](#)

DISCUSSION ITEMS

19-0177 [Discuss Historic Home Recognition Calendar and Ideas to Promote the Historic District](#)

BOARD OR COMMISSIONER COMMENTS

Board or Commission Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 1st day of March, 2019 at/or before 5:00 p.m.

Empress Drane
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.



19-0176

Title: Minutes of the Historic Preservation Advisory Board Regular Meeting of February 7, 2019

SUPPORTING MATERIALS:

Minutes

HISTORIC PRESERVATION ADVISORY BOARD

FEBRUARY 7, 2019

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Thursday, February 7, 2019 at 5:30 p.m.

Board Members Present: Chairperson Lance Hammond, Vice-Chairperson Karen Zupanic, Jonathan Ball, Shannon Burton, Coryanne Ettiene, and Terrance Wegner

Board Member Absent: Peter Bailey

Staff Present: City Secretary Empress Drane, Director of Planning Jennifer Arnold, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

Chairperson Hammond called the meeting to order at 5:34 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Hammond, seconded by Board Member Wegner, to approve the following consent item, with a vote of 6-0-0:

19-0072 Minutes of the Historic Preservation Advisory Board Regular Meeting of November 1, 2018

END OF CONSENT

Chairperson Hammond continued the agenda with the Regular Agenda Item.

19-0073 Vote on Nominations for the 2019-2020 Calendar. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, described the process for selecting houses to be included in the 2019-2020 Historic Home Recognition Program Calendar. Staff distributed a grade sheet with the list of 34 nominated houses. A PowerPoint presentation of all of the nominations was shown for the Board Members to vote on. Votes were tabulated, a run-off was held, and the top 14 houses were announced.

END OF THE REGULAR AGENDA ITEM

Chairperson Ball continued the agenda with the Discussion Item.

19-0074 Discuss ideas concerning future promotion of McKinney's Historic Districts. Vice-Chairperson Zupanic suggested holding a contest to find

certain properties in the Historic District. She gave the example of Where's Waldo?. Board Member Ettiene suggested having a book printed as an educational tool and keepsake. Board Member Wegner liked the book idea and suggested including information about the houses that received a Historic Marker and tax incentives from the City. Mr. Giersch stated that a lot of book stores were closing with so many people receiving their information through electronic devices. Board Member Ball suggested holding tours for the McKinney school students. He suggested selling the book to the schools. Board Member Burton liked the idea of holding field trips to the Historic District. Mr. Giersch asked the Board to continue thinking of ways to promote the Historic District.

END OF THE DISCUSSION ITEM

There being no further business, on a motion by Board Member Ball, seconded by Board Member Ettiene, the Board unanimously approved the motion to adjourn the meeting, with a vote of 6-0-0. Chairperson Hammond declared the meeting adjourned at 6:15 p.m.

LANCE HAMMOND
Chairperson

Title: Conduct a Public Hearing to Consider/Discuss/Act on the Request by James Russell Monroe for Approval of a Historic Marker for the House Located at 501 North Church Street

SUPPORTING MATERIALS:

Historic Marker Application

Narrative History

Historic Figures

Photographs

Jesse F. Bone House

Style of House

Surveys, Sanborns



PLANNING DEPARTMENT

HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE TAX EXEMPTION PROGRAM APPLICATION FOR LETTER OF ELIGIBILITY

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED
PLEASE REFER TO THE "LIST OF REQUIRED ATTACHMENTS"

By signing this Application for a Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program, the applicant affirms:

1. All submitted information for this application represents an accurate description of the proposed work.
2. Filing an application does not guarantee approval of a Letter of Eligibility.
3. It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
4. The applicant certifies that the project described in this application will be constructed in exact

ADDRESS OF PROPERTY: 501 N. Church Street, McKinney, TX 75069

OWNER: Russ Monroe

Name (Print): _____

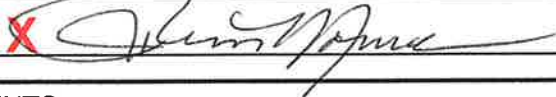
Mailing Address: 501 N. Church Street

City, State, & Zip: McKinney, TX 75069

Phone: 214-733-3035

Fax: _____

E-mail: russmonroe@yahoo.com

OWNER SIGNATURE: 

REQUIRED ATTACHMENTS:

☒ Photographs of all 4 elevations
☐ Letter outlining proposed work

☒ Historical Marker Application (Level 1 Exemption only)

* Please note a Certificate of Appropriateness may be required for any proposed work*

TAX EXEMPTION LEVEL REQUESTED:

☒ Level 1

☐ Level 2

☐ Level 3



City of McKinney Historic Building Marker Application

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

I. Applicant Information

Date of Submittal Feb. 14, 2019

Name of Applicant Russ Monroe

Address 501 N. Church Street, McKinney, TX 75069

Telephone (214) 733-3035

E-mail Address russmonroe@yahoo.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Jesse F. Bone House

Address of Building 501 N. Church Street, McKinney, TX 75069

Date of Construction Known 1927 or Circa

(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor unknown

Architectural Period/Style English Cottage Style

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

M.O.D. Blk 86, Lot 257e

Does the building remain on its original site?

☒ Yes

☐ No (specify original location) _____

Indicate the original and adapted uses of the building.

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

IV. Architectural Description

A. Physical Characteristics

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

B. Materials (Please check all that apply)

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

1. Supporting Documentation

Please attach the following information. All written documentation should be double spaced, 12 point-font, justified.

A. Alterations

List any known changes or modifications made to the property throughout its history.

B. Historical Figures/ Historical Information about individuals who are associated with the property.

List any historical figures associated with the property. Provide names and occupations.

C. Property Ownership

Legal description of property with a location map as well as a list all known owners of the property. Include original owner and subsequent owners.

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

Attach a narrative explanation of the chronological and historical development of the property. (See attached example.) The above information should be included as part of your narrative.

F. Drawings

- Provide a sketch of the current site plan. Include the proposed location of the historic plaque.
- Provide a sketch map indicating the nominated property and any related sites.
- Copies of Sanborn Maps TM showing the house's relationship to other homes and the footprint of the house

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

- Provide at least one current photograph of the property illustrating in its surrounding context. For example, photograph the streetscape in which the building is included.
- Provide at least one photograph of each side of the building.

H. Additional Information

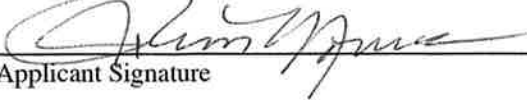
Provide any additional information that supports the application. This may include copies of architectural drawings, letters, oral histories, newspaper/magazine articles, etc.

I. References

Attach a list of the books, articles, Sanborn MapsTM, 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

E. Narrative History

Texas joined the United States in December of 1845 which sparked the Mexican-American War. Troupes from the United States were sent to enforce the new International border created when Texas joined the Union. The treaty of Guadalupe Hildalgo ended the dispute in 1848 but it took two more years for the U.S. Congress to establish the actual borders of the State.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent granting to William Davis two thirds of a League and one Labor of land (3,129 acres) situated "in the waters of East Fork of the Trinity including the town of McKinney." This grant affirmed Davis' ownership of land that was given to him by the Republic of Texas in 1841 in exchange for his assistance in the Republic's fight for independence. This two-mile by two-mile tract of land was then part of Fannin County but when the Republic of Texas joined the United States of America, several counties were subdivided into smaller units. Collin County was such a county, carved out of Fannin County.

The town of Buckner, being the largest town in the newly established county, was deemed the seat of the new county. However, the 1848 State Legislature required that the seat be within three miles of the geographical center of the county. This law meant that Collin County would have to find a new seat. A new site was choose by open election where only 11 people voted due to heavy rains that made getting the to polls impossible for some people. The new location that was chosen sat in the southwest corner of William Davis' tract.

In 1849, William Davis, along with his wife Margaret, "donated" 120 acres of this southwest corner of his original tract to the County Commissioners which became the new town of McKinney. 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. 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, despite being one of the County's largest landholders, Mr. Davis abandoned his wife and child after making his land donation and headed to California for several years in search of gold.

In 1854, the lots 256 and 257 that made up the entirety of Block 86, located near the northwest corner of the city, were purchased from County Commissioner John Fitzhugh

by farmer Harrison Stiff for \$100. Mr. Stiff more than doubled his money two months later when he sold the lots to Judge Robert L. Waddill for \$220. Judge Waddill, who owned some adjacent property, held the property for four years until he sold it to French merchant Justin Castanie for \$2,000. The high sales price indicates that there may have been a structure on the property at the time of the sale. Mr. Castanie died in 1868 and the property was sold at public auction to David Stiff for \$350. Following the deaths of David and his wife Mary, the block was subdivided. In 1903, their daughter Blanche inherited a 125'x102' portion of lot 257. Sanborn maps from 1897 and 1902 indicate a small structure occupying the lot.

In 1907, Blanche and her husband J.W. Persohn sold the lot to McCarty Moore for \$500 who sold the lot for a \$50 profit four months later to grocer Arthur L. Anderson. A newspaper article in 1908 indicates that Mr. Anderson built a new house on the lot. This structure can be seen in the Sanborn maps of 1908 and 1914.

Mr. Anderson moved to Fort Worth in 1917 and sold the property to banker Henry W. Warden two years later for \$2,500, apparently without the structure on it. The savvy banker sold the lot eight months later (Jan. 14, 1920) to theater manager Charles Kimball for \$3,750. The Sanborn map from June of 1920 confirms there was no structure on the lot which raises the question how Mr. Warden could have sold a vacant lot for such a high price.

Charles Kimball is responsible for giving the lot its current dimension by subdividing the lot into north and south portions with each lot having 51 feet of frontage on North Church Street. In 1922, A.M. Russel purchased the north lot and shoe merchant Jesse F. Bone purchased the south lot for \$1,500. A newspaper article from April of 1922 states that the two buyers intended to "erect modern bungalow homes in the near future."

Jesse Bone did not build on the lot until late 1927. It was Christmas time shortly after the home was completed and Jesse and Ola enthusiastically decorated their new home for the season. That year an advertising co-operative held a contest and awarded Jesse Bone's house first prize based on the home's "artistic and simplicity of decorations." The winning home earned \$5 for its owner.

Jesse and Ola lived in the house together until his death in 1968. She remained in the home until selling it to J.L. McCanlies in 1971.

B. Historical Figures

Jesse Foster Bone (1878-1968)

Jesse Bone was born in the farming community of Little Elm in Denton County. His parents, John W. Bone and Laura C. Watkins, came from east Texas, settling near Denton for several years before moving to McKinney around 1893.

Jesse's father was a farmer. His mother Laura came from a prominent family in Douglas, Texas (east of Tyler) with a storied past tracing back to the Revolutionary War and the Republic of Texas. Laura's grandfather was Jesse J. Watkins who played a key role in helping Sam Houston negotiate peace treaties with the Indians for the Republic of Texas. A 1924 newspaper article that appeared in the *Daily Courier-Gazette* described a 25-year-old penciled manuscript authored by Mr. Watkins' son (Jesse Bone's grandfather) detailing the historic, yet tragic, fate of Jesse J. Watkins.

In 1836 and 1837 my father (*Jesse J. Watkins*) was justice of the peace at Nacogdoches. In 1838, the Indians from the border, as the West was called, were very troublesome, and Houston, knowing my father had been among the Indians a great deal, asked my father to get an interpreter and visit, if possible, all the northern and northwestern tribes and make treaties of peace. My father accepted the appointment and selected Louis Sanchez, a Mexican, as his interpreter... My father started on his mission with Sanchez and 28 Kickapoo Indians as guides, successfully made the trip and saw all the principal head chiefs, making treaties with them, inducing them to return to Nacogdoches with him in order that one general treaty might be concluded.

On the hill just above the old Fowler House, General Rusk, General McCloud and General Felix Houston met the Indians and had long parleys with them, entering into a preliminary treaty, which was to be made permanent at another meeting to be held on the headwaters of the Brazos River at a certain time of the moon, at which time the Indians in conference at Nacogdoches were to obtain the presence of all the wild Tribes and made one general treaty. But a short time before my father was to start for the great pow-wow, a company of unauthorized white men went into the Indian country, came upon a large number of Indians, and massacred them. This so angered the Indians that they become blood-thirsty, went on the warpath and swore vengeance.

Sanchez, the interpreter, begged my father not to make the trip as it meant certain death. But my father would not turn back, and somewhere on the headwaters of the Brazos, he, the Interpreter and the 28 faithful Kickapoo guides were attacked and killed to a man, not a single one of the party being left to tell the tale.

The hand-written manuscript also describes how Sam Houston and Jesse Watkins were “as intimate as bothers” having been friends back in Tennessee. Their exploits are said to be documented in at least two books, including “Jesse and the General” and “Advance to the Prairie.” Jesse Bone is the namesake of his great-grandfather Jesse J. Watkins who was killed by Indians near what is now Canton, Texas.

The Watkins family could also boast one other historical connection. Jesse J. Watkins’ father was William E. Watkins who participated in the Virginia militia during the Revolutionary War.

Jesse Bone was the eldest of five children and worked on the family farm near McKinney until he landed a clerking position for T.J. Melton in 1898. Mr. Melton operated a grocery store on the McKinney Square. Around 1902, Jesse took a new job with the dry-goods store T.A. Rowe in Howe, Texas, a few miles south of Sherman.

In 1907, Jesse married 20-year-old Ola Grace Bradshaw whose family homestead was in Howe. The couple remained in Howe for several years but eventually settled in McKinney after Jesse was hired by dry-good owner William H. Matthews whose store and building occupied the lot where the Ritz Theater building now stands at the corner of Kentucky and Virginia Streets.

The Matthews Brothers Store (also known as the Big Daylight Store) was one of McKinney’s largest. The store was well-known for its customer service, even offering home delivery with their horse-drawn wagon. The company motto was, “Give one and all a square deal, from the least to the greatest.” In 1910, the brothers re-newed their lease and negotiated more floor space which doubled the size of their store. The second and third floors of the store were accesses by an electric elevator which could hold up to eight people. The elevator is cited as the first of its kind in McKinney. The business was best known for selling clothing and dry-goods but after the store’s expansion, other wares were added to its inventory including automobile products. Jesse was hired as part of the store expansion.

In 1913, at the age of 35 with over a decade experience selling dry-goods, Jesse left the Matthews store to teamed up with his uncle who purchased the long-established W.P. Suttle Shoe Store on the west side of the Square (now the site of Rick’s Chophouse). Jesse’s business partner was Robert L. Ray, his uncle by marriage. Mr Ray was the husband of Jesse’s aunt Lula. When Jesse and is uncle became partners, Mr. Ray had been a successful agent for the Southwestern Life Company of Dallas for over twenty

years.

It is possible that the death of Jesse's father in January of 1913 had something to do with his uncle bank-rolling this new business that went by the name of Bone & Ray. Jesse was the business manager while Mr. Ray had no day-to-day duties in the business but instead ran his insurance office out of the rear of the store.

Ads from the time indicate that the shoe store experienced great success from the beginning. In 1917, Joe Connor was hired and became the firm's best salesman. The success of the business gave Jesse the money to travel and purchase several rent homes in town. However, in November of 1927, either despite the store's success or because of it, Jesse sold his interest in the business to his "Uncle Bob," who later brought in his 29-year-old son and long-time employee Joe Connor as partners. The new business went by Ray, Connor & Ray and continued its operations in the same location.

In February of 1928, Jesse opened a new store on the North Side of the Square thus becoming his uncle's biggest competitor. The new store was located in the Estes Building (now the site of the Little Red Hen) which was next door to the old Matthews Dry-Goods Store where he once worked. In 1928, Matthews business had new owners and was known as the Harris-Price Store.

Jesse went to great effort and expense to turn what had once been a bank lobby into an attractively appointed and well-stocked shoe store. He laid new hardwood floors, installed a plate-glass store-front, lighted display cases and other fixtures. The *Courier-Gazette* published an article announcing the grand opening of the store on February 14. Tragically, only hours after the close of the opening-day activities, the Harris-Price Store caught fire destroying the building and all its contents. Quite miraculously, the Bone Shoe Store experience no serious damage and was able to reopen in a couple of days. Jesse Bone owned and operated the store in the Estes Building for 40 years. The Ray, Conner & Ray store did not fare as well and closed its doors in the early 1930s.

Jesse's wife Ola was engaged in the operations of business enough for the *Courier-Gazette* to refer to the couple as business partners. In the 1940 Census, she list her occupation as "saleslady." However, other Censuses indicate no occupation. Her participation in the business would have been natural since the store also carried hosiery. Nevertheless, her participation seems to be on an as-needed basis.

Jesse and Ola had no children. That fact, along with their financial success, gave them the ability to travel frequently. They often went on long road trips to distant locales such as the Pacific Northwest, Yosemite, Washington, D.C. and Monterey, Mexico. Some closer locations included Arkansas, Oklahoma and Colorado. The annual Texas Shoe Retailers Association convention gave them an excuse, if they need one, to travel around the state.

Jesse Bone died of congestive heart failure in 1968 at the age of 90. At the time of his death he still owned and managed the store. He is entombed in the Resthaven Mausoleum in the Pecan Grove Cemetery. Following his death, the store was closed and a couple of years later Ola sold their house on North Church Street.

Ola died in 1975 while a resident of the Wysong Nursing Home. She is entombed along side her husband.

G. Photographs

The Waddill Building was built in the early 1890s. It was home to Matthews Brothers from 1906 to 1920. In 1928, a fire destroyed the building. Contractor J. Ed Michaels was responsible for erecting the Ritz Theater building that occupies the site today. The Ritz was designed by Greenville architect George Lindsey and opened in October of 1928.



Jesse Bone worked as a salesman in the Matthews Bros. store for two years prior to teaming up with his uncle to start his own shoe business in 1913. Jesse's uncle was insurance agent R.L. Ray who operated his business out of the back of the Bone & Ray Shoe Store.

The location of the Bone & Ray Shoe Store from 1913-1927



The above photo (circa 1929) shows the Ray, Connor & Ray store after Jesse Bone split from his uncle to start a new store. This site on Kentucky Street is also where the old Suttle Shoe Store had been. On the far right of the photo is the new Ritz Theater building that replaced the Matthews Brothers building after it burning in 1928.

SHOE STORE CHANGES HANDS

A deal was recently consummated in which W. P. Suttle sold his shoe store on the West side of the square to Messrs. J. F. Bone and R. L. Ray, both highly respected and esteemed Christian gentlemen, and who are boosters and live wire workers for anything that will help in the up-building of McKinney and Collin county. Messrs. Bone and Ray will take charge of the store January 1. They have an ad. in the Weekly Democrat-Gazette to which we call your attention.

W. P. Suttle, the pioneer shoe man of McKinney, has been in the shoe business here for more than twenty years, and has at all times enjoyed a good share of the trade of the citizens of McKinney and surrounding country. He has enjoyed a good business. The store will continue to be conducted under those principals of honesty, courtesy and politeness, which principals were inaugurated by Mr. Suttle many years ago. The motto of this store has ever been, and will continue to be under its new managers, "a square deal to all." Messrs. Bone and Ray earnestly solicit a share of your business, when needing anything in the shoe line. They will carry a full stock of the very best shoes, and will be pleased to accommodate anyone desiring to visit their store, showing them through their line of fine shoes.

As has been previously announced in the columns of this paper that Mr. Suttle intended to move to Texas City, where he will continue to reside, and expects to move within the next month or so. Mr. Suttle expects to embark in the shoe business at that place. We regret to see them leave McKinney, but wish them well in their new place of abode.

R. L. Ray has been a resident of McKinney for the past twenty years. He is agent for the Southwestern Life Insurance Company.

Mr. Bone, who is a nephew of Mr. Ray, has resided in Collin county for about twelve years. He was for six years salesman in one of the leading shoe stores at Sherman, and for about three years connected with one of the leading dry goods stores at Howe, having charge of the shoe department. For the past two years Mr. Bone has been one of the salesmen in the big store of Matthews Bros., at this place. Both these gentlemen are honest, sober and upright men, and no doubt they will enjoy a good business, as they have many friends all over Collin county. Mr. Ray will fit up a nice office in the rear of the shoe store, where he will meet his friends and continue to faithfully perform the duties as agent for the Southwestern Life Insurance Co.

THANKFUL? YES!



First to Him "whose we are and whom we serve." Then to our friends and patrons who have stood so nobly by and helped to make this the banner year for our Texas Company—The Southwestern Life. This year our splendid eighteen-story office building in Dallas has been completed and over 90 per cent of the entire space has been rented, which yields a handsome profit for the owners (the policy holders), as it is deeded to the State of Texas for the protection and benefit of the policy holders.

For 22 years, and more, I have tried to give you the best life insurance on the market and as I haven't found anything better, I am still with the Old Southwestern, ready to give as good as the market affords, and then stay with you and help you keep it up. See me before Dec. 31 if you want to get in before we pass \$20,000,000.00 in paid-for Texas business.

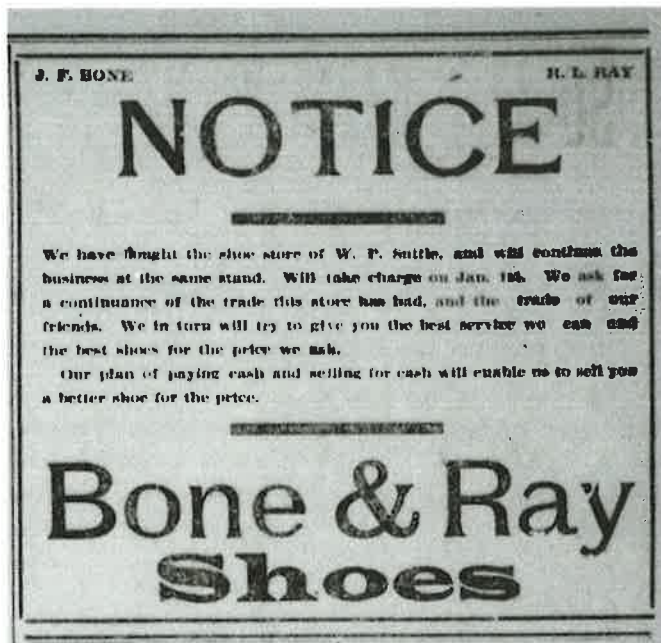
R. L. RAY

Local Agent, McKinney, Texas

Around the time **Robert L. Ray** moved to McKinney, he married Jesse Bone's aunt in 1893. Mr. Ray was a well-established sales agent for the Southwestern Insurance Company of Dallas years before he teamed up with his nephew. In 1912, he was among the top three sales producers among a field of about 200 agents. In 1910, the Southwestern Life Insurance Co. erected a 16-story building office building on Main Street in Dallas. The building was demolished in 1972.



SOUTHWESTERN LIFE INSURANCE BUILDING, DALLAS, TEXAS



Jesse Bone sold his interest in Bone & Ray Shoe to his uncle in 1927. Within two months, Jesse was opening a new store on the north side of the Square in the Estes Building. The building is one of the oldest on the Square, being built around 1875. It became home to the Continental Bank & Trust in 1906. When the bank moved in 1918, the building was used as a Christian Science reading room. Jesse Bone remodeled the building and opened for business in February of 1928. The business occupied the same location for 42 years.



The photo at right shows **Jesse Bone** sizing Miss Ray Ragsdale for a pair of shoes. During World War II the draft board mistook her for a man and sent her a draft card because of her name. Ironically, she ended up working for the draft board a few years later.





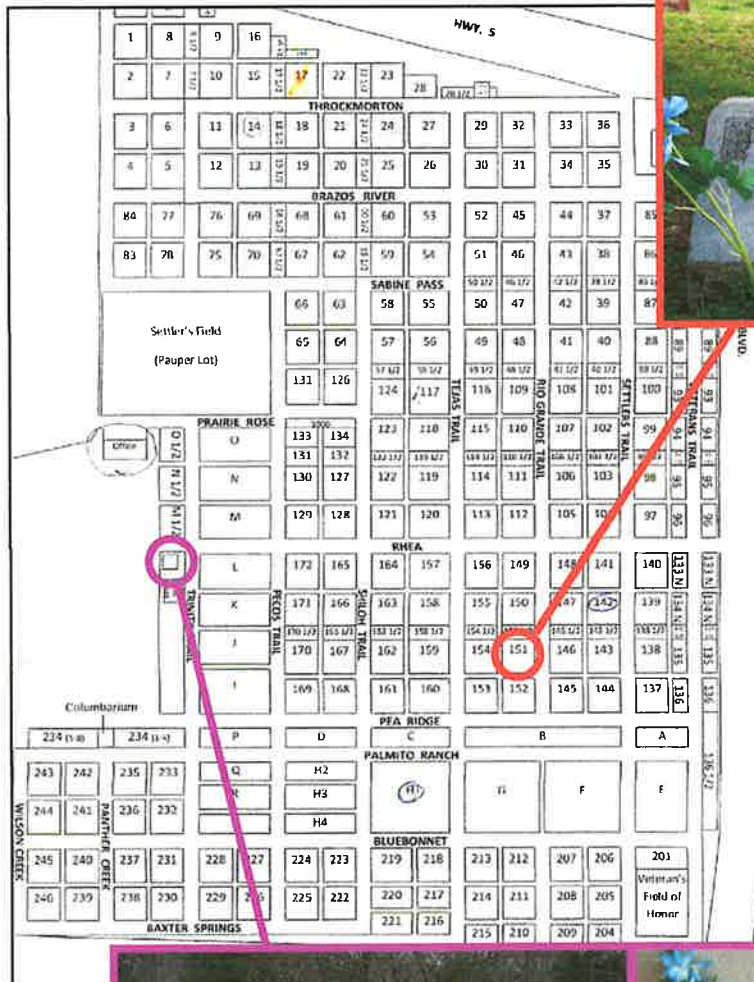
Ola Grace Bradshaw lived in Howe, Texas when Jesse Bone worked for the T.A. Rowe Dry Goods Store located there. The couple married in 1907 and continued to live there until moving to McKinney around 1910. The photo at left shows Ola as a young woman. The photo above shows Ola (far right) at a luncheon in 1972.



The photo above (circa 1908) shows the family home of **Ola (Bradshaw) Bone**, just west of Howe. On the porch from left to right are: husband Jesse Bone, Ola (Bradshaw) Bone, sister Zelda Bradshaw, father Jack Bradshaw, mother Mattie Bradshaw. Upstairs: brother James Bradshaw.

Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of Jesse Bone and his uncle R.L. Ray and their spouses.



Robert L. Ray, 1866-1940
Lula H. (Bone) Ray, 1871-1964



Resthaven Mausoleum
Jesse F. Bone, 1878-1968
Ola Bone, 1887-1975

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

Jesse F. Bone House

501 North Church Street



A. Alterations & Construction

Construction

The Jesse F. Bone House is a single-story, wood-frame residential structure built on a pier-and-beam foundation. The home, with a gabled roof bisected by a red brick chimney, faces east onto North Church Street. The front door is accessed from a side-porch under an archway. A small shed dormer accents the roof. The floor plan is asymmetrical. Two-inch hardwood plank flooring is used throughout the house except in the kitchen where pine is used. The house is fenestrated with the original eight-over-eight and six-over-six sash windows. A bank of leaded-glass casement windows with a diamond pattern is featured on the home's northeast corner.

The house design follows the English Cottage Style with its steep gabled roof and its prominent chimney. The vertical orientation of the leaded glass windows adds further to the home's styling.

Alterations

The Jesse F. Bone House was built in 1927. The original owners occupied the house for over 50 years. The house has experienced little alteration. Some time after 2005, the original chimney was replaced along with the fireplace and mantle. Other original features of the house remain intact including door knobs, window glazing, hardware and cabinetry. Some time after 1971 a bathroom was added to the rear of the house.

Anticipated Needs

The current owners are planning to remodel portions of the interior of the house. They will update the kitchen, dining room and the two bathrooms. They will also convert the attic into a living space. None of the alterations will effect the exterior of the house. The owners are committed to preserving the home's original windows and its unique architectural style.

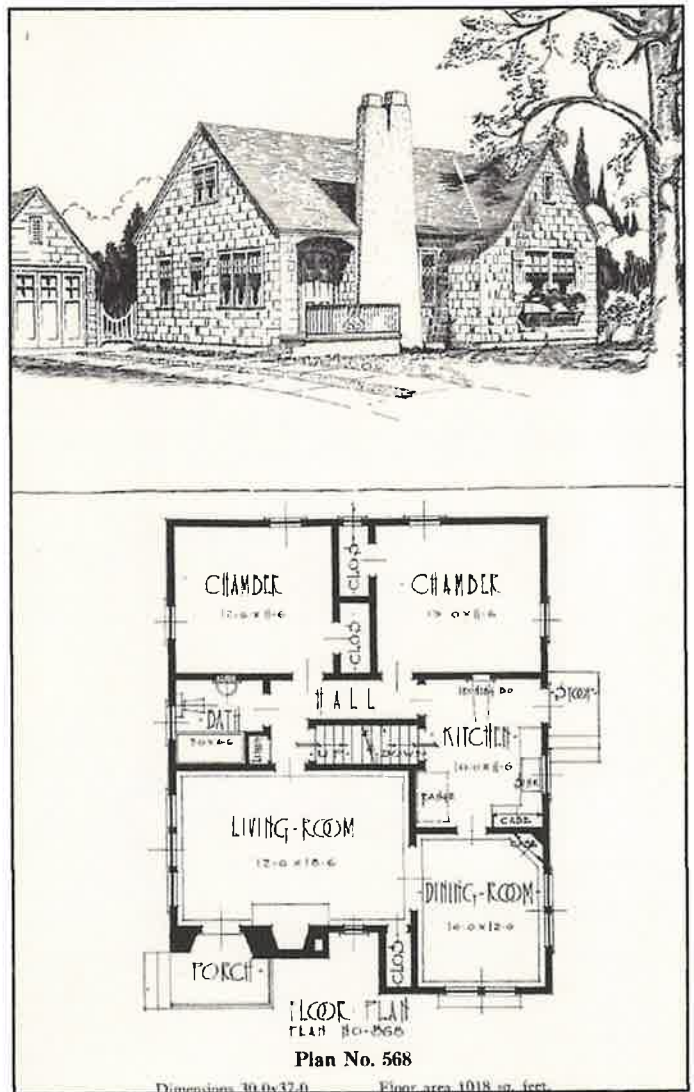
The English Cottage Style

The English Cottage Style is a popular subset of the Tudor Style. Following World War I, American designers created modern versions of the homes they saw while serving overseas.

The English Cottage Style is all about “quaint-ness.” Unlike the stately symmetry of the more formal Tudor Style, this style is characterized by asymmetrical facades and steep, complex roof lines punctuated by dormers. Other accents include eyebrow curves, arches and bands of casement windows. Many of these homes are made of clinker brick to give an antique appearance. Chimneys often play dominate role in the design of these homes. The style is also known as the Cotswold Style, getting its name from the region that popularized the form.



The Jesse F. Bone House in the above photo shows key design elements that are inspired by medi-eval English homes.



The above illustration is from a Portland Homes pattern book of 1926 showing an English Cottage Style inspired home-design.

The photo at right shows a street-scape in the Cotswold region of south-western England where this subset of the Tudor Style gets its name.

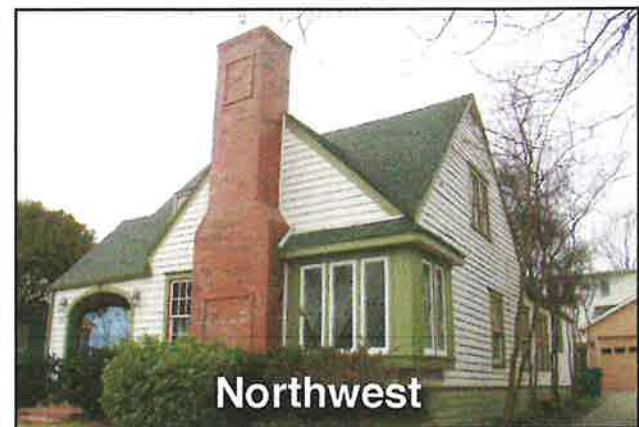


Architectural Precedents

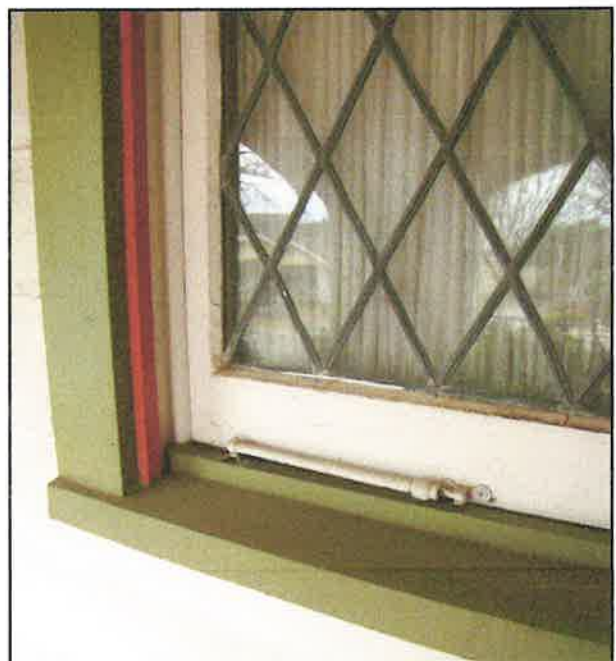
There are relatively few examples of English Cottage Style homes in McKinney. The homes shown here were built contemporaneously with 501 N. Church. The English Cottage Style was often expressed in brick but a few wood-frame examples exist. The Jesse F. Bone House is perhaps the best example in McKinney of the style expressed in wood-frame construction.



Current Photos (2019)



Architectural Details



Neighborhood Context (2019)

501 North Church Street neighborhood context



View looking South on N. Church Street



View looking North on N. Church Street

Homes near 501 North Church Street



509 North Church Street



601 North Church Street



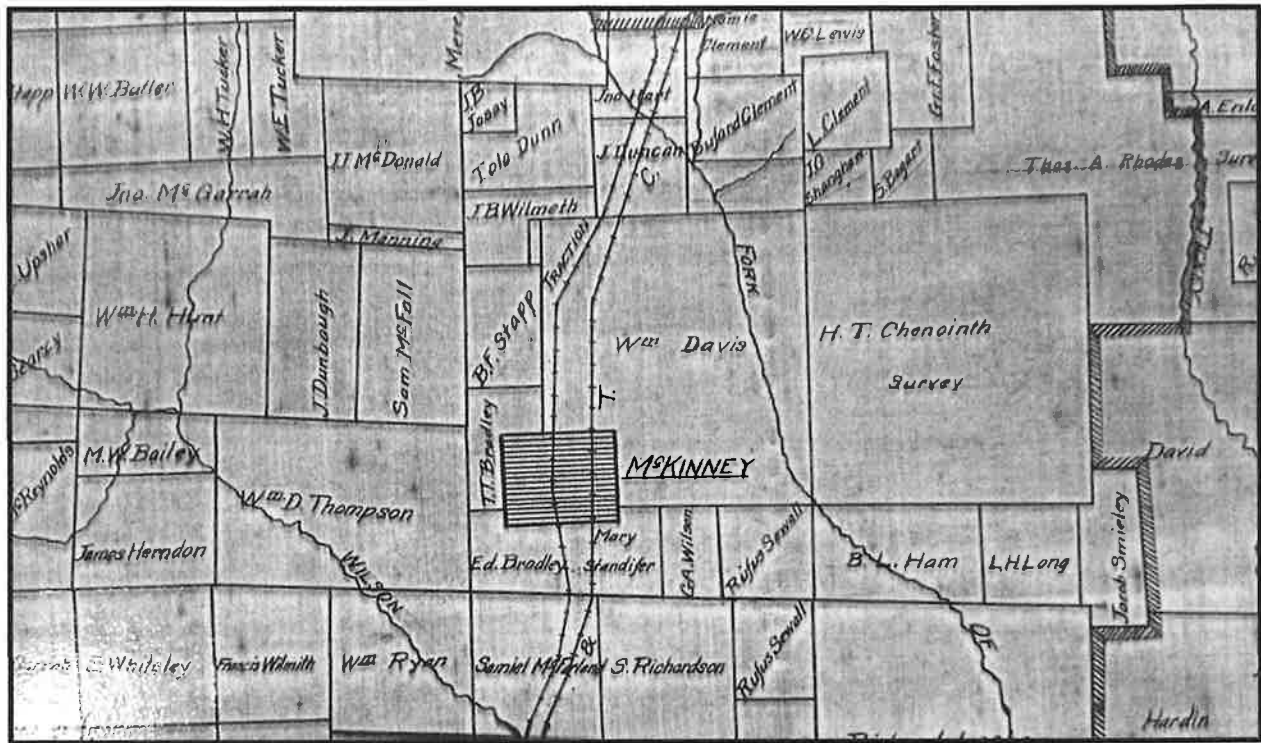
506 North Church Street



504 North Church Street

F. Drawings

William Davis Headright



When Texas became a republic, it granted land to participants in its battle for independence. There were several classes of grants available depending on when a person arrived in Texas and their marital status. 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.

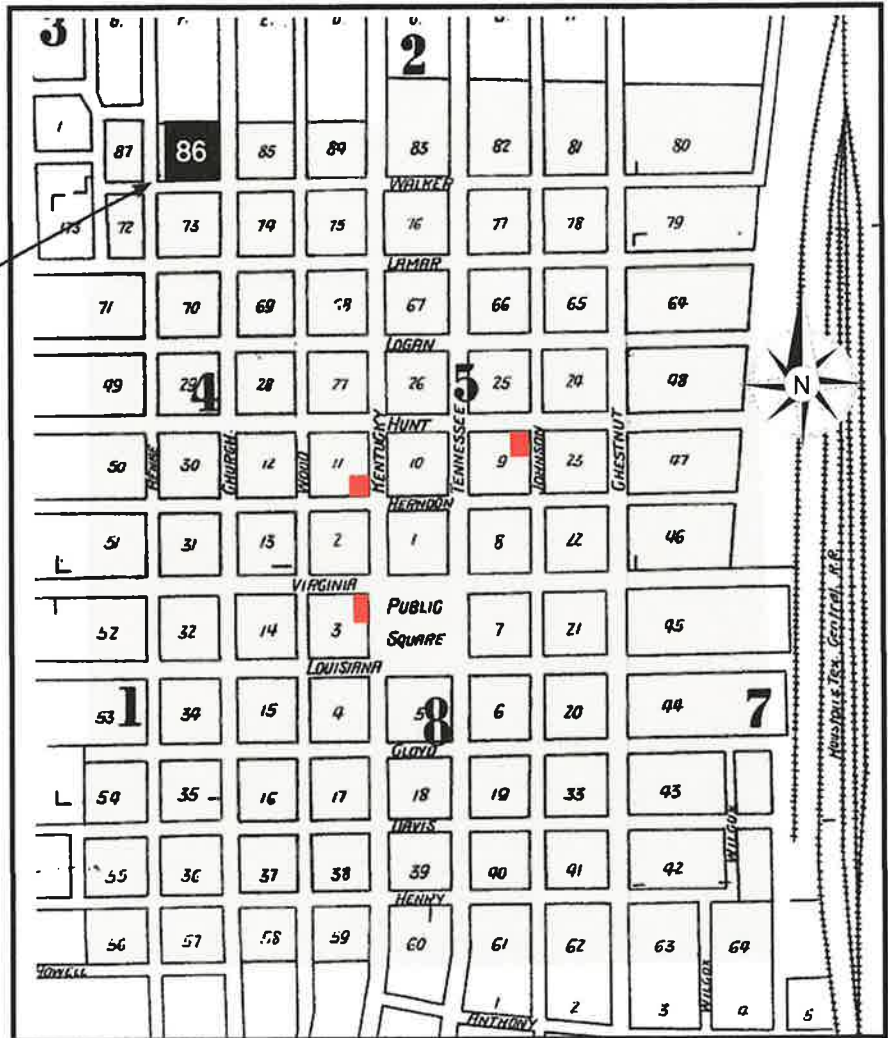
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associated with his contribution 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 Collin County commissioners to be used to create the town of McKinney as the Seat of the County.

Mr. Davis was no philanthropist, however. Shortly after he made his donation, he abandoned his wife Margaret and child and went to California in search of gold. Though Mr. Davis had been one of Collin County's largest land owners, at the time of his death in 1868, his second wife Sarah and child were left destitute with only a few acres of the original tract to their name.

McKinney Original Donation

Block 86 of the original donation

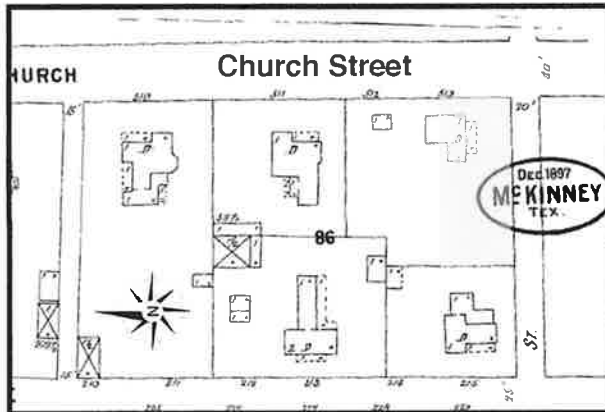


In 1849, William Davis and his wife Margaret donated 120 acres of his 3,129 acre headright grant to become McKinney, the new Collin County seat. Commissioners J.B. Wilmeth, J.M. McReynolds, and John Fitzhugh instructed George White and Ethelred Whitely to lay out the new town. Mr. Davis' donation was divided into 87 blocks and became known as the McKinney Original Donation (shown in shaded area). The commissioners "paid" Davis by allowing him to have title to three lots within the donation. These lots are highlighted in red in the above map.

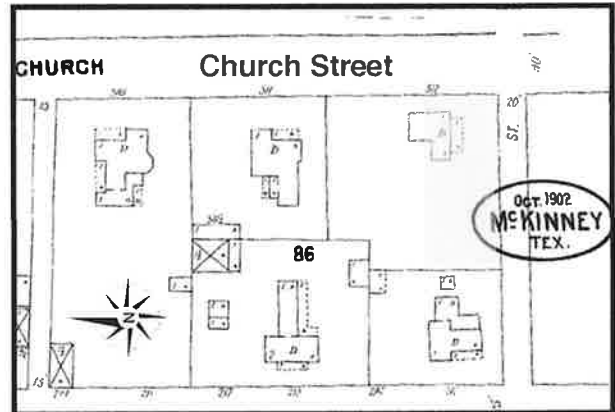
Sanborn Maps (1887-1927)

This series of Sanborn maps shows the evolution of the development on Block 86 of the McKinney Original Donation. The block initially consisted of two lots, 256 & 257. The blue highlighted area below shows the lot that became 257e following previous subdivisions of the block. The Jesse F. Bone House is the third structure to occupy the lot. The structure indicated on maps 1908 and 1914 belonged to Arthur L. Anderson and was apparently removed from the lot between 1917 and 1920.

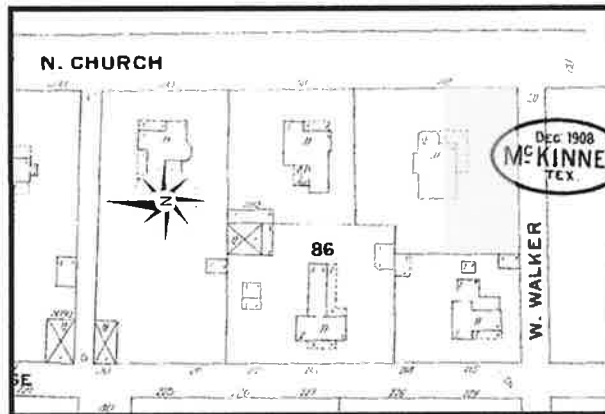
1897



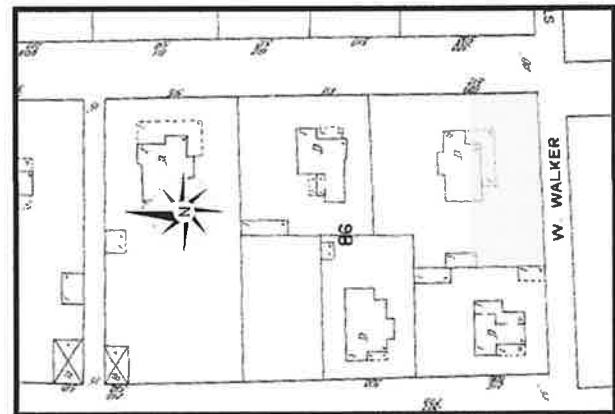
1902



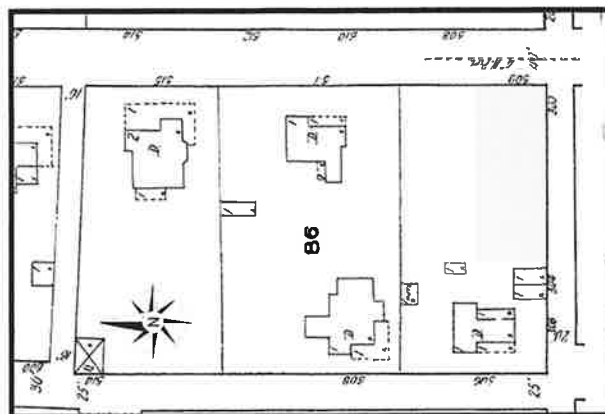
1908



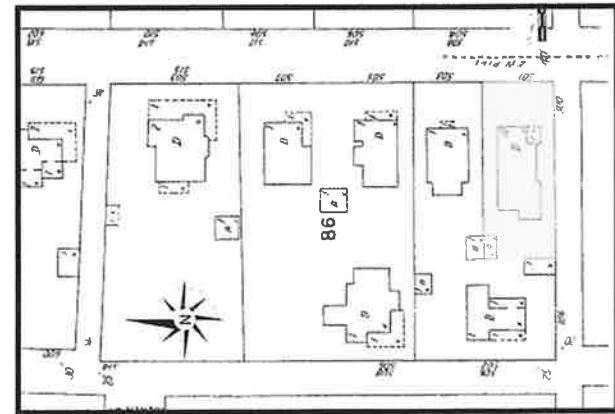
1914

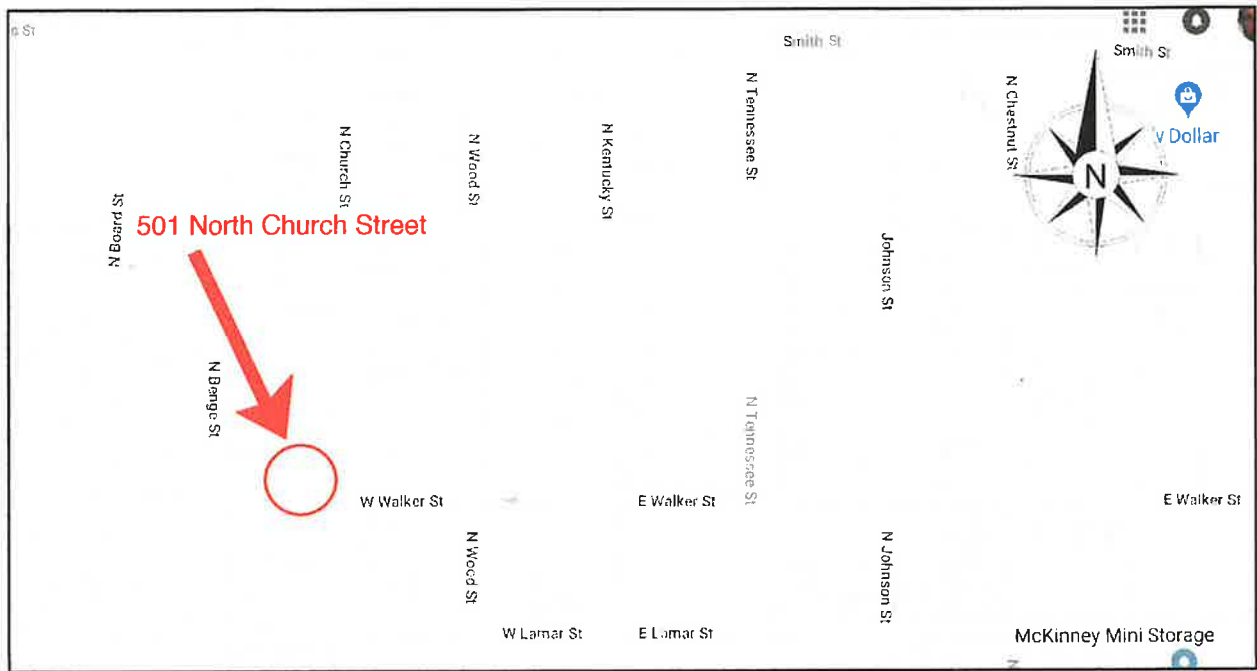


1920

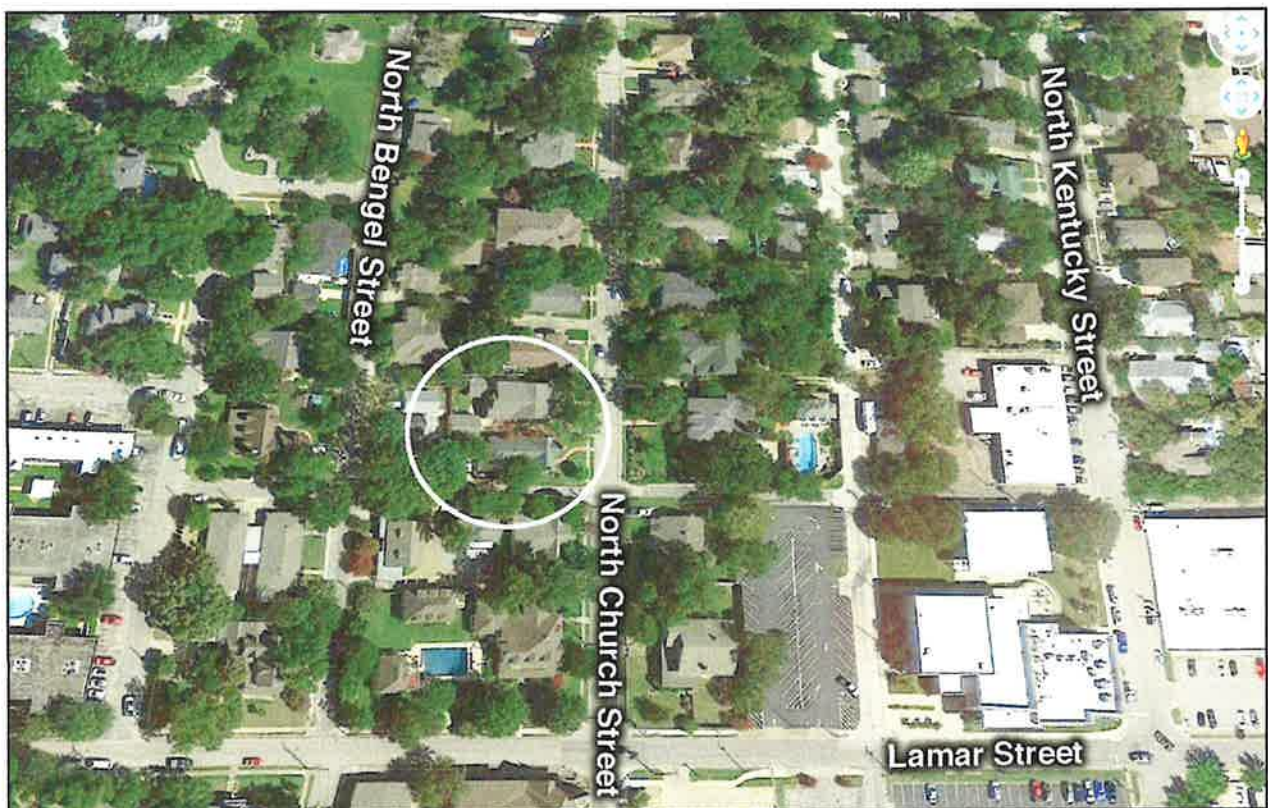


1927

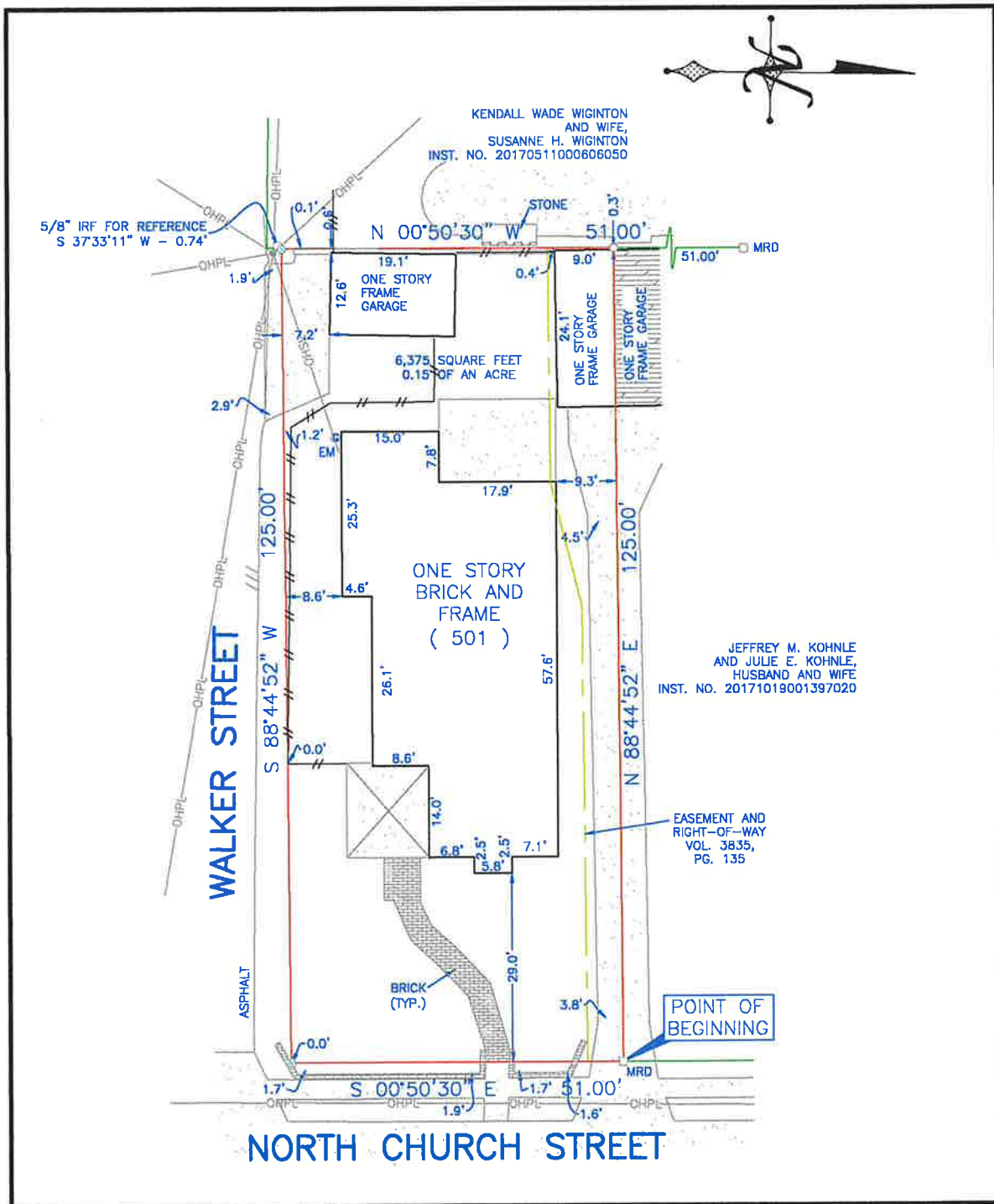




The map above shows the neighborhood around 501 North Church Street. The aerial photo below shows the immediate neighborhood near the intersection of Lamar and North Church Streets.



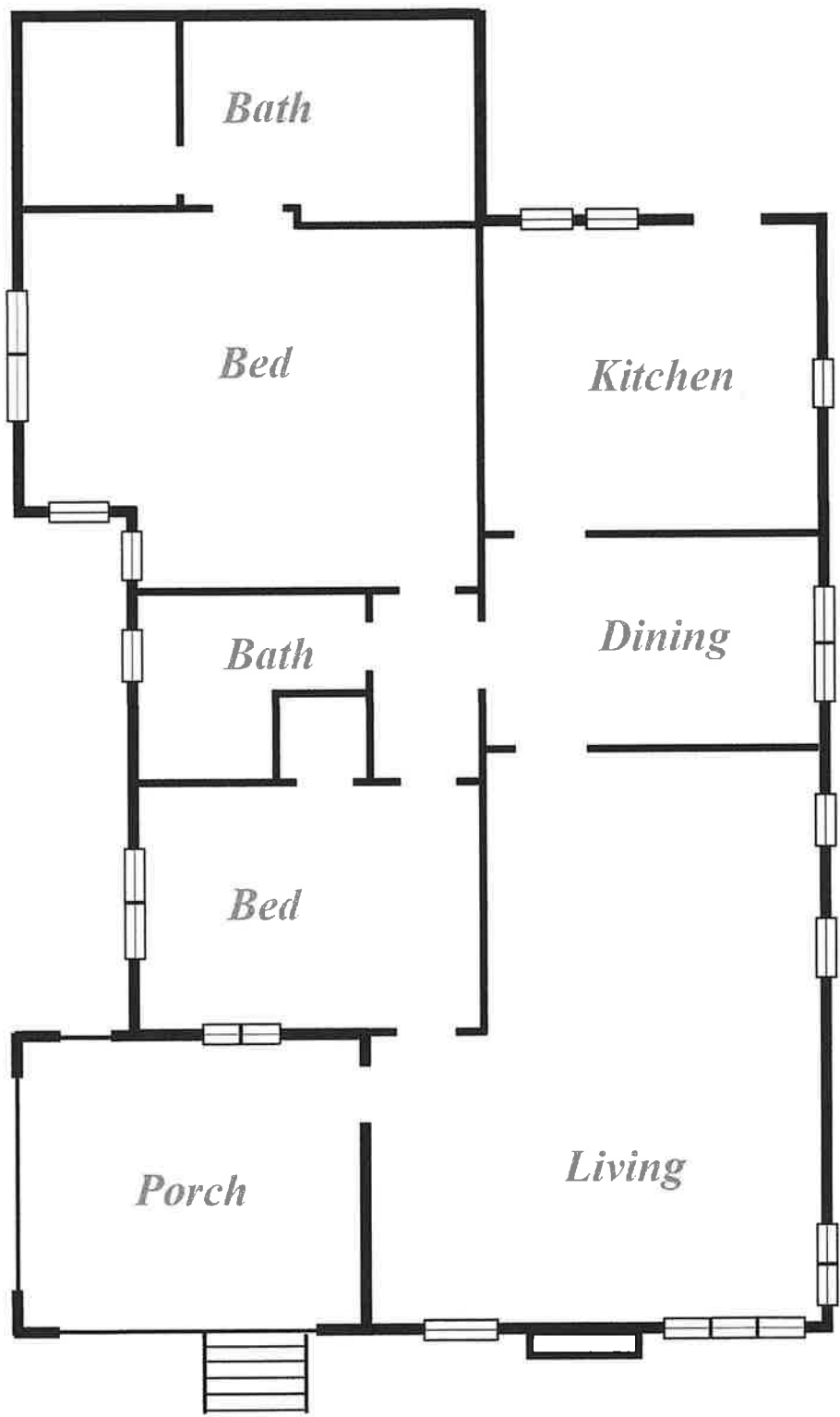
Site Plan for 501 North Church Street (2018)



2018 site plan for 501 North Church Street; Lot 257e, Block 86 McKinney Original Donation

Floor Plan

This plan shows the Jesse F. Bone House as it exists as in 2019.





19-0003HT

Title: Conduct a Public Hearing to Consider/Discuss/Act on the Request by James Russell Monroe for Approval of a Level 1 Tax Exemption for the House Located at 501 North Church Street

SUPPORTING MATERIALS:

Historic Exemption Application

Certificate of Eligibility



PLANNING DEPARTMENT

HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE TAX EXEMPTION PROGRAM APPLICATION FOR LETTER OF ELIGIBILITY

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED
PLEASE REFER TO THE "LIST OF REQUIRED ATTACHMENTS"

By signing this Application for a Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program, the applicant affirms:

1. All submitted information for this application represents an accurate description of the proposed work.
2. Filing an application does not guarantee approval of a Letter of Eligibility.
3. It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
4. The applicant certifies that the project described in this application will be constructed in exact

ADDRESS OF PROPERTY: 501 N. Church Street, McKinney, TX 75069

OWNER: Russ Monroe

Name (Print): _____

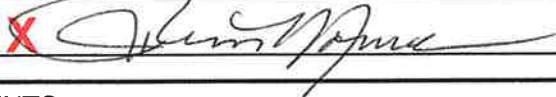
Mailing Address: 501 N. Church Street

City, State, & Zip: McKinney, TX 75069

Phone: 214-733-3035

Fax: _____

E-mail: russmonroe@yahoo.com

OWNER SIGNATURE: 

REQUIRED ATTACHMENTS:

☒ Photographs of all 4 elevations
☐ Letter outlining proposed work

☒ Historical Marker Application (Level 1 Exemption only)

* Please note a Certificate of Appropriateness may be required for any proposed work*

TAX EXEMPTION LEVEL REQUESTED:

☒ Level 1

☐ Level 2

☐ Level 3



City of McKinney Historic Building Marker Application

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

I. Applicant Information

Date of Submittal Feb. 14, 2019

Name of Applicant Russ Monroe

Address 501 N. Church Street, McKinney, TX 75069

Telephone (214) 733-3035

E-mail Address russmonroe@yahoo.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Jesse F. Bone House

Address of Building 501 N. Church Street, McKinney, TX 75069

Date of Construction Known 1927 or Circa
(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor unknown

Architectural Period/Style English Cottage Style

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

M.O.D. Blk 86, Lot 257e

Does the building remain on its original site?

☒ Yes
☐ No (specify original location) _____

Indicate the original and adapted uses of the building.

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

IV. Architectural Description

A. Physical Characteristics

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

B. Materials (Please check all that apply)

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

1. Supporting Documentation

Please attach the following information. All written documentation should be double spaced, 12 point-font, justified.

A. Alterations

List any known changes or modifications made to the property throughout its history.

B. Historical Figures/ Historical Information about individuals who are associated with the property.

List any historical figures associated with the property. Provide names and occupations.

C. Property Ownership

Legal description of property with a location map as well as a list all known owners of the property. Include original owner and subsequent owners.

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

Attach a narrative explanation of the chronological and historical development of the property. (See attached example.) The above information should be included as part of your narrative.

F. Drawings

- Provide a sketch of the current site plan. Include the proposed location of the historic plaque.
- Provide a sketch map indicating the nominated property and any related sites.
- Copies of Sanborn Maps TM showing the house's relationship to other homes and the footprint of the house

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

- Provide at least one current photograph of the property illustrating in its surrounding context. For example, photograph the streetscape in which the building is included.
- Provide at least one photograph of each side of the building.

H. Additional Information

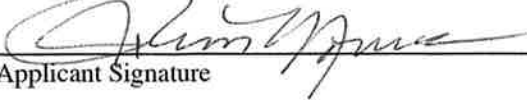
Provide any additional information that supports the application. This may include copies of architectural drawings, letters, oral histories, newspaper/magazine articles, etc.

I. References

Attach a list of the books, articles, Sanborn MapsTM, 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

APPLICATION for CERTIFICATE of ELIGIBILITY for HNIZ TAX INCENTIVE PROGRAM City of McKinney, Texas

OWNER:

NAME Russ Monroe
COMPANY
ADDRESS 501 N. Church Street
CITY, STATE ZIP McKinney, TX 75069
PHONE 214-733-3035
FAX
E-MAIL ADDRESS russmonroe@yahoo.com

ADDRESS OF PROPERTY BEING CONSIDERED: 501 N. Church Street
Legal Description: M.O.D. Blk 86, Lot257e

PLEASE CHECK THE APPROPRIATE LEVEL THAT APPLIES:

☒ Level 1 ☐ Level 2 ☐ Level 3

REQUIRED ATTACHMENTS:

☒ Letter of intent ☒ Legal description of Property ☐ Cost Estimates
☒ Photographs of Property ☐ Certificate of Appropriateness ☐ Approved Marker
(If Applicable)

ALL ATTACHMENTS SHOULD BE 11" x 17" OR SMALLER.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a Certificate of Eligibility does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. All work is subject to verification.

Owner's Signature:



Date: Feb. 14, 2019

Date: _____

Return all forms and documentation to the Historic Preservation Office, Development Services Building.
221 N. Tennessee St. McKinney, TX 75069

FOR OFFICE USE ONLY:

Date Received: Feb. 15, 2019

File # ☒ High ☐ Preservation Priority

Built Circa: 1927



19-0177

Title: Discuss Historic Home Recognition Calendar and Ideas to Promote the Historic District