



CITY OF McKINNEY, TEXAS

Agenda

Historic Preservation Advisory Board

Thursday, November 2, 2017

5:30 PM

2nd Floor Conference Room
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.

17-1077 [Minutes of the Historic Preservation Advisory Board Meeting of October 5, 2017](#)

Attachments: [Minutes](#)

REGULAR AGENDA

17-012HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dana Chadick for Approval of a Historic Marker for the House Located at 1102 West Virginia Street.](#)

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

17-012HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dana Chadick for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 1102 West Virginia Street.](#)

Attachments: [HNIZ Application](#)
 [Supporting Documentation](#)

DISCUSSION ITEM

17-1078 [Discuss the Historic Home Recognition Calendar](#)

BOARD OR COMMISSIONER COMMENTS

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

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 25th day of October, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

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

17-1077



TITLE: Minutes of the Historic Preservation Advisory Board Meeting of October 5, 2017

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

OCTOBER 5, 2017

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2nd Floor Conference Room of the Municipal Building on Thursday, October 5, 2017 at 5:35 p.m.

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

Staff Present: City Secretary Sandy Hart, Planning Manager Matt Robinson, Historic Preservation Officer Guy Giersch, GIS Analyst Tonya Fallis, and Administrative Assistant Terri Ramey

There were three guests present.

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, called the meeting to order at 5:35 p.m. after determining a quorum was present.

17-950 Oath of Office

Ms. Sandy Hart, City Secretary for the City of McKinney, gave the Oath of Office to all of the Board Members.

17-951 Election of Chair and Vice-Chair

The Board approved the motion by Board Member Burton, seconded by Board Member Bailey, to elect Mr. Jonathan Ball as Chairperson, with a vote of 6-0-1. Mr. Jonathan Ball abstained.

The Board approved the motion by Board Member Bailey, seconded by Chairperson Ball, to elect Dr. Amber Douzart as Vice-Chairperson, with a vote of 7-0-0.

Chairperson Ball continued the meeting with the Consent Agenda.

The Board unanimously approved the motion by Board Member Hammond, seconded by Board Member Wegner, to approve the following consent item, with a vote of 7-0-0:

17-952 Minutes of the Historic Preservation Advisory Board Regular Meeting of September 7, 2017

END OF CONSENT

Chairperson Ball continued the agenda with the Regular Agenda.

17-011HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Keith and Tress Pearce for Approval of a Historic Marker for the House Located at 1108 West Virginia 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 1108 West Virginia Street. He offered to answer questions.

Board Member Bailey asked if Mr. Copeland was the architect for the house. Mr. Giersch said no, that Mr. Copeland purchased the house at a later time. He stated that the house was built by F.F. Christie in 1905.

Board Member Bailey asked for the location of the stairs. Mr. Giersch stated that they were in the center of the house.

Mr. Keith and Tress Pearce, 1108 Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Burton asked what was located upstairs. Ms. Pearce stated that bedrooms and a bathroom were located upstairs.

Board Member Bailey asked if the house had a clawfoot tub. Ms. Pearce stated that it did not have one any more. She stated that it was sold, since they were not using it. Ms. Pearce stated that she was not sure that it was original to the house. Board Member Bailey stated that there were not many clawfoot tubs in McKinney.

Chairperson Ball stated that the history of the house was interesting. Ms. Pearce stated that Tom Michero compiled the documentation for the marker application and presented it to them. She stated that they recognized a lot of the names associated with the history of the house.

Board Member Bailey asked how long they had lived in the house. Ms. Pearce stated that they lived there just over one year.

Board Member Hammond asked if the applicants had any plans to restore or make changes to the house. Ms. Pearce stated that they had already done some foundation and electrical work. She stated that due to the age of the house that work would be ongoing.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, seconded by Board Member Zupanic, the

Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

17-011HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Keith and Tress Pearce for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 1108 West Virginia 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 1108 West Virginia Street and offered to answer questions.

Mr. Keith and Tress Pearce, 1108 Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Ball asked if the tax savings would be used on the house to maintain it. Ms. Pearce stated that the money would be used towards the foundation and electrical expenses. She stated that there might be some plumbing expenses as well.

Board Member Burton asked about the amount of tax that the applicant would be saving. Mr. Giersch stated that the 2017 City taxes for this property show to be \$1,947 according to the Central Appraisal District's website.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Bailey, seconded by Board Member Burton, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

END OF REGULAR AGENDA ITEMS

Chairperson Ball continued the agenda with the Discussion Items.

17-953 Discuss the Historic Home Recognition Calendar

Mr. Giersch discussed the calendar with the Board. A copy of the calendar was distributed to the Board Members to review. Board Member Burton thanked Board Member Ball for the photographs that he took for the calendar.

Mr. Giersch reminded the Board that nominations for properties to be featured in the next calendar were due by November 13, 2017. He stated that there were approximately 45 historic markers that had been issued and 16 of those had not been featured in a calendar to date. Mr. Giersch asked the Board if they might want to just

feature homes that have received a historic marker in the next calendar. Board Member Wegner questioned why properties could not be featured in the calendar more than once. Mr. Giersch explained that the Board previously decided to do this when the program was created. He stated that there are a lot of properties available that could be featured and that way not the same 14 properties would continually be featured in the calendars. Mr. Giersch stated that the calendar was being used to promote Historic McKinney and to encourage property owners to fix up and maintain their properties. He stated that people should not only think of historic districts as having huge Victorian houses. Mr. Giersch stated that other style houses within the Historic District were equally as valuable. Board Member Hammond questioned if a property was turning a certain age if it might be considered an exemption to the rule. He gave examples of a house turning 100, 125, or 150 years old. Board Member Bailey stated that we would not have exact dates of when most of the houses were built. Mr. Giersch stated that the McKinney Historic Resource Survey listed mostly circa dates. He stated that circa dates were typically off by approximately 10 years one way or the other. Board Member Hammond stated that there was merit in looking at houses that have received a historic marker from the City of McKinney and have yet to be featured in a calendar, since the property owners took the time to commission a study, the Board approved their request, and we would like to see more property owners participate in the marker program. Board Member Bailey asked if the calendar would be presented at a City Council meeting. Mr. Giersch stated that he was still working on it.

17-954 Discuss Historic Walking Tours

Mr. Giersch thanked Vice-Chairperson Douzart for putting together a revised Walking Tour for Downtown McKinney. Board Member Hammond stated that the fonts were a little small. Vice-Chairperson Douzart stated that her intent was to print it on a larger 11" x 17" sheet of paper, which would have made it larger and easier to read.

Mr. Giersch stated that he enlisted Tonya Fallis, GIS Analyst with the City of McKinney, to see if she could create an electronic, customizable walking tour that could be pulled up on someone's phone. He stated that Ms. Fallis had previously worked with the State of New Mexico and the City of Santa Fe in GIS with some archaeology types of things. Mr. Giersch stated that she mapped all of their great sites. Ms. Fallis shared

some thoughts that she had for the project. She stated that one of the reasons that she came to work for the City of McKinney was that she was impressed with McKinney's Historic District. Ms. Fallis stated that she and Mr. Giersch discussed possible ways to use GIS and on-line maps to show more of the historic nature of McKinney. She stated that creating an electronic version of the walking tour was a good place to start. Ms. Fallis suggested starting with the locations on the current walking tour and possibly adding more locations at a later date. She stated that there were some great tools out there that are pretty flexible. Ms. Fallis requested the Board share ideas for future projects. She stated that she was really excited about helping with the Board. Board Member Wegner asked how long it might take to put together an electronic walking tour. Ms. Fallis stated that she would like to have an electronic walking tour created by the end of the year. She stated that she might be able to link audio and/or video files to it later as well. Board Member Wegner asked if this was in addition to the paper copies of the walking tour. He stated that some people do not have smart phones and tablets. Ms. Fallis stated that this would be just another option. She suggested that maybe the City of McKinney Marketing Staff could design a paper copy to match the electronic copy. Ms. Fallis stated that it would be nice to roll them out at the same time.

There being no further business, Chairperson Ball declared the meeting adjourned at 6:32 p.m.

JONATHAN BALL
Chairperson



17-012HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dana Chadick for Approval of a Historic Marker for the House Located at 1102 West Virginia Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: November 2, 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 1102 West Virginia 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. They are an outstanding or unique example of architecture, engineering or crafted design. They retain a significant portion of original character and contextual integrity and meets, in some cases, criteria for inclusion in the National Register of Historic places and/or are eligible for a Texas Historical Marker. Inappropriate paint schemes and small, unobtrusive additions at the rear of a building that could be removed without further loss of historic material would not necessarily disqualify a structure from this category. Neither would the sensitive use of modern composition shingles in lieu of original wood shingles. To qualify for this category of architecture, however, the historic integrity of the building is paramount. This category can also be assigned if the structure is the last remaining example of a particular building type, if it displays especially rare or unusual features, or if it is associated with an important historic event or person.

ITEM SUMMARY: On October 3, 2017 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 1102 West Virginia Street (also known as the Newton Burkett 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 1102 West Virginia Street and the role they played in McKinney's history.

The Newton Burkett House was built in 1935 by T. J. Blankenship. This particular example of a Colonial Revival Style is quite often called a Cape Cod Cottage.

The house is a 1 1/2-story, pier and beam construction with painted wood lap siding. The house is built on a rectangular floor plan. The roof features a side gabled roof with three evenly spaced dormers on the front elevation. The wood windows are six-over-six divided light windows and are evenly spaced across the elevations of the house. The wood front door is centrally located beneath a four bay front porch that extends across most of the front of the building. The three bay front porch is supported by square columns.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

- Newton Burkett was born in Jackson, Tennessee in 1894. His family moved to Houston around 1905. His father was involved in finance and real estate. Eventually Newton took a job as a teller working for the South Texas. National bank.
- Newton's father died in 1923. Newton and his Mother, Callie, moved to McKinney in 1925 Newton became an assistant cashier at the First National Bank of McKinney. Note: An assistant cashier was an officer of the bank.
- In 1930 Newton married Lucy Thompson. Lucy was the daughter of Frances Abernathy. Her family connections to the placed her among the social elite of McKinney. Lucy worked as the office manager for the Underwood Chevrolet company after graduation in 1922.
- In 1932 the Collin County National Bank bought out the First National Bank where Newton kept his position as Assistant Cashier. The directors conveyed the property at 1102 W Virginia in 1935. Eventually, in the mid-50's Newton was promoted to Vice President of the bank and about 15 years later he was appointed to the position of Executive Vice President.
- Newton and Lucy had two children. One son is currently the First Vice Chairman of the National Academy of Television Arts and Sciences.
- On October 31, 1940 Newton's mother Callie died in the family home.
- Newton and his wife Lucy led a very active community life. He was president of the lions Club, Retail Merchant Association, First Methodist Church, Kiwanis Club, Director of the Chamber of Commerce and Greater McKinney United Fund, Boy Scouts, served on the Board of the McKinney City Hospital as well as being active with numerous other organizations. Lucy was one of the founders of the Heritage Guild of McKinney (Chestnut Square). She was very active in the Jeanne d'Arcs Club (1918) whose goal was to cultivate culture, the arts, and science. Lucy and Newton were big supporters of the library.
- Newton died in 1969 and Lucy lived in the house until it was sold in 1993. She died in Baltimore in 1997.

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 1102 West Virginia 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 Documentation](#)



City of McKinney Historic Building Marker Application

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

I. Applicant Information

Date of Submittal Oct. 3, 2017

Name of Applicant Dana Chadick

Address 1102 W. Virginia Street, McKinney, TX 75069

Telephone (469) 734-8731

E-mail Address speckledhound@yahoo.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Burkett House

Address of Building 1102 W. Virginia Street, McKinney, TX 75069

Date of Construction Known 1935 or Circa _____
(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor unknown

Architectural Period/Style Colonial Revival

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

Waddill Addition Blk 6, Lot 4b

Does the building remain on its original site?

☒ Yes

☐ No (specify original location) _____

10-4-2017
2017-012 HTM
1935 - HIGH

Indicate the original and adapted uses of the building.

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

IV. Architectural Description

A. Physical Characteristics

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

B. Materials (Please check all that apply)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Exterior Wall Surface		
Siding (specify type)	<input checked="" type="checkbox"/> wood	<input checked="" type="checkbox"/> wood
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Windows		
Wood Sash	<input type="checkbox"/>	<input type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Single-hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Double-hung	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input 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"/> composition	<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	putty
Secondary (Trim) Color	white	white

1. Supporting Documentation

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

A. Alterations

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

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

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

C. Property Ownership

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

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

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

F. Drawings

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

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

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

H. Additional Information

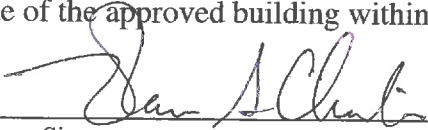
Provide any additional information that supports the application. This may include copies of architectural drawings, letters, oral histories, newspaper/magazine articles, etc.

I. References

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

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

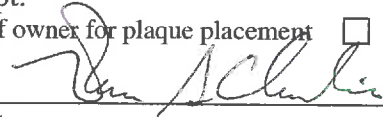
X



Applicant Signature

Permission of owner for plaque placement ☐

X



Owner Signature

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Newton Burkett House

1102 West Virginia Street



A. Alterations & Construction

1 1/2

Construction

The Newton Burkett House is currently a two-story, wood-frame residential structure built on a pier-and-beam foundation. The side-gabled roof has three dormers facing south. A porch stretches about three-quarters the length of the front facade. The floor plan is a nearly symmetrical with two adjoining living areas flanked by various rooms. The interior flooring consists of hardwood on the first floor and carpet on the second. The house is fenestrated with large six-over-six sash windows.

The house design follows the Colonial Revival Style with considerable inspiration being derived from George Washington's Mount Vernon estate. The centrally located door

placed in a symmetrical elevation along with a colonnade supporting a wide portico are typical elements of this style.

Alterations

The house that was originally built in 1935 was described by the *McKinney Courier-Gazette* as “a brand new modern five-room cottage.” Based on this description, it can be deduced that it was originally a single story structure. At the time of the home’s construction, the Burkett family consisted of three adults and one infant. Eventually, an additional child and a nurse were added to the household. By 1940, the home accommodated a total of four adults and two children, a boy and a girl. It can be expected that the house underwent some alteration around this time to meet the needs of the growing family.

Noticeable changes include an upstairs addition, an enclosure of the back porch, and a garage conversion. The timeline of these alterations is not clear. A portion of the attic conversion appears to have been made not long after the original construction since the windows match the original ones. Subsequent alterations to the kitchen and baths have taken place in more recent times. Despite the extensive changes the first floor window-frames are original.

The exterior is has undergone much less alteration. Operable windows have been added to the dormers that now provide light to the second story bedrooms. Some modification has been made to the porch eave.

Anticipated Needs

The current owner anticipates expenses associated with a shifting foundation. Other issues that need to be address include further updating of the electrical system and making the older windows operable again.

B. Historical Figures

Newton Jones Burkett (1894-1969)

Newton Burkett was born in Jackson, Tennessee, son of John W. N. Burkett and Callie W. Robbins who moved to Texas around 1910. Newton worked in banking in McKinney from 1925 until he retired as the Executive Vice President of the Collin County National Bank in 1966.

Newton Burkett's father John grew up on a farm in Arkansas and moved to Tennessee at age 19 to attend school. Following his high school graduation, he was involved in the grocery business and later the owner/editor of the Jackson Dispatch, a newspaper serving western Tennessee. In 1879, John married Callie W. Robbins from Tennessee. The couple had three children, Lula, John, Jr., and Newton. Around 1905, the family moved to Houston, Texas with their two sons who were still teenagers. In Houston, John, Sr. became involved in real estate and finance. John, Jr. became an attorney and Newton got his first job as a teller working at The South Texas National Bank.

In 1917, tragedy struck the family when John, Sr. suffered a heart attack that left him paralyzed and unable to work. A year later, John, Jr. was killed in France during WWI.

In 1919, John, Sr., Callie, and Newton moved to Dallas where they lived together at 3715 Gilbert Avenue. According to the 1920 Census, John, at age 66, declared no occupation while Newton worked as a district manager for a bank clearing house. John, Sr. died in 1923. His remains were sent to Jackson, Tennessee where they were interred at the family plot of the Riverside Cemetery.

Following John's death in the mid 1920s, Newton and Callie moved to McKinney and rented a house at 507 North Church Street. In 1925, Newton became the assistant cashier for the First National Bank of McKinney located in the grand Neo-Classical building on the east side of the Square. The term "assistant cashier" was used differently during the early 20th Century than it is today. An assistant cashier was an officer of the bank. Today we might call this person an assistant treasurer. Back then, McKinney banks would usually have 4 to 6 officers with a Board of Directors made up to about a dozen people, and a score or more of stockholders. Newton's job at the bank was much more than an entry level position.

In 1930, Newton married Lucy Thompson, the daughter of King Dan Thompson and

Frances Abernathy of McKinney. Lucy, by virtue of her connection to the Abernathy family, ran in the town's elite social circles. Even so, after her 1922 graduation from McKinney High School, she worked as office manager for the Underwood Chevrolet Company parts department at the intersection of South Tennessee and Davis Streets.

In 1932, the Collin County National Bank bought out the First National Bank where Newton was assistant cashier. The Collin County Bank directors chose to keep Newton on in his position. The directors again looked favorably upon Newton in 1935 when they conveyed a parcel of land in the Waddill Addition to him for \$10.00. This parcel was the east half of Lot 4 in Block 6, also known as 1102 West Virginia Street.

Newton and Lucy had two children. Their first born, in 1934, they named Lucy. Four years later they had a son they named Newton Jones Burkett, Jr. This began the Burkett legacy with a youngest Newton Jones Burkett, IV now living in New York City. Newton Burkett, III is currently the First Vice Chairman of the National Academy of Television Arts & Sciences. Both Newton and Lucy junior graduated from Rice University.

On Halloween in 1940, Newton's mother Callie died in the family home on West Virginia Street. Callie had lived with Newton and Lucy from the beginning of their marriage. The Census from that year shows six people living in the house, including the Burkett's two children along with a nurse for Callie. Upon Callie's death, her remains were sent to Tennessee to join her husband in the family plot.

According to Newton's World War II draft registration in 1942, he stood 5 feet, 9 inches tall, weighed 145 pounds. He had blue eyes and brown hair. Newton did not serve in WW II. However, in 1917, Newton and his older brother John went together to the Selective Service Office in Houston to register for the draft. Question #12 on the registration form asked if the registrant claims an exemption from the draft. Newton wrote "dependent relatives" on his form indicating that he was taking responsibility for the care of his paralyzed father. John wrote "none" on his form. Newton received a deferment but John entered as a commissioned officer and quickly rose to the rank of Captain of the 359th Infantry. He was killed in early November 1918 in France by a German sniper a mere six days before the end of the war.

Newton's rise through the bank officer ranks was a slow one. After 25 years in banking, which included 18 with the Collin County National Bank, Newton was still an assistant cashier. It was not until the mid 1950s, that Newton was promoted to Vice President, the third highest position in the bank. Fifteen years later, which was only a couple

of years before his retirement, Newton was promoted to Executive Vice President. Despite the new title, he was still third in charge, behind Chairman Gibson Caldwell and President J.M. Whisenant.

His activities as a banker did not keep him from taking an active part in the social and civic affairs of McKinney. His numerous titles and associations are as follows:

- Secretary of the Collin County Automobile Club (1926)
- President of the Lions Club
- President of the Retail Merchant Association (1943)
- President of the First Methodist Church (1949)
- First President of the Kiwanis Club (1952)
- Chairman of the Collin County Red Cross Chapter (1955)
- Director of the Chamber of Commerce
- Boy Scouts, Troop 303
- Director of the Greater McKinney United Fund
- Community Recreation Center
- Board of the McKinney City Hospital

Newton J. Burkett died in 1969. He is buried in a Block 170, Lot 1, Space 7 of the Pecan Grove Cemetery. He and wife Lucy purchased the single space from her sister Mary (Thompson) Bartsch for one dollar shortly before Newton's death.

Lucy Ozella Thompson (1903-1997)

Lucy Thompson was born in McKinney to King Daniel Thompson and Frances Gibbons Abernathy on October 5, 1903. In 1974, she became one of the founders of the Heritage Guild of McKinney that created Chestnut Square and saved several of the city's historic structures.

Lucy's mother Frances (Abernathy) Thompson was a talented artist who taught painting in the Jones Academy in McKinney and is known to have produced more than 500 canvasses until she was no longer able to hold her palette at the age of 89. She was also known for her wit and eloquence. In 1910, she gave the dedication speech when the statue of Governor Throckmorton was unveiled on the courthouse lawn. The *McKinney Courier-Gazette* wrote of her:

Mrs. Thompson was a woman of many talents. She was keenly interested in local and state affairs, a tireless worker in the interest of women's rights to vote and contributed much to the cultural growth and betterment of this city. Her brilliant mind, remarkable memory and literary background, coupled with her keen sense of humor and quick wit made her a welcome and interesting speaker.

Lucy's maternal grandfather was William M. Abernathy who served as a courier during the Civil War for General Lee and is said to have delivered the last dispatch between Lee and General Grant regarding the details of the surrender of the Confederate Army. In 1877, he established a law practice in McKinney and is credited with organizing the town's volunteer fire department, being its first chief.

Lucy Thompson's father was a traveling salesman in the grocery industry. He was associated with the Bateman Brothers Wholesale in Fort Worth before he started his own firm selling for companies like the Hymen Pickle Company of Texarkana. He moved from Fort Worth to McKinney in 1903 and built the house at 504 West Virginia Street which happened to be across the street from his father-in-law William M. Abernathy.

Lucy graduated from McKinney High School in 1922. She was active in McKinney's social circles, hosting parties nearly as often as being a guest at them. Before she married, she was the office manager for Underwood Chevrolet Company on South Tennessee Street.

In 1934, Lucy gave birth to Lucy Burkett, Jr. and four years later to Newton Burkett, Jr. Not only did she take care of the Burkett children but she also oversaw the nurse who took care of Newton's mother Callie. Newton's mother lived with the family at 1102 West Virginia Street until her death in 1940.

Once the children had gone on off to college at Rice University, Lucy became more active socially. Two organizations that she spent the most time with were the Jeanne d'Arcs Club and the Heritage Guild of McKinney. The Jeanne d'Arcs Club began in 1918 as a way for women in McKinney to deal with "being bored by the lack of young men" as a result of World War I. Following the War, the organization began devoting its efforts and resources to the cultivation of culture, arts, and science. Often leaders in various literary and social fields would be invited to speak at their monthly meetings. The group was also a big supporter of the McKinney Public Library.

The other organization that Lucy was active in continues to make major contributions

to the preservation and celebration of McKinney's history. She was one of the founding members of the Heritage Guild in 1974. It was the Guild that established the Christmas Tour of Homes in order to raise money to buy the Dulaney House and create the complex now known as Chestnut Square.

Lucy lived in the house at 1102 West Virginia until selling it 1993. She died in Baltimore, Maryland in 1997.

C. Property Ownership

Address: 1102 West Virginia Street, McKinney, Texas 75069

Legal Description: Waddill Addition, Blk 6, Lot 4B

Purchase Date	Seller	Buyer
July 31, 1855 ¹	State of Texas	Thomas T. Bradley
Jan. 31, 1855	Thomas T. Bradley	Andrew J. Tucker
Sept. 27, 1855	Andrew J. Tucker	Robert L. Waddill
Oct. 2, 1897	(subdivided)	
Jan. 3, 1900	George S. Morris ²	J.E. & Mary Gough
May 20, 1911	J.E. & Mary Gough	M.L. Phillips
Jun. 10, 1919	M.L. Phillips	W.D. Goostree
Mar. 3, 1920	W.D. Goostree	Chas. A. Emerson
Jun. 18, 1923	Chas. A. Emerson	First National Bank
Jan. 6, 1932	First National Bank	Collin County National Bank
Feb. 11, 1935	Collin County National Bank	Newton J. Burkett
Jan. 1, 1993	Mrs. Newton J. Burkett ³	Gordon & Rita Bass
Mar. 17, 1994	Gordon & Rita Bass	Ted & Kerrick Ray
Jun. 26, 2001	Ted & Kerrick Ray	Michael C. Wanek
Ju. 3, 2015	Michael C. Wanek	Dana Chadick

¹ Date of patent by the State of Texas. Ownership of property predates this.

² Heir of Robert L. Waddill

³ Widow of Newton J. Burkett, Sr.

D. Tenant History

Same as ownership history.

E. Narrative History

In 1855, the State of Texas, with Elisha M. Pease as Governor of Texas, granted Thomas T. Bradley title to 291 acres of land a half mile west of the city of McKinney. Andrew J. Tucker bought a portion of this acreage but soon sold it to R.L. Waddill. When Mr. Waddill died in 1867, he owned about 108 acres of the Bradley tract. His widow Sarah died in 1896. The following year, the surviving children subdivided the land into 28 blocks (divided into four lots each) which became known as the Waddill Addition. George Morris, R.L. Waddill's stepson, received 18 lots in the new subdivision. One of these was Lot 4 in Block 6 located at the northeast corner of the intersection of Waddill and West Virginia Streets. In 1900, Mr. Morris sold the lot to lawyer John R. Gough for \$350.

Mr. Gough lived in the attractive Queen Anne Style house that was on a lot across Virginia Street. He held onto Lot 4 for five years and in February of 1905 he divided the lot in half and sold the west half to grocery man F.F. Christie for \$850. In 1911, Mr. Gough sold the east half of Lot 4 to traveling salesman M.L. Phillips. At the time of the purchase, Mr. Phillips lived in the house that F.F. Christie had built on the west half of the lot.

M.L. Phillips sold his house on the west half but held on to the vacant east half of the lot until 1919 when he sold it to W.D. Goostree for \$100 cash and a \$660 note. That same year drug store owner Charles A. Emerson purchased the house on the western half. Less than a year later, Mr. Goostree sold the east half to Mr. Emerson. In 1923, Charles Emerson moved to Dallas and sold the east half of Lot 4 to the First National Bank of McKinney for \$1840 cash. The bank held the property in their portfolio for the next nine years. In 1932, Collin County National Bank purchased all of the assets of the First National Bank and became the owners of the lot.

Newton J. Burkett worked as assistant cashier for the First National Bank before the buy-out and was asked to stay on in the same position by the new owners. Three years later the new management showed their appreciation for Newton's dedication and loyalty when it sold the east half of Lot 4 to him for \$10 cash and "other valuable consideration." Since Newton and his wife Lucy had given birth to their first child five months earlier, the chance to build a new home on West Virginia Street must have been a welcomed gift.

Newton hired Thomas J. Blankenship to oversee the construction of their new house

with Lee Elliott Lumber Company furnishing the materials. The house was finished only after the City of McKinney ordered the Water Superintendent E.L. Taylor to run 300 feet of new water line from West Hunt to West Virginia Street. Newton's five room house was completed in 1935.

The new house would remain in the family for the next 58 years. It was initially home to Newton, wife Lucy, daughter Lucy, Newton's mother Callie, and her nurse. Later, Newton, Jr. joined the family around the same time that Callie past away on Halloween in 1940. Newton and Lucy saw their two children go to Rice University and eventually leave the home they grew up in. A piece of door trim in a bedroom closet still has the pencil marks showing the children's changing heights over the years. Parents Newton and Lucy would go on to host many meetings and receptions in their home by virtue of their large social circle.

Newton J. Burkett die in 1969 but his widow Lucy would continue living in the home and being active in the community until selling it 1993 to Gordon and Rita Bass. She die in Baltimore, Maryland in 1997.

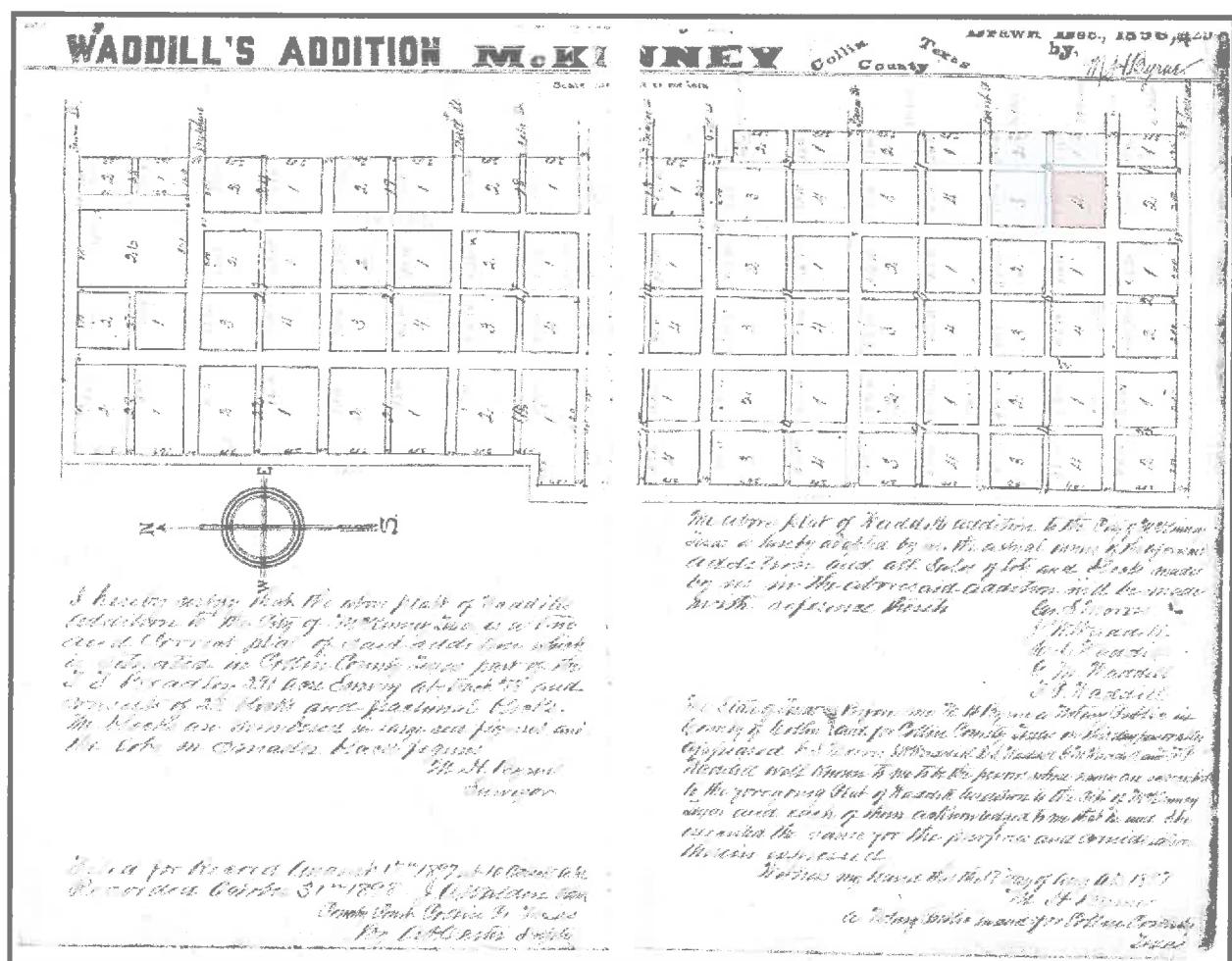
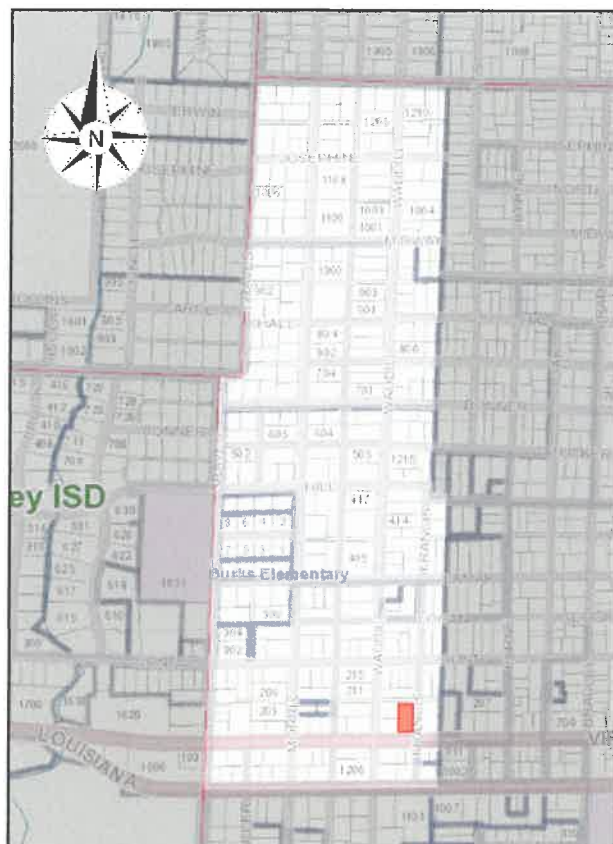
F. Drawings

Waddill Addition

When Mrs. R.L. Waddill died in 1896 her heirs received an undivided ownership of the land her husband had accumulated. The heirs subdivided the land into 28 blocks and deeded separate ownership to themselves. George Morris, Mrs. Waddill's son from a previous marriage, received Block 6, Lot 4 as a portion of his allotment.

The map at right shows the boundaries of the Waddill Addition in context to the current city streets. The east half of Lot 4 in Block 6 is highlighted in red.

The item below is the original subdivision map drawn up in 1897. Block 6 is highlighted in light blue. All of Lot 4 is in red.

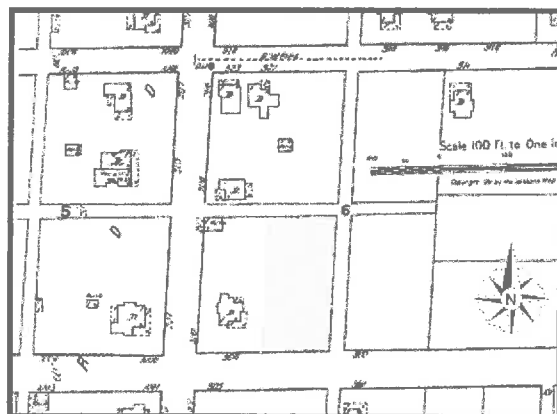


Sanborn Maps: 1920 & 1927+

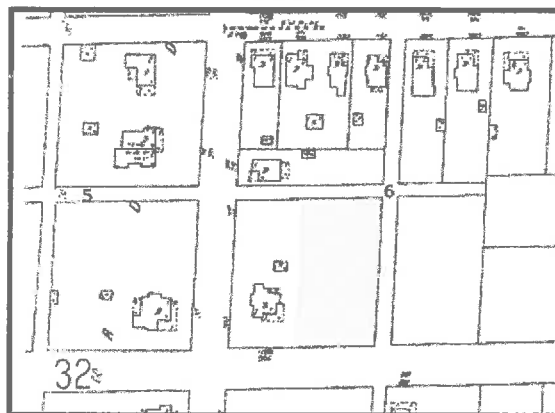
The scope of the Sanborn Maps prior to 1920 does not extend far enough west of McKinney to include the Waddill Addition. However, the 1920 map shows the Copeland House on the west side of Lot 4. The Newton Burkett House, which was built in 1935, does not appear on a Sanborn Map until the 1927+ additions were published. The address given to the property at the time of its construction was 1102 West Virginia Street, the same as today.

The Newton Burkett House on the east half of Lot 4 (aka 4B) was in the Burkett family for 58 years.

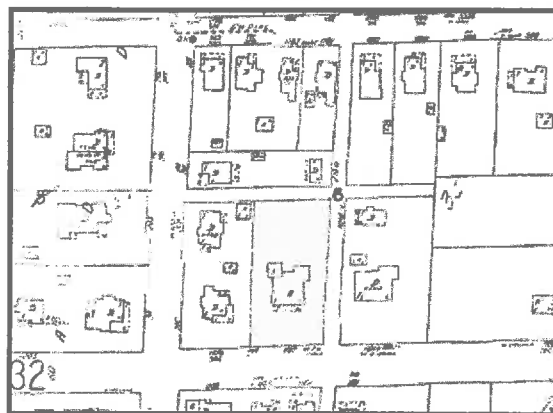
1920



1927



1927+

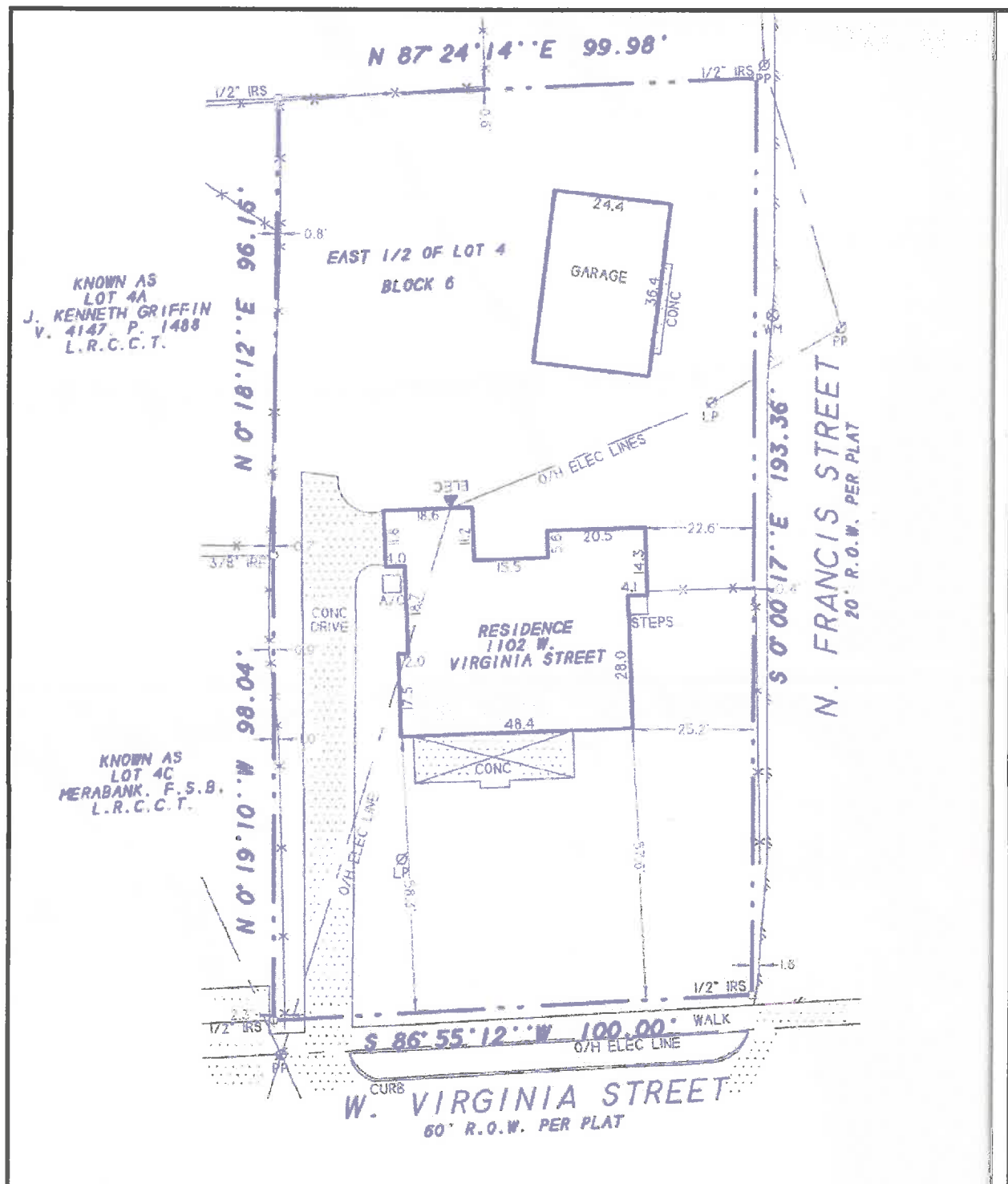




The map above shows the neighborhood around 1102 West Virginia Street. The aerial photo below shows the immediate neighborhood at the intersection of North Waddill and West Virginia Streets.



Site Plan for 1102 West Virginia Street (2015)

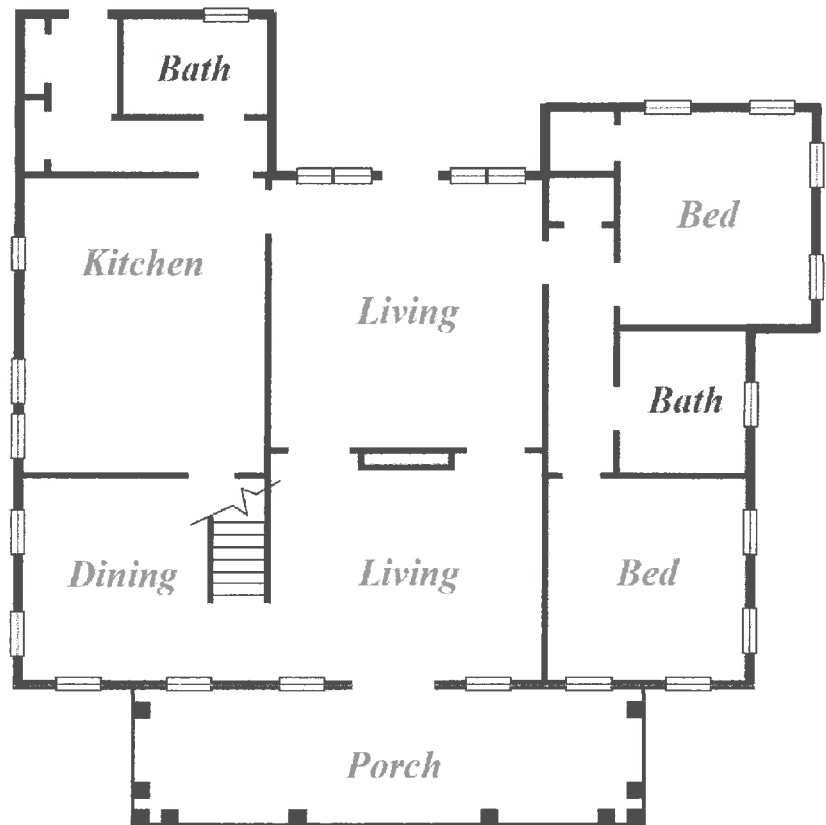


2015 site plan for 1102 West Virginia

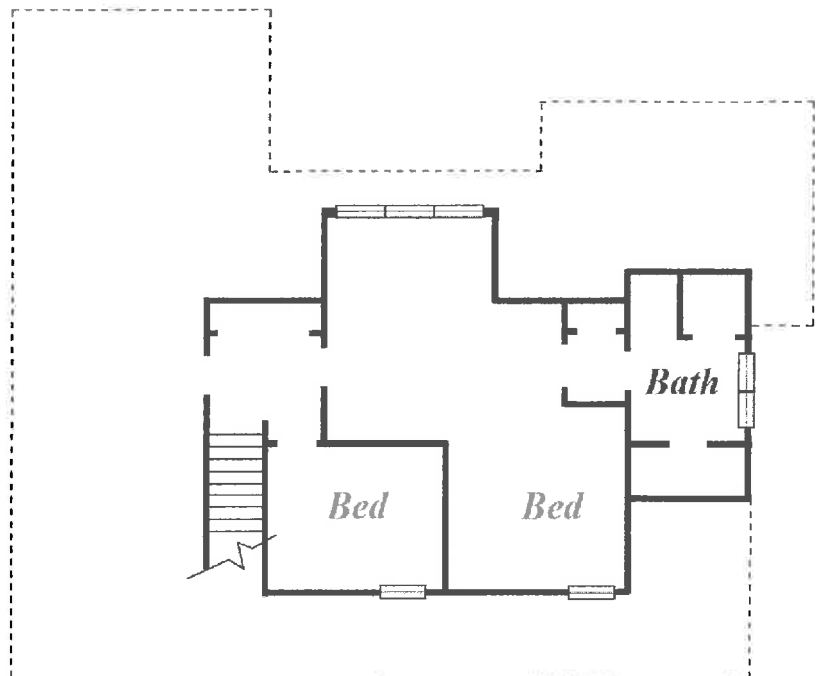
Floor Plan

This plan shows the Newton Burkett House as it currently exists.

First Floor



Second Floor



G. Photographs



Newton J. Burkett first entered the banking trade in Houston, Texas as a teenager. At the age of 17, he worked as a clerk for The South Texas National Bank. Around 1919, he moved to Dallas, then later to McKinney. In 1925, Newton began working as an assistant cashier at the First National Bank of McKinney located on the east side of the Square. The photo below shows the bank lobby “decorated” with ears of corn in an annual display of the bank’s appreciation and support for the area farmers. The photo was taken prior to Newton’s employment.



Newton J. Burkett’s father was **John William Newton Burkett**, born in Arkansas in 1854 but attended School in Tennessee. After a career as a successful newspaper owner and editor, he and his wife Callie Robbins moved to Houston, Texas around 1905 where he worked in real estate and insurance. He suffered a debilitating stroke in 1917 and died in 1923 after the family moved to Dallas. Upon his death, his remains were removed to the Burkett family plot in Jackson, Tennessee.



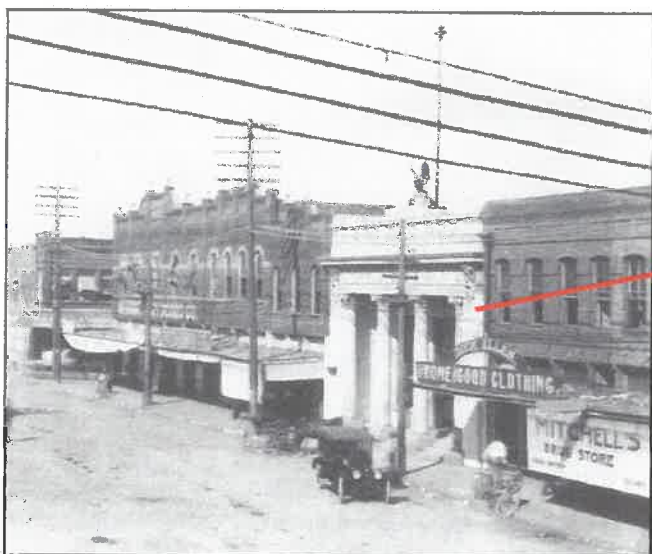
The above photo is from around 1950 and shows the employees of the Collin County National Bank which at the time occupied the First National Bank Building it acquired in 1932. When this photo was taken Newton J. Burkett (top row, third from the left in the light colored suit) was the assistant cashier.

No. 2509	
Collin County National Bank	
McKINNEY, TEXAS	
Condensed Statement at Close of Business, April 24, 1950	
ASSETS	
Loans and Discounts	\$1,221,273.49
Banking House, Furniture and Fixtures	\$3,000.00
Other Real Estate	None
Stock in Federal Reserve Bank, Dallas, Texas	6,800.00
U. S. and Other Bonds Owned	2,927,169.00
CASH & EXCHANGE	1,246,299.57
TOTAL	\$5,434,542.66
LIABILITIES	
Capital Stock	\$ 150,000.00
Surplus and Profits	279,677.62
Reserve Account	6,618.50
DEPOSITS	\$4,998,216.14
TOTAL	\$5,434,542.66
OFFICERS	
Dr. J. C. Erwin, Sr., Chairman of Board	
A. M. Scott, Vice-Chairman of Board	
J. W. Neal, President	
H. L. Kinsinger, Cashier	Newton J. Burkett, Assistant Cashier
Madeline Moses, Assistant Cashier	
DIRECTORS	
Dr. J. C. Erwin	Gibson Caldwell
Giles McKinney	George James
A. M. Scott	T. E. Craig
H. L. Shoup	F. D. Perkins
J. W. Neal	
Member of the Federal Deposit Insurance Corporation	
Member Federal Reserve System	
ALWAYS DEPENDABLE	

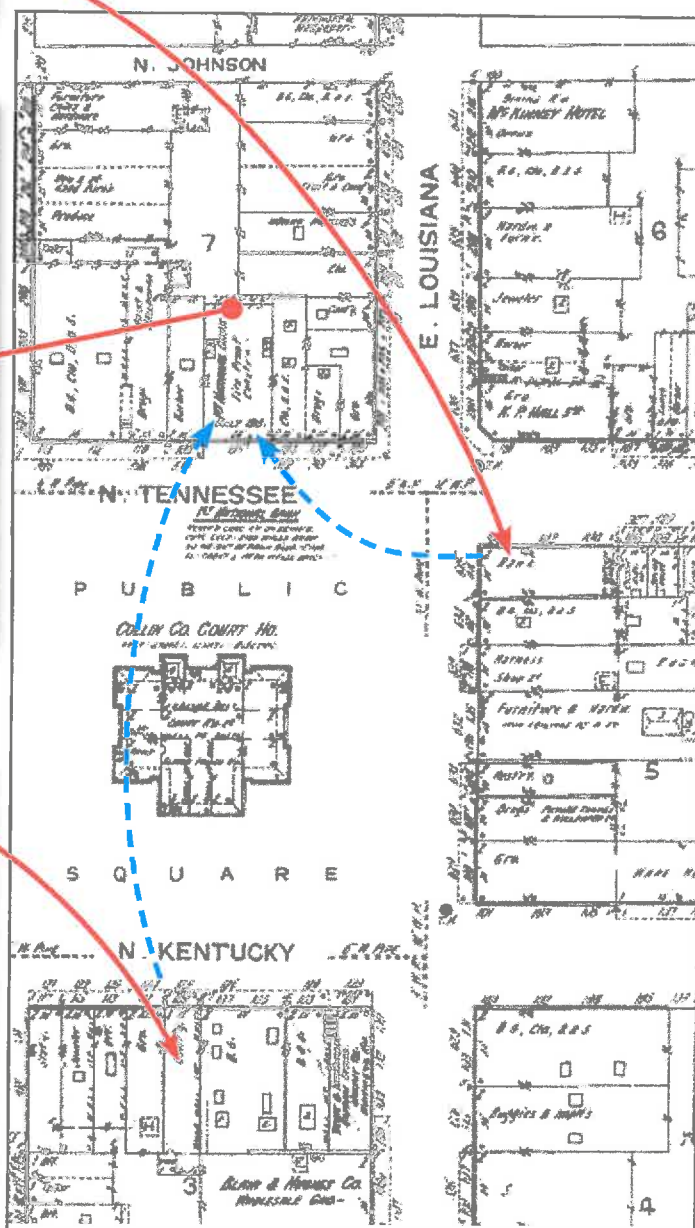


Collin County National Bank, Est. 1881

The two McKinney banks that Newton J. Burkett worked for were the **First National Bank** and the **Collin County National Bank**. However, he actually worked in the same building for over 30 years. The First National Bank began on the west side of the Square but moved to the Neo-Classical building on the east side in 1915. The Collin County National Bank began in a Richardsonian-style building which was subsequently demolished when the bank bought out and moved its operations to the First National Bank building in 1932. In 1956, the bank moved two blocks north on Tennessee Street into the building that is now the home of the McKinney City Hall.



First National Bank, 1915-1932
Collin County National Bank, 1932-1956



First National Bank, Est. 1882



Lucy Burkett (nee Lucy Ozella Thompson) was born in this house at 504 W. Virginia in 1903. Her parents were King Daniel Thompson and Frances Gibbons Abernathy. She graduated from McKinney High School in 1922. After finishing school, she went to work as office manager for Underwood Chevrolet on South Tennessee Street.



Lucy Burkett was active in McKinney society. One of the social groups she belonged to was the Jeanne d'Arc Club, which began in 1918 in response to the boredom women experienced because of the lack of young men in McKinney due to WWI. What began as a group dealing with ennui soon turned into a well-organized social club pursuing the cultural and social issues of the day. In 1967 Lucy was the group's treasurer.

McKinney High School Graduating Class.



The above is a picture of the mid-winter graduating class of the McKinney High School, composed of twenty-one members. Dr. J. L. Morley, pastor of the First Methodist church, delivered the benediction sermon at the First Christian church on Sunday, Jan. 8. On Friday evening Jan. 13, Supt. M. H. Moore of the Fort Worth public schools delivered the commencement address at the Boyd High school auditorium.

City Commissioner W. J. Rhea presented the diplomas. Principal McLain awarded the honors. First honors

went to Miss Margaret West and Albert Jackson. Second honors were awarded Miss Mary Leslie White and J. H. Hill Jr. A number of the graduates have already entered well-known Texas colleges and universities.

The class was composed of:

Vivian Bryan
Blanche Doyle.
Mamie King.
Beulah May.
Dessie Lee May.
Juanita Valera McKinney
Alyne McKinney
Dorothy Searcy.

Lucy Thompson.
Margaret West.
Mary Leslie White.
Grover Burton.
Chilton Beard.
Manley Cook.
Edward L. Greenwood.

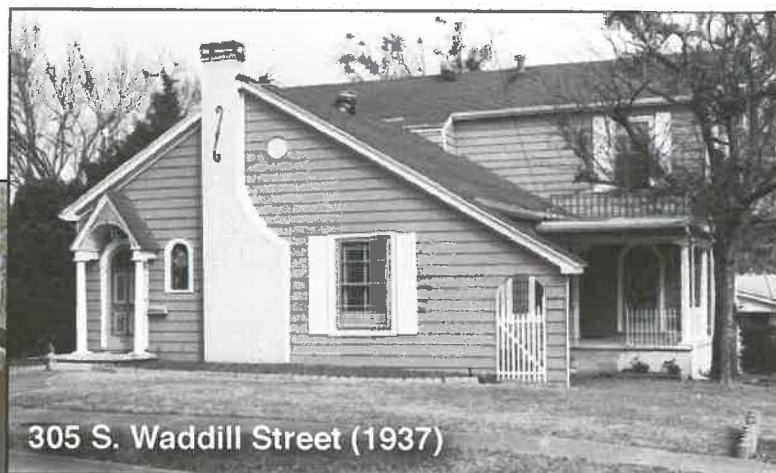
John Hill.
Albert N. Jackson.
Walter Morrow.
Joe M. McKinney.
Charles Sportsman.
Robert Wilson.

The picture is used by courtesy of the Dallas Times Herald.

Lucy Burkett was one of the founding members of the Heritage Guild of McKinney which began in 1974. The Guild is responsible for establishing Chestnut Square and the preservation of several McKinney area buildings. The photo shows Lucy (on the left) preparing a fundraising brunch preceding a Bicentennial Fashion Show in 1976.

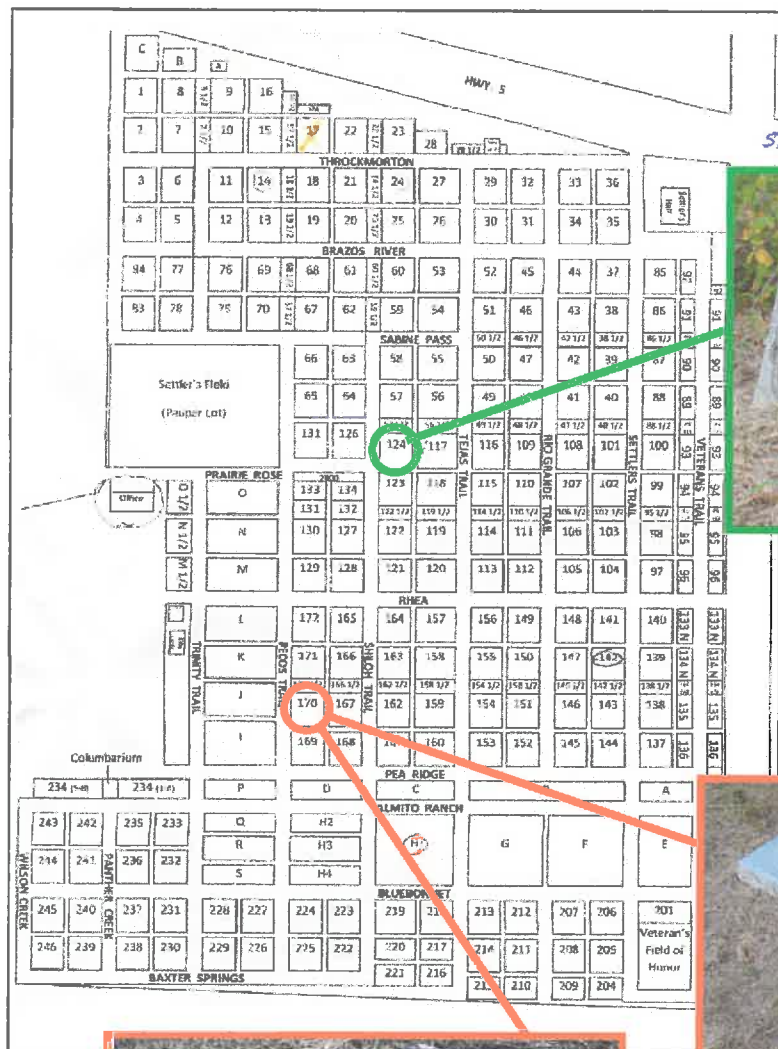


Thomas J. Blankenship (1883-1957) worked as a carpenter in McKinney for nearly 35 years. He was frequently contracted by the Lee Elliott Lumber Company which built many of the homes and buildings in McKinney during the first half of the 20th Century. The above photos show some of the building projects Mr. Blankenship was associated with. The home he built at 1102 W. Virginia Street for Newton Burkett in 1935 is among his most carefully designed and constructed.



Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of the Newton Burkett along with his father and mother-in-law, and the builder of his house.



Thomas J. Blankenship
1883-1957



K.D. Thompson 1862-1946
Frances (Abernathy) Thompson 1874-1968



Newton J. Burkett
1894-1969

Banks of McKinney

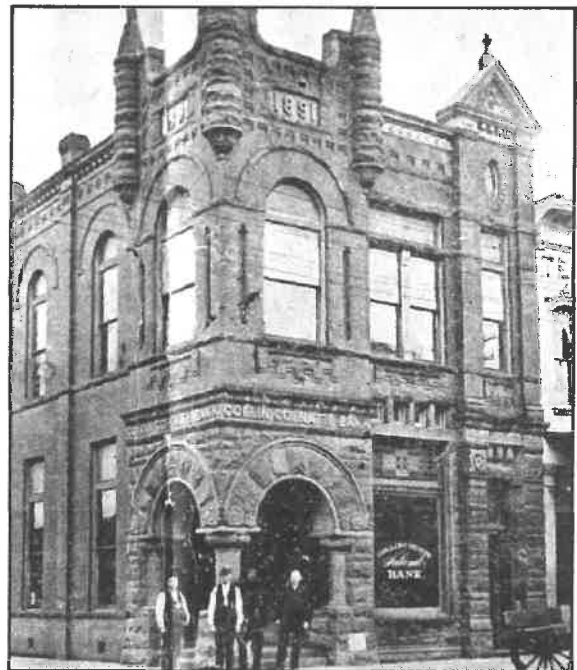
In McKinney's early years, a few wealthy individuals opened private banking firms to loan money to farmers and entrepreneurs. Irish-borne Francis Emerson was one of the first. In 1872, he began doing business as Emerson & Company on the west side of the Square. The arrival of rail lines in 1882 boosted economic activity and demand for borrowing followed. In order to meet this growing demand, Mr. Emerson solicited and acquired stockholders and nationalized his enterprise as the **First National Bank of McKinney**. The bank operated in the building now occupied by Snug on the Square. The bank later moved from Kentucky Street to a newly constructed Neo-Classical building on the east side of the Square in 1915. In 1932, the Collin County National Bank purchased the First National Bank and moved into the building on Tennessee Street. Some of the founders associated with the FNB include: Francis Emerson, T.T. Emerson, T.H. Emerson, John L. Lovejoy, and C.H. Welch. Newton Burkett began working for the FNB in 1925 and stayed on when the CCNB bought it.

Another private firm to emerge as a bank was the **Collin County National Bank**. It organized as a bank in 1881 but did not nationalize until after its competitor. Even so, it is often cited as McKinney's first bank. The bank first operated on Louisiana Street just east of the Square but in 1891 moved into the Richardsonian Romanesque building that once stood on the south-west corner of the intersection at Tennessee and Louisiana Street. Some of the founders associated with this bank include: I.D. Newsome, G.A. Foote, W.L. Boyd, Z.E. Ranney, W.A. Rhea, J.A. Aston, H.M. Markham, J.W. Throckmorton, and T.B. Wilson.

The third bank to open in McKinney was the Continental Bank and Trust Company of McKinney in 1906, a subsidiary of a Fort Worth bank. In 1909, a local group acquired the assets and changed the name to the Continental State Bank. The name changed again in 1920 to the Central State Bank. The bank received a new charter in 1934 and changed the name to the **Central National Bank**. The original bank operated in the Estes Building (currently the Little Red Hen). In 1918, the bank moved to a newly constructed building which replaced a building that collapsed on the site in 1913 killing eight people. Some of the organizers who purchased the bank in 1909 include: T.B. Wilson, James W. Field, Jesse Atkinson, Lee Elliott, F.E. Wilcox, and John H. Ferguson.



First National Bank



Collin County National Bank



Central National Bank

The Colonial Revival Style

The elements that characterize the Colonial Revival Style are:

- typically two stories
- side-gabled roof
- symmetrical front facade
- accentuated front doorway
- evenly spaced windows
- dormers
- shallow eaves
- boxy, rectangular mass
- understated adornment

The Colonial Revival Style gets its inspiration primarily from the architecture that was popular during the founding of America in the late 18th century which included Georgian, Federal, and Early Classic Revival.

The stately, rational, geometric forms of these styles were popular with Americans during this "Age of Reason." These styles are characterized by a two to three-story, rectangular massing with an elaborate entryway and windows set into a symmetrical facade. Interest in Colonial architecture was re-ignited by the U.S. Centennial Exposition of 1876 and again by the 1893 World's Columbian Exposition in Chicago.

The Colonial Revival Style, though varied in its expression, essentially combines elements popularized by the homes of George Washington, Thomas Jefferson, and Thomas P. Ives. The style's association with the Nation's founding along with its stately qualities have contributed to the style's lasting popularity.



The Thomas P. Ives House (1806)

THE JEFFERSON . . .
• EIGHT ROOMS AND TWO BATHS

THE "JEFFERSON" is designed along the same lines as historic Mount Vernon, and is a true example of Southern Colonial architecture—the same type that has endured in many instances for generations also generations. The Southern Colonial type has held its share of popularity from the beginning. Exterior walls of white-painted brick provide a substantial appearance and form a pleasing background for the dark green shutters and roof.

MODERN HOME
No. 3349
NOT ALREADY CUT

THE FLOOR PLAN

Entering Room, Kitchen, Living Room and useful, attractive Sun Room all open off the center hall on the first floor. Note the two convenient closets of the vestibule for outer wear.

Second floor plan contains bath, four large sunny bedrooms and two closets. This roomy home boasts a total of eleven closets.

Fill out the information blank and we will send you complete detailed price, photographic architectural elevations and floor plans, also outline of specifications.

WHAT OUR PRICE INCLUDES

At the base price quoted, we will furnish all materials needed to build this home, except brick and masonry, consisting of lumber, bath, roof shingles, building paper, millwork and 6-Panel Doors. Colonial Pack Band trim, Kitchen Cabinets, Linoleum for Kitchen, Bath and Lavatory, Oak flooring to remainder of rooms, Elgin Manufacture hardware, stained for interior trim, varnish for doors and doors, steel metal and outside paint materials.

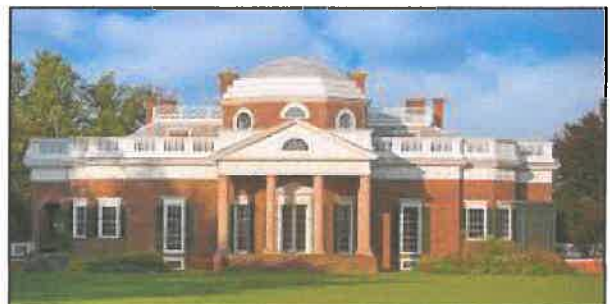
FIRST FLOOR PLAN

SECOND FLOOR PLAN

The above illustration is from a 1936 pattern book by Sears showing an eight-room/ two bath Colonial Revival style home.



George Washington's Mount Vernon (1778)



Thomas Jefferson's Monticello (1772)

Colonial Revival Style in McKinney

Though interest in Colonial Revival Style was ignited by the late 19th Century expositions in Chicago and Philadelphia, it did not appear in McKinney until much later. The exhibitions that inspired architects and designers to celebrate the traditions of America also inspired others to seek something different and modern.

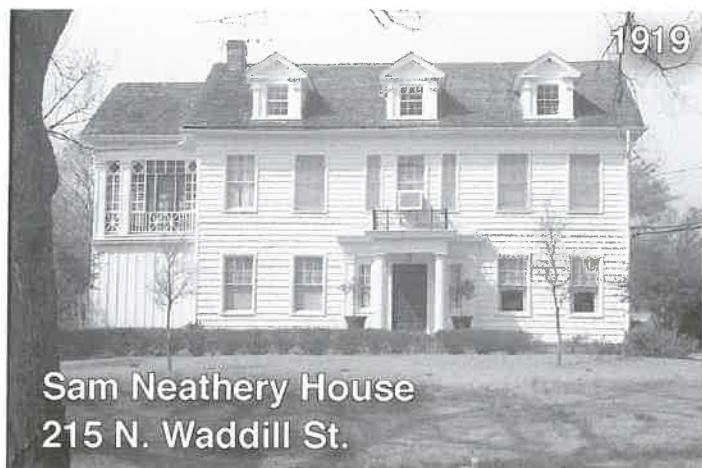
In McKinney prior to 1900, the residential architecture was mainly influenced by variations of the Victorian style. After that, interest in newer styles like Craftsman and Prairie began to take hold. It would take nearly two decades for the Colonial Revival Style to catch on in McKinney.

Part of the reason for the slow adoption of the style was due to the few residences who could afford a two-story house. Those who could usually preferred the newer styles, that projected a "progressive" attitude. Around 1920, that preference seems to shift to a desire for "tradition."

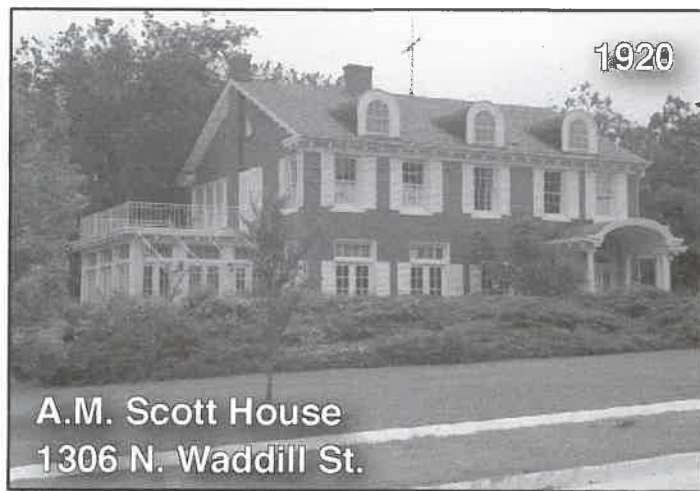
It is not an accident that the majority of Colonial Revival Style homes in McKinney are on Waddill Street, once considered the most prestigious area of town. This wide street on a hill offered the perfect setting for large, stately structures. One of the first Colonial Revival Style homes to appear on the street was built in 1919 for attorney Sam Neathery. This home revives the architecture of the Federal Style with its classic portico centered on a symmetrical facade. Other houses, such as the one J.E. Cooper built for A.M. Scott, followed.

Though McKinney may have been slow to adopt the style, its popularity spanned three decades with the construction of the house for Housing Authority President Earl Walker in 1950. This Federal Style home follows the same formula as the first ones in the city.

The house built in 1940 by Lee Elliott for Dr. M.S. Minton gets its inspiration from a slightly different Colonial style. The style possesses Dutch, French, and classical influences as embodied in Washington's Mount Vernon estate. This iconic structure of American architecture was popular enough that builders and designers found ways to downscale the design into more modest one and two-story homes. The house built at 418 W. Louisiana Street in 1935



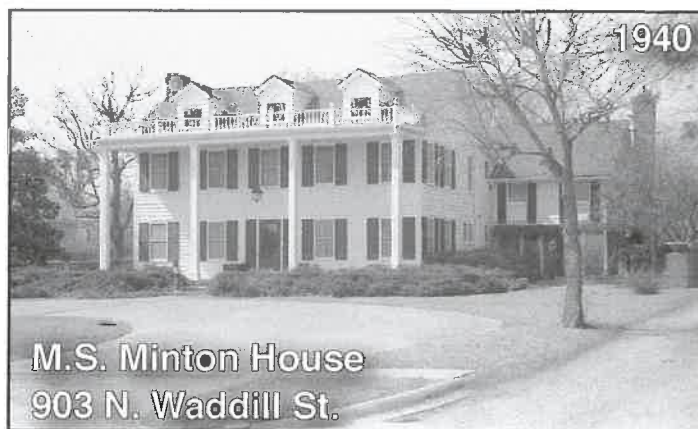
Sam Neathery House
215 N. Waddill St.



A.M. Scott House
1306 N. Waddill St.



Earl Walker House
316 N. Waddill St.



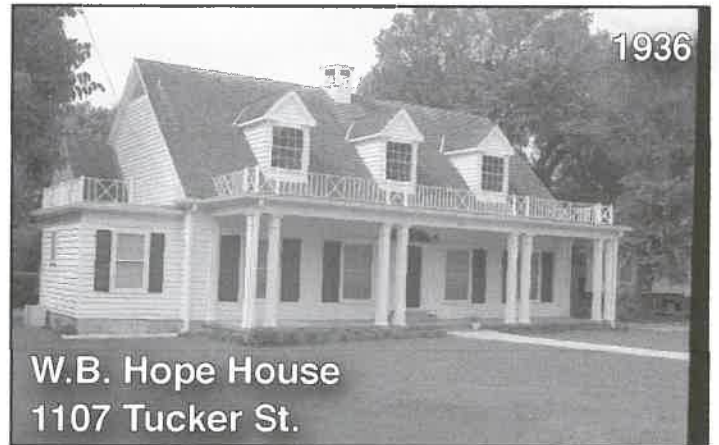
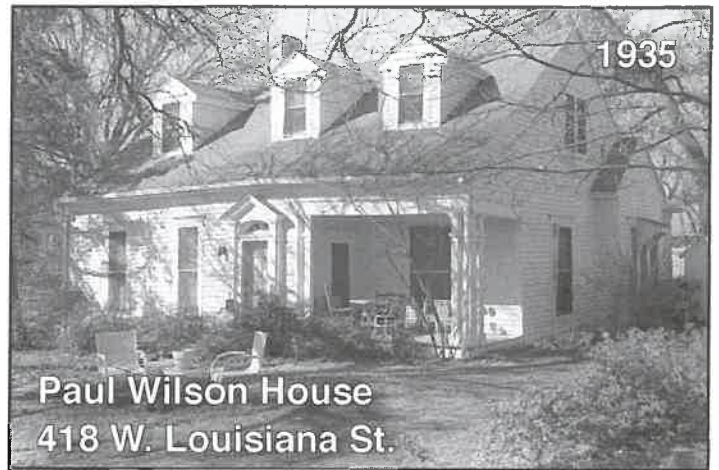
M.S. Minton House
903 N. Waddill St.

for hardware retailer Paul Wilson shows an attempt to downsize the Colonial Revival Style into a smaller house. In fact, this home combines a Federal Style facade with the Mount Vernon style roof. This re-proportioned house assumes a quaint cottage appearance as opposed to the stateliness of the original.

Another attempt to downscale the Colonial Revival Style can be seen in the house built for hardware store-owner Washington Byron Hope on Tucker Street around 1936. The W.B. Hope House has the columns, balustrades, dormers, and even a cupola. It is the truest imitation of Mount Vernon that exists in McKinney, albeit a somewhat diminutive one. It is not known whether Mr. Hope's first name influenced his home design choice. Nevertheless, this house preserves more of the stately character of the original.

The Netwon Burkett House build by contractor T.J. Blankenship in 1935 follows a less literal translation of Mount Vernon. The symmetry, the dormers, and the portico are all Colonial Revival elements but the way they are used in this house is suggestive of the Craftsman Bungalow Style which was another popular style at the time.

Interest in the Colonial Revival Style ebbed before WWII but never went completely out of style. Because of its connection to the historical foundation of America, it still appeals to those who appreciate a grand expression of tradition.



Current Photos (2017)



Neighborhood Context (2017)

1102 West Virginia Street neighborhood context



View looking East on West Virginia Street



View looking West of West Virginia Street

Homes near 1102 West Virginia Street



1108 West Virginia Street



201 North Waddill Street

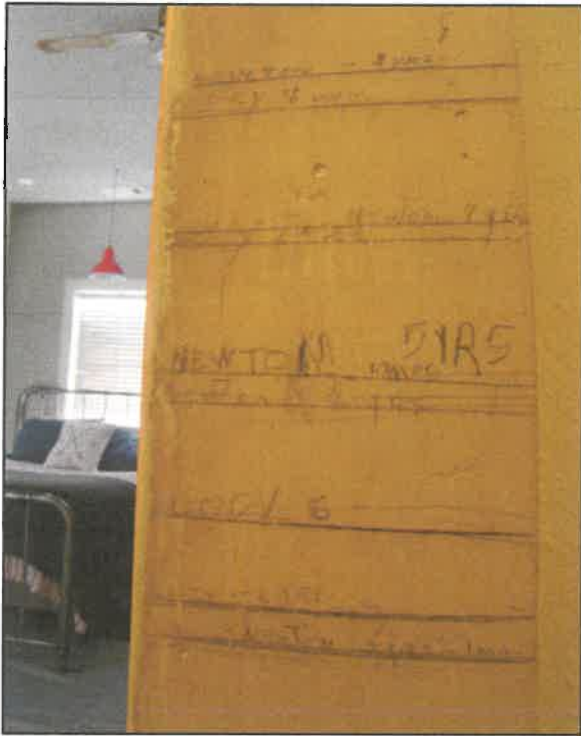


1206 West Louisiana Street



203 North Waddill Street

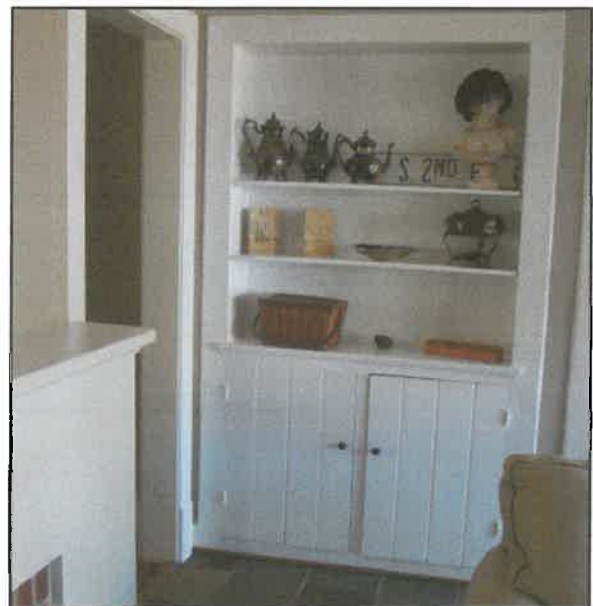
Architectural Accents



Height marks of children, Newton and Lucy on door trim in bedroom closet.



Built-in root storage



Built-in shelves



Six-over-six sash windows



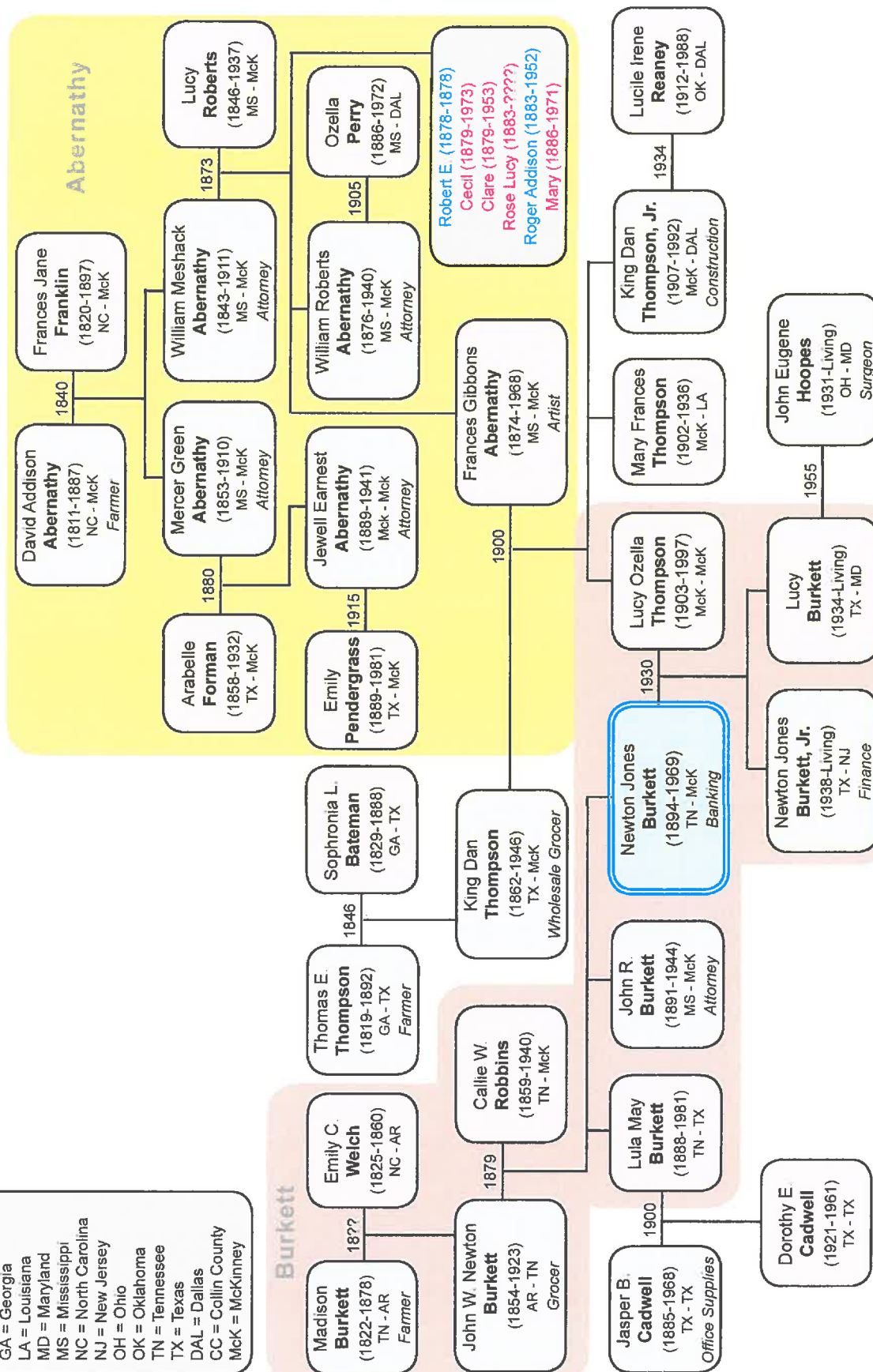
Mail door

H. Additional Information

Burkett Family of Early McKinney*

Legend

- AR = Arkansas
- GA = Georgia
- LA = Louisiana
- MD = Maryland
- MS = Mississippi
- NC = North Carolina
- NJ = New Jersey
- OH = Ohio
- OK = Oklahoma
- TN = Tennessee
- TX = Texas
- DAL = Dallas
- CC = Collin County
- McK = McKinney



* 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

* * *



17-012HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dana Chadick for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 1102 West Virginia Street.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: November 2, 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 1102 West Virginia Street.

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

ITEM SUMMARY: With an associated agenda item, #2017-012HTM, 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 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 \$2,522.

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 1102 West Virginia Street.

SUPPORTING MATERIALS:

[HNIZ Application](#)
[Supporting Documentation](#)



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: 1102 W. Virginia Street, McKinney, TX 75069

OWNER: Dana Chadick

Name (Print): _____

Mailing Address: 1102 W. Virginia Street

City, State, & Zip: McKinney, TX 75069

Phone: 469-734-8731

Fax: _____

E-mail: speckledhound@yahoo.com

OWNER SIGNATURE: **X** 

REQUIRED ATTACHMENTS:

X Photographs of all 4 elevations
☐ Letter outlining proposed work

X Historical Marker Application (Level 1 Exemption only)

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

TAX EXEMPTION LEVEL REQUESTED:

X Level 1

☐ Level 2

☐ Level 3

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

OWNER:

NAME Dana Chadick
COMPANY
ADDRESS 1102 W. Virginia Street
CITY, STATE ZIP McKinney, TX 75069
PHONE 469-734-8731
FAX
E-MAIL ADDRESS speckledhound@yahoo.com

ADDRESS OF PROPERTY BEING CONSIDERED: 1102 W. Virginia Street
Legal Description: Waddill Addition, Blk 6, Lot 4b

PLEASE CHECK THE APPROPRIATE LEVEL THAT APPLIES:

☒ Level 1 ☐ Level 2 ☐ Level 3

REQUIRED ATTACHMENTS:

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

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

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

Owner's Signature:

X 

Date: Oct. 3, 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: 10-4-2017

File # 2017-012 HT

☒ HIGH Preservation Priority

Built Circa: 1935

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Newton Burkett House

1102 West Virginia Street



A. Alterations & Construction

1 1/2

Construction

The Newton Burkett House is currently a two-story, wood-frame residential structure built on a pier-and-beam foundation. The side-gabled roof has three dormers facing south. A porch stretches about three-quarters the length of the front facade. The floor plan is a nearly symmetrical with two adjoining living areas flanked by various rooms. The interior flooring consists of hardwood on the first floor and carpet on the second. The house is fenestrated with large six-over-six sash windows.

The house design follows the Colonial Revival Style with considerable inspiration being derived from George Washington's Mount Vernon estate. The centrally located door

placed in a symmetrical elevation along with a colonnade supporting a wide portico are typical elements of this style.

Alterations

The house that was originally built in 1935 was described by the *McKinney Courier-Gazette* as “a brand new modern five-room cottage.” Based on this description, it can be deduced that it was originally a single story structure. At the time of the home’s construction, the Burkett family consisted of three adults and one infant. Eventually, an additional child and a nurse were added to the household. By 1940, the home accommodated a total of four adults and two children, a boy and a girl. It can be expected that the house underwent some alteration around this time to meet the needs of the growing family.

Noticeable changes include an upstairs addition, an enclosure of the back porch, and a garage conversion. The timeline of these alterations is not clear. A portion of the attic conversion appears to have been made not long after the original construction since the windows match the original ones. Subsequent alterations to the kitchen and baths have taken place in more recent times. Despite the extensive changes the first floor window-frames are original.

The exterior is has undergone much less alteration. Operable windows have been added to the dormers that now provide light to the second story bedrooms. Some modification has been made to the porch eave.

Anticipated Needs

The current owner anticipates expenses associated with a shifting foundation. Other issues that need to be address include further updating of the electrical system and making the older windows operable again.

B. Historical Figures

Newton Jones Burkett (1894-1969)

Newton Burkett was born in Jackson, Tennessee, son of John W. N. Burkett and Callie W. Robbins who moved to Texas around 1910. Newton worked in banking in McKinney from 1925 until he retired as the Executive Vice President of the Collin County National Bank in 1966.

Newton Burkett's father John grew up on a farm in Arkansas and moved to Tennessee at age 19 to attend school. Following his high school graduation, he was involved in the grocery business and later the owner/editor of the Jackson Dispatch, a newspaper serving western Tennessee. In 1879, John married Callie W. Robbins from Tennessee. The couple had three children, Lula, John, Jr., and Newton. Around 1905, the family moved to Houston, Texas with their two sons who were still teenagers. In Houston, John, Sr. became involved in real estate and finance. John, Jr. became an attorney and Newton got his first job as a teller working at The South Texas National Bank.

In 1917, tragedy struck the family when John, Sr. suffered a heart attack that left him paralyzed and unable to work. A year later, John, Jr. was killed in France during WWI.

In 1919, John, Sr., Callie, and Newton moved to Dallas where they lived together at 3715 Gilbert Avenue. According to the 1920 Census, John, at age 66, declared no occupation while Newton worked as a district manager for a bank clearing house. John, Sr. died in 1923. His remains were sent to Jackson, Tennessee where they were interred at the family plot of the Riverside Cemetery.

Following John's death in the mid 1920s, Newton and Callie moved to McKinney and rented a house at 507 North Church Street. In 1925, Newton became the assistant cashier for the First National Bank of McKinney located in the grand Neo-Classical building on the east side of the Square. The term "assistant cashier" was used differently during the early 20th Century than it is today. An assistant cashier was an officer of the bank. Today we might call this person an assistant treasurer. Back then, McKinney banks would usually have 4 to 6 officers with a Board of Directors made up to about a dozen people, and a score or more of stockholders. Newton's job at the bank was much more than an entry level position.

In 1930, Newton married Lucy Thompson, the daughter of King Dan Thompson and

Frances Abernathy of McKinney. Lucy, by virtue of her connection to the Abernathy family, ran in the town's elite social circles. Even so, after her 1922 graduation from McKinney High School, she worked as office manager for the Underwood Chevrolet Company parts department at the intersection of South Tennessee and Davis Streets.

In 1932, the Collin County National Bank bought out the First National Bank where Newton was assistant cashier. The Collin County Bank directors chose to keep Newton on in his position. The directors again looked favorably upon Newton in 1935 when they conveyed a parcel of land in the Waddill Addition to him for \$10.00. This parcel was the east half of Lot 4 in Block 6, also known as 1102 West Virginia Street.

Newton and Lucy had two children. Their first born, in 1934, they named Lucy. Four years later they had a son they named Newton Jones Burkett, Jr. This began the Burkett legacy with a youngest Newton Jones Burkett, IV now living in New York City. Newton Burkett, III is currently the First Vice Chairman of the National Academy of Television Arts & Sciences. Both Newton and Lucy junior graduated from Rice University.

On Halloween in 1940, Newton's mother Callie died in the family home on West Virginia Street. Callie had lived with Newton and Lucy from the beginning of their marriage. The Census from that year shows six people living in the house, including the Burkett's two children along with a nurse for Callie. Upon Callie's death, her remains were sent to Tennessee to join her husband in the family plot.

According to Newton's World War II draft registration in 1942, he stood 5 feet, 9 inches tall, weighed 145 pounds. He had blue eyes and brown hair. Newton did not serve in WW II. However, in 1917, Newton and his older brother John went together to the Selective Service Office in Houston to register for the draft. Question #12 on the registration form asked if the registrant claims an exemption from the draft. Newton wrote "dependent relatives" on his form indicating that he was taking responsibility for the care of his paralyzed father. John wrote "none" on his form. Newton received a deferment but John entered as a commissioned officer and quickly rose to the rank of Captain of the 359th Infantry. He was killed in early November 1918 in France by a German sniper a mere six days before the end of the war.

Newton's rise through the bank officer ranks was a slow one. After 25 years in banking, which included 18 with the Collin County National Bank, Newton was still an assistant cashier. It was not until the mid 1950s, that Newton was promoted to Vice President, the third highest position in the bank. Fifteen years later, which was only a couple

of years before his retirement, Newton was promoted to Executive Vice President. Despite the new title, he was still third in charge, behind Chairman Gibson Caldwell and President J.M. Whisenant.

His activities as a banker did not keep him from taking an active part in the social and civic affairs of McKinney. His numerous titles and associations are as follows:

- Secretary of the Collin County Automobile Club (1926)
- President of the Lions Club
- President of the Retail Merchant Association (1943)
- President of the First Methodist Church (1949)
- First President of the Kiwanis Club (1952)
- Chairman of the Collin County Red Cross Chapter (1955)
- Director of the Chamber of Commerce
- Boy Scouts, Troop 303
- Director of the Greater McKinney United Fund
- Community Recreation Center
- Board of the McKinney City Hospital

Newton J. Burkett died in 1969. He is buried in a Block 170, Lot 1, Space 7 of the Pecan Grove Cemetery. He and wife Lucy purchased the single space from her sister Mary (Thompson) Bartsch for one dollar shortly before Newton's death.

Lucy Ozella Thompson (1903-1997)

Lucy Thompson was born in McKinney to King Daniel Thompson and Frances Gibbons Abernathy on October 5, 1903. In 1974, she became one of the founders of the Heritage Guild of McKinney that created Chestnut Square and saved several of the city's historic structures.

Lucy's mother Frances (Abernathy) Thompson was a talented artist who taught painting in the Jones Academy in McKinney and is known to have produced more than 500 canvasses until she was no longer able to hold her palette at the age of 89. She was also known for her wit and eloquence. In 1910, she gave the dedication speech when the statue of Governor Throckmorton was unveiled on the courthouse lawn. The *McKinney Courier-Gazette* wrote of her:

Mrs. Thompson was a woman of many talents. She was keenly interested in local and state affairs, a tireless worker in the interest of women's rights to vote and contributed much to the cultural growth and betterment of this city. Her brilliant mind, remarkable memory and literary background, coupled with her keen sense of humor and quick wit made her a welcome and interesting speaker.

Lucy's maternal grandfather was William M. Abernathy who served as a courier during the Civil War for General Lee and is said to have delivered the last dispatch between Lee and General Grant regarding the details of the surrender of the Confederate Army. In 1877, he established a law practice in McKinney and is credited with organizing the town's volunteer fire department, being its first chief.

Lucy Thompson's father was a traveling salesman in the grocery industry. He was associated with the Bateman Brothers Wholesale in Fort Worth before he started his own firm selling for companies like the Hymen Pickle Company of Texarkana. He moved from Fort Worth to McKinney in 1903 and built the house at 504 West Virginia Street which happened to be across the street from his father-in-law William M. Abernathy.

Lucy graduated from McKinney High School in 1922. She was active in McKinney's social circles, hosting parties nearly as often as being a guest at them. Before she married, she was the office manager for Underwood Chevrolet Company on South Tennessee Street.

In 1934, Lucy gave birth to Lucy Burkett, Jr. and four years later to Newton Burkett, Jr. Not only did she take care of the Burkett children but she also oversaw the nurse who took care of Newton's mother Callie. Newton's mother lived with the family at 1102 West Virginia Street until her death in 1940.

Once the children had gone on off to college at Rice University, Lucy became more active socially. Two organizations that she spent the most time with were the Jeanne d'Arcs Club and the Heritage Guild of McKinney. The Jeanne d'Arcs Club began in 1918 as a way for women in McKinney to deal with "being bored by the lack of young men" as a result of World War I. Following the War, the organization began devoting its efforts and resources to the cultivation of culture, arts, and science. Often leaders in various literary and social fields would be invited to speak at their monthly meetings. The group was also a big supporter of the McKinney Public Library.

The other organization that Lucy was active in continues to make major contributions

to the preservation and celebration of McKinney's history. She was one of the founding members of the Heritage Guild in 1974. It was the Guild that established the Christmas Tour of Homes in order to raise money to buy the Dulaney House and create the complex now known as Chestnut Square.

Lucy lived in the house at 1102 West Virginia until selling it 1993. She died in Baltimore, Maryland in 1997.

C. Property Ownership

Address: 1102 West Virginia Street, McKinney, Texas 75069

Legal Description: Waddill Addition, Blk 6, Lot 4B

Purchase Date	Seller	Buyer
July 31, 1855 ¹	State of Texas	Thomas T. Bradley
Jan. 31, 1855	Thomas T. Bradley	Andrew J. Tucker
Sept. 27, 1855	Andrew J. Tucker	Robert L. Waddill
Oct. 2, 1897	(subdivided)	
Jan. 3, 1900	George S. Morris ²	J.E. & Mary Gough
May 20, 1911	J.E. & Mary Gough	M.L. Phillips
Jun. 10, 1919	M.L. Phillips	W.D. Goostree
Mar. 3, 1920	W.D. Goostree	Chas. A. Emerson
Jun. 18, 1923	Chas. A. Emerson	First National Bank
Jan. 6, 1932	First National Bank	Collin County National Bank
Feb. 11, 1935	Collin County National Bank	Newton J. Burkett
Jan. 1, 1993	Mrs. Newton J. Burkett ³	Gordon & Rita Bass
Mar. 17, 1994	Gordon & Rita Bass	Ted & Kerrick Ray
Jun. 26, 2001	Ted & Kerrick Ray	Michael C. Wanek
Ju. 3, 2015	Michael C. Wanek	Dana Chadick

¹ Date of patent by the State of Texas. Ownership of property predates this.

² Heir of Robert L. Waddill

³ Widow of Newton J. Burkett, Sr.

D. Tenant History

Same as ownership history.

E. Narrative History

In 1855, the State of Texas, with Elisha M. Pease as Governor of Texas, granted Thomas T. Bradley title to 291 acres of land a half mile west of the city of McKinney. Andrew J. Tucker bought a portion of this acreage but soon sold it to R.L. Waddill. When Mr. Waddill died in 1867, he owned about 108 acres of the Bradley tract. His widow Sarah died in 1896. The following year, the surviving children subdivided the land into 28 blocks (divided into four lots each) which became known as the Waddill Addition. George Morris, R.L. Waddill's stepson, received 18 lots in the new subdivision. One of these was Lot 4 in Block 6 located at the northeast corner of the intersection of Waddill and West Virginia Streets. In 1900, Mr. Morris sold the lot to lawyer John R. Gough for \$350.

Mr. Gough lived in the attractive Queen Anne Style house that was on a lot across Virginia Street. He held onto Lot 4 for five years and in February of 1905 he divided the lot in half and sold the west half to grocery man F.F. Christie for \$850. In 1911, Mr. Gough sold the east half of Lot 4 to traveling salesman M.L. Phillips. At the time of the purchase, Mr. Phillips lived in the house that F.F. Christie had built on the west half of the lot.

M.L. Phillips sold his house on the west half but held on to the vacant east half of the lot until 1919 when he sold it to W.D. Goostree for \$100 cash and a \$660 note. That same year drug store owner Charles A. Emerson purchased the house on the western half. Less than a year later, Mr. Goostree sold the east half to Mr. Emerson. In 1923, Charles Emerson moved to Dallas and sold the east half of Lot 4 to the First National Bank of McKinney for \$1840 cash. The bank held the property in their portfolio for the next nine years. In 1932, Collin County National Bank purchased all of the assets of the First National Bank and became the owners of the lot.

Newton J. Burkett worked as assistant cashier for the First National Bank before the buy-out and was asked to stay on in the same position by the new owners. Three years later the new management showed their appreciation for Newton's dedication and loyalty when it sold the east half of Lot 4 to him for \$10 cash and "other valuable consideration." Since Newton and his wife Lucy had given birth to their first child five months earlier, the chance to build a new home on West Virginia Street must have been a welcomed gift.

Newton hired Thomas J. Blankenship to oversee the construction of their new house

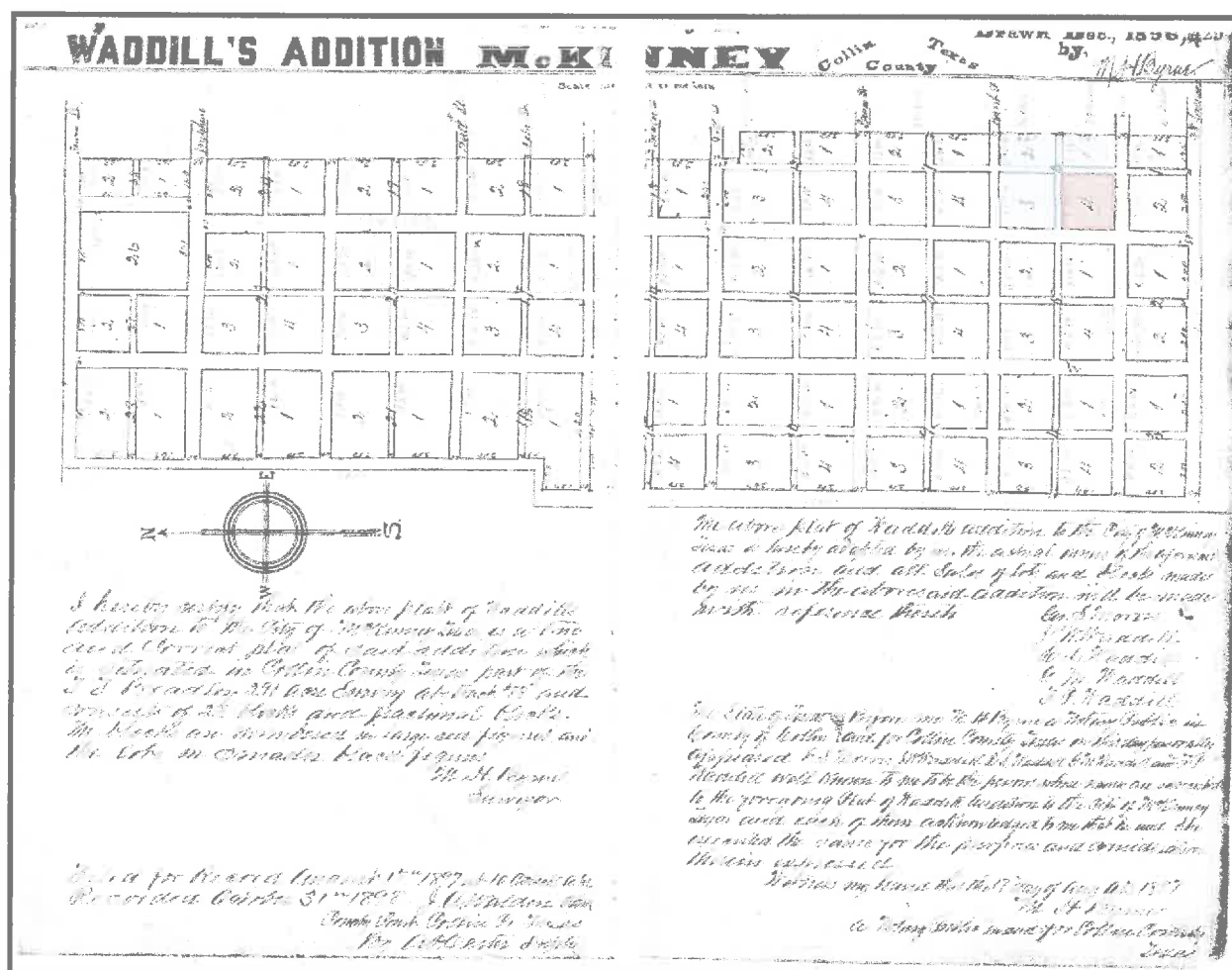
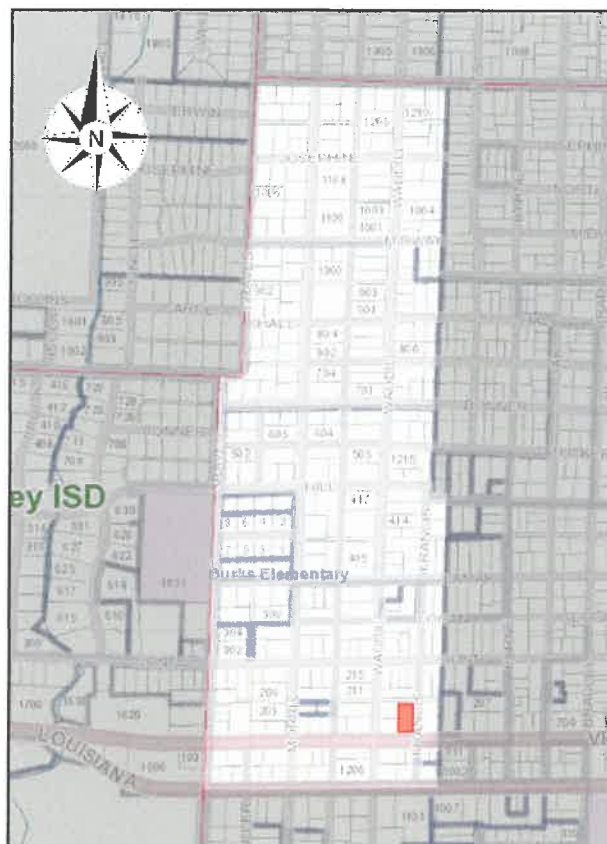
with Lee Elliott Lumber Company furnishing the materials. The house was finished only after the City of McKinney ordered the Water Superintendent E.L. Taylor to run 300 feet of new water line from West Hunt to West Virginia Street. Newton's five room house was completed in 1935.

The new house would remain in the family for the next 58 years. It was initially home to Newton, wife Lucy, daughter Lucy, Newton's mother Callie, and her nurse. Later, Newton, Jr. joined the family around the same time that Callie past away on Halloween in 1940. Newton and Lucy saw their two children go to Rice University and eventually leave the home they grew up in. A piece of door trim in a bedroom closet still has the pencil marks showing the children's changing heights over the years. Parents Newton and Lucy would go on to host many meetings and receptions in their home by virtue of their large social circle.

Newton J. Burkett die in 1969 but his widow Lucy would continue living in the home and being active in the community until selling it 1993 to Gordon and Rita Bass. She die in Baltimore, Maryland in 1997.

Waddill Addition

The item below is the original subdivision map drawn up in 1897. Block 6 is highlighted in light blue. All of Lot 4 is in red.

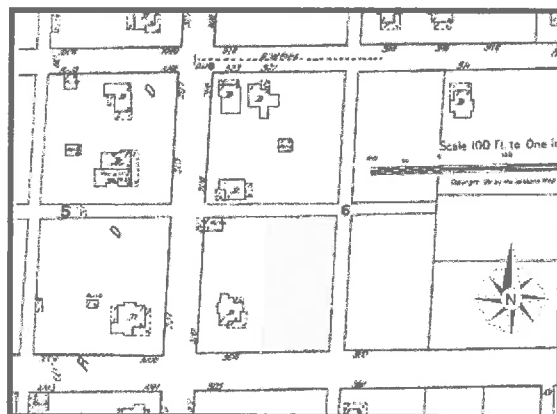


Sanborn Maps: 1920 & 1927+

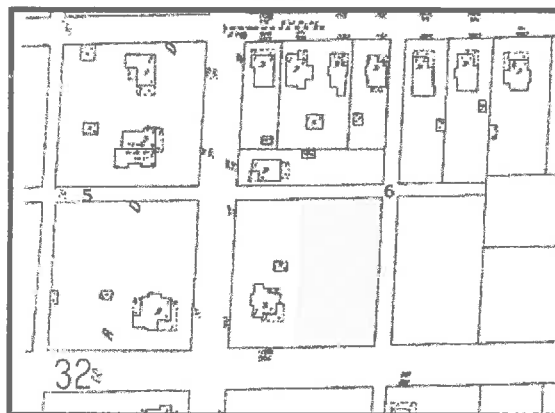
The scope of the Sanborn Maps prior to 1920 does not extend far enough west of McKinney to include the Waddill Addition. However, the 1920 map shows the Copeland House on the west side of Lot 4. The Newton Burkett House, which was built in 1935, does not appear on a Sanborn Map until the 1927+ additions were published. The address given to the property at the time of its construction was 1102 West Virginia Street, the same as today.

The Newton Burkett House on the east half of Lot 4 (aka 4B) was in the Burkett family for 58 years.

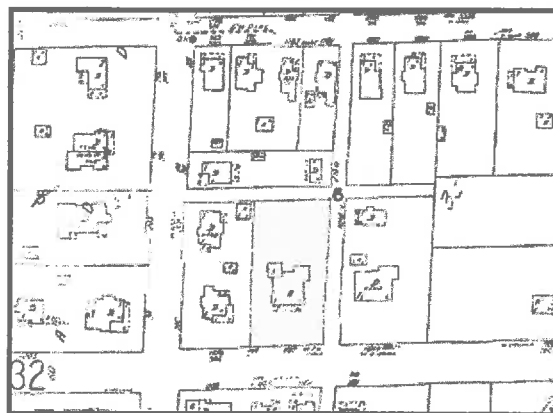
1920



1927



1927+

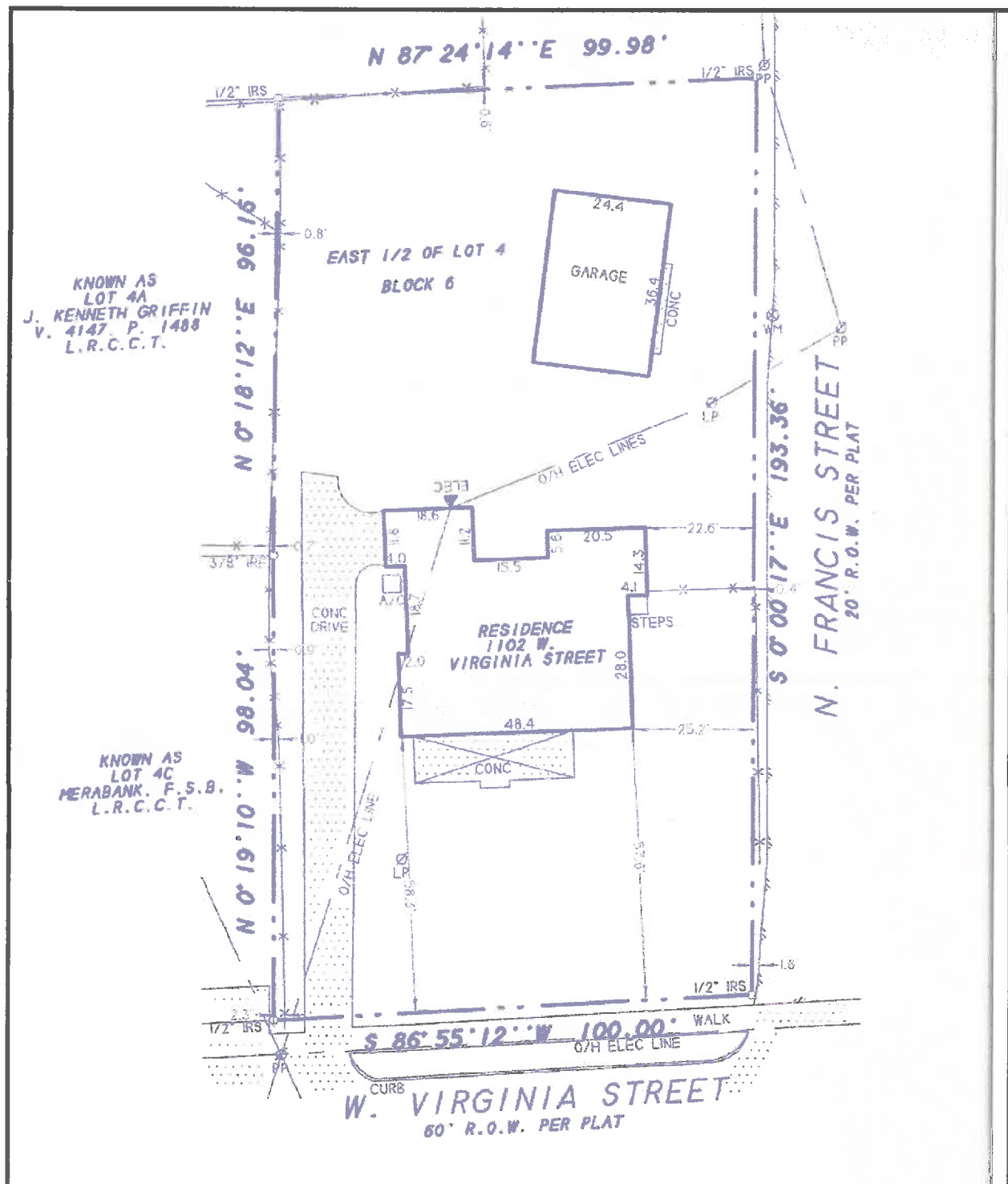




The map above shows the neighborhood around 1102 West Virginia Street. The aerial photo below shows the immediate neighborhood at the intersection of North Waddill and West Virginia Streets.



Site Plan for 1102 West Virginia Street (2015)

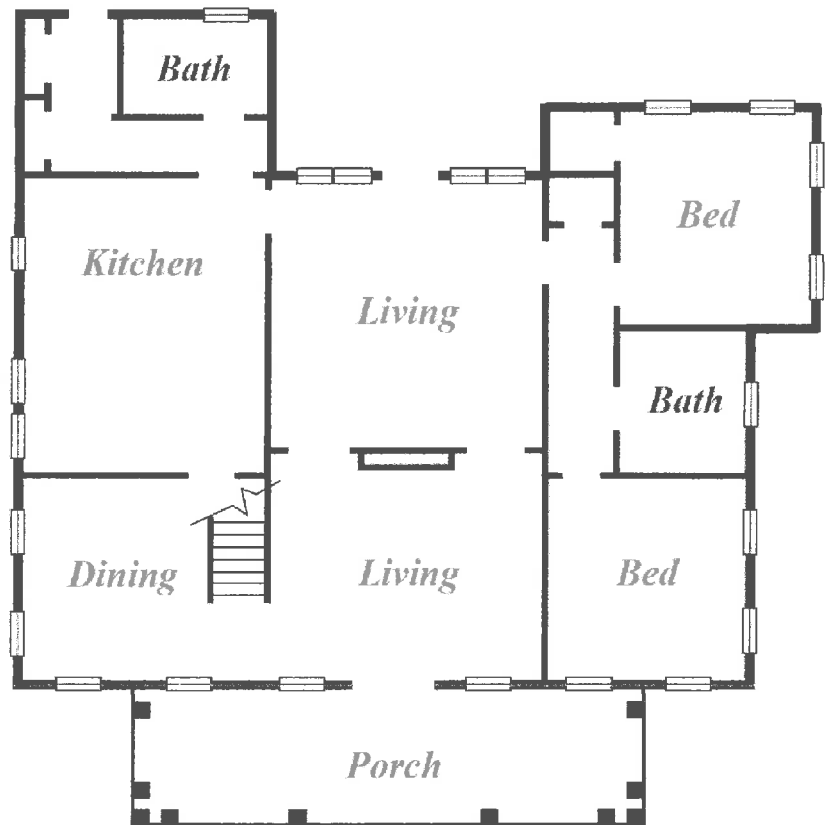


2015 site plan for 1102 West Virginia

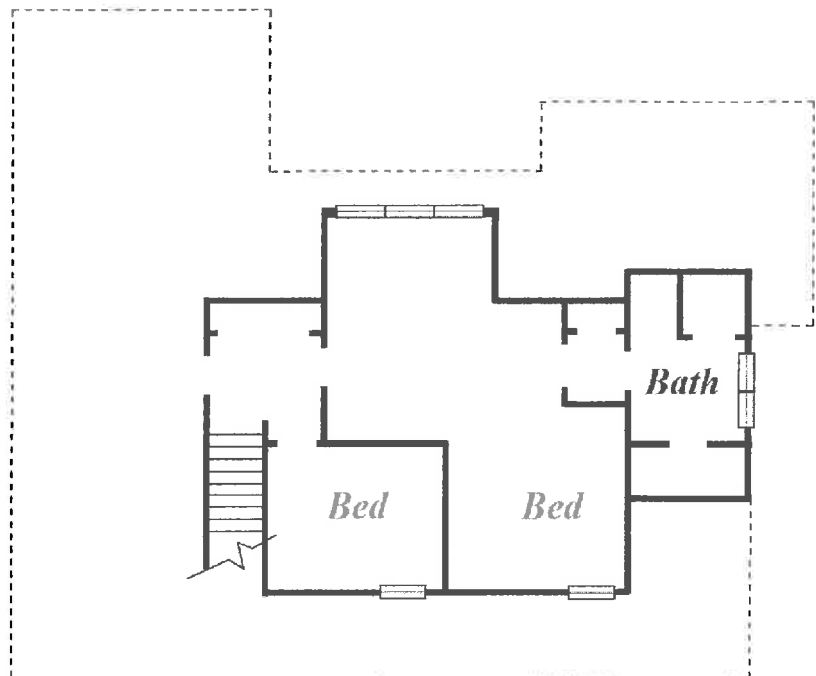
Floor Plan

This plan shows the Newton Burkett House as it currently exists.

First Floor



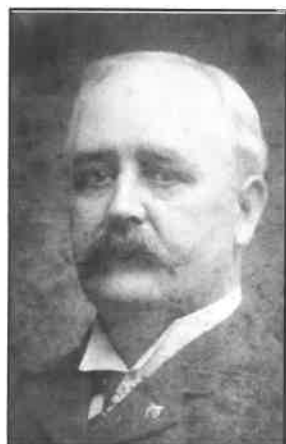
Second Floor



G. Photographs



Newton J. Burkett first entered the banking trade in Houston, Texas as a teenager. At the age of 17, he worked as a clerk for The South Texas National Bank. Around 1919, he moved to Dallas, then later to McKinney. In 1925, Newton began working as an assistant cashier at the First National Bank of McKinney located on the east side of the Square. The photo below shows the bank lobby “decorated” with ears of corn in an annual display of the bank’s appreciation and support for the area farmers. The photo was taken prior to Newton’s employment.



Newton J. Burkett’s father was **John William Newton Burkett**, born in Arkansas in 1854 but attended School in Tennessee. After a career as a successful newspaper owner and editor, he and his wife Callie Robbins moved to Houston, Texas around 1905 where he worked in real estate and insurance. He suffered a debilitating stroke in 1917 and died in 1923 after the family moved to Dallas. Upon his death, his remains were removed to the Burkett family plot in Jackson, Tennessee.



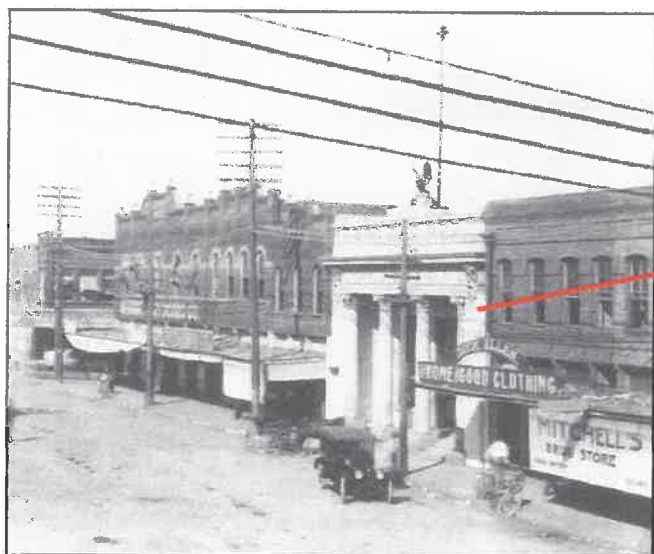
The above photo is from around 1950 and shows the employees of the Collin County National Bank which at the time occupied the First National Bank Building it acquired in 1932. When this photo was taken Newton J. Burkett (top row, third from the left in the light colored suit) was the assistant cashier.

No. 2509	
Collin County National Bank	
McKINNEY, TEXAS	
Condensed Statement at Close of Business, April 24, 1950	
ASSETS	
Loans and Discounts	\$1,221,273.49
Banking House, Furniture and Fixtures	\$3,000.00
Other Real Estate	None
Stock in Federal Reserve Bank, Dallas, Texas	6,800.00
U. S. and Other Bonds Owned	2,927,169.00
CASH & EXCHANGE	1,246,299.57
TOTAL	\$5,434,542.66
LIABILITIES	
Capital Stock	\$ 150,000.00
Surplus and Profits	279,677.62
Reserve Account	6,618.50
DEPOSITS	\$4,998,216.14
TOTAL	\$5,434,542.66
OFFICERS	
Dr. J. C. Erwin, Sr., Chairman of Board	
A. M. Scott, Vice-Chairman of Board	
J. W. Neal, President	
H. L. Kinsinger, Cashier	Newton J. Burkett, Assistant Cashier
Madeline Moses, Assistant Cashier	
DIRECTORS	
Dr. J. C. Erwin	Gibson Caldwell
Giles McKinney	George James
A. M. Scott	T. E. Craig
H. L. Shoup	F. D. Perkins
J. W. Neal	
Member of the Federal Deposit Insurance Corporation	
Member Federal Reserve System	
ALWAYS DEPENDABLE	

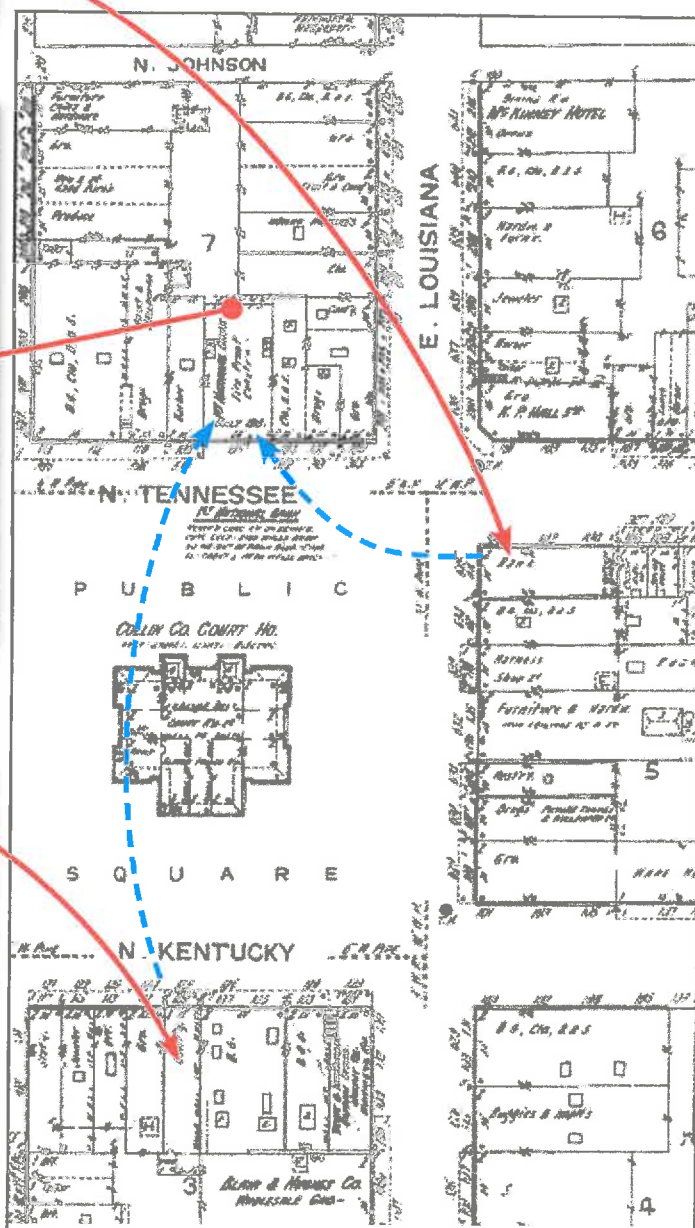


Collin County National Bank, Est. 1881

The two McKinney banks that Newton J. Burkett worked for were the **First National Bank** and the **Collin County National Bank**. However, he actually worked in the same building for over 30 years. The First National Bank began on the west side of the Square but moved to the Neo-Classical building on the east side in 1915. The Collin County National Bank began in a Richardsonian-style building which was subsequently demolished when the bank bought out and moved its operations to the First National Bank building in 1932. In 1956, the bank moved two blocks north on Tennessee Street into the building that is now the home of the McKinney City Hall.



First National Bank, 1915-1932
Collin County National Bank, 1932-1956



First National Bank, Est. 1882



Lucy Burkett (nee Lucy Ozella Thompson) was born in this house at 504 W. Virginia in 1903. Her parents were King Daniel Thompson and Frances Gibbons Abernathy. She graduated from McKinney High School in 1922. After finishing school, she went to work as office manager for Underwood Chevrolet on South Tennessee Street.



Lucy Burkett was active in McKinney society. One of the social groups she belonged to was the Jeanne d'Arc Club, which began in 1918 in response to the boredom women experienced because of the lack of young men in McKinney due to WWI. What began as a group dealing with ennui soon turned into a well-organized social club pursuing the cultural and social issues of the day. In 1967 Lucy was the group's treasurer.

McKinney High School Graduating Class.



The above is a picture of the mid-winter graduating class of the McKinney High School, composed of twenty-one members. Dr. J. L. Morley, pastor of the First Methodist church, delivered the benediction sermon at the First Christian church on Sunday, Jan. 8. On Friday evening Jan. 13, Supt. M. H. Moore of the Fort Worth public schools delivered the commencement address at the Boyd High school auditorium.

City Commissioner W. J. Rhea presented the diplomas. Principal McLain awarded the honors. First honors

went to Miss Margaret West and Albert Jackson. Second honors were awarded Miss Mary Leslie White and J. H. Hill Jr. A number of the graduates have already entered well-known Texas colleges and universities.

The class was composed of:

Vivian Bryan
Blanche Doyle.
Mamie King.
Beulah May.
Dessie Lee May.
Juanita Valera McKinney
Alyne McKinney
Dorothy Searcy.

Lucy Thompson.
Margaret West.
Mary Leslie White.
Grover Burton.
Chilton Beard.
Manley Cook.
Edward L. Greenwood.

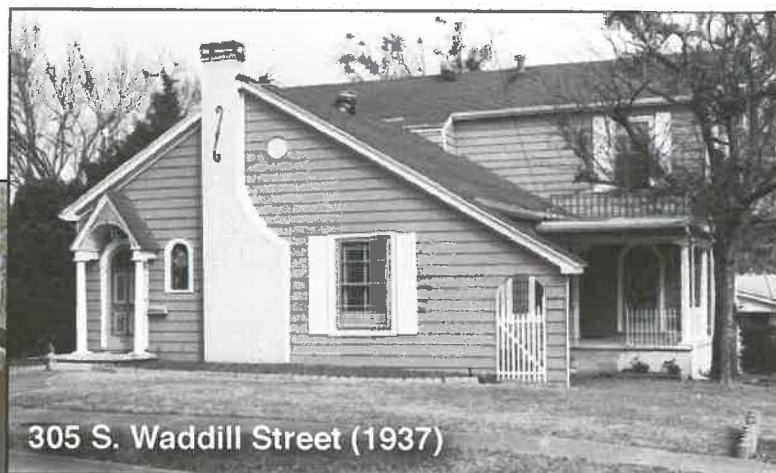
John Hill.
Albert N. Jackson.
Walter Morrow.
Joe M. McKinney.
Charles Sportsman.
Robert Wilson.

The picture is used by courtesy of the Dallas Times Herald.

Lucy Burkett was one of the founding members of the Heritage Guild of McKinney which began in 1974. The Guild is responsible for establishing Chestnut Square and the preservation of several McKinney area buildings. The photo shows Lucy (on the left) preparing a fundraising brunch preceding a Bicentennial Fashion Show in 1976.

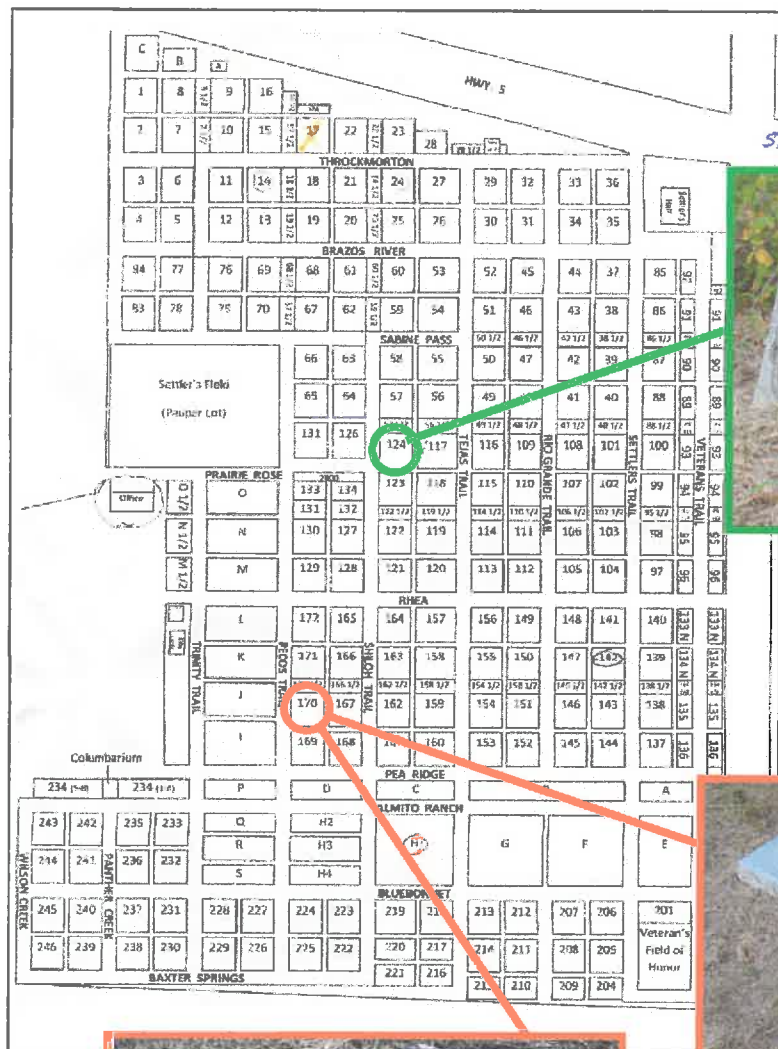


Thomas J. Blankenship (1883-1957) worked as a carpenter in McKinney for nearly 35 years. He was frequently contracted by the Lee Elliott Lumber Company which built many of the homes and buildings in McKinney during the first half of the 20th Century. The above photos show some of the building projects Mr. Blankenship was associated with. The home he built at 1102 W. Virginia Street for Newton Burkett in 1935 is among his most carefully designed and constructed.



Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of the Newton Burkett along with his father and mother-in-law, and the builder of his house.



Thomas J. Blankenship
1883-1957



K.D. Thompson 1862-1946
Frances (Abernathy) Thompson 1874-1968



Newton J. Burkett
1894-1969

Banks of McKinney

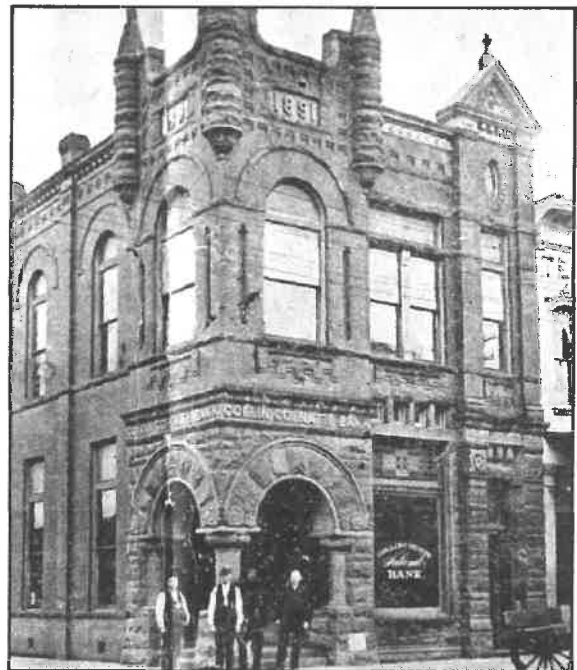
In McKinney's early years, a few wealthy individuals opened private banking firms to loan money to farmers and entrepreneurs. Irish-borne Francis Emerson was one of the first. In 1872, he began doing business as Emerson & Company on the west side of the Square. The arrival of rail lines in 1882 boosted economic activity and demand for borrowing followed. In order to meet this growing demand, Mr. Emerson solicited and acquired stockholders and nationalized his enterprise as the **First National Bank of McKinney**. The bank operated in the building now occupied by Snug on the Square. The bank later moved from Kentucky Street to a newly constructed Neo-Classical building on the east side of the Square in 1915. In 1932, the Collin County National Bank purchased the First National Bank and moved into the building on Tennessee Street. Some of the founders associated with the FNB include: Francis Emerson, T.T. Emerson, T.H. Emerson, John L. Lovejoy, and C.H. Welch. Newton Burkett began working for the FNB in 1925 and stayed on when the CCNB bought it.

Another private firm to emerge as a bank was the **Collin County National Bank**. It organized as a bank in 1881 but did not nationalize until after its competitor. Even so, it is often cited as McKinney's first bank. The bank first operated on Louisiana Street just east of the Square but in 1891 moved into the Richardsonian Romanesque building that once stood on the south-west corner of the intersection at Tennessee and Louisiana Street. Some of the founders associated with this bank include: I.D. Newsome, G.A. Foote, W.L. Boyd, Z.E. Ranney, W.A. Rhea, J.A. Aston, H.M. Markham, J.W. Throckmorton, and T.B. Wilson.

The third bank to open in McKinney was the Continental Bank and Trust Company of McKinney in 1906, a subsidiary of a Fort Worth bank. In 1909, a local group acquired the assets and changed the name to the Continental State Bank. The name changed again in 1920 to the Central State Bank. The bank received a new charter in 1934 and changed the name to the **Central National Bank**. The original bank operated in the Estes Building (currently the Little Red Hen). In 1918, the bank moved to a newly constructed building which replaced a building that collapsed on the site in 1913 killing eight people. Some of the organizers who purchased the bank in 1909 include: T.B. Wilson, James W. Field, Jesse Atkinson, Lee Elliott, F.E. Wilcox, and John H. Ferguson.



First National Bank



Collin County National Bank



Central National Bank

The Colonial Revival Style

The elements that characterize the Colonial Revival Style are:

- typically two stories
- side-gabled roof
- symmetrical front facade
- accentuated front doorway
- evenly spaced windows
- dormers
- shallow eaves
- boxy, rectangular mass
- understated adornment

The Colonial Revival Style gets its inspiration primarily from the architecture that was popular during the founding of America in the late 18th century which included Georgian, Federal, and Early Classic Revival.

The stately, rational, geometric forms of these styles were popular with Americans during this "Age of Reason." These styles are characterized by a two to three-story, rectangular massing with an elaborate entryway and windows set into a symmetrical facade. Interest in Colonial architecture was re-ignited by the U.S. Centennial Exposition of 1876 and again by the 1893 World's Columbian Exposition in Chicago.

The Colonial Revival Style, though varied in its expression, essentially combines elements popularized by the homes of George Washington, Thomas Jefferson, and Thomas P. Ives. The style's association with the Nation's founding along with its stately qualities have contributed to the style's lasting popularity.



The Thomas P. Ives House (1806)

THE JEFFERSON . . .
• EIGHT ROOMS AND TWO BATHS

THE "JEFFERSON" is designed along the same lines as historic Mount Vernon, and is a true example of Southern Colonial architecture—the same type that has endured in many instances for generations also generations. The Southern Colonial type has held its share of popularity from the beginning. Exterior walls of white-painted brick provide a substantial appearance and form a pleasing background for the dark green shutters and roof.

MODERN HOME
No. 3349
NOT ALREADY CUT

THE FLOOR PLAN

Entering Room, Kitchen, Living Room and useful, attractive Sun Room all open off the center hall on the first floor. Note the two convenient closets of the vestibule for outer coats.

Second floor plan contains bath, four large sunny bedrooms and two closets. This roomy home boasts a total of eleven closets.

Fill out the information blank and we will send you complete detailed price, photographic architectural elevations and floor plans, also outline of specifications.

WHAT OUR PRICE INCLUDES

At the base price quoted, we will furnish all materials needed to build this home, except brick and masonry, consisting of lumber, bath, roof shingles, building paper, millwork and 6-Panel Doors. Colonial Pack Band trim, Kitchen Cabinets, Linoleum for Kitchen, Bath and Lavatory, Oak flooring to remainder of rooms, Elgin Mahogany hardware, stained for interior trim, varnish for doors and doors, steel metal and outside paint materials.

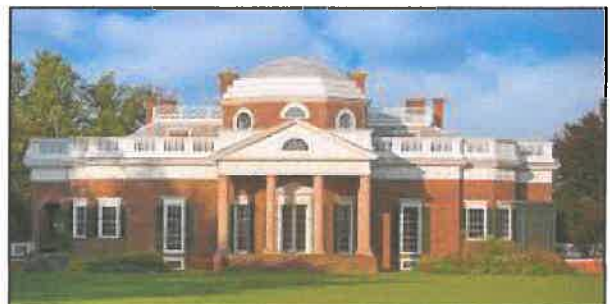
FIRST FLOOR PLAN

SECOND FLOOR PLAN

The above illustration is from a 1936 pattern book by Sears showing an eight-room/ two bath Colonial Revival style home.



George Washington's Mount Vernon (1778)



Thomas Jefferson's Monticello (1772)

Colonial Revival Style in McKinney

Though interest in Colonial Revival Style was ignited by the late 19th Century expositions in Chicago and Philadelphia, it did not appear in McKinney until much later. The exhibitions that inspired architects and designers to celebrate the traditions of America also inspired others to seek something different and modern.

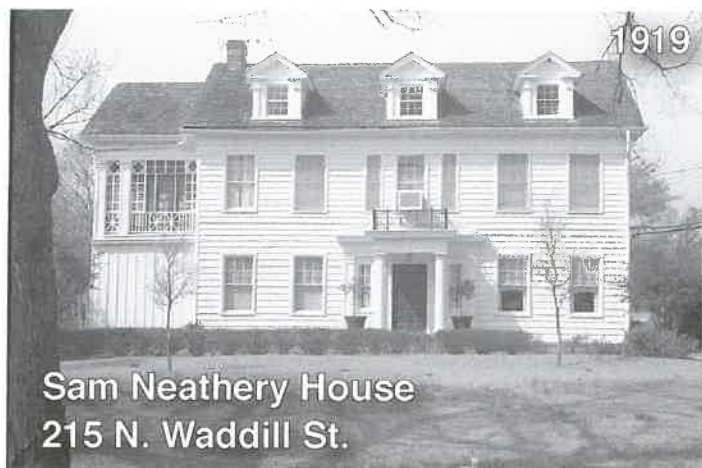
In McKinney prior to 1900, the residential architecture was mainly influence by variations of the Victorian style. After that, interest in newer styles like Craftsman and Prairie began to take hold. It would take nearly two decades for the Colonial Revival Style to catch on in McKinney.

Part of the reason for the slow adoption of the style was due to the few residence who could afford a two story house. Those who could usually preferred the newer styles, that projected a "progressive" attitude. Around 1920, that preference seems to shift to a desire for "tradition."

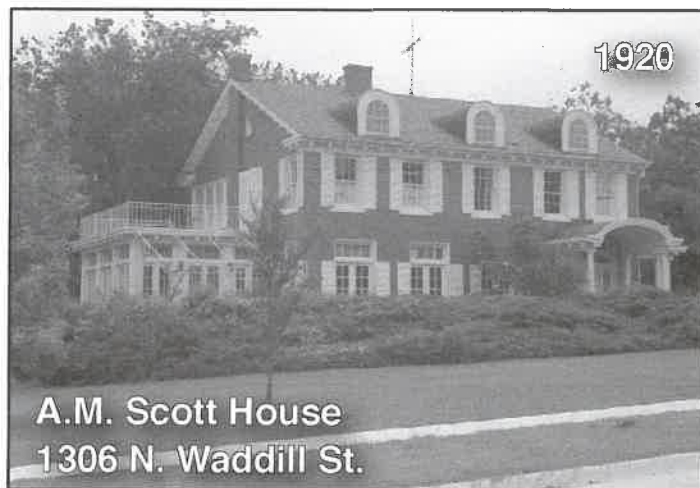
It is not an accident that the majority of Colonial Revival Style homes in McKinney are on Waddill Street, once considered the most prestigious area of town. This wide street on a hill offered the perfect setting for large, stately structures. One of the first Colonial Revival Style homes to appear on the street was built in 1919 for attorney Sam Neathery. This home revives the architecture of the Federal Style with its classic portico centered on a symmetrical facade. Other houses, such as the one J.E. Cooper built for A.M. Scott, followed.

Though McKinney may have been slow to adopt the style, its popularity spanned three decades with the construction of the house for Housing Authority President Earl Walker in 1950. This Federal Style home follows the same formula as the first ones in the city.

The house built in 1940 by Lee Elliott for Dr. M.S. Minton gets it inspiration from a slightly different Colonial style. The style possesses Dutch, French, and classical influences as embodied in Washington's Mount Vernon estate. This iconic structure of American architecture was popular enough that builders and designers found ways to downscale the design into more modest one and two-story homes. The house built at 418 W. Louisiana Street in 1935



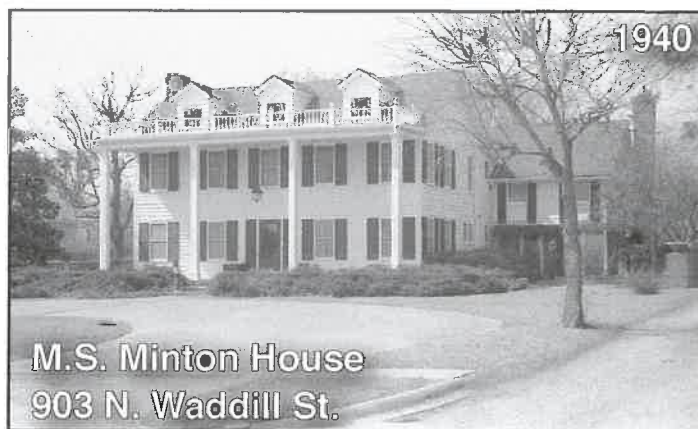
Sam Neathery House
215 N. Waddill St.



A.M. Scott House
1306 N. Waddill St.



Earl Walker House
316 N. Waddill St.



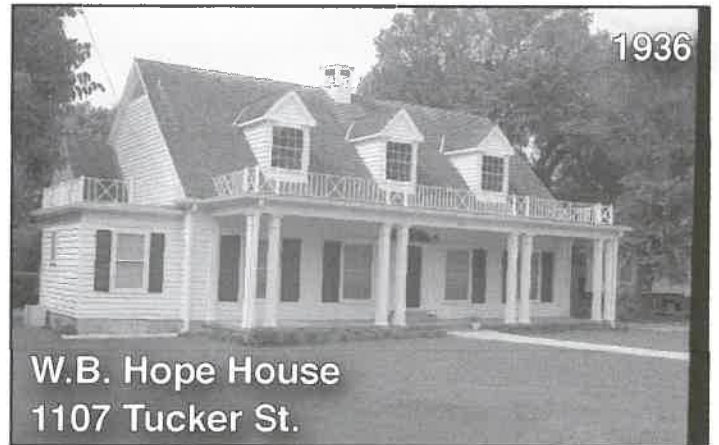
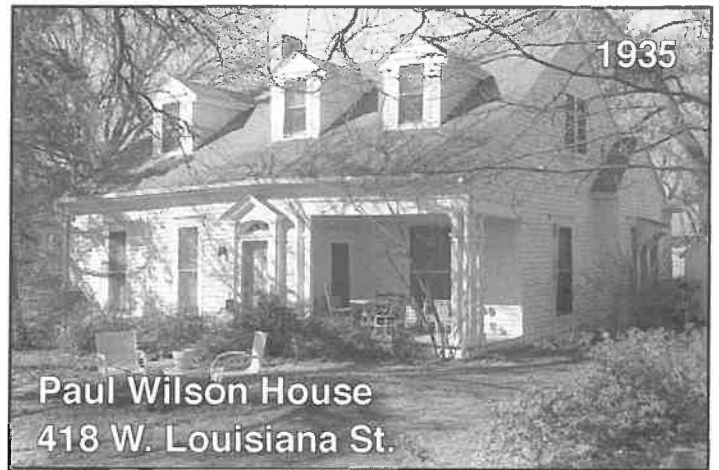
M.S. Minton House
903 N. Waddill St.

for hardware retailer Paul Wilson shows an attempt to downsize the Colonial Revival Style into a smaller house. In fact, this home combines a Federal Style facade with the Mount Vernon style roof. This re-proportioned house assumes a quaint cottage appearance as opposed to the stateliness of the original.

Another attempt to downscale the Colonial Revival Style can be seen in the house built for hardware store-owner Washington Byron Hope on Tucker Street around 1936. The W.B. Hope House has the columns, balustrades, dormers, and even a cupola. It is the truest imitation of Mount Vernon that exists in McKinney, albeit a somewhat diminutive one. It is not known whether Mr. Hope's first name influenced his home design choice. Nevertheless, this house preserves more of the stately character of the original.

The Netwon Burkett House build by contractor T.J. Blankenship in 1935 follows a less literal translation of Mount Vernon. The symmetry, the dormers, and the portico are all Colonial Revival elements but the way they are used in this house is suggestive of the Craftsman Bungalow Style which was another popular style at the time.

Interest in the Colonial Revival Style ebbed before WWII but never went completely out of style. Because of its connection to the historical foundation of America, it still appeals to those who appreciate a grand expression of tradition.



Current Photos (2017)



Neighborhood Context (2017)

1102 West Virginia Street neighborhood context



View looking East on West Virginia Street



View looking West of West Virginia Street

Homes near 1102 West Virginia Street



1108 West Virginia Street



201 North Waddill Street

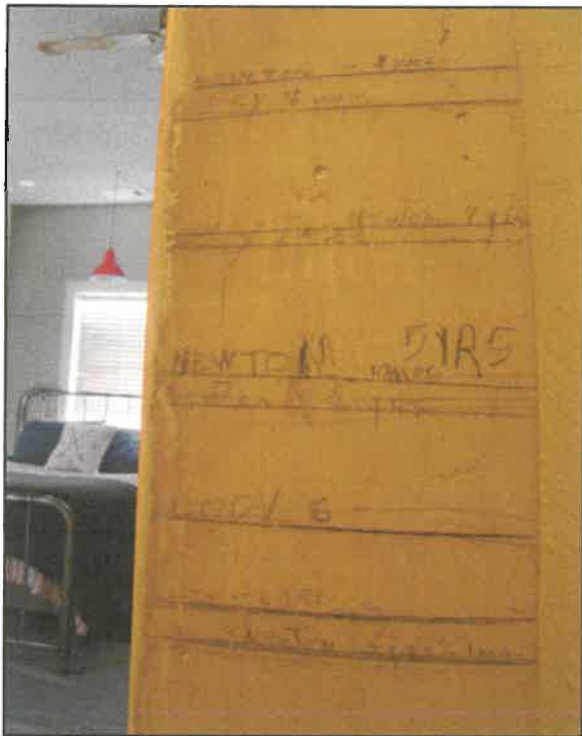


1206 West Louisiana Street



203 North Waddill Street

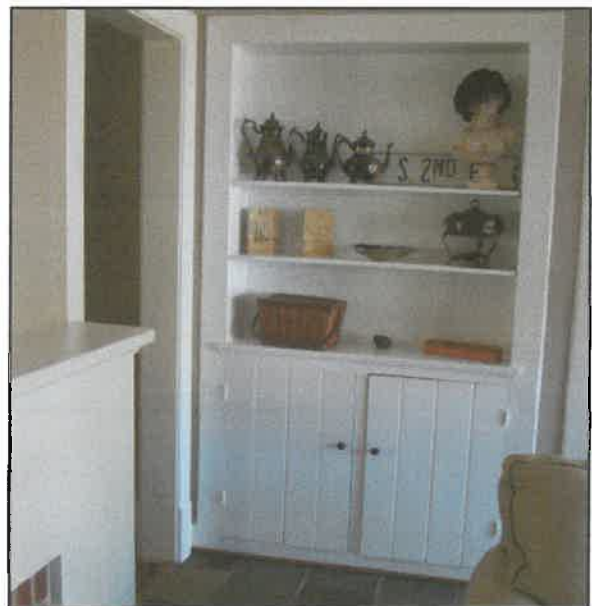
Architectural Accents



Height marks of children, Newton and Lucy on door trim in bedroom closet.



Built-in root storage



Built-in shelves



Six-over-six sash windows



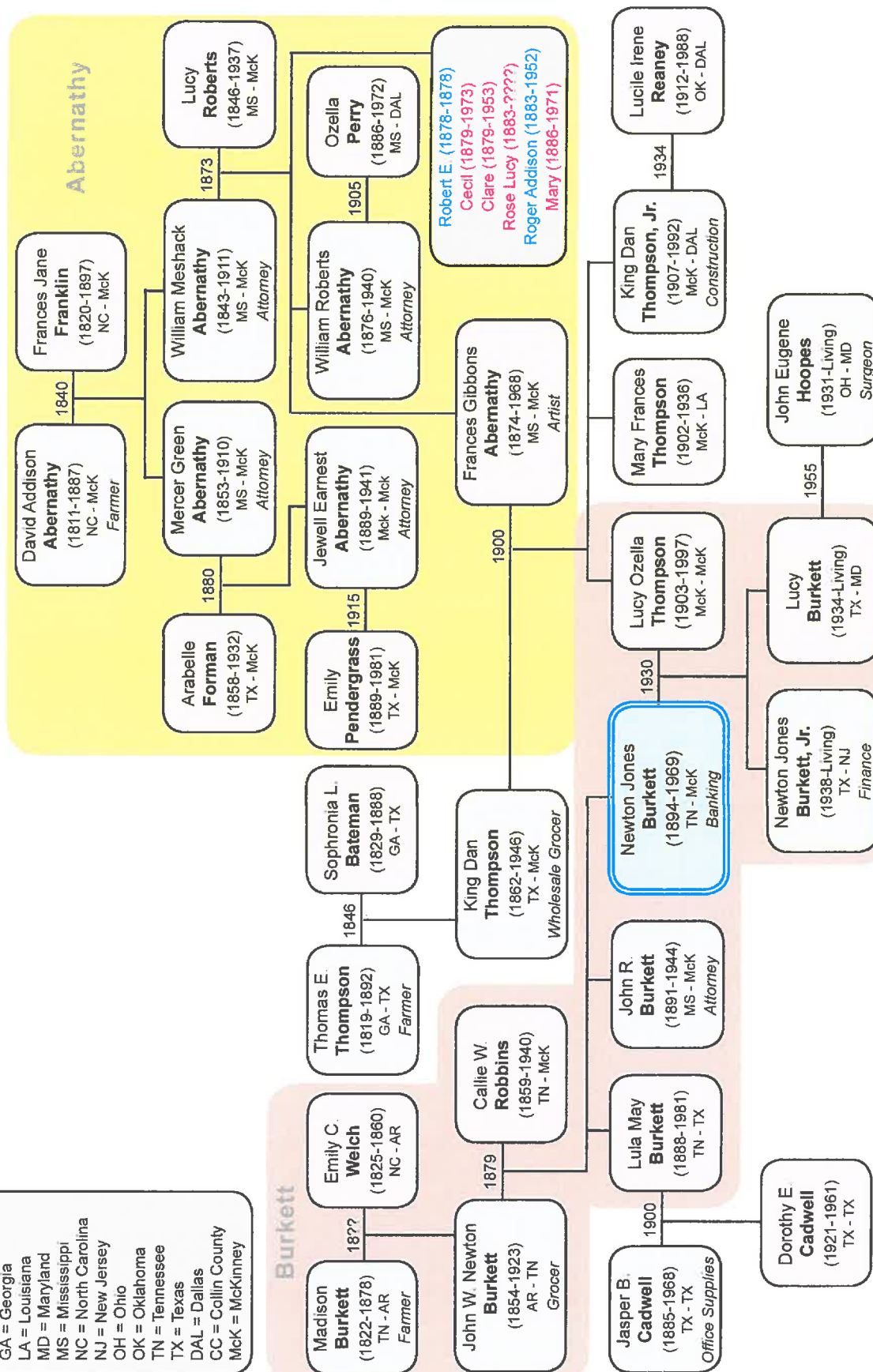
Mail door

H. Additional Information

Burkett Family of Early McKinney*

Legend

- AR = Arkansas
- GA = Georgia
- LA = Louisiana
- MD = Maryland
- MS = Mississippi
- NC = North Carolina
- NJ = New Jersey
- OH = Ohio
- OK = Oklahoma
- TN = Tennessee
- TX = Texas
- DAL = Dallas
- CC = Collin County
- McK = McKinney



* Not all family members are included.

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McKinney Public Library

Research assistance provided by Tom Michero

* * *



17-1078

TITLE: Discuss the Historic Home Recognition Calendar

SUPPORTING MATERIALS: