



CITY OF MCKINNEY, TEXAS

Agenda

Historic Preservation Advisory Board

Thursday, April 6, 2017

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.

17-359 [Minutes of the Historic Preservation Advisory Board Regular Meeting of March 2, 2017](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA

17-003HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Robert D & Jan K Barstad, for Approval of a Historic Marker for the House Located at 601 North College Street.](#)

Attachments: [Historic Marker Application](#)
[Narrative & Research](#)
[Sanborn Maps 1927 and Current](#)
[Elevations](#)

17-003HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Robert D and Jan K Barstad for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax](#)

[Exemption for the House Located at 601 North College Street.](#)

Attachments: [HNIZ Application](#)

17-360 [Discuss Historic Home Recognition Program and Walking Tours](#)

COMMISSION AND STAFF COMMENTS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 31st day of March, 2017 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.

17-359



TITLE: Minutes of the Historic Preservation Advisory Board Regular Meeting of
March 2, 2017

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

MARCH 2, 2017

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, March 2, 2017 at 5:30 p.m.

Board Members Present: Chairperson Shannon Burton, Vice-Chairperson Peter Bailey, Jonathan Ball, Amber Douzart, Lance Hammond, Terrance Wegner, and Karen Zupanic

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

Chairperson Burton called the meeting to order at 5:30 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Vice-Chairperson Bailey, seconded by Board Member Wegner, to approve the following consent item, with a vote of 7-0-0.

**17-237 Minutes of the Historic Preservation Advisory Board
Regular Meeting of January 5, 2017**

END OF CONSENT

Chairperson Burton continued the agenda with the Regular Agenda.

17-238 Discuss Historic Home Recognition Calendar

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, and the Board discuss the Historic Home Recognition Program. They decided to increase the calendar advertisement prices. The business card size advertisements located inside the calendar would be \$125 each. The ¼-page advertisements would be \$200 each. The ½-page advertisements would be \$400 each. The prominent business card size advertisements located below the calendar pages would be \$1,400 each. A full page advertisement located on the back cover of the calendar would be \$2,000. The Board volunteered to contact specific previous calendar sponsors to sell advertisements in the 2017-2018 Home Recognition Program calendar. Deadlines for various projects regarding the calendar were discussed. Vice-Chairperson Bailey briefly discussed the

history of the Post Office and a handout was distributed. Board Member Douzart briefly discussed some historic facts on McKinney and a handout was distributed.

END OF REGULAR AGENDA ITEMS

Board Member Bailey briefly discussed Black History Month and an old cemetery in McKinney that needed volunteers to maintain it.

Mr. Giersch discussed the current two Walking Tour Maps and copies were distributed to the Board. He asked for input on improving the Walking Tours or creating a new route. Mr. Giersch asked for suggestions on how best to promote the Walking Tours. Board Member Zupanic suggested distributing copies at the McKinney Chamber of Commerce or McKinney Visitor's Bureau. Ms. Terri Ramey, Administrative Assistant at the City of McKinney, suggested asking the City of McKinney Marketing Staff to promote the Walking Tours on Facebook, Twitter, et cetera with spring almost here. Board Member Wegner suggested having the Walking Tour Maps printed in large quantity and distribute them at various Downtown businesses to share with their customers. He volunteered to work with a subcommittee on revising the Walking Tour Maps and asked for two volunteers to help him. Chairperson Burton and Vice-Chairperson Bailey volunteered to help.

Mr. Giersch stated that the Collin County World War I exhibit opened today at the Collin County History Museum. Ms. Deborah Kilgore, Curator with the Collin County History Museum, discussed the exhibit.

Board Member Zupanic distributed post cards for the Art Meets Floral Design Competition being held April 25 – 29, 2017 at the Heard-Craig Center for the Arts.

There being no further business, Chairperson Burton declared the meeting adjourned at 6:40 p.m.

SHANNON BURTON
Chairman



17-003HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Robert D & Jan K Barstad, for Approval of a Historic Marker for the House Located at 601 North College Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: April 6, 2017

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 601 North College Street.

PRIORITY RATING: The property is listed as a high priority building according to the 2015 Update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets, in some cases, criteria for inclusion in the National Register of Historic Places and/or is eligible for a Texas Historical Marker.

ITEM SUMMARY: On March 14, 2017 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 601 North College Street (also known as the Comegys' 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 601 North College Street and the role they played in McKinney's history.

The Comegys' House was designed and built between 1928 and 1930. It is an excellent example of a Tudor Revival Style. This style historically was brought home to

the America by the returning “doughboys” of WWI.

The Comegys’ house is a two-story, wood frame, masonry clad building constructed on a pier-and-beam foundation. The house has a small covered porch with a Gothic arch portal. The front door and original screen have a Gothic arch. The first floor is clad using stone and brick while the upper story is brick. Ornamental, timber half-framing with decorative masonry patterns are located on the front elevation. The house uses wood, six-over-six, double hung windows for fenestration. This is unusual in that the windows are typically casement windows and not double-hung windows. The roof is a steep pitched hipped roof covered with slate. There is a porte-cochere located on the left elevation of the house.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

- John Lemuel Lovejoy (1800-1885) also known as Reverend John Lemuel Lovejoy, establishes a mercantile at Buckner in 1846. Buckner, at the time, was the county seat. A law, recently passed by the legislature requires the county seat to be within 3 miles of the geographic center of the county. Buckner did not meet this standard. An election was held and McKinney was selected as the county seat. After the town was laid out Lovejoy moved his store to McKinney to become the first shop owner on the square.
- Cornelius George Comegys, DDS eventually married Marjorie Lovejoy, one of John L. Lovejoy’s daughters. John L. Lovejoy (1848-1921) was the grandson of Rev. John Lemuel Lovejoy who established the first store in McKinney.
- George Comegys was born July 15, 1879 and died January 23, 1930. He was educated at the University of Pennsylvania School of Medicine in dentistry. He worked as a dentist for 10 years and moved to McKinney in 1917 to become a Director/Vice President/Cashier of the First National Bank. Comegys was the President of the McKinney Compress, a director of the Texas Electric Railway Company, and a member of St. Peter’s Episcopal Church.
- Marjorie (Lovejoy) Comegys maternal grandfather was Francis Emerson who was the founder and President of the First National Bank of McKinney.
- Originally W. R. Hill owned a home constructed circa 1895. According to the Sanborn Maps the foot print changed after 1902 and again when the Tudor Revival house was constructed by the Comegys in 1928-30. It is not clear if the original home was demolished or burned but it was most likely demolished.
- In 1928 the Hills sold the house to the Heathington’s who sold it to the Comegys within a few months for a \$500.00 profit.
- Cornelius George died before the house was completed in 1930. Marjorie Lovejoy Comegys lived in the house until she died in 1962. From 1962 to 1981, George

Woilkins managed the property until 1981 when the house was sold.

- Virginia Morelock Wolfe lived in the house starting in 1981. She added the stained glass to the openings to the porte-cochere. Kenneth and Sally Wolfe moved into the house in 2001 after Kenneth's mother died in 1994. Kenneth and Sally lived in the house until 2010. Kenneth was a Navy veteran from the Korean War and was a 21 year veteran with the Dallas Police Department. The Wolfe's constructed the two story, three car garage located at the rear of the house.
- In 2010 Jan and Bob Barstad purchased the house from the Wolfes. The Barstad's have taken care to preserve the integrity of the home as it was built in the late 1920's.

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 601 North College 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](#)

[Narrative & Research](#)

[Sanborn Maps 1927 and Current Elevations](#)



HISTORIC PRESERVATION — PLANNING DEPT.

Historic Marker Application

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

I. Applicant Information

Date of Submittal 3-1-17
Name of Applicant ROBERT D. & JANK. BARSTAD
Address 601 N. COLLEGE ST. MCKINNEY, TX 75069
Telephone (972) 658-4328
E-mail Address RDBVETSK@GMAIL.COM

II. Owner Information (If different from Applicant)

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

III. General Building Information

Name of Building THE COMEGYS HOUSE
Address of Building 601 N. COLLEGE ST.
MCKINNEY, TX 75069
Date of Construction Known 1928-1930 or Circa _____
(If not known provide approximate date Circa)
Architect/Designer ?
Builder/Contractor ?
Architectural Period/Style ENGLISH TUDOR REVIVAL

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

THE COMEGYS HOUSE
TUCKER, BLK 6, LOT 2

Does the building remain on its original site?

☒ Yes

☐ No (specify original location) _____

2017-003HTM
Historic Marker
HIGH
1928

Materials (Please check all that apply)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input checked="" 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 type="checkbox"/> _____	<input type="checkbox"/> _____
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brick	<input checked="" 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 type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Single-hung	<input type="checkbox"/>	<input type="checkbox"/>
Double-hung	<input checked="" 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 type="checkbox"/> _____	<input type="checkbox"/> _____
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Primary Exterior Color	<u>RED & BROWN BRICK & STONE</u>	
Secondary (Trim) Color	<u>CREAM & GREY</u>	

Supporting Documentation


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

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 ☒



Applicant Signature



Owner Signature

Abstract _____ Page _____

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601 NORTH COLLEGE STREET, MCKINNEY, TEXAS
THE COMEGYS HOUSE
TUDOR REVIVAL
COMPLETED 1930

After the drafting of the Constitution of the State of Texas in 1846, Collin County was created during the division of the Fannin Territory. Buckner was chosen as the county seat. A small settlement grew up around John "Jack" McGarrah's trading post/post office. Reverend John Lemuel Lovejoy, soon opened a small mercantile store. (Rev J.L. Lovejoy will soon be linked to the property at 601 N. College Street.) Within two years the Texas Legislature issued a decree that the all county seats must be within 3 miles of the geographic center of the newly formed counties. Buckner did not meet that criteria. On 5/1/1848, a vote was taken and the decision was made to move the county seat to a plot of land that is now McKinney. On 5/3/1848, Rev. J.L. Lovejoy hired two teamsters with sixteen oxen to drag the small frame mercantile store from Buckner, to the northwest corner of what is now the McKinney town square. The settlement of McKinney grew up quickly, but remained a small frontier town until the arrival of the Houston & Texas Central Railroad in 1872. It's growth, as a center of agriculture, commerce and banking accelerated at that time. The railroad gave farmers the ability to trade their products nationally and in turn products were shipped in readily for trade. The 1890's were known as the "The Gay 90's" with many fortunes being made in cotton, wheat and banking. Many of the grand homes in the McKinney Historic District were built during this era. The entrepreneurial spirit of Rev. J.L. Lovejoy was clearly passed to his heirs through his son, George Washington Lovejoy, his grandson (another) John Lemuel Lovejoy and his great granddaughter Marjorie Mae Lovejoy Comegys. (Portions excerpted from "The Way it all Began McKinney, Texas A History" by Helen Gibbered Hall)

Historical Family Significance

Much of McKinney's previously described, rich history, was represented by the lives of **Cornelius George Comegys, DDS** and his wife, **Marjorie Mae (Lovejoy) Comegys**, builders of home at 601 North College Street. Much of the early history of McKinney is entwined with the family names, Comegys & Lovejoy. The couple started their building project in 1928 and as they were coming close to the end of construction, Dr. Comegys died from an apparent heart attack. Word of his death, came to the McKinney Dailey Courier-Gazette, just before it went to press on 1/17/30.

Cornelius George Comegys:

Cornelius George Comegys, Announcement of Death, (McKinney Dailey Courier-Gazette, 1-17-1930. Please note the grammar and the lack of correct punctuation throughout the text.)

*"Our city was grievously shocked this afternoon, by the announcement of the sudden death about 12:30 of **Dr. C.G. Comegys, vice president and cashier of the First National Bank** and one of the leading, most influential business men and capitalists in*

active vice-president were soon afterwards added those of cashier of this bank, which was one of the oldest established banking houses of the state. "

His Business Career

"Besides being director, active vice-president and cashier of the First National Bank at McKinney, Dr. Comegys was president of the McKinney Compress and the director of the Sherman Compress Company, both of which institutions he was largely due the credit of their reconstruction in to the most modern inland cotton compress of the state. He was a stockholder and director of the Texas Electric Railway company, a stockholder and director in the Pool Manufacturing Company, as stockholder and official in other concerns and corporations in McKinney and other parts of Texas and in Oklahoma. He was conscientious, clear headed, dependable and efficient businessman whose counsel and judgment commanded the utmost respect. These qualities caused a demand upon his time and energy beyond his physical ability to accept. He had to decline many offer of leadership responsibility that were rendered him." ...

Marjorie Mae (Lovejoy) Comegys:

Marjorie Mae (Lovejoy) Comegys' family tree, reads like a Who's Who of entrepreneurship in the early development of McKinney's commerce. Her great grandfather was mentioned in the introduction, Rev. John Lemuel Lovejoy. (1800-1885) The owner of the first mercantile store, both in Buckner and later the northwest corner of the current McKinney downtown square. Her grandfather, George Washington Lovejoy (1826-1856) and her father, John Lemuel Lovejoy (1848-1921) then continued on in the mercantile business. John Lemuel Lovejoy, (Marjorie's father and Frances Emerson's son in law), eventually became president of the First National Bank of McKinney, that was started by her maternal grandfather, Frances Emerson. Banking became a family affair, so it is no wonder that the successful Cornelius George Comegys was asked to leave his successful dental practice and businesses in Gainesville to become a director and the cashier of the First National Bank of McKinney. (Attached is a copy of a Bank Note issued by the First National Bank of McKinney, with Cornelius George Comegys signature affixed. National Banks could issue monetary notes, up to the level of their cash reserves. His signature is on the lower, left side of the note.)

A deed search revealed that Cornelius George Comegys and Marjorie Lovejoy Comegys, bought the property at 601 North College Street on October 5th, 1928 from RC and Myrtle Lillian Heathington. The Heathington's had only owned the house and property for 3.5 months, purchasing it from the original land owners, WR and Lillian Hill for \$6500.00. They turned a \$500.00 profit in 3.5 months, selling to the Comegys for \$7000.00. The W.R. Hill family home stood on the property having been built in the late 1800's as represented on the Sanborn Maps of 1897. A photograph, (attached), taken from the front porch of 610 Tucker looking west, shows the WR Hill residence in the mid

this part of the state. His unexpected death occurred at his late home on N. Kentucky Street, from a heart attack. While the deceased was known by his family and a few friends to have not been in the best of health for the last few months, yet no one was prepared for the swiftness with which the fatal attack came."

He left the bank shortly after 12 o'clock for his home, but failed to appear at the Biggers boarding house within a block of his home as usual for the noon day meal. Mrs. Comegys had stopped at their boarding house for her dinner was she was en route home from their big new stone residence which is about complete on North College Street. As soon as she had finished her meal, she went home where she found her husband apparently very seriously ill. She phoned Dr. Ben F. Largent, the family physician who quickly arrived, but found the patient's life had already practically ebbed away."

Cornelius George Comegys, Obituary, (McKinney Dailey Courier-Gazette, (1/23/1930)

"One of the largest home funerals ever held in the city was that of the late Dr. C.G. Comegys held at the home of Mr J.L Lovejoy at 2:30 o'clock, Sunday afternoon, conducted by Rev. Benjamin Bean, rector of the St. Peter's Episcopal church of which the deceased was a communicant assist by Dr. R.L. Cowan, pastor of the First Presbyterian Church."

His Sudden Passing

"Dr. Cornelius George Comegys was born July 15, 1879 in Courtland, Alabama. His life was snuffed out when barely fifty years old, and in the prime of his busy, serviceable career-all too short for a man so richly blessed with family friends, business success and with statewide range of unselfish service. If ever radiated gentle and unassuming dignity that bespoke and exemplified his merit in those things in the public service and the business world to which he laid his hands."

To Texas When a Boy

"He was the son of Capt. Edward F. Comegys and wife, typical representative of the old southern cultured, well educated and moving spirits in the circle of activities of their day and times. The family came to Texas and settled in Denton when the decease was a boy, later moving to Gainesville, where Capt. Comegys was superintendent of the city schools for more than twenty years or to the time of his sudden death from a heart attack, which also came to him while in the midst of his busy executive school duties at Gainesville more than twenty years."

His Education

"George Comegys as he was wanted to be called by his intimate friends, graduated from Gainesville high school with the highest of honors of his class and his university education was secured at the University of Pennsylvania school of Medicine and he was also a graduate of dentistry, which profession he successfully followed for ten years. He gave up the practice together with his other business interest at Gainesville to come to McKinney in 1917 to become Vice President of the First National Bank. To his duties as

1920's. It appears to be in excellent condition with wide porches and columns. We can only surmise that the house was leveled and the current Tudor Revival, replaced it.

Construction of this **English Tudor Revival** was started in 1928 and was finished in 1930. A tireless search for the architect's and the builder's name came up empty.

The house has a high peaked slate roof, half timbering construction mixed with stone and herringbone brick exterior, roof consoles and jettied overhangs. These are all features that are classic representations of Tudor Revival architecture. Five arched doorways with leaded glass windows and five arched openings accent the interior of the structure.

The original double hung wood windows were preserved in the restoration. The interior walls of the home are concrete/plaster that is 1.0" to 1.5" thick on all surfaces. The crown accent molding found throughout the house is also concrete/plaster.

There is a storage cellar / basement under the kitchen on the Northeast corner of the house. The original oil burning furnace was housed there with its fuel coming from an 800 gallon tank buried in the courtyard, a few feet away from the foundation. The placement of an 800 gallon fuel storage tank, probably resulted from the desire of the Comegys family to have a healthy reserve of heating fuel. (Petrol of any kind was scarce during the duration and for some time after World War One.) The fuel tank was discovered by the current owners of the house, Jan and Bob Barstad, after the renovation of the structure. With the help of Federal, State and local officials, the tank was successfully removed with No negative environmental impact.

Lineage of homeowners, 601 North College Street, McKinney, Texas 75069:

First Occupant: 1930, **Marjorie Mae Lovejoy Comegys and sons**, (John Lovejoy Comegys and George Wilkins Comegys)

- Cornelius George and Marjorie Lovejoy Comegys purchased the W.R. Hill house from the Heathingtons on October 5, 1928
- Construction on the Comegys' English Tudor revival home started late in 1928.
- Cornelius George Comegys dies suddenly 1/17/30 at his home on Kentucky Street, prior to completion of the structure.
- Marjorie Lovejoy Comegys died on 6/29/62 and the house was passed by legal means to the sons, John and George. George Wilkins Comegys or members of his extended family lived in the home until August of 1981.

Second Occupant: 8/27/81 **Virginia Morelock Wolfe**

Virginia Wolfe was a dealer in antiques and she added the stained glass windows to the southern openings of the porte cochere. Virginia moved to a nursing home in the early 90's and Kenneth B. and Sally Wolfe, (Son and daughter-in-law), moved into the residence, becoming the third occupants.

Virginia Wolfe died December of 1994. Kenneth and Sally continued to live in the house. It was deeded from the family trust to Kenneth and Sally Wolfe on May 4th 2001.

Third Occupant: 1991-2/26/10 ***Kenneth and Sally Wolfe***

Naval Veteran of the Korean War and Dallas police officer for 21 years.

In 1999, Kenneth and Sally constructed the three car garage with upstairs apartment on the rear of the lot.

Fourth Occupant: 2/26/2010 through present. ***Jan and Bob Barstad***

The Comegys home at 601 N. College is the second home in the McKinney Historic district restored by the Barstad's. The first was a cottage at 801 N. Waddill St. Jan is a RN by training and an event and wedding florist by choice. She has a creative eye and can see the potential end point that a restoration project might bring. Bob is a veterinarian who likes construction and challenging projects. The Barstad's have taken care to preserve the integrity of the home as it was built in the late 1920's, except for the modernization of the kitchen and laundry room.



BARSTAD & BARTON COMEGYS FAMILY TREE (LOVEJOY SIDE)



marjorie m I Comegys

+ ADD RELATIVE

MARJORIE MAE
LOVEJOY COMEGYS
601 N. COLLEGE

CORNELIUS GEORGE
COMEGYS DDS
DENTIST
BANKER
ENTREPRENEUR

ENTREPRENEUR



george w lovejoy
1826-1856



REVEREND/ENTREPRENEUR

John L lovejoy
1800-1885

ENTREPRENEUR/BANKER
John Lemuel Lovejoy
1848-1921

Phoebe Aarons
1808-1884



Mary "Polly" Highfill
1830-1870



Add Father



Add Mother



FOUNDER FIRST
NATIONAL BANK
Francis emerson
1816-1905
MCKINNEY



Add Father



Add Mother



carrie louise emmerson
1861-1939



Add Father



Add Mother



Elizabeth Thompson
1822-1879

608 TUCKER / KIRKPATRICK HOUSE
PHOTOS PRESENTED TO JIM & EDITH BARTON
BY ALICE KIRKPATRICK



CIRCA 1920 WEST VIEW FROM 610 TUCKER (HOUSE
LOOKING ACROSS COLLEGE ST TOWARD BUILT
THE OLD HILL FARM HOUSE. COMEGY'S IN 2004)
HOUSE BUILT ON THIS SITE.

PHOTO PROVIDED BY JIM & EDITH BARTON, (608 TUCKER)



Alice *610 Tucker*
ALICE KIRKPATRICK

CIRCA 1920 VIEW OF HILL FARM HOUSE FROM
WEST VIEW OF HOUSE AT 610 TUCKER.

PHOTO PROVIDED BY JIM & EDITH (TUCKER)
608
BARTON

MARTORIE MAE LOVETJOY CONEIGYS
FATHER

WRITE PLAINLY WITH UNFADING INK—THIS IS A PERMANENT RECORD

Where Stillborn is given as cause of Death, file birth certificate. Every item of information should be carefully submitted & age should be stated EXACTLY. PHYSICIANS should state CAUSE OF DEATH in plain terms, so that it may be properly classified. Exact statement of OCCUPATION is very important.

PLACE OF DEATH			TEXAS STATE BOARD OF HEALTH		Reg. Dis. No. 9968		B.O.V.S. FORM D	
BUREAU OF VITAL STATISTICS			STANDARD CERTIFICATE OF DEATH		Registered No. 341			
County <u>Coleman</u>			City <u>McKinney</u>		(No. St. Ward)			
2 FULL NAME <u>John Lemuel Lovjoy</u>			(a) RESIDENCE. No. St.		(If nonresident give city or town and State)			
Length of residence in city or town where death occurred yrs. mos. ds.			How long in U. S., if of foreign birth? yrs. mos. ds.					
PERSONAL AND STATISTICAL PARTICULARS								
3 SEX	4 COLOR OR RACE	5 SINGLE, MARRIED, WIDOWED OR DIVORCED (write the word)						
<u>Male</u>	<u>White</u>	<u>Married</u>						
6 DATE OF BIRTH <u>Aug 22 - 1848</u>								
(Month) (Day) (Year)								
7 AGE <u>72</u> yrs. <u>8</u> mos. <u>8</u> ds.								
If less than 2 years state if breast fed If less than 1 day								
Yes. No. hrs. mins.								
8 OCCUPATION								
(a) Trade, profession or particular kind of work <u>Pres. Nat. Bank</u>								
(b) General nature of industry, business or establishment in which employed (or employer) <u>Banker</u>								
9 BIRTHPLACE (State or country) <u>Texas</u>								
10 NAME OF FATHER <u>Geo. Lovjoy</u>								
11 BIRTHPLACE OF FATHER (State or country) <u>Don't know</u>								
12 MAIDEN NAME OF MOTHER <u>" "</u>								
13 BIRTHPLACE OF MOTHER (State or country) <u>" "</u>								
14 THE ABOVE IS TRUE								
(Informant) <u>Dr. George Coneigys</u>								
(Address) <u>McKinney, Tex</u>								
15 <u>4/30</u> 19 <u>21</u> <u>A. L. Davis</u> Registrar								
MEDICAL PARTICULARS								
16 DATE OF DEATH <u>April 23 1921</u>								
(Month) (Day) (Year)								
17 I HEREBY CERTIFY, That I attended deceased from <u>Apr 23, 1921</u> , to <u>Apr 23, 1921</u>								
that I last saw him alive on <u>Apr 23, 1921</u>								
and that death occurred, on the date stated above, at <u>6:30 p.m.</u>								
The CAUSE OF DEATH* was as follows:								
<u>Apoplexy</u>								
(duration) yrs. mos. ds.								
Contributory (Secondary)								
(duration) yrs. mos. ds.								
18 Where was disease contracted								
if not at place of death?								
Did an operation precede death? <u>No</u> Date of								
Was there an autopsy? <u>No</u>								
What test confirmed diagnosis?								
(Signed) <u>M. E. Rucker</u> , M. D.								
<u>Apr 23, 1921</u> (Address) <u>McKinney</u>								
*State the Disease Causing Death, or in deaths from Violent Causes, state (1) Means and Nature of Injury, and (2) whether Accidental, Suicidal, or Homicidal. (See reverse side for State Statutes.)								
19 PLACE OF BURIAL OR REMOVAL <u>Pecan Grove Cemetery</u>					DATE OF BURIAL <u>April 25 1921</u>			
20 UNDERTAKER <u>Massie Undert Co</u>					ADDRESS <u>McKinney</u>			
<u>G. W. Massie</u>								

MARGORIE MAE LOVEJOY COMEGYS'
GREAT GRANDFATHER



[← BACK](#)

CORNELIUS GEORGE COMEGYS
MARTORIE LOVEJOY COMEGYS

DETAILS



Cornelius George Comegys, served as Vice President and Cashier of the First National Bank of McKinney, until his death on 1/17/1930. The U.S. Government allowed the National Banks to print National Currency, to the level of their cash reserves. Attached are photographs of \$10.00 and \$20.00 bank notes, signed by C.G. Comegys. (Lower central portion of each note.)



Courtesy of Heritage Auction Archiv

\$10 First National Bank of McKinney

Pen signatures of Howell E. Smith, President and G. C. Comegys, Cashier



Courtesy of Heritage Auction Arch

\$20 First National Bank of McKinney

Pen signatures of Howell E. Smith, President and G.C. Comegys, Cashier

1222

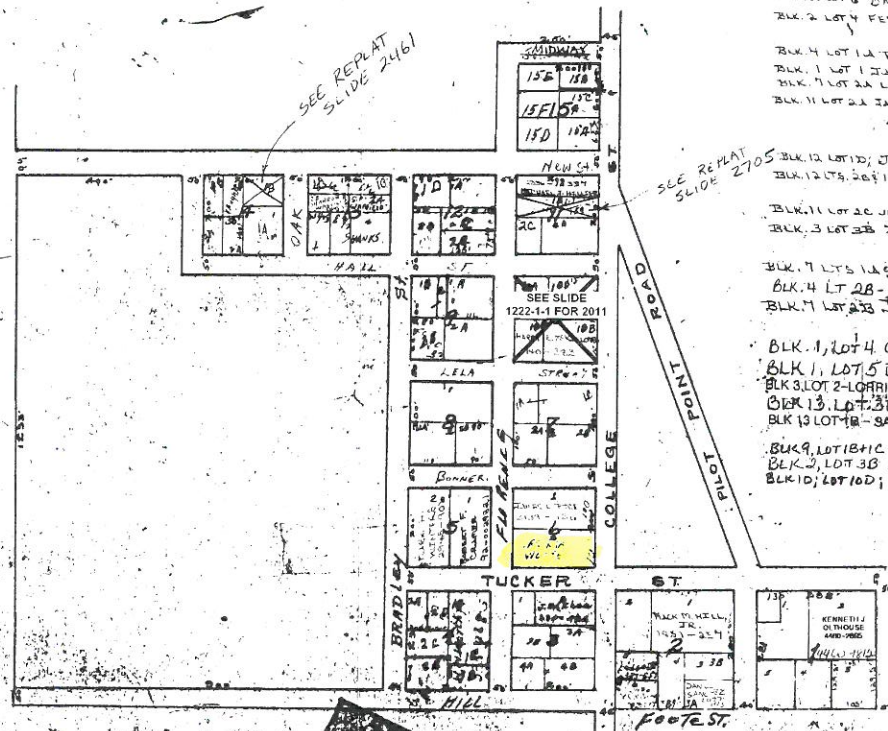
Block No. 1 TO 15 City of MCKINNEY, Collin County, Texas

Original Grantee WM DAVIS & T T BRADLEY
 Pat. No. 214 & 881
 School District MCKINNEY - IND

Assignee WM DAVIS & T T BRADLEY
 Certificate 86
 Road District MCKINNEY No. 4

Scale 800 Feet 1 Inch

TUCKERS ADDITION



BLK. 1 LOT 5 DECKER LIVING TRUST, 97-0044208
 BLK. 2 LOT 2 ROBERT S. NELSEN, 91-0069212
 BLK. 14 LOT 3 B. K. NELSON, 74-006109
 BLK. 15 LOT 15 J. C. GANTRELL, JR., 93-0093114
 BLK. 4 LOT 4 DOROTHY J. SMITH, 93-0051706, 50' x 300'
 BLK. 1 LOT 18 TOMMY L. L. SMITH, 93-0051706, 50' x 300'

BLK. 9 LOT 2 A. NOEL HALL, 43002-0002
 BLK. 3 LOT 4A KURT S. STOVER, 97-0076357
 BLK. 12 LOTS 10 & 20 EDDIE TERRY, 92-0062497
 BLK. 2 LOT 6 BRYANT & ANDREA NEWSON, 97-0142566
 BLK. 2 LOT 4 FELIPE HUMAZIL, 3570-20

BLK. 4 LOT 1A TONNELL S. ALLEN, 94-0110358
 BLK. 1 LOT 1 JAMES R. KENNEDY, JR., 94-0052899
 BLK. 7 LOT 2A LARRY M. KITCHEN, 92-0043550
 BLK. 11 LOT 2A JAMES E. GLENDA H. PINKSTON, 92-0059624
 92-0044873

SEE REPLAT SLIDE 2705
 BLK. 12 LOT 12 JONAS & ROSA RODRIGUEZ, 00-0005833
 BLK. 12 LOTS 20 & 10 JIMMY R. HARRIS, JR., 91-0060987
 91-0060987

BLK. 11 LOT 20 JENELL TREVATHAN, 43000-1240
 BLK. 3 LOT 2B JEFFERY C. HULL, 94-0077063
 BLK. 7 LOTS 1A & 12B SUZANNE SEEGER ETU, 00-0064535
 BLK. 4 LT 2B JANET ELIZABETH TRACY, 95-0090797
 BLK. 7 LOTS 23 J. WILLIAM FREEMAN, 97-0082029

BLK. 1, LOT 4 CHARLES & CAREN GRAVES, 98-0126210/99-01111
 BLK. 1, LOT 5 DENISE CHAMBERLAIN, 98-0138929 4313-103
 BLK. 3 LOT 2 LORRIE KIDD 98-0143243
 BLK. 13 LOT 3A WANDA MARSHALL ETU, 00-0045616
 BLK. 13 LOT 1A SAMMIE ARNOLD ETU, 98-0188371

BLK. 9 LOT 1B C. JOSE VILLANUEVA, 00-0084412
 BLK. 2 LOT 3B MACK YANNE HILL FAMILY LTD, 99-0155785
 BLK. 10 LOT 10D HARRY & REBECCA MCKELUP, 99-0155785

50945

The State of Texas Before me, the undersigned authority, a Notary Public, in and for
County of Collin Collin County, Texas, on this day personally appeared Earl Carroll,
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he had executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal this the 4th day of October A.D. 1928.

Belle Cole, Notary Public,

(L.S.)

Collin County, Texas.

The State of Texas Before me, the undersigned authority, a Notary Public, in and for
County of Collin Collin County, Texas, on this day personally appeared Wreatha Carroll,
Wife of Earl Carroll, known to me to be the person whose name is subscribed to the foregoing
instrument, and having been examined by me privily and apart from her husband and having
the same fully explained to her, she, the said Wreatha Carroll, acknowledged such instrument
to be her act and deed, and she declared that she had willingly signed the same for the
purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal this 4th day of October A.D. 1928.

Belle Cole, Notary Public,

(L.S.)

Collin County, Texas.

Filed for record October 6th, 1928 at 3:15 o'clock P.M.: Recorded October 26th, 1928.

MINNIE BURRAGE

Clerk County Court, Collin County, Texas.

By *Pearl Strother* Deputy.

W.R. Hill & Wife

-----ooOoo-----

To DEED

R.C. Heathrington

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS : That we, W.R. Hill and Lillian Hill,
COUNTY OF COLLIN husband and wife, of Collin County, Texas, for and in consideration of
the sum of Sixty Five Hundred (\$6,500.00) Dollars cash to us in hand paid by R.C. Heathrington
the receipt of which is hereby acknowledged,

Have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto
the said R.C. Heathrington, of Collin County, Texas, all that certain lot or parcel of land
described as follows, to-wit : "situated in Collin County, Texas, in the T.T. Bradley survey and
in Tucker Addition to the City of McKinney, being the South half of Blk. No. 6 of said Tucker's
Addition as is shown on the official map of the City of McKinney; BEGINNING at the South
East cor of said Blk No 6 :- Thence North one Hundred feet :- Thence West two hundred feet
to the West line of said Blk :- Thence South one hundred feet :- Thence East Two Hundred
feet to beginning, being same lot th at was conveyed by Nancy Ann Tucker to A.C. Varner by
deed dated Aug. 18, 1885 and recorded in Vol. 26, pages 520 and 521 of Deed Records of
Collin County, Texas."

To Have and To Hold the above described premises together with all and singular the
rights and appurtenances thereto in anywise belonging unto the said R.C. Heathrington, his
heirs and assigns forever. And we hereby bind ourselves, our heirs, and executors and
administrators to Warrant and forever Defend all and singular the said premises unto the
said R.C. Heathrington, his heirs and assigns against every person whomsoever lawfully
claiming or to claim the same or any part thereof.

Witness our hands this 18th day of June, 1928.

W.R. Hill

Lillian Hill

Hill to Heathrington
JUNE 1928

STATE OF TEXAS ☐ Before me, the undersigned authority, a Notary Public, in and for Collin COUNTY OF COLLIN ☐ County, Texas, on this day personally appeared W.R.Hill and Lillian Hill his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said W.R.Hill acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Lillian Hill wife of said W.R.Hill, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Lillian Hill, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, This 18th day of June A.D. 1928.

John D Reese, Notary Public,
Collin County, Texas.

(L.S.)

Filed for record October 6th, 1928 at 9:30 o'clock A.M.: Recorded October 26th, 1928.

MINNIE BURRAGE

Clerk County Court, Collin County, Texas.

By *Pearl Strother* Deputy.

Mary T Lee

-----oo00o-----

To DEED

Eva A. Gallagher

The State of Texas ☐ KNOW ALL MEN BY THESE PRESENTS : That I, Mary T Lee ,a feme sole, County of Collin ☐ of the County of Collin, State of Texas, for and in consideration of the sum of One Thousand Dollars to me paid, the receipt of which is hereby acknowledged as follows: ---

Have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said Eva A Gallagher, of the County of Collin ,State of Texas, all that certain Lot, tract or parcel of land described as follows: Being Lot #15 in Block Number 22 of the Railroad Addition to the Town of Wylie, Collin County, Texas as shown by a map of said town of Wylie, which is recorded in Vol. 1, page 111-112 map and plat records of Collin Co. Texas, to which references is here made for a better description of said lot.

To Have and To Hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Eva A Gallagher, her heirs and assigns forever; and I do hereby bind myself, heirs, executors and administrators to Warrant and Forever Defend all and singular the said premises unto the said Eva A Gallagher, heirs and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof.

Witness my hand at Wylie, Texas, October 5th, 1928.

Mary T Lee

The State of Texas ☐ Before me, C.M.Gallagher, A Notary Public in and for Collin County of Collin ☐ County, Texas, on this day personally appeared Mary T Lee known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 5th day of October A.D. 1928.

C.M.Gallagher, Notary Public,
Collin County, Texas.

(L.S.)

Filed for record October 6th, 1928 at 8 o'clock A.M.: Recorded October 26th, 1928.

MINNIE BURRAGE

Clerk County Court, Collin County, Texas.

By *Pearl Strother* Deputy.

-----oo00o-----

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Linoel Bozman his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Linoel Bozman his heirs and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading when this deed shall become absolute.

Witness our hands at Wylie, Texas this 15th day of October A D 1928.

W C Collins

S F Collins

THE STATE OF TEXAS)
COUNTY OF COLLIN) Before me, H E James a Notary Public in and for Collin County,
Texas on this day personally appeared W C Collins and S F Collins
his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said S F Collins wife of the said W C Collins having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said S F Collins acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of October A D 1928.

(L 3)

H E James, Notary Public, Collin County, Texas.

Filed For Record the 19th day of October A D 1928 at 2 o'clock P M: Recorded November 30, 1928.

M. R.
Clerk County Court, Collin County, Texas,

R C Heathington & Wife

TO: DEED

C G Comegys

THE STATE OF TEXAS)
COUNTY OF COLLIN) KNOW ALL MEN BY THESE PRESENTS: That we, R C Heathington and
Myrtle Lillian Heathington husband and wife of Collin County,
Texas for and in consideration of the sum of Seven Thousand (\$7,000.00) Dollars cash to us
in hand paid by C G Comegys the receipt of which is hereby acknowledged, HAVE GRANTED, BAR-
GAINED, SELL AND CONVEY and by these presents do grant, sell and convey unto the said C G
Comegys of Collin County, Texas all that certain lot or parcel of land described as follows,
to-wit:-

"Situated in Collin County, Texas in the T T Bradley survey and in Tucker's addition to the city of McKinney being the South half of Block No Six (6) of said Tucker's addition as is shown on the official map of the City of McKinney:

BEGINNING at the Southeast corner of said Block No Six (6);-----Thence North one Hundred (100') feet;-----Thence West Two Hundred (200') feet to the West line of said Block;-----Thence South One Hundred (100') feet;-----Thence East Two Hundred (200') feet to the place of beginning, being the same lot that was conveyed by Nancy Tucker to A C Varner, by deed dated August 18, 1885 and recorded in Volume 26, Pages 520-521 of the Deed Records of Collin County, Texas."

DEED BOOK 272
PAGE 559
560

WR Hill
HOUSE

→ HEATHINGTON TO COMEGYS
OCTOBER 1928

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in any-wise belonging unto the said C G Comegys his heirs and assigns forever. And we hereby bind ourselves, our heirs, and executors and administrators to warrant and forever defend all and singular the said premises unto the said C G Comegys his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands this October 5th, 1928.

Roy C Heathington

Myrtle Lillian Heathington

THE STATE OF TEXAS I
COUNTY OF COLLIN I

BEFORE ME, the undersigned authority a Notary Public in and for Collin County, Texas on this day personally appeared R C Heathington and Myrtle Lillian Heathington his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said R C Heathington acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Myrtle Lillian Heathington wife of said R C Heathington, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Myrtle Lillian Heathington acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of October 1928.

(L S)

T C Andrews, Notary Public, Collin County, Texas.

Filed For Record the 20th day of October A D 1928 at 11 o'clock A M: Recorded November 30, 1928.

M. B.
Clerk County Court, Collin County, Texas.

Continental Oil Company

TO: TRANSFER

Henry M White

THE STATE OF TEXAS I
COUNTY OF WICHITA I

WHEREAS, on August 2nd, 1927 in a certain suit pending in the County Court of Wichita County at Law, Wichita County, Texas, styled Continental Oil Company of Texas, vs. W R Hill, No 6197 on the docket of said Court, the said Continental Oil Company of Texas, obtained a judgment against the said defendant, W R Hill in the principal sum of \$260.99 together with \$8.05 cost of suit, which said judgment bears interest at the rate of 8 per cent per annum from its date, an abstract of which judgment was recorded in Volume 4, page 552 Judgment Records of Collin County, Texas and in Volume 34 page 336 Judgment Records of Dallas County, Texas, and

WHEREAS, said judgment as well as the lien created by the filing of said abstract of judgment in the counties aforesaid, is now owned by the undersigned, Continental Oil Company;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the Continental Oil Company, a Maine Corporation acting herein by and through W H Ferguson, its Vice President, thereunto duly authorized for and in consideration of the payment to it by Henry M White, of the sum of \$100.00 in cash, the receipt of which is hereby acknowledged has sold, transferred and assigned and does hereby sell, transfer and assign unto the said Henry M White of McKinney, Texas his heirs and assigns, said above mentioned judgment and all its right, title and interest in and to the judgment lien fixed as a result of the filing of an abstract of said judgment in the Judgment Records of Collin and Dallas Counties, Texas and the said Henry M White is hereby fully authorized to fully release and discharge said judgment, and Judgment Lien.

IN WITNESS WHEREOF, the Continental Oil Company has caused these presents to be executed

EXHIBIT "A"

03864 1103

TO

ADMINISTRATOR'S DEED

601 North College Street, McKinney, Collin County, Texas more particularly described as follows:

SITUATED in Collin County, Texas, in the T. T. Bradley Survey, in the Tucker Addition to the City of McKinney, and being the south one-half of Block 6 of the said Tucker Addition as shown by the official map of the City of McKinney;

BEGINNING at the southeast corner of Block 6 of said Tucker Addition;

THENCE NORTH with the east line of said Block 6, 100 feet;

THENCE WEST parallel with the south line of Block 6, 200 feet to the west line of said block;

THENCE SOUTH with the west line of said Block 6, 100 feet to the southwest corner thereof;

THENCE EAST with the south line of said Block, 200 feet to the place of beginning, and

Being the same property described in Deed from R. C. Heathington, et ux to C. G. Comegys, dated October 5, 1928 recorded in Volume 272, page 549 of the Deed Records of Collin County, Texas. *

STATE OF TEXAS

29123

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

VOL 1424 PAGE 219

That we, George Comegys and John Comegys, for and in consideration of the sum of \$10.00 cash and other good and valuable consideration cash in hand to us paid by Virginia M. Wolfe, the receipt of which is hereby acknowledged, HAVE GRANTED, SOLD AND CONVEYED and do by these presents grant, sell and convey unto the said Virginia M. Wolfe, the following described premises, to-wit:

SITUATED in Collin County, Texas, in the T. T. Bradley Survey, in the Tucker Addition to the City of McKinney, and being the south one-half of Block 6 of the said Tucker Addition as shown by the Official Map of the City of McKinney;
BEGINNING at the southeast corner of Block 6 of said Tucker Addition;
THENCE NORTH with the east line of said Block 6, 100 feet;
THENCE WEST parallel with the south line of Block 6, 200 feet to the west line of said block;
THENCE SOUTH with the west line of said Block 6, 100 feet to the southwest corner thereof;
THENCE EAST with the south line of said block, 200 feet to the place of beginning, and being the same property described in Deed from R. C. Heathington, et ux to C. G. Comegys, dated Oct. 5, 1928, recorded in Vol. 272, Page 549, Deed Records of Collin County, Texas.

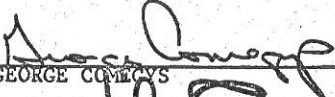
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Virginia M. Wolfe, her heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all

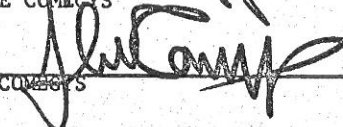
COMEGYS TO WOLFE

AUGUST 1981

and singular the said premises unto the said Virginia M. Wolfe, her heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS this the 27 day of AUGUST 1981.



GEORGE COMEGYS


JOHN COMEGYS


STATE OF TEXAS Ø
COUNTY OF COLLIN Ø

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE COMEGYS and JOHN COMEGYS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27

day of AUGUST 1981.





NOTARY PUBLIC, COLLIN COUNTY, TEXAS

FILED FOR RECORD 27th DAY OF August A.D. 1981 at 2:29 P.M.
RECORDED 28th DAY OF August A.D. 1981
HELEN STARNES, COUNTY CLERK, COLLIN COUNTY, TEXAS.
BY: Mary E. Brunton DEPUTY.

Vol. 41
PAGE 69

05246 00705

EXHIBIT "A"

TO

SPECIAL WARRANTY DEED

601 North College Street, McKinney, Collin County, Texas, more particularly described as follows:

SITUATED in Collin County, Texas, in the T. T. Bradley Survey, in the Tucker Addition to the City of McKinney, and being the south one-half of Block 6 of the said Tucker Addition as shown by the official map of the City of McKinney;

BEGINNING at the southeast corner of Block 6 of said Tucker Addition;

THENCE North with the east line of said Block 6, 100 feet;

THENCE WEST parallel with the south line of Block 6, 200 feet to the west line of said block;

THENCE SOUTH with the west line of said Block, 100 feet to the southwest corner thereof;

THENCE EAST with the south line of said Block, 200 feet to the place of beginning, and

Being the same property described in Termination of Trust and Trustee's Deed from Kenneth B. Wolfe, Trustee of the Virginia M. Wolfe Testamentary Trust for Louis O. Couch to Kenneth B. Wolfe dated May 4, 2001 recorded in Volume 04911 at pages 01345-01350 of the Official Public Records of Collin County, Texas.

VIRGINIA WOLFE TO KENNETH WOLFE
TRUST
MAY 2001

SITUATED in Collin County, Texas, in the Tucker Addition to the City of McKinney, and BEGINNING at the Northeast corner of a lot formerly owned by A.C. Varner a post 50 feet West of the West boundary line of a lot deeded by John M. Lillard and wife, to Jacob S. Merrill as the same is recorded in Volume 8, Pages 275-276 of the Deed Records of Collin County, Texas; THENCE West 200 feet a post; THENCE North 100 feet a post the Northwest corner of Block No. 2 in Tucker's Addition to the City of McKinney; THENCE East 200 feet, a post 50 feet West of the West boundary line of the J.S. Merrill lot, aforesaid; THENCE South 100 feet to the PLACE OF BEGINNING, and being the North half of Block No. 2 of Tucker's Addition aforesaid, and being the same property described in a deed from W.W. Lewis and wife, to John Hill, dated February 14, 1902 and recorded in Volume 113, Page 226 of the Deed Records of Collin County, Texas. The above described property shows to be the North half (1/2) of Block No. 2 of the Tucker Addition to the City of McKinney, Collin County, Texas, but the official map of the City of McKinney, recorded in Volume 1, Page 182 of the Map and Plat Records of Collin County, Texas, shows that Block 2 mentioned above is now known as Block 6 of the Tucker Addition and the property herein conveyed would now be known as the North half (1/2) of Block 6 of the Tucker Addition to the City of McKinney, and is known as the homestead tract of John Hill and wife, Frances Brooke Hill, both of whom are now deceased.

AISO BOCC

PIED

Reservations from and Exceptions to Conveyance and Warranty:

1. All liens securing the payment of taxes assessed against the Property;
2. All valid, subsisting and duly recorded easements, rights-of-way, deed or plat restrictions or other restrictive covenants; and
3. All prior grants, reservations and exceptions pertaining to the oil, gas and other minerals located in, on and under or that may be produced from the Property.

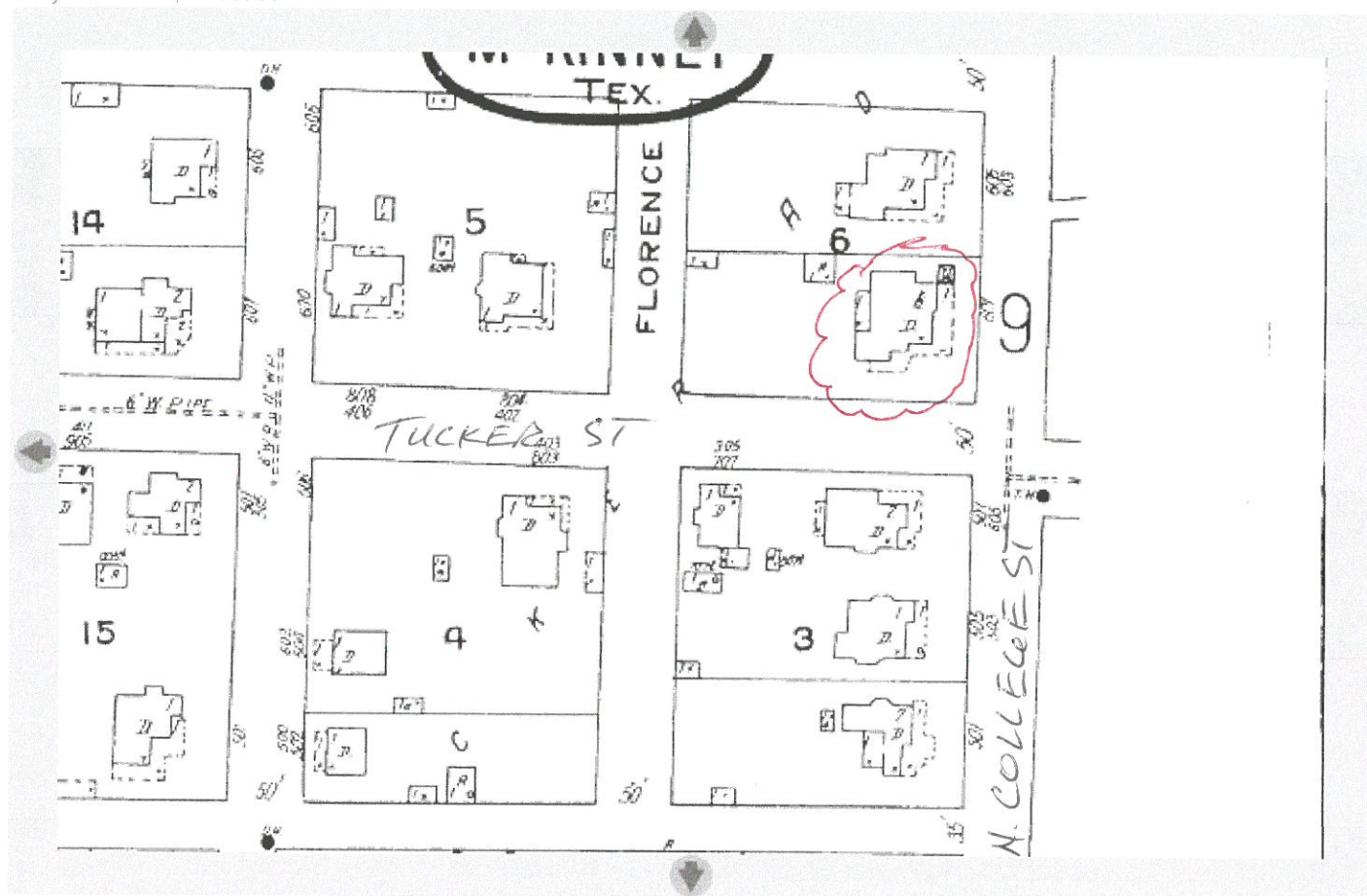
Click on map to: ☒ zoom in ☐ re-center

Zoom: 150%

Select window size for viewing:



McKinney Jan. 1927, Sheet 30



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601 N. College
1927

Zoom: 300%

A hand-drawn sketch map of a street intersection area. The map shows a grid of streets: Florence St (vertical), Tucker St (horizontal), and College St (vertical). A building labeled 'D' is circled in red. Other buildings are labeled with numbers 5, 6, 8, and 9. A street sign for 'COLLEGE ST' is visible. The map is oriented with North at the top.

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601 N. College
Current Footprint

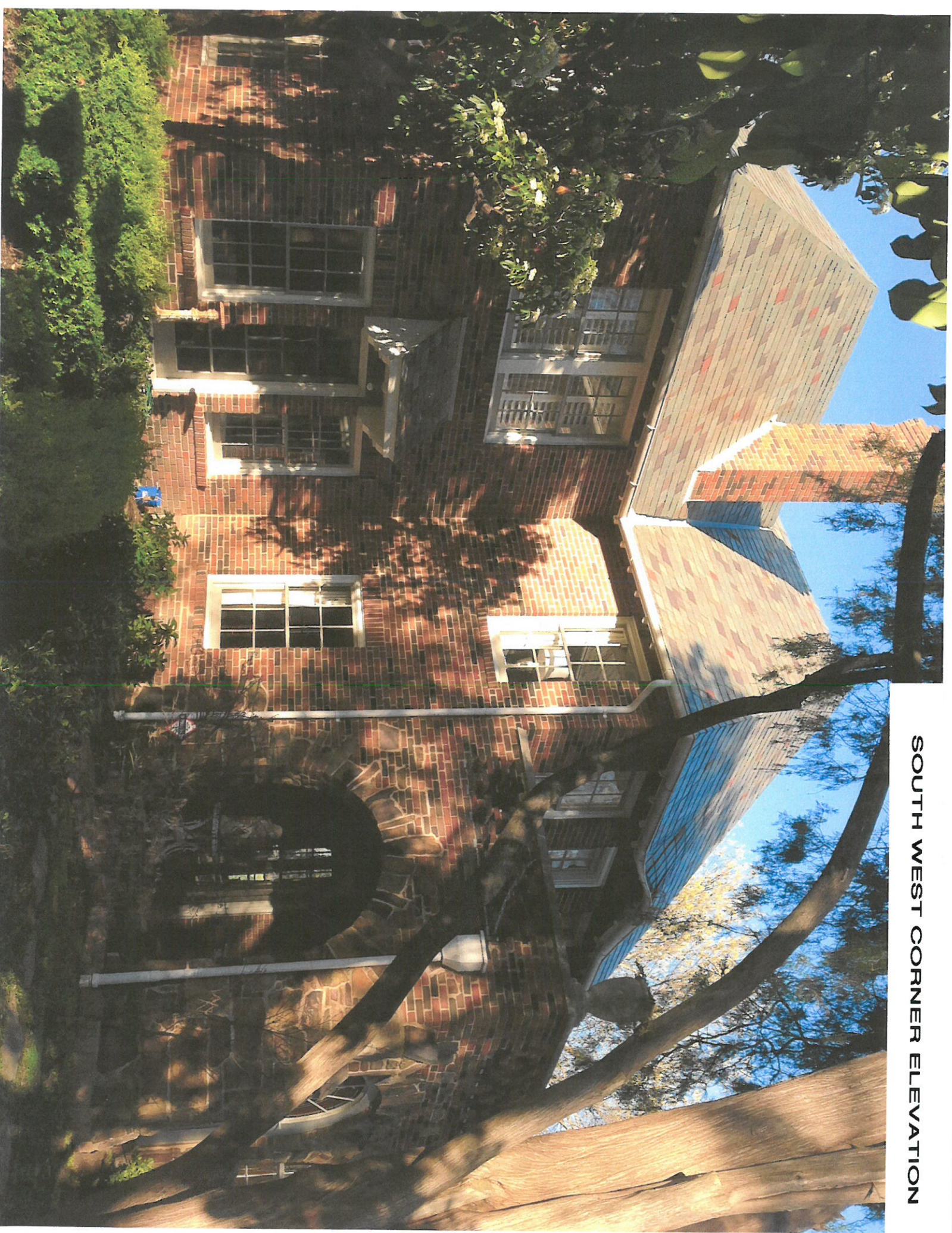
EAST ELEVATION



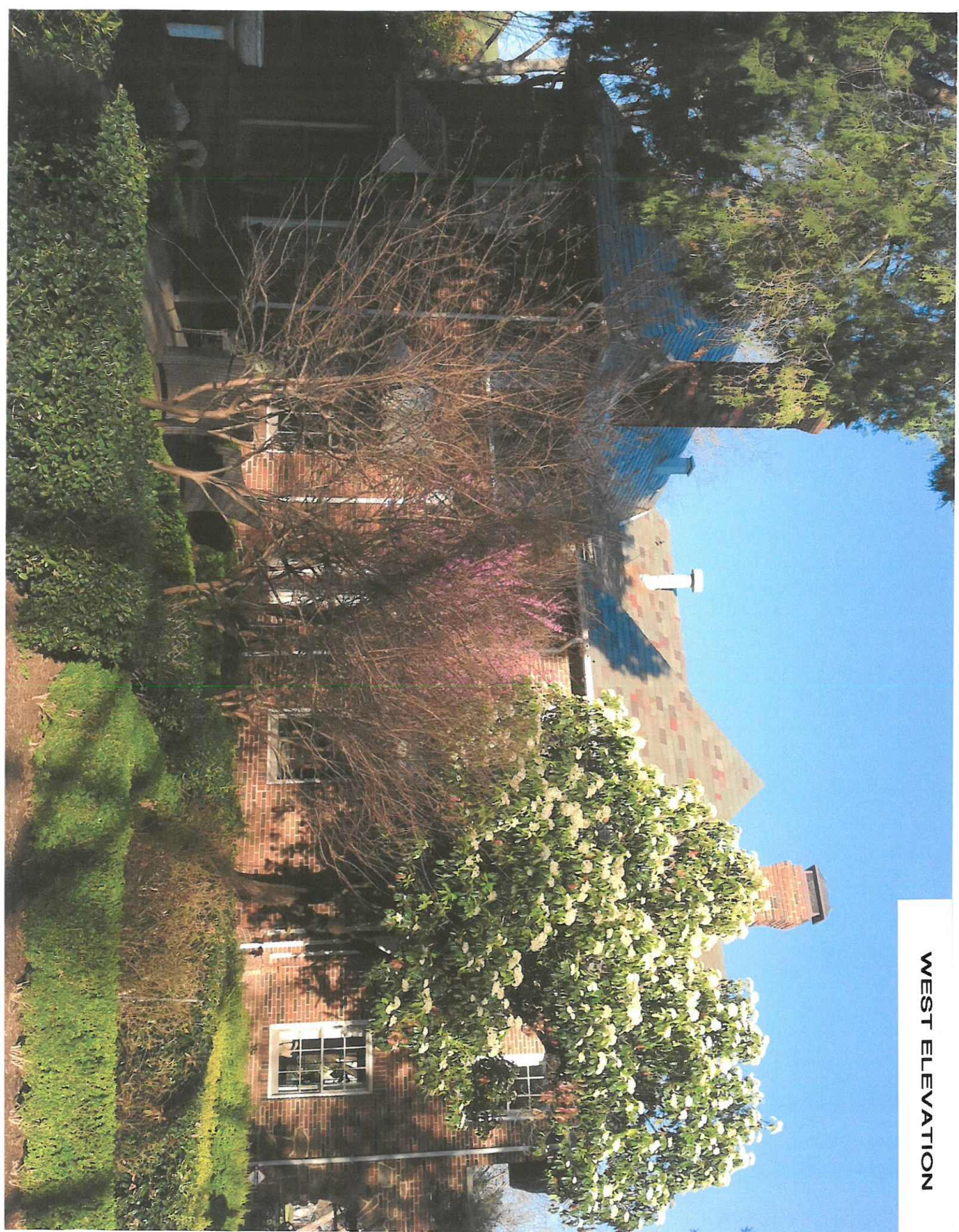
SOUTH ELEVATION



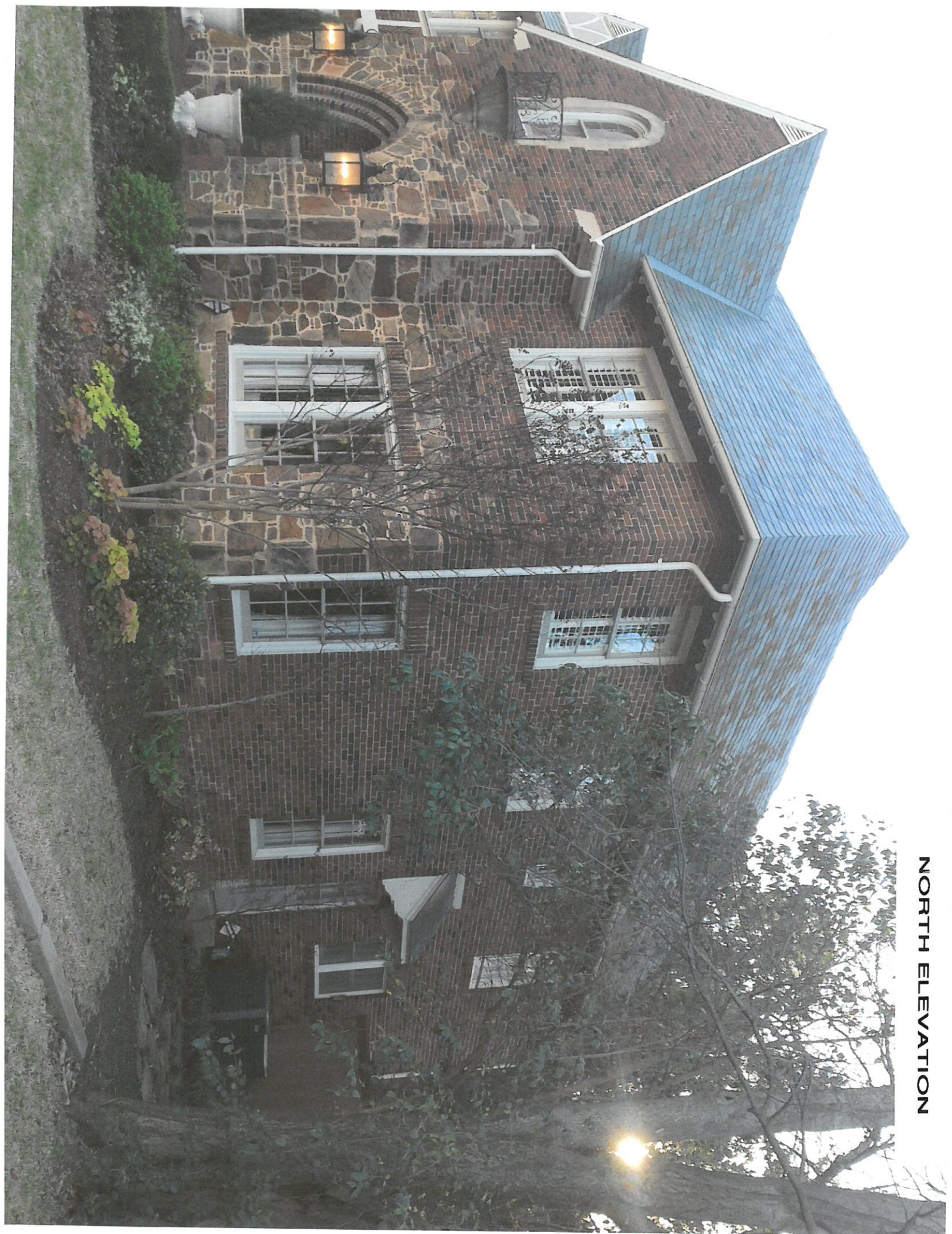
SOUTH WEST CORNER ELEVATION



WEST ELEVATION



NORTH ELEVATION





17-003HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Robert D and Jan K Barstad for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 601 North College Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: April 6, 2017

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of the Level 1 tax exemption for 601 North College Street.

PRIORITY RATING: The property is listed as a high priority building according to the 2015 Update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets, in some cases, criteria for inclusion in the National Register of Historic Places and/or is eligible for a Texas Historical Marker.

ITEM SUMMARY: With an associated agenda item, #2017-003HTM, 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 2017 are \$3,876.

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 601 North College Street.

SUPPORTING MATERIALS:

[HNIZ Application](#)



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: 601 N. COLLEGE ST.

OWNER: _____

Name (Print): ROBERT D. & JAN K. BARSTAD

Mailing Address: 601 N. COLLEGE ST. MCKINNEY, TX 75069

City, State, & Zip: _____

Phone: 972-658-4328

Fax: _____

E-mail: RDBVET SX @ GMAIL.COM

OWNER SIGNATURE: R D Barstad

REQUIRED ATTACHMENTS:

- ☒ Photographs of all 4 elevations ☐ Historical Marker Application (Level 1 Exemption only)
☐ Letter outlining proposed work

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

TAX EXEMPTION LEVEL REQUESTED:

- ☒ Level 1 ☐ Level 2 ☐ Level 3



17-360

TITLE: Discuss Historic Home Recognition Program and Walking Tours

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: April 6, 2017

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Program Manager

SUPPORTING MATERIALS: