



CITY OF MCKINNEY, TEXAS

Agenda

Historic Preservation Advisory Board

Thursday, June 1, 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.

17-553 [Minutes of the Historic Preservation Advisory Board Regular Meeting of May 4, 2017](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA

17-005HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Paul and Deanna Rearden, for Approval of a Historic Marker for the House Located at 613 West Hunt Street](#)

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

17-005HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Paul and Rebecca Rearden for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 613 West Hunt Street](#)

Attachments: [Tax Incentive Application](#)
[Supporting Documents](#)

17-554 [Discuss Status of Historic Home Recognition Calendar](#)

BOARD OR STAFF COMMENTS

Board or Staff 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 25th day of May, 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.

17-553



TITLE: Minutes of the Historic Preservation Advisory Board Regular Meeting of May 4, 2017

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

MAY 4, 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, May 4, 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 approved the motion by Board Member Zupanic, seconded by Board Member Ball, to approve the following consent item, with a vote of 6-0-0.

**17-443 Minutes of the Historic Preservation Advisory Board
Regular Meeting of April 6, 2017**

END OF CONSENT

Chairperson Burton continued the agenda with the Regular Agenda.

Vice-Chairperson Bailey arrived at the meeting at 5:33 p.m.

**17-004HTM Conduct a Public Hearing to Consider/Discuss/Act on
the Request by Bryan & Rebecca Johnson, for
Approval of a Historic Marker for the House Located at
504 North Church 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 504 N. Church Street. He offered to answer questions.

Board Member Hammond asked why the property had been sold so frequently. Mr. Giersch stated that it was a grand house. He stated that some of the previous owners had moved due to a job relocation.

Chairperson Burton asked how the names of previous owners were selected to name old houses. Mr. Giersch stated that typically it was the original homeowner and/or a previous owners that was significant to the City.

Vice-Chairperson Bailey asked where the Finney's Bakery was located. Mr. Giersch stated that it was located on North Tennessee Street, across from the old Safeway building. He stated that the building is still there; however, was unoccupied.

Mr. Bryan Johnson, 504 N. Church Street, McKinney, TX, concurred with the Staff Report. He gave a brief history of the improvements made to the house since the 1970's.

Chairperson Burton asked how long they had lived in the house. Mr. Johnson said that they moved there in October 2016.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, seconded by Board Member Douzart, the Board approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-1. Vice-Chairperson Bailey abstained from the vote due to missing part of the presentation.

**17-004HT Conduct a Public Hearing to Consider/Discuss/Act on
the Request by Bryan & Rebecca Johnson for Approval
of a Level 1 Historic Neighborhood Improvement Zone
Tax Exemption for the House Located at 504 North
Church 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 504 N. Church Street.

Mr. Bryan Johnson, 504 N. Church Street, McKinney, TX, concurred with the Staff Report.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Board Member Bailey, seconded by Board Member Ball, the Board approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 6-1-0. Board Member Zupanic voted against the motion.

17-444 Discuss Status of Historic Home Recognition Calendar

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, and the Board discuss the Historic Home Recognition Program. Staff gave an update on the calendar advertisements sold to-date.

Board Member Douzart suggested holding a special celebration in Downtown McKinney to showcase the calendar and invite all of the advertisement sponsors, property owners, Board Members, et cetera to attend it. Board Member Zupanic offered to check with McKinney Performing Arts Center (MPAC) to see if they would be willing to host an event there. She stated that the Heard-Craig Center for the Arts could be a backup location for the event. Board Member Wegner suggested holding the event at the Collin County History Museum since the old Post Office was being featured in the calendar. Mr. Giersch thought that would be a good location, since they are hosting the Texas and Collin County World War 1 Centennial Commemoration exhibit.

END OF REGULAR AGENDA ITEMS

There being no further business, Chairperson Burton declared the meeting adjourned at 6:13 p.m.

SHANNON BURTON
Chairperson



17-005HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Paul and Deanna Rearden, for Approval of a Historic Marker for the House Located at 613 West Hunt Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: June 1, 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 613 West Hunt 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 May 17, 2017 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 613 West Hunt Street (also known as the Davenport 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 613 West Hunt Street and the role they played in McKinney's history.

The Davenport House was built by in 1910. It is a fine example of the hybridized style of homes being built in the 1900's. This transitional style reflects the blending of older

styles with newly evolved styles. In this case the older Queen Anne Victorian is blended with the newer Prairie style.

It is possible that the house was built by W.J. Higgins who built similar homes in McKinney including 506 and 608 West Hunt. The Davenport house is a two-story, wood-frame home constructed on a pier-and-beam foundation. The irregular footprint, steeper pitched hip roofs, and tower elements are from the Queen Anne vocabulary while the large porch with Tuscan columns, wide eaves, and battered foundation are from the Prairie style vocabulary. Windows are large, one-over-one double-hung windows.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

- Richard W. Davenport operated a dry goods store on East Virginia starting in 1905. Today it is the building now occupied by Eclair Bistro.
- Davenport was born in Rusk, Texas in 1875. In 1889 Richard married Susan Carroll of Mexia, Texas.
- In 1905 the Davenports moved to McKinney in order to purchase the dry goods business of J.T Nale.
- Richard purchased the lot at 613 W. Hunt from Francis M. "Tuck" Hill and constructed a house in 1910.
- In 1912 Richard purchased another store in Corsicana. He leased his house to a fellow dry-goods store owner Morgan Weaver.
- During his stay in Corsicana he became ill from a broken leg. In January of 1914, he had his leg amputated. The disease worsened and in April of 1914 he and his wife Susan move back to the house on Hunt Street. R.W. Davenport passed November 6, 1914.
- Susan Davenport continued to live in the house on Hunt Street until 1923. She moved to Dallas and eventually sold the house in 1930 to David and Bessie Douglas.
- David Douglas was a local farmer. He gave up farming when he purchased the house at 613 W Hunt. He spent most of his time as a Deacon in the First Christian Church. In 1951 Frank died of a heart attack and Bessie his wife continued to live in the house until her death in 1961.

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 504 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:

[Historical 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 May 12, 2017

Name of Applicant Paul & Deanna Rearden

Address 613 W. Hunt, McKinney, TX 75069

Telephone (214) 392-8622

E-mail Address psrearden@aol.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Davenport House

Address of Building 613 West Hunt Street, McKinney, TX 75069

Date of Construction Known 1910 or Circa
(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor unknown, possibly W.J. Higgins

Architectural Period/Style Late Queen Anne

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

McKinney Outlots, Lot OI 580

Does the building remain on its original site?

☒ Yes

☐ No (specify original location) _____

Indicate the original and adapted uses of the building.

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

IV. Architectural Description

A. Physical Characteristics

	Original 2	Current 2
	North	North
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 type="checkbox"/>	<input type="checkbox"/>
Hipped	<input checked="" type="checkbox"/>	<input checked="" 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"/> wooden shiplap	<input checked="" type="checkbox"/> wooden shiplap
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"/> unknown	<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	white
Secondary (Trim) Color	unknown	white

City of McKinney Historic Building Marker Application (Supporting Documentation)

The Davenport House 613 West Hunt Street



A. Alterations & Construction

Construction

The Davenport House is a two-story, wood-frame home with a pier-and-beam foundation built in 1910. The roof consists of hip roof forms intersecting to create an overall pyramidal effect. Porches on two floors dominate the front elevation. Soft and hard woods are used as interior flooring. The home is fenestrated with the original one-over-one sash windows.

The home design follows a combination of Queen Anne and Prairie Style forms. The towers and gables of the Queen Anne Style have been substituted by a sleeping porch and hip roofs with modestly wider eaves. The proportions of the two-story pavilion

structure facing the street has a verticality typical of the Queen Anne Style however the spacing of the columns on the porches suggests the more sprawling and horizontal lines of the Prairie Style. The house design makes tentative steps toward the more “modern” Prairie Style but, as if not to appear too modern, it expresses the older style by the placement of an ornamental finial at the roof’s apex.

This house is an example of the changing tastes in American architecture that occurred in the early years of the 20th Century. The social, economic, and political movements of the day were changing people’s values and lifestyles. This house is an architectural snapshot of a world in transition. It is a picture of a new American architectural style trying to emerge from an older European form... without offending the neighbors.

Alterations

The house has experience significant changes to the interior but the historic character of the front and side elevations has remained. The sash windows in the front of the house are original. The ship-lap siding, porch columns, and exterior wood trim are all original.

A single-story addition which included a fireplace was made at the rear of the house, perhaps in the late 1930s. This addition was enlarged and the fireplace removed some time after 1985 giving the house its current configuration. The current owners purchased the house in 2016 and have significantly updated the interior of the house but have gone to great effort and expense to preserve the historic nature of the house. They have been careful to incorporate windows onto the sides and rear of the house that match the original windows and trim.

Anticipated Needs

The current owners anticipate making additional repairs to the foundation, worn siding, and improving the water drainage away from the house. The owners are committed to maintaining the historical character of the house regardless of any future repairs or alterations.

B. Historical Figures

Richard Walter Davenport (1875-1914)

Beginning in 1905, Richard W. Davenport operated a dry goods store on East Virginia Street in the building now occupied by the Eclair Bistro. He owned a grocery store in McKinney and another store in Corsicana. He and other members of his family owned other dry goods stores in North Texas. He died in McKinney at the age of 40 after a slow debilitating illness.

Richard W. Davenport was born in Rusk, Texas in 1875. His parents William Davenport and Irene Smith moved there from Alabama after the Civil War. On their way to Texas, they spent some time in Mississippi. In 1889, Richard married Susan Carroll of Mexia, Texas. The couple lived there for a decade before moving to Greenville shortly after 1900.

In 1905, Richard moved to McKinney to purchase the dry goods business of J.T. Nale whose slogan was, "The best and cheapest place in North Texas to buy everything you need in your house." The namesake of the store died the previous year and the administrator of the estate Dr. S.H. Abbott valued the store's inventory at \$4,552.39. However, Richard purchased the entire stock for only \$1,650.

Richard kept Mr. Nale's father T.J. Nale on as manager and began remodeling the store that occupied the three-story brick building owned by R.L. Waddill on East Virginia Street just east of the Post Office. The Post Office was at this location until moving to the grand Italianate building further east on Virginia Street in 1911.

When the Post Office relocated, Richard opened a grocery business in the vacated storefront. The dry good store was stocked with new and used material. Much of his inventory came from stock Richard purchased from businesses that were closing or in bankruptcy. He also allowed customers to "exchange" old furniture and stoves for newer models.

Richard's business enterprises operated with impressive success. He boasted year-over-year gains in 1908 of 40% and a 23% gain in 1909. It was at this time that he purchased a lot on West Hunt Street from Francis M. "Tuck" Hill, a well-known pioneer of the town and a second cousin of Jesse James. In 1910, Richard had a two-story wood-frame house built on the lot which would become the home of his wife Susan and five

children, John, Richard, Gordon, Robert and Josephine.

After years of success in McKinney, Richard looked for other business opportunities. Around 1912, Richard opened a new store in Corsicana, Texas. He moved there while maintaining his businesses in McKinney and rented his home to a fellow dry-goods store-owner Morgan Weaver.

To promote the new store in Corsicana, Richard devised an ingenious sales promotion which involved giving away a piano as the prize. Whenever a customer purchased an item, that customer was allowed to give votes to whomever they wanted to win the piano. The number of votes they could give depended on the value of the item. The person with the most votes at the end of the month-long contest would win. The local newspaper kept readers up to date on the vote totals. The contest was a great success for the store and the newspaper.

Shortly after Richard moved the family to Corsicana to open his new store, he developed what would become a terribly debilitating illness. The illness forced him to remove himself from the day-to-day management of his businesses. During his illness, a complication developed when it was discovered that one of his legs had been broken for months without being diagnosed. In January of 1914, his leg was amputated. His condition continued to worsen and in April of that year Richard and Susan announced that they would be moving back to McKinney and live in their house on Hunt Street.

Richard died in his home on November 6, 1914. The *McKinney Courier-Gazette* published a tribute to Richard which read in part:

In the passing away of R.W. Davenport, a home in our city has lost a kind and loving husband and father; the city and the state has lost a valuable citizen and the commercial world a shrewd and honorable business man.

Richard W. Davenport's funeral and burial was performed under the auspices of the Magnolia Camp of the Woodsman of the World (W.O.W.). Members of the lodge marched from their headquarters on South Tennessee Street to the Davenport home on West Hunt Street. The reverend of the First Baptist Church Dr. E.E. King conducted service in the home before a procession formed and headed to the Pecan Grove Cemetery. Texas State Senator (and newspaper publisher) Tom W. Perkins lead the traditional Woodsman burial ceremony. Before his death, Richard personally selected who would be his pallbearers, including A.C. King, Ed Largent, L.M. Smith, T.J. Furr, W.H. Matthews, and Gabe Lucas.

John H. Morgan Weaver (1862-1943)

Morgan Weaver was a Mayor of Abilene, Texas who moved to McKinney in 1910 to start a successful dry goods store on the west side of the town Square.

Morgan was born in Tennessee into the farming family of Samuel Weaver and Adeline Langford in 1862. Several members of the Weaver family migrated to Texas around 1856, including his uncle Col. William M. Weaver who settled in the Plano area. When Morgan came of age he followed his family members to Texas. However, Morgan ended up in the Abilene area. In 1881, he married Charlotte R. Mingus from Palo Pinto. Morgan spent his early career as a farmer and by 1900, the couple had two sons and two daughters.

After the turn of the century, Morgan purchased an implements, furniture, and undertaking business in Abilene from George L. Paxton who was leaving the business to become an officer of the Commercial National Bank in Abilene. It was not uncommon at the time for furniture and undertaking businesses to be housed together given that they used the same equipment to transport and move heavy objects.

In 1905, Morgan organized the business as a corporation with a capitalization of \$75,000. The company selected its officers from the heads of Abilene and Meridian banks. One of the new officers was his brother-in-law Judson L. Mingus. The Morgan Weaver Company, as it was called, continued with great success as did Morgan's involvement in civic and business affairs.

Morgan was a Trustee in the Order of the Elks, the president of the volunteer fire department, and served as the two-term mayor of Abilene from 1905-1909. In 1908, he sold his business to Will D. Minter who owned it for the next 22 years. After selling his business Morgan remained active in the community and even became president of the First State Bank and Trust of Abilene.

Despite his social and business ties to Abilene, in 1910, he moved to McKinney to start a dry goods store on the Square. He signed leases for two adjacent buildings, owned by J.S. and S.D. Heard. One of these buildings was the Heard Opera House which was McKinney's most popular entertainment venue. Earlier in the year the Opera House was closed due to a fire that left it unusable. It was hoped by many McKinney residents that the Heard brothers would remodel and reopen the Opera House even better and bigger than before. However, those hopes faded when it was announced that Morgan Weaver would be opening a new store there instead. The loss of Opera House was widely

lamented and a frequent topic of editorial comment in the newspaper.

Morgan Weaver's renovations included removing a partition separating the two buildings to create a passage from one building to the other as well as creating store frontage on two streets, Louisiana and Kentucky. He also added stairs and an electric elevator as well as a plate-glass front and awning. When renovations were complete, it was the largest store in McKinney.

Despite dashing hopes for a new Opera House, Morgan and wife Charlotte were quickly welcomed into McKinney's social fabric. Their youngest child Gladys who attended Crescent College in Eureka Springs, Arkansas was quickly accepted into the highest ranks of McKinney society. Mayor Finch and his wife hosted a grand prenuptial party for her and her fiancé Don O. Davis in their home in 1915. The *Courier-Gazette* noted:

She is a charming young lady of unusual attractions; although living in the city only three years, yet with her charming manners and unusual personality has won her scores of friends.

By 1912 the Weavers had lived in McKinney for two years but had not yet purchased a home. Instead, they rented the home of fellow store-owner and competitor R.W. Davenport on 613 West Hunt Street who left McKinney to open a new store in Corsicana. The Weavers lived there for about two years until Mr. Davenport's health forced him to return to McKinney for convalescence. The Weavers then moved into a residence belonging to J.L. Lovejoy.

After only being in McKinney four years, Morgan had become a major contributor to the town's economic growth. In 1914, he helped organize and finance a new cotton warehouse with Tom W. Perkins, Avery Dowell, Geogre Fox, and J. Perry Burrus. That year he also remodel and expanded his store's offerings to include women's ware. Morgan also opened a shoe store in Cleburne managed by his son Leslie.

In 1919, Morgan's poor health forced him to sell his business. Though he continued to live in McKinney, he completely withdrew from its business affairs and declared no occupation in the 1920 Census. He and his wife moved to Dallas in 1925. There, he became one of the organizers and investors in the Restland Memorial Park along with his son-in-law Eugene DeBogory who married into the family in 1907. Later Morgan moved to Mineral Wells and then to Fort Worth. He and his wife would make occasional visits to McKinney to visit their daughter Gladys and her husband Don who became Postmaster in 1939.

In 1943, Morgan died in Fort Worth after living there for about a year. Though his funeral service was held in Fort Worth, it was attended by many McKinney residents. Morgan was interred at Restland Memorial in Dallas. His wife returned to McKinney to live next door to her daughter and son-in-law on Waddill Street.

David Franklin Douglas (1868-1951)

Frank Douglas born in 1868 to Elijah Douglas and Amanda Wilson in Van Alstyne, Texas. He was a farmer by profession but by circumstance of a growing town he could not avoid being a successful real estate investor.

His father Elijah H. Douglas was born in Wilson County, Tennessee but moved to Texas just prior to the Civil War. He served as a private in Martin's Regiment of the Texas Cavalry which trained at Shirley Springs, a few miles north of McKinney. In 1863, Martin's Regiment fought a small Union force near Honey Springs in the Indian Territory in what is now northeastern Oklahoma. The Union forces drove the Rebels back but within a few months the Rebels launched a successful counter attack destroying \$1.5 million worth of Union supplies. It is not likely that Elijah was involved with this second skirmish since records show that he married Amanda Ann Wilson in January of 1864. The couple had a child in November of that year. Elijah's wife Amanda also hailed from Wilson County and was the daughter of wealthy Tennessee farmer David C. Wilson, the county's founder. Elijah and Amanda would go on to have a total of 10 children, the last one being born in 1887 when Amanda was 39. Elijah died in 1888.

With only an eight-grade education, Frank Douglas started his farming career living near Howe (4 miles north of Van Alstyne) in Grayson County. He married Mary E. Durning of Van Alstyne in 1893. They had three children before she died in 1900.

In 1905, when Frank was 37, he remarried, this time to the 23-year-old Bessie Epperson from White Rock in Hunt County, about 10 miles north of Greenville. They went on to have seven children. Frank's mother Amanda lived with the couple from early in the marriage until her death in 1922.

Though Frank called Howe his home, he owned and farmed several tracts of land around the area including 66 acres about six miles southwest of McKinney on which A.G. Hicks grew cotton. Frank paid about \$150 per acre for the land in 1919. About eight years earlier Frank had purchased 160 acres in the same area for about \$65 per

acre. As McKinney grew from a population of about 6,700 in 1920 to around 8,500 in 1940, Frank saw his land value more than triple. In 1941, his 226 acres near McKinney was estimated to be worth about \$225 per acre. That is the equivalent to nearly \$850,000 in 2017 dollars.

In 1930, at the age of 62 Frank bought the house at 613 West Hunt Street in McKinney previously owned by dry-goods merchant Richard W. Davenport who died in 1914. Frank paid \$2,300 dollars for the house. He and wife Bessie moved in with all of their children except their eldest, D.F. Douglas, Jr. who had recently become a school principal in Altoga, north of Princeton.

Frank's move to McKinney meant his days as an active farmer were behind him. In his retirement he spent most of his time as Deacon in the First Christian Church. He and Bessie continued to provide for three of their children, Audrey (28), Woodrow (23), and Roberta (18) who still lived with them in 1940.

Late in Frank's retirement, his health began to fail him. He spent several intervals in the City Hospital but in 1951 he died of a heart attack at the age of 83. Frank's son Gill by his first marriage provided the information recorded on Frank's death certificate. In the blank for "deceased's mother's name" Gill entered "Matilda Ann George." This turns out to be a confused mixture of the names of his two grand mothers, Hester Ann George, and Amanda Ann Wilson, whose nickname was "Manda."

It was common for obituaries at the time to offer lofty, edifying words to honor the deceased. These are the words the *McKinney Courier-Gazette* used to describe Frank Douglas:

He was interested in the cultural, religious and educational affairs of his home city, and was unselfish in his ministrations to his fellow man.

Though this may sound like a generic eulogy, Frank Douglas was truly well-respected. His pallbearers include some of McKinney's best known citizens including, Post Master Don O. Davis, Former Mayor Joe Largent, businessman George James, and *Courier-Gazette* Ad Manager Charles W. Graves. Frank is buried in Van Alstyne Cemetery.

Bessie Douglas continued living in the West Hunt Street home until her death in 1961. She is buried in Van Alstyne alongside Frank.

C. Property Ownership

Address: 613 West Hunt Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, Lot OI 580

Purchase Date	Seller	Buyer
Jul. 31, 1855	State of Texas	T.T. Bradley
Oct. 11, 1878	T.T. Bradley	F.M. Hill
Jun. 14, 1909	F.M. Hill	R.W. Davenport
Nov. 26, 1930	Susan V. Davenport ¹	C.M. Gallagher
Dec. 13, 1930	C.M. Gallagher	David F. Douglas
Jun. 21, 1961	Douglas heirs	R.C. Roberts
Aug. 19, 1961	R.C. Roberts	Charles & Mavis Ramay
Sep. 27, 1962	Charles & Mavis Ramay	Gail & Katherine Wever
Sep. 23, 1987	Katherine Wever	James & Mary Roote
Mar. 31, 2003	Roote Trust ²	Mary C. Nisonger
May 17, 2016	Mary C. Nisonger	Paul & Deanna Rearden

¹ Widow of R.W. Davenport

² James and Mary Roote transferred ownership to Trust on April 5, 1999.

D. Tenant History

Tenant history is same as deed history except for the years 1912-1914 when Morgan Weaver rented the home from R.W. Davenport who was in Corsicana opening a new store. It is also known that the house was available for rent in 1923 but the tenant is unknown.

E. Narrative History

The Ed Bradley came from Kentucky to Texas with his wife Nancy and four children in 1842 to partake of the land being offering by the settlement company known as the Peter's Colony. The Republic of Texas used organizations like this to attract immigrants to the young country by offering lucrative land contracts. Ed Bradley's family was among the first 200 families to settle in the area. Despite having plenty of land to give away, the Peter's Colony managers had difficulty settling as many people as required by their agreement with the Republic. Management issues within the Peter's Colony organization led to great legal confusion regarding the titles held by the settlers. It was only after Texas joined the United States that most of these disputes became settled. In the end, Ed Bradley's headright grant of 640 was affirmed. In 1855, his son Thomas was deeded by Texas Governor Elisha M. Pease 291 acres situated a half mile west of the McKinney town square.

Thomas Bradley's tract was known as College Hill. Though Thomas was a farmer by profession he made a good living selling off the land he owned. He donated two acres to the City of McKinney which is now the site of Caldwell Elementary. Some of the land he sold to real estate developers but he also sold much of it to individuals. In 1878, he sold one such lot to Frances "Tuck" Hill, the second cousin and frequent host to Jesse and Frank James when they would come to town. Thomas sold the lot to Tuck for \$200 who held onto it until 1910 when he sold it for \$250 to merchant Richard W. Davenport.

Soon after his purchase, Richard contracted with a builder to construct the two-story wood-frame house located at 613 West Hunt Street. Architecturally, the house combined Queen Anne and Prairie Style elements to create a structure that demonstrates the transition of American culture and taste that took place in the early years of the 20th Century. It is likely that the contractor who built the house was W.J. Higgins who also built several similar homes in McKinney, including the houses at 506 and 608 West Hunt Street.

Around 1912, Richard Davenport moved to Corsicana to start a store there and rented his house to his competitor in the dry-goods business Morgan Weaver. The Weaver family consisting of wife Charlotte, daughter Gladys, and son Curtis. The Weavers had recently moved from Abilene about a years earlier.

In 1914, Richard Davenport's health was in swift decline and forced him to return to McKinney. The Weavers moved out and the Davenports re-occupied the house until Richard's death in November of that year. His widow Susan lived in the house until 1923. That year she moved to Dallas and rented out the home. The tenant is unknown.

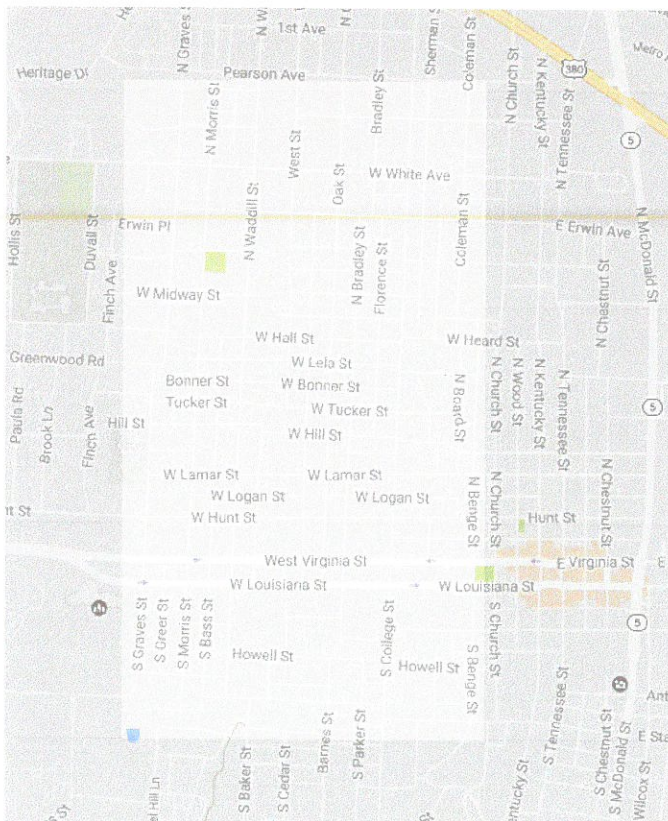
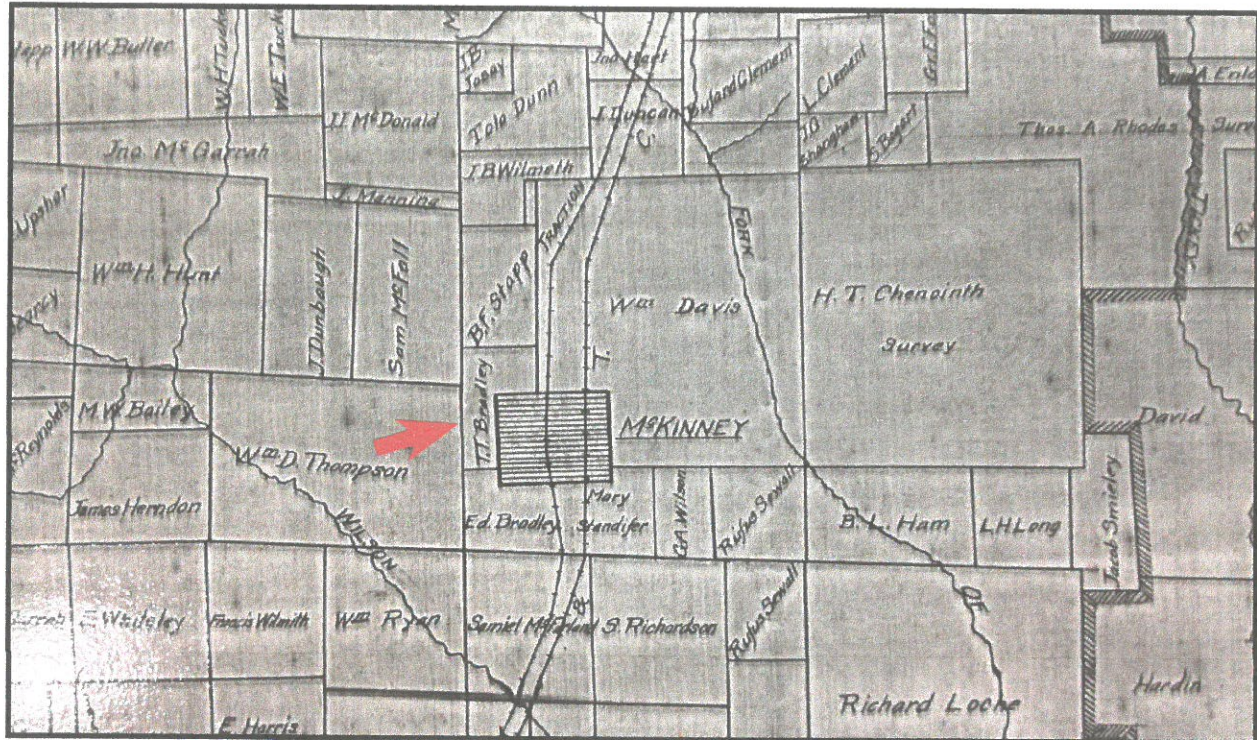
In 1930, Susan sold the house and the next owner's to live at 613 West Hunt were David and Bessie Douglas along with their six children. At the time, David was 61 years old and near retiring from a lifetime of farming. Bessie was David's second wife and 14 years his junior. David paid \$1,800 cash with a \$500, one-year 7% note. A newspaper article from 1938 mentions that David had the house painted and some improvements made. The article does not go into specifics but it could be referring to an addition made at the rear of the house. Judging from available photos this addition consisted of about 200 square foot of space and a fire place.

David Douglas died in 1951 at the age of 83. His widow Bessie lived in the house until she died in 1961. David's son Gill, by his first wife, helped settle his stepmother's estate and sold the house to R.C. Roberts for \$4,666. Two months later he sold the house to Charles Ramay for \$5250. One year later the house sold to Gail and Katherine Wever for \$5,800.

Sometime after 1985, the earlier addition was enlarged to create a large bedroom and bath. The current owners Paul and Deanna Rearden have made interior changes while maintaining the historical integrity of the exterior.

F. Drawings

The T.T. Bradley Survey



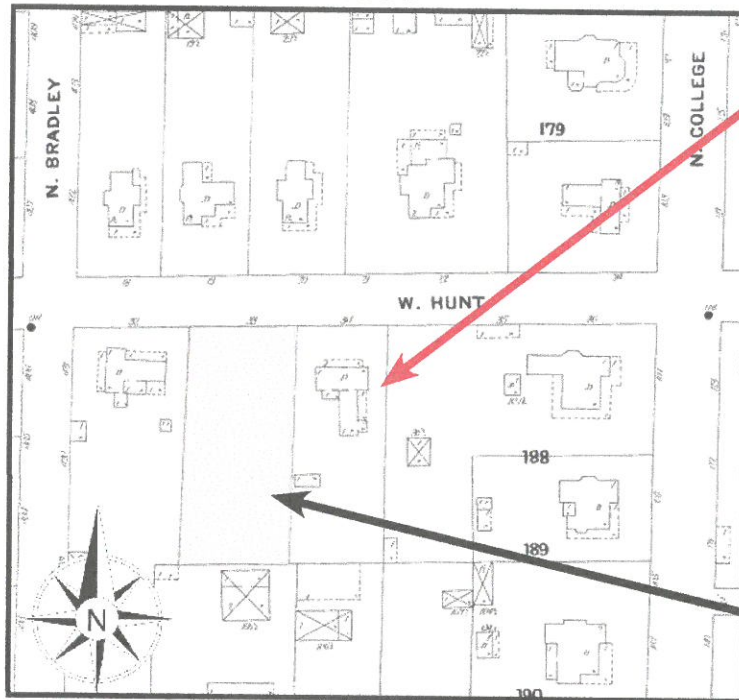
In 1855, the State of Texas granted Thomas T. Bradley 291 acres of land just west of the 3,100 acre grant of William Davis. This land was originally promised to Bradley by the managers of the Peter's Colony but confusion due to mismanagement arose and delayed the recognition of the grant.

The map above shows the boundaries of grants awarded in the McKinney area. William Davis donated 120 acres in the southwest corner of his property to become the town of McKinney and the County Seat of Collin County.

The highlighted section of the map of McKinney to the left approximates the size and location of the tract awarded to Thomas T. Bradley.

Sanborn Maps: 1908 & 1914

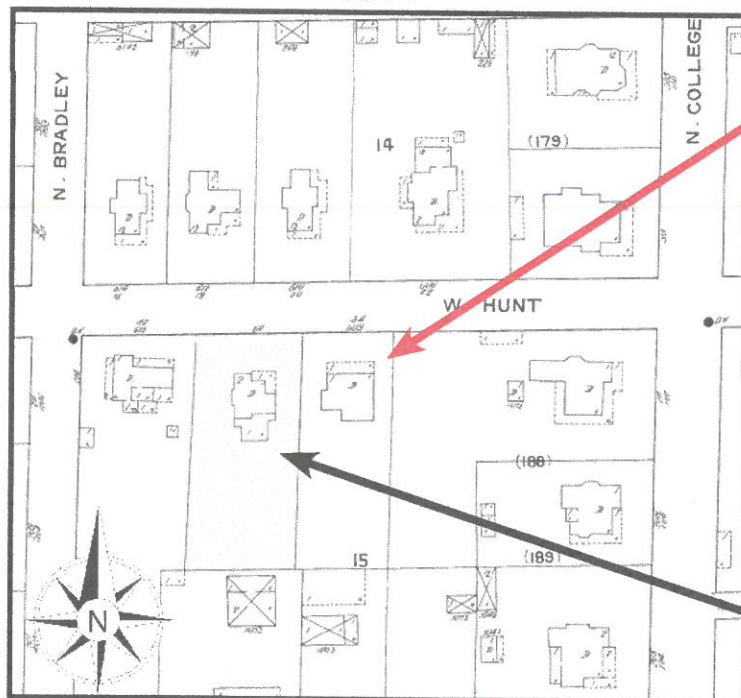
1908



The home of commercial painter A.C. Bullock (next door to the R.W. Davenport home) was destroyed by fire in 1912.

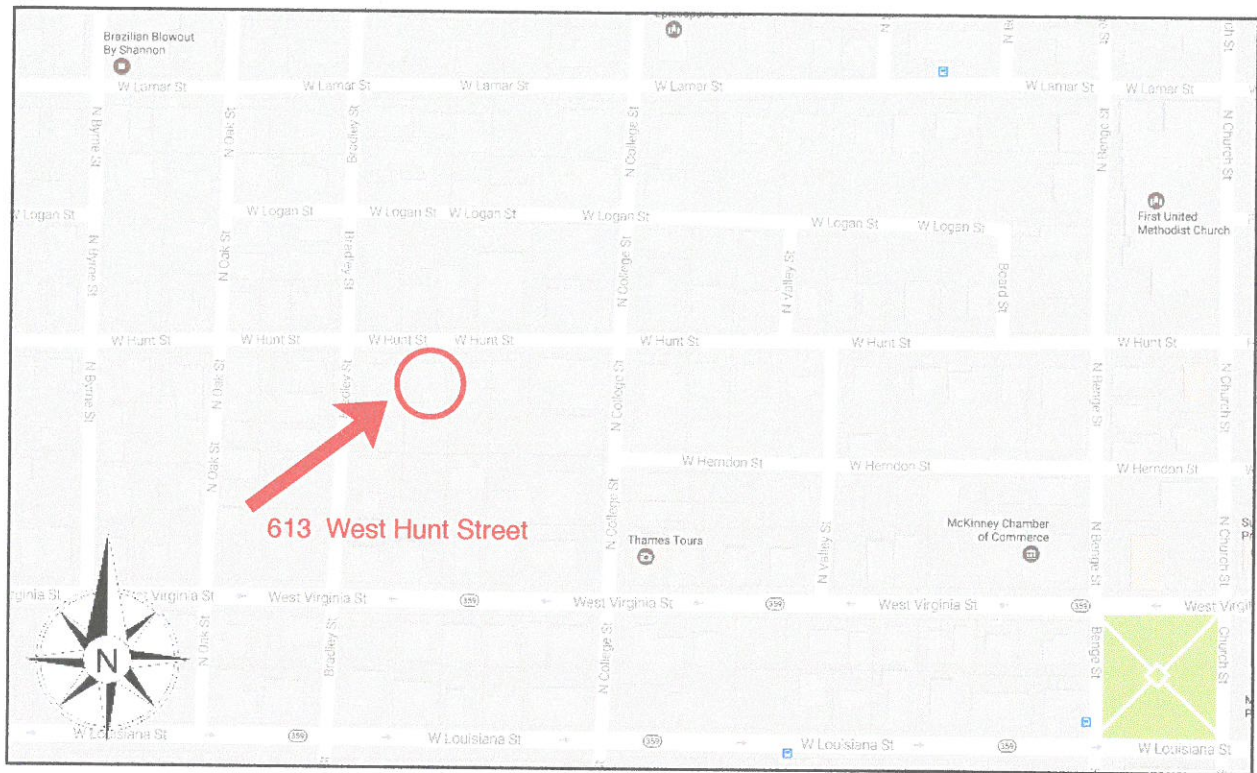
This site plan published in 1908 by the Sanborn Insurance Company shows no structure on the lot that would later be known as 613 West Hunt Street.

1914

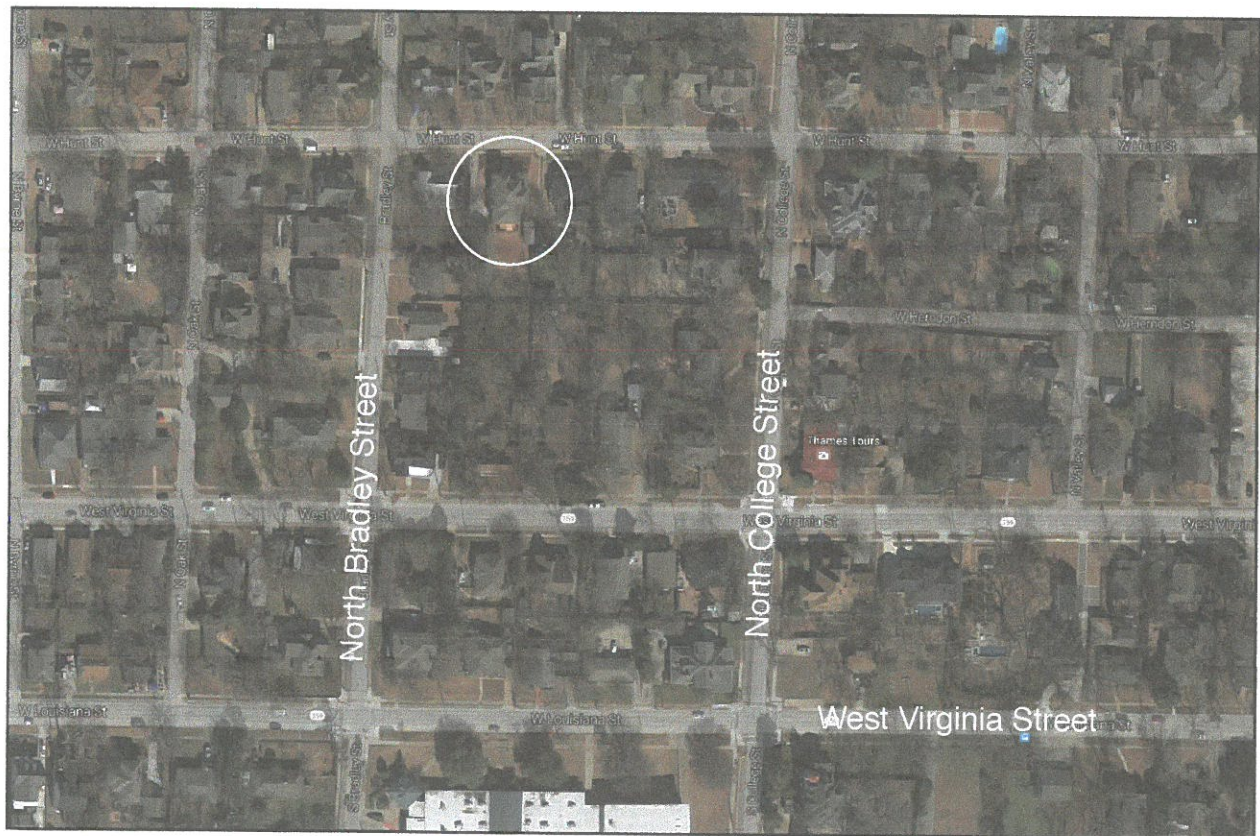


In 1913, Dr. & Mrs. James Caldwell purchased the rebuilt home of A.C. Bullock as a gift to their son Gibson.

This 1914 site plan from the Sanborn Insurance Company shows the footprint of the R.W. Davenport House built in 1910.



The map above shows the neighborhood around 613 West Hunt Street. The aerial photo below shows the immediate neighborhood between Bradley and College Street.



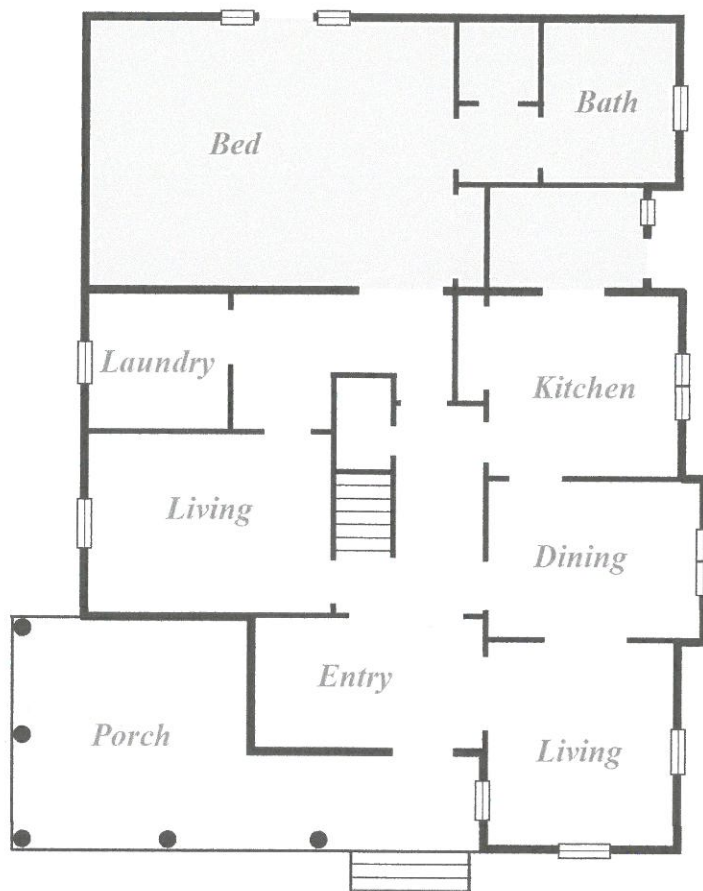
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- 15 -

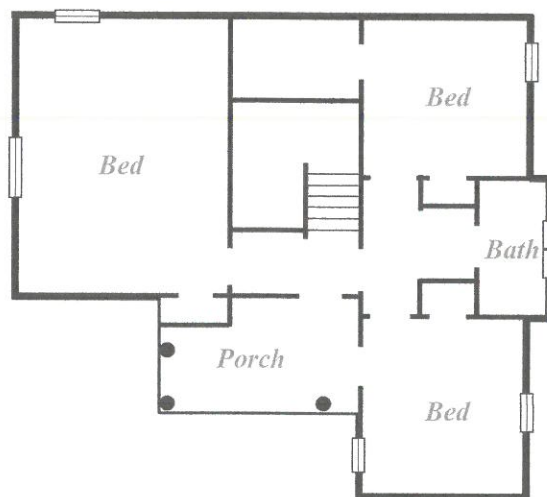
Floor Plan

This plan shows the R.W.Davenport House as it currently exists.

 *Later addition*



First Floor



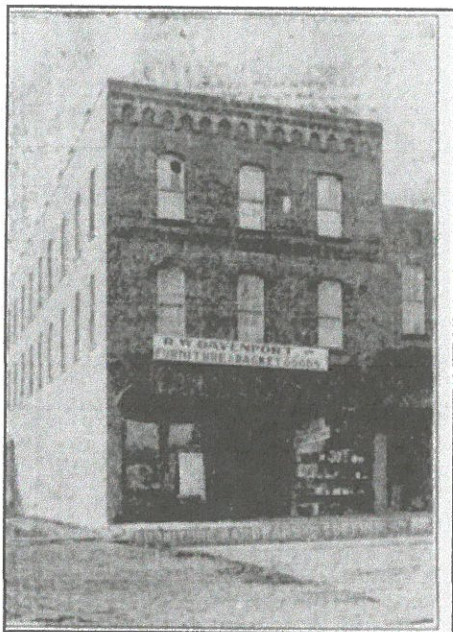
Second Floor



Front

Roof Plan

G. Photographs

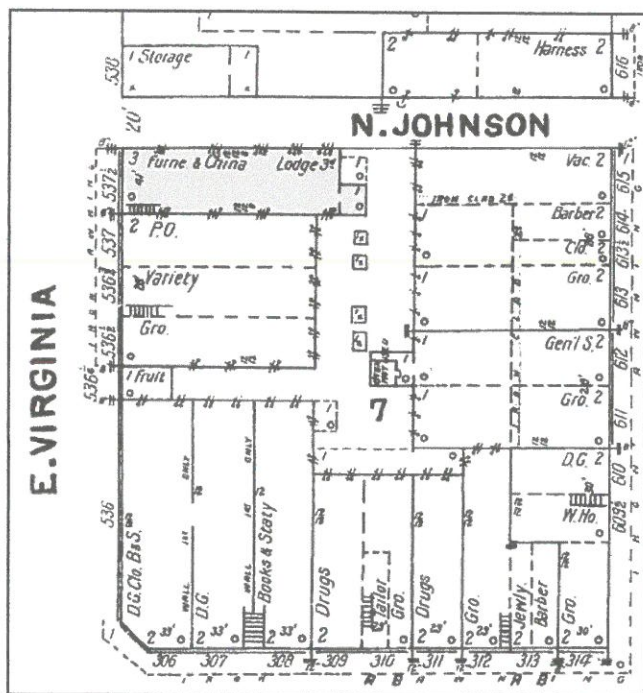


1910



2017

In 1905, R.W. Davenport moved to McKinney to purchase the dry-goods owned by J.T. Nale located on the southwest corner of the intersection of Virginia and Johnson Street. The building was owned by R.L. Waddill and was just east of the Post Office. It originally had three floors. In 1925, the length of the building was extended by 15 feet. It is likely that the third floor was removed at that time.



Davenport's store carried a wide variety of goods from furniture, dolls, china, and novelties.

SPECIAL

Prices on Holiday Goods

Dolls	Novelties
Be sure and see us before buying dolls.	Wood novelties, McKinney Souvenirs in match holders, smoking sets etc., 15c
35c Dolls Dressed 25c	Shell novelties, McKinney Souvenirs, Pin Cushions, match holders, etc., for 15c
45c Dolls Dressed 35c	Glass novelties in Tooth pick holders, Toy Banks, Trunks, Grips 10c
75c Dolls Dressed 50c	
\$1 Dolls Dressed 75c	
Extra large size washable 75c	
75c Dolls 45c to 60c	

Doll Buggies, Go-Carts	China Ware
Painted doll Go-Carts, iron tires on wheels, regular 50c... 35c	Salad Bowls 15c to \$2.50
Painted Doll Buggies regular 75c for 50c	Cake Plates 25c to \$3.50
Painted doll buggies with porcelain colored red, blue etc., worth 1.00 for 90c	Hand painted ware ONE-HALF PRICE.
Greatly reduced prices on iron Toys, toy Trains, Engines etc.	Special prices on all Japanese ware.

Furniture.

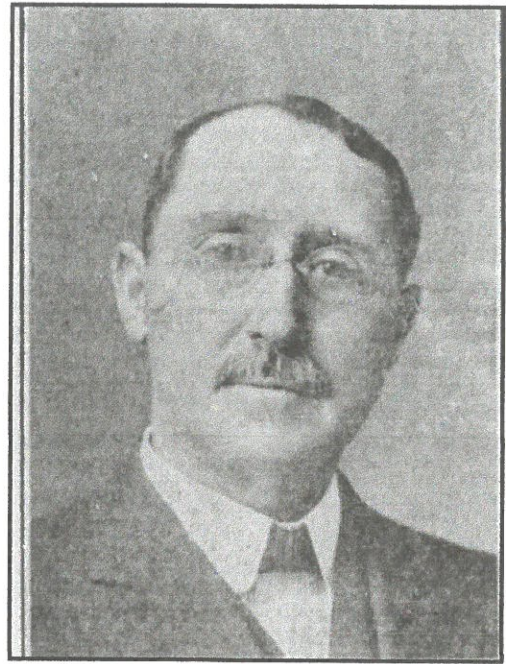
Our Furniture department contains many useful and appropriate gifts. Our line of Rockers is good ranging in price from the 75c child's Rocker to \$8.50.

Side Boards \$12.50 to \$25.00
China Closets \$14.00 to \$25.00
Cabinets \$8.50 to \$16.00

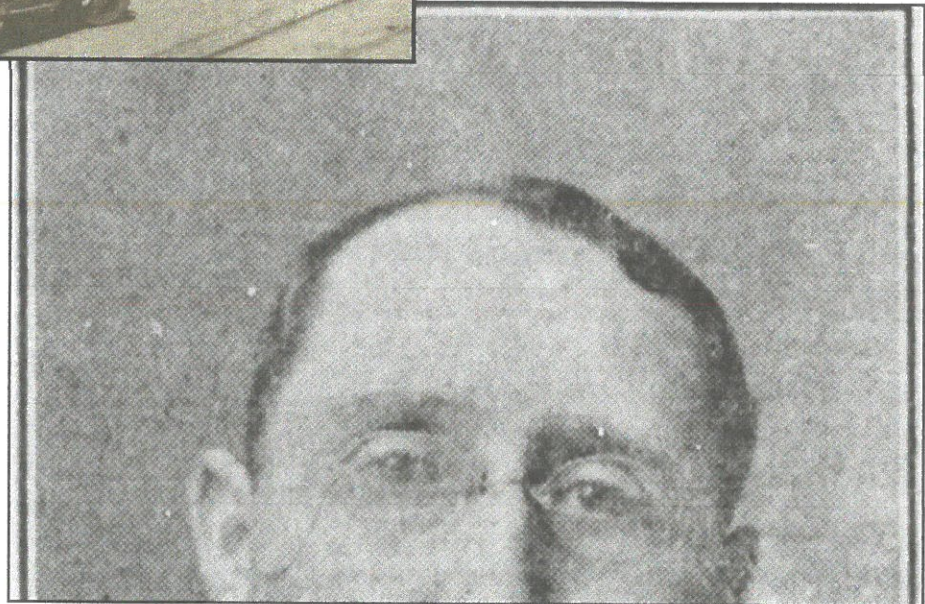
R. W. Davenport

McKINNEY, TEXAS.

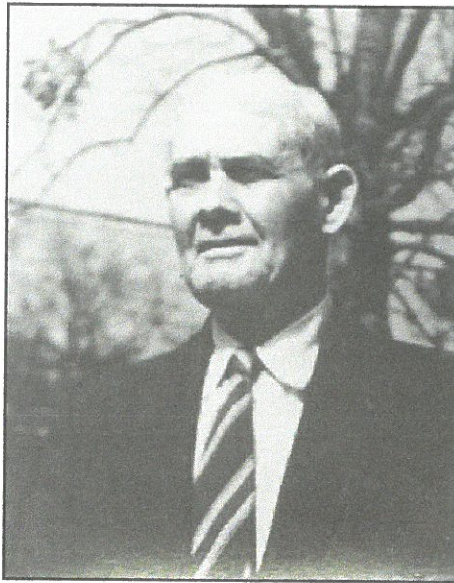
Morgan Weaver arrived in McKinney from Abilene in 1910 and leased two adjoining buildings owned by J.S. and S.D. Heard. He removed the wall that separated the two buildings to create the largest department store McKinney had ever seen. The store fronted both the Square and Louisiana Street. He created the space that is currently Rick's Chop House and Bar.



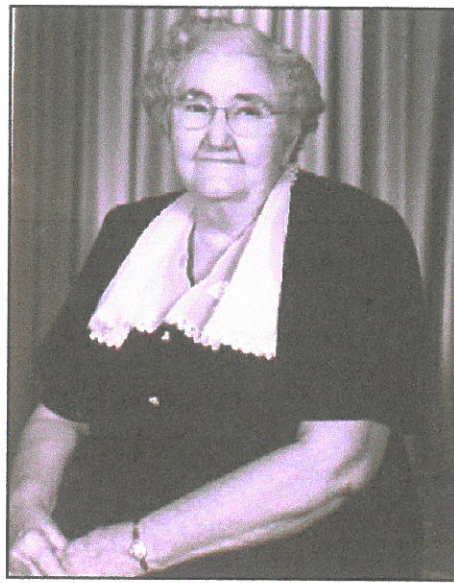
Before coming to McKinney Morgan Weaver had been the mayor of Abilene and President of the First State Bank and Trust Company of that city.



This photo was taken around 1925 in front of the Morgan Weaver Store looking north on Kentucky Street. Morgan ran his store from 1911 until his health required him to retire in 1919.



David F. Douglas
(1868-1951)



Bessie Epperson Douglas
(1882-1961)

043-1-0-2-043-1-10 TEXAS DEPARTMENT OF HEALTH
BUREAU OF VITAL STATISTICS 420-1 25

STATE OF TEXAS
CERTIFICATE OF DEATH STATE FILE NO. 39935

1. PLACE OF DEATH a. COUNTY Collin		2. USUAL RESIDENCE (Where deceased lived, if institution; residence before admission) a. STATE Texas b. COUNTY Collin	
b. CITY (If outside corporate limits, write RURAL and give precinct no.) McKinney		c. CITY (If outside corporate limits, write RURAL and give precinct no.) McKinney	
d. FULL NAME OF HOSPITAL OR INSTITUTION City-County Hospital		d. STREET ADDRESS (If rural, give location) 613 W. Hunt	
3. NAME OF DECEASED a. (First) David b. (Middle) Franklin c. (Last) Douglas		4. DATE OF DEATH 7-28-1951	
5. SEX Male	6. COLOR OR RACE White	7. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) Married	8. DATE OF BIRTH 7-5-1868
9. AGE 83		10. MONTHS 0	
11. DAYS 23		12. BIRTHPLACE (State or foreign country) Van Alstyne, Texas.	
13. FATHER'S NAME E.H. Douglas		14. MOTHER'S MAIDEN NAME Matilda Ann George	
15. BIRTHPLACE Tenn.		16. BIRTHPLACE Texas	
17. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes, no, or unknown) (If yes, give year or date of service) None		18. SOCIAL SECURITY NO. None	
19. INFORMANT'S SIGNATURE J.G. Douglas (Son)		20. MEDICAL CERTIFICATION	
21. CAUSE OF DEATH Enter only one number per line for (a), (b), and (c) *This does not mean the mode of dying, such as heart failure, stroke, etc. It means the disease, injury, or complication which caused death.		I. DISEASE OR CONDITION DIRECTLY LEADING TO DEATH (a) <u>Coronary Occlusion</u> ANTECEDENT CAUSES Abnormal conditions, if any, giving rise to the above cause (a) stating the underlying cause last. DUE TO (b) DUE TO (c)	
II. OTHER SIGNIFICANT CONDITIONS Conditions contributing to the death but not related to the disease or condition causing death.		INTERVAL BETWEEN ONSET AND DEATH	
22. DATE OF OPERATION		23. MAJOR FINDINGS OF OPERATION	
24. ACCIDENT (Specify)		25. PLACE OF INJURY (a.e., in or about home, farm, factory, street, office bldg., etc.)	
26. TIME OF INJURY (Month) (Day) (Year)		27. INJURY OCCURRED WHILE AT WORK <input type="checkbox"/> NOT WHILE AT WORK <input type="checkbox"/>	
28. HOW DID INJURY OCCUR?		29. DATE SIGNED 7-31-51	
30. I hereby certify that I attended the deceased from alive on July 25, 1951, and that death occurred at 3:30 p.m. on July 28, 1951, that I last saw the deceased from the houses and on the date stated above.		31. SIGNATURE John M. Warner M.D.	
32. ADDRESS McKinney, Texas.		33. DATE 7-30-1951	
34. NAME OF CEMETERY OR CREMATORY Van Alstyne		35. FUNERAL DIRECTOR'S SIGNATURE R. H. Harris #2349	
36. LOCATION (City, town, or county) Van Alstyne Texas		37. DATE REC'D BY LOCAL REGISTRAR 8-2-51	
38. REGISTRAR'S FILE NO.		39. REGISTRAR'S SIGNATURE R. H. Harris	

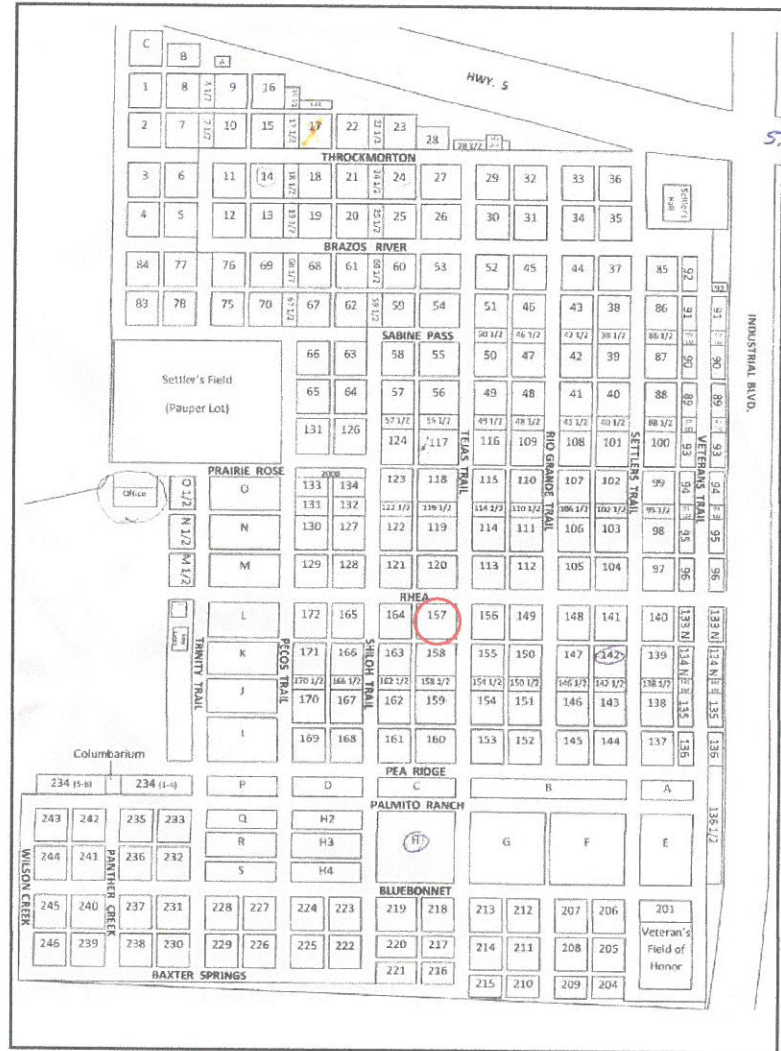
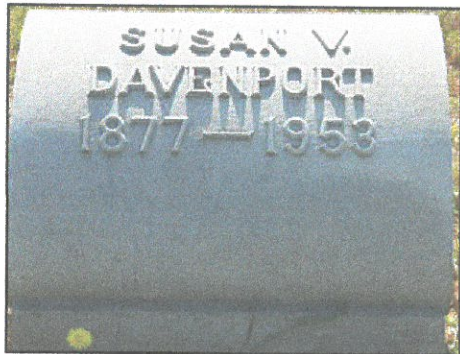
NOTE THE INFORMATION CALLED FOR ON THE REVERSE SIDE

David Douglas was born in Van Alstyne in 1868. He and his second wife Bessie Epperson moved to McKinney in 1930 as he retired from a lifetime of farming various tracts of land in Collin County.

Final Resting Places



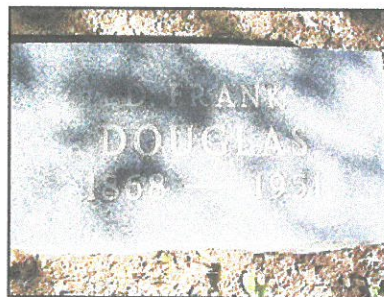
Richard and Susan Davenport are buried in Block 157 of the Pecan Grove Cemetery.



Map of Pecan Grove Cemetery



Morgan Weaver is buried in Dallas at the Restland Memorial Cemetery.



David F. Douglas is buried in the Van Alstyne Cemetery.

Queen Anne Style

The elements that characterize the Queen Anne Style are:

- typically two stories
- asymmetrical front facade
- complex gabled roof
- abundant ornamentation
- elaborate spindlework and brackets
- towers or turrets
- wrapping porches
- vertical massing
- simple one-over-one sash windows
- fish-scale shingle siding

The Queen Anne Style originated in England around the mid 19th Century. It is among other Victorian era designs that include Second Empire and Beaux-Arts styles. It first made its appearance in American around 1870s.

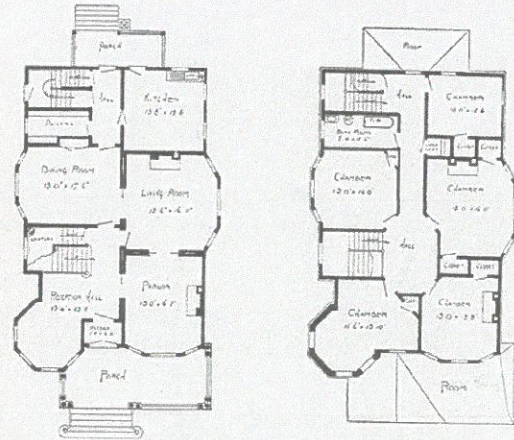
Earlier versions of the style featured a profusion of ornamentation that was only limited by the owner's budget. The ornamentation was made more available by advancements in industrial production that made more elaborate decorations at a lower cost. It was this mechanization that later styles like the Arts & Crafts Movement railed against. Nevertheless, the style was enormously popular at the end of the 19th Century.

The style took on a much simpler character in rural areas where construction talent and money were scarce. This Folk Victorian style usual consisted of a single-story structure with a front-facing gable and a wrap-around porch accented with spindlework.

The Queen Anne Style slowly wained in popularity during the first decade of the 20th Century as more restrained, austere, and economical styles became popular.



Floor Plans of Design No. 141



The above illustration is from a 1901 pattern book showing a late Queen Anne Style home. In 1903, the same company offers a simpler and more "modern" version of the style.



Evolution of Style

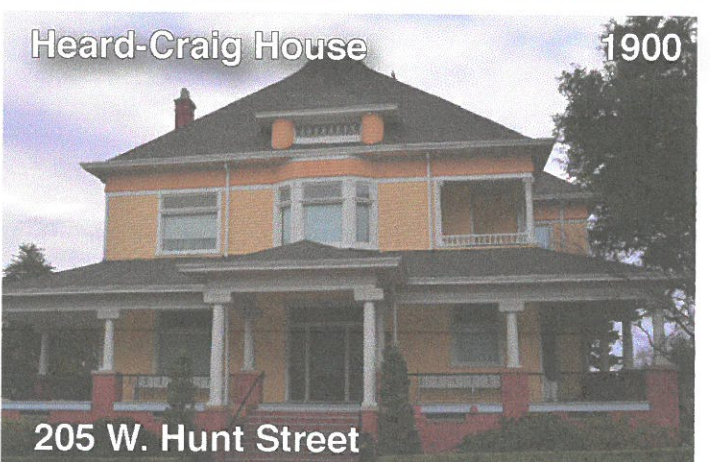
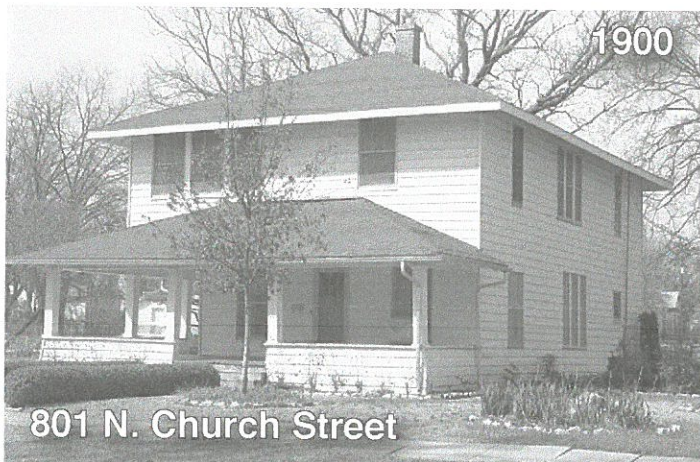
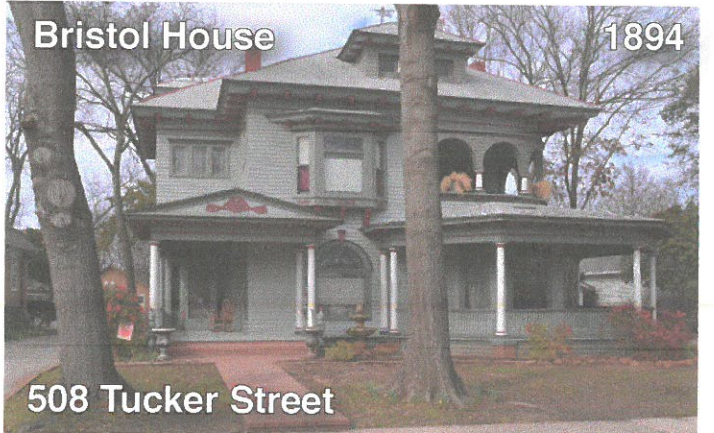
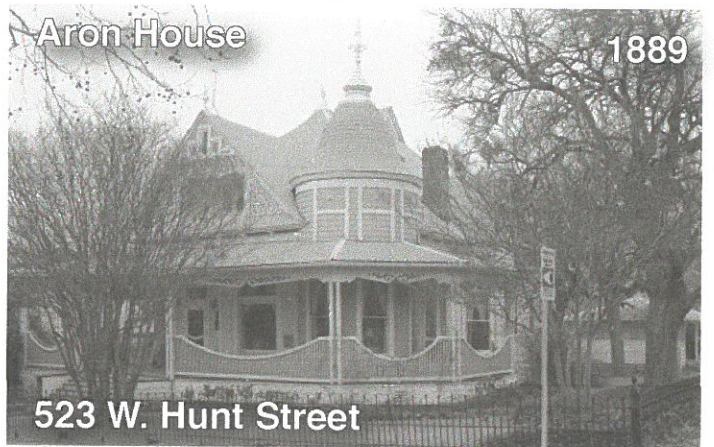
The first decade of the 20th Century witnessed a huge shift in architectural styles. This shift paralleled the cultural shift that saw improving labor conditions and a growing middle class that had enough money to spend on property and homes, modest though they may be. This new culture had little affinity for the older aesthetic which valued ornamentation and grandiosity. This change is clearly apparent in the architecture of McKinney.

Before the turn of the Century, the preferred style was what we now call the Queen Anne Style. This style is characterized by complex gabled roofs, asymmetry, turrets, and an abundance of elaborate ornamentation. The Striker House in Michigan is a good example of this period. Locally, the Aron House at 523 W. Hunt Street exhibits this same architectural vocabulary.

Just before the turn of the Century, however, new architectural forms offered by the Prairie, Craftsman, and Foursquare Styles began appearing in home construction. The Bristol House at 508 Tucker Street was one of the first homes in McKinney to incorporate the deep eaves, hip roofs, and the sprawling geometry these new styles offered.

The Heard-Craig House at 205 W. Hunt Street designed by Dallas architect J.E. Flanders incorporates many of the new forms into a home that is still essentially Queen Anne but mimics the symmetry of the American Foursquare Style (see 801 N. Church St.). Five years later, Flanders moved closer to creating a pure Prairie Style home when he designed the Brown House at 509 N. Church Street.

By the early 1900s, not all builders and clients were ready to abandon the old familiar style and the



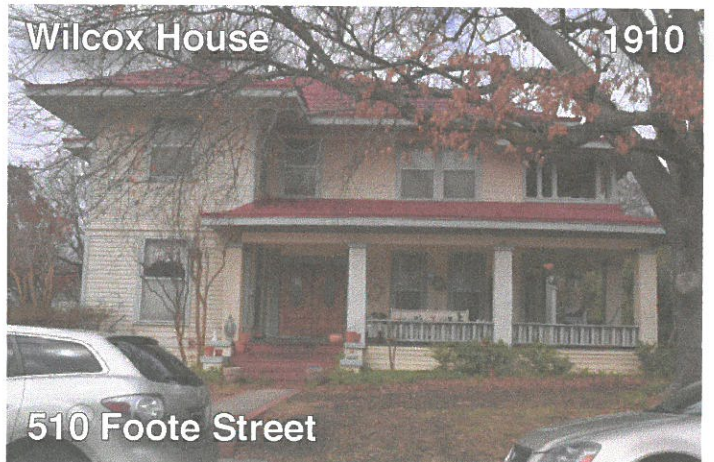
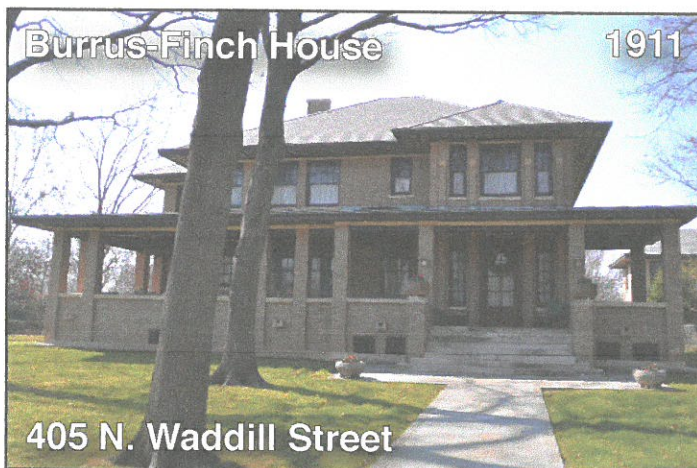
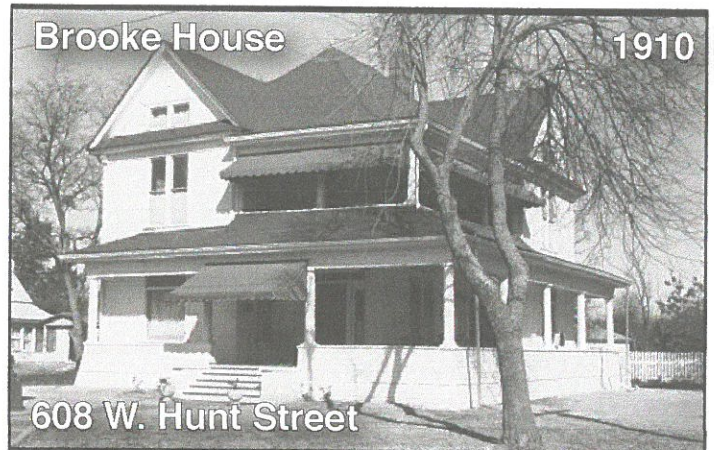
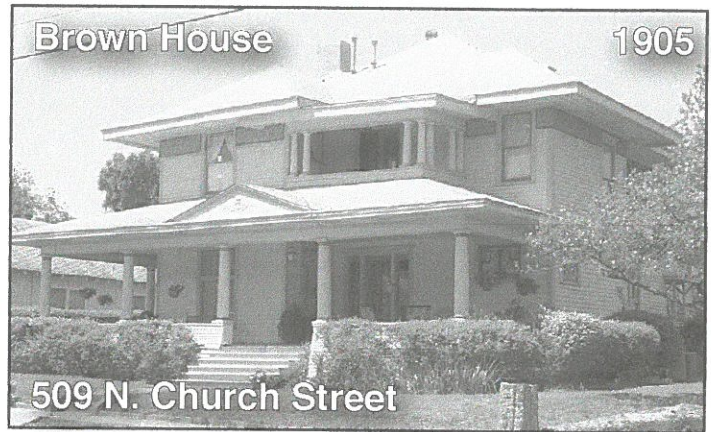
prestige it conveyed. This resulted in many homes becoming an eclectic mixture of new and old styles.

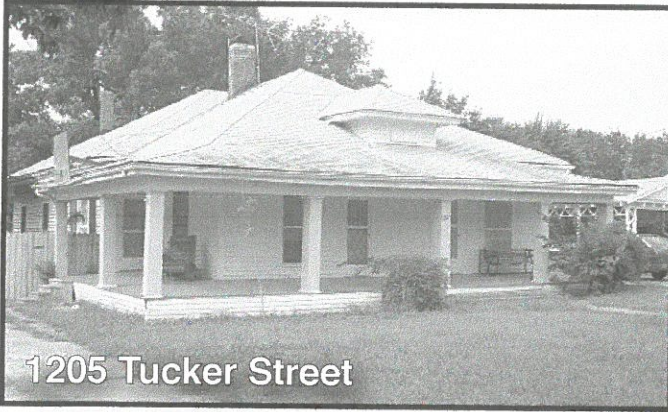
McKinney builder W.J. Higgins built the Brooke House at 608 W. Hunt Street in 1910. It appears that neither the builder nor the client was ready to embrace the “modernness” of Flander’s designed. Instead, the Brooke house preserves the gabled pavilions and proportions of the Queen Anne Style while adding sprawling porches on the first and second floors. The result is a marriage of two styles with a practical solution to ventilation.

The Davenport House which sits across the street at 613 W. Hunt Street was probably build by Higgins in the same year as the Brooke House. Higgins was an accomplished builder of American Foursquare homes and incorporated its boxy, pyramidal forms into many of the homes he built. The pavilion which had a gabled roof in the Brooke House now has a hip roof. Though Davenport house moves further away from the Queen Anne Style, the builder put an ornamental finial at the apex of the roof to remind us of the home’s (and the client’s) appreciation of tradition.

Elsewhere in McKinney, builders and clients were warming up to the new style. The home at 510 Foote Street build for F.E. Wilcox in 1910 is decidedly in the Prairie Style with its wide eaves, square columns, and hip roof. Still, the window treatment lacks a complete expression of the style.

Finally, in 1911 J.P. Burrus spent \$30,000 dollars on a house at 405 N. Waddill that was unabashedly in the Prairie Style. The Queen Anne vocabulary is completely gone. Thus, a new design paradigm became the mode of the day in McKinney.

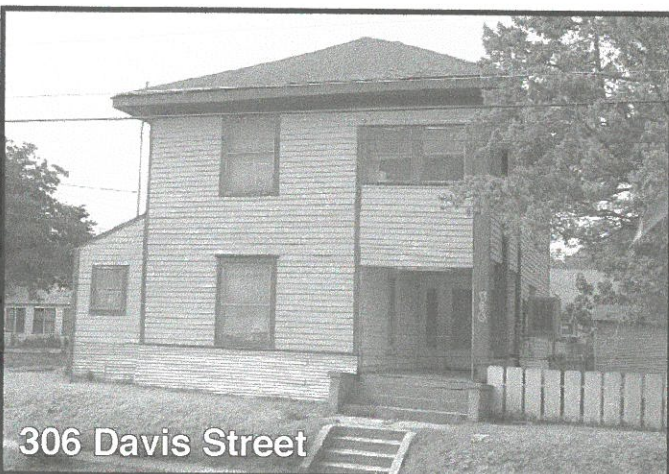




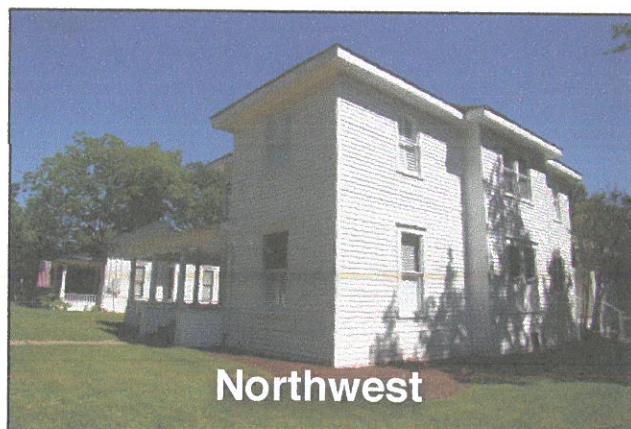
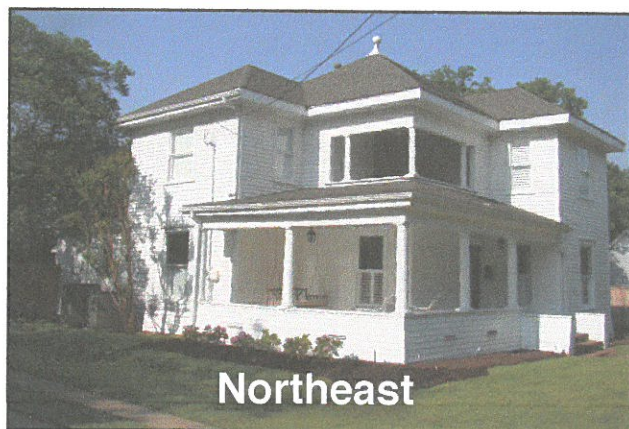
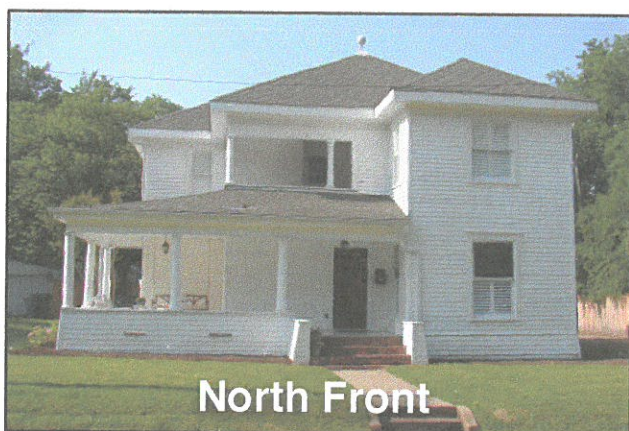
The Work of W.J. Higgins

The pictures on this page are known structures built by W.J. Higgins. He was born in Arkansas in 1850 and began his carpentry career in McKinney around 1900. He was a skillful builder of wood-frame homes in the American Foursquare style and applied its characteristics to nearly everything he built. His larger homes often have both Victorian and Foursquare elements in them. However, the Bush House at 212 N. College Street shows that he was capable of building structures that clearly expressed the Prairie Style.

W.J. Higgins is also known as the building of the Foote Baptist Church which he built in 1908. This building was moved from its original location in 1994 to be a part of Chestnut Square Complex.



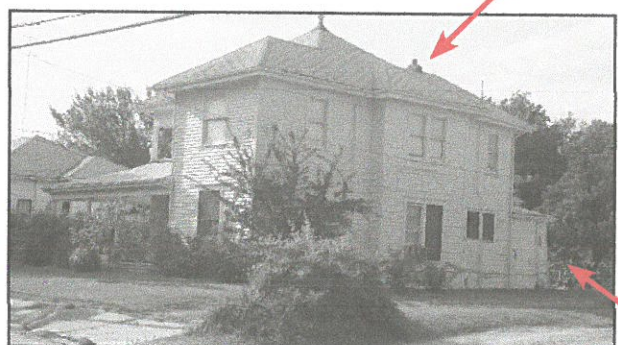
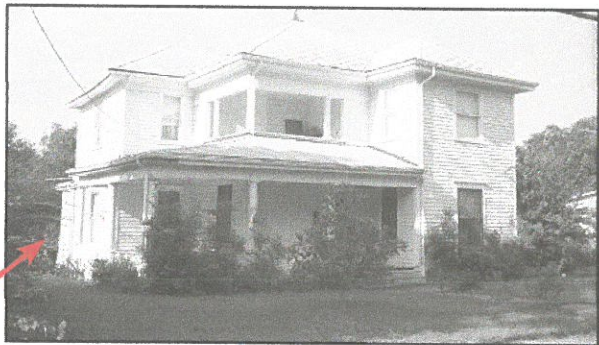
Current Photos (2017)



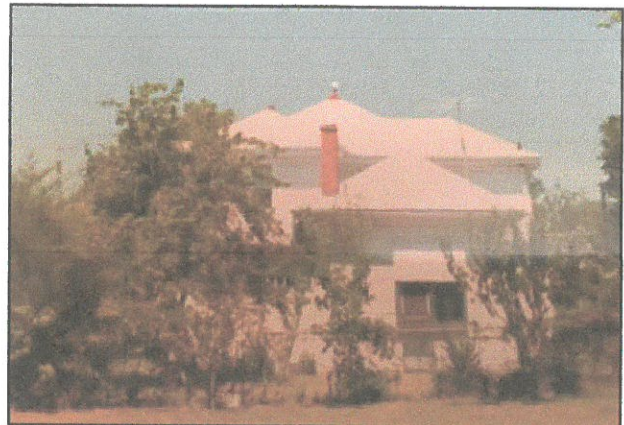
Additional Photos (various dates)



The Davenport House, 1985.



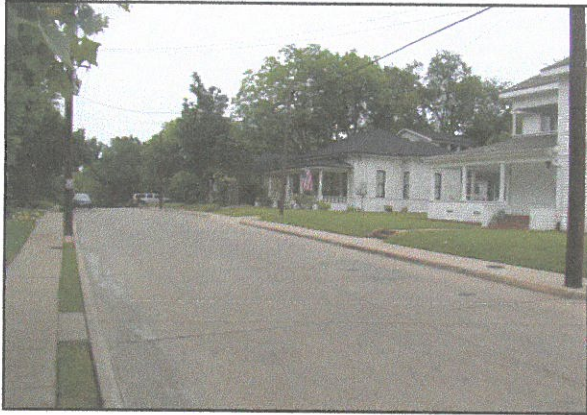
These photos from 1985 show a glimpse of the addition made to the south side of the house. The photo on the right shows a small brick chimney penetrating the roof above the kitchen.



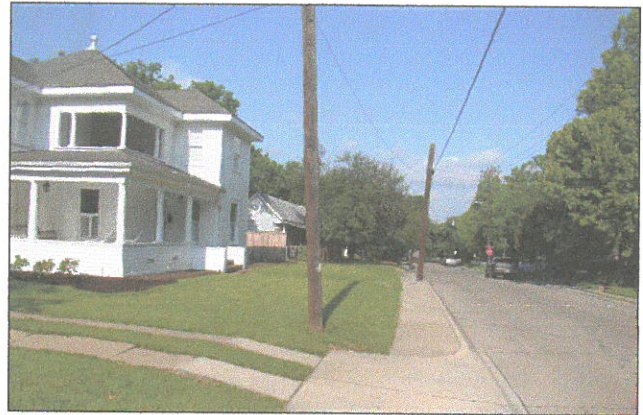
The photo at right shows an early addition to the south side of the house, possibly in 1938. The current photo at left shows the enlarged addition that occurred after 1985.

Neighborhood Context (2017)

613 West Hunt Street neighborhood context

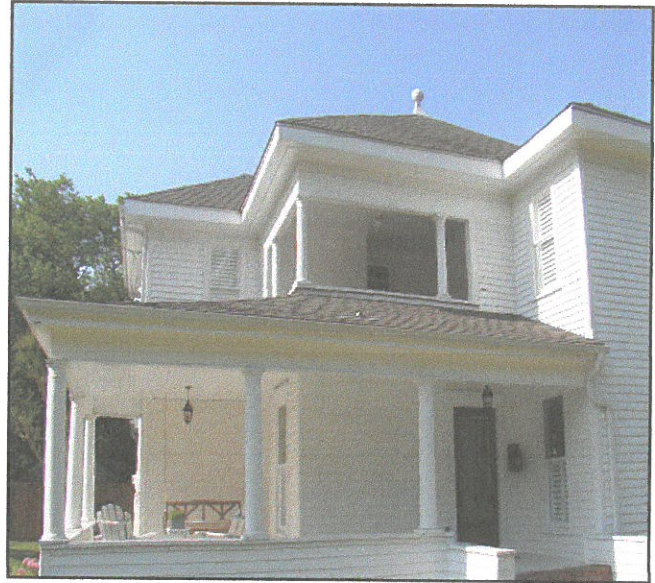


View looking East on West Hunt Street



View looking West on West Hunt Street

Architectural Accents



The builder of this house, along with its first owner, attempted to balance Queen Anne and the more modern Prairie Style into a single structure. The house with its deeper eaves and horizontal lines created by the porches are distinctly modern expressions while the roof lines and over all massing is more typical of the older style. The finial on the roof, however, is an overt expression of the ornamental character of the Queen Anne Style.



This elaborate door set shows the Queen Anne design influence.

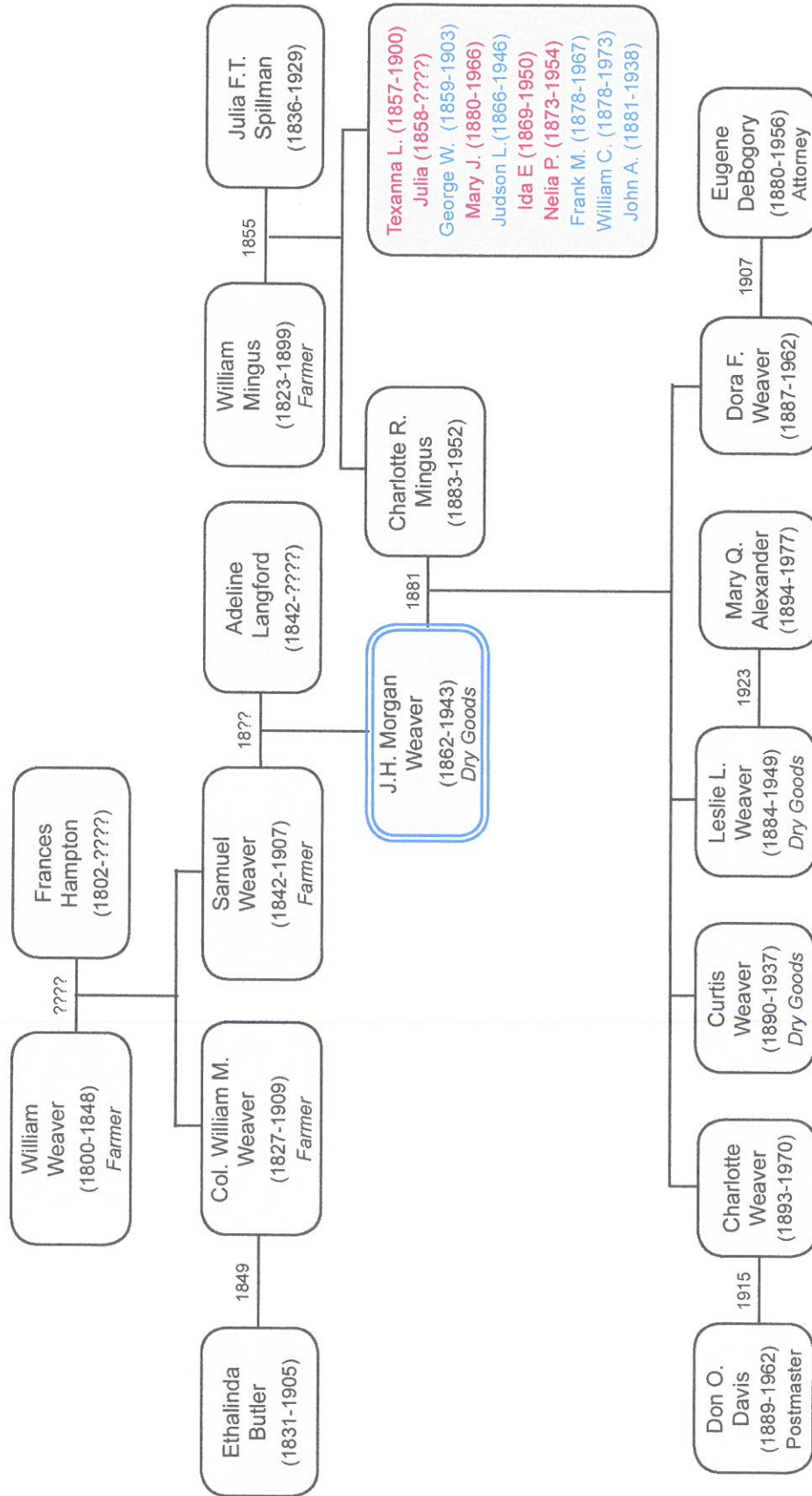


The plain Tuscan style columns and lack of spindlework on the porches is a departure from the Queen Anne Style.

R. W. Davenport Family Tree*

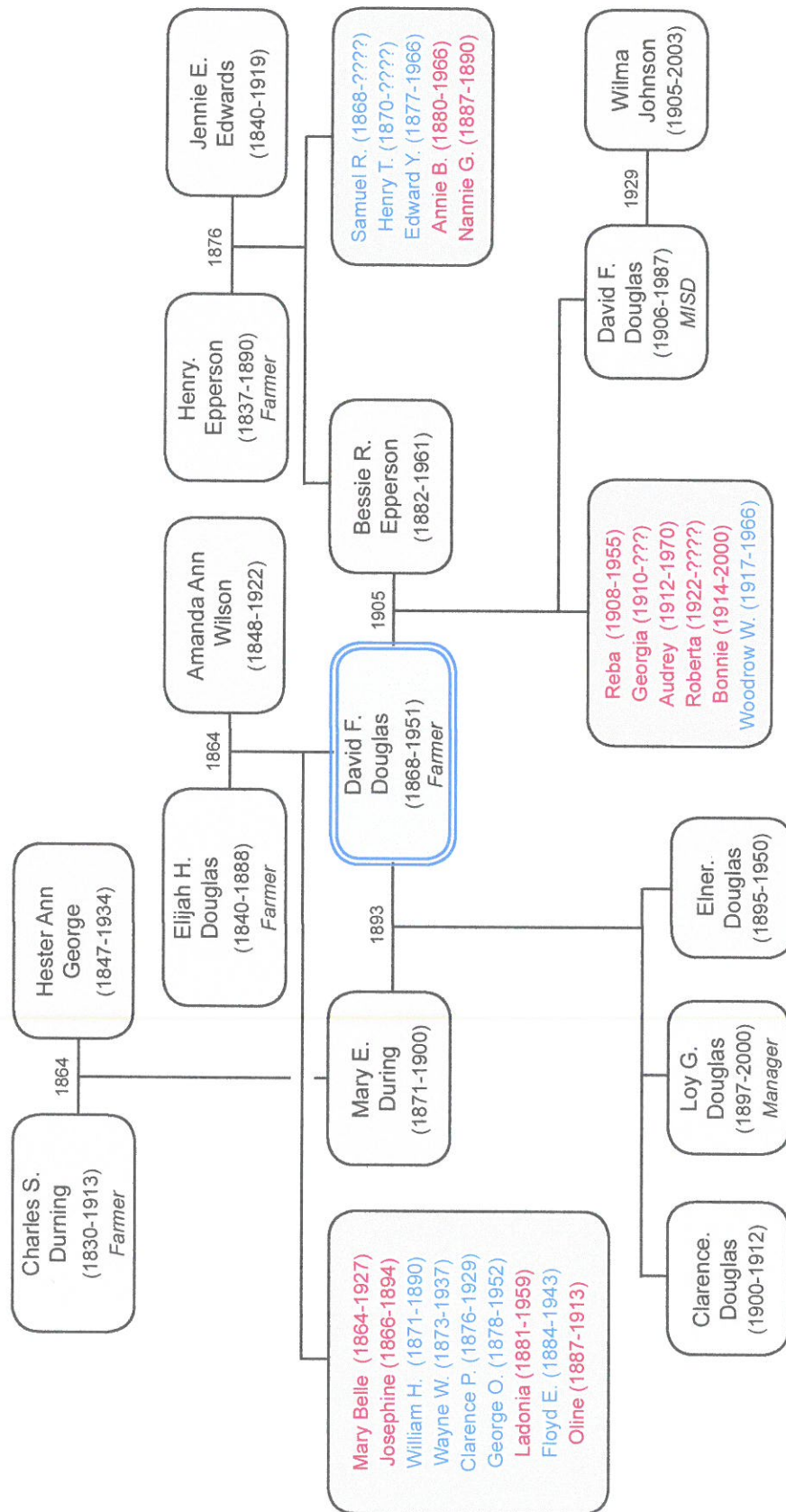


Morgan Weaver Family Tree*



* Not all family members are included

David F. Douglas Family Tree*



* Not all family members are included

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



17-005HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Paul and Rebecca Rearden for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 613 West Hunt Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: June 1, 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 613 West Hunt 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, #2017-005HTM, 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 \$2,319.

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 613 West Hunt Street.

SUPPORTING MATERIALS:

[Tax Incentive Application](#)

[Supporting Documents](#)



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: 613 West Hunt Street, McKinney, TX 75069

OWNER: Paul & Deanna Rearden

Name (Print): _____

Mailing Address: 613 West Hunt Street

City, State, & Zip: McKinney, TX 75069

Phone: 214-392-8622

Fax: _____

E-mail: psrearden@aol.com

OWNER SIGNATURE: X

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

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

OWNER:

NAME Paul & Deanna Rearden

COMPANY

ADDRESS 613 West Hunt Street

CITY, STATE ZIP McKinney, TX 75069

PHONE 214-392-8622

FAX

E-MAIL ADDRESS psrearden@aol.com

ADDRESS OF PROPERTY BEING CONSIDERED:

613 West Hunt Street

Legal Description:

McKinney Outlots, Lot OI 580

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
(If Applicable)☐ Approved Marker**ALL ATTACHMENTS SHOULD BE 11" x 17" OR SMALLER.**

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

Owner's Signature:



Date: May 12, 2017

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:

File #

 Preservation Priority

Built Circa:

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)

The Davenport House 613 West Hunt Street



A. Alterations & Construction

Construction

The Davenport House is a two-story, wood-frame home with a pier-and-beam foundation built in 1910. The roof consists of hip roof forms intersecting to create an overall pyramidal effect. Porches on two floors dominate the front elevation. Soft and hard woods are used as interior flooring. The home is fenestrated with the original one-over-one sash windows.

The home design follows a combination of Queen Anne and Prairie Style forms. The towers and gables of the Queen Anne Style have been substituted by a sleeping porch and hip roofs with modestly wider eaves. The proportions of the two-story pavilion

structure facing the street has a verticality typical of the Queen Anne Style however the spacing of the columns on the porches suggests the more sprawling and horizontal lines of the Prairie Style. The house design makes tentative steps toward the more “modern” Prairie Style but, as if not to appear too modern, it expresses the older style by the placement of an ornamental finial at the roof’s apex.

This house is an example of the changing tastes in American architecture that occurred in the early years of the 20th Century. The social, economic, and political movements of the day were changing people’s values and lifestyles. This house is an architectural snapshot of a world in transition. It is a picture of a new American architectural style trying to emerge from an older European form... without offending the neighbors.

Alterations

The house has experience significant changes to the interior but the historic character of the front and side elevations has remained. The sash windows in the front of the house are original. The ship-lap siding, porch columns, and exterior wood trim are all original.

A single-story addition which included a fireplace was made at the rear of the house, perhaps in the late 1930s. This addition was enlarged and the fireplace removed some time after 1985 giving the house its current configuration. The current owners purchased the house in 2016 and have significantly updated the interior of the house but have gone to great effort and expense to preserve the historic nature of the house. They have been careful to incorporate windows onto the sides and rear of the house that match the original windows and trim.

Anticipated Needs

The current owners anticipate making additional repairs to the foundation, worn siding, and improving the water drainage away from the house. The owners are committed to maintaining the historical character of the house regardless of any future repairs or alterations.

B. Historical Figures

Richard Walter Davenport (1875-1914)

Beginning in 1905, Richard W. Davenport operated a dry goods store on East Virginia Street in the building now occupied by the Eclair Bistro. He owned a grocery store in McKinney and another store in Corsicana. He and other members of his family owned other dry goods stores in North Texas. He died in McKinney at the age of 40 after a slow debilitating illness.

Richard W. Davenport was born in Rusk, Texas in 1875. His parents William Davenport and Irene Smith moved there from Alabama after the Civil War. On their way to Texas, they spent some time in Mississippi. In 1889, Richard married Susan Carroll of Mexia, Texas. The couple lived there for a decade before moving to Greenville shortly after 1900.

In 1905, Richard moved to McKinney to purchase the dry goods business of J.T. Nale whose slogan was, "The best and cheapest place in North Texas to buy everything you need in your house." The namesake of the store died the previous year and the administrator of the estate Dr. S.H. Abbott valued the store's inventory at \$4,552.39. However, Richard purchased the entire stock for only \$1,650.

Richard kept Mr. Nale's father T.J. Nale on as manager and began remodeling the store that occupied the three-story brick building owned by R.L. Waddill on East Virginia Street just east of the Post Office. The Post Office was at this location until moving to the grand Italianate building further east on Virginia Street in 1911.

When the Post Office relocated, Richard opened a grocery business in the vacated storefront. The dry good store was stocked with new and used material. Much of his inventory came from stock Richard purchased from businesses that were closing or in bankruptcy. He also allowed customers to "exchange" old furniture and stoves for newer models.

Richard's business enterprises operated with impressive success. He boasted year-over-year gains in 1908 of 40% and a 23% gain in 1909. It was at this time that he purchased a lot on West Hunt Street from Francis M. "Tuck" Hill, a well-known pioneer of the town and a second cousin of Jesse James. In 1910, Richard had a two-story wood-frame house built on the lot which would become the home of his wife Susan and five

children, John, Richard, Gordon, Robert and Josephine.

After years of success in McKinney, Richard looked for other business opportunities. Around 1912, Richard opened a new store in Corsicana, Texas. He moved there while maintaining his businesses in McKinney and rented his home to a fellow dry-goods store-owner Morgan Weaver.

To promote the new store in Corsicana, Richard devised an ingenious sales promotion which involved giving away a piano as the prize. Whenever a customer purchased an item, that customer was allowed to give votes to whomever they wanted to win the piano. The number of votes they could give depended on the value of the item. The person with the most votes at the end of the month-long contest would win. The local newspaper kept readers up to date on the vote totals. The contest was a great success for the store and the newspaper.

Shortly after Richard moved the family to Corsicana to open his new store, he developed what would become a terribly debilitating illness. The illness forced him to remove himself from the day-to-day management of his businesses. During his illness, a complication developed when it was discovered that one of his legs had been broken for months without being diagnosed. In January of 1914, his leg was amputated. His condition continued to worsen and in April of that year Richard and Susan announced that they would be moving back to McKinney and live in their house on Hunt Street.

Richard died in his home on November 6, 1914. The *McKinney Courier-Gazette* published a tribute to Richard which read in part:

In the passing away of R.W. Davenport, a home in our city has lost a kind and loving husband and father; the city and the state has lost a valuable citizen and the commercial world a shrewd and honorable business man.

Richard W. Davenport's funeral and burial was performed under the auspices of the Magnolia Camp of the Woodsman of the World (W.O.W.). Members of the lodge marched from their headquarters on South Tennessee Street to the Davenport home on West Hunt Street. The reverend of the First Baptist Church Dr. E.E. King conducted service in the home before a procession formed and headed to the Pecan Grove Cemetery. Texas State Senator (and newspaper publisher) Tom W. Perkins lead the traditional Woodsman burial ceremony. Before his death, Richard personally selected who would be his pallbearers, including A.C. King, Ed Largent, L.M. Smith, T.J. Furr, W.H. Matthews, and Gabe Lucas.

John H. Morgan Weaver (1862-1943)

Morgan Weaver was a Mayor of Abilene, Texas who moved to McKinney in 1910 to start a successful dry goods store on the west side of the town Square.

Morgan was born in Tennessee into the farming family of Samuel Weaver and Adeline Langford in 1862. Several members of the Weaver family migrated to Texas around 1856, including his uncle Col. William M. Weaver who settled in the Plano area. When Morgan came of age he followed his family members to Texas. However, Morgan ended up in the Abilene area. In 1881, he married Charlotte R. Mingus from Palo Pinto. Morgan spent his early career as a farmer and by 1900, the couple had two sons and two daughters.

After the turn of the century, Morgan purchased an implements, furniture, and undertaking business in Abilene from George L. Paxton who was leaving the business to become an officer of the Commercial National Bank in Abilene. It was not uncommon at the time for furniture and undertaking businesses to be housed together given that they used the same equipment to transport and move heavy objects.

In 1905, Morgan organized the business as a corporation with a capitalization of \$75,000. The company selected its officers from the heads of Abilene and Meridian banks. One of the new officers was his brother-in-law Judson L. Mingus. The Morgan Weaver Company, as it was called, continued with great success as did Morgan's involvement in civic and business affairs.

Morgan was a Trustee in the Order of the Elks, the president of the volunteer fire department, and served as the two-term mayor of Abilene from 1905-1909. In 1908, he sold his business to Will D. Minter who owned it for the next 22 years. After selling his business Morgan remained active in the community and even became president of the First State Bank and Trust of Abilene.

Despite his social and business ties to Abilene, in 1910, he moved to McKinney to start a dry goods store on the Square. He signed leases for two adjacent buildings, owned by J.S. and S.D. Heard. One of these buildings was the Heard Opera House which was McKinney's most popular entertainment venue. Earlier in the year the Opera House was closed due to a fire that left it unusable. It was hoped by many McKinney residents that the Heard brothers would remodel and reopen the Opera House even better and bigger than before. However, those hopes faded when it was announced that Morgan Weaver would be opening a new store there instead. The loss of Opera House was widely

lamented and a frequent topic of editorial comment in the newspaper.

Morgan Weaver's renovations included removing a partition separating the two buildings to create a passage from one building to the other as well as creating store frontage on two streets, Louisiana and Kentucky. He also added stairs and an electric elevator as well as a plate-glass front and awning. When renovations were complete, it was the largest store in McKinney.

Despite dashing hopes for a new Opera House, Morgan and wife Charlotte were quickly welcomed into McKinney's social fabric. Their youngest child Gladys who attended Crescent College in Eureka Springs, Arkansas was quickly accepted into the highest ranks of McKinney society. Mayor Finch and his wife hosted a grand prenuptial party for her and her fiancé Don O. Davis in their home in 1915. The *Courier-Gazette* noted:

She is a charming young lady of unusual attractions; although living in the city only three years, yet with her charming manners and unusual personality has won her scores of friends.

By 1912 the Weavers had lived in McKinney for two years but had not yet purchased a home. Instead, they rented the home of fellow store-owner and competitor R.W. Davenport on 613 West Hunt Street who left McKinney to open a new store in Corsicana. The Weavers lived there for about two years until Mr. Davenport's health forced him to return to McKinney for convalescence. The Weavers then moved into a residence belonging to J.L. Lovejoy.

After only being in McKinney four years, Morgan had become a major contributor to the town's economic growth. In 1914, he helped organize and finance a new cotton warehouse with Tom W. Perkins, Avery Dowell, Geogre Fox, and J. Perry Burrus. That year he also remodel and expanded his store's offerings to include women's ware. Morgan also opened a shoe store in Cleburne managed by his son Leslie.

In 1919, Morgan's poor health forced him to sell his business. Though he continued to live in McKinney, he completely withdrew from its business affairs and declared no occupation in the 1920 Census. He and his wife moved to Dallas in 1925. There, he became one of the organizers and investors in the Restland Memorial Park along with his son-in-law Eugene DeBogory who married into the family in 1907. Later Morgan moved to Mineral Wells and then to Fort Worth. He and his wife would make occasional visits to McKinney to visit their daughter Gladys and her husband Don who became Postmaster in 1939.

In 1943, Morgan died in Fort Worth after living there for about a year. Though his funeral service was held in Fort Worth, it was attended by many McKinney residents. Morgan was interred at Restland Memorial in Dallas. His wife returned to McKinney to live next door to her daughter and son-in-law on Waddill Street.

David Franklin Douglas (1868-1951)

Frank Douglas born in 1868 to Elijah Douglas and Amanda Wilson in Van Alstyne, Texas. He was a farmer by profession but by circumstance of a growing town he could not avoid being a successful real estate investor.

His father Elijah H. Douglas was born in Wilson County, Tennessee but moved to Texas just prior to the Civil War. He served as a private in Martin's Regiment of the Texas Cavalry which trained at Shirley Springs, a few miles north of McKinney. In 1863, Martin's Regiment fought a small Union force near Honey Springs in the Indian Territory in what is now northeastern Oklahoma. The Union forces drove the Rebels back but within a few months the Rebels launched a successful counter attack destroying \$1.5 million worth of Union supplies. It is not likely that Elijah was involved with this second skirmish since records show that he married Amanda Ann Wilson in January of 1864. The couple had a child in November of that year. Elijah's wife Amanda also hailed from Wilson County and was the daughter of wealthy Tennessee farmer David C. Wilson, the county's founder. Elijah and Amanda would go on to have a total of 10 children, the last one being born in 1887 when Amanda was 39. Elijah died in 1888.

With only an eight-grade education, Frank Douglas started his farming career living near Howe (4 miles north of Van Alstyne) in Grayson County. He married Mary E. Durning of Van Alstyne in 1893. They had three children before she died in 1900.

In 1905, when Frank was 37, he remarried, this time to the 23-year-old Bessie Epperson from White Rock in Hunt County, about 10 miles north of Greenville. They went on to have seven children. Frank's mother Amanda lived with the couple from early in the marriage until her death in 1922.

Though Frank called Howe his home, he owned and farmed several tracts of land around the area including 66 acres about six miles southwest of McKinney on which A.G. Hicks grew cotton. Frank paid about \$150 per acre for the land in 1919. About eight years earlier Frank had purchased 160 acres in the same area for about \$65 per

acre. As McKinney grew from a population of about 6,700 in 1920 to around 8,500 in 1940, Frank saw his land value more than triple. In 1941, his 226 acres near McKinney was estimated to be worth about \$225 per acre. That is the equivalent to nearly \$850,000 in 2017 dollars.

In 1930, at the age of 62 Frank bought the house at 613 West Hunt Street in McKinney previously owned by dry-goods merchant Richard W. Davenport who died in 1914. Frank paid \$2,300 dollars for the house. He and wife Bessie moved in with all of their children except their eldest, D.F. Douglas, Jr. who had recently become a school principal in Altoga, north of Princeton.

Frank's move to McKinney meant his days as an active farmer were behind him. In his retirement he spent most of his time as Deacon in the First Christian Church. He and Bessie continued to provide for three of their children, Audrey (28), Woodrow (23), and Roberta (18) who still lived with them in 1940.

Late in Frank's retirement, his health began to fail him. He spent several intervals in the City Hospital but in 1951 he died of a heart attack at the age of 83. Frank's son Gill by his first marriage provided the information recorded on Frank's death certificate. In the blank for "deceased's mother's name" Gill entered "Matilda Ann George." This turns out to be a confused mixture of the names of his two grand mothers, Hester Ann George, and Amanda Ann Wilson, whose nickname was "Manda."

It was common for obituaries at the time to offer lofty, edifying words to honor the deceased. These are the words the *McKinney Courier-Gazette* used to describe Frank Douglas:

He was interested in the cultural, religious and educational affairs of his home city, and was unselfish in his ministrations to his fellow man.

Though this may sound like a generic eulogy, Frank Douglas was truly well-respected. His pallbearers include some of McKinney's best known citizens including, Post Master Don O. Davis, Former Mayor Joe Largent, businessman George James, and *Courier-Gazette* Ad Manager Charles W. Graves. Frank is buried in Van Alstyne Cemetery.

Bessie Douglas continued living in the West Hunt Street home until her death in 1961. She is buried in Van Alstyne alongside Frank.

C. Property Ownership

Address: 613 West Hunt Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, Lot OI 580

Purchase Date	Seller	Buyer
Jul. 31, 1855	State of Texas	T.T. Bradley
Oct. 11, 1878	T.T. Bradley	F.M. Hill
Jun. 14, 1909	F.M. Hill	R.W. Davenport
Nov. 26, 1930	Susan V. Davenport ¹	C.M. Gallagher
Dec. 13, 1930	C.M. Gallagher	David F. Douglas
Jun. 21, 1961	Douglas heirs	R.C. Roberts
Aug. 19, 1961	R.C. Roberts	Charles & Mavis Ramay
Sep. 27, 1962	Charles & Mavis Ramay	Gail & Katherine Wever
Sep. 23, 1987	Katherine Wever	James & Mary Roote
Mar. 31, 2003	Roote Trust ²	Mary C. Nisonger
May 17, 2016	Mary C. Nisonger	Paul & Deanna Rearden

¹ Widow of R.W. Davenport

² James and Mary Roote transferred ownership to Trust on April 5, 1999.

D. Tenant History

Tenant history is same as deed history except for the years 1912-1914 when Morgan Weaver rented the home from R.W. Davenport who was in Corsicana opening a new store. It is also known that the house was available for rent in 1923 but the tenant is unknown.

E. Narrative History

The Ed Bradley came from Kentucky to Texas with his wife Nancy and four children in 1842 to partake of the land being offering by the settlement company known as the Peter's Colony. The Republic of Texas used organizations like this to attract immigrants to the young country by offering lucrative land contracts. Ed Bradley's family was among the first 200 families to settle in the area. Despite having plenty of land to give away, the Peter's Colony managers had difficulty settling as many people as required by their agreement with the Republic. Management issues within the Peter's Colony organization led to great legal confusion regarding the titles held by the settlers. It was only after Texas joined the United States that most of these disputes became settled. In the end, Ed Bradley's headright grant of 640 was affirmed. In 1855, his son Thomas was deeded by Texas Governor Elisha M. Pease 291 acres situated a half mile west of the McKinney town square.

Thomas Bradley's tract was known as College Hill. Though Thomas was a farmer by profession he made a good living selling off the land he owned. He donated two acres to the City of McKinney which is now the site of Caldwell Elementary. Some of the land he sold to real estate developers but he also sold much of it to individuals. In 1878, he sold one such lot to Frances "Tuck" Hill, the second cousin and frequent host to Jesse and Frank James when they would come to town. Thomas sold the lot to Tuck for \$200 who held onto it until 1910 when he sold it for \$250 to merchant Richard W. Davenport.

Soon after his purchase, Richard contracted with a builder to construct the two-story wood-frame house located at 613 West Hunt Street. Architecturally, the house combined Queen Anne and Prairie Style elements to create a structure that demonstrates the transition of American culture and taste that took place in the early years of the 20th Century. It is likely that the contractor who built the house was W.J. Higgins who also built several similar homes in McKinney, including the houses at 506 and 608 West Hunt Street.

Around 1912, Richard Davenport moved to Corsicana to start a store there and rented his house to his competitor in the dry-goods business Morgan Weaver. The Weaver family consisting of wife Charlotte, daughter Gladys, and son Curtis. The Weavers had recently moved from Abilene about a years earlier.

In 1914, Richard Davenport's health was in swift decline and forced him to return to McKinney. The Weavers moved out and the Davenports re-occupied the house until Richard's death in November of that year. His widow Susan lived in the house until 1923. That year she moved to Dallas and rented out the home. The tenant is unknown.

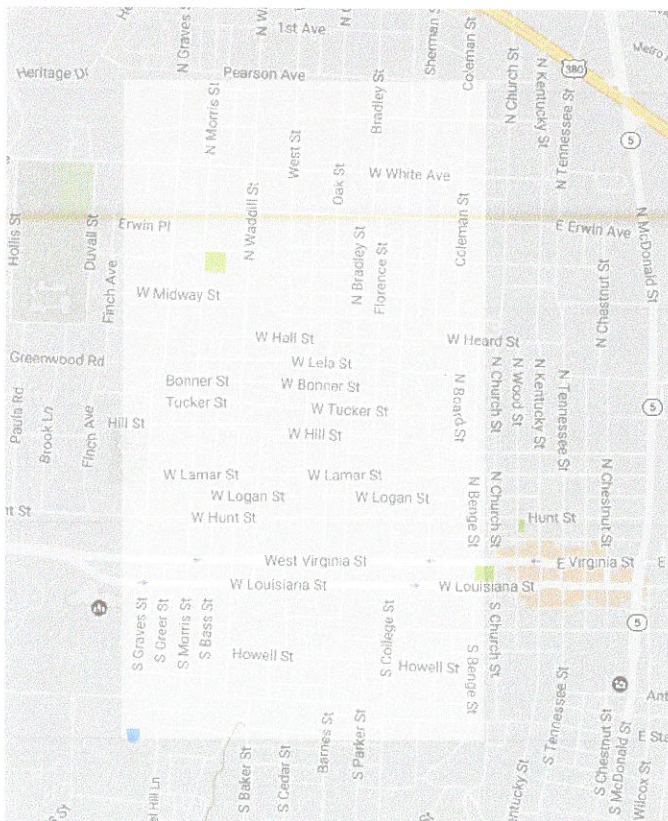
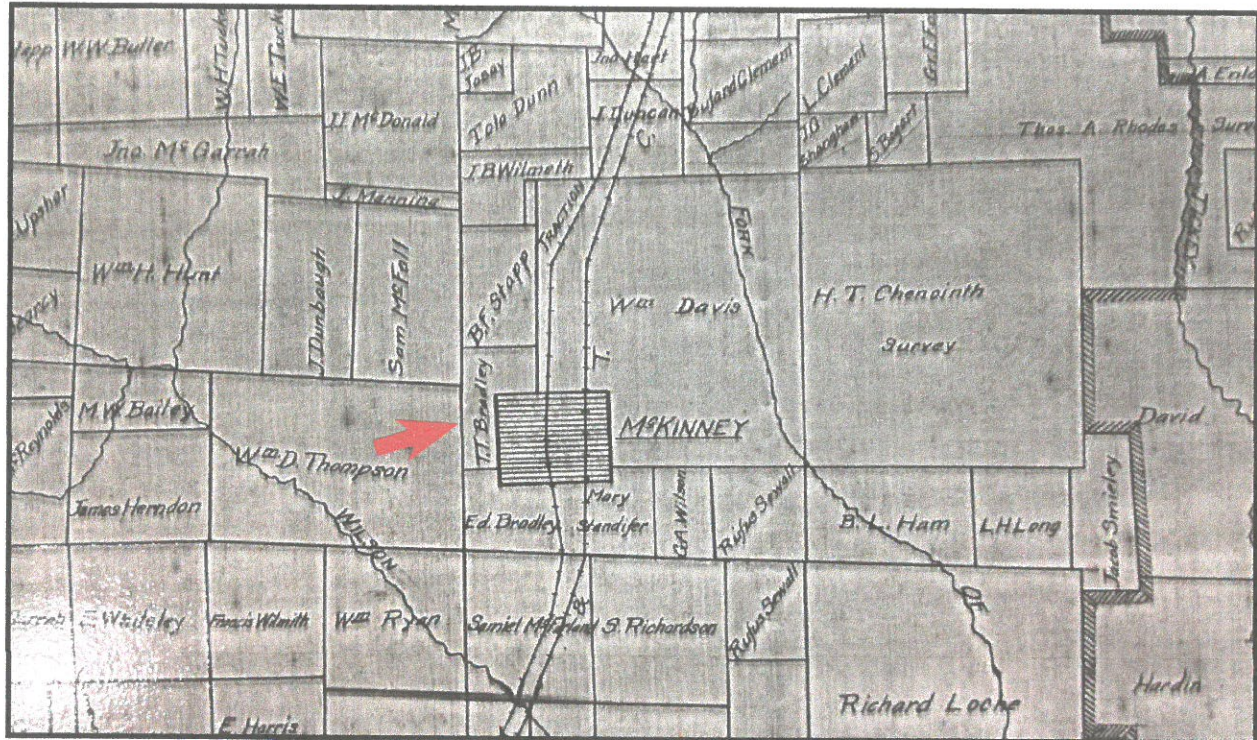
In 1930, Susan sold the house and the next owner's to live at 613 West Hunt were David and Bessie Douglas along with their six children. At the time, David was 61 years old and near retiring from a lifetime of farming. Bessie was David's second wife and 14 years his junior. David paid \$1,800 cash with a \$500, one-year 7% note. A newspaper article from 1938 mentions that David had the house painted and some improvements made. The article does not go into specifics but it could be referring to an addition made at the rear of the house. Judging from available photos this addition consisted of about 200 square foot of space and a fire place.

David Douglas died in 1951 at the age of 83. His widow Bessie lived in the house until she died in 1961. David's son Gill, by his first wife, helped settle his stepmother's estate and sold the house to R.C. Roberts for \$4,666. Two months later he sold the house to Charles Ramay for \$5250. One year later the house sold to Gail and Katherine Wever for \$5,800.

Sometime after 1985, the earlier addition was enlarged to create a large bedroom and bath. The current owners Paul and Deanna Rearden have made interior changes while maintaining the historical integrity of the exterior.

F. Drawings

The T.T. Bradley Survey



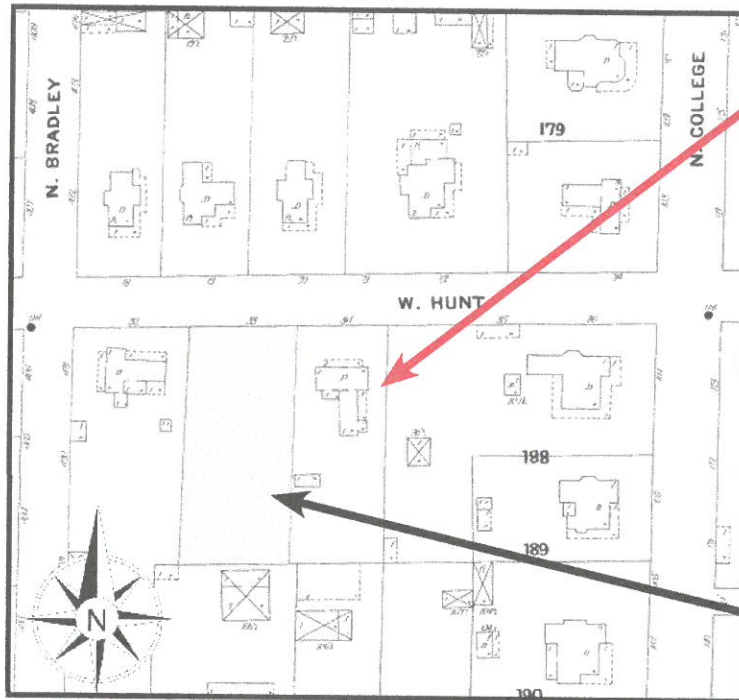
In 1855, the State of Texas granted Thomas T. Bradley 291 acres of land just west of the 3,100 acre grant of William Davis. This land was originally promised to Bradley by the managers of the Peter's Colony but confusion due to mismanagement arose and delayed the recognition of the grant.

The map above shows the boundaries of grants awarded in the McKinney area. William Davis donated 120 acres in the southwest corner of his property to become the town of McKinney and the County Seat of Collin County.

The highlighted section of the map of McKinney to the left approximates the size and location of the tract awarded to Thomas T. Bradley.

Sanborn Maps: 1908 & 1914

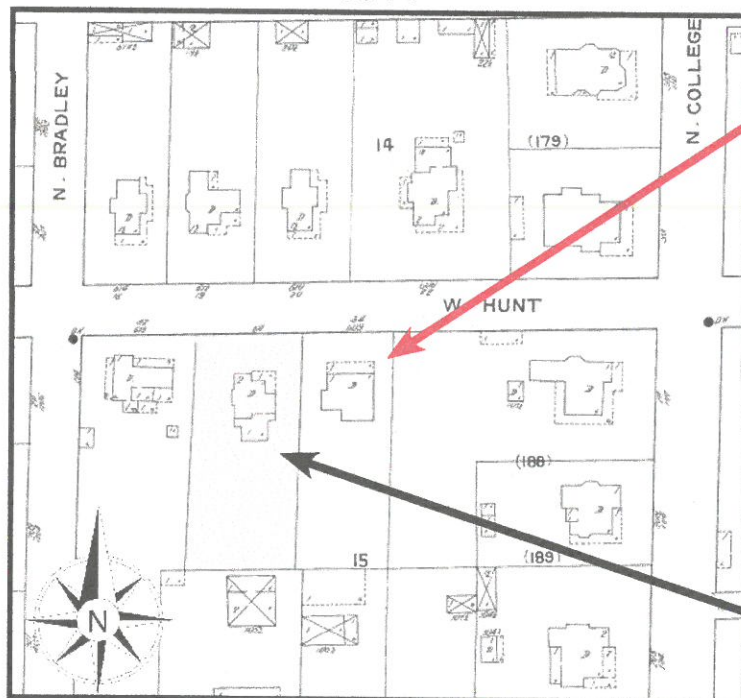
1908



The home of commercial painter A.C. Bullock (next door to the R.W. Davenport home) was destroyed by fire in 1912.

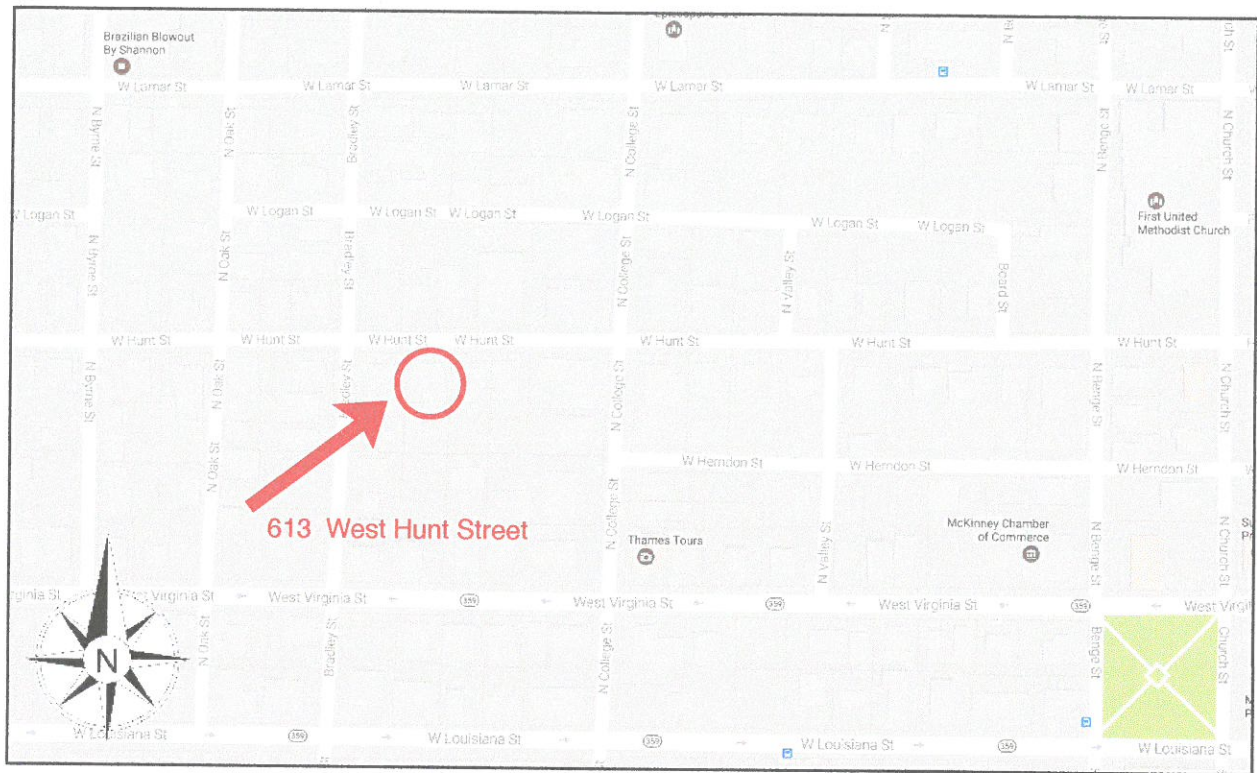
This site plan published in 1908 by the Sanborn Insurance Company shows no structure on the lot that would later be known as 613 West Hunt Street.

1914

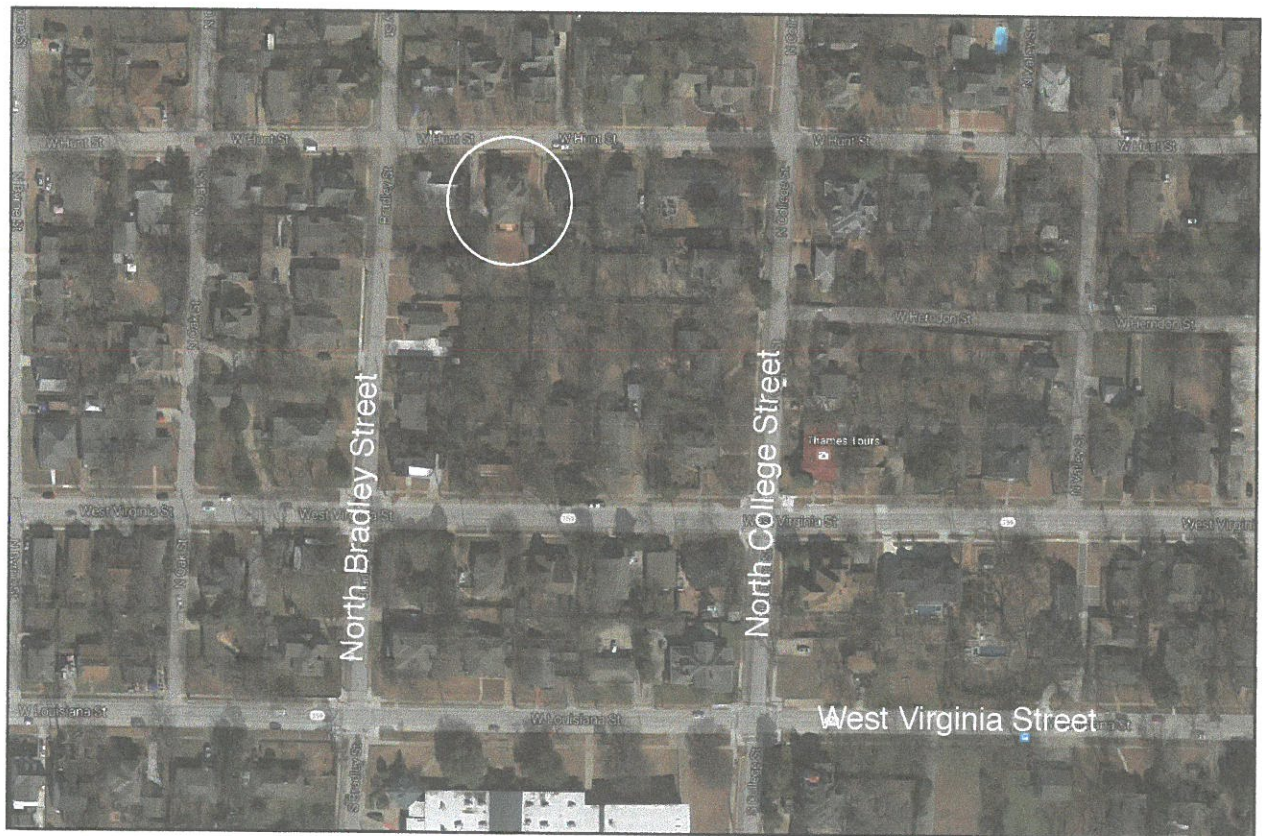


In 1913, Dr. & Mrs. James Caldwell purchased the rebuilt home of A.C. Bullock as a gift to their son Gibson.

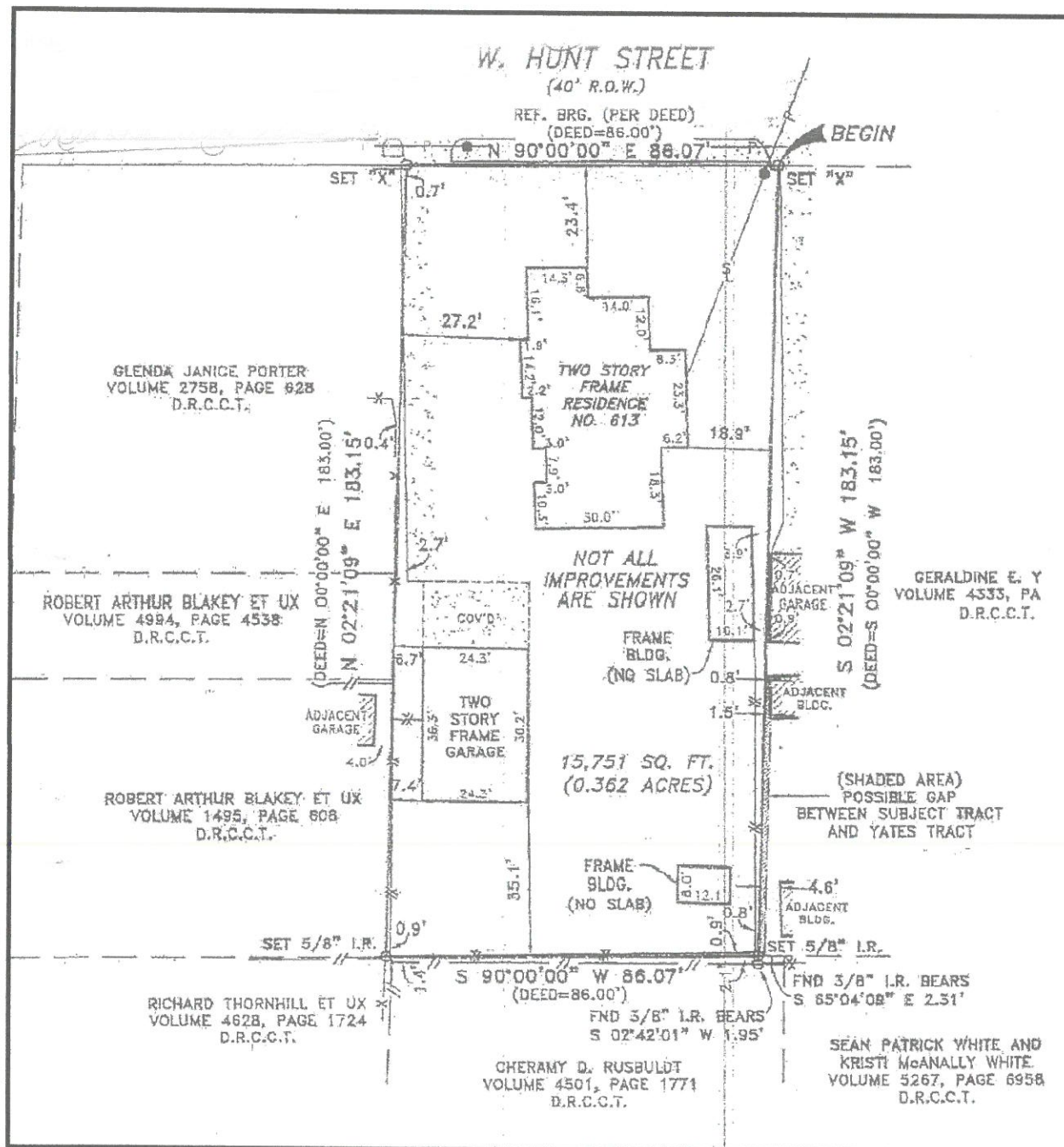
This 1914 site plan from the Sanborn Insurance Company shows the footprint of the R.W. Davenport House built in 1910.



The map above shows the neighborhood around 613 West Hunt Street. The aerial photo below shows the immediate neighborhood between Bradley and College Street.



Site Plan for 613 West Hunt Street (2016)

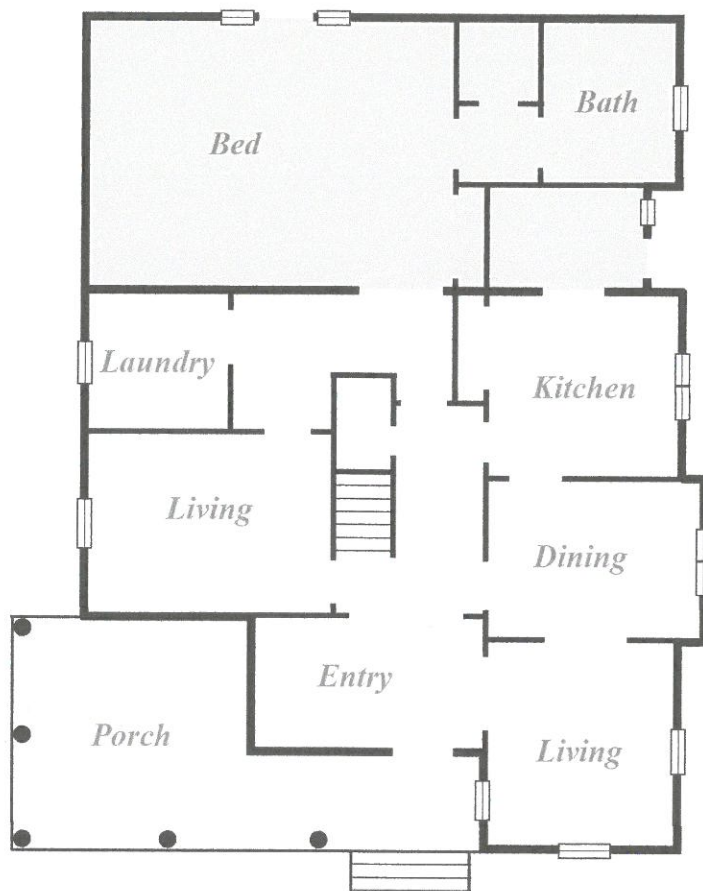


2016 site plan for 613 West Hunt Street

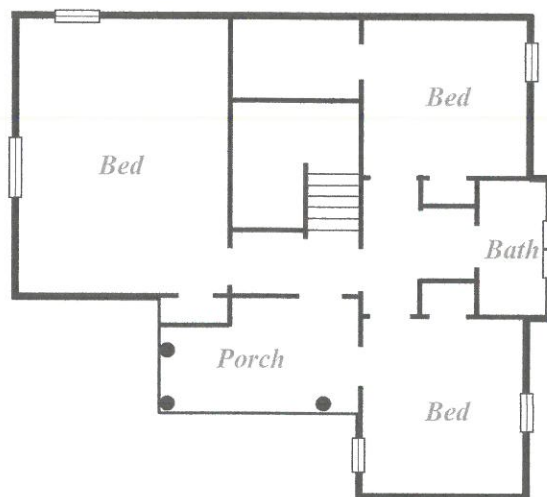
Floor Plan

This plan shows the R.W.Davenport House as it currently exists.

 *Later addition*



First Floor

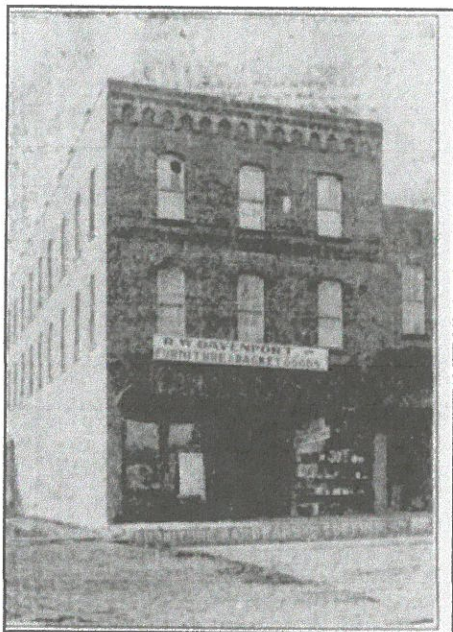


Second Floor

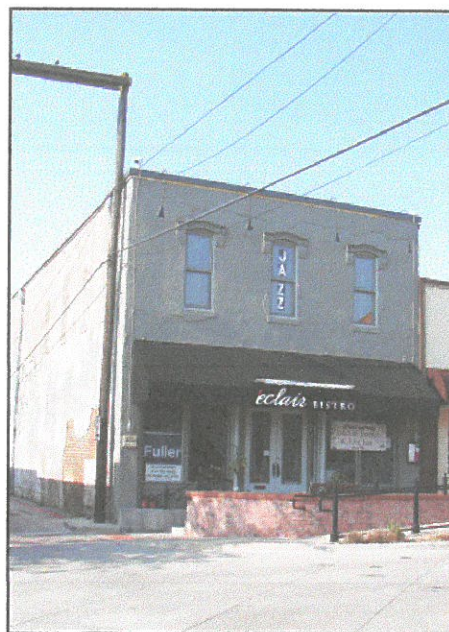


Roof Plan

G. Photographs

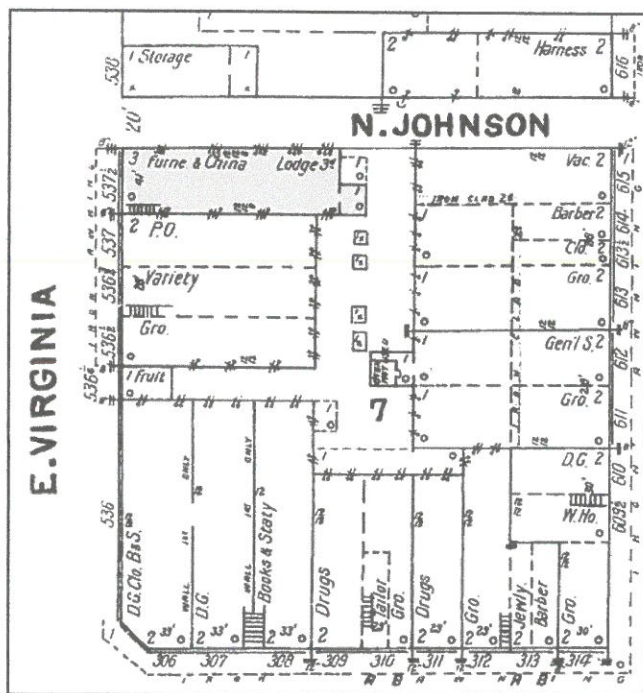


1910



2017

In 1905, R.W. Davenport moved to McKinney to purchase the dry-goods owned by J.T. Nale located on the southwest corner of the intersection of Virginia and Johnson Street. The building was owned by R.L. Waddill and was just east of the Post Office. It originally had three floors. In 1925, the length of the building was extended by 15 feet. It is likely that the third floor was removed at that time.



Davenport's store carried a wide variety of goods from furniture, dolls, china, and novelties.

SPECIAL

Prices on Holiday Goods

Dolls	Novelties
Be sure and see us before buying dolls.	Wood novelties, McKinney Souvenirs in match holders, smoking sets etc., 15c
35c Dolls Dressed 25c	Shell novelties, McKinney Souvenirs, Pin Cushions, match holders, etc., for 15c
45c Dolls Dressed 35c	Glass novelties in Tooth pick holders, Toy Banks, Trunks, Grips 10c
75c Dolls Dressed 50c	
\$1 Dolls Dressed 75c	
Extra large size washable 75c	
75c Dolls 45c to 60c	

Doll Buggies, Go-Carts	China Ware
Painted doll Go-Carts, iron tires on wheels, regular 50c... 35c	Salad Bowls 15c to \$2.50
Painted Doll Buggies regular 75c for 50c	Cake Plates 25c to \$3.50
Painted doll buggies with porcelain colored red, blue etc., worth 1.00 for 90c	Hand painted ware ONE-HALF PRICE.
Greatly reduced prices on iron Toys, toy Trains, Engines etc.	Special prices on all Japanese ware.

Furniture.

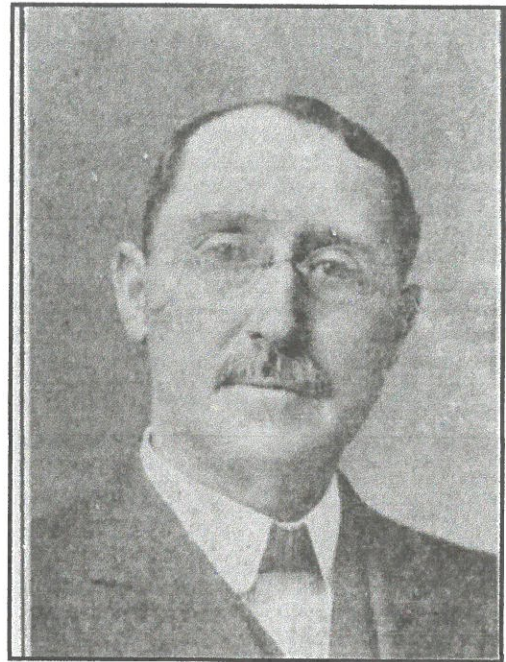
Our Furniture department contains many useful and appropriate gifts. Our line of Rockers is good ranging in price from the 75c child's Rocker to \$8.50.

Side Boards \$12.50 to \$25.00
China Closets \$14.00 to \$25.00
Cabinets \$8.50 to \$16.00

R. W. Davenport

McKINNEY, TEXAS.

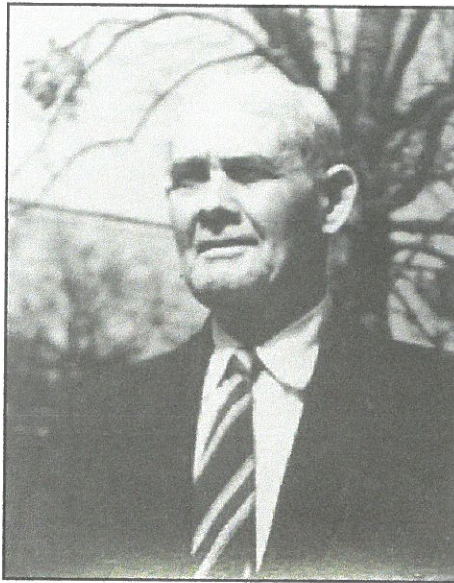
Morgan Weaver arrived in McKinney from Abilene in 1910 and leased two adjoining buildings owned by J.S. and S.D. Heard. He removed the wall that separated the two buildings to create the largest department store McKinney had ever seen. The store fronted both the Square and Louisiana Street. He created the space that is currently Rick's Chop House and Bar.



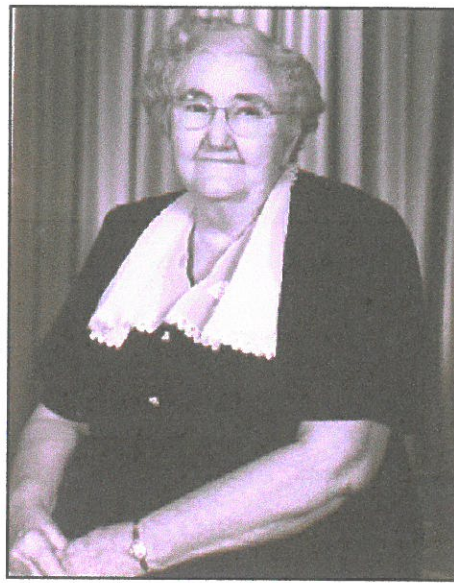
Before coming to McKinney Morgan Weaver had been the mayor of Abilene and President of the First State Bank and Trust Company of that city.



This photo was taken around 1925 in front of the Morgan Weaver Store looking north on Kentucky Street. Morgan ran his store from 1911 until his health required him to retire in 1919.



David F. Douglas
(1868-1951)



Bessie Epperson Douglas
(1882-1961)

043-1-0-2-043-1-10 TEXAS DEPARTMENT OF HEALTH
BUREAU OF VITAL STATISTICS 420-1 25

STATE OF TEXAS
CERTIFICATE OF DEATH STATE FILE NO. 39935

1. PLACE OF DEATH a. COUNTY Collin		2. USUAL RESIDENCE (Where deceased lived, if institution; residence before admission) a. STATE Texas b. COUNTY Collin	
b. CITY (If outside corporate limits, write RURAL and give precinct no.) McKinney		c. CITY (If outside corporate limits, write RURAL and give precinct no.) McKinney	
d. FULL NAME OF HOSPITAL OR INSTITUTION City-County Hospital		d. STREET ADDRESS (If rural, give location) 613 W. Hunt	
3. NAME OF DECEASED a. (First) David b. (Middle) Franklin c. (Last) Douglas		4. DATE OF DEATH 7-28-1951	
5. SEX Male	6. COLOR OR RACE White	7. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) Married	8. DATE OF BIRTH 7-5-1868
9. AGE 83		10. MONTHS 0	
11. DAYS 23		12. BIRTHPLACE (State or foreign country) Van Alstyne, Texas.	
13. FATHER'S NAME E.H. Douglas		14. MOTHER'S MAIDEN NAME Matilda Ann George	
15. BIRTHPLACE Tenn.		16. BIRTHPLACE Texas	
17. WAS DECEASED EVER IN U.S. ARMED FORCES? (If yes, give year or date of service) None		18. SOCIAL SECURITY NO. None	
19. INFORMANT'S SIGNATURE J.G. Douglas (Son)		20. MEDICAL CERTIFICATION I, DISEASE OR CONDITION DIRECTLY LEADING TO DEATH (a) <u>Coronary Occlusion</u> INTERVAL BETWEEN ONSET AND DEATH ANTECEDENT CAUSES DUE TO (b) <u>Coronary Occlusion</u> DUE TO (c) <u>Coronary Occlusion</u> II. OTHER SIGNIFICANT CONDITIONS Conditions contributing to the death but not related to the disease or condition causing death.	
21. DATE OF OPERATION None		22. MAJOR FINDINGS OF OPERATION None	
23. ACCIDENT SUICIDE HOMICIDE		24. PLACE OF INJURY (a.e., in or about home, farm, factory, street, office bldg., etc.)	
25. TIME OF INJURY (Month) (Day) (Year) None		26. INJURY OCCURRED WHILE AT WORK <input type="checkbox"/> NOT WHILE AT WORK <input type="checkbox"/>	
27. HOW DID INJURY OCCUR? None		28. DATE OF DEATH 7-28-1951	
29. I hereby certify that I attended the deceased from <u>July 28, 1951</u> to <u>July 28, 1951</u> that I last saw the deceased alive on <u>July 28, 1951</u> , and that death occurred at <u>3:30 P.M.</u> from the causes and on the date stated above.		30. DATE SIGNED 7-31-51	
31. SIGNATURE John M. Warner M.D.		32. ADDRESS McKinney, Texas.	
33. BURIAL, CREMATION, REMOVAL (Specify) Burial		34. DATE 7-30-1951	
35. LOCATION (City, town, or county) Van Alstyne Texas		36. NAME OF CEMETERY OR CREMATORY Van Alstyne	
37. FUNERAL DIRECTOR'S SIGNATURE None		38. FUNERAL DIRECTOR'S NO. #2349	
39. REGISTRAR'S FILE NO. 8-2-51		40. DATE REC'D BY LOCAL REGISTRAR None	
41. REGISTRAR'S SIGNATURE None		42. REGISTRAR'S NO. None	

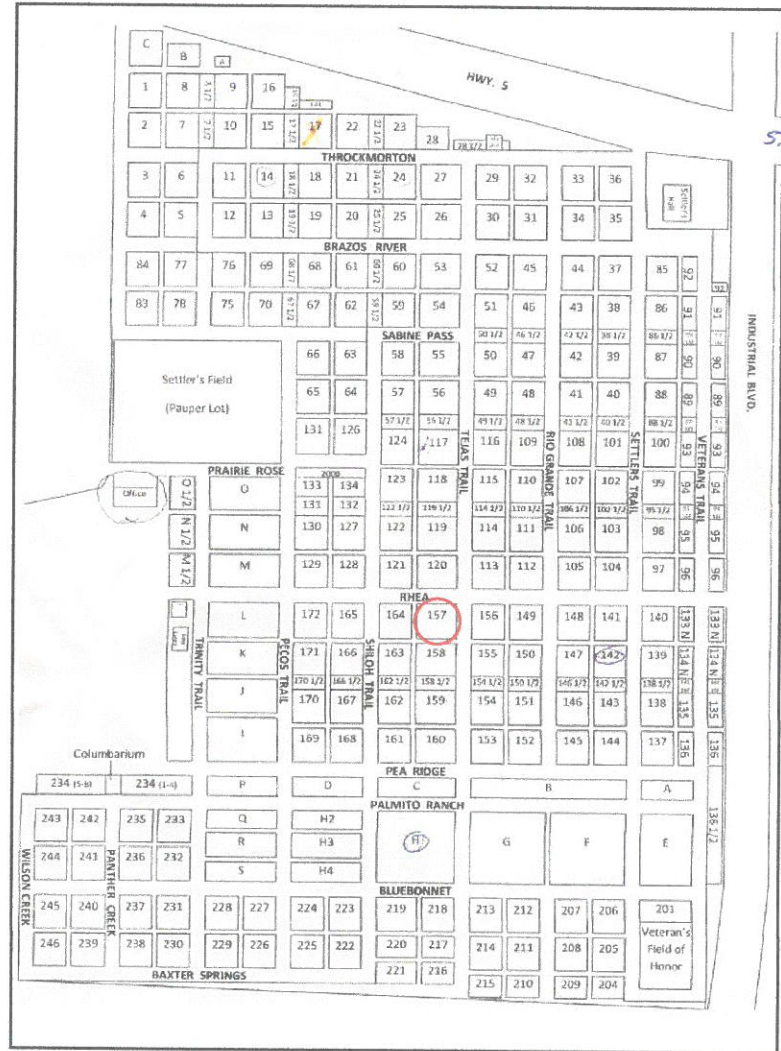
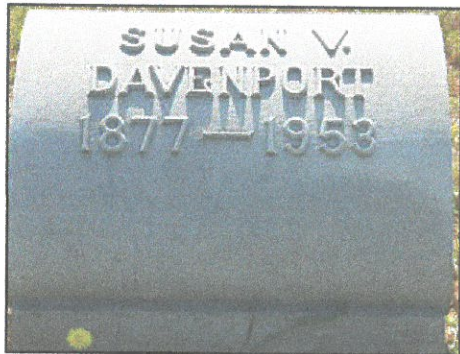
NOTE THE INFORMATION CALLED FOR ON THE REVERSE SIDE

David Douglas was born in Van Alstyne in 1868. He and his second wife Bessie Epperson moved to McKinney in 1930 as he retired from a lifetime of farming various tracts of land in Collin County.

Final Resting Places



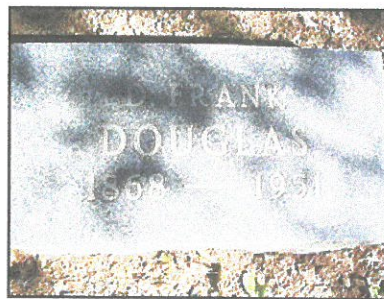
Richard and Susan Davenport are buried in Block 157 of the Pecan Grove Cemetery.



Map of Pecan Grove Cemetery



Morgan Weaver is buried in Dallas at the Restland Memorial Cemetery.



David F. Douglas is buried in the Van Alstyne Cemetery.

Queen Anne Style

The elements that characterize the Queen Anne Style are:

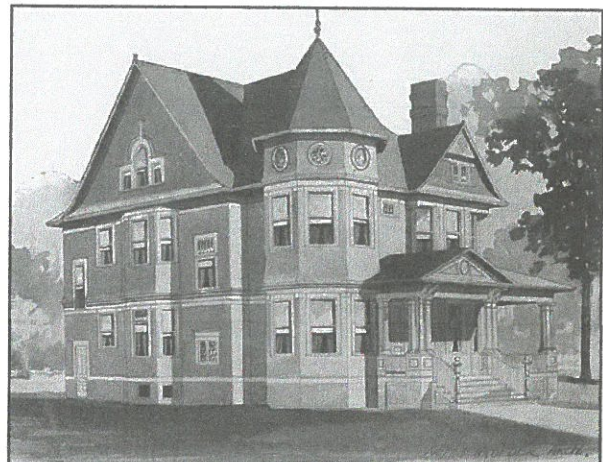
- typically two stories
- asymmetrical front facade
- complex gabled roof
- abundant ornamentation
- elaborate spindlework and brackets
- towers or turrets
- wrapping porches
- vertical massing
- simple one-over-one sash windows
- fish-scale shingle siding

The Queen Anne Style originated in England around the mid 19th Century. It is among other Victorian era designs that include Second Empire and Beaux-Arts styles. It first made its appearance in American around 1870s.

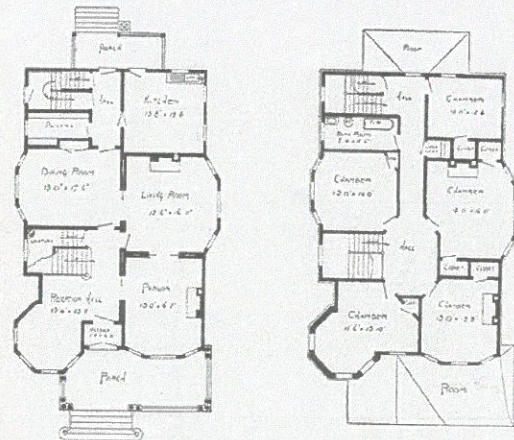
Earlier versions of the style featured a profusion of ornamentation that was only limited by the owner's budget. The ornamentation was made more available by advancements in industrial production that made more elaborate decorations at a lower cost. It was this mechanization that later styles like the Arts & Crafts Movement railed against. Nevertheless, the style was enormously popular at the end of the 19th Century.

The style took on a much simpler character in rural areas where construction talent and money were scarce. This Folk Victorian style usual consisted of a single-story structure with a front-facing gable and a wrap-around porch accented with spindlework.

The Queen Anne Style slowly wained in popularity during the first decade of the 20th Century as more restrained, austere, and economical styles became popular.



Floor Plans of Design No. 141



The above illustration is from a 1901 pattern book showing a late Queen Anne Style home. In 1903, the same company offers a simpler and more "modern" version of the style.



Evolution of Style

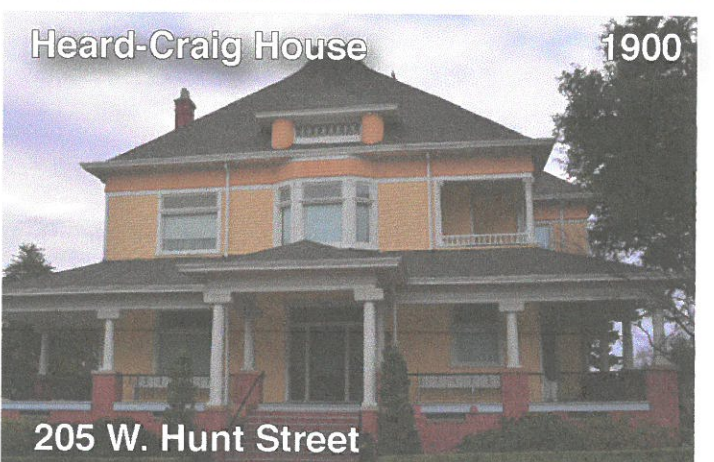
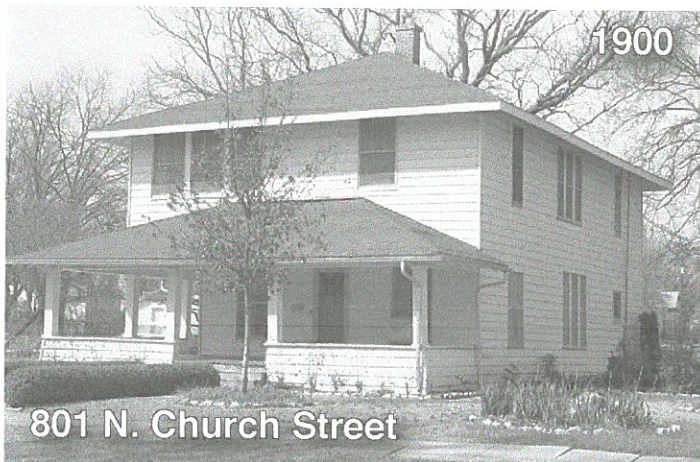
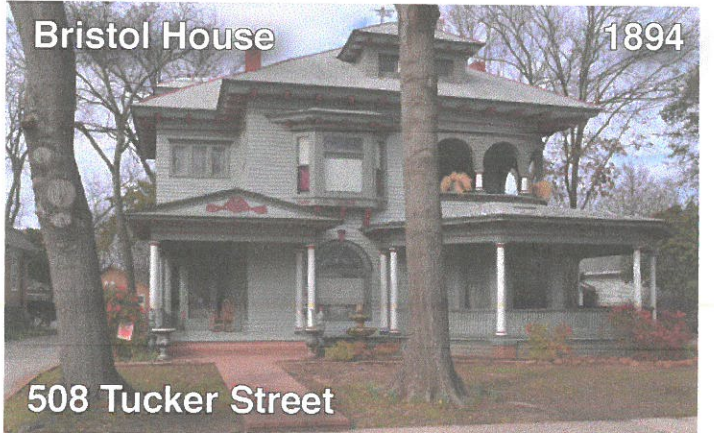
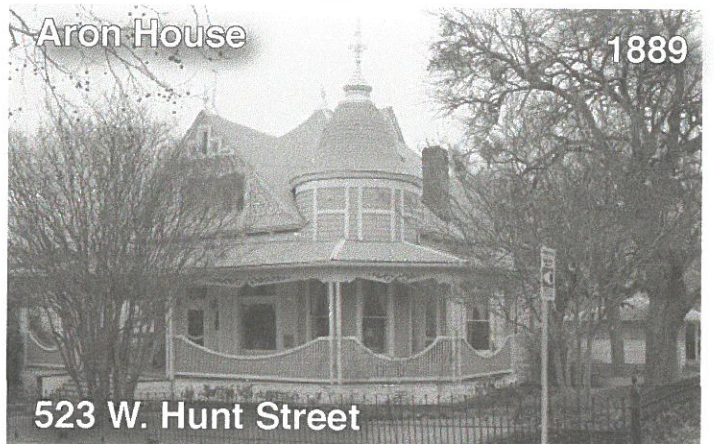
The first decade of the 20th Century witnessed a huge shift in architectural styles. This shift paralleled the cultural shift that saw improving labor conditions and a growing middle class that had enough money to spend on property and homes, modest though they may be. This new culture had little affinity for the older aesthetic which valued ornamentation and grandiosity. This change is clearly apparent in the architecture of McKinney.

Before the turn of the Century, the preferred style was what we now call the Queen Anne Style. This style is characterized by complex gabled roofs, asymmetry, turrets, and an abundance of elaborate ornamentation. The Striker House in Michigan is a good example of this period. Locally, the Aron House at 523 W. Hunt Street exhibits this same architectural vocabulary.

Just before the turn of the Century, however, new architectural forms offered by the Prairie, Craftsman, and Foursquare Styles began appearing in home construction. The Bristol House at 508 Tucker Street was one of the first homes in McKinney to incorporate the deep eaves, hip roofs, and the sprawling geometry these new styles offered.

The Heard-Craig House at 205 W. Hunt Street designed by Dallas architect J.E. Flanders incorporates many of the new forms into a home that is still essentially Queen Anne but mimics the symmetry of the American Foursquare Style (see 801 N. Church St.). Five years later, Flanders moved closer to creating a pure Prairie Style home when he designed the Brown House at 509 N. Church Street.

By the early 1900s, not all builders and clients were ready to abandon the old familiar style and the



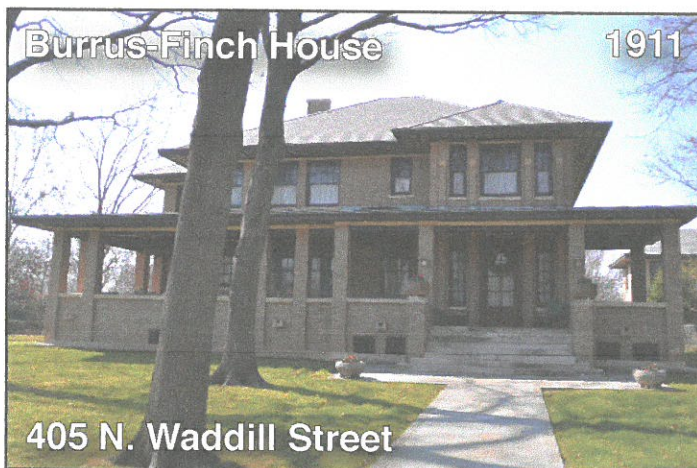
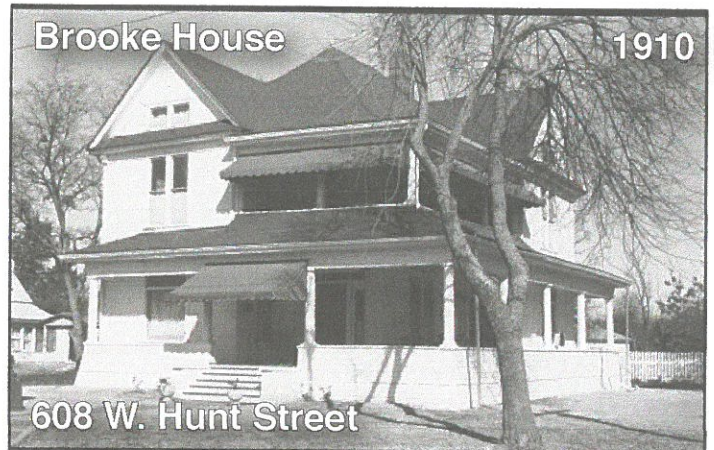
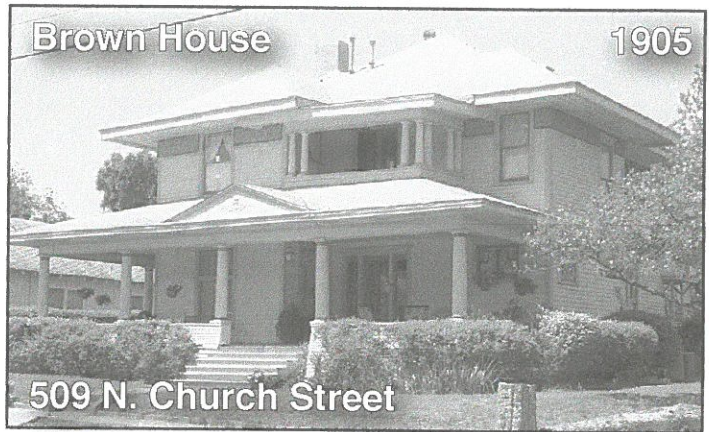
prestige it conveyed. This resulted in many homes becoming an eclectic mixture of new and old styles.

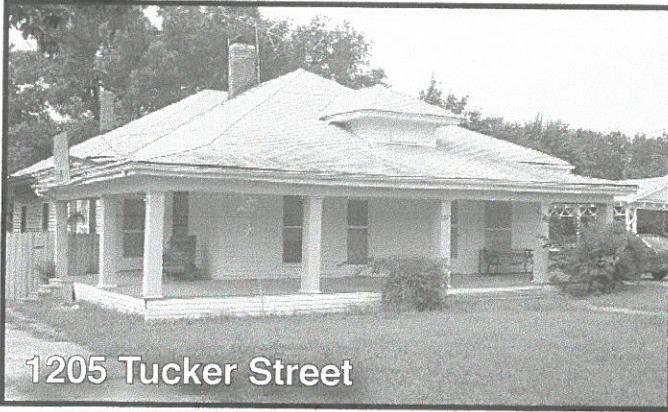
McKinney builder W.J. Higgins built the Brooke House at 608 W. Hunt Street in 1910. It appears that neither the builder nor the client was ready to embrace the “modernness” of Flander’s designed. Instead, the Brooke house preserves the gabled pavilions and proportions of the Queen Anne Style while adding sprawling porches on the first and second floors. The result is a marriage of two styles with a practical solution to ventilation.

The Davenport House which sits across the street at 613 W. Hunt Street was probably build by Higgins in the same year as the Brooke House. Higgins was an accomplished builder of American Foursquare homes and incorporated its boxy, pyramidal forms into many of the homes he built. The pavilion which had a gabled roof in the Brooke House now has a hip roof. Though Davenport house moves further away from the Queen Anne Style, the builder put an ornamental finial at the apex of the roof to remind us of the home’s (and the client’s) appreciation of tradition.

Elsewhere in McKinney, builders and clients were warming up to the new style. The home at 510 Foote Street build for F.E. Wilcox in 1910 is decidedly in the Prairie Style with its wide eaves, square columns, and hip roof. Still, the window treatment lacks a complete expression of the style.

Finally, in 1911 J.P. Burrus spent \$30,000 dollars on a house at 405 N. Waddill that was unabashedly in the Prairie Style. The Queen Anne vocabulary is completely gone. Thus, a new design paradigm became the mode of the day in McKinney.

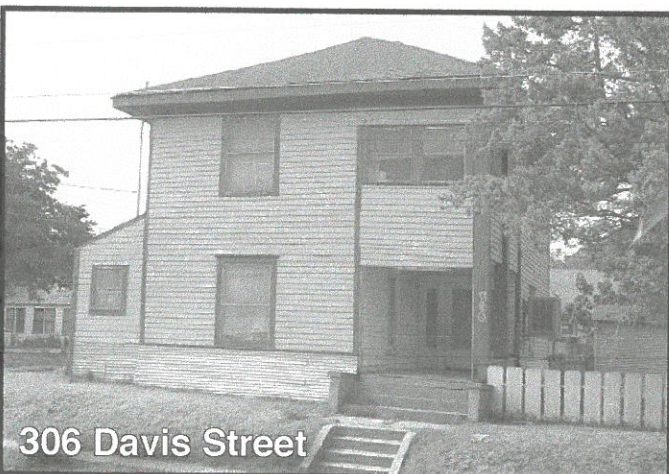




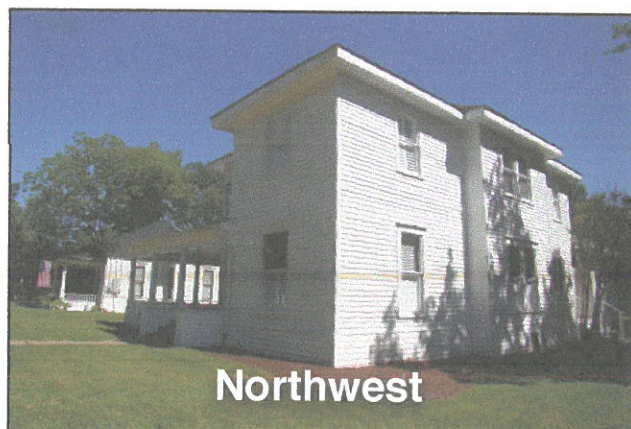
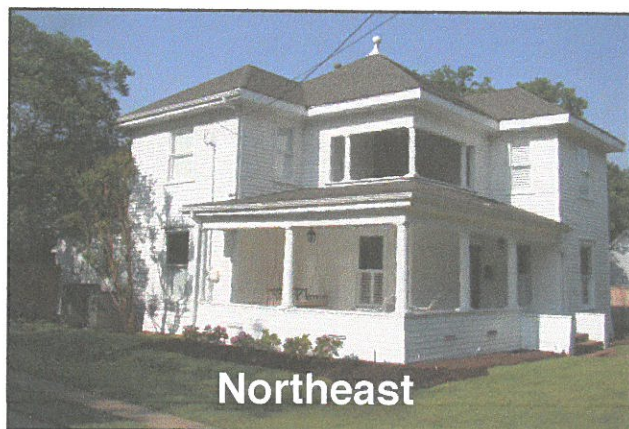
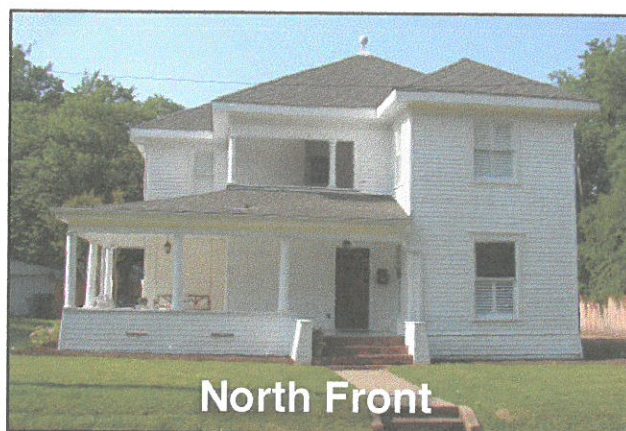
The Work of W.J. Higgins

The pictures on this page are known structures built by W.J. Higgins. He was born in Arkansas in 1850 and began his carpentry career in McKinney around 1900. He was a skillful builder of wood-frame homes in the American Foursquare style and applied its characteristics to nearly everything he built. His larger homes often have both Victorian and Foursquare elements in them. However, the Bush House at 212 N. College Street shows that he was capable of building structures that clearly expressed the Prairie Style.

W.J. Higgins is also known as the building of the Foote Baptist Church which he built in 1908. This building was moved from its original location in 1994 to be a part of Chestnut Square Complex.



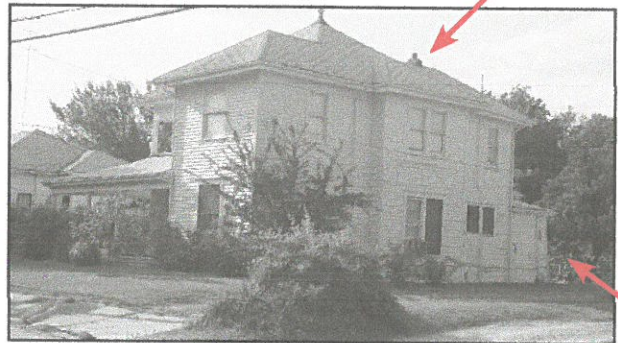
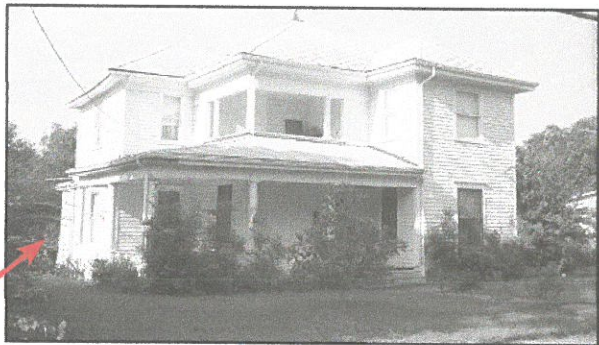
Current Photos (2017)



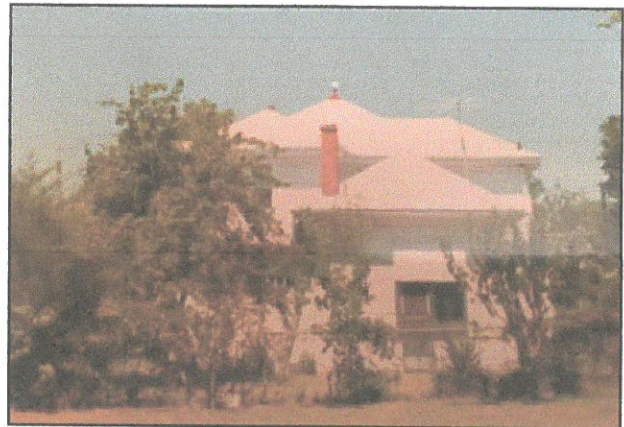
Additional Photos (various dates)



The Davenport House, 1985.



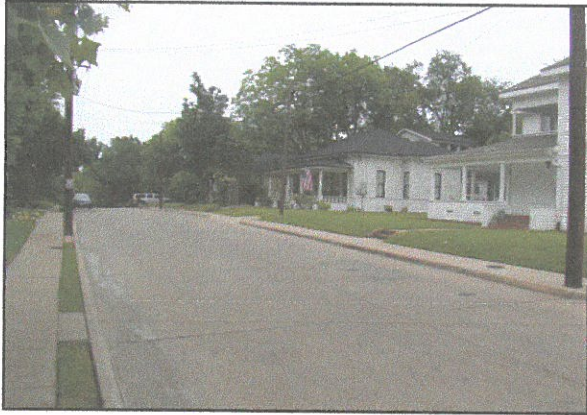
These photos from 1985 show a glimpse of the addition made to the south side of the house. The photo on the right shows a small brick chimney penetrating the roof above the kitchen.



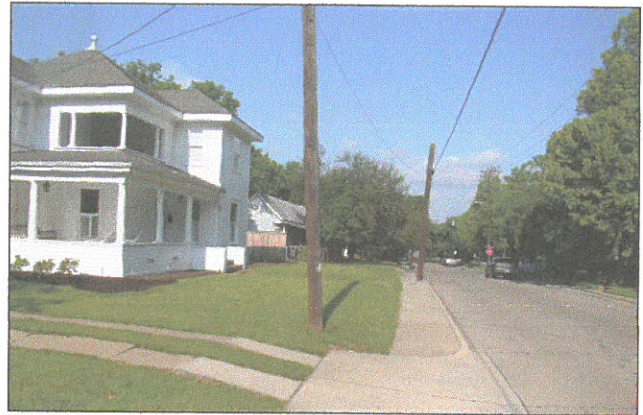
The photo at right shows an early addition to the south side of the house, possibly in 1938. The current photo at left shows the enlarged addition that occurred after 1985.

Neighborhood Context (2017)

613 West Hunt Street neighborhood context

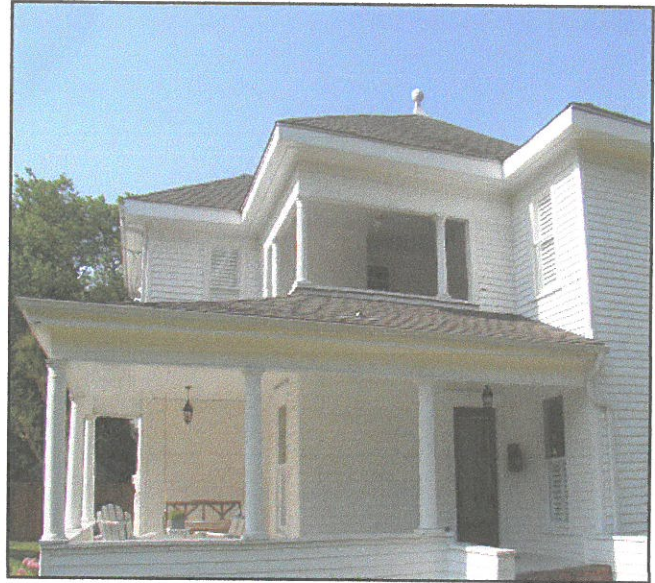


View looking East on West Hunt Street



View looking West on West Hunt Street

Architectural Accents



The builder of this house, along with its first owner, attempted to balance Queen Anne and the more modern Prairie Style into a single structure. The house with its deeper eaves and horizontal lines created by the porches are distinctly modern expressions while the roof lines and over all massing is more typical of the older style. The finial on the roof, however, is an overt expression of the ornamental character of the Queen Anne Style.



This elaborate door set shows the Queen Anne design influence.

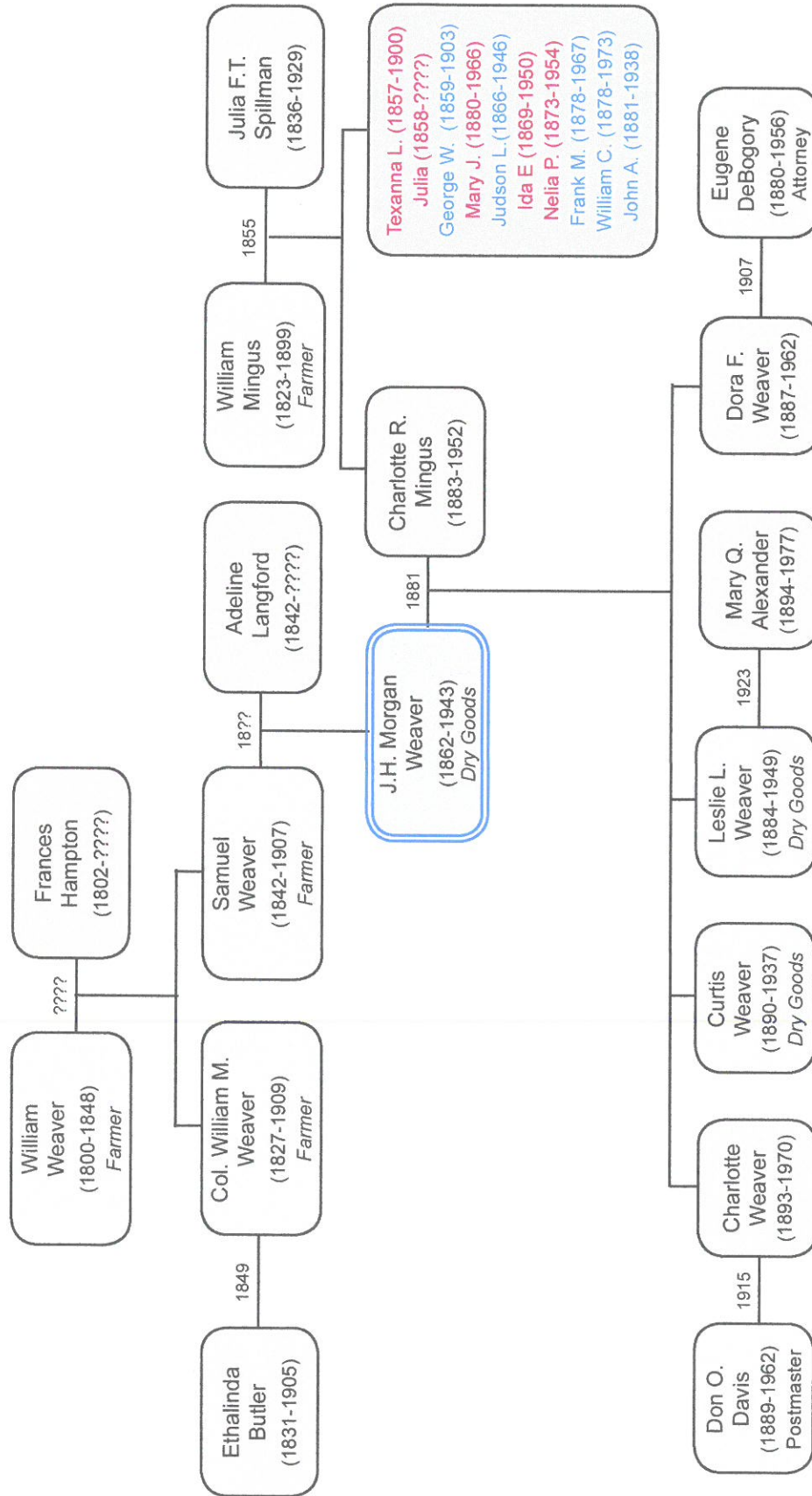


The plain Tuscan style columns and lack of spindlework on the porches is a departure from the Queen Anne Style.

R. W. Davenport Family Tree*

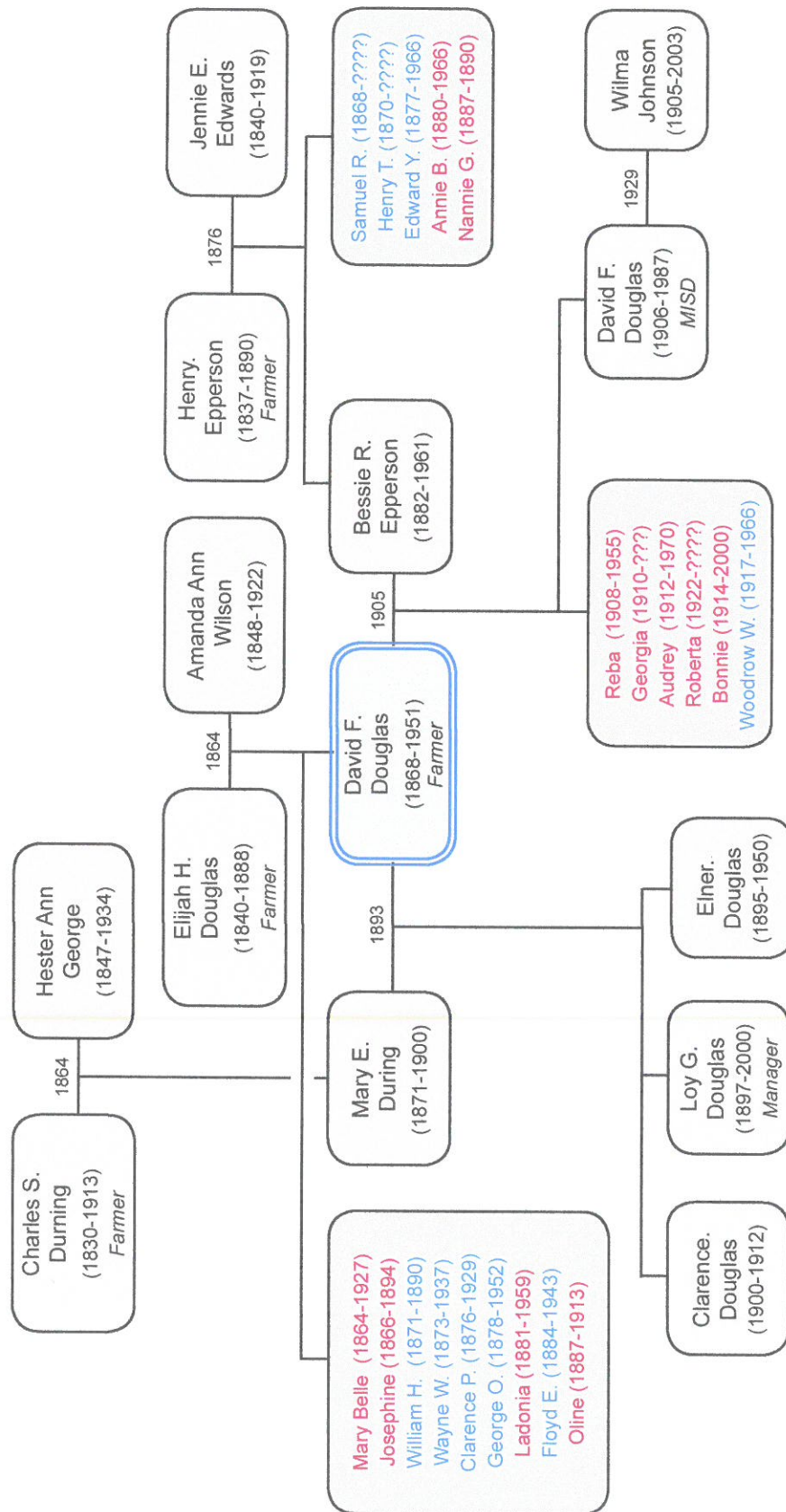


Morgan Weaver Family Tree*



* Not all family members are included

David F. Douglas Family Tree*



* Not all family members are included

I. References & Resources

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

Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero



17-554

TITLE: Discuss Status of Historic Home Recognition Calendar

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: June 1, 2017

DEPARTMENT: Planning

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

ITEM SUMMARY:

- Discuss the Historic Home Recognition Program

SUPPORTING MATERIALS: