



CITY OF MCKINNEY, TEXAS

Agenda

Historic Preservation Advisory Board

Thursday, December 1, 2016

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.

16-1174 [Minutes of the Historic Preservation Advisory Board Regular Meeting of October 6, 2016](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

16-014HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom Henderson, for Approval of a Historic Marker for the House Located at 620 North Church Street.](#)

Attachments: [Historic Marker Application](#)
 [Supporting Documents](#)

16-014HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom Henderson for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 620 North Church Street.](#)

Attachments: [HT Application](#)
[Tax Support Documents](#)

16-016HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Charles D. & Sharon R. Carter, for Approval of a Historic Marker for the House Located at 412 West Louisiana Street.](#)

Attachments: [HTM Application](#)
[Supporting Documents](#)

16-016HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Charles D. and Sharon R. Carter for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 412 West Louisiana Street.](#)

Attachments: [HT Application](#)
[Tax Support Document](#)

16-1175 [Consider/Discuss/Act on the Selection of 14 Houses and the General Timeline for the 2017-2018 Preserve Historic McKinney Home Recognition Program Calendar.](#)

Attachments: [Home Recognition Packet](#)
[Overview Calendar](#)
[Nominations](#)

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 17th day of November, 2016 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email contact-adacompliance@mckinneytexas.org with questions or for accommodations.



16-1174

TITLE: Minutes of the Historic Preservation Advisory Board Regular Meeting of
October 6, 2016

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

OCTOBER 6, 2016

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, October 6, 2016 at 5:30 p.m.

Board Members Present: Shannon Burton, Peter Bailey, Jonathan Ball, Amber Douzart, Lance Hammond, and Terrance Wegner

Board Member Absent: Karen Zupanich

Staff Present: Planning Manager Samantha Pickett, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

There were two guests present.

Ms. Samantha Pickett, Planning Manager for the City of McKinney, called the meeting to order at 5:30 p.m. after determining a quorum was present.

16-969 Oath of Office

Ms. Denise Vice, Assistant City Secretary for the City of McKinney, gave the Oath of Office to all of the Board Members present.

16-970 Election of Chair and Vice-Chair

The Board approved the motion by Board Member Bailey, seconded by Board Member Douzart, to elect Ms. Shannon Burton as Chairperson, with a vote of 6-0-0.

The Board approved the motion by Chairperson Burton, seconded by Board Member Hammond, to elect Mr. Peter Bailey as Vice-Chairperson, with a vote of 6-0-0.

Chairperson Burton continued the meeting with the Consent Agenda.

The Board unanimously approved the motion by Vice-Chairperson Bailey, seconded by Board Member Douzart, to approve the following consent item, with a vote of 6-0-0:

16-971 Minutes of the Historic Preservation Advisory Board Regular Meeting of September 1, 2016

END OF CONSENT

Chairperson Burton continued the agenda with the Regular Agenda items.

16-013HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Lisa Hammett, for Approval of a Historic Marker for the House Located at 418 North Waddill Street

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application and stated that Staff was recommending approval of a Historic Marker for 418 N. Waddill Street.

Ms. Lisa Hammond, 418 N. Waddill Street, McKinney, TX, offered to answer questions.

Board Member Douzart asked if the north side of the house had a garden. Ms. Hammond stated that there was not officially a garden; however, the property was landscaped.

Chairman Burton asked if the color was original to the house. Ms. Hammond explained that the previous homeowner painted the house. She stated that she loved the paint color chosen. Mr. Giersch stated that the City of McKinney does not manage paint colors on the exterior of homes.

Board Member Bailey asked if the fireplace inside the home worked. Ms. Hammond said no.

Chairman Burton asked how long they had owned the property. Ms. Hammond stated that they moved in on July 4, 2015.

Board Member Douzart asked if the windows were original to the house. Ms. Hammond said yes. Chairman Burton asked if they plan to keep the original windows. Ms. Hammond said yes.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Commission Member Hammond, seconded by Commission Member Wegner, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

16-013HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Lisa Hammett for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 418 North Waddill Street

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request and stated that Staff was recommending approval of the Level 1 Tax Exemption for 418 N. Waddill Street.

Ms. Lisa Hammond, 418 N. Waddill Street, McKinney, TX, offered to answer questions. There were none.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Commission Member Ball, seconded by Vice-Chairman Bailey, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

Chairperson Burton continued the agenda with the Discussion item.

16-972 Discuss Historic Home Recognition Program

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, and the Board discuss the Historic Home Recognition Program.

END OF DISCUSSION ITEM

There being no further business, Chairperson Burton declared the meeting adjourned at 6:00 p.m.

SHANNON BURTON
Chairperson



16-014HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom Henderson, for Approval of a Historic Marker for the House Located at 620 North Church Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: December 1, 2016

DEPARTMENT: Planning Department

CONTACT: Guy R. Giersch, Historic Preservation Officer
Samantha Pickett, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 620 North Church Street.

PRIORITY RATING: The property is listed as a medium priority building according to the 2015 Update of the Historic Resource Survey. Medium priority buildings contribute to local history or broader historical patterns, however, reversible alterations have diminished the buildings integrity. These might include the loss or clear replacement with modern materials some of the historic windows, portions of the porch, roof materials (except as noted in Category A) or an addition that noticeably changes the perception of the building. For this priority rating these changes would need to be generally believed to be readily reversible without further loss of historic material. Any alterations should blend and not distract such that the building remains a typical example of architecture, engineering, or crafted design of the period it represents.

ITEM SUMMARY: On October 25, 2016 the applicant submitted the necessary documentation to apply for a Historic Marker for the house located at 620 North Church Street (also known as the Tom J. Cloyd, Jr. House).

The purpose of the Historic Marker Program is to encourage owners of historic properties to become actively involved in the preservation of McKinney's historic past through the recognition of historic events, people, and architecture. The applicant has submitted a written narrative relating the history of the various families that have owned the property or resided at 620 North Church Street and the role they played in

McKinney's history.

The Tom J. Cloyd, Jr. House was designed and built by circa 1912. It is an example of a group of houses known as the American Four-Square. This style of house falls in the grouping of homes that are constructed using a square floor-plan and hipped roofs that create a pyramid. Quite often these houses have a central dormer located on the front of the house. This particular house is a one-story, wood framed house with a battered foundation, a porch that runs the entire front of the house, and an off-center entry. The wood front door with sidelights is original to the house along with the wood siding, columns, and foundation skirting. The house still has the original pine wood floors. The low pitched roof and wide eaves are a direct change in building style due to Frank Lloyd Wright's introduction of the Prairie Style in 1893. The Prairie Style is one of the few indigenous American styles.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

- Thomas J. Cloyd, Jr. was born in McKinney, Texas to Thomas J. Cloyd Sr. and wife Marie Louse Smith in 1882. Mary Louis Smith's Father started Smith's Drug Store.
- Tom Jr. worked for his uncles Clarence and Harry Smith at the drug store.
- Tom was active in the volunteer fire department and eventually earned the rank of Chief in 1908.
- In 1908 Tom left his job at Smith Drug and purchased a half interest in J.R. Coggins' candy business. The Coggins and Cloyd Candy Company closed a few months after opening.
- In 1909 Tom joined his older brother Ben in the car business. They sold Overland autos made in Indianapolis. Later that year Tom became an agent for Radium spray, a multi-purpose cleaning fluid, insecticide, and furniture polish.
- Tom, in 1909, became a postal carrier.
- 1909 also marked the year Tom married Nina O. Harrison. She was a trimmer in a millinery shop. Using her money, Nina purchased the lot at 620 North Church and construction on the house began.
- 1912 was an eventful year. Tom stopped selling cars, he partnered with a fellow mail carrier to start a furniture repair business called Franklin & Cloyd. Tom soon resigned from the furniture repair business and took a full-time position at the new McKinney Post Office. Where he worked for the next 35 years. He died in 1961.
- In 1925 Tom's wife Nina died. In 1930 Tom married Jewell Goggins. Tom Jewell and daughter continued to live at 620 North Church until Jewell sold the house in 1983. The Cloyd family lived in the family home for 72 years.
- Cloyd Street in McKinney is named in honor of the Cloyd Family.
- It is possible that the Cloyd home was built by W.J Higgins. Mr. Higgins constructed several Four-square Style homes in McKinney including Tom's father's house on 207 West Louisiana Street.

ASSESSMENT: Staff believes that the applicant has met all of the requirements to

obtain a Historic Marker under the Historic Neighborhood Improvement Zone Program (Ordinance 2015-12-105). Therefore, Staff is recommending approval of a Historic Marker for 620 North Church Street.

Under Ordinance 2015-12-105, if the HPAB approves the Marker, the applicant will be responsible for purchasing and displaying the Historic Marker.

Also, under Ordinance 2015-12-105, if the Historic Preservation Advisory Board approves the Marker, the applicant may make application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years) providing the building has architectural integrity and has been properly rehabilitated/restored and maintained. The building must have a residential use in order to qualify for the tax exemption.

SUPPORTING MATERIALS:

[Historic Marker Application](#)
[Supporting Documents](#)



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 Oct. 20, 2016

Name of Applicant Tom Henderson

Address 620 North Church Street, McKinney, TX 75069

Telephone (817) 891-2694

E-mail Address tehenderson55@gmail.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Tom J. Cloyd, Jr. House

Address of Building 620 North Church Street

Date of Construction Known or Circa 1912
(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor W.J. Higgins (likely)

Architectural Period/Style American Four-Square

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

W.A. & J.C. Rhea, Lot 6, Acres .1720

Does the building remain on its original site?

☒ Yes

☐ No (specify original location) _____

10/25/2016
MEDIUM

1915
2016-014HTM

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
Number of stories	_____	_____
Orientation	West	West
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 type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/> Simple Square	<input checked="" type="checkbox"/> Simple Square
Roof Type		
Gable	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/> Pyramidal Hip	<input checked="" type="checkbox"/> Pyramidal Hip

B. Materials (Please check all that apply)

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

1. Supporting Documentation

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

A. Alterations

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

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

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

C. Property Ownership

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

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

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

F. Drawings

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

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

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

H. Additional Information

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

I. References

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

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)

Tom J. Cloyd, Jr. Home
620 North Church Street



A. Alterations & Construction

Construction

The Tom J. Cloyd, Jr. House was built around 1912 as a two-bedroom, single-story home. The house is a wood-frame structure on a pier-and-beam foundation with simple a square footprint. The roof plan is pyramidal in form with a central dormer at the front of the house. The interior floor is made of pine and the home is fenestrated with the original one-over-one sash windows.

The home design with its square floor-plan, broad roof, and deep overhanging eaves, and wide porch follows the American Four-Square style popular in the early decades of the 20th century. This style of architecture was a thrifty alternative to the more elaborate Victorian style which preceded it. This new style, more broadly known as the Prairie style, was made popular by Frank Lloyd Wright.

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Permission of owner for plaque placement ☐

X

Applicant Signature

X

Owner Signature

The architectural significance of this house derives from the popularity of the style and its approach to the porch columns which hints at a nearly Neo-Classical elevation with shape of the roof imitating a pediment. In short, the house uses Prairie Style elements that suggest a classical form.

Alterations

Little has been altered from the original construction. However, the vent that was framed by the dormer has been replaced with a decorative panel. A den has been added to the rear of the house. Inside, the kitchen has been altered to accommodate a laundry room. The bathroom has been updated in recent decades. The brick chimney on the north side of the house has been walled over and the stack removed. Windows and doors are original as are the associated knobs, hinges, and clasps.

Anticipated Needs

Since purchasing the house in 2012, the current owner has painted and landscaped the exterior of the house, repaired the front porch, and replaced the HV/AC. Looking ahead, the owner would like to upgrade the plumbing, restore some inoperable windows, and have some needed foundation work performed.

B. Historical Figures

Thomas James Cloyd, Jr. (1882-1961)

Tom J. Cloyd was born in McKinney, Texas in 1882, the son of Thomas J. Cloyd, Sr. and Mary Louise Smith, whose father started Smith Drug on the Square. Tom J. Cloyd, Jr. worked as a McKinney letter carrier for over 35 years beginning in 1912.

Though Tom spent most of his life in the comfortable and financially stable life of a mailman, his early career was anything but stable. He tried several trades before settling into one that was right for him. One of his first jobs at the age of 16 was as a "sample clerk" in the Smith Drug Store, owned by his uncles Clarence and Harry Smith. In his 20s, Tom was active with in volunteer fire department, achieving the rank of assistant chief in 1908. Around that same time, Tom left his job at Smith Drug when he purchased half interest in J.R. Coggins' candy business. That business was known as the Coggins & Cloyd Candy Company, selling Bon Ton candies. However, this business closed its doors within a few short months of its inception.

In 1909, Tom joined his older brother Ben in the car business. Together they were the district sales agents for the Overland automobiles manufactured in Indianapolis, Indiana. One of their first sales was to J. Ed Rhea who purchased a 40-horse power roadster which could reach speeds up to 60 miles an hour. One day Tom Cloyd, Ed Brown, Lon Furr and Tom Newsome made a trip in an Overland touring car from Dallas to McKinney in one hour and 25 minutes, beating the Interurban by 8 minutes.

Later in 1909, Tom became the McKinney agent for Radium Spray, a multi-purpose cleaning fluid, insecticide, and furniture polish. The company claimed their product could "clean everything but a guilty conscience." It is likely that the spray did not actually contain any radium, rather the word radium was a popular catch word at the time used to imply that a product was modern and had scientific credibility.

If the car and cleaner business wasn't enough, Tom augmented his career credentials in September of 1909 by taking and passing an examination to become a postal carrier. Tom's brother Will had been a carrier since 1904. In fact, Will was one of the first carriers hired when the post office began offering "free" city delivery service. Tom was subsequently hired as a substitute carrier and often filled in for his bother on his Route #2 when needed.

It was only a couple of weeks after passing his carrier exam that Tom married Nina O. Harrison. Nina was a trimmer in a millinery shop and the daughter of James G. Harrison and Rebecca Jackson. Mr. Harrison served as a McKinney alderman in 1902-1903. However, he died from an accidental gunshot while cleaning his Winchester rifle in 1906.

Nina's mother, Rebecca, hosted the wedding at her house. Tom and Nina's wedding was a small affair and described by the McKinney Courier-Gazette as "one of the quietest ever known in this city, only family and a few of the closest relatives being invited." Following the wedding, the couple took up residence with Rebecca at 606 North Kentucky Street.

In 1911, Nina used her own funds to purchase a lot from James Rhea at 620 North Church. The couple soon built an American Four-Square style home and moved out of Rebecca's house. That same year the couple gave birth to their first and only child name Rebecca, in honor of Nina's mother who had helped them in the early years of their marriage.

By 1912, Tom had stopped selling cars with his brother and partnered with fellow mail carrier W.H. Franklin to start a furniture repair business. Franklin & Cloyd, as the business was called, was originally located in the Masonic Lodge on Kentucky Street. Tom continued to work as a substitute mail carrier while repairing furniture but left the partnership within a few months.

In 1912, there were several changes happening at the McKinney Post Office, the most obvious one was the completion of the new Italianate-styled Post Office on East Virginia Street. Around the same time, Postmaster S.H. Cole was leaving his position as were some of the route carriers including Howard E. Duncan, the carrier for Route #2. Tom's brother Will, who was a 10-year veteran carrier, was nominated by Joe Dulaney to be Cole's replacement for the top job. Amid these changes Tom Cloyd was finally offered and accepted a full-time position with the Post Office. Meanwhile, his brother, who did not become the McKinney Postmaster, relocated to Dallas.

This provided Tom and wife Nina a comfort and financial security they hoped to enjoy for many years. However, in the early 1920s Nina's health began a slow decline that ended with her death in 1925 at the age of 38 when their daughter was 13 years old.

In 1930, Tom remarried to Jewell Goggins, a woman 23 years his junior and only 6 years older than his 18-year-old daughter. The following decade was a challenging one for the entire Cloyd family. In 1934, Mary Louise (Tom's mother) died without a will and left her estate liable for unpaid City taxes. She had neglected to pay taxes on the property she inherited following the death of her husband in 1921. The City of McKinney filed suit to force the family to sell the property they owned at the corner of Louisiana and Wood Street to cover the \$2,300 that was due. The heirs of Mary Cloyd then sued each other over how much of the property they each owned which was complicated by the fact that Ben Cloyd and his wife had been living on the property for some time and made improvements they paid for themselves.

Eventually, these family disputes were settled. By 1940, all of family members except for Tom had left McKinney for Dallas. Meanwhile, back in McKinney, Tom, Jewell, and daughter continued to live at 620 Church Street. Jewell worked as a variety-store clerk and lived with her parents until 1945 when she, at the age of 34, married a Dallas mail carrier, Russell T. Raybourn.

In 1947, Tom Cloyd survived a heart attack. It was around this time that he retired from the Post Office after 35 years of service. He spent his years in retirement as an election official working in city, county, and school board elections. He died in 1961 and is buried in Block 88½, Lot 2 of the Pecan Grove Cemetery in McKinney.

In 1983, Jewell sold the house that had been the Cloyd family home for 72 years and moved to 1804 West Street. Two years later she moved to Brookhaven Nursing Home. She died in 1993 and is buried next to her husband and his first wife in the Pecan Grove Cemetery.

Thomas J. Cloyd, Sr. (1844-1921)

Tom J. Cloyd, Sr. was a pioneer settler of McKinney and ran a farm implement business at what is now 201 West Louisiana Street.

Tom J. Cloyd, Sr. was born in 1844 in Dresden, Tennessee. He was the son of William Steward Cloyd and Ann White James. Tom's mother died when he was a young boy. Tom's father remarried and the family moved to Texas in 1858 when Tom was 14 years old. The family settled just west of the McKinney Square on Louisiana Street. Tom's father worked as a repairer of watches, jewelry, and guns.

Tom served in the Confederate Army for three years. After returning from the War, Tom

began running Skylight Gallery, a photography studio on the second floor of a frame building on the west side of the McKinney Square. One of his clients in 1868 was pioneer lawyer Alexander Berry who issued the original deeds to McKinney town lots.

In 1869, Tom married Mary Lou Smith, daughter of Dr. B.M.E. Smith and wife Amellia Tinsley. Dr. Smith started the drug store that bears his name. Around this same time, Tom closed his studio and began an association with the capital financier Capt. W.L. Boyd. It was Capt. Boyd's widow who in 1914 donated the money to build Boyd High School. With the financial help from his wife's personal funds, Tom began his own implement business on the southwest corner of the intersection of Louisiana and Wood Street. He ran this business until around 1919 when he retired from the business which is around the same time he hired contractor W.J. Higgins to raze his old house and build a new 10-room home for him on his lot just west of his business. The original home on West Louisiana Street was built by Tom's father when he arrived in McKinney in 1858.

Upon Tom J. Cloyd, Sr.'s death in 1921, the business, which was managed by his sons Joe and Ben, was closed and the building leased to the Texas Power & Light Company for offices. At the time of Tom's death, he had been a member of the Mason's St. John's Lodge No. 51 in McKinney for over 50 years. In fact, he was the longest serving member at the time. He was also a member of the Knights of Pythias and the Knights Templar. His burial in the Pecan Grove Cemetery was conducted under the auspices of the Knights Templar.

James Calvin Rhea (1837-1925)

At the age of 18, J.C. Rhea migrated from Tennessee in 1855 with this mother and father, Joseph R. Rhea. The Rhea family settled about 10 miles west of McKinney in the area now known as Rhea Mills. James and his older brother, William, purchased and operated a wool carding machine there for the purpose of preparing wool for spinning. Later, they began milling grains and thus became the name sake for the area. Their success in the ginning and milling business gave them the capital to invest in land throughout Collin County.

In 1861, James became a member of Company D, South Texas Cavalry and was wounded at the Civil War Battle of Corinth in Mississippi. His brother William lost a foot in the same battle. They both returned to Texas after the war to continue their successful business operations. Ironically, three years after losing a foot in the War, William married a woman named Ella Foote, the daughter of Dr. Gerald A. Foote, a prominent McKinney doctor and business man.

In 1874 at the age of 37, James Rhea married Mary Gossett. Two years later James secured a post office for the Rhea Mills community and became its postmaster for three years. He resigned in order to spend more time on his various business interests which included a mercantile store and real estate.

James and Mary moved to McKinney in 1892 eventually retiring from active business. While in McKinney he was a member of the Central Presbyterian Church and staunch advocate for Prohibition. Though he held no political office, he chaired the county committee that helped Prohibition become law in 1902.

When James C. Rhea died on March 19, 1925 the McKinney mayor Tom W. Perkins issued a resolution that flags be flown at half-staff and City offices to be closed in honor of Mr. Rhea's passing.

C. Property Ownership

Address: 620 North Church Street, McKinney, Texas 75069

Legal Description: W.A. & J.C. Rhea, Lot 6, acres .1720

Purchase Date	Seller	Buyer
Oct. 10, 1856	State of Texas	William Davis
Dec. 2, 1870 ¹	William Davis	John B. Denton
Jul. 26, 1872	John B. Denton	James & William Rhea
Mar. 25, 1911	subdivided ²	
Mar. 16, 1911	James Rhea	Nina Cloyd
Aug. 14, 1925	Nina Cloyd ³	Tom Cloyd, Jr.
Jan. 17, 1961	Tom Cloyd, Jr. ³	Jewell Cloyd
May, 18, 1983	Jewell Cloyd	Jerry & Peggy Weems
Jan. 1, 1984	Jerry & Peggy Weems	Steven B. Richardson
Jan. 1, 1985	Steven B. Richardson	Mark R. Ragon
Aug. 1, 1986	Mark R. Ragon	Larry E. Harper
Jan. 24, 1997	Larry E. Harper	Velin Janet Cave
Jun. 2, 2009	Velin Janet Cave	Deutsche Bank
Jul. 23, 2009	Deutsche Bank	William & Cindy Pratt
Nov. 30, 2012	William & Cindy Pratt	Tommy Edward Henderson

¹ Settlement date between the heirs of John B. Denton and William Davis

² Subdivided following William Rhea's death

³ Date of death with ownership passing to spouse

D. Tenant History

Tenant history is same as deed history.

E. Narrative History

Texas joined the United States in December of 1845 which sparked the Spanish-American War as U.S. troupes sought to enforce the border claims of the 28th State to join the Union. The treaty of Guadalupe Hildalgo ended the dispute in 1848. 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 was recorded and signed by Governor E.M. Pease in 1856. Even before this grant was recorded by the new State of Texas officials, William Davis and his wife at the time, Margaret, donated 120 acres of this tract to the Commissioners of the City of McKinney to create the new County Seat.

There are land records indicating that William and Margaret were married for only a few years following the donation that made the city possible. By early 1859, land records indicate that William was married to a woman named Sallie (a.k.a. Sarah).

In 1841, William Davis promised to sell John B. Denton (the man who the city and county of Denton is named for) 640 acres of land from his original 3,129 grant. At the time, Mr. Denton was a member of the Texas Militia under Brig. Gen Edward H. Tarrant. Unfortunately, John B. Denton was killed during a skirmish with Indians east of Fort Worth. This promise which involved a bond for title was never recorded but Mr. Denton's heirs sued William Davis for performance of the bond. The case lingered until Mr. Davis died in 1868. He left no will which only added to the property's legal ambiguity. Sallie became the administratrix of the estate and party to the suit in 1869. The suit went to a jury trial and the verdict found in favor of the plaintiffs. However, the Denton heirs were only awarding half of the 640 acres that was promised because there was not enough of the Davis tract left to fulfill the entire bond.

In 1872, the 320-acre land award was subdivided among the heirs of John B. Denton. One such 4.86 tract was assigned jointly to three of his children, John B. Jr., John F., and Ashley N. The following year the children sold this tract to William & James Rhea for a total of \$379.

The pioneer mill owners William and James Rhea could arguably be called the fathers of the industrial age in Collin County since they were the first to use steam power in

their mills. They owned this tract, which was situated just north of the town Square, jointly until William's death in 1906. His death meant his part-ownership went to his heirs and in 1911, when James Rhea was 74 years old, the 4.86 acres was subdivided into 12 lots on North Church Street that became the Rhea Addition. The real estate firm of Scott & Emerson ran ads in the *McKinney Courier-Gazette* offering these lots for sale to the public.

In March of 1911, Nina Cloyd, the wife of Tom Cloyd, Jr., used her own funds to purchase Lot 6 in the Rhea Addition for \$350. At the time, Tom and Nina were living with Nina's mother Rebecca Harrison on North Kentucky Street with Rebecca's two other children. That same year Tom left the car business he that his brother had started and teaming up with W.H. Franklin to start a furniture repair business. Meanwhile, Nina worked as a milliner. It is likely that the funds for Nina's purchase if not a gift were in some part arranged by Rebecca.

Soon after Nina purchased the property, the couple began construction of a 2-bedroom, one-bath home. The home they chose was a very simple yet popular in style. The type of design they chose is often call the "American Four-Square Bungalow," giving the square shape of its footprint and the distinctive pyramidal roof. This style relates closely to the Prairie Style in the way that it sprawls across the land.

As was often the case, economic necessity dictated the amount of stylistic detail a structure might have. Still, people wanted to express something about themselves and a "four-square bungalow" like the Tom Cloyd House resonated with many residents of McKinney. This excerpt from a 1918 pattern book attributes these personal values to the style:

If the outside of a home shows the character of the people who live within, we venture to say that no one could do better than to let this house be representative of its occupants. The chief secret of the appearance of a house is usually found in the part of the roof treatment plays in the harmony of the whole. Here the dormer window breaks any possible monotony that might result from an entirely plain over-hanging roof, and the roof in turn is one of the chief causes for the friendly aspect of this particular bungalow.

While a home may express something about its inhabitants it also expresses something about the neighborhood and the City as a whole. Between 1910 and 1920 the population of McKinney grew from 4,714 to 6,677. In this decade, McKinney was transforming from an agricultural outpost into a City with banking, manufacturing, and commerce.

The City leaders, who generally had a financial stake in the City's success, encouraged civic pride at every opportunity. In 1914, the *Courier-Gazette* announced with pride that Church Street would be the first street in the City to be paved. Soon sidewalks were added. This "suburban" development, along with the ensuing civic pride, was the subject of a 1915 *Courier-Gazette* story that praised Tom and Nina's home for being "as neat and trim as a pin." The story went on to describe the lawn, trees, and foliage that added "a touch of nature-like repose and beauty, as well as coziness, that never fail to attract attention." The newspaper story was endorsed by Mayor Finch and Commissioners Sam Massie and Fred Barnes with the hope that more McKinney residents would approve funds the City could spend on street paving, curbing, and other infrastructure.

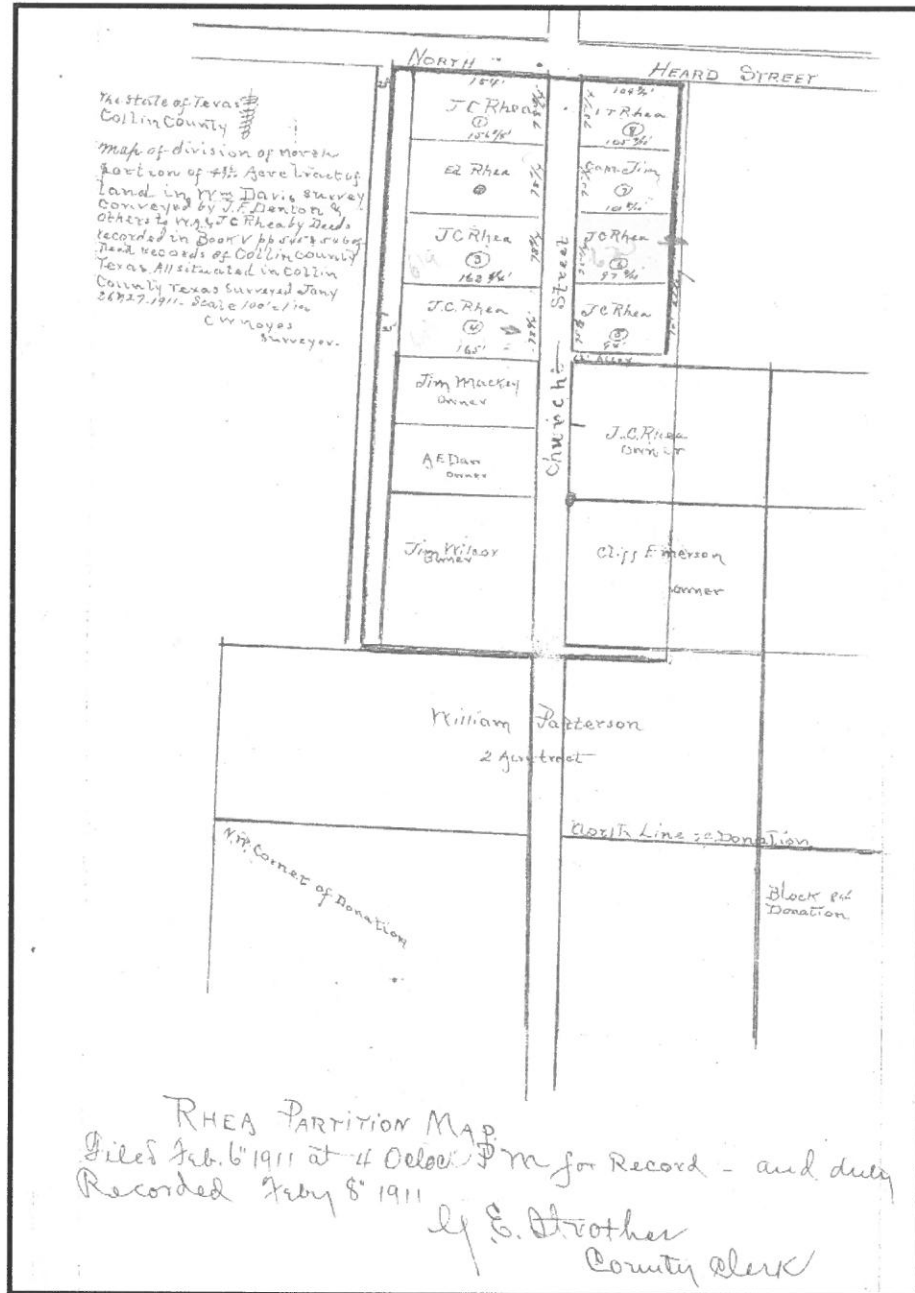
In McKinney, W.J. Higgins was a popular builder of homes in the Four-Square Style. It is not certain that he was the builder of Nina and Tom's home but homes remarkably similar to theirs were being built by Higgins. He, in fact, built a house for Tom's father on West Louisiana in 1918. Given these connections, it is likely that Mr. Higgins was responsible for the house at 620 North Church.

Nina died in 1925 at the age of 38. For the following five years only Tom and daughter Rebecca lived in the house. Tom remarried Jewell Goggans in 1930. Tom, Rebecca, and Jewell lived together in the house until Rebecca married at the age of 34 to Russell T. Raybourn in 1945.

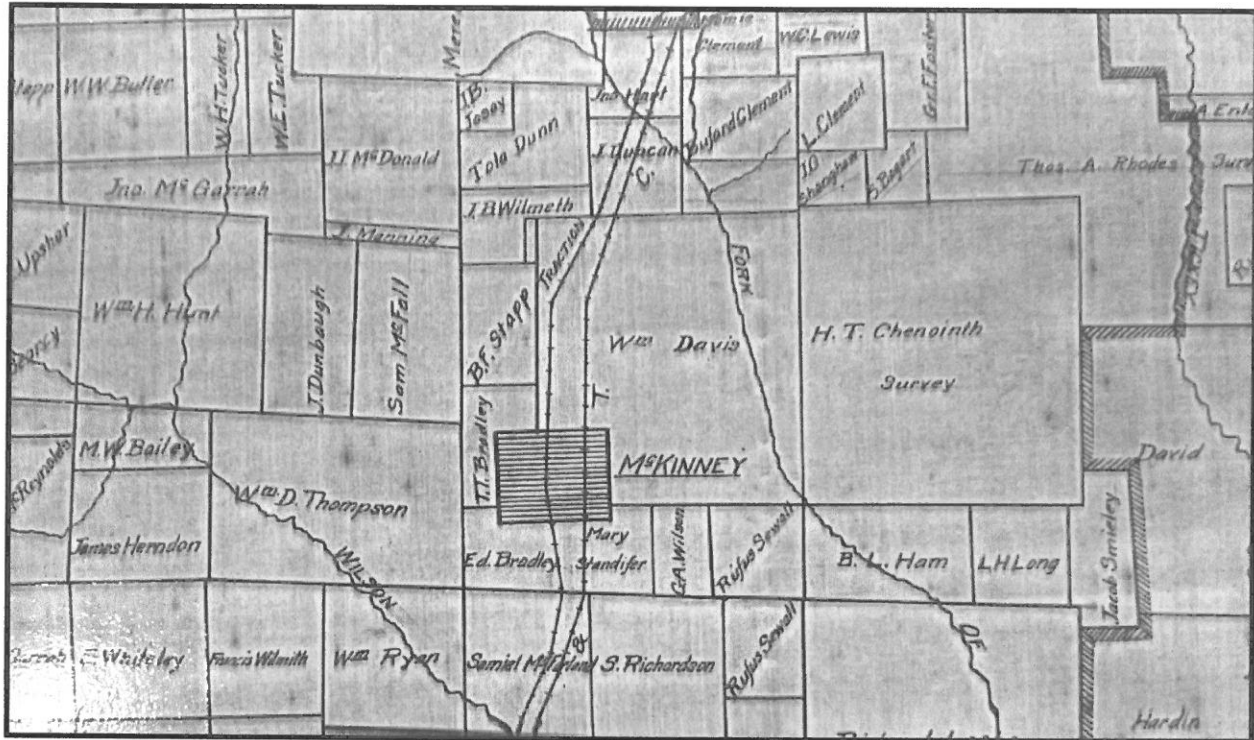
In the late 1940s, Tom's health took a downturn. It was around this time that Tom retired from the Post Office after 35 years of carrying the mail. Over the next decade he was admitted to the hospital on several occasions. He died in 1961. Jewell lived in the house alone until she sold it in 1983.

F. Drawings

Sub-divided lot Nina (Harrison) Cloyd purchased from James Rhea.



James Rhea purchased 4.86 acres of the original Davis Survey in partnership with his bother William. When William died, the ownership of the tract became complicated when it passed to his heirs. To rectify this the Family subdivided the land in 1911 and began selling individual lots. Nina (Harrison) Cloyd purchased Lot 6 in March of that year.



Shortly after Texas became a state, William Davis was granted "2/3 of a league and a labor of land" in North Texas. This grant became known as the Davis Survey and amounted to 3,100 acres which included the fledgling town of McKinney. In fact, William Davis donated 120 acres of his land to the McKinney commissioners to be used to create the town's center.

THE DAILY COURIER-STAR, WEDNESDAY, FEBRUARY 11, 1914

BENGE STREET

No. 12	No. 11	No. 10	No. 9
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NORTH CHURCH STREET

No. 1	No. 2	No. 3	No. 4	12-foot Alley	No. 5	No. 6	No. 7	No. 8
-------	-------	-------	-------	---------------	-------	-------	-------	-------

10-foot Alley

15-foot Alley

WE OFFER RHEA'S ADDITION ON NORTH CHURCH ST.

The only high class resident section left in McKinney, that is close in; sewerage, lights and water at the curb.

The following are prices that we think are attractive enough to interest any home builder:

West front lot No. 2, 77 1/2 x 120.00	\$650.00	West front lot No. 8, 75 1/2 x 120.00	\$1400.00
West front lot No. 3, 77 1/2 x 120.00	\$650.00	East front lot No. 9, 75 1/2 x 120.00	\$600.00
West front lot No. 4, 77 1/2 x 120.00	\$650.00	East front lot No. 10, 75 1/2 x 120.00	\$750.00
West front lot No. 5, 75 1/2 x 120.00	\$500.00	East front lot No. 11, 75 1/2 x 120.00	\$750.00
West front lot No. 6, 75 1/2 x 120.00	\$650.00	East front lot No. 12, 75 1/2 x 120.00	\$750.00
West front lot No. 7, 75 1/2 x 120.00	\$650.00		

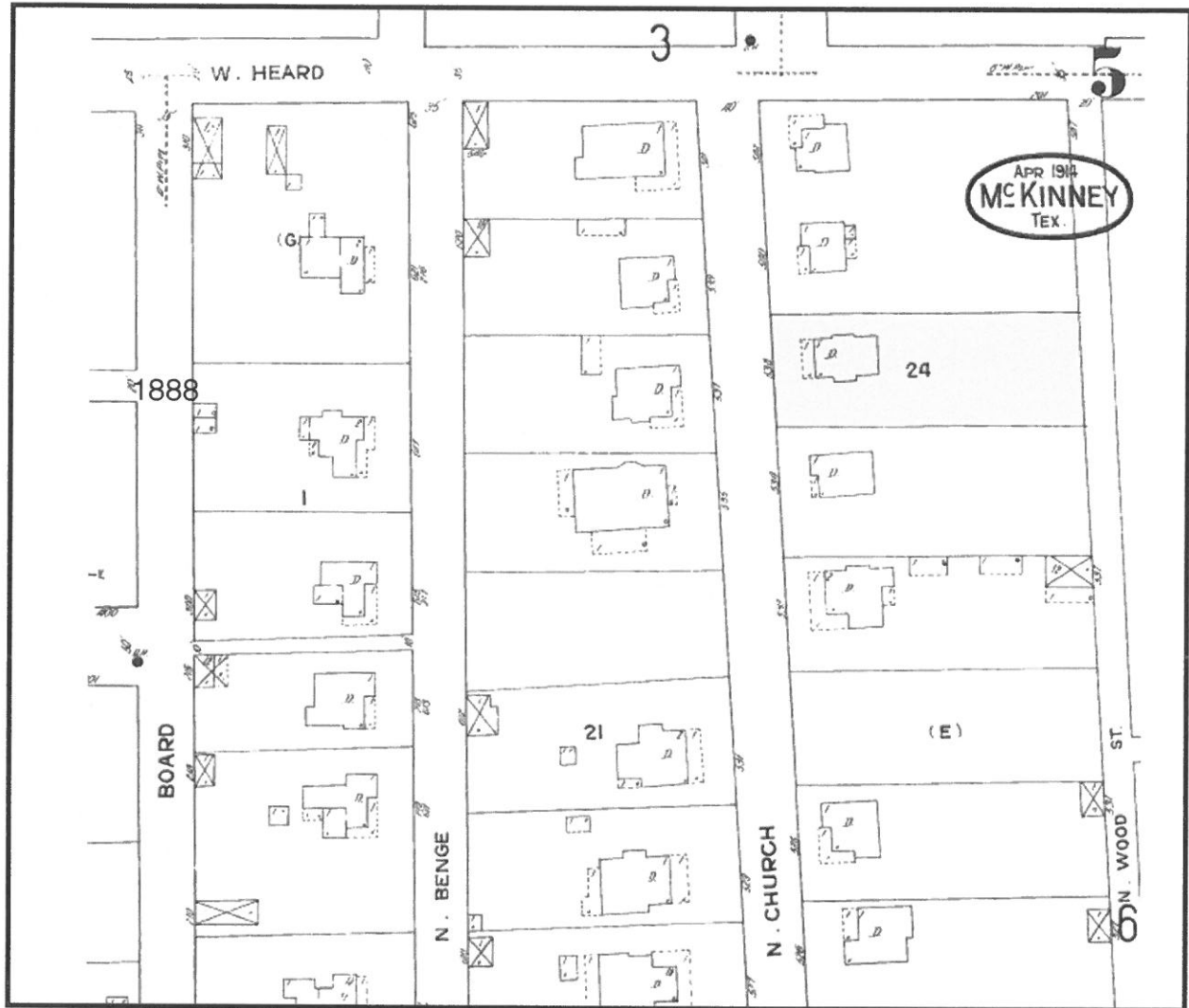
Call around to our office and let us show you—we expect to sell these lots within the next thirty days.

Scott & Emerson

PHONE 665

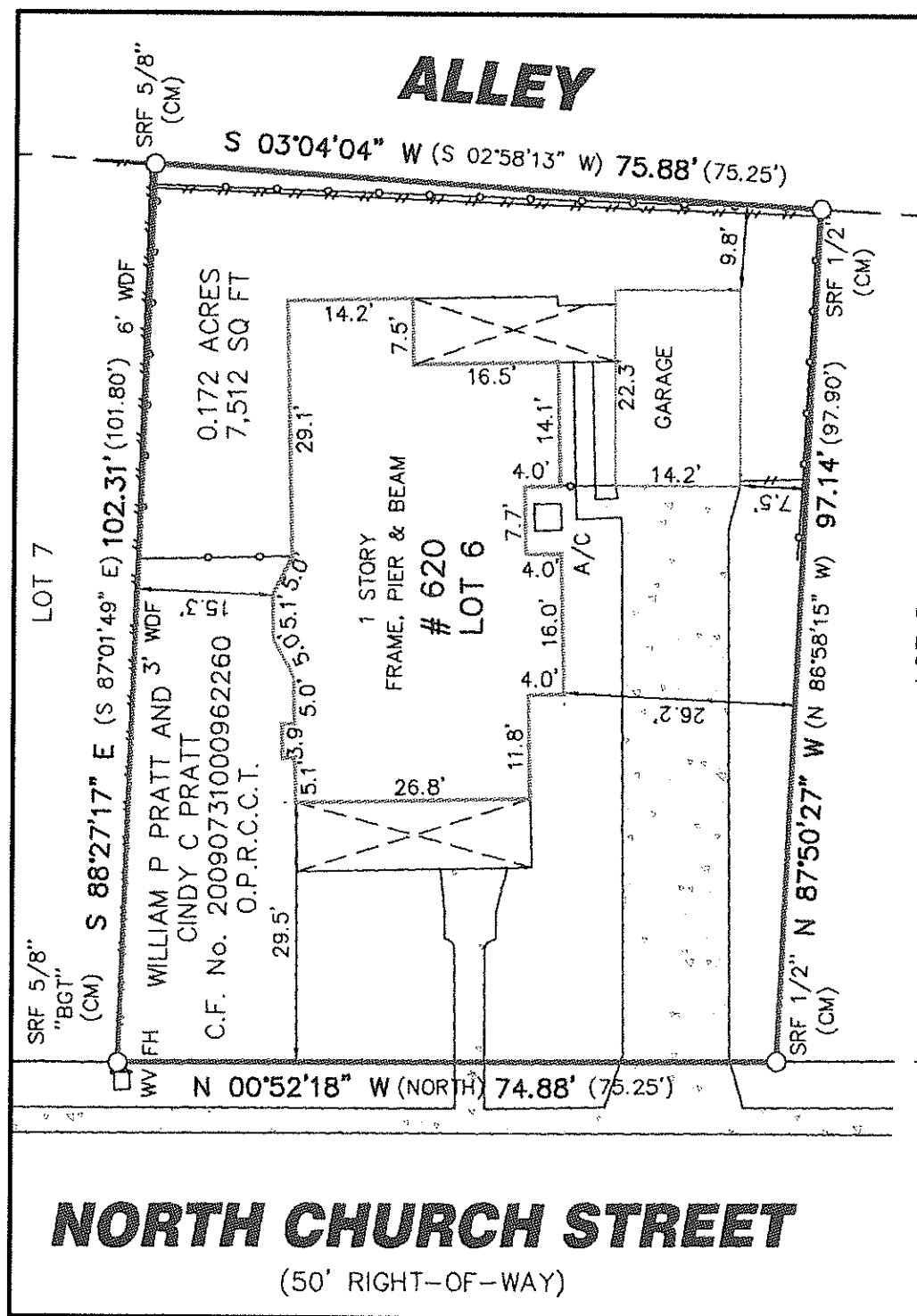
In 1872, the brothers James and William Rhea purchased 4.86 acres of this original Davis Survey for \$379. Nearly forty years later the family subdivided the tract into 12 lots varying in price from \$350 to \$800.

Lot 6



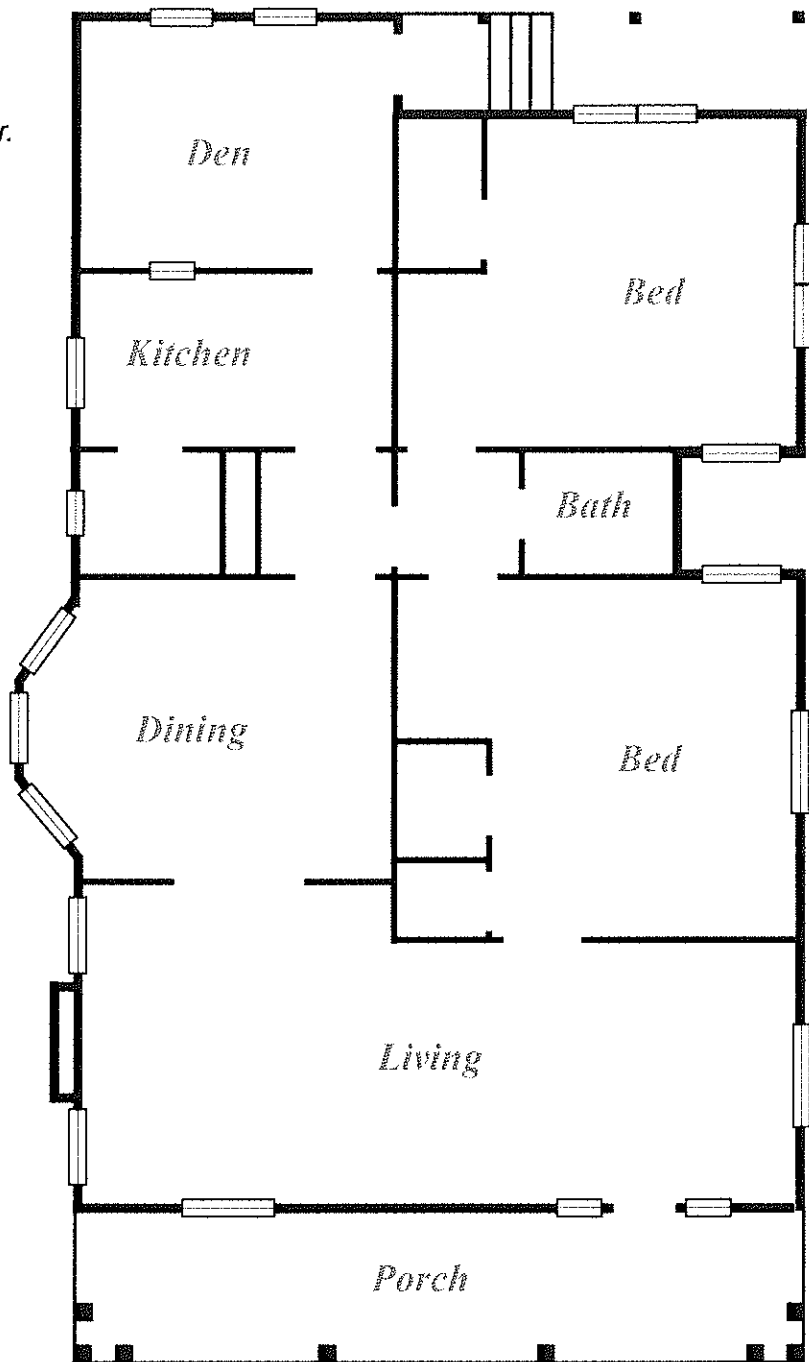
The 1914 Sanborn Maps above shows how much development occurred in the Rhea Addition in the 3 years following its initial offering. The Lot 6 that Nina Cloyd purchased was originally known as 538 North Church. By 1930 it was appearing as 620.

Site Plan for 620 North Church (2012)



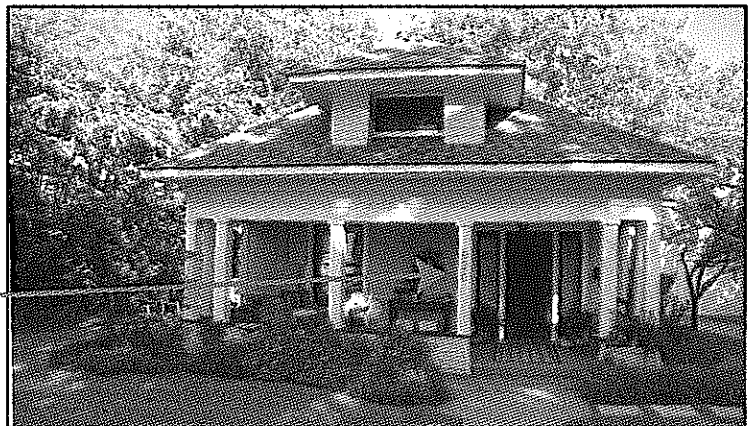
Floor Plan

This plan shows the Tom Cloyd, Jr. House as it currently exists. Originally built around 1912, there was an early alteration to the kitchen in the past that created a laundry room. In more recent times, a den was added to the rear of the house.



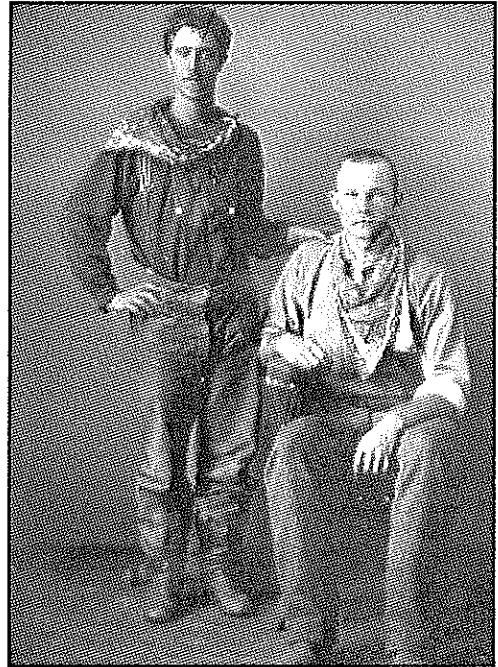
Plaque Placement

The City landmark plaque is to be placed near the front door facing the street.



G. Photographs

William A. & James C. Rhea owned the 4.86 acres on North Church Street that became the Rhea Addition with a dozen lots for sale in 1911. In 1857, the two brothers operated a mill 10 miles northwest of McKinney which became to site of the town of Rhea Mills. William (standing) died in 1906. His death prompted the subdivision of the property they owned in common.



RADIUM SPRAY COMPANY, INC.

Radium Spray cleans everything but a "guilty conscience." RADIUM SPRAY is a Liquid Cleaner and Polisher, a Dust Layer, Disinfectant, Deodorizer and a Sure Death to Flies, Mosquitoes, Roaches, Bed Bugs, Fleas and Hog Lice. Will Polish and Clean Furniture, Buggies, Automobiles, Marble, Tile, Brass, Nickel, Carpets, Rugs, Matting, parts of Machinery, Typewriters, Cash Registers and many other things not mentioned.

For Sale by Druggists, Grocers, Etc.

Agents Wanted in Every Town.

114 Third Avenue South

Seattle, Wn.

In July of 1898, Marie Curie and her husband Pierre discovered radium and coined the word "radioactivity." The element soon became a symbol of the new era in science. Many companies capitalized on its popularity by using the word in its products and advertising. It is unlikely that the ingredients in Radium Spray actually contained radium since there is nothing about radium that cleans, deodorizes, and polishes tile. Still, Tom J. Cloyd, Jr. became McKinney's authorized sales agent for the product in 1909 while still working with his brother in the auto business.

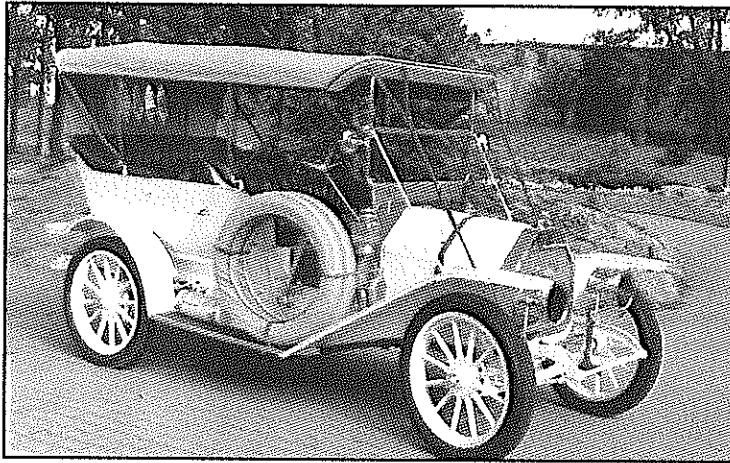
BON-TON FOR CANDY...

Make your candy purchases at
the Bon Ton through the
Summer Season.

Candy cases kept 20 to 30 de-
grees cooler than outside tem-
perature. Latest invention
known to candy business.

BURKHEAD & COGGINS,
McKinney, Texas.

In November of 1908 Tom J. Cloyd, Jr. pur-
chased a half interest in J.R. Coggins' Bon Ton
Candy business when Ed Burkhead left the
business. Unfortunately, their partnership ended
in January of the following year.

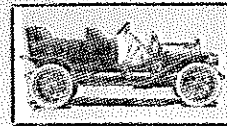


In 1909, Tom Cloyd, Jr. joined his bother Ben in the car
business on West Louisiana Street under the name
Cloyd Bros. & White. The company was an authorized
dealer of the Overland Automobile Company of India-
napolis. A red, five-seat Overland touring car owned by
Harry White set a new driving speed record to Dallas in
1909, making the trip in one hour and twenty-two min-
utes. A 40-horse power Overland Roadster was pur-
chased that same year by J. Ed Rhea, son of William A.
Rhea. The car could reach speeds of 60 miles an hour.

OUR GARAGE

is now open and we are
prepared to take care of
any and all kinds of

AUTOMOBILES



With our large and commodious garage, we are in a position to
take care of a large number of cars without crowding. Our equip-
ment is adequate to every particular and with our splendid in-
crease for handling facilities we can absolutely guarantee prompt
and efficient service. Our repair department is composed of two
men who are thorough mechanics and who know Automobiles.
You can rest assured that your automobile properly cared for here.

We Are Agents For

OVERLAND
MILLEN
MOTOR
CARS
CLOVE
MAXWELL
WALKER
COLUMBIA
MOTOR
CARS

Cars That Make Automobiling Worth While
We are authorized to make repairs to all makes of automobiles
and to sell them on terms of cash or credit.

CLOYD BROS. & WHITE

210 NORTH KENTUCKY STREET, DALLAS, TEXAS.
DALLAS AND KENTUCKY WEST LOUISIANA STREET.

W. H. FRANKLIN.

T. J. CLOYD, JR.

Franklin & Cloyd

Picture Framing
Window Glass

Cabinet Work and
Furniture Repairing.

High Grade Work at Correct Prices

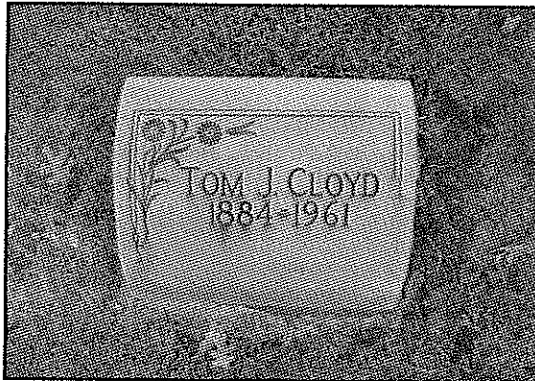
New Masonic Building, North Ky. Street. Old Phone No. 740.

After Tom J. Cloyd, Jr. left the auto-
mobile business in 1912 he teamed
up with W.H. Franklin to start a furni-
ture repair business. They conducted
business out of the Masonic Temple
on North Kentucky Street.

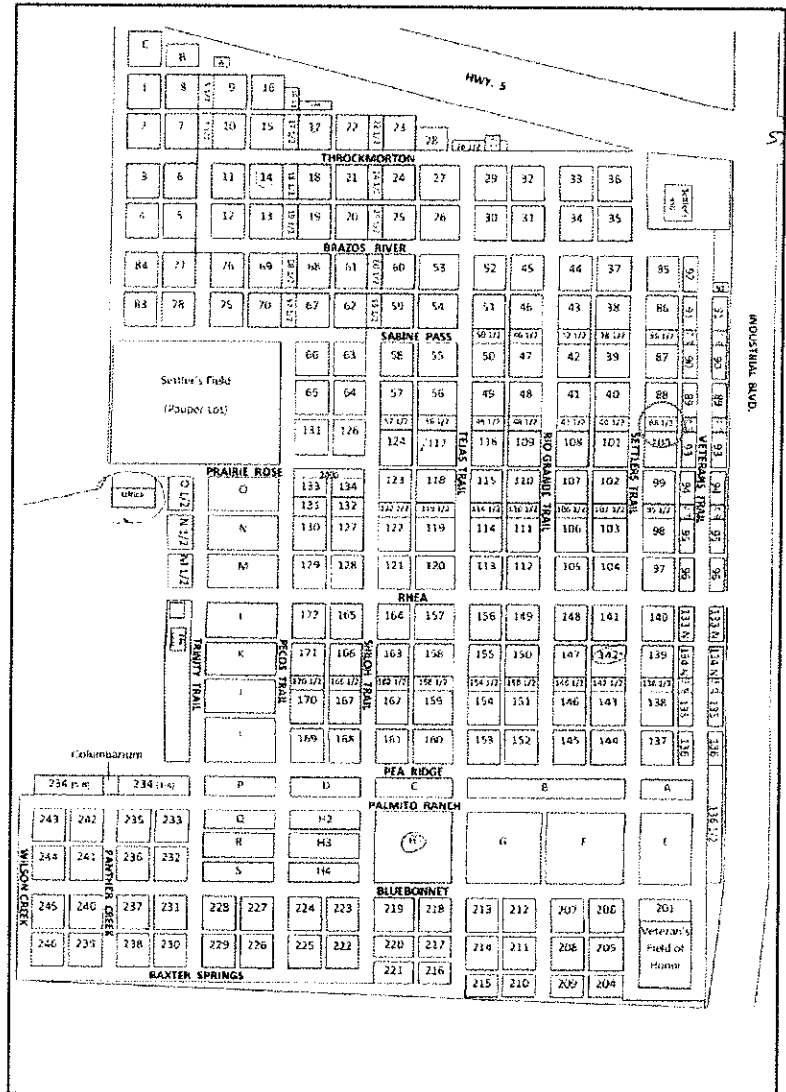
A PRETTY HOME AND WELL KEPT LAWN

For civic pride, Mr. and Mrs. Tom Cloyd Jr., are second to none for commendable spirit in our fair little city, which is a town noted for its cozy cottages and many costly residences. Mr. and Mrs. Cloyd's home is a modest, modern bungalow cottage located on North Church Street. Everything about this home and premises is as neat and trim as a pin. The Bermuda grass lawn is always fresh, green and closely clipped. The young shade trees are thrifty and well cared for. Varieties of beautiful, fragrant flowers and green vines and foliage add a touch of nature-like repose and beauty, as well as coziness, that never fail to attract attention of those who travel North Church street. Order and system, as well as skill and the best of taste, stand out in conspicuous, pleasing relief from the paved street in front to the rear alley fence. Street paving, curbing and cement sidewalks tend to develop a spirit of greater civic pride among all our citizenship, and civic pride makes a town more attractive to strangers and prospective citizens. Civic pride helps a town's growth more than any other one thing. Mr. and Mrs. Cloyd's example is worthy of emulation by others. There are already many other pretty lawns and flower gardens in the city, but there should be more of them. Since street paving commenced, a marked impetus is noted in McKinney yard ornamentation and a cleaner city tendency from the front street clear through to and including the back alley. Mayor Finch and commissioners Massie and Barnes lend every encouragement at their official command towards securing a cleaner McKinney, and a more attractive city in every way to look upon.

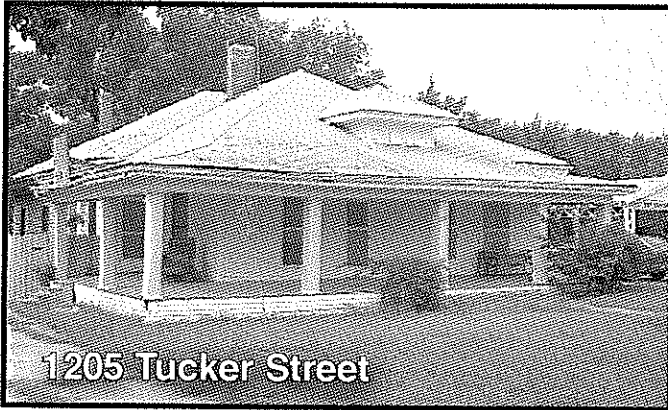
This article about the Tom J. Cloyd, Jr. House appeared in the McKinney Courier-Gazette on June 19, 1915 to inspire other home owners to make the town "more attractive to "strangers and prospective citizens."



Tom Cloyd, Jr. is buried in the Pecan Grove Cemetery in Block 88½ with his two wives on either side of him.



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

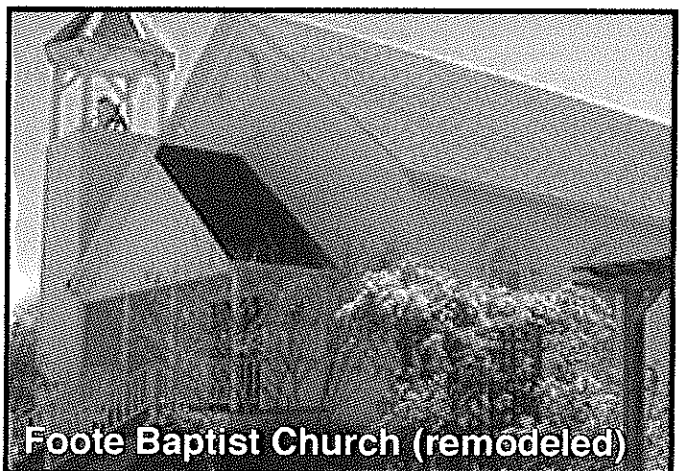
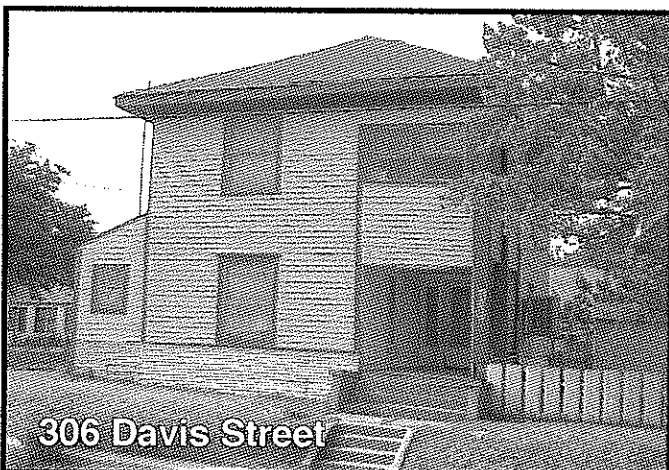
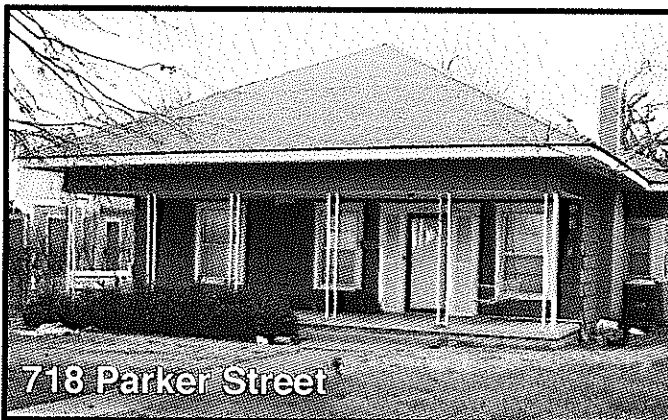
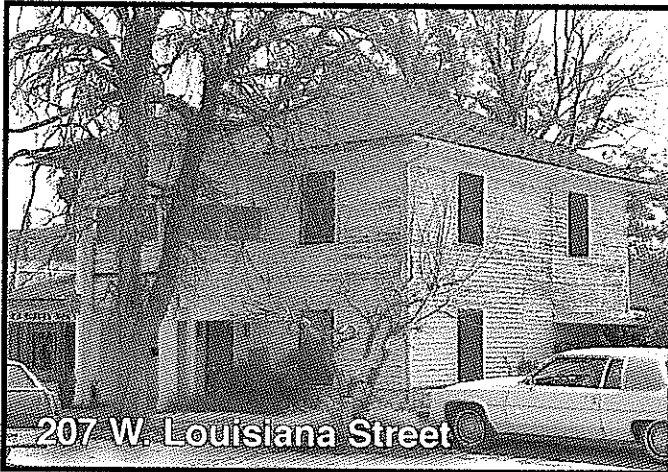


The American Four-Square and W.J. Higgins

The pictures on this page are known structures built by W.J. Higgins, including the Foote Baptist Church which was moved from its original site in 1994 to be part of the Chestnut Square complex.

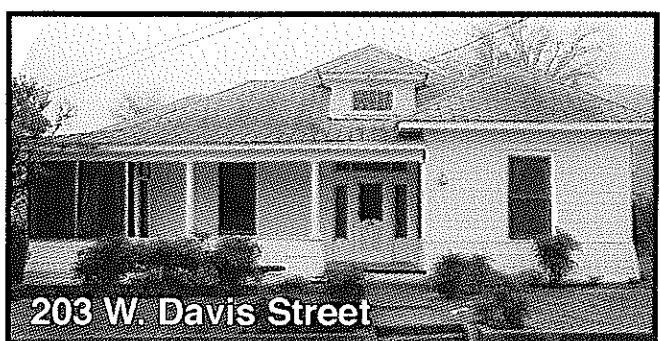
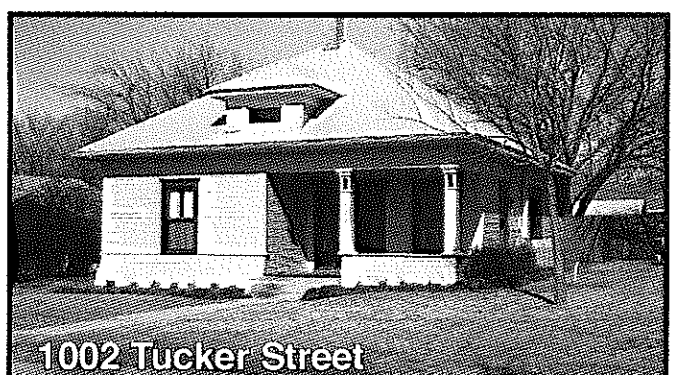
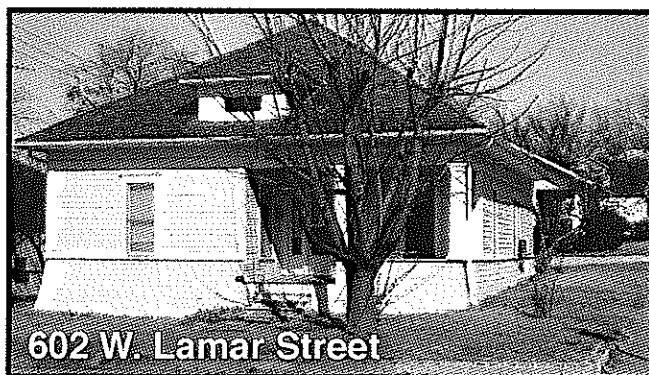
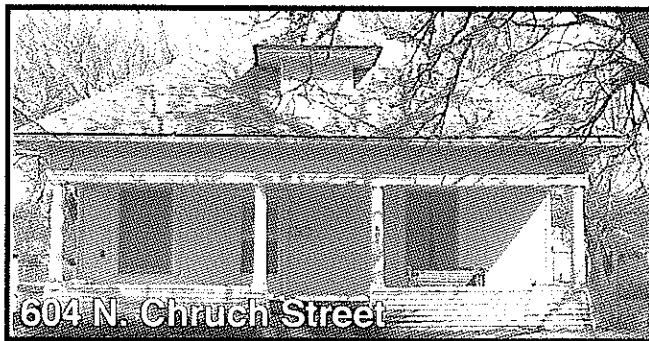
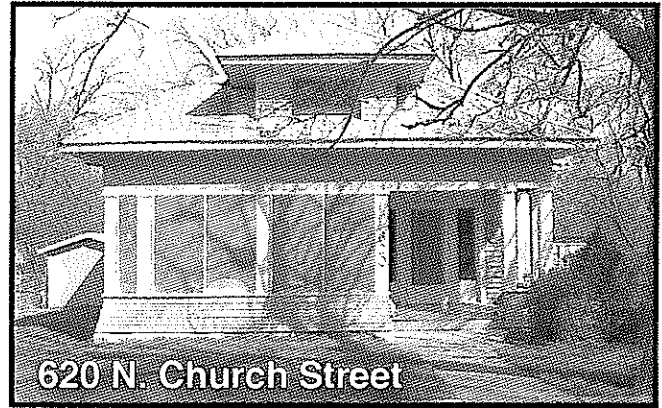
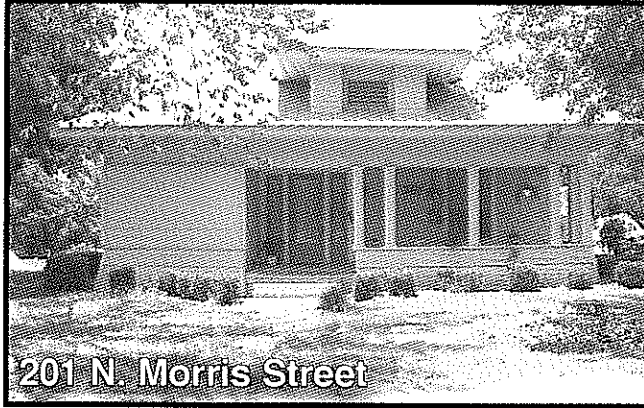
The American Four-Square design was a popular design choice for many McKinney residents between 1910 and 1920. W.J. Higgins was instrumental in the construction of many of these homes. Higgins is known to have built the two-story house for Tom Cloyd, Sr. at 207 West Louisiana Street (razed).

The following page shows eight homes whose builder is unknown. However, their similarity to teach other, along with the known homes of Higgins, makes it probable that the Tom Cloyd, Jr. House was built by Higgins.



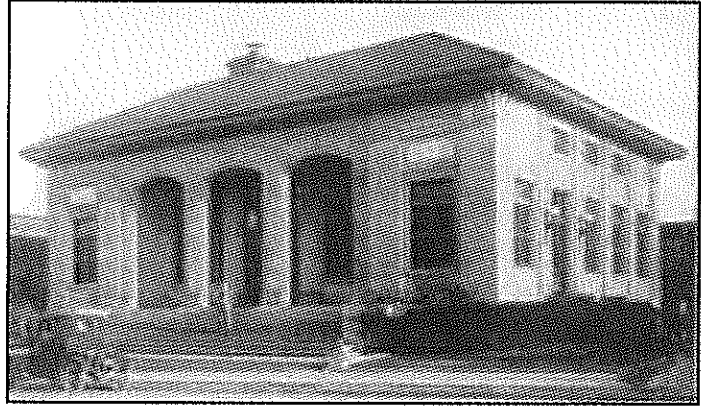
The American Four-Square in McKinney

These homes are all located in the McKinney Historic District. The similarity between their forms, materials, plans, and age is striking. Their similarity to the known homes of W.J. Higgins makes it likely they were built by him.



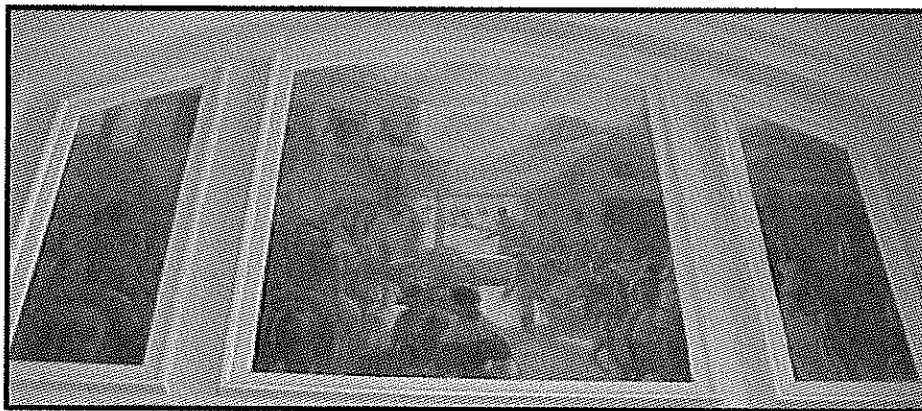
The U.S. Post Office in McKinney

Soon after McKinney was established as the County Seat in 1948 the first post office was established in a merchandise store on the northwest corner of the Square by John L. Lovejoy. For years, the location of the post office changed depending on available space and who was the Postmaster. It was not until the term of H.E. Smith (1898-1908) that there was any rural or city delivery.



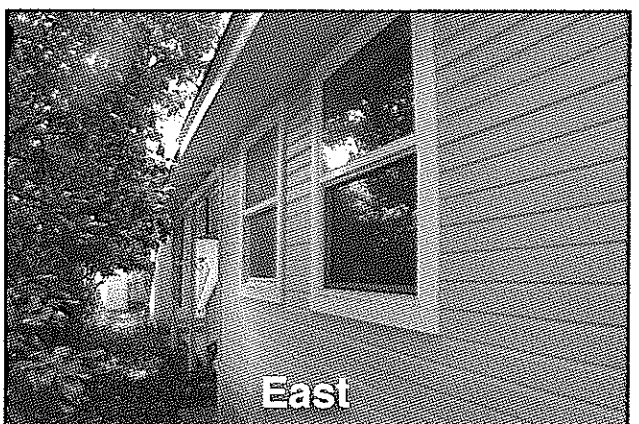
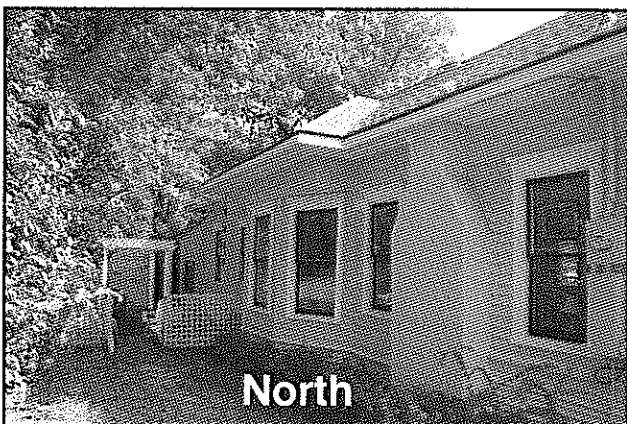
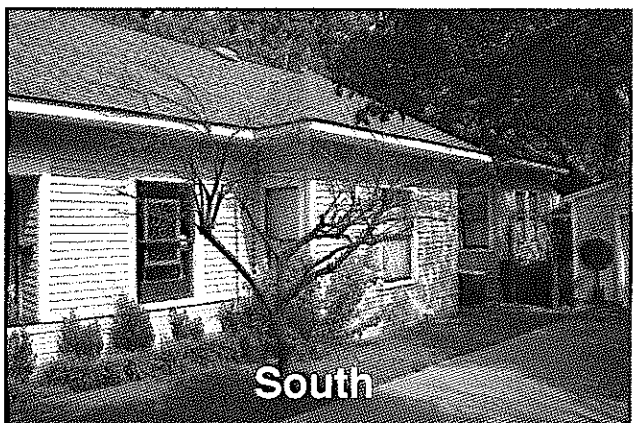
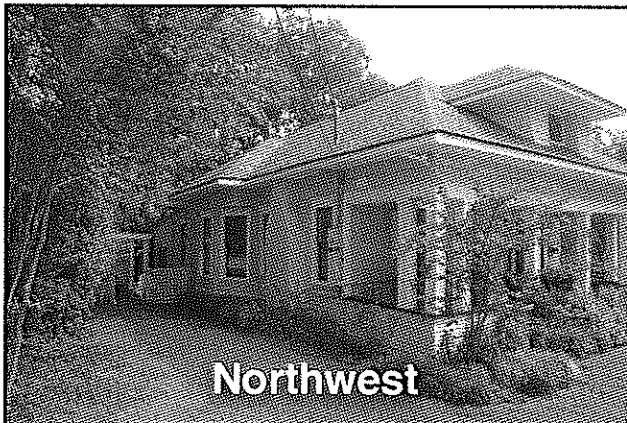
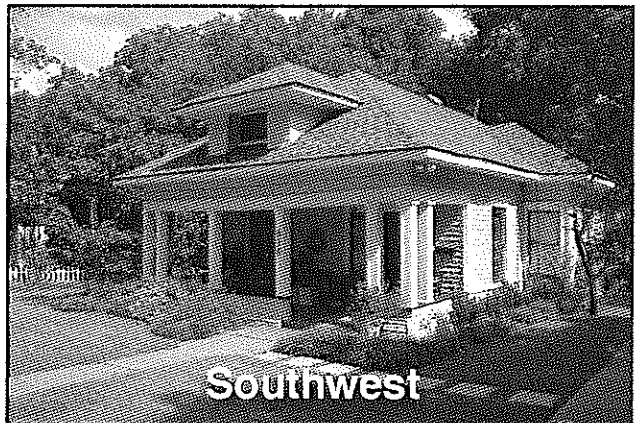
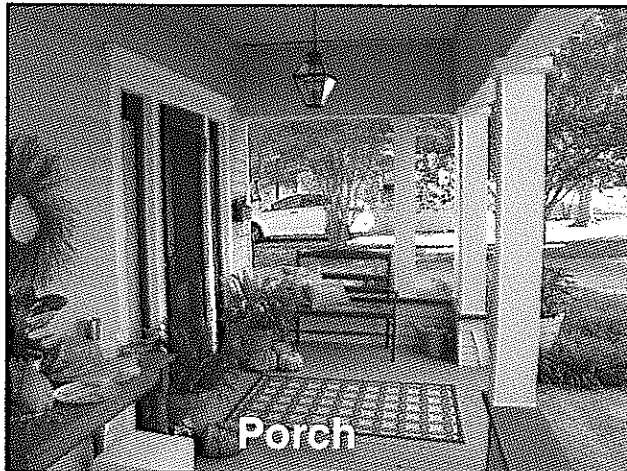
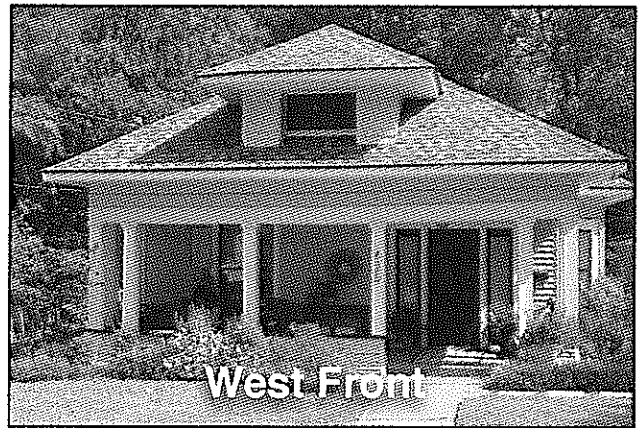
In 1908, while S.H. Cole was Postmaster, the U.S. Congress authorized \$60,000 for the construction of a post office in McKinney. A lot owned by Mrs. Sarah M. Bengé on East Virginia was purchased for \$3,000. In 1911, the contractor John Bardon of Fort Worth was awarded the contract to construct the new post office with J.H. Suttle as the superintendent of construction.

On September 20, 1911 the local Mason's Lodge #51 performed a cornerstone ceremony. One of the officers in charge was Tom J. Cloyd, Sr. as the Deputy Grand Master. As McKinney population grew, it became necessary to modernize its operations and facility. In the summer of 1959, Postmaster 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.



In the lobby of the Post Office built in 1911 is the mural painted by McKinney artist Frank Klepper in 1933. The New Deal program known as the Public Works of Art Project was responsible for sponsoring art projects in government buildings.

Current Photos (2016)



Current Photos (2016)

620 North Church Street neighborhood context



View looking North on North Church Street

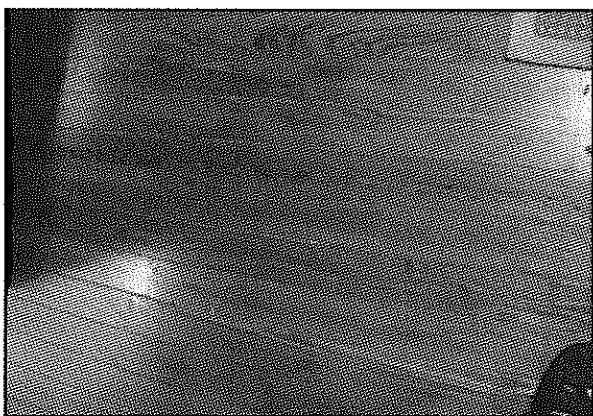


View looking South on North Church Street

Architectural Accents



Double French-Doors separate the living room from the dining room.



Original pine flooring is used throughout the house.



The phone niche suits a large phone and small phone book.



The original door knob remains on the front door.



Swinging double-hinge on dining room door still works.

Cloyd Family of Early McKinney



I. References & Resources

Collin County Deeds Records Office.

Courier-Gazette, published by Perkins and Wilson, McKinney, Texas.

Democrat-Gazette, published by Perkins and Wilson, McKinney, Texas.

The Architectural Heritage of McKinney, by the Owl Club of McKinney, 1972.

The Way It All Began, by Helen Gibbard Hall, Collin County Historical Society, 2006.

Collin County, Texas, Families, by Alice Pitts and Minnie Champ, Curtis Media, 1994.

The First 150 Years, by Julia L Vargo, Downing Co. Publisher (1997).

A History of Collin County, by J. Lee and Lillian Stambaugh (1958).

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

A History of Collin County, Texas, by Stambaugh and Stambaugh (1958).

Collin County History Website by Joy Gough, collincountyhistory.com

"Portal to Texas History," texashistory.unt.edu

Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *



16-014HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Tom Henderson for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 620 North Church Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: December 1, 2016

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Samantha Pickett, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of the Level 1 tax exemption for 620 North Church Street.

PRIORITY RATING: The property is listed as a medium priority building according to the 2015 Update of the Historic Resource Survey. Medium priority buildings contribute to local history or broader historical patterns, however, reversible alterations have diminished the buildings integrity. These might include the loss or clear replacement with modern materials some of the historic windows, portions of the porch, roof materials (except as noted in Category A) or an addition that noticeably changes the perception of the building. For this priority rating these changes would need to be generally believed to be readily reversible without further loss of historic material. Any alterations should blend and not distract such that the building remains a typical example of architecture, engineering, or crafted design of the period it represents.

ITEM SUMMARY: With an associated agenda item, #2016-014HTM, the applicant is requesting approval of a Historic Marker. If the Historic Preservation Advisory Board (HPAB) approves the applicant's request for a Historic Marker, then, under Ordinance 2015-12-105, the applicant is eligible to request that the HPAB consider an application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in

2016 are \$1,047.

ASSESSMENT: Staff has inspected the house to confirm that the building has architectural integrity and has been properly rehabilitated/restored and maintained according to the Secretary of the Interior's Standards.

In Staff's assessment, the applicants have met the requirements to obtain a tax exemption under Level 1 of the Historic Neighborhood Improvement Zone Tax Exemption Program. Therefore, Staff is recommending approval of the Level 1 tax exemption for 620 North Church Street.

SUPPORTING MATERIALS:

[HT Application](#)

[Tax Support Documents](#)

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

OWNER:

NAME Tom Henderson
COMPANY
ADDRESS 620 North Henderson
CITY, STATE ZIP McKinney, Texas 75069
PHONE 817-981-2694
FAX
E-MAIL ADDRESS tehenderson55@gmail.com

ADDRESS OF PROPERTY BEING CONSIDERED: 620 North Church Street
Legal Description: W.A & J.C. Rhea, Lot 6, acres .1720

PLEASE CHECK THE APPROPRIATE LEVEL THAT APPLIES:

☒ Level 1 ☐ Level 2 ☐ Level 3

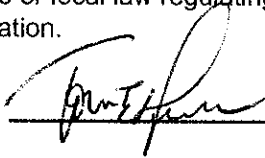
REQUIRED ATTACHMENTS:

☒ 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:

X 

Date: 10/21/14

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: 10/25/2016

File # 2016-014HT Medium ☐ Preservation Priority

Built Circa 1915



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: 620 North Church Street, McKinney, TX 75069

OWNER: Tom Henderson

Name (Print): _____

Mailing Address: 620 North Church Street

City, State, & Zip: McKinney, TX 75069

Phone: 817-891-2694

Fax: _____

E-mail: tehenderson53@gmail.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

(Supporting Documentation)

Tom J. Cloyd, Jr. Home
620 North Church Street



A. Alterations & Construction

Construction

The Tom J. Cloyd, Jr. House was built around 1912 as a two-bedroom, single-story home. The house is a wood-frame structure on a pier-and-beam foundation with simple square footprint. The roof plan is pyramidal in form with a central dormer at the front of the house. The interior floor is made of pine and the home is fenestrated with the original one-over-one sash windows.

The home design with its square floor-plan, broad roof, and deep overhanging eaves, and wide porch follows the American Four-Square style popular in the early decades of the 20th century. This style of architecture was a thrifty alternative to the more elaborate Victorian style which preceded it. This new style, more broadly known as the Prairie style, was made popular by Frank Lloyd Wright.

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

The architectural significance of this house derives from the popularity of the style and its approach to the porch columns which hints at a nearly Neo-Classical elevation with shape of the roof imitating a pediment. In short, the house uses Prairie Style elements that suggest a classical form.

Alterations

Little has been altered from the original construction. However, the vent that was framed by the dormer has been replaced with a decorative panel. A den has been added to the rear of the house. Inside, the kitchen has been altered to accommodate a laundry room. The bathroom has been updated in recent decades. The brick chimney on the north side of the house has been walled over and the stack removed. Windows and doors are original as are the associated knobs, hinges, and clasps.

Anticipated Needs

Since purchasing the house in 2012, the current owner has painted and landscaped the exterior of the house, repaired the front porch, and replaced the HV/AC. Looking ahead, the owner would like to upgrade the plumbing, restore some inoperable windows, and have some needed foundation work performed.

B. Historical Figures

Thomas James Cloyd, Jr. (1882-1961)

Tom J. Cloyd was born in McKinney, Texas in 1882, the son of Thomas J. Cloyd, Sr. and Mary Louise Smith, whose father started Smith Drug on the Square. Tom J. Cloyd, Jr. worked as a McKinney letter carrier for over 35 years beginning in 1912.

Though Tom spent most of his life in the comfortable and financially stable life of a mailman, his early career was anything but stable. He tried several trades before settling into one that was right for him. One of his first jobs at the age of 16 was as a "sample clerk" in the Smith Drug Store, owned by his uncles Clarence and Harry Smith. In his 20s, Tom was active with in volunteer fire department, achieving the rank of assistant chief in 1908. Around that same time, Tom left his job at Smith Drug when he purchased half interest in J.R. Coggins' candy business. That business was known as the Coggins & Cloyd Candy Company, selling Bon Ton candies. However, this business closed its doors within a few short months of its inception.

In 1909, Tom joined his older brother Ben in the car business. Together they were the district sales agents for the Overland automobiles manufactured in Indianapolis, Indiana. One of their first sales was to J. Ed Rhea who purchased a 40-horse power roadster which could reach speeds up to 60 miles an hour. One day Tom Cloyd, Ed Brown, Lon Furr and Tom Newsome made a trip in an Overland touring car from Dallas to McKinney in one hour and 25 minutes, beating the Interurban by 8 minutes.

Later in 1909, Tom became the McKinney agent for Radium Spray, a multi-purpose cleaning fluid, insecticide, and furniture polish. The company claimed their product could "clean everything but a guilty conscience." It is likely that the spray did not actually contain any radium, rather the word radium was a popular catch word at the time used to imply that a product was modern and had scientific credibility.

If the car and cleaner business wasn't enough, Tom augmented his career credentials in September of 1909 by taking and passing an examination to become a postal carrier. Tom's brother Will had been a carrier since 1904. In fact, Will was one of the first carriers hired when the post office began offering "free" city delivery service. Tom was subsequently hired as a substitute carrier and often filled in for his bother on his Route #2 when needed.

It was only a couple of weeks after passing his carrier exam that Tom married Nina O. Harrison. Nina was a trimmer in a millinery shop and the daughter of James G. Harrison and Rebecca Jackson. Mr. Harrison served as a McKinney alderman in 1902-1903. However, he died from an accidental gunshot while cleaning his Winchester rifle in 1906.

Nina's mother, Rebecca, hosted the wedding at her house. Tom and Nina's wedding was a small affair and described by the McKinney Courier-Gazette as "one of the quietest ever known in this city, only family and a few of the closest relatives being invited." Following the wedding, the couple took up residence with Rebecca at 606 North Kentucky Street.

In 1911, Nina used her own funds to purchase a lot from James Rhea at 620 North Church. The couple soon built an American Four-Square style home and moved out of Rebecca's house. That same year the couple gave birth to their first and only child name Rebecca, in honor of Nina's mother who had helped them in the early years of their marriage.

By 1912, Tom had stopped selling cars with his brother and partnered with fellow mail carrier W.H. Franklin to start a furniture repair business. Franklin & Cloyd, as the business was called, was originally located in the Masonic Lodge on Kentucky Street. Tom continued to work as a substitute mail carrier while repairing furniture but left the partnership within a few months.

In 1912, there were several changes happening at the McKinney Post Office, the most obvious one was the completion of the new Italianate-styled Post Office on East Virginia Street. Around the same time, Postmaster S.H. Cole was leaving his position as were some of the route carriers including Howard E. Duncan, the carrier for Route #2. Tom's brother Will, who was a 10-year veteran carrier, was nominated by Joe Dulaney to be Cole's replacement for the top job. Amid these changes Tom Cloyd was finally offered and accepted a full-time position with the Post Office. Meanwhile, his brother, who did not become the McKinney Postmaster, relocated to Dallas.

This provided Tom and wife Nina a comfort and financial security they hoped to enjoy for many years. However, in the early 1920s Nina's health began a slow decline that ended with her death in 1925 at the age of 38 when their daughter was 13 years old.

In 1930, Tom remarried to Jewell Goggins, a woman 23 years his junior and only 6 years older than his 18-year-old daughter. The following decade was a challenging one for the entire Cloyd family. In 1934, Mary Louise (Tom's mother) died without a will and left her estate liable for unpaid City taxes. She had neglected to pay taxes on the property she inherited following the death of her husband in 1921. The City of McKinney filed suit to force the family to sell the property they owned at the corner of Louisiana and Wood Street to cover the \$2,300 that was due. The heirs of Mary Cloyd then sued each other over how much of the property they each owned which was complicated by the fact that Ben Cloyd and his wife had been living on the property for some time and made improvements they paid for themselves.

Eventually, these family disputes were settled. By 1940, all of family members except for Tom had left McKinney for Dallas. Meanwhile, back in McKinney, Tom, Jewell, and daughter continued to live at 620 Church Street. Jewell worked as a variety-store clerk and lived with her parents until 1945 when she, at the age of 34, married a Dallas mail carrier, Russell T. Raybourn.

In 1947, Tom Cloyd survived a heart attack. It was around this time that he retired from the Post Office after 35 years of service. He spent his years in retirement as an election official working in city, county, and school board elections. He died in 1961 and is buried in Block 88½, Lot 2 of the Pecan Grove Cemetery in McKinney.

In 1983, Jewell sold the house that had been the Cloyd family home for 72 years and moved to 1804 West Street. Two years later she moved to Brookhaven Nursing Home. She died in 1993 and is buried next to her husband and his first wife in the Pecan Grove Cemetery.

Thomas J. Cloyd, Sr. (1844-1921)

Tom J. Cloyd, Sr. was a pioneer settler of McKinney and ran a farm implement business at what is now 201 West Louisiana Street.

Tom J. Cloyd, Sr. was born in 1844 in Dresden, Tennessee. He was the son of William Steward Cloyd and Ann White James. Tom's mother died when he was a young boy. Tom's father remarried and the family moved to Texas in 1858 when Tom was 14 years old. The family settled just west of the McKinney Square on Louisiana Street. Tom's father worked as a repairer of watches, jewelry, and guns.

Tom served in the Confederate Army for three years. After returning from the War, Tom

began running Skylight Gallery, a photography studio on the second floor of a frame building on the west side of the McKinney Square. One of his clients in 1868 was pioneer lawyer Alexander Berry who issued the original deeds to McKinney town lots.

In 1869, Tom married Mary Lou Smith, daughter of Dr. B.M.E. Smith and wife Amellia Tinsley. Dr. Smith started the drug store that bears his name. Around this same time, Tom closed his studio and began an association with the capital financier Capt. W.L. Boyd. It was Capt. Boyd's widow who in 1914 donated the money to build Boyd High School. With the financial help from his wife's personal funds, Tom began his own implement business on the southwest corner of the intersection of Louisiana and Wood Street. He ran this business until around 1919 when he retired from the business which is around the same time he hired contractor W.J. Higgins to raze his old house and build a new 10-room home for him on his lot just west of his business. The original home on West Louisiana Street was built by Tom's father when he arrived in McKinney in 1858.

Upon Tom J. Cloyd, Sr.'s death in 1921, the business, which was managed by his sons Joe and Ben, was closed and the building leased to the Texas Power & Light Company for offices. At the time of Tom's death, he had been a member of the Mason's St. John's Lodge No. 51 in McKinney for over 50 years. In fact, he was the longest serving member at the time. He was also a member of the Knights of Pythias and the Knights Templar. His burial in the Pecan Grove Cemetery was conducted under the auspices of the Knights Templar.

James Calvin Rhea (1837-1925)

At the age of 18, J.C. Rhea migrated from Tennessee in 1855 with this mother and father, Joseph R. Rhea. The Rhea family settled about 10 miles west of McKinney in the area now known as Rhea Mills. James and his older brother, William, purchased and operated a wool carding machine there for the purpose of preparing wool for spinning. Later, they began milling grains and thus became the name sake for the area. Their success in the ginning and milling business gave them the capital to invest in land throughout Collin County.

In 1861, James became a member of Company D, South Texas Cavalry and was wounded at the Civil War Battle of Corinth in Mississippi. His brother William lost a foot in the same battle. They both returned to Texas after the war to continue their successful business operations. Ironically, three years after losing a foot in the War, William married a woman named Ella Foote, the daughter of Dr. Gerald A. Foote, a prominent McKinney doctor and business man.

In 1874 at the age of 37, James Rhea married Mary Gossett. Two years later James secured a post office for the Rhea Mills community and became its postmaster for three years. He resigned in order to spend more time on his various business interests which included a mercantile store and real estate.

James and Mary moved to McKinney in 1892 eventually retiring from active business. While in McKinney he was a member of the Central Presbyterian Church and staunch advocate for Prohibition. Though he held no political office, he chaired the county committee that helped Prohibition become law in 1902.

When James C. Rhea died on March 19, 1925 the McKinney mayor Tom W. Perkins issued a resolution that flags be flown at half-staff and City offices to be closed in honor of Mr. Rhea's passing.

C. Property Ownership

Address: 620 North Church Street, McKinney, Texas 75069

Legal Description: W.A. & J.C. Rhea, Lot 6, acres .1720

Purchase Date	Seller	Buyer
Oct. 10, 1856	State of Texas	William Davis
Dec. 2, 1870 ¹	William Davis	John B. Denton
Jul. 26, 1872	John B. Denton	James & William Rhea
Mar. 25, 1911	subdivided ²	
Mar. 16, 1911	James Rhea	Nina Cloyd
Aug. 14, 1925	Nina Cloyd ³	Tom Cloyd, Jr.
Jan. 17, 1961	Tom Cloyd, Jr. ³	Jewell Cloyd
May, 18, 1983	Jewell Cloyd	Jerry & Peggy Weems
Jan. 1, 1984	Jerry & Peggy Weems	Steven B. Richardson
Jan. 1, 1985	Steven B. Richardson	Mark R. Ragon
Aug. 1, 1986	Mark R. Ragon	Larry E. Harper
Jan. 24, 1997	Larry E. Harper	Velin Janet Cave
Jun. 2, 2009	Velin Janet Cave	Deutsche Bank
Jul. 23, 2009	Deutsche Bank	William & Cindy Pratt
Nov. 30, 2012	William & Cindy Pratt	Tommy Edward Henderson

¹ Settlement date between the heirs of John B. Denton and William Davis

² Subdivided following William Rhea's death

³ Date of death with ownership passing to spouse

D. Tenant History

Tenant history is same as deed history.

E. Narrative History

Texas joined the United States in December of 1845 which sparked the Spanish-American War as U.S. troupes sought to enforce the border claims of the 28th State to join the Union. The treaty of Guadalupe Hildalgo ended the dispute in 1848. 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 was recorded and signed by Governor E.M. Pease in 1856. Even before this grant was recorded by the new State of Texas officials, William Davis and his wife at the time, Margaret, donated 120 acres of this tract to the Commissioners of the City of McKinney to create the new County Seat.

There are land records indicating that William and Margaret were married for only a few years following the donation that made the city possible. By early 1859, land records indicate that William was married to a woman named Sallie (a.k.a. Sarah).

In 1841, William Davis promised to sell John B. Denton (the man who the city and county of Denton is named for) 640 acres of land from his original 3,129 grant. At the time, Mr. Denton was a member of the Texas Militia under Brig. Gen Edward H. Tarrant. Unfortunately, John B. Denton was killed during a skirmish with Indians east of Fort Worth. This promise which involved a bond for title was never recorded but Mr. Denton's heirs sued William Davis for performance of the bond. The case lingered until Mr. Davis died in 1868. He left no will which only added to the property's legal ambiguity. Sallie became the administratrix of the estate and party to the suit in 1869. The suit went to a jury trial and the verdict found in favor of the plaintiffs. However, the Denton heirs were only awarding half of the 640 acres that was promised because there was not enough of the Davis tract left to fulfill the entire bond.

In 1872, the 320-acre land award was subdivided among the heirs of John B. Denton. One such 4.86 tract was assigned jointly to three of his children, John B. Jr., John F., and Ashley N. The following year the children sold this tract to William & James Rhea for a total of \$379.

The pioneer mill owners William and James Rhea could arguably be called the fathers of the industrial age in Collin County since they were the first to use steam power in

their mills. They owned this tract, which was situated just north of the town Square, jointly until William's death in 1906. His death meant his part-ownership went to his heirs and in 1911, when James Rhea was 74 years old, the 4.86 acres was subdivided into 12 lots on North Church Street that became the Rhea Addition. The real estate firm of Scott & Emerson ran ads in the *McKinney Courier-Gazette* offering these lots for sale to the public.

In March of 1911, Nina Cloyd, the wife of Tom Cloyd, Jr., used her own funds to purchase Lot 6 in the Rhea Addition for \$350. At the time, Tom and Nina were living with Nina's mother Rebecca Harrison on North Kentucky Street with Rebecca's two other children. That same year Tom left the car business he that his brother had started and teaming up with W.H. Franklin to start a furniture repair business. Meanwhile, Nina worked as a milliner. It is likely that the funds for Nina's purchase if not a gift were in some part arranged by Rebecca.

Soon after Nina purchased the property, the couple began construction of a 2-bedroom, one-bath home. The home they chose was a very simple yet popular in style. The type of design they chose is often call the "American Four-Square Bungalow," giving the square shape of its footprint and the distinctive pyramidal roof. This style relates closely to the Prairie Style in the way that it sprawls across the land.

As was often the case, economic necessity dictated the amount of stylistic detail a structure might have. Still, people wanted to express something about themselves and a "four-square bungalow" like the Tom Cloyd House resonated with many residents of McKinney. This excerpt from a 1918 pattern book attributes these personal values to the style:

If the outside of a home shows the character of the people who live within, we venture to say that no one could do better than to let this house be representative of its occupants. The chief secret of the appearance of a house is usually found in the part of the roof treatment plays in the harmony of the whole. Here the dormer window breaks any possible monotony that might result from an entirely plain over-hanging roof, and the roof in turn is one of the chief causes for the friendly aspect of this particular bungalow.

While a home may express something about its inhabitants it also expresses something about the neighborhood and the City as a whole. Between 1910 and 1920 the population of McKinney grew from 4,714 to 6,677. In this decade, McKinney was transforming from an agricultural outpost into a City with banking, manufacturing, and commerce.

The City leaders, who generally had a financial stake in the City's success, encouraged civic pride at every opportunity. In 1914, the *Courier-Gazette* announced with pride that Church Street would be the first street in the City to be paved. Soon sidewalks were added. This "suburban" development, along with the ensuing civic pride, was the subject of a 1915 *Courier-Gazette* story that praised Tom and Nina's home for being "as neat and trim as a pin." The story went on to describe the lawn, trees, and foliage that added "a touch of nature-like repose and beauty, as well as coziness, that never fail to attract attention." The newspaper story was endorsed by Mayor Finch and Commissioners Sam Massie and Fred Barnes with the hope that more McKinney residents would approve funds the City could spend on street paving, curbing, and other infrastructure.

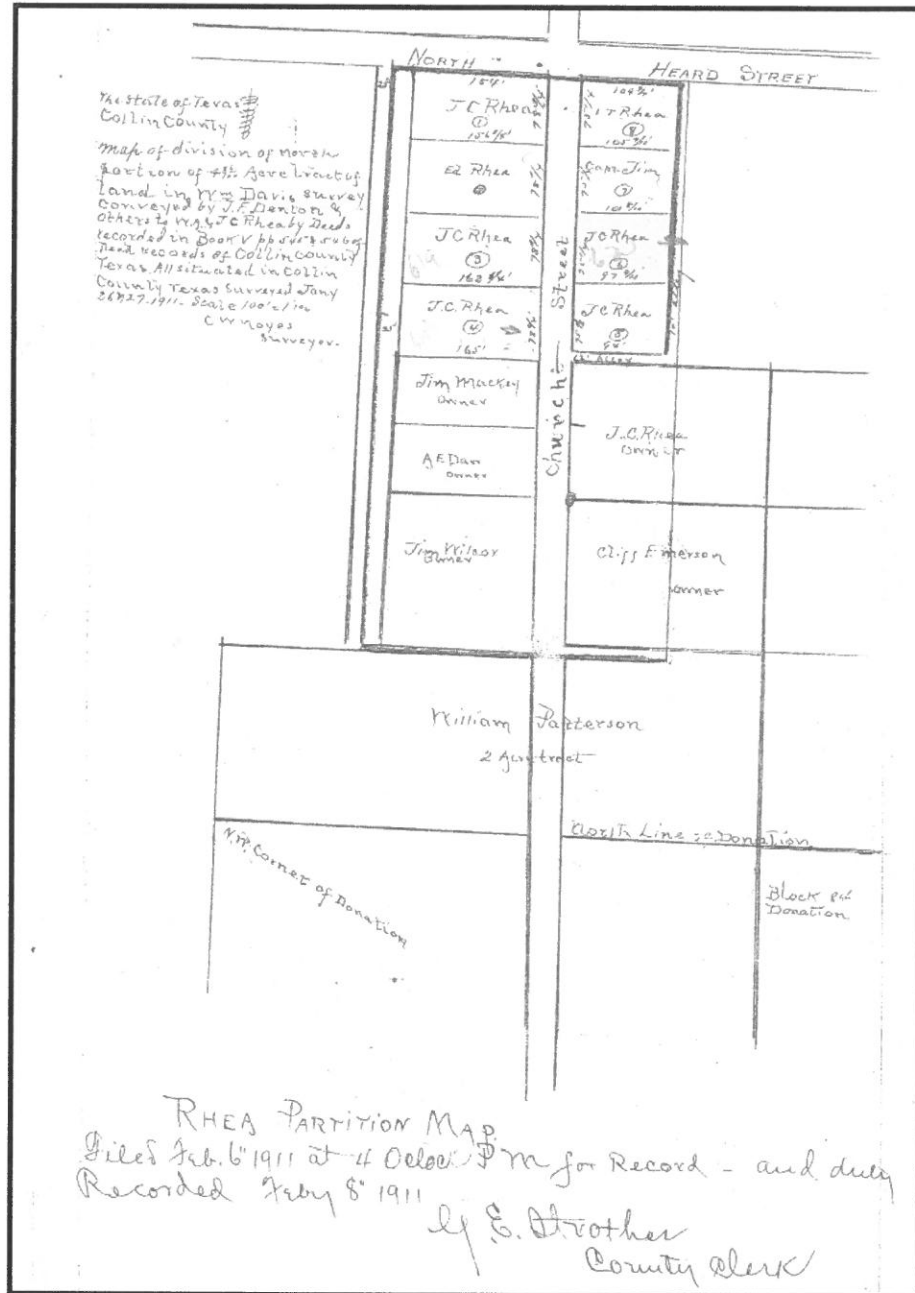
In McKinney, W.J. Higgins was a popular builder of homes in the Four-Square Style. It is not certain that he was the builder of Nina and Tom's home but homes remarkably similar to theirs were being built by Higgins. He, in fact, built a house for Tom's father on West Louisiana in 1918. Given these connections, it is likely that Mr. Higgins was responsible for the house at 620 North Church.

Nina died in 1925 at the age of 38. For the following five years only Tom and daughter Rebecca lived in the house. Tom remarried Jewell Goggans in 1930. Tom, Rebecca, and Jewell lived together in the house until Rebecca married at the age of 34 to Russell T. Raybourn in 1945.

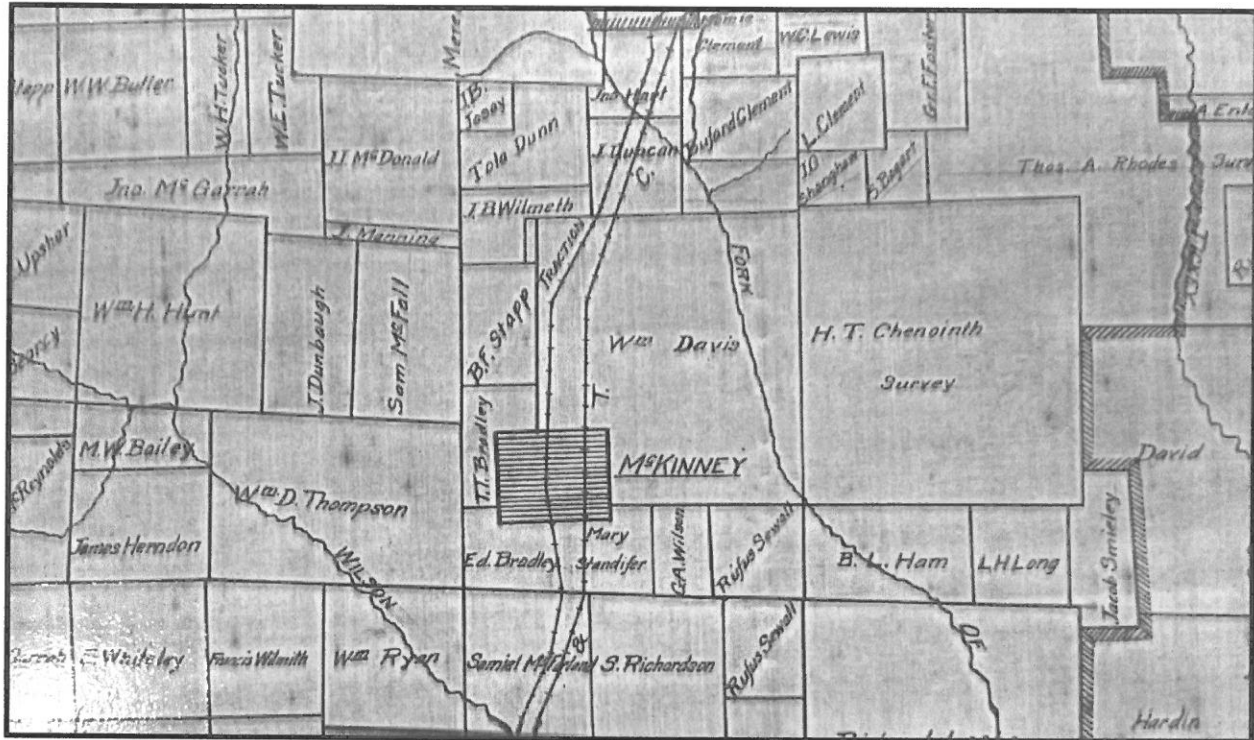
In the late 1940s, Tom's health took a downturn. It was around this time that Tom retired from the Post Office after 35 years of carrying the mail. Over the next decade he was admitted to the hospital on several occasions. He died in 1961. Jewell lived in the house alone until she sold it in 1983.

F. Drawings

Sub-divided lot Nina (Harrison) Cloyd purchased from James Rhea.



James Rhea purchased 4.86 acres of the original Davis Survey in partnership with his bother William. When William died, the ownership of the tract became complicated when it passed to his heirs. To rectify this the Family subdivided the land in 1911 and began selling individual lots. Nina (Harrison) Cloyd purchased Lot 6 in March of that year.



Shortly after Texas became a state, William Davis was granted "2/3 of a league and a labor of land" in North Texas. This grant became known as the Davis Survey and amounted to 3,100 acres which included the fledgling town of McKinney. In fact, William Davis donated 120 acres of his land to the McKinney commissioners to be used to create the town's center.

THE DAILY COURIER-STAR, WEDNESDAY EVENING, FEB. 22, 1911

BENGE STREET

No. 12	No. 11	No. 10	No. 9
--------	--------	--------	-------

NORTH CHURCH STREET

No. 1	No. 2	No. 3	No. 4	12-foot Alley	No. 5	No. 6	No. 7	No. 8
					10-foot Alley			

15-foot Alley

WE OFFER RHEA'S ADDITION ON NORTH CHURCH ST.

The only high class resident section left in McKinney, that is close in; sewerage, lights and water at the curb.

The following are prices that we think are attractive enough to interest any home builder:

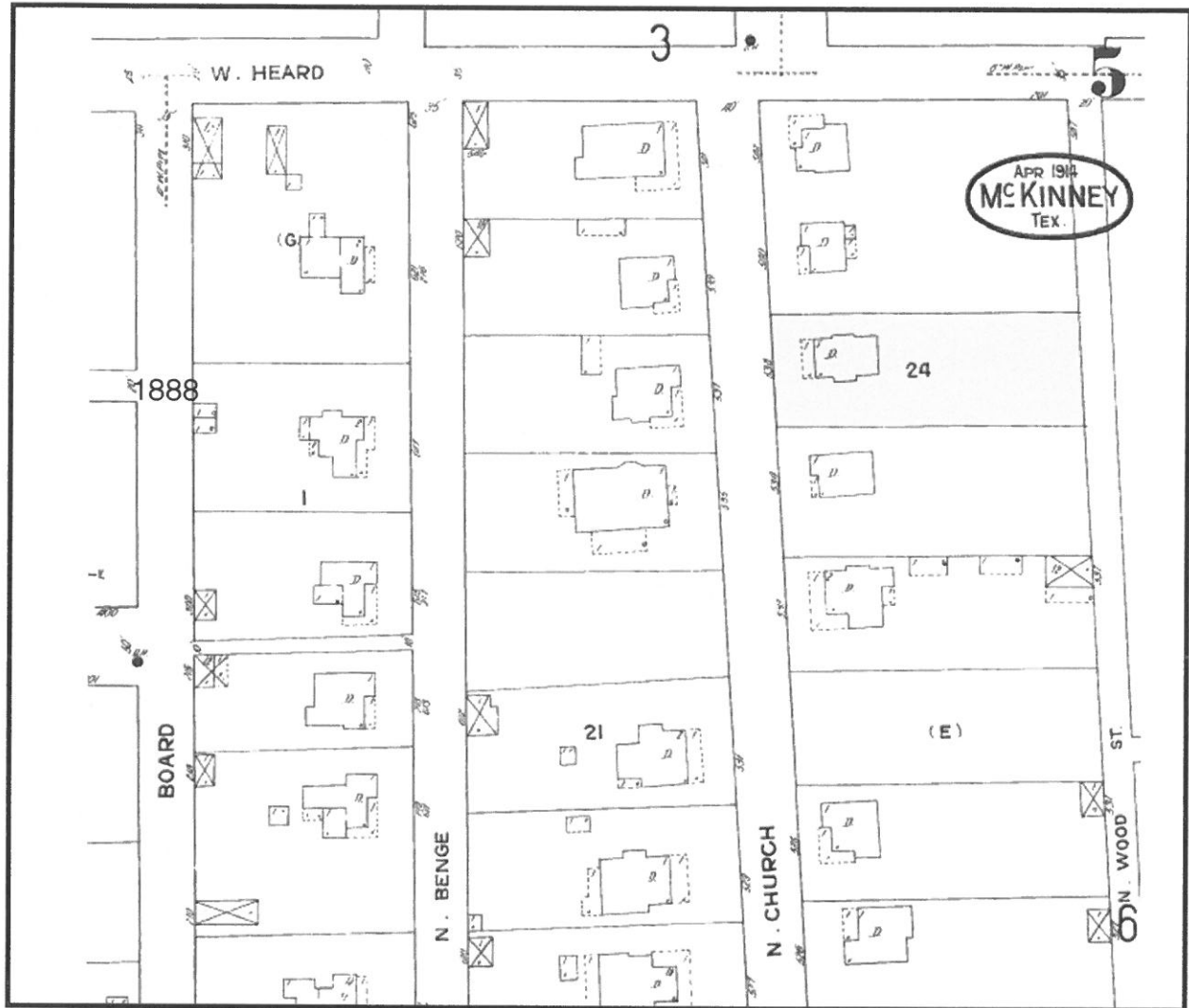
West front lot No. 2, 77 1/2 x 120.00	\$650.00	West front lot No. 8, 75 1/2 x 120.00	\$1400.00
West front lot No. 3, 77 1/2 x 120.00	\$650.00	East front lot No. 9, 75 1/2 x 120.00	\$600.00
West front lot No. 4, 77 1/2 x 120.00	\$650.00	East front lot No. 10, 75 1/2 x 120.00	\$750.00
West front lot No. 5, 75 1/2 x 120.00	\$500.00	East front lot No. 11, 75 1/2 x 120.00	\$750.00
West front lot No. 6, 75 1/2 x 120.00	\$650.00	East front lot No. 12, 75 1/2 x 120.00	\$750.00
West front lot No. 7, 75 1/2 x 120.00	\$650.00		

Call around to our office and let us show you—we expect to sell these lots within the next thirty days.

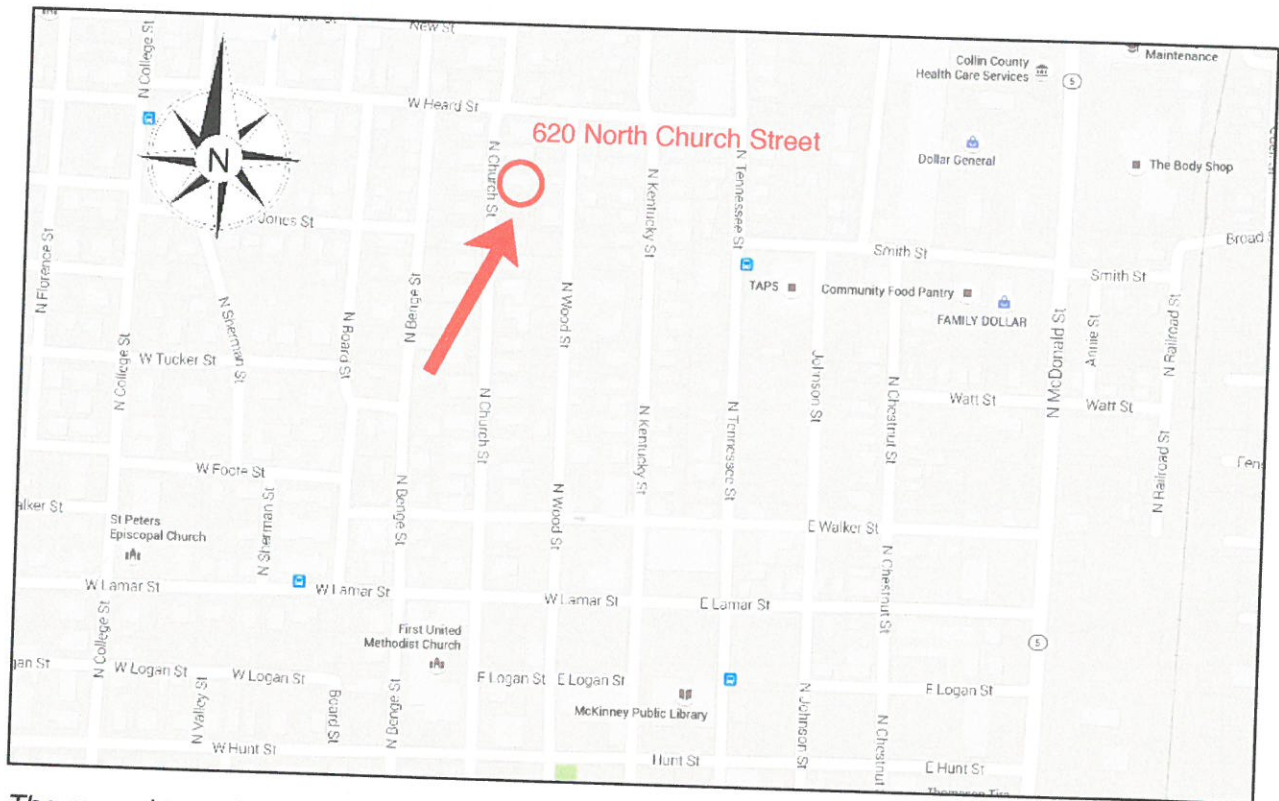
Scott & Emerson
PHONE 665

In 1872, the brothers James and William Rhea purchased 4.86 acres of this original Davis Survey for \$379. Nearly forty years later the family subdivided the tract into 12 lots varying in price from \$350 to \$800.

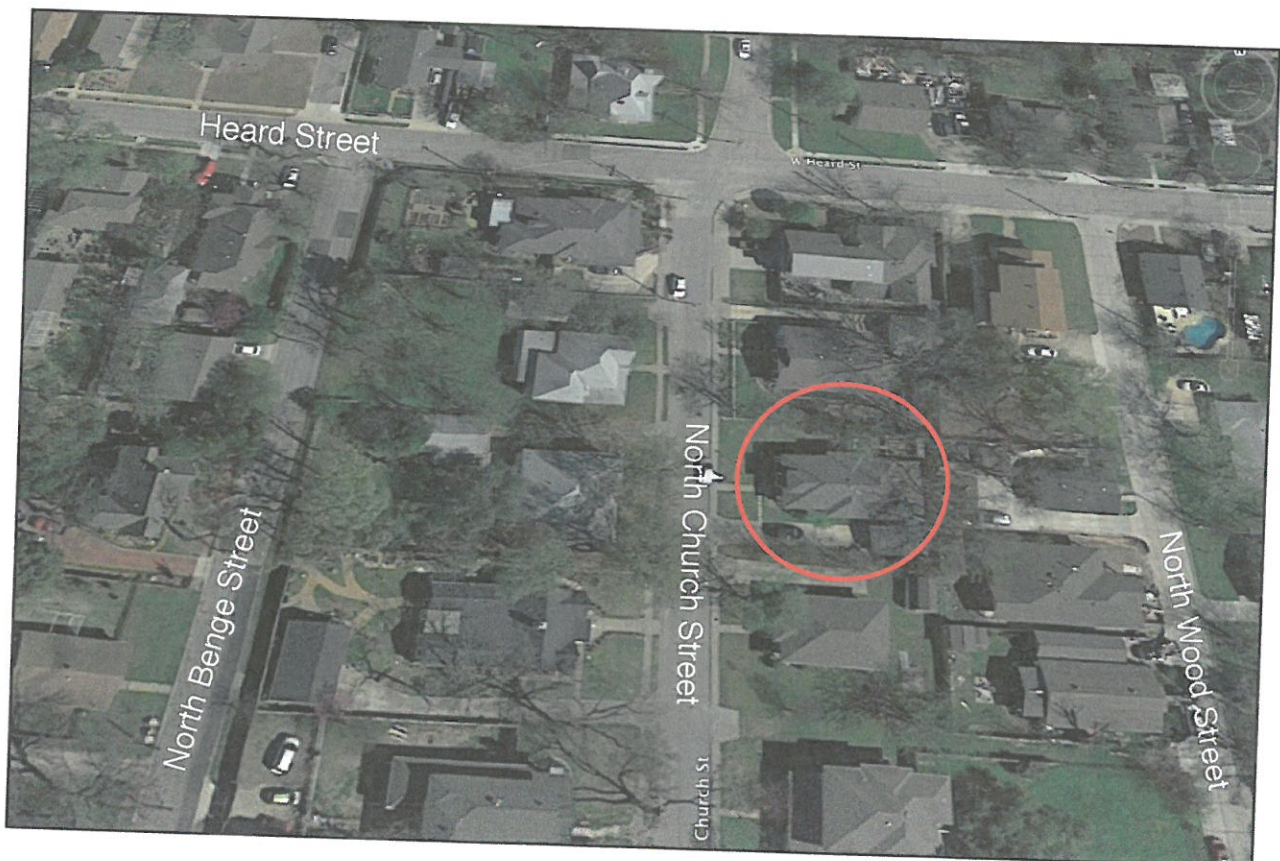
Lot 6



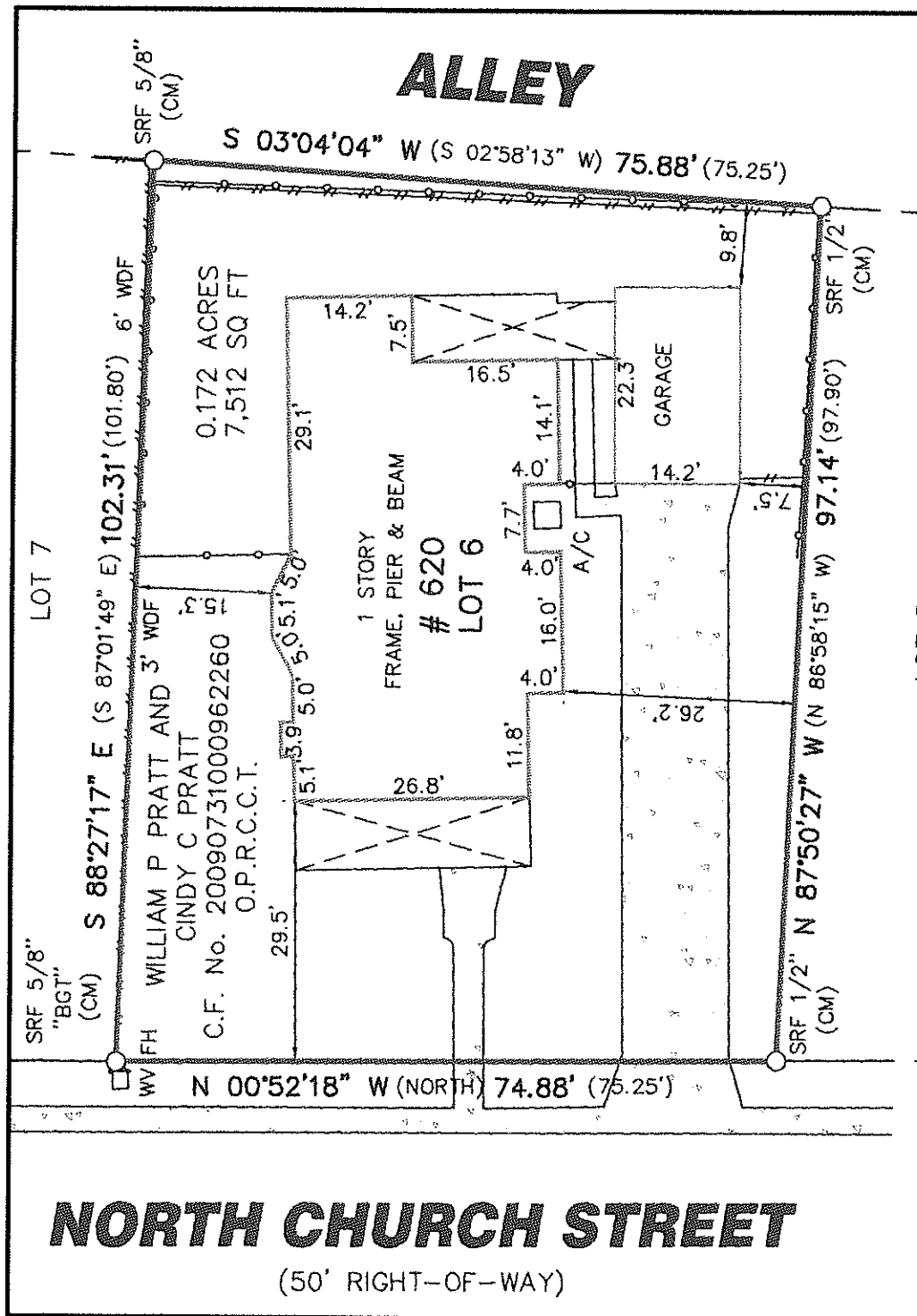
The 1914 Sanborn Maps above shows how much development occurred in the Rhea Addition in the 3 years following its initial offering. The Lot 6 that Nina Cloyd purchased was originally known as 538 North Church. By 1930 it was appearing as 620.



The map above shows the neighborhood around 620 North Church Street. The aerial photo below shows the immediate neighborhood near the intersection of Heard and North Church Street.

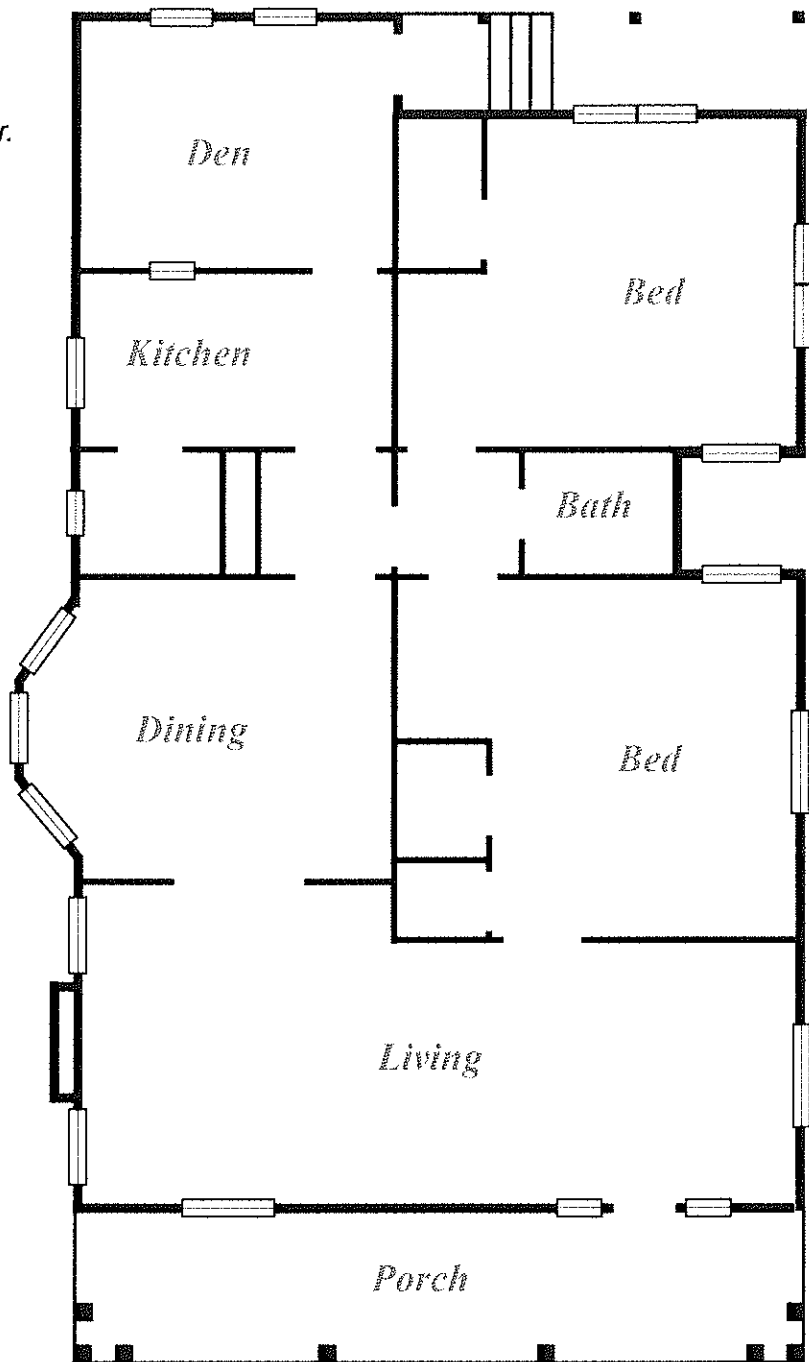


Site Plan for 620 North Church (2012)



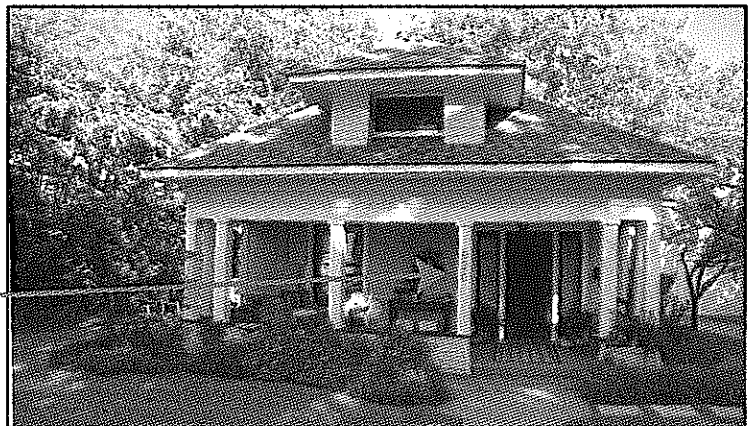
Floor Plan

This plan shows the Tom Cloyd, Jr. House as it currently exists. Originally built around 1912, there was an early alteration to the kitchen in the past that created a laundry room. In more recent times, a den was added to the rear of the house.



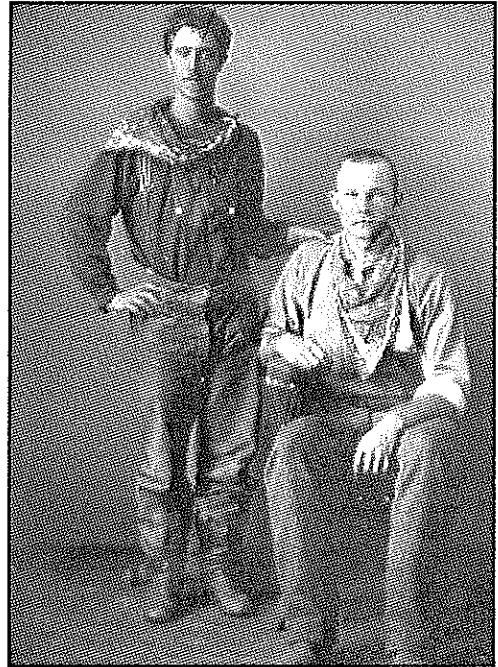
Plaque Placement

The City landmark plaque is to be placed near the front door facing the street.



G. Photographs

William A. & James C. Rhea owned the 4.86 acres on North Church Street that became the Rhea Addition with a dozen lots for sale in 1911. In 1857, the two brothers operated a mill 10 miles northwest of McKinney which became to site of the town of Rhea Mills. William (standing) died in 1906. His death prompted the subdivision of the property they owned in common.



RADIUM SPRAY COMPANY, INC.

Radium Spray cleans everything but a "guilty conscience." RADIUM SPRAY is a Liquid Cleaner and Polisher, a Dust Layer, Disinfectant, Deodorizer and a Sure Death to Flies, Mosquitoes, Roaches, Bed Bugs, Fleas and Hog Lice. Will Polish and Clean Furniture, Buggies, Automobiles, Marble, Tile, Brass, Nickel, Carpets, Rugs, Matting, parts of Machinery, Typewriters, Cash Registers and many other things not mentioned.

For Sale by Druggists, Grocers, Etc.

Agents Wanted in Every Town.

114 Third Avenue South

Seattle, Wn.

In July of 1898, Marie Curie and her husband Pierre discovered radium and coined the word "radioactivity." The element soon became a symbol of the new era in science. Many companies capitalized on its popularity by using the word in its products and advertising. It is unlikely that the ingredients in Radium Spray actually contained radium since there is nothing about radium that cleans, deodorizes, and polishes tile. Still, Tom J. Cloyd, Jr. became McKinney's authorized sales agent for the product in 1909 while still working with his brother in the auto business.

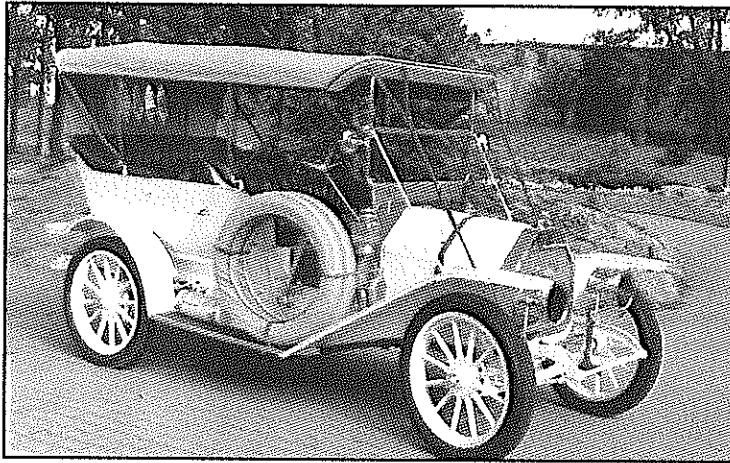
BON-TON FOR CANDY...

Make your candy purchases at
the Bon Ton through the
Summer Season.

Candy cases kept 20 to 30 de-
grees cooler than outside tem-
perature. Latest invention
known to candy business.

BURKHEAD & COGGINS,
McKinney, Texas.

In November of 1908 Tom J. Cloyd, Jr. pur-
chased a half interest in J.R. Coggins' Bon Ton
Candy business when Ed Burkhead left the
business. Unfortunately, their partnership ended
in January of the following year.

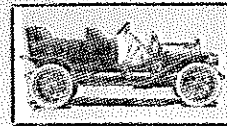


In 1909, Tom Cloyd, Jr. joined his bother Ben in the car
business on West Louisiana Street under the name
Cloyd Bros. & White. The company was an authorized
dealer of the Overland Automobile Company of India-
napolis. A red, five-seat Overland touring car owned by
Harry White set a new driving speed record to Dallas in
1909, making the trip in one hour and twenty-two min-
utes. A 40-horse power Overland Roadster was pur-
chased that same year by J. Ed Rhea, son of William A.
Rhea. The car could reach speeds of 60 miles an hour.

OUR GARAGE

is now open and we are
prepared to take care of
any and all kinds of

AUTOMOBILES



With our large and commodious garage, we are in a position to
take care of a large number of cars without crowding. Our equip-
ment is adequate to every particular and with our splendid in-
crease for handling facilities we can absolutely guarantee prompt
and efficient service. Our repair department is composed of two
men who are thorough mechanics and who know Automobiles.
You can rest assured that your automobile properly cared for here.

We Are Agents For

OVERLAND
MILLEN
MOTOR
CARS
CLOVE
MAXWELL
WALKER
COLUMBIA
MOTOR
CARS

Cars That Make Automobiling Worth While
We are authorized to make repairs to all makes of automobiles
and to sell them on terms of cash or credit.

CLOYD BROS. & WHITE

212 NORTH KENTUCKY STREET, DALLAS, TEXAS.
DALLAS AND KENTUCKY STREETS, DALLAS, TEXAS.

W. H. FRANKLIN.

T. J. CLOYD, JR.

Franklin & Cloyd

Picture Framing
Window Glass

Cabinet Work and
Furniture Repairing.

High Grade Work at Correct Prices

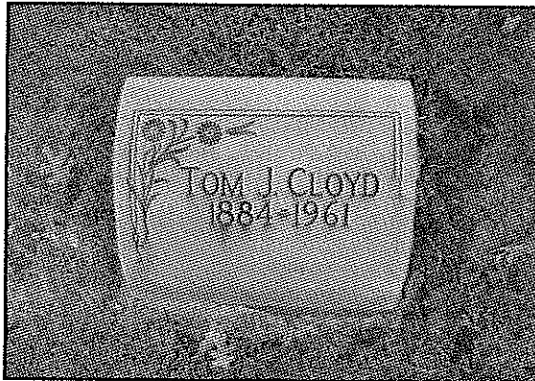
New Masonic Building, North Ky. Street. Old Phone No. 740.

After Tom J. Cloyd, Jr. left the auto-
mobile business in 1912 he teamed
up with W.H. Franklin to start a furni-
ture repair business. They conducted
business out of the Masonic Temple
on North Kentucky Street.

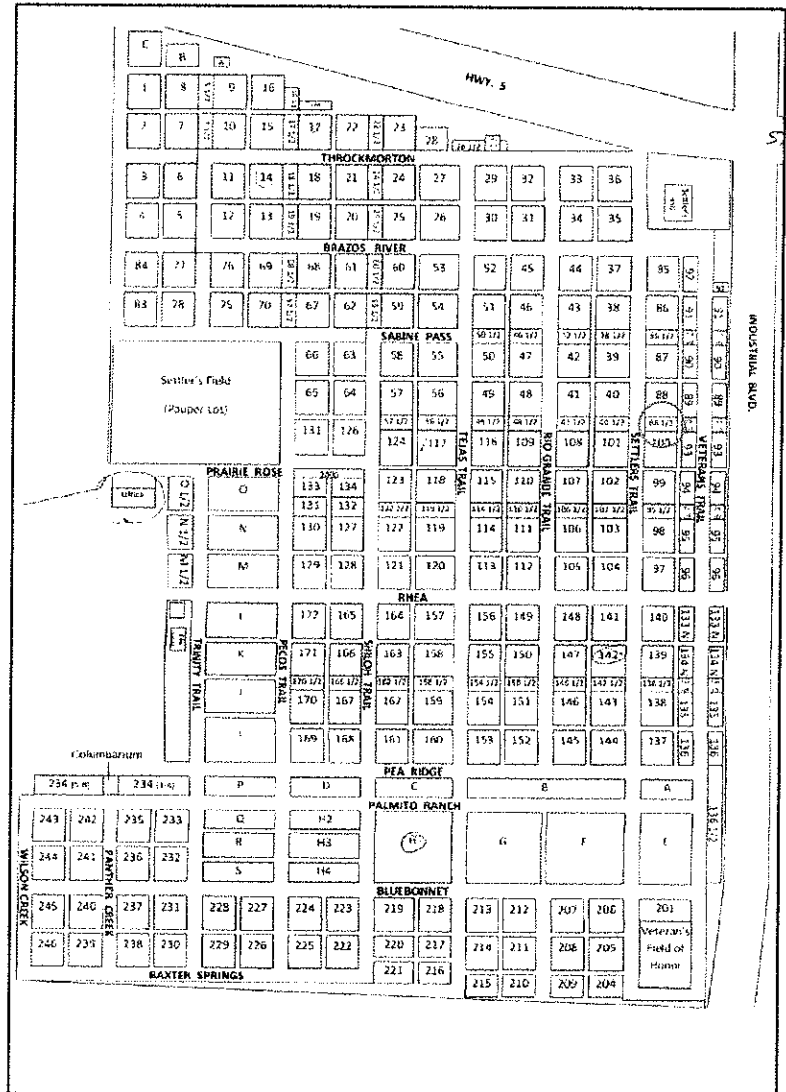
A PRETTY HOME AND WELL KEPT LAWN

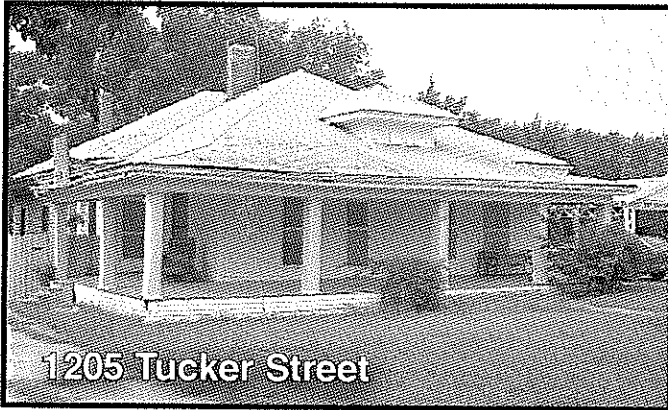
For civic pride, Mr. and Mrs. Tom Cloyd Jr., are second to none for commendable spirit in our fair little city, which is a town noted for its cozy cottages and many costly residences. Mr. and Mrs. Cloyd's home is a modest, modern bungalow cottage located on North Church Street. Everything about this home and premises is as neat and trim as a pin. The Bermuda grass lawn is always fresh, green and closely clipped. The young shade trees are thrifty and well cared for. Varieties of beautiful, fragrant flowers and green vines and foliage add a touch of nature-like repose and beauty, as well as coziness, that never fail to attract attention of those who travel North Church street. Order and system, as well as skill and the best of taste, stand out in conspicuous, pleasing relief from the paved street in front to the rear alley fence. Street paving, curbing and cement sidewalks tend to develop a spirit of greater civic pride among all our citizenship, and civic pride makes a town more attractive to strangers and prospective citizens. Civic pride helps a town's growth more than any other one thing. Mr. and Mrs. Cloyd's example is worthy of emulation by others. There are already many other pretty lawns and flower gardens in the city, but there should be more of them. Since street paving commenced, a marked impetus is noted in McKinney yard ornamentation and a cleaner city tendency from the front street clear through to and including the back alley. Mayor Finch and commissioners Massie and Barnes lend every encouragement at their official command towards securing a cleaner McKinney, and a more attractive city in every way to look upon.

This article about the Tom J. Cloyd, Jr. House appeared in the McKinney Courier-Gazette on June 19, 1915 to inspire other home owners to make the town "more attractive to "strangers and prospective citizens."



Tom Cloyd, Jr. is buried in the Pecan Grove Cemetery in Block 88½ with his two wives on either side of him.





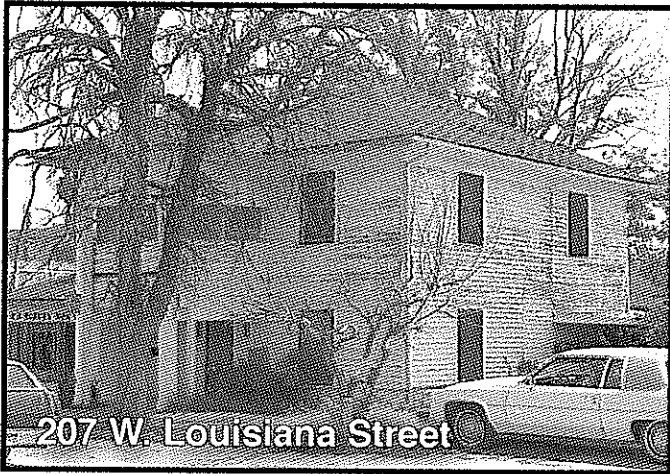
1205 Tucker Street

The American Four-Square and W.J. Higgins

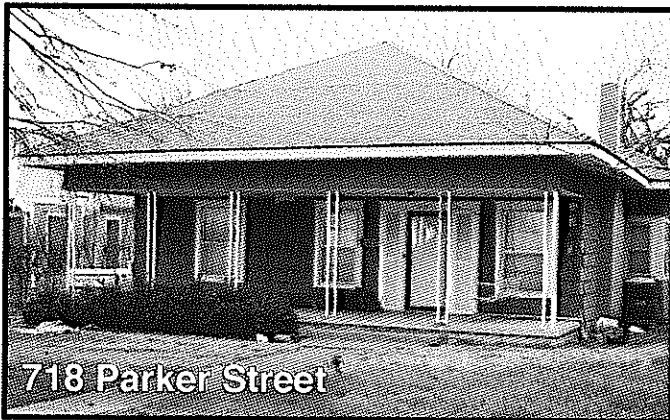
The pictures on this page are known structures built by W.J. Higgins, including the Foote Baptist Church which was moved from its original site in 1994 to be part of the Chestnut Square complex.

The American Four-Square design was a popular design choice for many McKinney residents between 1910 and 1920. W.J. Higgins was instrumental in the construction of many of these homes. Higgins is known to have built the two-story house for Tom Cloyd, Sr. at 207 West Louisiana Street (razed).

The following page shows eight homes whose builder is unknown. However, their similarity to teach other, along with the known homes of Higgins, makes it probable that the Tom Cloyd, Jr. House was built by Higgins.



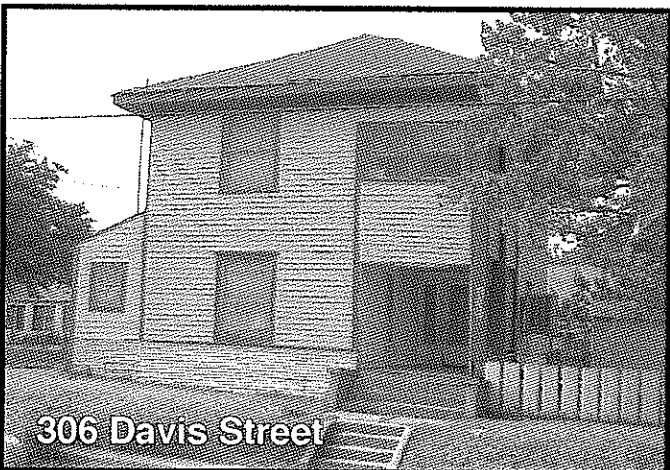
207 W. Louisiana Street



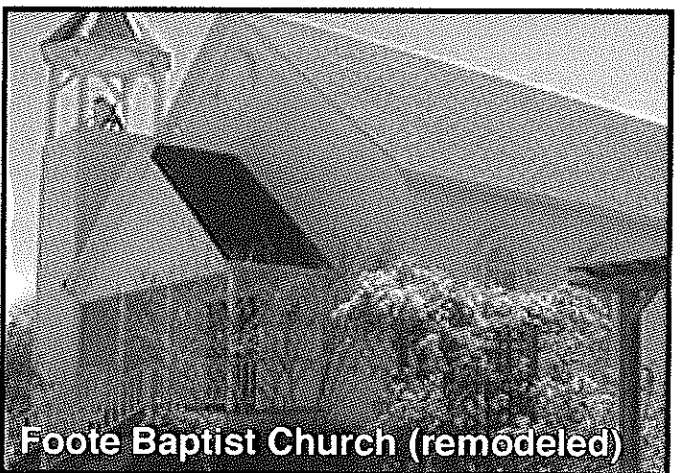
718 Parker Street



Foote Baptist Church (original)



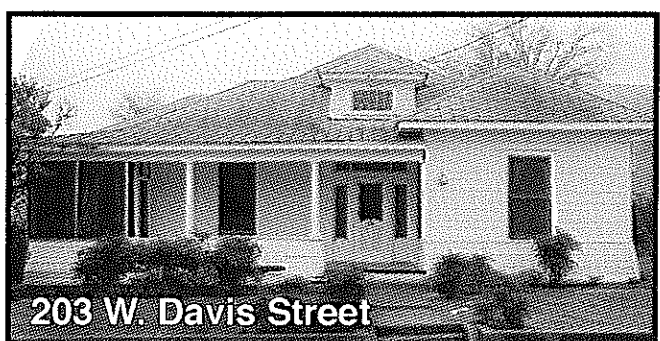
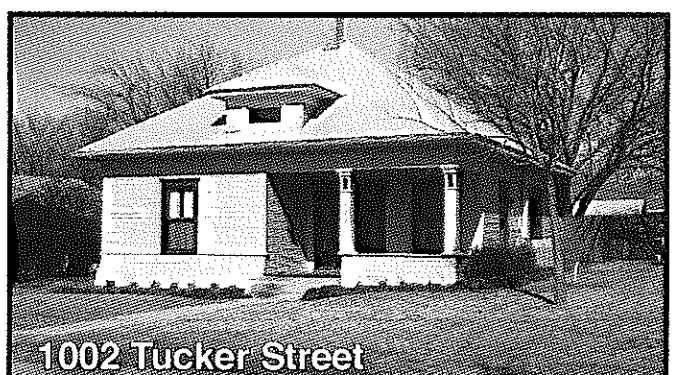
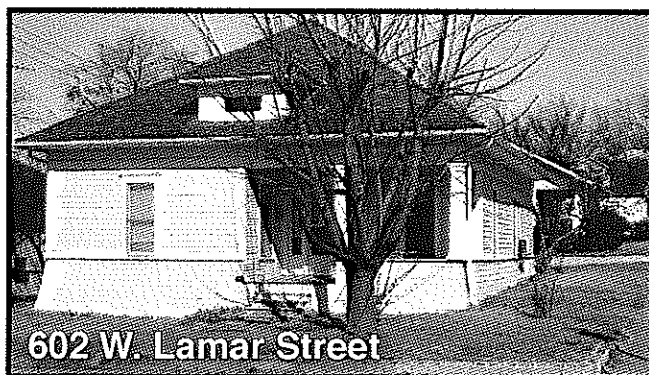
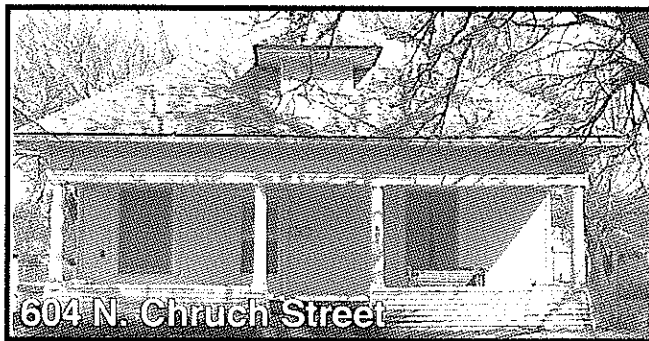
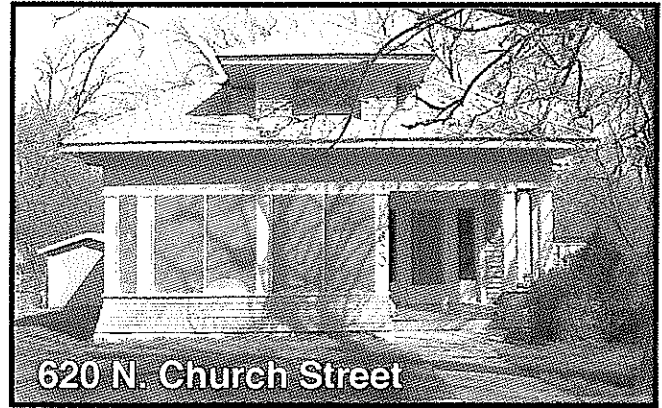
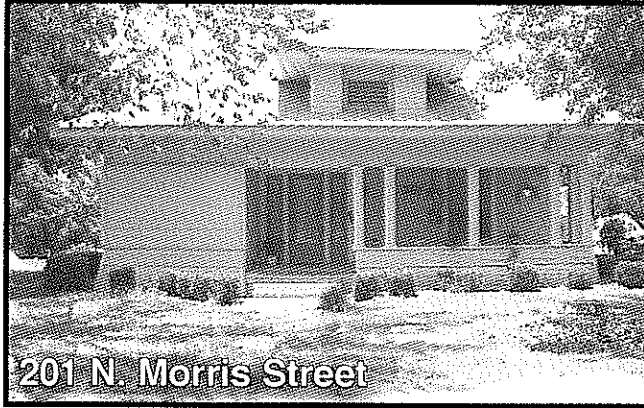
306 Davis Street



Foote Baptist Church (remodeled)

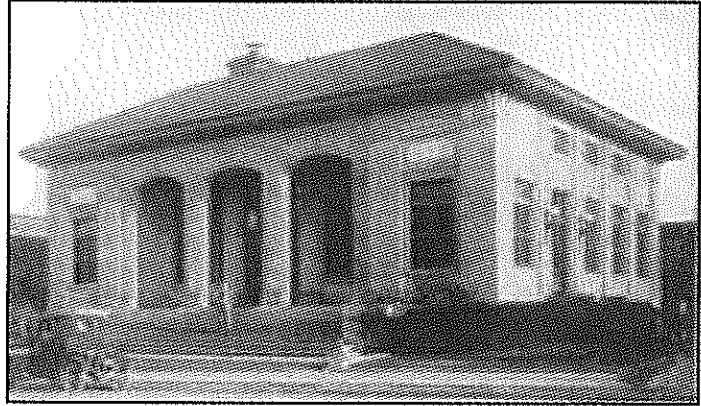
The American Four-Square in McKinney

These homes are all located in the McKinney Historic District. The similarity between their forms, materials, plans, and age is striking. Their similarity to the known homes of W.J. Higgins makes it likely they were built by him.



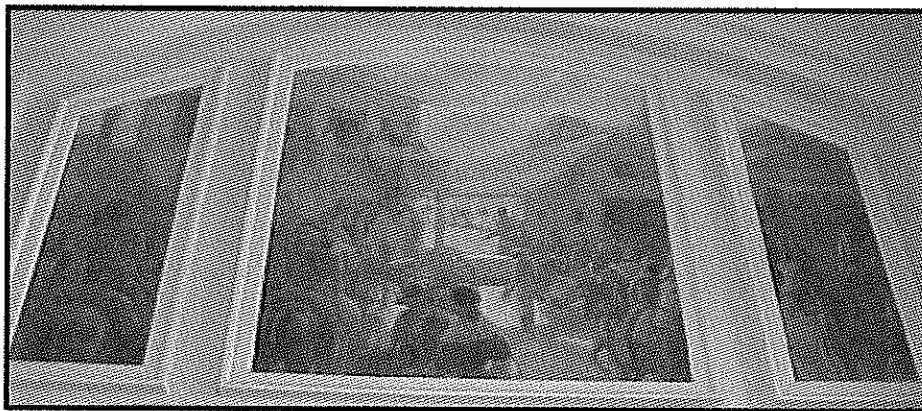
The U.S. Post Office in McKinney

Soon after McKinney was established as the County Seat in 1948 the first post office was established in a merchandise store on the northwest corner of the Square by John L. Lovejoy. For years, the location of the post office changed depending on available space and who was the Postmaster. It was not until the term of H.E. Smith (1898-1908) that there was any rural or city delivery.



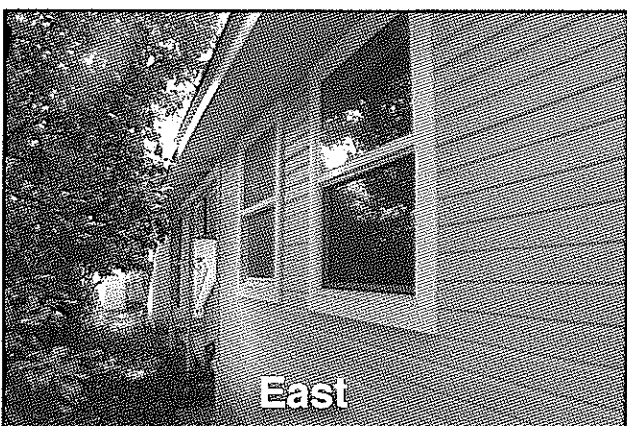
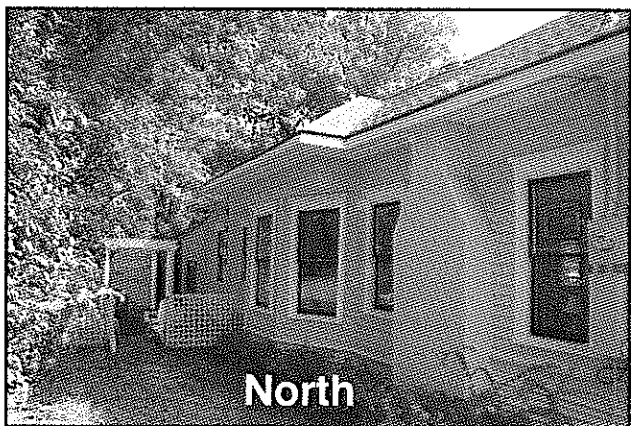
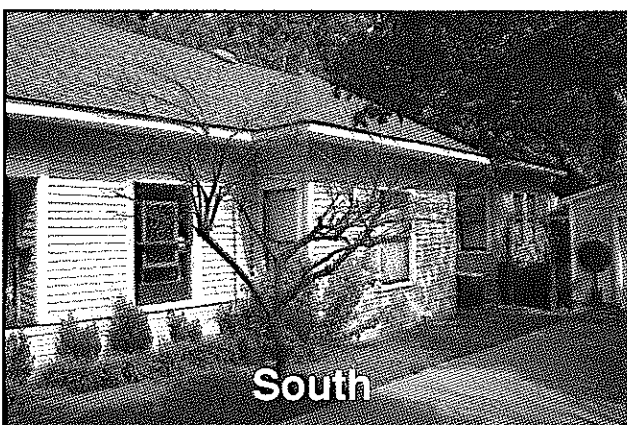
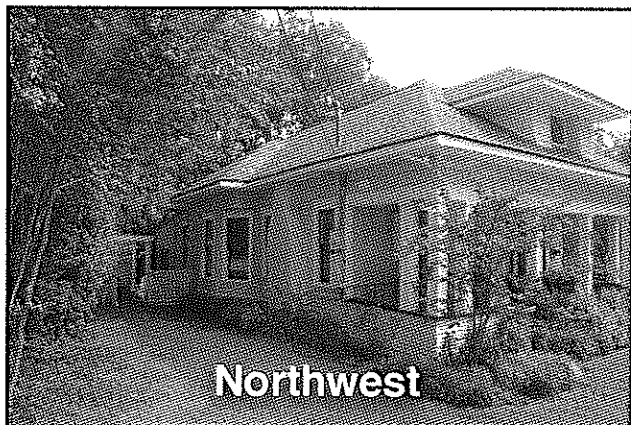
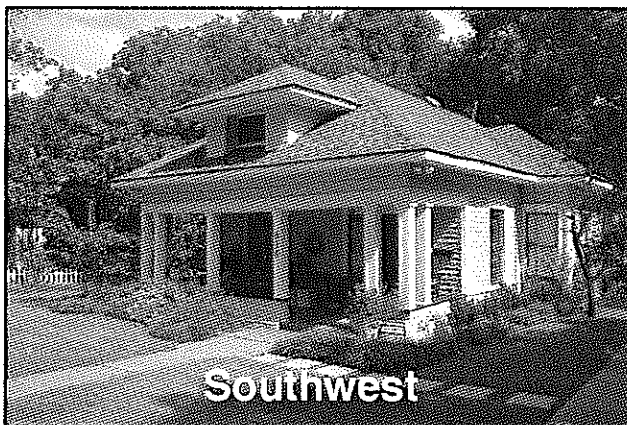
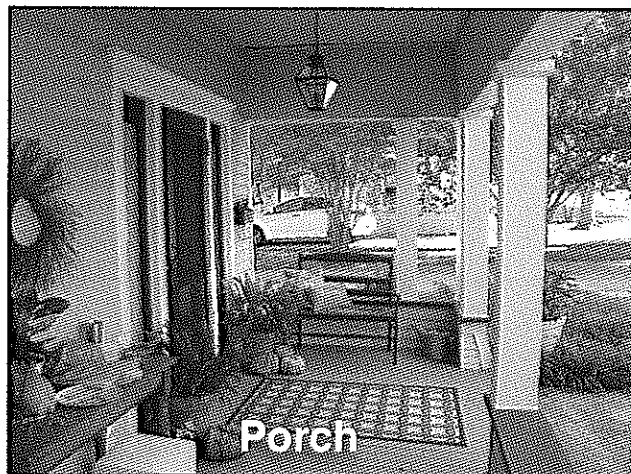
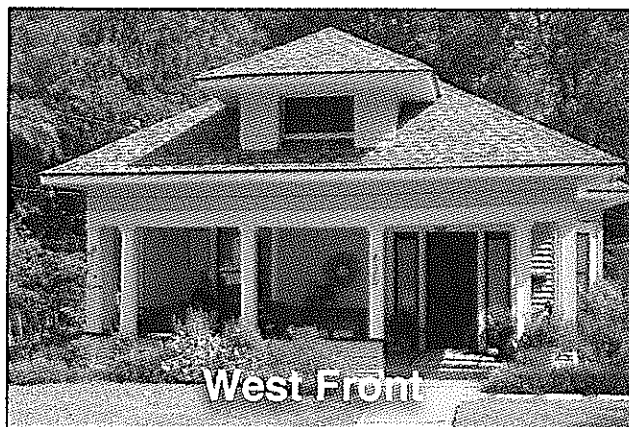
In 1908, while S.H. Cole was Postmaster, the U.S. Congress authorized \$60,000 for the construction of a post office in McKinney. A lot owned by Mrs. Sarah M. Bengé on East Virginia was purchased for \$3,000. In 1911, the contractor John Bardon of Fort Worth was awarded the contract to construct the new post office with J.H. Suttle as the superintendent of construction.

On September 20, 1911 the local Mason's Lodge #51 performed a cornerstone ceremony. One of the officers in charge was Tom J. Cloyd, Sr. as the Deputy Grand Master. As McKinney population grew, it became necessary to modernize its operations and facility. In the summer of 1959, Postmaster 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.



In the lobby of the Post Office built in 1911 is the mural painted by McKinney artist Frank Klepper in 1933. The New Deal program known as the Public Works of Art Project was responsible for sponsoring art projects in government buildings.

Current Photos (2016)



Current Photos (2016)

620 North Church Street neighborhood context



View looking North on North Church Street

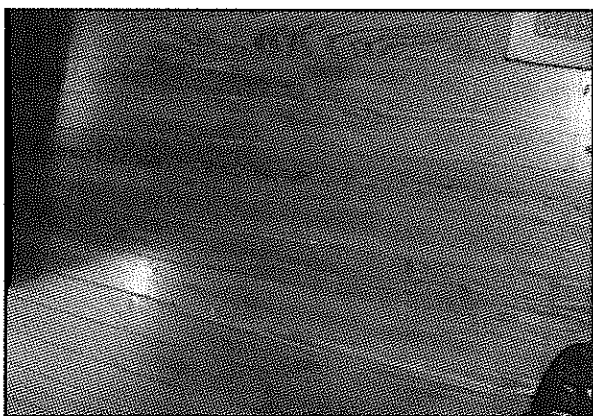


View looking South on North Church Street

Architectural Accents



Double French-Doors separate the living room from the dining room.



Original pine flooring is used throughout the house.



The phone niche suits a large phone and small phone book.



The original door knob remains on the front door.



Swinging double-hinge on dining room door still works.

Cloyd Family of Early McKinney



I. References & Resources

Collin County Deeds Records Office.

Courier-Gazette, published by Perkins and Wilson, McKinney, Texas.

Democrat-Gazette, published by Perkins and Wilson, McKinney, Texas.

The Architectural Heritage of McKinney, by the Owl Club of McKinney, 1972.

The Way It All Began, by Helen Gibbard Hall, Collin County Historical Society, 2006.

Collin County, Texas, Families, by Alice Pitts and Minnie Champ, Curtis Media, 1994.

The First 150 Years, by Julia L Vargo, Downing Co. Publisher (1997).

A History of Collin County, by J. Lee and Lillian Stambaugh (1958).

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

A History of Collin County, Texas, by Stambaugh and Stambaugh (1958).

Collin County History Website by Joy Gough, collincountyhistory.com

"Portal to Texas History," texashistory.unt.edu

Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *



16-016HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Charles D. & Sharon R. Carter, for Approval of a Historic Marker for the House Located at 412 West Louisiana Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: December 1, 2016

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Samantha Pickett, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 412 West Louisiana Street.

PRIORITY RATING: The property is listed as a High Priority building. High priority buildings contribute significantly to local history or broader historical patterns. They are an outstanding or unique example of architecture, engineering or crafted design. They retain a significant portion of original character and contextual integrity and meets, in some cases, criteria for inclusion in the National Register of Historic places and/or are eligible for a Texas Historical Marker. Inappropriate paint schemes and small, unobtrusive additions at the rear of a building that could be removed without further loss of historic material would not necessarily disqualify a structure from this category. Neither would the sensitive use of modern composition shingles in lieu of original wood shingles. To qualify for this category for architecture, however, the historic integrity of the building is paramount. This category can also be assigned if the structure is the last remaining example of a particular building type, if it displays especially rare or unusual features, or if it is particularly associated with an important historic event or person.

ITEM SUMMARY: On November 3, 2016 the applicant submitted the necessary documentation to apply for a Historic Marker for the house located at 412 West Louisiana Street (also known as the King-Eddins House).

The purpose of the Historic Marker Program is to encourage owners of historic properties to become actively involved in the preservation of McKinney's historic past

through the recognition of historic events, people, and architecture. The applicant has submitted a written narrative relating the history of the various families that have owned the property or resided at 412 West Louisiana Street and the role they played in McKinney's history.

The King-Eddins House was designed and built in 1917. It is an example of a single story, Arts and Crafts style home constructed using a rectangular plan, with wood frame construction, and pier-and-beam foundation. The two gables on the front elevation are covered with shingles and pierced with two, half-round windows that allow light into the attic. The front porch is full length and wraps around the east (side) elevation. The eastern portion of the porch was screened. The screened porch was eventually removed circa 2005. The porch is supported by brick columns and the siding is wood lap. The front door is wood with one large panel and a single pane of glass. Sidelights are located on either side of the front door. The house is fenestrated with one-over-one windows. The house original had two bedrooms, one bath, living room, large dining room, sitting room, kitchen, and a multi-windowed sleeping room locate off the rear bedroom. The dining room and bath were the only two rooms that did not have an exterior door. There is extensive wood trim throughout the house and three coal burning fireplaces.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

- Dr. Eustace Eugene King was born in 1850. In 1896 Dr. King moved to McKinney and in 1897 he preached his first sermon at First Baptist Church.
- Dr. King was pastor of first Baptist Church for 21 years. He was active in denominational work of the Sothern Baptists. From 1903 - 1919 he was the moderator of the Collin County Baptist Association. He was a trustee at Baylor University and the Southern Baptist Theological Seminary as well as a member of the Baptist General Convention.
- He organized three other churches in the area. They were the North McKinney Baptist Church in 1900, the South McKinney Baptist Church in 1915 and the King Memorial Baptist Church in 1919.
- Dr. King died on March 11, 1919. His wife, Augusta passed away September 8, 1920.
- Erma C. King, daughter of Dr. E.E. King and his wife Augusta, continued to live in the house years after her parent's death until 1924.
- The house was sold to J.W. Hayes. He had three children. Vera, the daughter, was a school teacher for McKinney ISD. She lived in the guest house until 1947 when she sold the house to C.T. Eddins.
- Charles Thurman Eddins was born in Tennessee in 1888. He grew up in Honey Grove and had Sam Rayburn, former U.S. Speaker of the House, as a teacher. He attended East Texas Normal College. Eventually Eddins moved to McKinney and started teaching at Fanny Finch Elementary. He eventually became the principal at Fanny Finch. He died in 1969. C.T. Eddins Elementary is named after him.
- C. T.'s daughter was Verna Beth Eddins Son. She was born in McKinney, attended SMU and graduated from TWU with a degree in Speech and Drama.

Son taught at Caldwell and Burks Elementary from 1978 - 1991. A member of the Eddin's family has lived in the house from 1942 -2008.

- Currently, Charles and Sharon are the current owners and stewards of the King-Eddins home.

ASSESSMENT: Staff believes that the applicant has met all of the requirements to obtain a Historic Marker under the Historic Neighborhood Improvement Zone Program (Ordinance 2015-12-105). Therefore, Staff is recommending approval of a Historic Marker for 412 West Louisiana Street.

Under Ordinance 2015-12-105, if the HPAB approves the Marker, the applicant will be responsible for purchasing and displaying the Historic Marker.

Also, under Ordinance 2015-12-105, if the Historic Preservation Advisory Board approves the Marker, the applicant may make application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years) providing the building has architectural integrity and has been properly rehabilitated/restored and maintained. The building must have a residential use in order to qualify for the tax exemption.

SUPPORTING MATERIALS:

[HTM Application](#)

[Supporting Documents](#)



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 Nov. 3, 2016
Name of Applicant CHARLES & SHARON CARTER
Address 412 W. LOUISIANA ST.
McKINNEY, TX 75069
Telephone (972) 824-8232
E-mail Address c.cartertex@gmail.com

II. Owner Information (If different from Applicant)

Name of Owner _____
Address _____
Telephone () _____
E-mail Address _____

III. General Building Information

Name of Building DR. E. F. KING HOUSE
Address of Building 412 W. LOUISIANA ST.
McKINNEY, TX 75069
Date of Construction Known or Circa 1917
(If not known provide approximate date Circa)
Architect/Designer _____
Builder/Contractor _____
Architectural Period/Style _____

Legal Property Description of Current Location (Lot and Block Numbers)
McKINNEY OUTLOTS (CMC), LOT 519

FOR OFFICE USE ONLY:

Date Received:

11/3/2016

Preservation Priority:

HIGH

File #

2016-016HTM

Built Circa:

1916

Does the building remain on its original site?

☒ Yes

☐ No (specify original location) _____

Indicate the original and adapted uses of the building.

Original Uses

- ☐ Agriculture _____
- ☐ Commerce _____
- ☐ Education _____
- ☐ Government _____
- ☐ Healthcare _____
- ☐ Industrial _____
- ☐ Recreation _____
- ☐ Religious _____
- ☒ Residential _____
- ☐ Social _____
- ☐ Transportation _____

Adapted Uses

- ☐ Agriculture _____
- ☐ Commerce _____
- ☐ Education _____
- ☐ Government _____
- ☐ Healthcare _____
- ☐ Industrial _____
- ☐ Recreation _____
- ☐ Religious _____
- ☒ Residential _____
- ☐ Social _____
- ☐ Transportation _____

IV. Architectural Description

A. Physical Characteristics

	Original <u>SOUTH</u>	Current <u>SOUTH</u>
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Single-hung	<input type="checkbox"/>	<input type="checkbox"/>
Double-hung	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input type="checkbox"/>	<input type="checkbox"/>
Fixed	<input type="checkbox"/>	<input type="checkbox"/>
Awning	<input type="checkbox"/>	<input type="checkbox"/>
Hopper	<input type="checkbox"/>	<input type="checkbox"/>
Sliding	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>
Roof Materials		
Shingles (specify type)	<input checked="" type="checkbox"/> WOOD	<input checked="" type="checkbox"/> COMPOSITION
Tile (specify type)	<input type="checkbox"/>	<input type="checkbox"/>
Slate	<input type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>
Primary Exterior Color	UNKNOWN	LIGHT TAN
Secondary (Trim) Color	UNKNOWN	DARK BROWN

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The Dr. E. E. King House

412 West Louisiana St.



Submitted by:
Charles and Sharon Carter
412 W. Louisiana St.
McKinney, TX 75069

Construction & Alterations

Construction

The Dr. E. E. King House was built in 1917 as a two bedroom, one story home. It is a wood frame structure on a pier and beam foundation with brick porch columns and footing on the front and East side of the house. It is an example of an Arts and Crafts / Prairie Cottage style home with one over one wood windows. Shingled siding accented the front gables along with half round multi divided attic windows. Identical Half round windows were also used in gables on the East and West sides. It had a covered porch across the front and East side as well as one across the rear of the house.

The interior of the house originally consisted of two bedrooms, one bathroom, living room, large dining room, piano/sitting room, kitchen, and multi-windowed sleeping room off the rear bedroom. With the exception of the dining room and bathroom, all rooms had an exterior door. There was extensive wood trim throughout along with three coal burning fireplaces in the dining, living, and piano/sitting rooms.

Alterations

Originally there was a covered porch across the rear of the house. In the 1930's half of this porch was converted into a kitchen to create, along with the rear bedroom and sleeping room, an apartment separate from the rest of the house. Bathroom would be shared. That kitchen would be converted in later years to a bathroom for the rear bedroom. The other half of the rear porch was later converted into a breakfast room.

At some point, the East side covered porch was screened in and remained so for many years. This screening was removed sometime after 2005. There was also originally railing around the front and side porches that was removed as well.

There was an old stairwell that led to the unfinished attic that was removed and the area converted into a laundry room. One small end of the sleeping room was converted into a closet.

Other than a few, all interior and exterior doors, windows, and trim are original. Kitchen, bathrooms, electrical, and plumbing have all been updated. Central HVAC added.

Other than the above, no major construction changes to the original "1917" house have occurred.

Historical Occupants

Dr. Eustace Eugene King (b.Sept. 4, 1850 - d.Mar. 11, 1919)

In December of 1896 Dr. E. E. King, of San Antonio, Texas, moved to McKinney to become pastor of the First Baptist Church. First Baptist was fortunate as Dr. King was recognized as one of the most modest, gentle and best loved pastors in the state of Texas. He preached his first sermon in McKinney on January 2, 1897 and his last in May of 1918, a tenure of 21 years.

Dr. King was active in the denominational work of Southern Baptists. He was moderator of the Collin County Baptist Association from 1903 until his death in March, 1919. For most of his years in Texas, Dr. King was a member of the Baptist General Convention of Texas, a trustee of Baylor University, and a trustee of the Southern Baptist Theological Seminary. He often traveled to preach at many other churches in North Texas as his sermons were always in demand. During his tenure at First Baptist he was responsible for organizing three other churches in the area. They were North McKinney Baptist Church in 1900, Jacob Routh Baptist Church in 1904, and South McKinney Baptist Church in 1915, which became the King Memorial Baptist Church in 1919. During his ministry in McKinney, Dr. King received two thousand sixty-one members into the church, an average of nearly one hundred per year. He was one of the most remarkable pastors that ever blessed the pulpit of the First Baptist Church of McKinney. Dr. King's wife, Augusta, was a gifted pianist and organist serving as such to the church for more than 20 years. For her many accomplishments she was listed in "Who's Who Among the Women of America".

In 1898 Dr. & Mrs. King moved into the church's first parsonage on Anthony Street around the corner from the early church building on South Tennessee. In about 1907 they moved into the old I. D. Newsome house at the northeast corner of Benge and Louisiana, on the block where the new

church building was to be built after a storm on May 31, 1906 destroyed the old Tennessee location. The new church was finished in 1908. On April 1st, 1914 Dr. King purchased a lot from W. B. Newsome on West Louisiana, a short distance from the new church building, for the amount of \$2500. The congregation of First Baptist, in loving consideration for Dr. King being their pastor for all those years, had this home built as a retirement gift for he and his family. It was completed in 1917.

Dr. E. E. King passed away on March 11, 1919. His wife, Augusta, passed away on September 8, 1920. They are both buried in Pecan Grove Cemetery at the corner of Rhea Lane and Settlers Trail. They were survived by two sons, E. E. Jr. and Conant, and a daughter Emma.

Anecdotes

Subsequent occupants of this home on W. Louisiana had ties to Dr. King other than this house:

On April 9, 1911 C. T. Eddins and Minta Cantrell were married in the First Baptist Church by Dr. King with Mrs. King as a witness. 35 years later they bought the home of the pastor that married them.

On August 20, 1899 Dr. King conducted the funeral services for W. B. Carter, great grandfather of the current owner, Charles Carter.

Erma C. King (b.April 11, 1878 - d.November 18, 1942)

After the death of Dr. E. E. and Augusta King, their daughter Erma C. King, a private piano teacher, continued to live in the house for a few years. On April 6, 1921 her two brothers, E. E. Jr. and Conant M., agreed to deed their interest in the house to Erma for various considerations in the settlement of Augusta's estate. On March 19, 1924, Erma sold the house

and the South portion of the lot facing Louisiana St. to J. W. Hayes and family. The North portion facing Virginia was sold to W. M. Benton.

Erma King passed away on November 18, 1942. She, along with brother E. E. Jr. are buried next to their parents at Pecan Grove Cemetery.

J. W. Hayes and Family

J. W. Hayes purchased the house from Erma King on March 19, 1942 for the sum of \$6000. Not much is known about Mr. Hayes except that he had two sons, one killed in a motorcycle accident south of McKinney, and a daughter, Vera. It is not known if Mr. Hayes ever actually lived in the house in that his daughter, Vera, rented the main part of the home to C. T. Eddins in that same year, 1942, as she continued to live in the back apartment. Vera was a school teacher for McKinney ISD for many years. On August 1st, 1947 Vera sold the property to C. T. Eddins for the sum of \$3800.

C. T. Eddins (b.Nov. 24, 1888 - d.Jan. 26, 1969)

Charles Thurman Eddins was born in Tennessee on Nov. 24, 1888 to Charles B. and Annie Lee Eddins. He came to Texas on a train with his parents when he was 8 and lived in Honey Grove on a farm. He went to school in a two room schoolhouse and had Sam Rayburn (later the Speaker of the United States House of Representatives) as his high school teacher. He attended East Texas Normal College (now Texas A&M University-Commerce) where he worked his way through college being a janitor. His first teaching job was in Rockwall, TX where he met and married Minta Leah Cantrell on April 9, 1911. They had two children, Charles Talmadge Eddins and Verna Beth Eddins. C. T. Eddins was a teacher for 52 years in all, 38 of those years at Fanny Finch Elementary in McKinney. He retired in May of 1961 and passed away on Jan. 26, 1969 at 80 years of age. He and his wife Minta (d.Aug. 29, 1984) are buried at Pecan Grove

Cemetery in McKinney. Mr Eddins was a dedicated and well respected educator that had a lasting impression on his students and fellow teachers. C. T. Eddins Elementary School in McKinney is named in his honor.

Verna Beth Eddins Son (b.Nov. 27, 1925 - d.Jul. 26, 2016)

Verna Beth Eddins Son was born in McKinney, TX to C. T. and Minta Eddins on Nov. 25, 1925. She attended SMU and graduated from Texas Women's University with a B.A. In Speech and Drama. She began a successful teaching career in Dallas. She married and moved to Plainview, TX where her teaching career was put on hold while beginning a family composed of three sons and a daughter: Randy, Tim, Rick, and Cathy. As the children began school themselves, Beth resumed her profession of education, teaching 12 years in Plainview (1966-1978) and 13 years in McKinney (1978-1991) at Caldwell and Burks Elementary. She gained her love for teaching from her parents. Many of her former students have given testimonies of the impact she made in their lives, several professing her to be their favorite ever.

Her love for drama never ceased and she acted in plays in community theaters in both Plainview and McKinney. She was a faithful member of First Baptist Church of McKinney and taught Sunday School Class for many years. As busy and fulfilling as her life was, her greatest desire was to be a loving and supportive mother and grandmother to her family. She passed away on Jul. 26, 2016 at 90 years of age and is buried at Restland Memorial Park in Dallas, TX. She was survived by her four children and their spouses, eleven grandchildren, and eight great-grandchildren.

Anecdote

Various Eddins family members occupied the old house at 412 W. Louisiana from 1942 to 2008...some 66 years. Verna Beth Eddins Son was the last. Many in McKinney refer to this place as the "Eddin's House" due to their having been taught by an Eddin's and forgotten memories of the E. E. King legacy.

Owner / Resident Summary

Address: 412 West Louisiana Street, McKinney, Texas 75069

Legal Description: McKinney Outlots (CMC), Lot 519

<u>Purchase Date</u>	<u>Seller</u>	<u>Buyer</u>
Sep. 6, 1850	State of Texas	William Davis
Mar. 15, 1852	William Davis	Abner Fickle
Aug. 16, 1853	Abner Fickle	Samuel Bogart
Mar. 14, 1855	Samuel Bogart	I. D. Newsome
Oct. 20, 1900	E. A. Newsome	W. B. Newsome
Apr. 1, 1914	W. B. Newsome	Dr. E. E. King
Apr. 6, 1921	E.E. Jr & Conant King	Erma C. King
Mar. 19, 1924	Erma C. King	J. W. Hayes
Aug. 1, 1947	Vera Hayes	C. T. Eddins
Oct. 15, 1982	Minta Eddins	Beth Eddins Son
Feb. 18, 2008	Beth Eddins Son	Loula Pingleton
Dec. 11, 2009	Loula Pingleton	Charles & Sharon Carter

Sources

Abstract of Title dated March 14, 1924
Warranty Deed filed March 27, 1924
Release of vendor's lien dated March 21, 1925
Supplemental Abstract of Title dated June 3, 1947
Deed of Trust dated August 1, 1947
First Lien release and note from L. A. Weaver, dated August 1, 1947
Release of Lien dated August 5, 1953
Release of vendor's lien dated August 2, 1957
Warranty Deed dated October 15, 1982
C. T. Eddins memorial from dedication of C. T. Eddins Elementary School
Notes and records of Verna Beth Eddins Son and family
First Baptist Church of McKinney records
July 26, 2016 Beth Son memorial

PHOTOS AND DRAWINGS



SOUTH (FRONT) ELEVATION



EAST ELEVATION



WEST ELEVATION

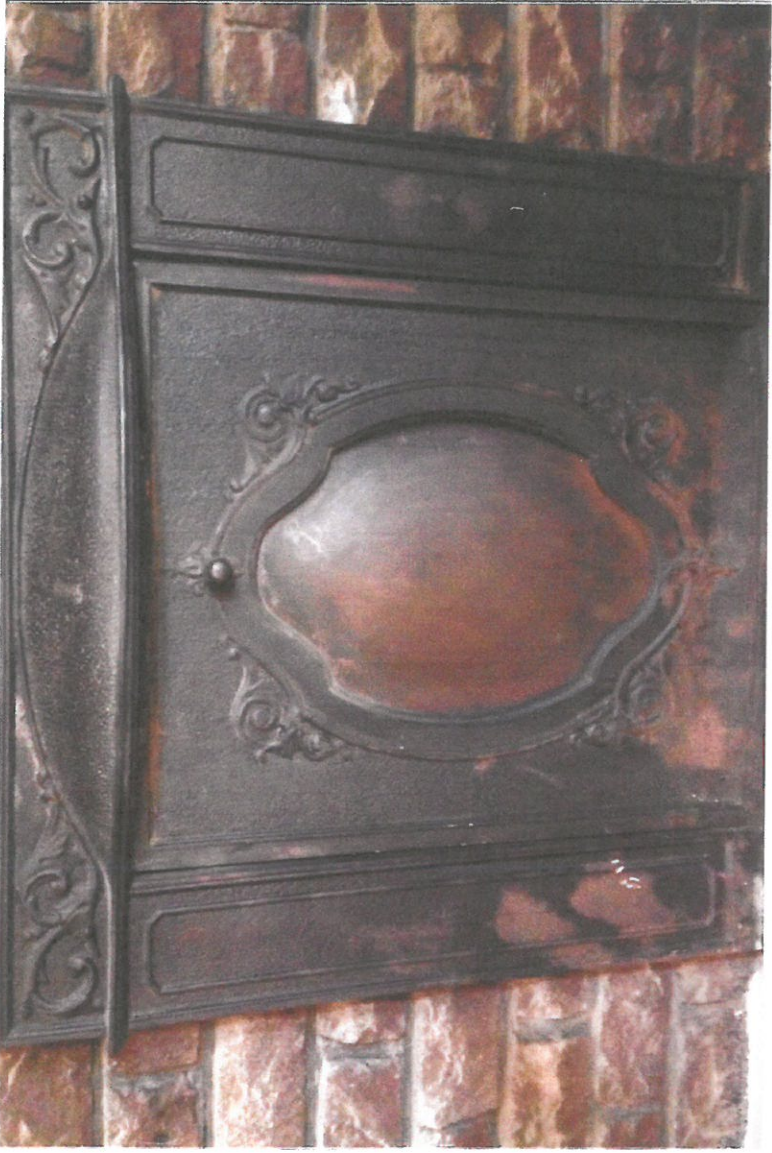
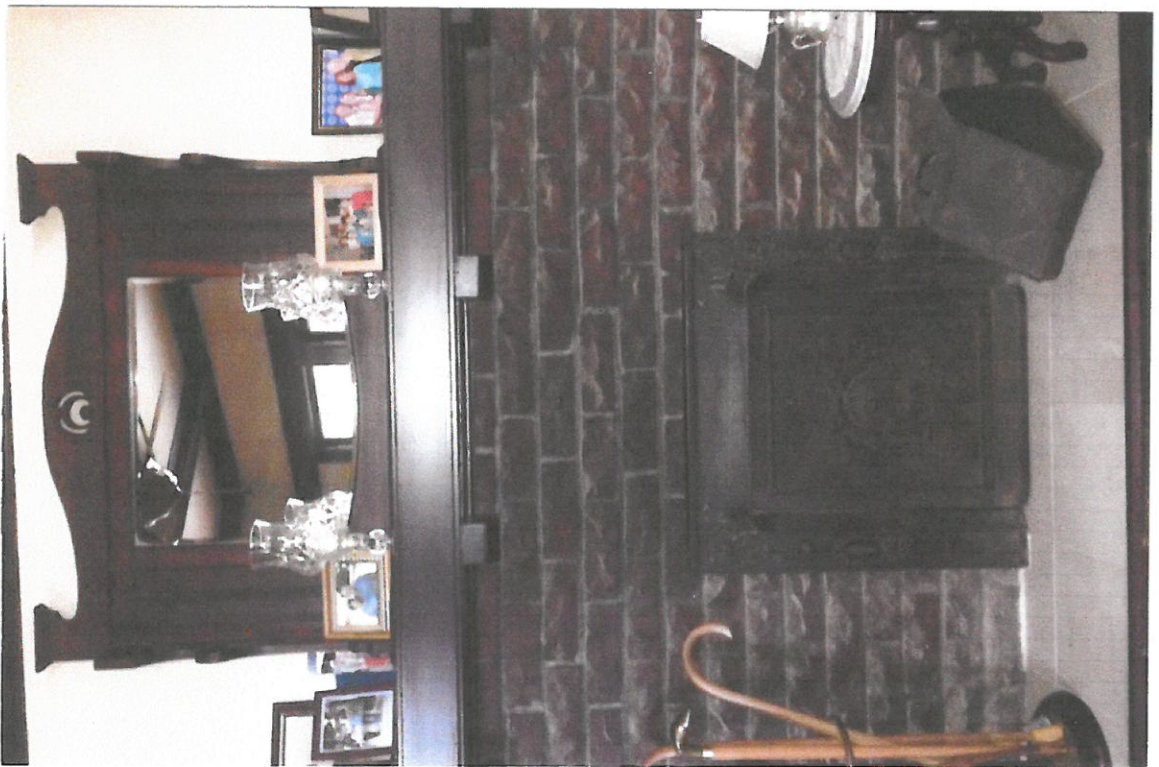


NORTH (REAR) ELEVATION

INTERIOR DOORS
& TRIM



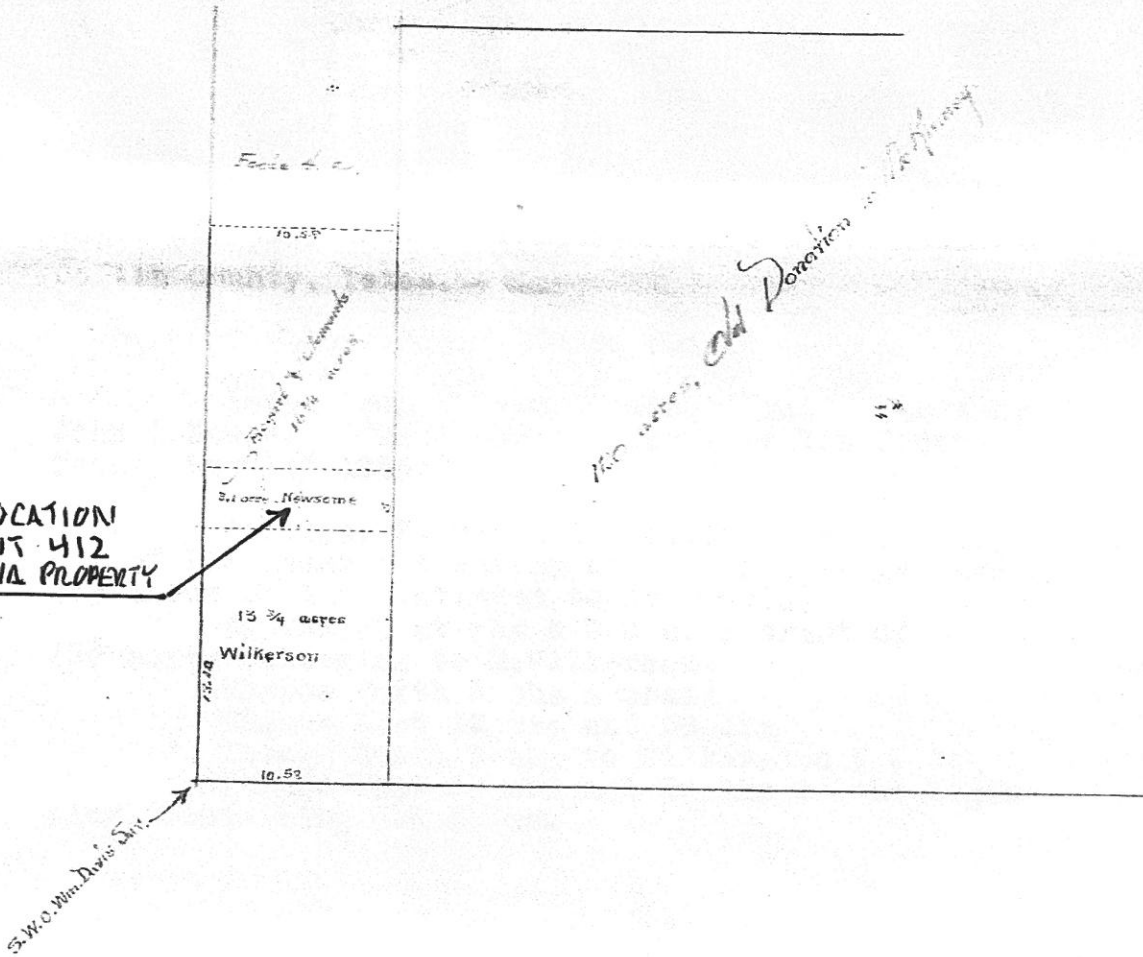
COAL BURNING FIREPLACES



OF MCKINNEY, TEXAS

Abstract No. _____ day of _____ 192 _____ Page _____

APPROX. LOCATION
OF CURRENT 412
W. LOUISIANA PROPERTY



Sub-division of Abner Pickle 50 1/2 acres, Wm. Davis Surr.
land abstracted out of Newsome 3 acres

Scale: 10 chs, 1 inch.

1855 SURVEY FOR SALE BY BOGART TO I.D. NEWSOME



Location of Miss Emma King led, in
Wm. Davis Survey, McKimney.

Scale: 200 feet, 1 inch

1921 PROPERTY LOCATION DRAWING - NOTE: LOT AT THIS TIME WAS 200' DEEP, GOING FROM LOUISIANA ST. THRU TO VIRGINIA STREET.

E. E. King



Funeral Notice.

The friends and acquaintances of Mrs.
W. B. Carter are respectfully invited to
attend the funeral of her husband,

W. B. CARTER,

this afternoon at 6 o'clock. Burial at Pecan
Grove Cemetery. Services will be conducted
by Dr. E. E. King.

Sunday, August 20th, 1899.

1899 FUNERAL FOR GREAT GRANDFATHER
OF CURRENT OWNER CHARLES CARTER.
SERVICE CONDUCTED BY DR. E.E. KING.



Dr. E. E. King, Pastor First Baptist Church, McKinney.



PECAN GROVE CEMETERY

JVogel

Photo Gallery



Age 19



College Student



Wedding



Age 35



Age 52



Age 75

EFFICIENCY — SERVICE — COURTESY
YOUR VOTE IS KINDLY SOLICITED BY

C. T. EDDINS
CANDIDATE FOR
**COUNTY SUPERINTENDENT
OF SCHOOLS**
COLLIN COUNTY

Subject to Action of Democratic Primary, July 26, 1930
(over)

Campaign Ad for County Superintendent



Charles Thurman Eddins



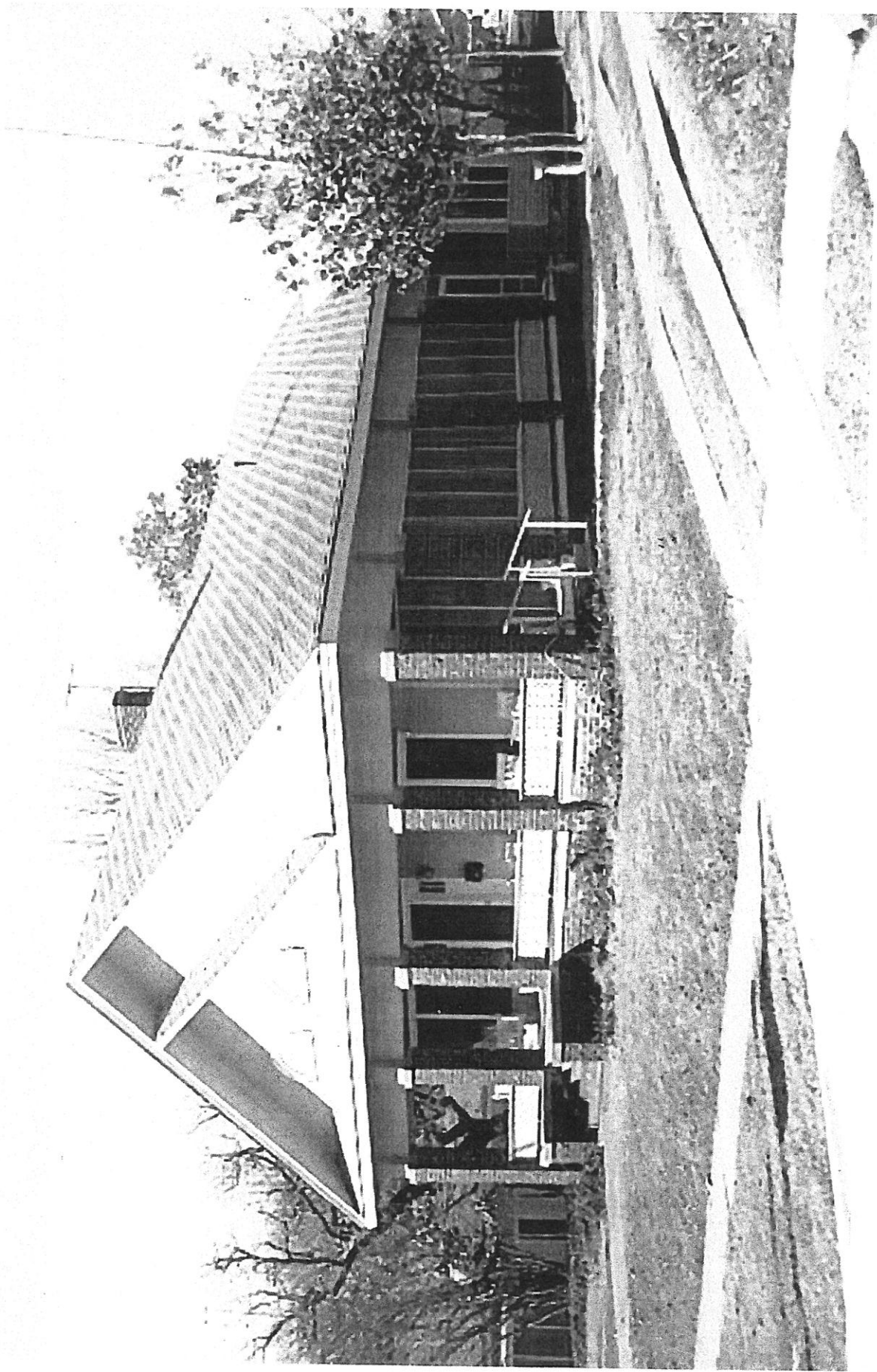
Beth Son

November 27, 1925 - July 26, 2016

412 W Louisiana



1947-CT Eddins in Foreground



1985



1995





412 West Louisiana, McKinney, TX



2016

412



16-016HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Charles D. and Sharon R. Carter for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 412 West Louisiana Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: December 1, 2016

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Samantha Pickett, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of the Level 1 tax exemption for 412 West Louisiana Street.

PRIORITY RATING: The property is listed as a High Priority building. High priority buildings contribute significantly to local history or broader historical patterns. They are an outstanding or unique example of architecture, engineering or crafted design. They retain a significant portion of original character and contextual integrity and meets, in some cases, criteria for inclusion in the National Register of Historic places and/or are eligible for a Texas Historical Marker. Inappropriate paint schemes and small, unobtrusive additions at the rear of a building that could be removed without further loss of historic material would not necessarily disqualify a structure from this category. Neither would the sensitive use of modern composition shingles in lieu of original wood shingles. To qualify for this category for architecture, however, the historic integrity of the building is paramount. This category can also be assigned if the structure is the last remaining example of a particular building type, if it displays especially rare or unusual features, or if it is particularly associated with an important historic event or person.

ITEM SUMMARY: With an associated agenda item, #2016-016HTM, the applicant is requesting approval of a Historic Marker. If the Historic Preservation Advisory Board (HPAB) approves the applicant's request for a Historic Marker, then, under Ordinance 2015-12-105, the applicant is eligible to request that the HPAB consider an application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period

of 7 years).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2016 are \$1,531.

ASSESSMENT: Staff has inspected the house to confirm that the building has architectural integrity and has been properly rehabilitated/restored and maintained according to the Secretary of the Interior's Standards.

In Staff's assessment, the applicants have met the requirements to obtain a tax exemption under Level 1 of the Historic Neighborhood Improvement Zone Tax Exemption Program. Therefore, Staff is recommending approval of the Level 1 tax exemption for 412 West Louisiana Street.

SUPPORTING MATERIALS:

[HT Application](#)

[Tax Support Document](#)



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 accordance with aforesaid plans and specifications.

Return all forms and documentation on a Compact Disc (CD) to the Historic Preservation Office, Development Services Building, 221 N. Tennessee St. McKinney, TX 75069.

ADDRESS OF PROPERTY: 412 W. LOUISIANA ST., MCKINNEY, TX 75069

OWNER: CHARLES & SHARON CARTER

Name (Print): _____

Mailing Address: 412 W. LOUISIANA ST.

City, State, & Zip: MCKINNEY, TX 75069

Phone: 972-824-8232

Fax: _____

E-mail: c.cartertex@gmail.com

OWNER SIGNATURE: [Signature]

REQUIRED ATTACHMENTS:

- See marker Application. {
- Photos of all four (4) elevations
 - Letter outlining proposed work
 - Historic Marker Application (Level 1 only)

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

TAX EXEMPTION LEVEL REQUESTED:

Level 1

Level 2

Level 3

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email [contact-ada.compliance@mckinneytexas.org](mailto:ada.compliance@mckinneytexas.org). Please allow at least 48 hours for your request to be processed.

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The Dr. E. E. King House

412 West Louisiana St.



Submitted by:
Charles and Sharon Carter
412 W. Louisiana St.
McKinney, TX 75069

Construction & Alterations

Construction

The Dr. E. E. King House was built in 1917 as a two bedroom, one story home. It is a wood frame structure on a pier and beam foundation with brick porch columns and footing on the front and East side of the house. It is an example of an Arts and Crafts / Prairie Cottage style home with one over one wood windows. Shingled siding accented the front gables along with half round multi divided attic windows. Identical Half round windows were also used in gables on the East and West sides. It had a covered porch across the front and East side as well as one across the rear of the house.

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Oct. 15, 1982	Minta Eddins	Beth Eddins Son
Feb. 18, 2008	Beth Eddins Son	Loula Pingleton
Dec. 11, 2009	Loula Pingleton	Charles & Sharon Carter

Sources

Abstract of Title dated March 14, 1924
Warranty Deed filed March 27, 1924
Release of vendor's lien dated March 21, 1925
Supplemental Abstract of Title dated June 3, 1947
Deed of Trust dated August 1, 1947
First Lien release and note from L. A. Weaver, dated August 1, 1947
Release of Lien dated August 5, 1953
Release of vendor's lien dated August 2, 1957
Warranty Deed dated October 15, 1982
C. T. Eddins memorial from dedication of C. T. Eddins Elementary School
Notes and records of Verna Beth Eddins Son and family
First Baptist Church of McKinney records
July 26, 2016 Beth Son memorial

PHOTOS AND DRAWINGS



SOUTH (FRONT) ELEVATION



EAST ELEVATION



WEST ELEVATION

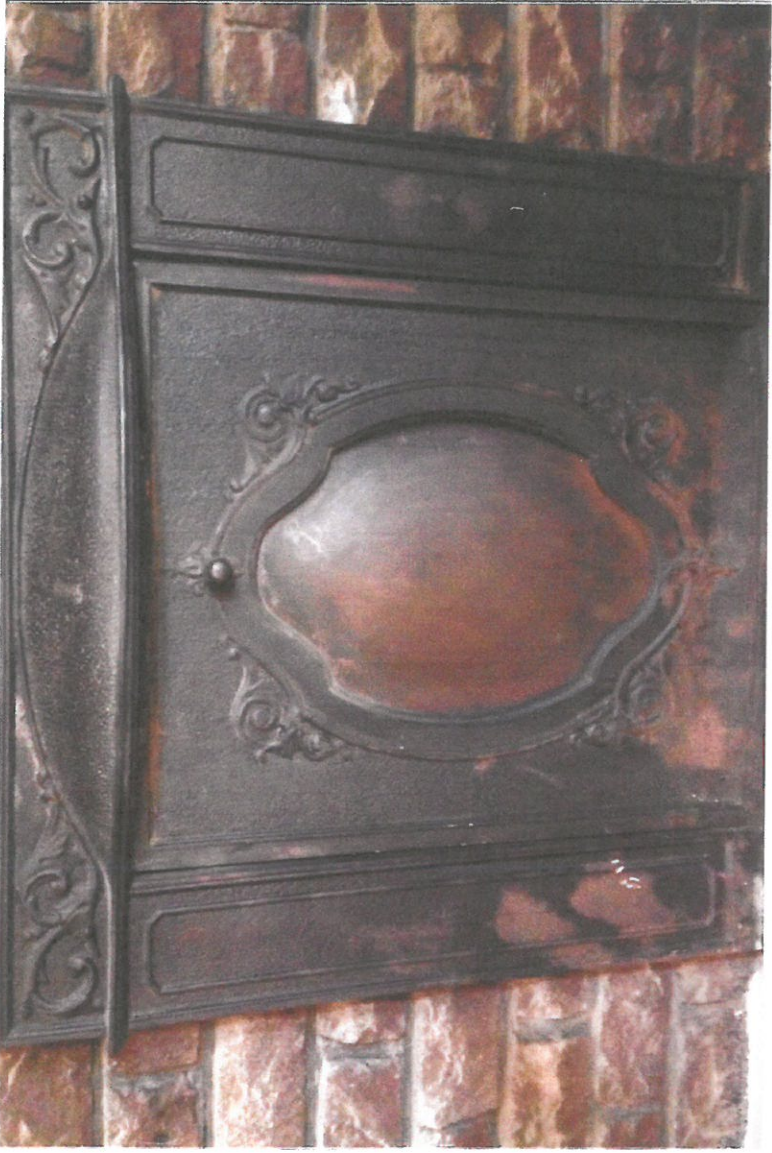
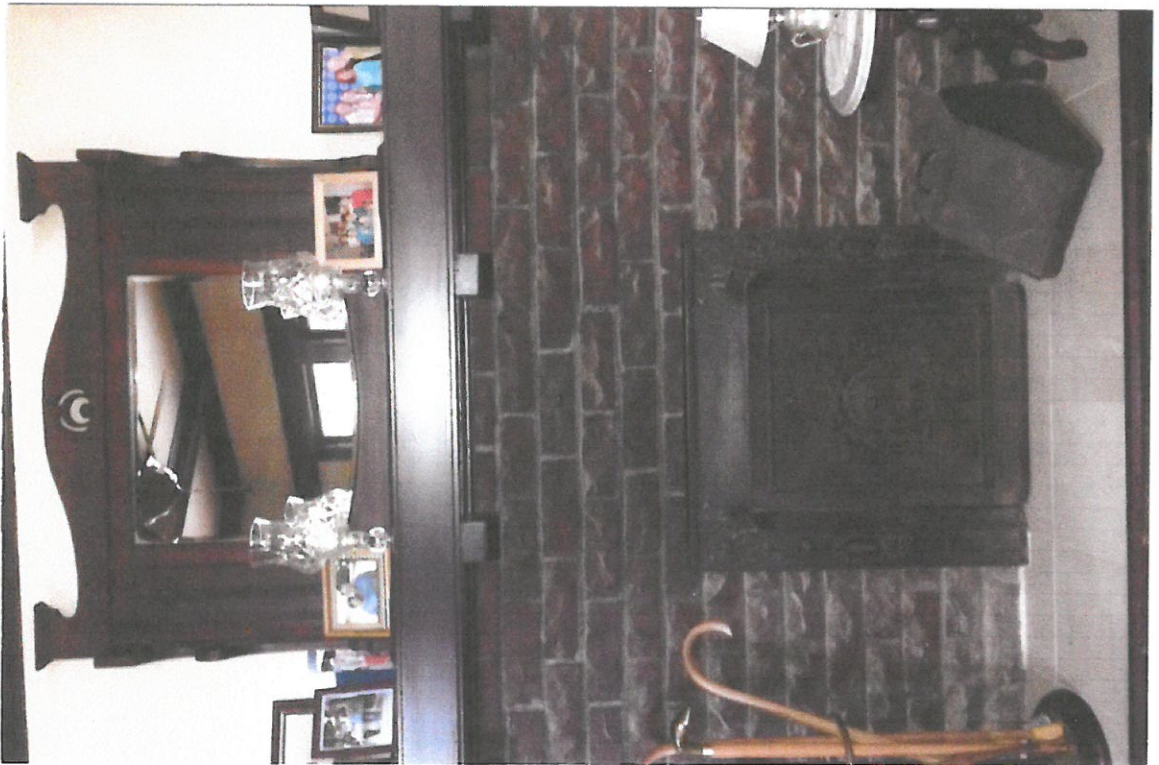


NORTH (REAR) ELEVATION

INTERIOR DOORS
& TRIM



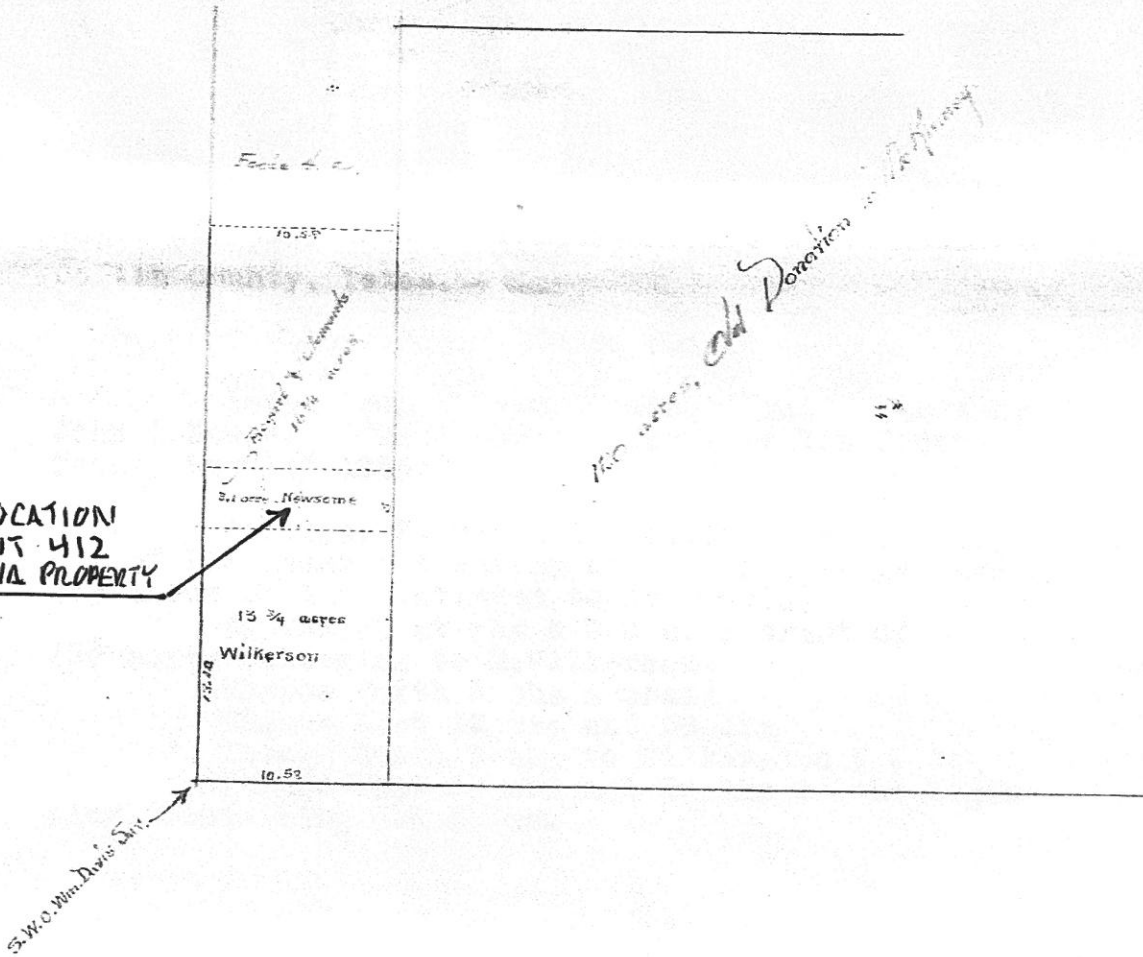
COAL BURNING FIREPLACES



OF MCKINNEY, TEXAS

Abstract No. _____ day of _____ 192 _____ Page _____

APPROX. LOCATION
OF CURRENT 412
W. LOUISIANA PROPERTY



Sub-division of Abner Pickle 50 1/2 acres, Wm. Davis Surr.
land abstracted out of Newsome 3 acres

Scale: 10 chs, 1 inch.

1855 SURVEY FOR SALE BY BOGART TO I.D. NEWSOME

1921 PROPERTY LOCATION DRAWING - NOTE: LOT AT THIS TIME WAS 200' DEEP, GOING FROM LOUISIANA ST. THRU TO VIRGINIA STREET.

E. E. King



Funeral Notice.

The friends and acquaintances of Mrs.
W. B. Carter are respectfully invited to
attend the funeral of her husband,

W. B. CARTER,

this afternoon at 6 o'clock. Burial at Pecan
Grove Cemetery. Services will be conducted
by Dr. E. E. King.

Sunday, August 20th, 1899.

1899 FUNERAL FOR GREAT GRANDFATHER
OF CURRENT OWNER CHARLES CARTER.
SERVICE CONDUCTED BY DR. E.E. KING.



Dr. E. E. King, Pastor First Baptist Church, McKinney.



PECAN GROVE CEMETERY

JVogel

Photo Gallery



Age 19



College Student



Wedding



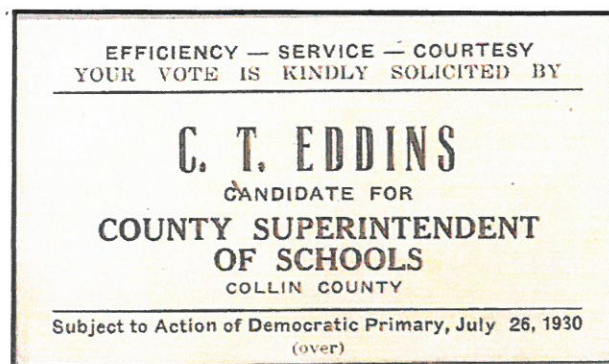
Age 35



Age 52



Age 75



Campaign Ad for County Superintendent



Charles Thurman Eddins



Beth Son

November 27, 1925 - July 26, 2016

412 W Louisiana



1947-CT Eddins in Foreground



1985



1995



412 West Louisiana, McKinney, TX

2008





412

2016



16-1175

TITLE: Consider/Discuss/Act on the Selection of 14 Houses and the General Timeline for the 2017-2018 Preserve Historic McKinney Home Recognition Program Calendar.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: December 1, 2016

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Samantha Pickett, Planning Manager

ITEM SUMMARY:

- The Historic Preservation Advisory Board (HPAB) will select 14 homes from a field that has been nominated for the 2017-2018 Historic Home Recognition Program calendar.
- The criteria for evaluation of the nominated properties is primarily based on the property's perceived impact on the surrounding area and how closely the property embraces the Mission statement of the Historic Preservation Advisory Board, which is to:

"To maintain McKinney's diverse architectural legacy, enrich the cultural identity of the community and strengthen economic value through preservation and education for our present and future generations."

BACKGROUND INFORMATION:

- Beginning in 2008, the City of McKinney Preservation Advisory Board (HPAB) established the Preserve Historic McKinney Home Recognition Program to recognize property owners who have revitalized McKinney's Historic residential community by making significant exterior improvements for individual properties.

SUPPORTING MATERIALS:

[Home Recognition Packet](#)

[Overview Calendar](#)

[Nominations](#)



HISTORIC PRESERVATION OFFICE PLANNING DEPARTMENT

Preserve Historic McKinney – Home Recognition Program

Program Overview

Beginning in 2008, the City of McKinney Historic Preservation Advisory Board (HPAB) established the **Preserve Historic McKinney – Home Recognition Program** to recognize property owners who have revitalized our historic residential community by making significant exterior improvements to their individual properties.

Fourteen residential properties are recognized annually by the HPAB.

The **Preserve Historic McKinney – Home Recognition Program** complements the work of the City's Historic Preservation Officer and Code Enforcement Officers. This program is not a grant or funding program. It recognizes the efforts of individual property owners and seeks to encourage future individual reinvestment in the historic residential community. The City already administers two economic incentive programs to encourage the appropriate preservation, restoration, and revitalization of historic homes in the community.

What is Revitalization?

The American Heritage College Dictionary defines revitalization as "imparting new life or vigor." When applied to the built environment of our historic residential community, revitalization should take a number of forms:

Dramatic improvements to properties or structures that halt or reverse decline;

Ongoing maintenance and/or rehabilitation of structures and properties that sustains the existing form, integrity, and material of a building and prevents decline before it is allowed to begin;

Infill development—high quality, new development, on a vacant parcel that is appropriately designed to blend seamlessly into the fabric and character of an existing neighborhood.

Eligibility

Only residential properties located in the Historic Neighborhood Improvement Zone (see map on page 3) are eligible for consideration. Existing structures as well as new infill structures are eligible.

Submitting Nominations

We are asking for your assistance to identify properties that may be candidates for the Home Recognition Program. Nominations may be submitted by anyone, including the property owner. Nominations can be sent by phone, email, fax, or mail.

Nominations must be submitted by no later than the end of October for the next year.

Nominations received after October 31st will be held for future consideration. Nominations should include the address and reason for selection.

Mailing Address:

Guy Giersch
Historic Preservation Officer
P.O. Box 517
McKinney, TX 75070
Email: ggiersch@mcKinneytexas.org

Physical Address:

Guy Giersch
Historic Preservation Officer
221 North Tennessee Street
McKinney, TX 75069
Phone: 972-547-7416
FAX 972-547-2604



HISTORIC PRESERVATION OFFICE PLANNING DEPARTMENT

Preserve Historic McKinney – Home Recognition Program

Criteria for Evaluation

Nominations are evaluated primarily by assessing the property's perceived impact on the surrounding area and how closely the property embraces the Mission Statement of the Historic Preservation Advisory Board, which is:

"To maintain McKinney's diverse architectural legacy, enrich the cultural identity of the community, and strengthen economic value through preservation and education for our present and future generations."

Nominated properties should typically incorporate the following elements:

- Building improvements
- Landscaping enhancements
- A consistently high level of general maintenance

The following questions should assist in evaluating potential nominees:

Does the house enhance the district by preserving the historical elements such as windows, doors, chimneys, porches, and siding?

Does the house foster civic pride?

Is the house generally well maintained? As an example, are the windows restored and is the paint well maintained?

Have the improvements had a positive impact on the surrounding area?

Have the improvements contributed to the stability or enhancement of the surrounding area?

Are the new materials blended well with the historic materials?

If the building is historic, has the building been restored/rehabilitated to maintain the original appearance?

Does the property promote economic prosperity as well as enhance the City of McKinney's attractiveness to visitors to the community?

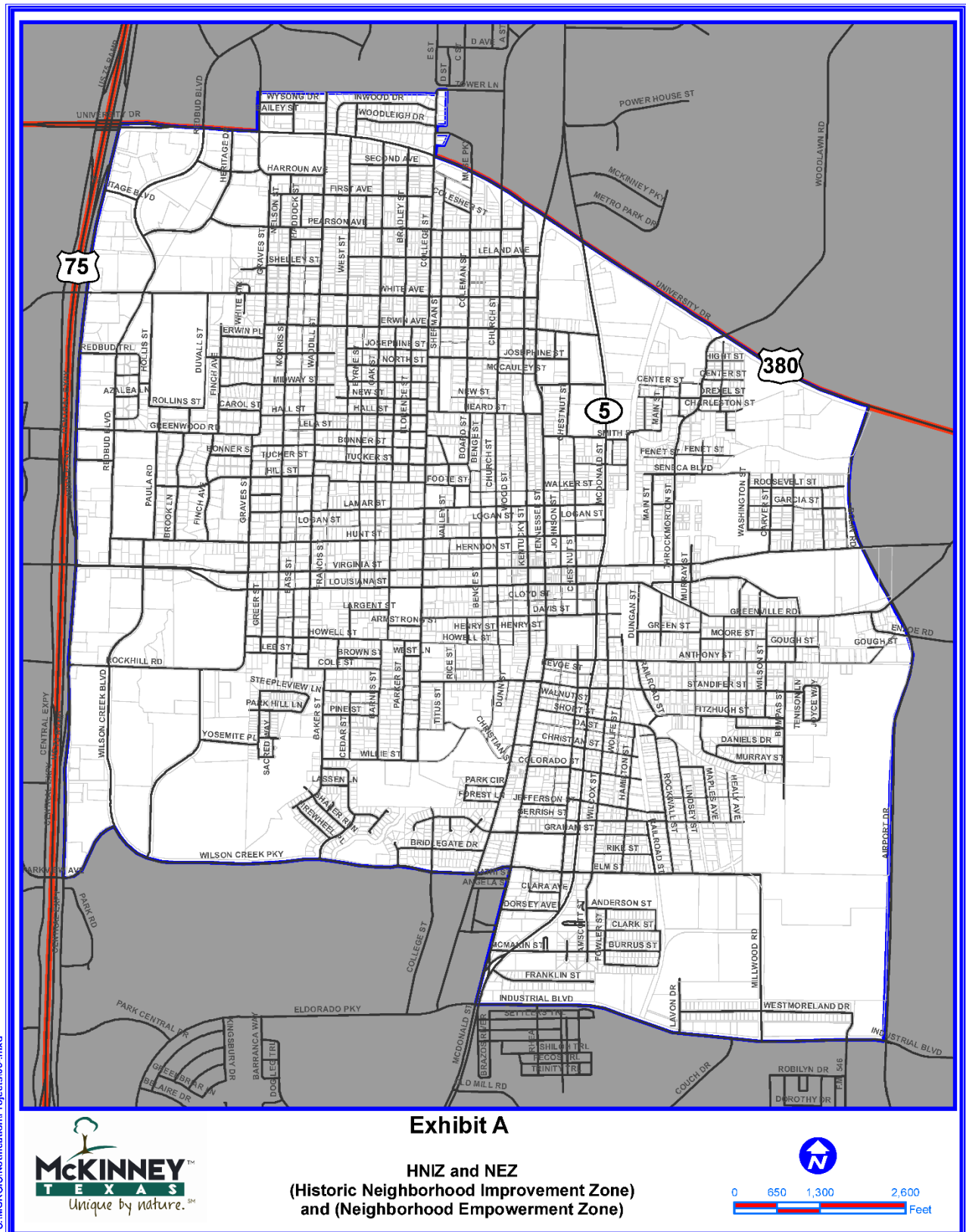
Does the property have a harmonious mix of trees, shrubs, and ground cover?

Does the landscaping compliment/enhance the building (i.e. massing, color, texture, and balance)?

Recognition Jury

The Historic Preservation Officer shall collect the award nominations and forward the nominations to the Historic Preservation Advisory Board for review and selection of the 14 recognized properties for the next year.

Only residential properties located in the Historic Neighborhood Improvement Zone (white area on this map) are eligible for consideration in the Preserve Historic McKinney - Home Recognition Program.



Overview to Produce the Calendar 2017-18

Nominations: (Due October 31)

- Nominations to Guy as they come in.
- Staff produces a PowerPoint of the nominees.
- Terri prepares the voting forms for the Board.

Voting: (November)

- Voting occurs at the December HPAB meeting.
- Contact the top 14 homeowners to let them know they were chosen and ask permission to feature their home in the calendar.

Calendar Layout:

- HPAB determines layout for the calendar before June meeting.

Quotes from various printers: (December)

- Contact various printers to get their best bid for printing the calendar.
- Select and contact the printer.
- Printer needs to submit the necessary format information to the graphic designer.

Selling ads: (February - June)

- Calculate how much to sell each ad, so we can raise the money to pay for the calendar printing expense.
- Sell ads. Contact previous individuals who placed ads to give them first chance to purchase. Contact the various downtown merchants.
- Invoice and collect payments.
- Collect the ads and supply them to the graphic designer.

Shoot photos of selected houses: (December – July 1)

Fun Facts: (January - March)

- Researched/generated and are ready to be placed in the calendar.

Work with the graphic designer and the printer: (December - August 1)

- Graphic designer creates the calendar layout.
- Staff reviews the artwork that the graphic designer submits. Request changes if something needs to be corrected.
- Make sure that it is submitted to the printer by the deadline.
- Coordinate with the printer to receive the calendars.

Distribute calendars: (October-November 2017)

2017-2018 Nominations Voting Sheet

Vote on a scale from 1 (lowest score) - 5 (highest score)

Slide #	Address	Score
1	612 Barnes	
2	110 S. Benge	
3	112 S. Benge	
4	116 S. Benge	
5	202 S. Benge	
6	206 S. Benge	
7	305 N. Bradley	
8	605 N. Bradley	
9	702 N. Bradley	
10	Dulaney Cottage in Chestnut Square	
11	Taylor Inn in Chestnut Square	
12	803 N. Church	
13	301 N. College	
14	507 N. College	
15	305 Davis	
16	306 Davis	
17	1002 Florence	
18	606 Foote	
19	107 Heard	
20	406 Heard	
21	505 Heard	
22	509 Heard	
23	803 Howell	
24	1205 Howell	
25	516 W. Hunt	
26	905 W. Hunt	
27	1108 W. Hunt	
28	1212 W. Hunt	
29	1304 W. Hunt	
30	517 N. Kentucky	
31	521 N. Kentucky	
32	718 W. Lamar	
33	1005 Lela	
34	408 W. Louisiana	
35	508 W. Louisiana	
36	614 W. Louisiana	
37	1105 Oak	
38	702 Parker	
39	1104 Pearson	
40	514 Standifer	
41	510 N. Tennessee	
42	919 S. Tennessee	
43	808 Tucker	
44	414 W. Virginia	
45	507 W. Virginia	
46	620 W. Virginia	
47	906 W. Virginia	
48	1011 W. Virginia	
49	1201 W. Virginia	
50	503 S. Waddill	
51	507 S. Waddill	