



# CITY OF MCKINNEY, TEXAS

## Agenda Historic Preservation Advisory Board

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Thursday, May 3, 2018

5:30 PM

2nd Floor Conference Room  
222 N. Tennessee Street  
McKinney, Texas 75069

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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.

**18-375**      [Minutes of the Historic Preservation Advisory Board Regular Meeting of March 1, 2018](#)

**Attachments:**    [Minutes](#)

### END OF CONSENT AGENDA

### REGULAR AGENDA

**18-0016HTM**    [Conduct a Public Hearing to Consider/Discuss/Act on the Request by John Bearg for Approval of a Historic Marker for the House Located at 510 Tucker Street.](#)

**Attachments:**    [Marker Application](#)  
[Supporting Documentation](#)  
[Narrative History](#)  
[Site Plan](#)  
[Family Photo History](#)  
[Interior Photos](#)  
[Photo Research](#)

- 18-0016HT**      [Conduct a Public Hearing to Consider/Discuss/Act on the Request by John Bearg for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 510 Tucker Street.](#)

**Attachments:**    [HNIZ Application](#)  
                          [Supporting History](#)  
                          [Narrative History](#)

#### **DISCUSSION ITEMS**

- 18-376**            [Discuss Historic Walking Tours](#)
- 18-377**            [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 26th day of April, 2018 at or before 5:00 p.m.

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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](mailto: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>.

18-375



**TITLE:** Minutes of the Historic Preservation Advisory Board Regular Meeting of  
March 1, 2018

**SUPPORTING MATERIALS:**

[Minutes](#)



## **HISTORIC PRESERVATION ADVISORY BOARD**

**MARCH 1, 2018**

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2<sup>nd</sup> Floor Conference Room of the Municipal Building on Thursday, March 1, 2018 at 5:30 p.m.

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

Board Members Absent: Vice-Chairperson Amber Douzart and Peter Bailey

Staff Present: Director of Planning Brian Lockley, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

Chairperson Ball called the meeting to order at 5:42 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Burton, seconded by Board Member Wegner, to approve the following consent item, with a vote of 4-0-0:

**18-101 Minutes of the Historic Preservation Advisory Board  
Meeting of January 4, 2018**

**END OF CONSENT**

Chairperson Ball continued the agenda with the Regular Agenda.

Board Member Hammond arrived at 5:50 PM.

**17-014HTM3 Conduct a Public Hearing to Consider/Discuss/Act on  
the Request by Barbara and David Kelly for Approval of  
a Historic Marker for the House Located at 201 North  
Waddill Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 201 N. Waddill Street. He offered to answer questions. There were none.

Mr. David Kelly, 201 N. Waddill Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Burton asked how long they had lived at this location. Mr. Kelly stated that they purchased the property in November 2015.

Board Member Burton asked if they had made improvements to the property. Mr. Kelly said yes. He stated that they had repaired the foundation, remodeled the kitchen

and bathrooms, replaced a wood window, added lots of landscaping, and some other projects.

Vice-Chairperson Ball asked if they were planning to work on the chimney, some flooring, and walkway. He asked what the cost might run to do these repairs. Mr. Kelly stated that the chimney needs is first on the list to be repaired and might cost less than \$500. He stated that the concrete walkway leading to the house might cost \$1,000 – \$1,500 and would be included in the landscaping of the front yard.

Board Member Wegner asked if having a Historic Marker would require any special approval process for replacing the walkway. Mr. Giersch said no, that the same City requirements would apply. He gave some examples.

Board Member Zupanic asked how long Mr. Kelly thought that they would live at this location. Mr. Kelly stated that he grew up on Tucker Street in McKinney. He stated that he moved away, went to college, lived in Washington D.C. for ten years, and then moved back here with his wife in 2015. Mr. Kelly stated that living in the Historic District was important to him, since he grew up here. He stated that he could see them living there approximately ten years. Mr. Kelly stated that the busy intersection there would most likely be the reason that they move.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Zupanic, seconded by Board Member Hammond, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

**17-014HT3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Barbara and David Kelly for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 201 North Waddill Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 201 N. Waddill Street and offered to answer questions. There were none.

Mr. David Kelly, 201 N. Waddill Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Ball asked if the applicant planned to reinvest any tax savings back into the property. Mr. Kelly said yes.

Board Member Zupanic asked how much money the applicant had spent in the past couple of years to maintain the house. Mr. Kelly stated that it was approximately \$30,000.

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 5-0-0.

**18-0007HTM Conduct a Public Hearing to Consider/Discuss/Act on a Request by Cynthia and Jude Trahan for Approval of a Historic Marker for the House Located at 903 North Waddill Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 903 N. Waddill Street and offered to answer questions.

Mr. Jude Trahan, 903 N. Waddill Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Burton Asked how long they have lived in the house. Mr. Trahan stated that in August 2018 it will be ten years. He stated that they had been in McKinney for 20 years.

Chairperson Ball asked about the improvements they had made to the house. Mr. Trahan stated that the house had been well maintained when they moved in. He stated that on the outside the balustrade, columns, and flat roof needed to be replaced. Mr. Trahan stated that he had painted every square inch of it himself. He stated that they had to replace the shingled roof and air conditioning unit on the first floor. Mr. Trahan stated that there had been some other small projects done to the house.

Board Member Zupanic asked if there were Claw foot tubs inside the house. Mr. Trahan said no.

Board Member Burton asked if the heating, air conditioning, and wiring inside the house were in good condition. Mr. Trahan stated that he recently replaced one of the air conditioners; however, the second one will need to be replaced soon. He stated that

there is an oak tree that is located too close to the house. Mr. Trahan stated that some tilework will need some work due to the tree roots causing issues.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, 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 5-0-0.

**18-0006HT Conduct a Public Hearing to Consider/Discuss/Act on a Request by Cynthia and Jude Trahan for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 903 North Waddill Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 903 N. Waddill Street and offered to answer questions. There were none.

Mr. Jude Trahan, 903 N. Waddill Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Zupanic asked what still needs repair or replacement on the house. Mr. Trahan stated that the following needs replaced: top portion of the balustrade, brickwork in the old breezeway, and second air conditioning unit. He stated that the outside of the house will also need to be repainted.

Board Member Zupanic asked if the house has a peer and beam foundation. Mr. Trahan said yes, for most of the house. He stated that there were a small area in the back that has a slab.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, 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 5-0-0.

**18-0008HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Erica and Tim McWilliams for Approval of a Historic Marker for the House Located at 504 West Virginia Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 504 W. Virginia Street and offered to answer questions.

Board Member Burton asked if the property required different zoning to be a Bed & Breakfast. Mr. Giersch stated that it requires a Specific Use Permit (SUP). He stated that it is tied to the property owners; therefore, when the property is sold it is no longer valid.

Mr. Tim McWilliams, 504 W. Virginia Street, McKinney, TX, concurred with the Staff Report. He stated that he grew up in McKinney and then moved off to go to college. Mr. McWilliams stated that they had just purchased this property about two months ago. He stated that this house has four Claw foot tubs. Mr. McWilliams briefly discussed his dad being an attorney in McKinney in the 1970's. He stated that he followed in his father's footsteps and became an attorney as well. Mr. McWilliams offered to answer questions.

Chairperson Ball asked if the applicant has considered turning the property back into a Bed & Breakfast. Mr. McWilliams said no.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Burton, seconded by Board Member Hammond, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

**18-0009HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Erica and Tim McWilliams for Approval of a Level 1 Tax Exemption for the House Located at 504 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. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 504 W. Virginia Street and offered to answer questions. There were none.

Mr. Tim McWilliams, 504 W. Virginia Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Zupanic stated that the tax savings over a seven year period would come out to approximately \$21,000. She asked how the applicant anticipated spending that amount on the house. Mr. McWilliams stated that they had already spent approximately \$35,000 on the house. He stated that they intent to build a new wood fence on the property. Ms. Erica McWilliams, 504 W. Virginia Street, McKinney, TX, stated that they are meeting with a historic architect soon to discuss how to restore the

house. She stated that some of the woodwork inside the house was beautiful; however, it had not been maintained. Ms. McWilliams stated that they plan to remove the hot tub from one of the gazebos on the property. She stated that they will be adding landscaping. Ms. McWilliams stated that they will spend approximately \$200,000 restoring the house.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Zupanic, seconded by Board Member Wegner, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

**18-0010HTM Conduct a Public Hearing to Consider/Discuss/Act on a Request by Woodrow A. Weilage for Approval of a Historic Marker for the House Located at 414 West Louisiana Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 414 W. Louisiana Street and offered to answer questions.

Rev. Woodrow "Woody" Weilage, 414 W. Louisiana Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Zupanic asked how long the applicant had lived in the house. Rev. Weilage stated that they purchased the property in December 2010 and moved in May 2011. He stated that interior work had been completed prior to them moving in the house. Rev. Weilage stated that they have a Claw foot tub.

Board Member Zupanic asked who did the work inside the house for them. Rev. Weilage stated that Mr. David Mills and his subcontractors did the work for them. He stated that he was acquainted with Mr. Mills through his Church in Carrollton, TX. Rev. Weilage stated that they had installed a tin ceiling in the kitchen that has 10' ceilings.

Board Member Hammond asked if any restoration or improvements were made to the exterior of the house. Rev. Weilage stated that they were trying to maintain the appearance of the house as it would have been in 1910. He stated that they did remove an old screened in porch on the east side of the house that was in disrepair.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, 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 5-0-0.

**18-0011HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Woodrow A. Weilage for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 414 West Louisiana Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 414 W. Louisiana Street and offered to answer questions. There were none.

Rev. Woodrow "Woody" Weilage, 414 W. Louisiana Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, 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 5-0-0.

**END OF REGULAR AGENDA ITEMS**

Chairperson Ball continued the agenda with the Discussion Item.

**18-212 Discuss Historic Walking Tours**

Mr. Giersch gave an update on the Walking Tours. He thought that Ms. Tonya Fallis would be giving a presentation at the next Historic Preservation Advisory Board meeting.

Board Member Wegner asked if there would be paper copies of the revised walking tours. Mr. Giersch stated that Staff was trying to get the electronic versions available. He stated that Staff would need to look into it further, since there was no money budgeted for making paper copies to distribute to the public.

**END OF DISCUSSION ITEMS**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, stated that he would be contacting the Board Members soon to discuss various calendar duties.

Board Member Burton asked how much City Council increased the dollar amount for the Level 1 Neighborhood Improvement Zone Tax Exemption program. Mr. Giersch

stated that they increased it to \$250,000 annually. He stated that the program was almost maxed out prior to the recent budget increase.

Board Member Burton asked who installs the Historic Markers on the houses. Mr. Giersch stated that the property owners install them. Board Member Burton asked if there is a specified location on the house where the markers need to be installed. Mr. Giersch said no. He felt that the property owners would try to install the marker in a reason location on the house.

There being no further business, Chairperson Ball declared the meeting adjourned at 7:00 p.m.

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JONATHAN BALL  
Chairperson





18-0016HTM

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by John Bearg for Approval of a Historic Marker for the House Located at 510 Tucker Street.

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney

**MEETING DATE:** May 3, 2018

**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 510 Tucker Street.

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

**ITEM SUMMARY:** On March 26, 2018 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 510 Tucker Street known as the Merritt/Dowdy 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 510 Tucker Street and the role they played in McKinney's history.

The Merritt/Dowdy House is a circa 1898, Folk Victorian/Prairie style home. It is an example of the Folk Victorian Style architecture with Prairie style detailing. This construction technique was popular from 1870 - 1910. Originally, the house was built

on a predominately rectangular plan as a one and a half story, pier and beam, wood-frame house covered with wood, lap siding. The porch extends across approximately one-half of the front of the house and turning to wrap the east side of the house. The house was originally a one and a half story house and today it is a two-story house. The house uses gable roof elements. The house is fenestrated with a one-over-one mulled windows. Some of the mulled windows are a modified Chicago-style window design. The large, multi-light front door has sidelights. The house has had two major alterations since it was built in 1897.

In 1915, the house had rooms added thus creating a second story. The Victorian columns were replaced with square columns and the rafter tails along with knee bracing helped convert the house from a Queen Anne Style home to an Arts and Crafts Style home.

In 1923, the house was transformed into a Prairie Style home. The house was veneered with brick. The left side of the porch was enclosed and a laundry room was added around 1950.

## **HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:**

### **Henry Hawkins White (1868-1920)**

- Henry White was the son of Coleman and Clarissa White, early pioneers in Collin County. Henry started working at the Collin County National Bank around 1890 as a cashier. Cashiers were officers of the bank which is a vastly different bank position compared to today's cashiers in the bank. The Collin County National Bank was established in 1881 with G.A. Foote as president, Henry's Brother, James L. White, James W. Throckmorton, I.D. Newsome, Thomas B. Wilson, William a Rhea, and R.M. Board were all founders of the bank.
- Henry White married Bessie K Howard and purchased the lot at 510 Tucker in 1895. He constructed a Queen Anne Style house.
- Around 1911 Henry followed his brother James to Dallas. Henry rented out the home on Tucker and eventually sold the house to James Merritt in 1914 and moved to Seeley, California.
- Henry contracted liver cancer, moved back to McKinney, divorced Bessie and died at the age of 52 in 1920.

### **James H. Merritt (1881-1949)**

- James Merritt was born in McKinney, the son of Captain William W. Merritt and Jennie (Compton) Merritt.
- James graduated from McKinney College Institute which was located at the corner of Board and Foote Street. Today, Arbors Off the Square Apartments is located there. He continued his education at the McKinney Business College. Upon graduating he took a clerical position with the W.S. Knight Dry Goods located on the south side of the Square. By 1910, James was the store manager.
- Merritt lived on Tucker with his sister Minnie and brother-in-law Harry Q. Smith

who was part owner in the drug store started by his father Benjamin M. E. Smith in 1881. West of the Smith's residence was the home of cotton dealer William Hynds and his wife Eudura and their daughter Rosabel.

- James married Rosabel in 1911 and they purchased the White's house in 1914.
- James became the sole owner W.S. Knight Dry Goods Store. He changed the name of the store to J.H. Merritt Dry Goods. It was located on the south side of the McKinney Courthouse Square. Merritt was active in the Chamber of Commerce, the Lion's Club, and the Rotary Club.
- Merritt purchased property at 210 N Tennessee which served as the home to Standard Garage and today houses the City of McKinney I.T. Department, Water Billing, and Building Inspections.
- In 1928, James sold the dry goods store and became president of the First National Bank. During the Depression the First National Bank and Collin County National Bank merged.
- In 1937, Merritt was appointed to the Federal Reserve Bank of Dallas.
- In 1949, James Merritt, Sr. died at the age of 68 with his wife following him in 1951.
- The City of McKinney honored Merritt's public service by naming the City's first Public Housing Project after him. It is still known as Merritt Homes and is located at 1200 N. Tennessee Street.

#### **William Clarence Dowdy (1891-1985)**

- Clarence Dowdy is the son of Tennessee pioneer John and Lucy Dowdy who settled near Wylie in 1880. They moved to McKinney in 1909.
- Clarence graduated from McKinney High in 1912 and received his law degree in 1916 from Texas University Law School. He was admitted to the bar but went to WW1 in 1918 and returned home in 1919. He practiced law and was appointed to the position of assistant prosecuting attorney of Collin County in 1930. In 1944, he was appointed as Judge of the 59<sup>th</sup> District Court. He would eventually retire from the bench in 1964 at the age of 73.
- Clarence was president of the Collin County Bar Association, Lions Club, Commander of the American Legion was a 33<sup>rd</sup> degree Mason, taught Sunday school class at Trinity Presbyterian Church and was county Chairman of the Democratic Party from 1940 -1942. His wife Emily was associated with numerous social clubs in McKinney including the Anniversary and Sesame Clubs.
- The Dowdy's purchased the house in 1953
- Emily died in 1981 and Clarence in 1985. Their son Bill Dowdy and wife Martha Ann (Atkinson) inherited the house and they lived in the house until they died 2012 and 2015 respectively.

**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 510 Tucker 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:**

[Marker Application](#)

[Supporting Documentation](#)

[Narrative History](#)

[Site Plan](#)

[Family Photo History](#)

[Interior Photos](#)

[Photo Research](#)



## 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 Mar. 26, 2018

Name of Applicant John Bearg

Address 510 Tucker Street, McKinney, TX 75069

Telephone ( 972 ) 757-9114

E-mail Address jcbearg@gmail.com

### II. Owner Information (If different from Applicant)

Name of Owner - same -

Address \_\_\_\_\_

Telephone ( )

E-mail Address \_\_\_\_\_

### III. General Building Information

Name of Building James H. Merritt House

Address of Building 510 Tucker Street, McKinney, TX 75069

Date of Construction Known 1898 and 1923 or Circa \_\_\_\_\_  
(If not known provide approximate date Circa )

Architect/Designer unknown

Builder/Contractor Osborne Brothers

Architectural Period/Style Modified Prairie Style

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

McKinney Outlots, Lot 658

Does the building remain on its original site?



Yes



No (specify original location) \_\_\_\_\_

Indicate the original and adapted uses of the building.

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

#### IV. Architectural Description

##### A. Physical Characteristics

(Since 1923  
remodel)

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

**B. Materials** (Please check all that apply)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Exterior Wall Surface		
Siding (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input checked="" type="checkbox"/>	<input checked="" 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"/> wood	<input checked="" type="checkbox"/> composition
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Primary Exterior Color	mixed brick	yellowish beige
Secondary (Trim) Color	white & brown	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 <sup>TM</sup> 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 <sup>TM</sup>, newspapers, and other sources used in preparing this form. (See a list of possible references after the signature page.)

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## 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: 510 Tucker Street, McKinney, TX 75069

OWNER: John Bearg

Name (Print): \_\_\_\_\_

Mailing Address: 510 Tucker Street

City, State, & Zip: McKinney, TX 75069

Phone: 972-757-9114

Fax: \_\_\_\_\_

E-mail: jcbearg@gmail.com

OWNER SIGNATURE: 

#### REQUIRED ATTACHMENTS:

- ☒ Photographs of all 4 elevations  
☐ Letter outlining proposed work

- ☒ Historical Marker Application (Level 1 Exemption only)

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

#### TAX EXEMPTION LEVEL REQUESTED:

☒ Level 1

☐ Level 2

☐ Level 3

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

Permission of owner for plaque placement ☐

X

Applicant Signature

X

Owner Signature



## PLANNING DEPARTMENT

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☒ Level 1

☐ Level 2

☐ Level 3



# City of McKinney

## Historic Building Marker Application

(Supporting Documentation)

### James H. Merritt House

510 Tucker Street



## A. Alterations & Construction

### Construction

The James H. Merritt House is currently a two-story, brick-veneer residential structure built on a pier-and-beam foundation. The cross-gable roof has a front-facing pavilion orient to the south flanked by a concrete porch stretching three-quarters the length of the front facade. The floor plan is asymmetrical. The interior flooring consists of hardwood throughout the house. The house is fenestrated with the original one-over-one sash windows.

The house design now follows the Prairie Style with its emphasis on horizontal lines. The structure's sturdy square columns and ribbons of grouped windows are typical elements of this style.

## **Alterations**

The house was originally built between 1897 and 1900 as a Queen-Anne-Style seven-room, wood-framed home. An early photo exists that shows the house as originally constructed with ridge-caps, a hip roof, second-story dormer, and turned porch columns with a ginger-bread trim. Since its original construction, the house has undergone two major remodeling efforts, first in 1915, then in 1923.

In 1915, the house was transformed into an Arts & Crafts Style house. Rooms were added to the second story which allowed for a gable roof to be expressed with extended eaves, knee bracing and exposed rafters. The turned-wood columns on the porch were replaced with sturdy, square columns on brick pedestals.

In 1923, the house was again transformed. This time the house took on the character of the Prairie Style. The house was completely sheathed in a multi-colored brick and the porch roof was removed. The overall effect gave the house a solid, stable, horizontal appearance.

The house experience little alteration until the 1950s when the owners at the time enclosed the sleeping porch on the east side of the house. At a later date, a laundry room was added to the rear of the house, which connects the house to a garage.

Many of the interior elements such as light fixtures, wall coverings, and cabinets remained intact until the house was updated in 2016. Still, most of the significant structural and architectural elements remain original.

## **Anticipated Needs**

The current owners are responsible for recently updating the electrical and plumbing systems at considerable expense. Other foundation and structural issues also have been address. Though the current owners have completed their remodeling of the interior, they intend to maintain the home's historical character as much as possible if and when further repairs are needed.

## **B. Historical Figures**

### **Henry Hawkins White (1868-1920)**

Henry H. White served as assistant cashier for the Collin County National Bank for nearly two decades and was among the founders of the Dallas Dry Goods Company in 1911.

Henry H. White was the son of Coleman and Clarissa White who were pioneer settlers near the town of Rock Hill in western Collin County. Around 1890, Henry started working at the Collin National Bank of McKinney where his older brother James was cashier. In these earlier days, the position of cashier was an officer of the bank, more like a what we might call a treasurer today. The Collin County National Bank was established in 1881 with G.A. Foote as president. Henry's brother James L. White was among its founding partners along with James W. Throckmorton, I.D. Newsome, Thomas B. Wilson, William A. Rhea, and R.M. Board.

In 1895, Henry purchased the lot in McKinney now known as 510 Tucker from J.A. Evans for \$1,200. Four years later, he married Bessie K. Howard, a 1895 graduate of McKinney High School. The 1900 Census shows the couple living on Tucker Street along with Bessie's mother Della Howard in a house that was free of a mortgage. The three of them lived together until Della's death at the beginning of 1910.

Around 1911, Henry's brother James left the bank after 30 years employment and moved to Dallas to become treasurer for the Republic Trust Company. Around that same time, Henry followed his brother's lead. Henry rented out his Tucker Street home, moved his family to Dallas and became associated with former McKinney resident Richard W. Burrage who was the brother-in-law of mill owner J. Perry Burrus. Henry and Mr. Burrage were principles in the Dallas Dry Goods Company, styled as the largest wholesale dry-goods company in the South. However, soon after the new company was up and running, it merged with a similar business in Fort Worth run by W.G. Burton. During this transition time, Henry left his association with the business, sold his McKinney home in 1915 and moved to Seeley, California.

In 1913, a couple of years before Henry moved west, his brother James was tragically murdered in his Dallas office by J.A. Clopton over a disagreement that arose from a real estate transaction. The case was tried twice because the first jury could not agree on Mr. Clopton's guilt.



Herny lived in California for about four years until his health forced him to seek the care of his family in McKinney. At some time between Herny's move to California and his return, he and his wife Bessie divorced. Henry died at the age of 52 of liver cancer in 1920 and was buried in the Pecan Grove Cemetery.

### **James H. Merritt (1881-1949)**

James H. Merritt began his career as a McKinney dry goods merchant and later moved to banking. In 1937, he was elected director of the Federal Reserve of Dallas and went on to serve as its Chairman for six years.

James was born in McKinney, the son of Capt. William W. Merritt and Jennie (Compton) Merritt. During the Civil War, James' father served under General Joseph Shelby's command which was based in Arkansas and responsible for raids into Missouri. Though the Confederacy forces surrendered in 1865, many of Shelby's men refused to disband and instead rode to Mexico to offer their services to Emperor Maximilian. The Emperor declined their assistance but did grant them land to start their own colony. However, James' father was not among them, instead he chose to settle in Collin County. In 1874, Capt. Merritt was elected Collin County Sheriff and later served four years in the Texas Legislature.

In 1898, James graduated from McKinney College Institute, a preparatory school that once existed at the corner of Board and Foote Street where the Arbors Off the Square apartment block now stands. Following James' graduation, he continued his education at the McKinney Business College established by Prof. Newton Richardson Stone in 1899. The school was an early success when it started in a house on West Virginia Street. Within four years of the school's inception, it trained over 400 young men and women to become bank tellers, stenographers and bookkeepers. In response to the college's growth, in 1904 Prof. Stone leased the third floor of a newly erected building just north of the Masonic Temple on Kentucky Street. As a student in the school's formative years, James Merritt landed a clerical position with W.S. Knight Dry Goods located on the south side of the Square.

James quickly rose through the ranks to become the W.S. Knight store manager. In 1910, James lived on Tucker Street<sup>1</sup> with his sister Minnie and brother-in-law Harry Q.

<sup>1</sup> The 1910 Census erroneously indicates that Harry Smith lives on Lamar Street.

Smith who was part owner in the drug store begun by his father Benjamin M.E. Smith in 1881. Next door to the Smiths (to the west) was the home of cotton dealer William Hynds, his wife Eudora and their only daughter Rosabel. James fell in love, literally, with the girl next door and the couple married in 1911.

The neighbor to the east of the Smiths was banker Henry H. White who left McKinney in January of 1912 to help start the Dallas Dry Goods Company in Dallas. In May of 1914, James and Rosabel purchased the house that is now at 510 Tucker Street.

James achieved financial success in the decade following the purchase of their house. He became the sole owner of the store he managed and change the name to J.H. Merritt Dry Goods. He became active in the Chamber of Commerce, the Lion's Club and the Rotary Club. He purchased property including a building previously owned by G.I. Wilcox at 210 N. Tennessee Street. The building was originally the home to Standard Garage but now houses City of McKinney offices.

In 1928, James sold his dry goods business to his competitor who changed its name to the McKinney Dry Goods Store. Around that same time, James became president of the First National Bank as the U.S. economy was sliding toward the Great Depression. While James was president, the bank merged with the Collin County National Bank in 1932. As a part of the merger, James voluntarily retired to give attention to his agricultural and other business interests. However, he continued to be a major stockholder.

In 1937, James accepted an appointment to the Federal Reserve Bank of Dallas by its Board of Governors. The Bank is one of 12 Districts making up the Federal Reserve System. The District Banks are responsible for facilitating transactions between commercial banks and providing monetary policy input to the Board of Governors in Washington, D.C. James Merritt was appointed Chairman of Dallas district the following year. He served six years and continued to live in McKinney.

James and wife Rosabel had one child, James H. Merritt, Jr. who received an undergraduate degree from T.C.U. and a Master's degree in Business from Harvard in 1941. James, Jr. went on to become an agent for the FBI at Binghamton, New York. He left the FBI in 1952 and followed a career in banking in Dallas until his retirement in 1982.

In 1949, James Merritt, Sr. died at the age of 68 of heart disease. His wife Rosabel died less than two years later. They are both buried in the Pecan Grove Cemetery.



The City of McKinney honored James Merritt's lifetime of civic contributions to the City by naming the City's first Public Housing Project after him. The 86-unit complex known as Merritt Homes at 1200 N. Tennessee Street was built on 9.5 acres of land originally owned by Mr. Merritt but sold to the McKinney Housing Authority by his heirs.

### **William Clarence Dowdy (1891-1985)**

Clarence Dowdy, a graduate of Texas University Law School, served as Collin County attorney from 1923 to 1934. Following a decade of private practice, he served as Judge of the 59th District from 1944 to 1964 with jurisdiction in parts of Collin and Grayson Counties.

Clarence Dowdy was the son of Tennessee pioneer John and Lucy Dowdy who settled near Wylie in 1880. Clarence's parents moved to McKinney in 1909 in order to send their seven children to school. Clarence graduated from McKinney High School in 1912. He later received his law degree in 1916 and was admitted to the bar that same year. In 1917, the Selective Service System initiated its first round of draft registrations in preparation for World War I. This first round required men between the ages of 21 and 31 to register. Clarence was 25 years old at the time and in June of 1917 he registered for military service.

Clarence displayed a flippant attitude toward the registration process with his response to one of the questions on the official sign-up form. Question #12 asked "Do you claim exemption from draft (specify grounds)?" Clarence wrote, "Yes, ruin my profession." Despite his complaint, he enlisted into the Army in May of 1918. He traveled to Augusta, Georgia for basic training before being shipped out for overseas duty. However, a couple of weeks before he was scheduled to depart, Clarence managed to secure enough leave-time to wed Emily Gilson, a woman he had met at the University of Texas. The wedding took place at 10 pm on a Friday but only after the wedding party, including bride and groom, made a late-night visit to a judge's home to secure a valid marriage license. In August, Clarence was deployed to France.

Clarence was part of the American Expeditionary Force involved in the Meuse-Argonne Offensive which had as its goal to capture the railway hub at Sedan, France in order to break the railway network that was supporting the German army. The offensive was one of a series of attacks known as the Hundred Days Offensive which brought an end to the war. The battle at Sedan cost over 26,000 American lives and is often cited as the second-deadliest battle in American history.

When the war ended in November of 1918, Clarence remained in Europe in order to engaged in postgraduate work at the Inns of Court in London. He returned to McKinney in August of 1919. Upon his return home, he resumed his law practice and was appointed to the position of assistant prosecuting attorney until being elected to the County Attorney Office in 1930, a position he held for four years.

Following his work for the County, Clarence worked in private practice for nearly a decade. He initially worked in the office of G.R. Smith, but later on his own. In 1944, Texas Governor Coke Stevenson appointed Clarence as Judge of the 59th District Court to fill the office left vacant with the resignation of Judge Tom Suggs. When Clarence's term ended, he ran unopposed and was elected to the office. He held the position for five consecutive terms, having been elected each time without opposition.

Clarence retired from the bench in December of 1964 at the age of 73. In his retirement, he sat as a judge when needed and continued his involvement in civic affairs. Some of his involvement included, being president of the Collin County Bar Association and president of the Lions Club. He was a commander of the American Legion and a 33rd-degree Mason. He taught Sunday at the Trinity Presbyterian Church and was elected County Chairman of the Democratic Party from 1940 to 1942.

Clarence and his wife Emily had three children, Eugenia, William, Jr. and James. In 1953, after the children were grown the couple move out of their house at 1015 Coleman and purchased the house at 510 Tucker Street from James H. Merritt, Jr. for \$13,000. Emily hosted parties in the house for civic groups the she was associated with including the Anniversary Club and the Sesame Club.

Emily died in 1981. When Clarence died in 1985, the home passed to his son William and his wife Martha Ann (Atkinson). Emily and Clarence are buried at the Pecan Grove Cemetery.

## C. Property Ownership

**Address:** 510 Tucker Street, McKinney, Texas 75069

**Legal Description:** McKinney Outlots, Lot 658

Purchase Date	Seller	Buyer
Sep. 6, 1850 <sup>1</sup>	State of Texas	William Davis
Jan. 2, 1855	William Davis <sup>2</sup>	Joseph B. Wilmeth
Apr. 10, 1855	Joseph B. Wilmeth	Robert L. Waddill
Nov. 15, 1861	Robert L. Waddill	John M. Todd
Jan. 18, 1862	John M. Todd	J.B. Stiff
Dec. 10, 1877	J.B. Stiff	R.M. Board
Feb. 28, 1894	R.M. Board	J.A. Evans
Feb. 4, 1895	J.A. Evans	Henry H. White
Apr. 28, 1914	Henry H. White	R.C. Merritt
May 2, 1914	R.C. Merritt	James H. Merritt
Nov. 7, 1953	James H. Merritt, Jr. <sup>3</sup>	William C. Dowdy, Sr.
Apr. 16, 1987	estate of W.C. Dowdy, Sr. <sup>4</sup>	William C. Dowdy, Jr.
Apr. 6,, 2016	William C. Dowdy, III <sup>5</sup>	Justin Douglas
Jun. 26, 2001	Justin Douglas	JCB Notex Properties
Jan. 20, 2017	JCB Notex Properties	John Bearg

<sup>1</sup> Date of patent by the State of Texas.

<sup>2</sup> Davis was forced to sell to settle a court action against him.

<sup>3</sup> Heir to property following Rosabel Merritt's death

<sup>4</sup> William C. Dowdy, Jr. acquired the home upon his father's death

<sup>5</sup> William C. Dowdy, III became heir to his mother's estate

## D. Tenant History

The tenant history is the same as the ownership history except for when H.H. White rented the house to E.M. Perkins from 1912 to 1914.

## E. Narrative History

In 1841, the Republic of Texas granted William Davis 3,129 acres of land in return for his participation in the new nation's battle for independence. This five square-mile tract of land was situated on East Fork of the Trinity river in what was then Fannin County. After the Republic of Texas became the 28th state to enter the United States of America in 1845, it subdivided several counties into smaller units. Collin County was carved out of Fannin County.

A small town called Buckner was the seat of the new county until the 1848 State Legislature required that the County Seat be within three miles of the geographical center of the county. As it turned out, William Davis' tract sat within this radius. When the new seat was chosen by a open election (where only 11 people voted), the new seat of Collin County was established in the southwest corner of the Davis tract.

In 1849, William Davis, along with his wife Margaret, "donated" 120 acres of his original tract to the County Commissioners. This donation became the new town of McKinney. At the time, William Davis considered this acreage to be some of his least valuable land because of the heavy brush that covered it. Still, as consideration for giving up his land, he was deeded three lots within the new town site which he sold as fast as he could. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks which were to be sold to finance the City of McKinney. The remaining Davis' land surrounded most of the town of McKinney. Despite Davis' prospects as one of Collin County's largest land owner, shortly after donating the land to be a new city, William abandoned his wife and child and headed to California in search of gold.

In 1854, Margaret petitioned the County Court for an order of sale of a sufficient portion of the Davis tract for the support and maintenance of herself and young son. The order was granted and a four-acre tract located about a half mile northeast of McKinney was set aside and sold at auction by Sheriff J.H. Lovejoy. The highest bidder at auction with a bid of \$100 was Joseph B. Wilmeth. The property changed hands several times and was subdivided during the following decades.

In 1895, banker Henry H. White purchased the lot now known as 510 Tucker Street from J.A. Evans for \$1,200. Soon after his purchase, the new owner built a simple, seven-room, Queen Anne style house. A portion of this original house can be seen in a postcard published before 1915 by jewelry store owner S.H. Abbott. The postcard titled "Homes on Tucker Street" features the home belonging to drug-store owner R.E. Bristol

in the foreground with H.H. White's house next door.

H.H. White occupied the house for several years along with his wife and mother-in-law. In 1911, Mr. White left McKinney and the banking trade to help establish a new wholesale dry goods company in Dallas. Mr. White did not find an immediately buyer for his property so he rented the house to E.M. Perkins, the newly hired cashier for the Continental Bank. The business Mr. White was involved with in Dallas was sold in 1914. Around this same time, he sold his McKinney home and moved to California.

H.H. White sold his McKinney home to dry goods store owner James Merritt for \$3,250. The following year, James and wife Rosabel contracted with Dan Jones for an extensive remodel of the house. Mr. Jones added rooms to the upstairs but more significantly he redesigned the house to follow the Arts & Craft Style. Among the changes Mr. Jones made included installing square columns to support the porch roof. He also extended the eaves of the house and added exposed rafters and knee bracing. The result was a house that the *McKinney Courier-Gazette* declared as "one of the nicest and most modern in the entire city." This kind of complement was often bestowed on new houses in McKinney but as a photo taken after the home's construction shows, this home indeed deserved the praise.

In 1916, the City of McKinney passed a resolution regarding changes to Sherman Street which bordered the western side of James' property. The changes created a small strip of land that was originally the eastern part of Sherman Street. The City allowed James purchased this land for one dollar. James later purchased the vacant lot adjacent to the north line of his property, land that was previously owned by cotton dealer J.D. Bass.

In 1923, Mr. Merritt once again transformed the house with an extensive remodeling effort. This time he hired the Osborne Brothers to sheathed the entire house in a brick pattern consisting of seven different earth tones. The porch roof was removed and the front entrance received a new portico. James and Rosabel continued to occupy the house during the course of extensive remodeling. The new house that emerged from the changes exhibited a strong Prairie Style character with a slight Asian flare demonstrated by the swoop of the bell-cast eaves attached to the portico and sleeping porch.

James and Rosabel lived in the house until their deaths. James died in 1949 and Rosabel two years later. The Merritt's had a sole heir, their son James Merritt, Jr. who sold the house to lawyer W.C. "Clarence" Dowdy and wife Emily in 1953. The

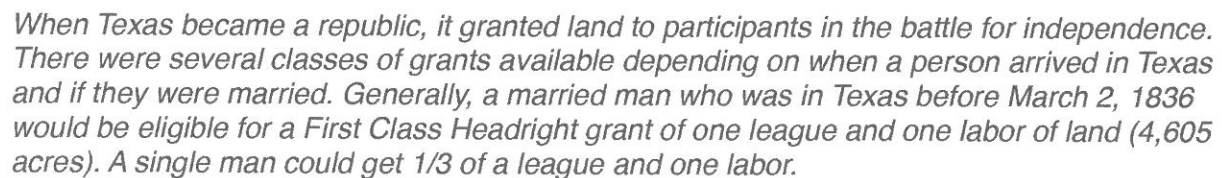
Dowdys lived in the house until their deaths. Emily died in 1981. Clarence died in 1985. Clarence and Emily had three children. Though the youngest child James probably spent some time in the house while he was in college, it was their eldest son W.C. "Bill" Dowdy, Jr. who acquired the house upon Clarence's death.

From a 1985 photo, it appears the house was in need of structural and cosmetic repairs. It is most likely Bill and his wife Ann who are responsible for enclosing the sleeping porch and adding on a laundry room at the rear of the house. Some time before 1985, Bill and Ann painted the house the beige-yellow color it now has. They did, however, restore other aspects of the house to its 1920s style, including reconstructing the bell-cast curve to the portico and porch and re-installing what appears to be a dormer window belonging to the 1915 version of the house.

Bill died in 2012 and Ann died in 2015. At the time of Ann's death the interior of the house was little changed from its 1923 update with 60-year-old light fixtures, stained wood trim, and fabric wall-covering still intact.



# William Davis Headright



*This grant became known as the Davis Survey and amounted to 3,129 acres which encompassed the site chosen to be the County Seat of Collin County. William Davis donated 120 acres of his land to the County Commissioners to be used to create the town of McKinney. The legal description of properties which were a part of this donation include the words "McKinney Original Donation."*

*In 1848, the State Legislature passed a law that required the county seat of Collin County to be located within 3 miles of the county's geographical center. That law was a blow to the town of Buckner which was the de facto seat before the law was passed. Buckner was outside the legally proscribed area so a new location for the Seat needed to be chosen. A new site was chosen in a local election which placed the Seat on property owned by William Davis.*

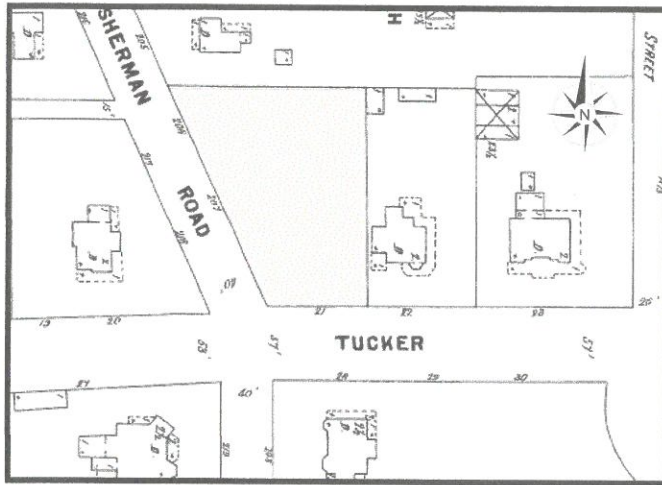
*The highlighted area in the map below shows the approximate location of the 4-acre parcel that was set aside for sale super-imposed over the current Collin County Appraisal District subdivision map.*



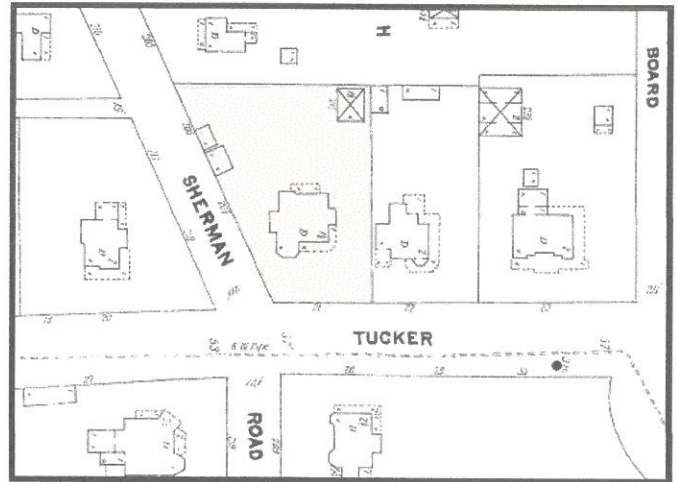


# Sanborn Maps: 1897 & 1927

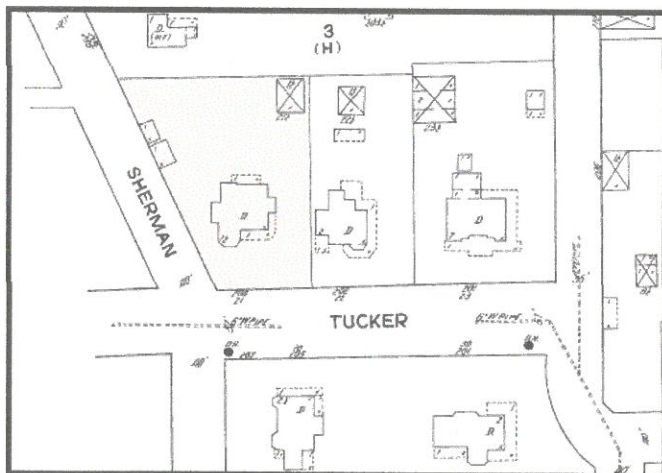
1897



1902

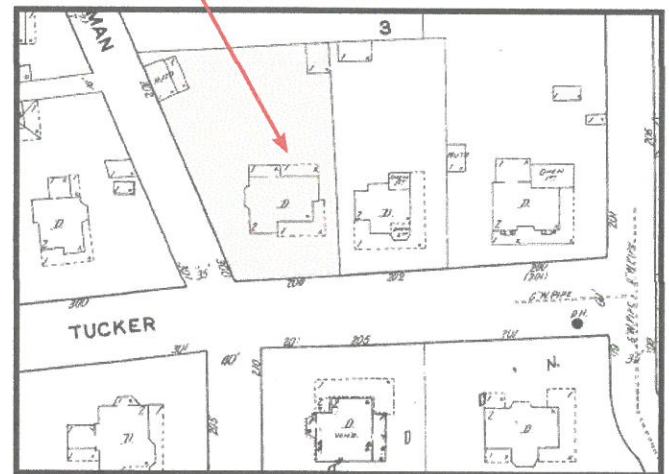


1914



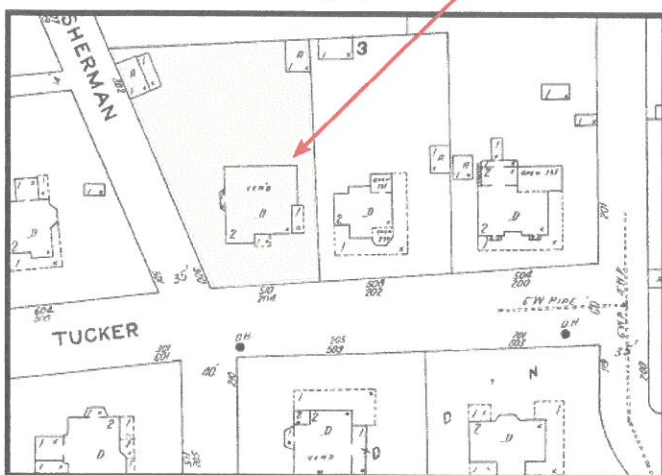
*first remodel - 1915*

1920



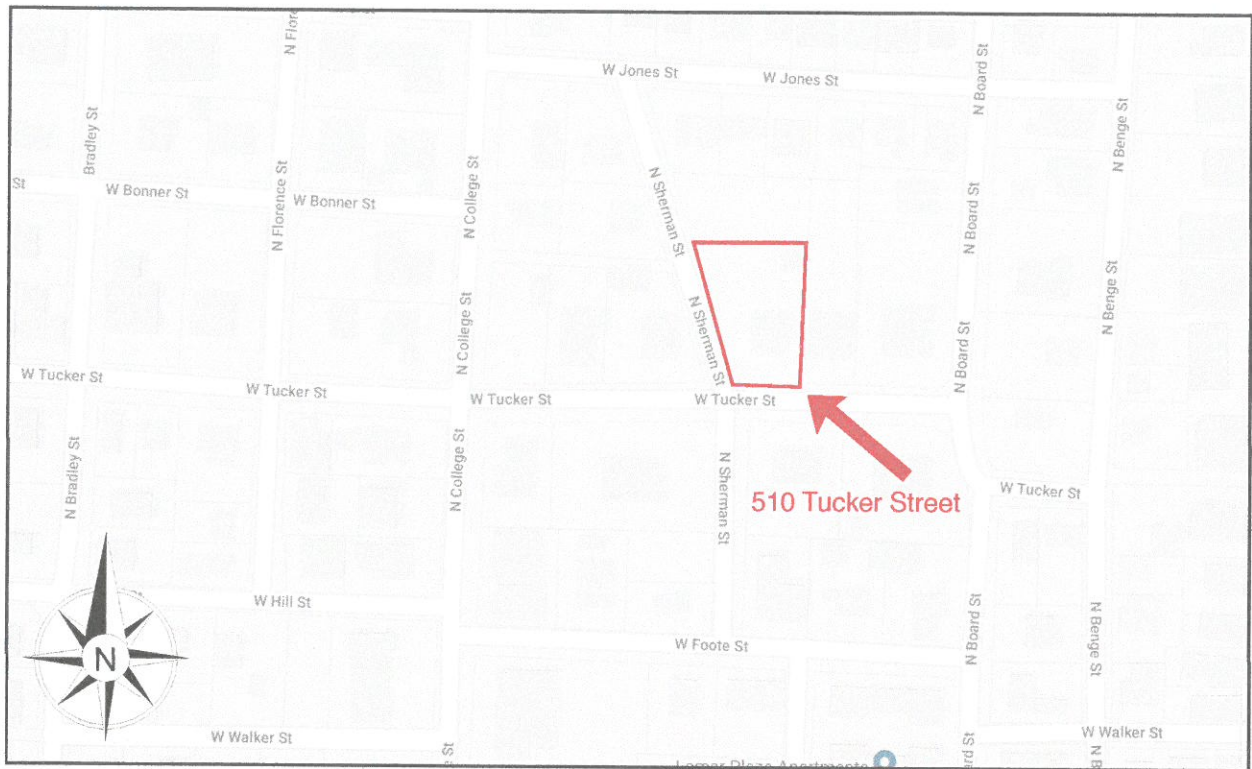
*second remodel - 1923*

1927



These Sanborn Insurance maps show the evolution of the property at 510 Tucker Street. The 1902 map is the first to show a structure on the property. The 1920 map indicates the changes J.H. Merritt made in 1915. The 1927 map shows the changes he made in 1923 when he had the house sheathed in brick.





*The map above shows the neighborhood around 510 Tucker Street. The aerial photo below shows the immediate neighborhood at the intersection of North Sherman and Tucker Streets.*

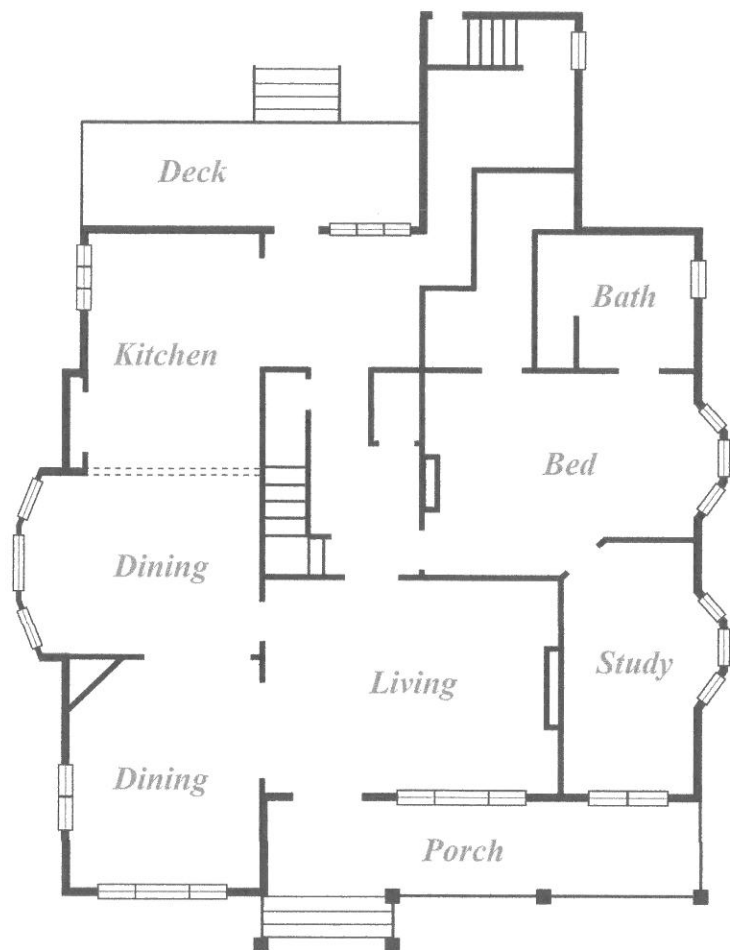


- 16 -

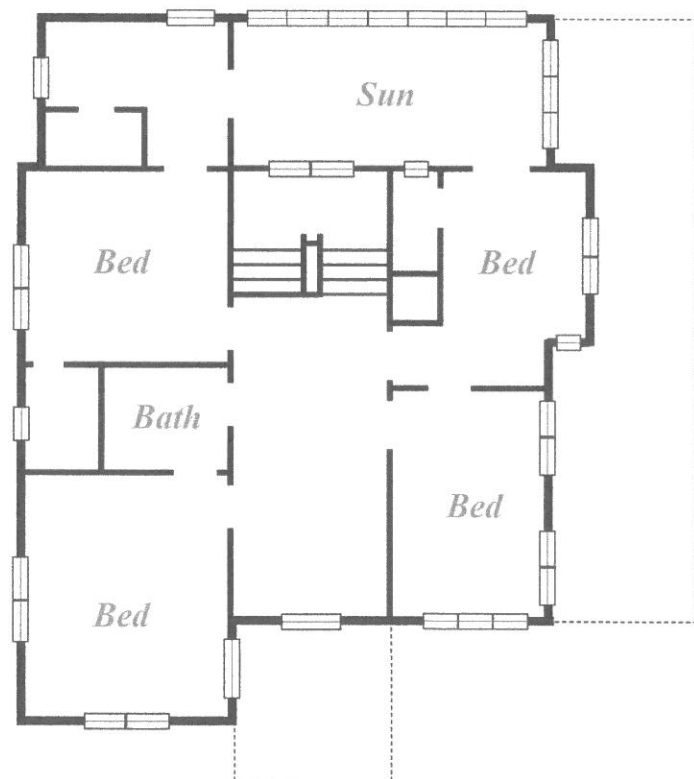
## Floor Plan

*This plan shows the Merritt House as it currently exists.*

**First Floor**

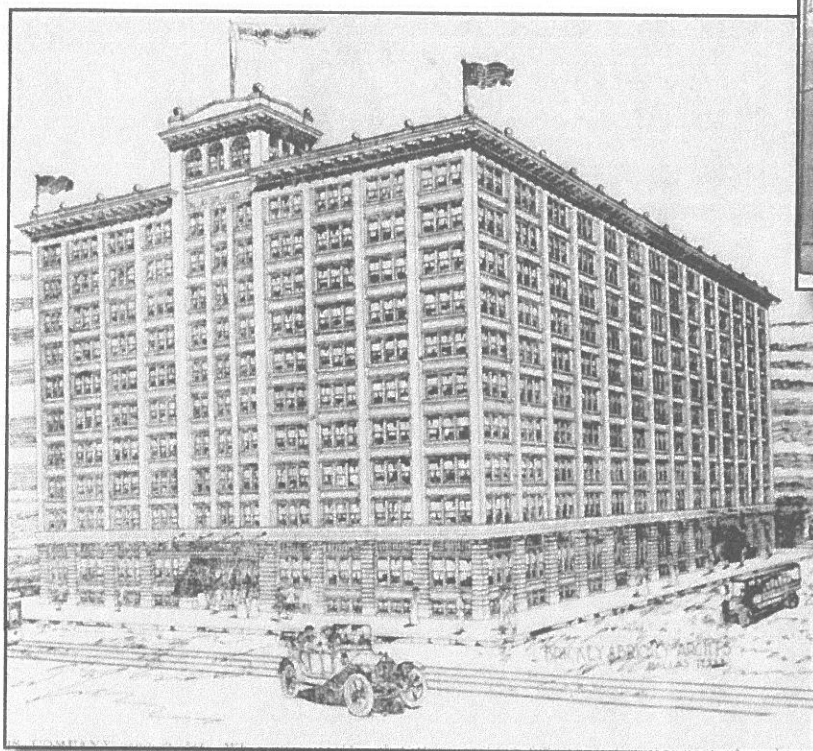


**Second Floor**

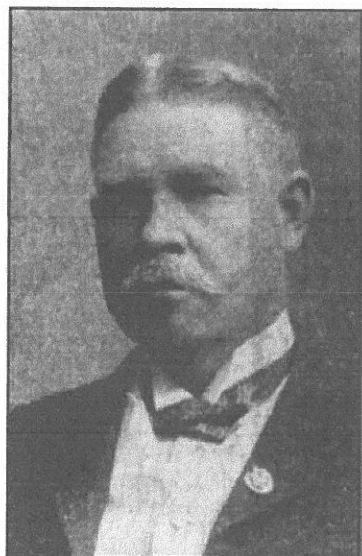




## G. Photographs



**Henry H. White** began his career in 1881 working for Collin County National Bank as assistant cashier. He held that position for nearly 30 years before leaving the bank (above), moving to Dallas and becoming a principle in the Dallas Dry Goods Company (at left) in 1912.



*James L. White*  
(1857-1913)

*Assistant Cashier Henry H. White reported to his brother James who was Cashier of the Collin County National Bank for 30 years. Both brothers left the bank around the same time. James moved to Dallas to work for the Republic Trust Company. He was tragically murdered by a client over a disagreement about a real estate transaction.*

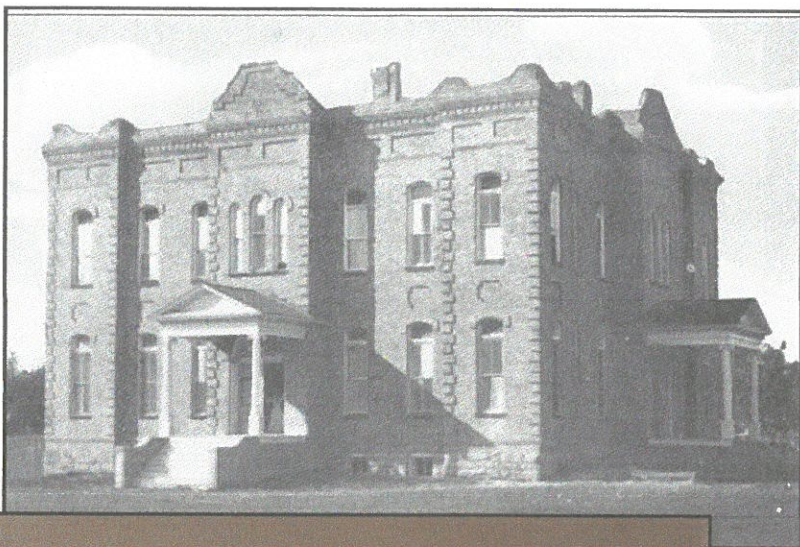
[illegible]





*James H. Merritt  
(1881-1949)*

**James H. Merritt** graduated in 1898 from the McKinney Collegiate Institute. He continued his education at the McKinney Business College and landed a job working for dry-goods store owner W.S. Knight.



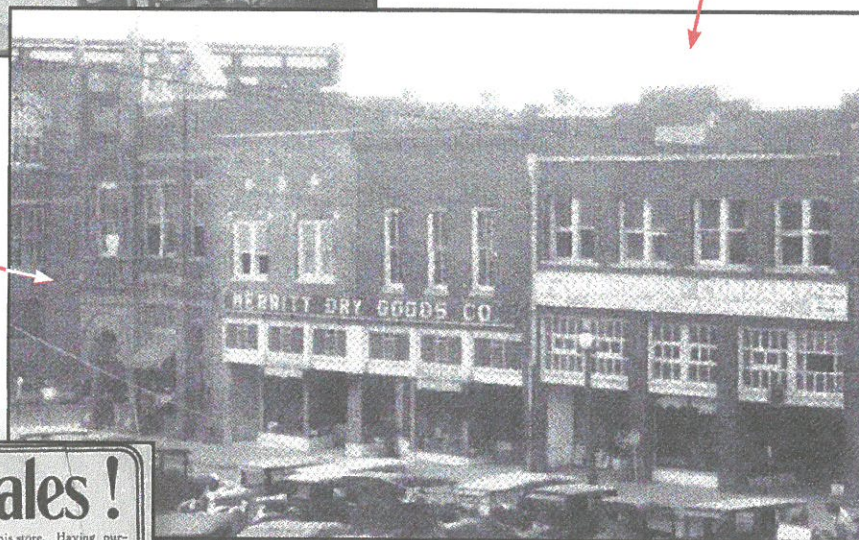
*The above photo is of the teachers and graduates of McKinney Collegiate Institute in 1898. James Merritt is on the second row, farthest on the right. The Institute was founded in 1888 and offered both preparatory and college classes. The Institute was located near the intersection at Foote and Board Street. When the Institute closed in 1900, the building became home to the Jones Academy. It later became a public school known as the Central Ward Elementary School. The building was razed in 1952 to make way for an apartment complex.*





Collin County National Bank

Crouch Building



## Greatest of All Sales!

The greatest genuine bargain event ever held in McKinney is now in full swing at this store. Having purchased the W. S. KNIGHT \$20,000.00 Bankrupt Stock at 60c on the dollar, we are in position to make the prices and sell goods lower than any store in North Texas. Never before in the history of McKinney has a store sold so many goods in so short a time. Prices are doing it.

The Great Sale Will Continue Until All Spring and Summer Goods are Closed Out.

10c Lawn Sc 1000 yds. Dress Tarns. 70c value. Bankrupt Sale Price. 5c yd	15c Collars 10c Best quality. 1000 yds. 10c value. Bankrupt Sale Price. 10c	10c Vests 5c Best quality. 1000 yds. 10c value. Bankrupt Sale Price. 5c	\$1.75 White Quills \$1.35 White Men's Quills. 1.75 value. Bankrupt Sale Price. \$1.35	Linen and Calico 3 1-2c 1000 yds. Dress Linen and Calico. 3 1-2c value. 3 1-2c
\$2.50 Parasols \$1.65 Ladies' fine Parasols. 2.50 value. Bankrupt Sale Price. \$1.65	8 1-3c Percale 5c 20 pieces. 8 1-3c value. Bankrupt Sale Price. 5c	Kimono 10c 100 pieces. 10c value. Bankrupt Sale Price. 10c	65c Silk 39c Yard-wide China Silks. 65c value. Bankrupt Sale Price. 39c	Silk Gloves 95c Ladies' fine. 80c value. Bankrupt Sale Price. 95c

### BANKRUPT PRICES MEAN A GREAT SAVING TO YOU ON A NEW SUIT OR PANTS

Boys' 83 Knickerbocker Suits	\$1.75
Boys' 85 Knickerbocker Suits	\$3.75
Men's 810 Suits out to	\$6.00
Men's \$12.50 Suits out to	\$7.95
Men's 815 Suits selling at	\$9.45
Men's 815 Suits, pair	98c
Men's \$2.50 Pants, pair	\$1.95
Men's \$4.00 Pants, pair	\$3.15
Men's \$1.25 Pinchbeck Wash Pants	95c



### GREAT SALE MEN'S LADIES AND CHILDREN'S SHOES AND SLIPPERS

Children's white Sandals, sizes 11 to 2, on sale, pair	25c
Children's Velvet Slippers, 8 1/2 to 2, 1-50 value. The pair	\$1.25
200 pair Ladies Slippers, assort- ed values up to 2.50, on sale	\$1.45
Boys' Gun, Metal and Tin. Rubber	\$1.95
400 pair men's 3.50 Oxfords, out- on sale choice of lot	\$1.95
200 pair Men's \$4 shoes, out on sale choice of the lot only	\$2.75

### Wash Skirts On Sale

Ladies' fine wash Skirts. 10c  
value. Bankrupt Sale Price. 5c  
each. 1000 yds. 10c value.  
\$1.35

### Big Skirt Sale

We are making SPECIAL  
PRICES on all Skirts. 10  
c value. Bankrupt Sale Price.  
5c each. 1000 yds. 10c value.  
\$1.35

### Big Saving

10c Canvas Gloves 5c  
1000 yds. 10c value. Bankrupt  
Sale Price. 5c each. 1000 yds.  
10c value. \$1.35

### 50c Work Shirts 39c

1000 yds. 50c value. Bankrupt  
Sale Price. 39c each. 1000 yds.  
50c value. \$1.35

### 39c

The Knight stock will be closed out at Bankrupt Prices, which  
are the lowest prices ever made in McKinney.

## J. H. MERRITT

Buyer of the W. S. Knight Bankrupt Stock  
South Side Square, McKinney, Texas

J.H. Merritt began working for W.S. Knight Dry Goods on the south side of the Square in 1898. He quickly rose in the ranks to become the store manager. In 1910, he left the store to pursue other interests. However, a year later he returned to manage the store which must have been in considerable financial trouble. The store went bankrupt in 1912. Mr. Merritt purchased the failed company and continued to run it for the next 16 years.

The above photo of the Square shows the J.H. Merritt Dry Goods sign spanning two buildings. In 1925, the store was remodeled by J. Ed Michael to encompass the two buildings between the Collin County National Bank and the Crouch buildings.

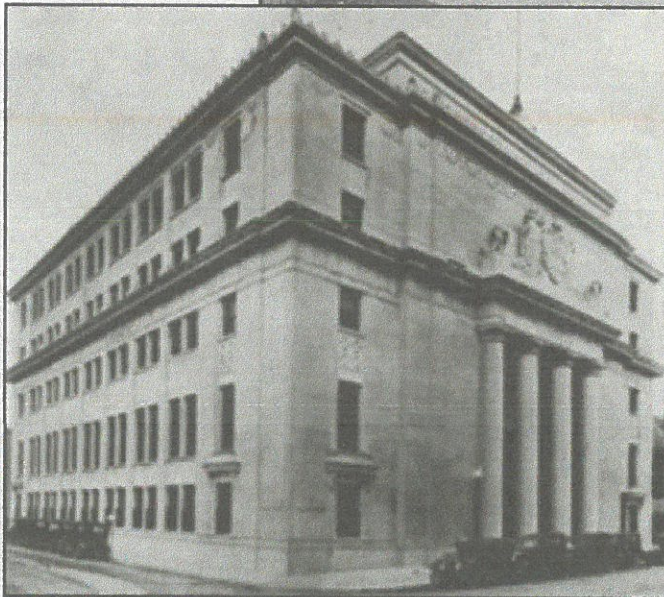
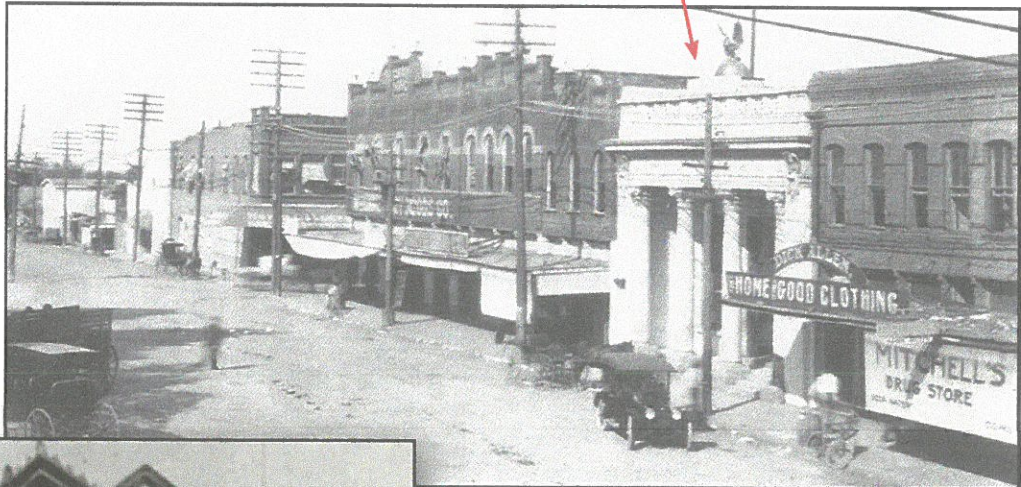
The full-page ad (at left) is one of Mr. Merritt's first ads to be placed in 1912 after becoming owner.





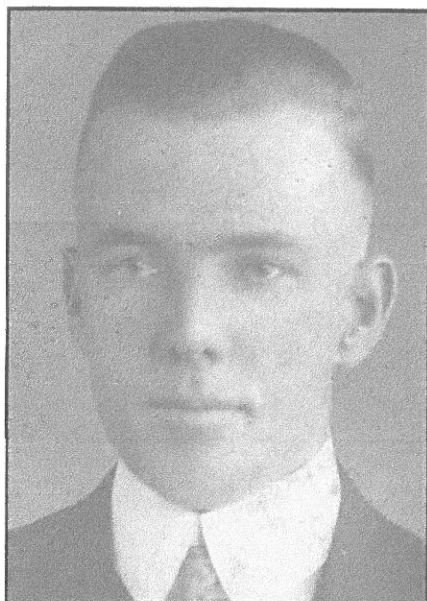
**James H. Merriit** owned several buildings and properties in McKinney. One of them was the building at 210 N. Tennessee. This building (at left) was built for G.I. Wilcox by L.M. Miller in 1916. It was originally leased to the Standard Garage. Mr. Merritt purchased it around 1920.

*First National Bank Building*



**James H. Merriit** left his dry-good business around 1928. The next year, he became president of the First National Bank (above). He held the position for three years. In 1932, the assets of bank were purchased by the Collin County National Bank. Four years later Mr. Merritt was appointed to the board of directors of the Dallas Federal Reserve (at left). The following year, he became its chairman serving six years. The photo above shows the First National Bank Building on the east side of the McKinney Square. The photo at left shows the 1921 Federal Reserve Building on 400 Akard Street in Dallas.





W. Clarence Dowdy  
(1891-1985)

**William Clarence Dowdy's** parents moved to McKinney in 1909 in order to send their seven children to school. Clarence, as he was known as, graduated from McKinney High School in 1912. He received a law degree from the University of Texas in 1916 and admitted to the bar that same year making him possibly its youngest members. The photo below shows the McKinney High graduating class of 1912 including, Marguerite Abernathy, Susan Dowell, Jack Bristol, Moran Hill, Waler McKinney, Morris Stiff and Ira Wolford along with others. Clarence is on the last row, fourth from left, apparently the tallest in the class.



**W. Clarence Dowdy** entered the Army in 1918 despite the exemption claim that the service would "ruin his profession." While at training camp in Georgia, less than a month before being deployed overseas, Clarence married Emily Gilson in an impromptu late-night ceremony. The photo at left show Clarence in July of 1919 at Camp Mills on Long Island, New York where he was processed out of the service before returning to McKinney

11	What military service have you had? Rank <u>2nd</u> ; branch _____; years _____; Nation or State _____
12	Do you claim exemption from draft (specify grounds)? <u>Yes - Ruin my profession</u>
I affirm that I have verified above answers and that they are true.	
<u>William Clarence Dowdy</u> (Signature or mark)	

2029

If person is of African descent, tear off this corner



In the photo above **Clarence Dowdy** stands with County Clerk J.H. Sneed in the Collin County Courthouse before it was remodeled in 1927. The political ad at right shows the last time Clarence ran for the District Judge office, his 20th year in the office. He retired in December of 1964. The photo in the lower right corner is of Clarence's wife Emily. The photo in lower left corner taken around 1932 shows Clarence's son Bill in the first grade standing with Ann Atkinson. The following year Ann's family moved to Granbury. Nearly 12 years later, they ran into each other by accident at Gamble's Drug Store (now Square Burger) when she was visiting McKinney. They corresponded while Bill served in WWII and married in 1947. Bill passed away in 2012 after 65 years of marriage.

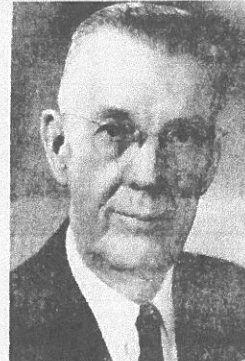


McKINNEY DAILY COURIER-GAZETTE Page Seven

**Vigorous --- Competent ---  
Dedicated --- Fair**

**WHY - YES - WHY**

**20-YES-20**



COLLIN COUNTY LAWYERS HEARTILY  
ENDORSE FOR RE-ELECTION

**Judge W. C. Dowdy**  
AS DISTRICT JUDGE 59TH JUDICIAL DISTRICT  
OF TEXAS COMPOSED OF COLLIN AND GRAYSON COUNTIES

YES—These 20 Collin County Lawyers That Practice In Judge Dowdy's Court In Collin County KNOW BEST That Their District Judge Is Fair, Dedicated and Competent. Their Endorsement of JUDGE DOWDY is a Testimonial That They Have Confidence and Faith In His Ability and Decisions.

SIGNED:

A. M. Wolford	J. E. Abernathy	T. E. Williams	Bill Boyd
Paul Worden	Alex Orr	T. B. Sisco	Bob Hendricks
Ed Veigel	Leon O. Moses	Lillian F. Sisco	Tom Ryan
John E. Gay	Byron Schaff, Jr.	Roland Boyd	O. F. Field, Jr.
Kathleen Sauerbrunn	J. F. Harrington	H. H. Neilson	H. M. Harris

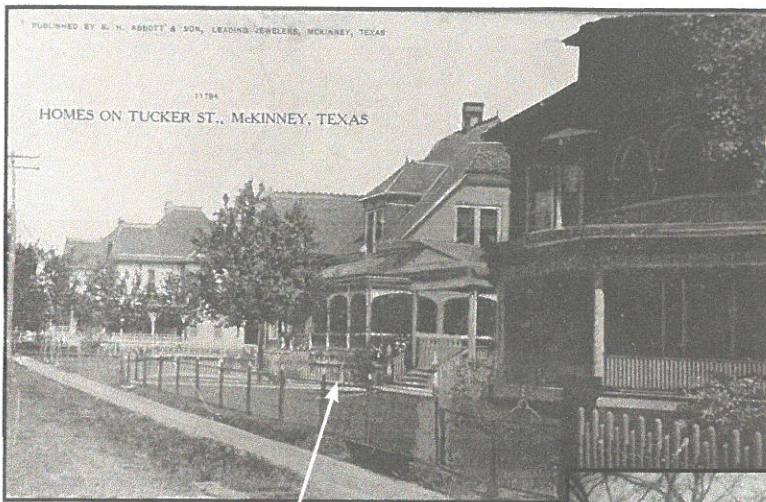
(Pat. Adv. Paid For By Friends Of Judge W. C. Dowdy)

**VOTE MAY 2, 1964**  
**for Judge W. C. Dowdy**



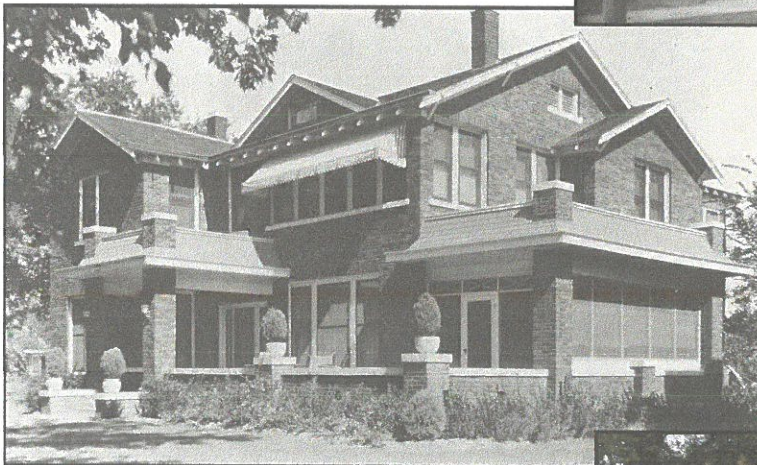
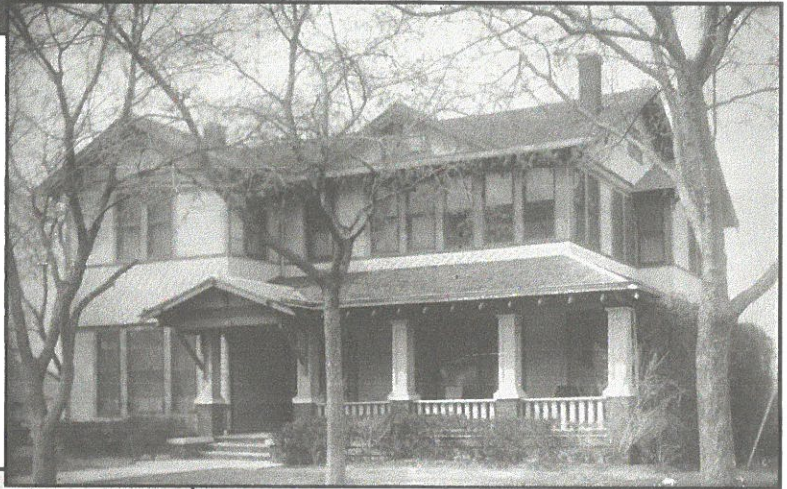
*Emily (Gilson) Dowdy*  
(1883-1981)





*Original Structure*

*J.H. Merritt purchased the house in 1914 and in 1915 contracted with Dan Jones to add more rooms. The result is a two-story Arts & Craft Style structure as seen in the photo at right.*



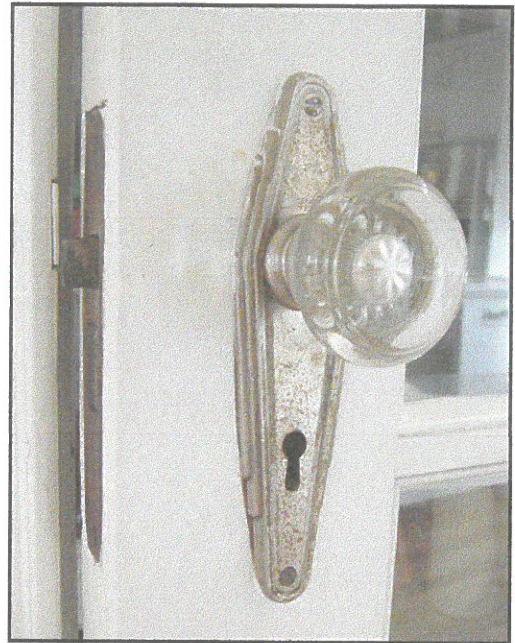
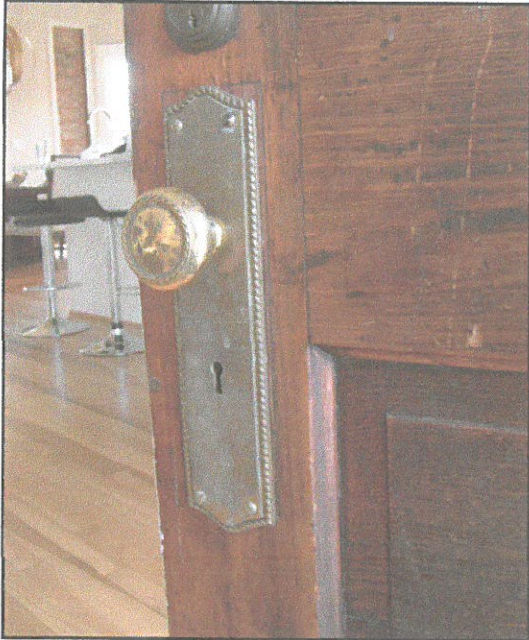
*In 1923, J.H. Merritt had the house remodeled once more. This time he contracted with the Osborne Bros. to sheathe the house with a brick veneer in a style that leans toward the Prairie Style.*

*The house exterior went decades without further alteration until the W.C. Dowdy, Jr. added on to the rear of the house and painted it some time between 1985 and 2005.*





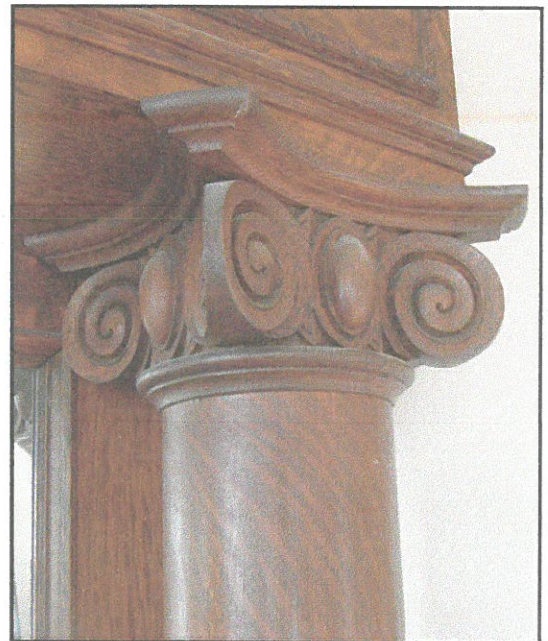
## Door knobs







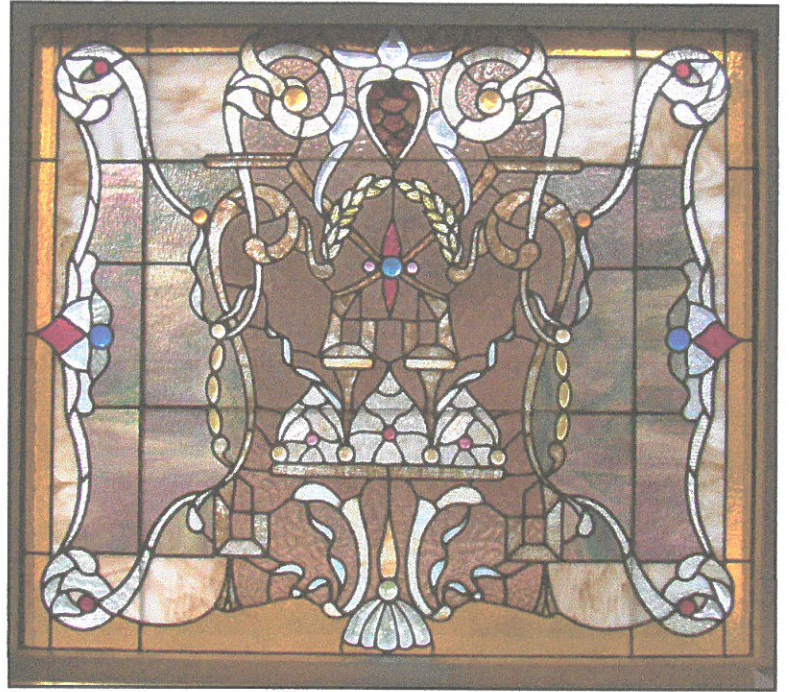
*The Merritt House has three fireplaces. The fireplace with built-in cabinets is located in the dining room. The fireplace flank by wooden ionic column is located in the room that was originally the dining room. The third fireplace (seen on the following page) is located in the master bedroom.*







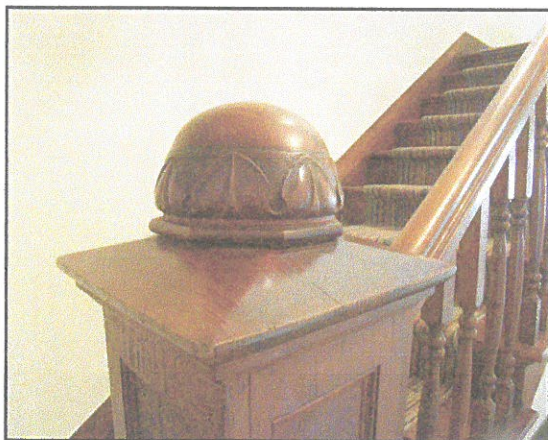
*Fireplace in master bedroom*



*Queen Anne Style stained glass*



*Door jam molding*



*Carved newell cap*

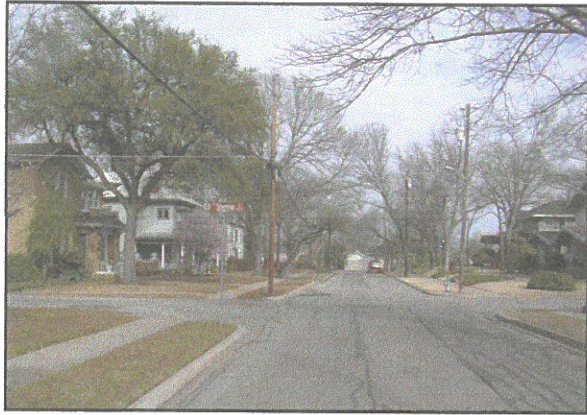


*Original furnace cover*

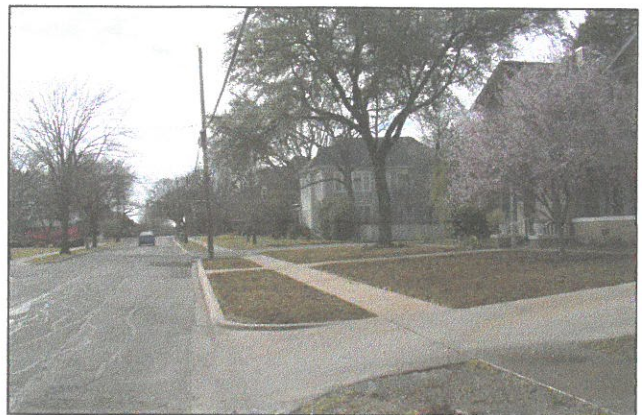


## Neighborhood Context (2018)

### 510 Tucker Street neighborhood context



*View looking East on Tucker Street*

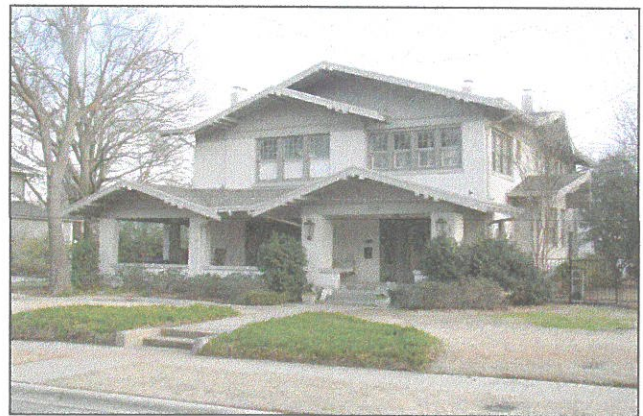


*View looking West on Tucker Street*

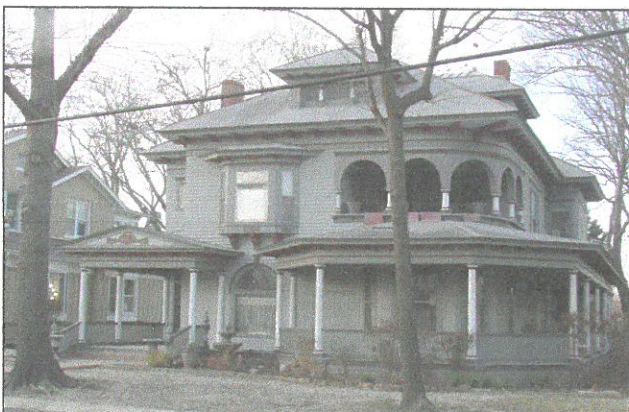
### Homes near 510 Tucker Street



*503 Tucker Street*



*509 Tucker Street*



*508 Tucker Street*



*504 Tucker Street*



## Banks of McKinney

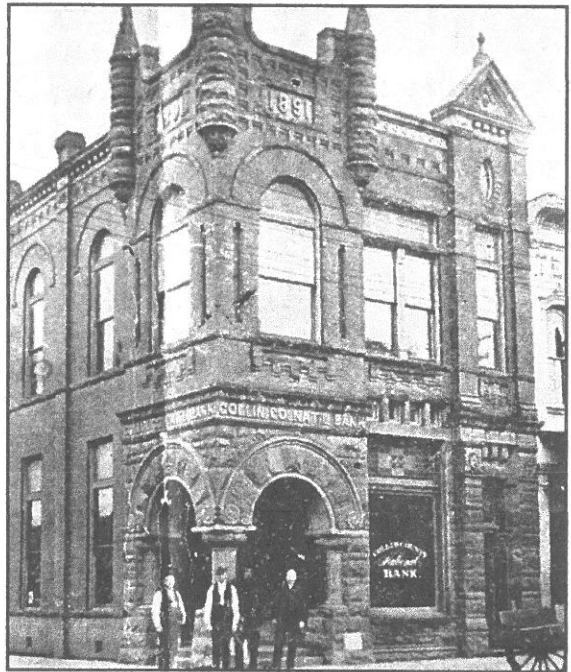
In McKinney's early years, a few wealthy individuals opened private banking firms to loan money to farmers and entrepreneurs. Irish-borne Francis Emerson was one of the first. In 1872, he began doing business as Emerson & Company on the west side of the Square. The arrival of rail lines in 1882 boosted 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*

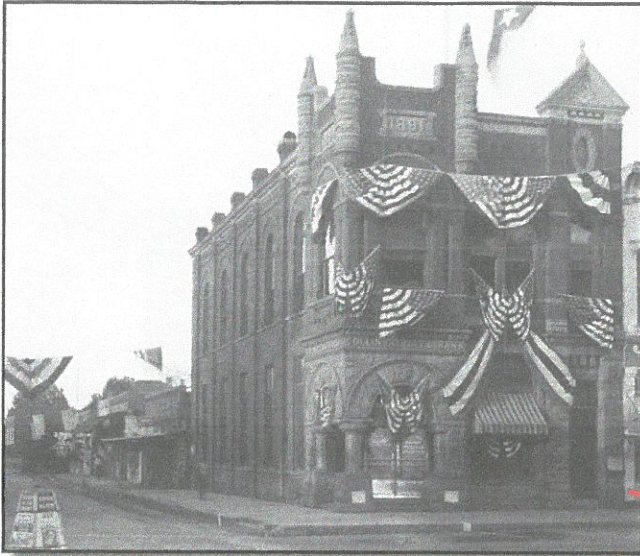


*Collin County National Bank*

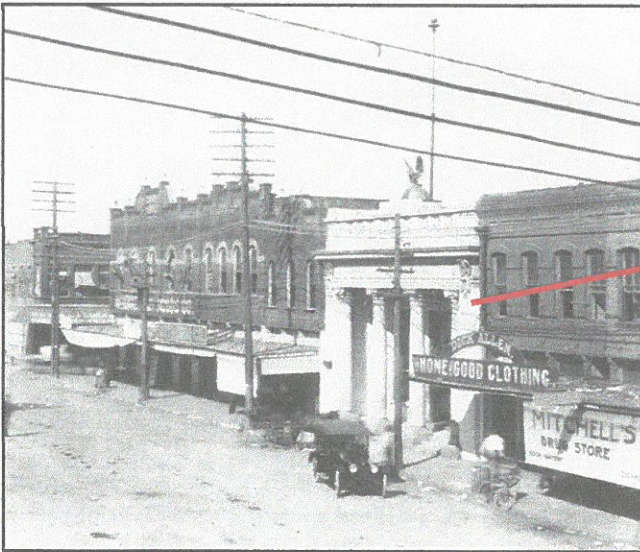


*Central National Bank*





Collin County National Bank, Est. 1881

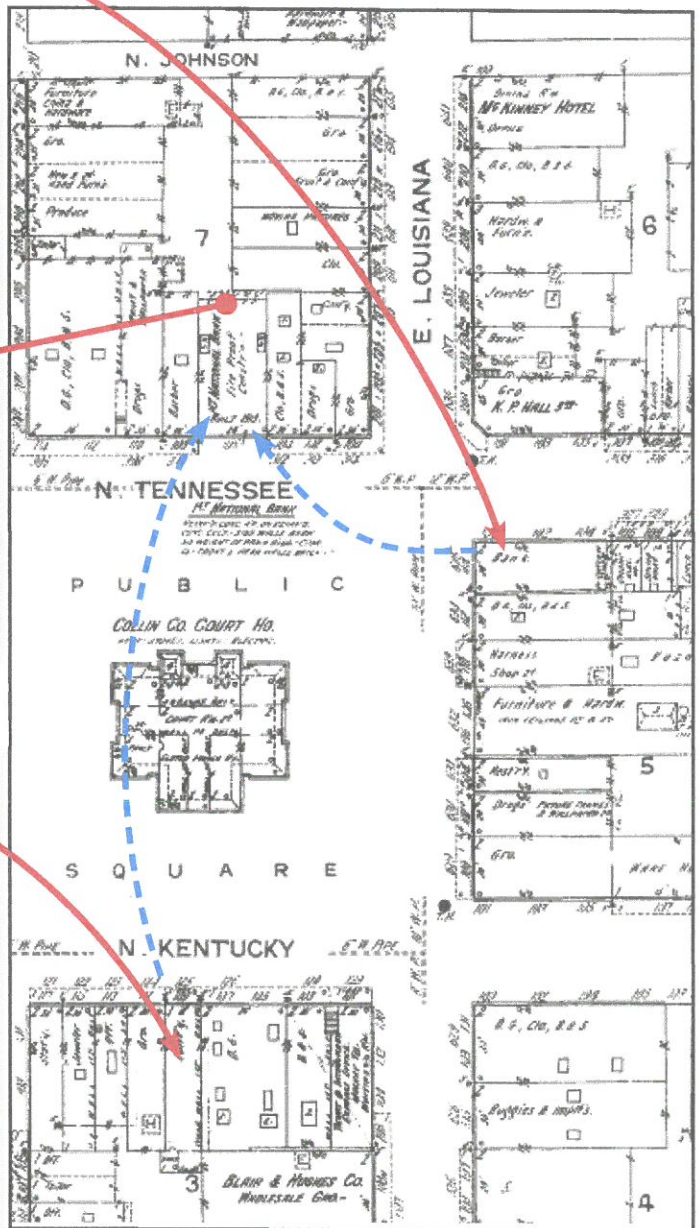


First National Bank, 1915-1932  
Collin County National Bank, 1932-1956



First National Bank, Est. 1882

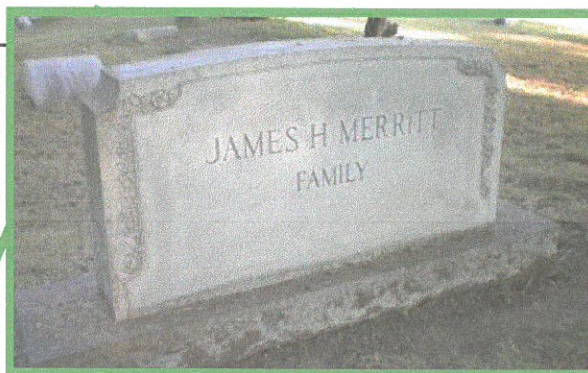
The **First National Bank**, of which J.H. Merrit was president (1929-1932), began on the west side of the Square but moved to the Neo-Classical building on the east side in 1915. The **Collin County National Bank**, of which H.H. White was the asst. cashier (1890-1911), began in 1881 in a Richardsonian-style 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.



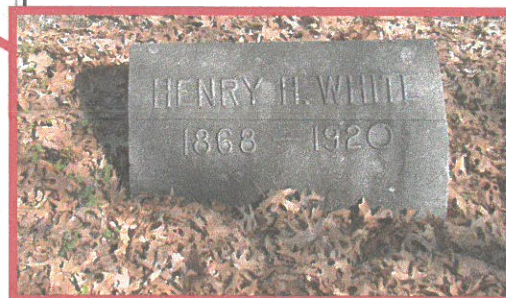


# Pecan Grove Cemetery

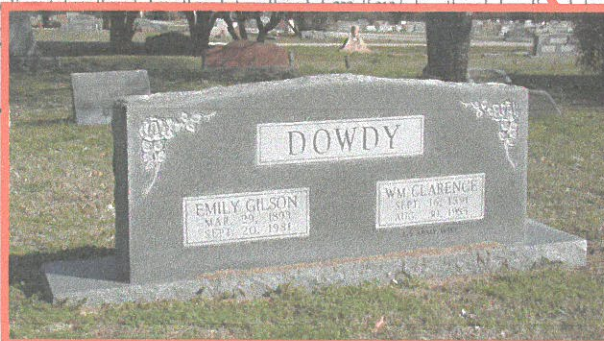
This map of Pecan Grove Cemetery in McKinney shows the final resting places of the families of Henry H. White, James H. Merritt and W. Clarence Dowdy.



James H. Merritt (1881-1949)  
Rosabel (Hynds) Merritt (1882-1951)



Henry H. White (1868-1920)



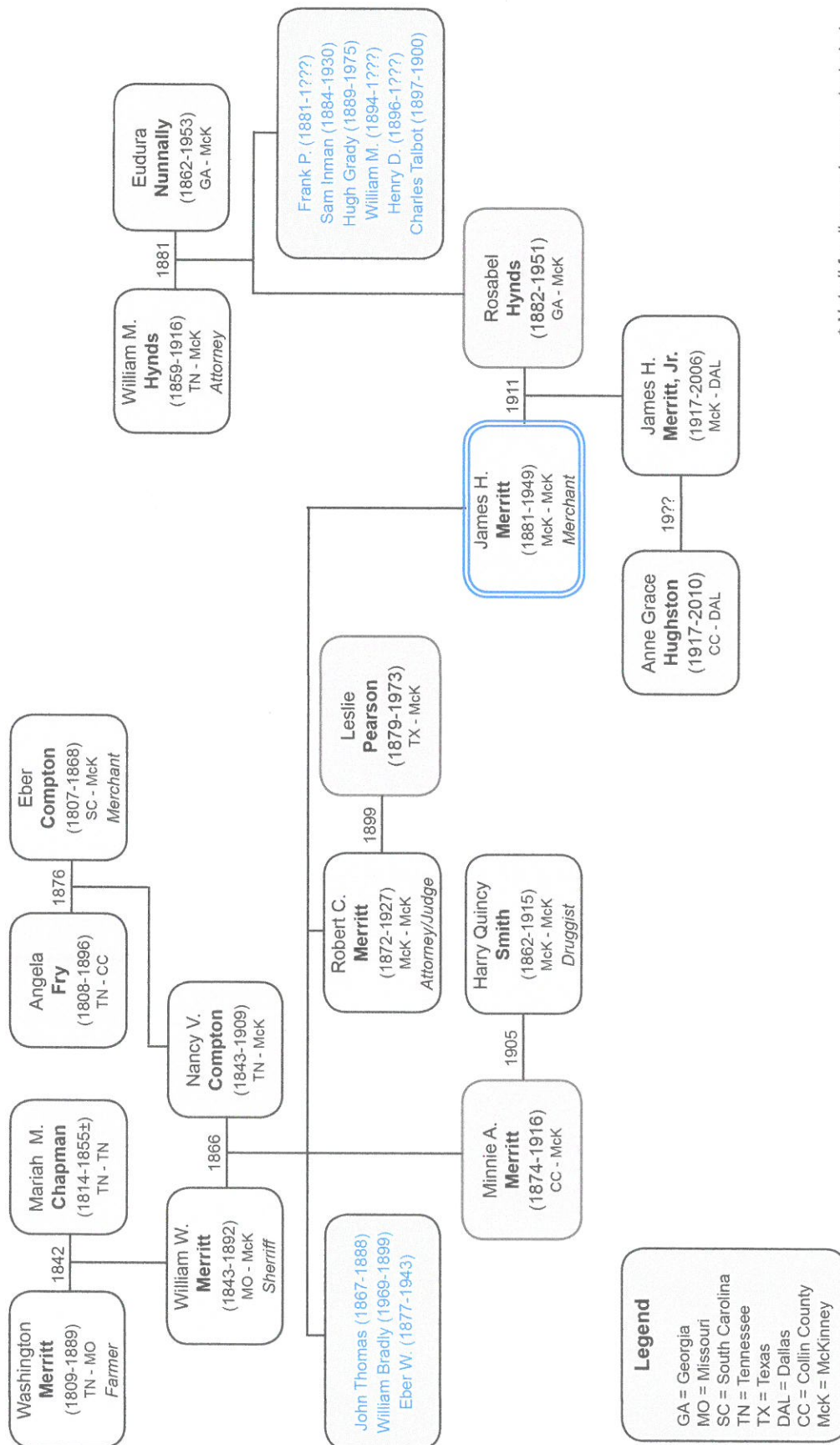
William Clarence Dowdy, Sr. (1891-1985)  
Emily (Gilson) Dowdy (1893-1981)



William Clarence Dowdy, Jr. (1925-2012)  
Ann (Atkinson) Dowdy (1925-2015)

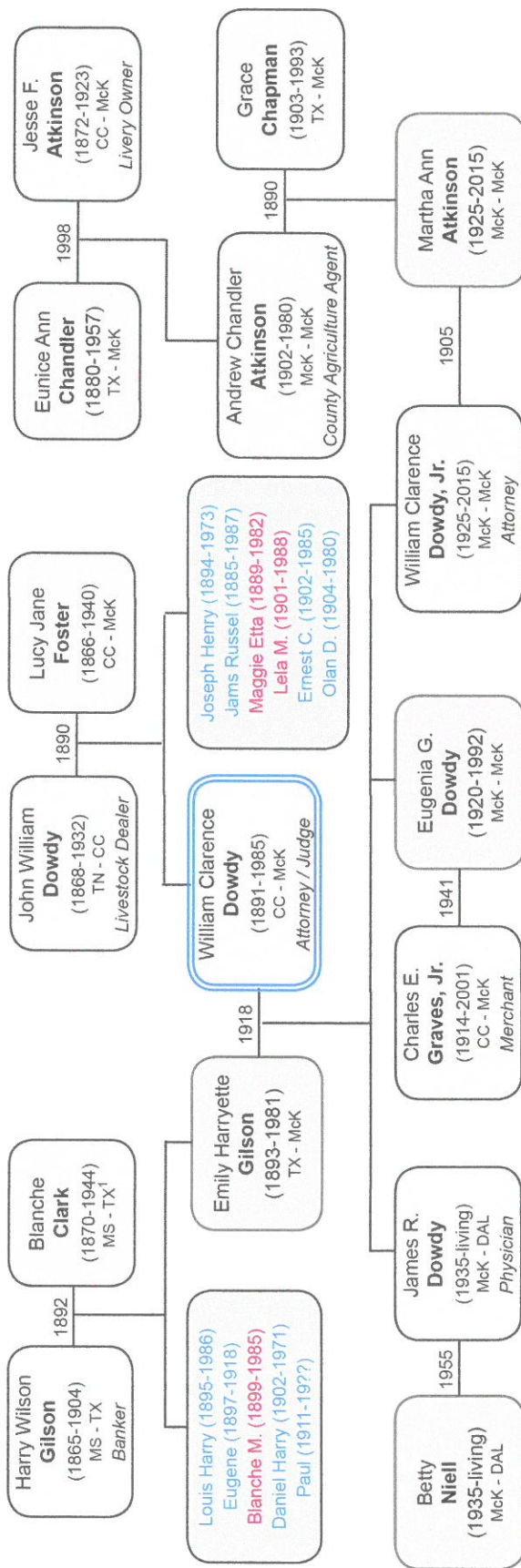
## H. Additional Information

### Merritt Family of Early McKinney\*





# Dowdy Family of Early McKinney\*



## Legend

MS = Mississippi  
TN = Tennessee  
TX = Texas  
DAL = Dallas  
CC = Collin County  
McK = McKinney

\* Not all family members are included.

<sup>1</sup> Died in Merced, California

## 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](http://collincountyhistory.com)

"Portal to Texas History," [texashistory.unt.edu](http://texashistory.unt.edu)

[Ancestry.com](http://Ancestry.com)

McKinney Public Library

*Research assistance provided by Tom Michero*

\* \* \*



18-0016HT

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by John Bearg for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 510 Tucker Street.

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney

**MEETING DATE:** May 3, 2018

**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 510 Tucker Street.

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

**ITEM SUMMARY:** With an associated agenda item, 18-0016HTM, the applicant is requesting approval of a Historic Marker. If the Historic Preservation Advisory Board (HPAB) approves the applicant's request for a Historic Marker, then, under Ordinance 2015-12-105, the applicant is eligible to request that the HPAB consider an application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2017 are \$3,565.

**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 510 Tucker Street.

**SUPPORTING MATERIALS:**

[HNIZ Application](#)  
[Supporting History](#)  
[Narrative History](#)





## 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 Mar. 26, 2018

Name of Applicant John Bearg

Address 510 Tucker Street, McKinney, TX 75069

Telephone ( 972 ) 757-9114

E-mail Address jcbearg@gmail.com

### II. Owner Information (If different from Applicant)

Name of Owner - same -

Address \_\_\_\_\_

Telephone ( )

E-mail Address \_\_\_\_\_

### III. General Building Information

Name of Building James H. Merritt House

Address of Building 510 Tucker Street, McKinney, TX 75069

Date of Construction Known 1898 and 1923 or Circa \_\_\_\_\_  
(If not known provide approximate date Circa )

Architect/Designer unknown

Builder/Contractor Osborne Brothers

Architectural Period/Style Modified Prairie Style

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

McKinney Outlots, Lot 658

Does the building remain on its original site?



Yes



No (specify original location) \_\_\_\_\_

Indicate the original and adapted uses of the building.

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

#### IV. Architectural Description

##### A. Physical Characteristics

(Since 1923  
remodel)

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

**B. Materials** (Please check all that apply)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Exterior Wall Surface		
Siding (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input checked="" type="checkbox"/>	<input checked="" 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"/> wood	<input checked="" type="checkbox"/> composition
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Primary Exterior Color	mixed brick	yellowish beige
Secondary (Trim) Color	white & brown	white

## **1. Supporting Documentation**

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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 <sup>TM</sup> 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 <sup>TM</sup>, newspapers, and other sources used in preparing this form. (See a list of possible references after the signature page.)

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

Permission of owner for plaque placement ☐

X

Applicant Signature

X

Owner Signature



## 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: 510 Tucker Street, McKinney, TX 75069

OWNER: John Bearg

Name (Print): \_\_\_\_\_

Mailing Address: 510 Tucker Street

City, State, & Zip: McKinney, TX 75069

Phone: 972-757-9114

Fax: \_\_\_\_\_

E-mail: jcbearg@gmail.com

OWNER SIGNATURE: 

#### REQUIRED ATTACHMENTS:



Photographs of all 4 elevations  
☐ Letter outlining proposed work



Historical Marker Application (Level 1 Exemption only)

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

#### TAX EXEMPTION LEVEL REQUESTED:



Level 1

☐ Level 2

☐ Level 3



# City of McKinney

## Historic Building Marker Application

(Supporting Documentation)

### James H. Merritt House

510 Tucker Street



## A. Alterations & Construction

### Construction

The James H. Merritt House is currently a two-story, brick-veneer residential structure built on a pier-and-beam foundation. The cross-gable roof has a front-facing pavilion orient to the south flanked by a concrete porch stretching three-quarters the length of the front facade. The floor plan is asymmetrical. The interior flooring consists of hardwood throughout the house. The house is fenestrated with the original one-over-one sash windows.

The house design now follows the Prairie Style with its emphasis on horizontal lines. The structure's sturdy square columns and ribbons of grouped windows are typical elements of this style.



## **Alterations**

The house was originally built between 1897 and 1900 as a Queen-Anne-Style seven-room, wood-framed home. An early photo exists that shows the house as originally constructed with ridge-caps, a hip roof, second-story dormer, and turned porch columns with a ginger-bread trim. Since its original construction, the house has undergone two major remodeling efforts, first in 1915, then in 1923.

In 1915, the house was transformed into an Arts & Crafts Style house. Rooms were added to the second story which allowed for a gable roof to be expressed with extended eaves, knee bracing and exposed rafters. The turned-wood columns on the porch were replaced with sturdy, square columns on brick pedestals.

In 1923, the house was again transformed. This time the house took on the character of the Prairie Style. The house was completely sheathed in a multi-colored brick and the porch roof was removed. The overall effect gave the house a solid, stable, horizontal appearance.

The house experience little alteration until the 1950s when the owners at the time enclosed the sleeping porch on the east side of the house. At a later date, a laundry room was added to the rear of the house, which connects the house to a garage.

Many of the interior elements such as light fixtures, wall coverings, and cabinets remained intact until the house was updated in 2016. Still, most of the significant structural and architectural elements remain original.

## **Anticipated Needs**

The current owners are responsible for recently updating the electrical and plumbing systems at considerable expense. Other foundation and structural issues also have been address. Though the current owners have completed their remodeling of the interior, they intend to maintain the home's historical character as much as possible if and when further repairs are needed.

## **B. Historical Figures**

### **Henry Hawkins White (1868-1920)**

Henry H. White served as assistant cashier for the Collin County National Bank for nearly two decades and was among the founders of the Dallas Dry Goods Company in 1911.

Henry H. White was the son of Coleman and Clarissa White who were pioneer settlers near the town of Rock Hill in western Collin County. Around 1890, Henry started working at the Collin National Bank of McKinney where his older brother James was cashier. In these earlier days, the position of cashier was an officer of the bank, more like a what we might call a treasurer today. The Collin County National Bank was established in 1881 with G.A. Foote as president. Henry's brother James L. White was among its founding partners along with James W. Throckmorton, I.D. Newsome, Thomas B. Wilson, William A. Rhea, and R.M. Board.

In 1895, Henry purchased the lot in McKinney now known as 510 Tucker from J.A. Evans for \$1,200. Four years later, he married Bessie K. Howard, a 1895 graduate of McKinney High School. The 1900 Census shows the couple living on Tucker Street along with Bessie's mother Della Howard in a house that was free of a mortgage. The three of them lived together until Della's death at the beginning of 1910.

Around 1911, Henry's brother James left the bank after 30 years employment and moved to Dallas to become treasurer for the Republic Trust Company. Around that same time, Henry followed his brother's lead. Henry rented out his Tucker Street home, moved his family to Dallas and became associated with former McKinney resident Richard W. Burrage who was the brother-in-law of mill owner J. Perry Burrus. Henry and Mr. Burrage were principles in the Dallas Dry Goods Company, styled as the largest wholesale dry-goods company in the South. However, soon after the new company was up and running, it merged with a similar business in Fort Worth run by W.G. Burton. During this transition time, Henry left his association with the business, sold his McKinney home in 1915 and moved to Seeley, California.

In 1913, a couple of years before Henry moved west, his brother James was tragically murdered in his Dallas office by J.A. Clopton over a disagreement that arose from a real estate transaction. The case was tried twice because the first jury could not agree on Mr. Clopton's guilt.

Herny lived in California for about four years until his health forced him to seek the care of his family in McKinney. At some time between Herny's move to California and his return, he and his wife Bessie divorced. Henry died at the age of 52 of liver cancer in 1920 and was buried in the Pecan Grove Cemetery.

### **James H. Merritt (1881-1949)**

James H. Merritt began his career as a McKinney dry goods merchant and later moved to banking. In 1937, he was elected director of the Federal Reserve of Dallas and went on to serve as its Chairman for six years.

James was born in McKinney, the son of Capt. William W. Merritt and Jennie (Compton) Merritt. During the Civil War, James' father served under General Joseph Shelby's command which was based in Arkansas and responsible for raids into Missouri. Though the Confederacy forces surrendered in 1865, many of Shelby's men refused to disband and instead rode to Mexico to offer their services to Emperor Maximilian. The Emperor declined their assistance but did grant them land to start their own colony. However, James' father was not among them, instead he chose to settle in Collin County. In 1874, Capt. Merritt was elected Collin County Sheriff and later served four years in the Texas Legislature.

In 1898, James graduated from McKinney College Institute, a preparatory school that once existed at the corner of Board and Foote Street where the Arbors Off the Square apartment block now stands. Following James' graduation, he continued his education at the McKinney Business College established by Prof. Newton Richardson Stone in 1899. The school was an early success when it started in a house on West Virginia Street. Within four years of the school's inception, it trained over 400 young men and women to become bank tellers, stenographers and bookkeepers. In response to the college's growth, in 1904 Prof. Stone leased the third floor of a newly erected building just north of the Masonic Temple on Kentucky Street. As a student in the school's formative years, James Merritt landed a clerical position with W.S. Knight Dry Goods located on the south side of the Square.

James quickly rose through the ranks to become the W.S. Knight store manager. In 1910, James lived on Tucker Street<sup>1</sup> with his sister Minnie and brother-in-law Harry Q.

<sup>1</sup> The 1910 Census erroneously indicates that Harry Smith lives on Lamar Street.

Smith who was part owner in the drug store begun by his father Benjamin M.E. Smith in 1881. Next door to the Smiths (to the west) was the home of cotton dealer William Hynds, his wife Eudora and their only daughter Rosabel. James fell in love, literally, with the girl next door and the couple married in 1911.

The neighbor to the east of the Smiths was banker Henry H. White who left McKinney in January of 1912 to help start the Dallas Dry Goods Company in Dallas. In May of 1914, James and Rosabel purchased the house that is now at 510 Tucker Street.

James achieved financial success in the decade following the purchase of their house. He became the sole owner of the store he managed and change the name to J.H. Merritt Dry Goods. He became active in the Chamber of Commerce, the Lion's Club and the Rotary Club. He purchased property including a building previously owned by G.I. Wilcox at 210 N. Tennessee Street. The building was originally the home to Standard Garage but now houses City of McKinney offices.

In 1928, James sold his dry goods business to his competitor who changed its name to the McKinney Dry Goods Store. Around that same time, James became president of the First National Bank as the U.S. economy was sliding toward the Great Depression. While James was president, the bank merged with the Collin County National Bank in 1932. As a part of the merger, James voluntarily retired to give attention to his agricultural and other business interests. However, he continued to be a major stockholder.

In 1937, James accepted an appointment to the Federal Reserve Bank of Dallas by its Board of Governors. The Bank is one of 12 Districts making up the Federal Reserve System. The District Banks are responsible for facilitating transactions between commercial banks and providing monetary policy input to the Board of Governors in Washington, D.C. James Merritt was appointed Chairman of Dallas district the following year. He served six years and continued to live in McKinney.

James and wife Rosabel had one child, James H. Merritt, Jr. who received an undergraduate degree from T.C.U. and a Master's degree in Business from Harvard in 1941. James, Jr. went on to become an agent for the FBI at Binghamton, New York. He left the FBI in 1952 and followed a career in banking in Dallas until his retirement in 1982.

In 1949, James Merritt, Sr. died at the age of 68 of heart disease. His wife Rosabel died less than two years later. They are both buried in the Pecan Grove Cemetery.



The City of McKinney honored James Merritt's lifetime of civic contributions to the City by naming the City's first Public Housing Project after him. The 86-unit complex known as Merritt Homes at 1200 N. Tennessee Street was built on 9.5 acres of land originally owned by Mr. Merritt but sold to the McKinney Housing Authority by his heirs.

### **William Clarence Dowdy (1891-1985)**

Clarence Dowdy, a graduate of Texas University Law School, served as Collin County attorney from 1923 to 1934. Following a decade of private practice, he served as Judge of the 59th District from 1944 to 1964 with jurisdiction in parts of Collin and Grayson Counties.

Clarence Dowdy was the son of Tennessee pioneer John and Lucy Dowdy who settled near Wylie in 1880. Clarence's parents moved to McKinney in 1909 in order to send their seven children to school. Clarence graduated from McKinney High School in 1912. He later received his law degree in 1916 and was admitted to the bar that same year. In 1917, the Selective Service System initiated its first round of draft registrations in preparation for World War I. This first round required men between the ages of 21 and 31 to register. Clarence was 25 years old at the time and in June of 1917 he registered for military service.

Clarence displayed a flippant attitude toward the registration process with his response to one of the questions on the official sign-up form. Question #12 asked "Do you claim exemption from draft (specify grounds)?" Clarence wrote, "Yes, ruin my profession." Despite his complaint, he enlisted into the Army in May of 1918. He traveled to Augusta, Georgia for basic training before being shipped out for overseas duty. However, a couple of weeks before he was scheduled to depart, Clarence managed to secure enough leave-time to wed Emily Gilson, a woman he had met at the University of Texas. The wedding took place at 10 pm on a Friday but only after the wedding party, including bride and groom, made a late-night visit to a judge's home to secure a valid marriage license. In August, Clarence was deployed to France.

Clarence was part of the American Expeditionary Force involved in the Meuse-Argonne Offensive which had as its goal to capture the railway hub at Sedan, France in order to break the railway network that was supporting the German army. The offensive was one of a series of attacks known as the Hundred Days Offensive which brought an end to the war. The battle at Sedan cost over 26,000 American lives and is often cited as the second-deadliest battle in American history.

When the war ended in November of 1918, Clarence remained in Europe in order to engaged in postgraduate work at the Inns of Court in London. He returned to McKinney in August of 1919. Upon his return home, he resumed his law practice and was appointed to the position of assistant prosecuting attorney until being elected to the County Attorney Office in 1930, a position he held for four years.

Following his work for the County, Clarence worked in private practice for nearly a decade. He initially worked in the office of G.R. Smith, but later on his own. In 1944, Texas Governor Coke Stevenson appointed Clarence as Judge of the 59th District Court to fill the office left vacant with the resignation of Judge Tom Suggs. When Clarence's term ended, he ran unopposed and was elected to the office. He held the position for five consecutive terms, having been elected each time without opposition.

Clarence retired from the bench in December of 1964 at the age of 73. In his retirement, he sat as a judge when needed and continued his involvement in civic affairs. Some of his involvement included, being president of the Collin County Bar Association and president of the Lions Club. He was a commander of the American Legion and a 33rd-degree Mason. He taught Sunday at the Trinity Presbyterian Church and was elected County Chairman of the Democratic Party from 1940 to 1942.

Clarence and his wife Emily had three children, Eugenia, William, Jr. and James. In 1953, after the children were grown the couple move out of their house at 1015 Coleman and purchased the house at 510 Tucker Street from James H. Merritt, Jr. for \$13,000. Emily hosted parties in the house for civic groups the she was associated with including the Anniversary Club and the Sesame Club.

Emily died in 1981. When Clarence died in 1985, the home passed to his son William and his wife Martha Ann (Atkinson). Emily and Clarence are buried at the Pecan Grove Cemetery.

## C. Property Ownership

**Address:** 510 Tucker Street, McKinney, Texas 75069

**Legal Description:** McKinney Outlots, Lot 658

Purchase Date	Seller	Buyer
Sep. 6, 1850 <sup>1</sup>	State of Texas	William Davis
Jan. 2, 1855	William Davis <sup>2</sup>	Joseph B. Wilmeth
Apr. 10, 1855	Joseph B. Wilmeth	Robert L. Waddill
Nov. 15, 1861	Robert L. Waddill	John M. Todd
Jan. 18, 1862	John M. Todd	J.B. Stiff
Dec. 10, 1877	J.B. Stiff	R.M. Board
Feb. 28, 1894	R.M. Board	J.A. Evans
Feb. 4, 1895	J.A. Evans	Henry H. White
Apr. 28, 1914	Henry H. White	R.C. Merritt
May 2, 1914	R.C. Merritt	James H. Merritt
Nov. 7, 1953	James H. Merritt, Jr. <sup>3</sup>	William C. Dowdy, Sr.
Apr. 16, 1987	estate of W.C. Dowdy, Sr. <sup>4</sup>	William C. Dowdy, Jr.
Apr. 6,, 2016	William C. Dowdy, III <sup>5</sup>	Justin Douglas
Jun. 26, 2001	Justin Douglas	JCB Notex Properties
Jan. 20, 2017	JCB Notex Properties	John Bearg

<sup>1</sup> Date of patent by the State of Texas.

<sup>2</sup> Davis was forced to sell to settle a court action against him.

<sup>3</sup> Heir to property following Rosabel Merritt's death

<sup>4</sup> William C. Dowdy, Jr. acquired the home upon his father's death

<sup>5</sup> William C. Dowdy, III became heir to his mother's estate

## D. Tenant History

The tenant history is the same as the ownership history except for when H.H. White rented the house to E.M. Perkins from 1912 to 1914.

## E. Narrative History

In 1841, the Republic of Texas granted William Davis 3,129 acres of land in return for his participation in the new nation's battle for independence. This five square-mile tract of land was situated on East Fork of the Trinity river in what was then Fannin County. After the Republic of Texas became the 28th state to enter the United States of America in 1845, it subdivided several counties into smaller units. Collin County was carved out of Fannin County.

A small town called Buckner was the seat of the new county until the 1848 State Legislature required that the County Seat be within three miles of the geographical center of the county. As it turned out, William Davis' tract sat within this radius. When the new seat was chosen by a open election (where only 11 people voted), the new seat of Collin County was established in the southwest corner of the Davis tract.

In 1849, William Davis, along with his wife Margaret, "donated" 120 acres of his original tract to the County Commissioners. This donation became the new town of McKinney. At the time, William Davis considered this acreage to be some of his least valuable land because of the heavy brush that covered it. Still, as consideration for giving up his land, he was deeded three lots within the new town site which he sold as fast as he could. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks which were to be sold to finance the City of McKinney. The remaining Davis' land surrounded most of the town of McKinney. Despite Davis' prospects as one of Collin County's largest land owner, shortly after donating the land to be a new city, William abandoned his wife and child and headed to California in search of gold.

In 1854, Margaret petitioned the County Court for an order of sale of a sufficient portion of the Davis tract for the support and maintenance of herself and young son. The order was granted and a four-acre tract located about a half mile northeast of McKinney was set aside and sold at auction by Sheriff J.H. Lovejoy. The highest bidder at auction with a bid of \$100 was Joseph B. Wilmeth. The property changed hands several times and was subdivided during the following decades.

In 1895, banker Henry H. White purchased the lot now known as 510 Tucker Street from J.A. Evans for \$1,200. Soon after his purchase, the new owner built a simple, seven-room, Queen Anne style house. A portion of this original house can be seen in a postcard published before 1915 by jewelry store owner S.H. Abbott. The postcard titled "Homes on Tucker Street" features the home belonging to drug-store owner R.E. Bristol



in the foreground with H.H. White's house next door.

H.H. White occupied the house for several years along with his wife and mother-in-law. In 1911, Mr. White left McKinney and the banking trade to help establish a new wholesale dry goods company in Dallas. Mr. White did not find an immediately buyer for his property so he rented the house to E.M. Perkins, the newly hired cashier for the Continental Bank. The business Mr. White was involved with in Dallas was sold in 1914. Around this same time, he sold his McKinney home and moved to California.

H.H. White sold his McKinney home to dry goods store owner James Merritt for \$3,250. The following year, James and wife Rosabel contracted with Dan Jones for an extensive remodel of the house. Mr. Jones added rooms to the upstairs but more significantly he redesigned the house to follow the Arts & Craft Style. Among the changes Mr. Jones made included installing square columns to support the porch roof. He also extended the eaves of the house and added exposed rafters and knee bracing. The result was a house that the *McKinney Courier-Gazette* declared as "one of the nicest and most modern in the entire city." This kind of complement was often bestowed on new houses in McKinney but as a photo taken after the home's construction shows, this home indeed deserved the praise.

In 1916, the City of McKinney passed a resolution regarding changes to Sherman Street which bordered the western side of James' property. The changes created a small strip of land that was originally the eastern part of Sherman Street. The City allowed James purchased this land for one dollar. James later purchased the vacant lot adjacent to the north line of his property, land that was previously owned by cotton dealer J.D. Bass.

In 1923, Mr. Merritt once again transformed the house with an extensive remodeling effort. This time he hired the Osborne Brothers to sheathed the entire house in a brick pattern consisting of seven different earth tones. The porch roof was removed and the front entrance received a new portico. James and Rosabel continued to occupy the house during the course of extensive remodeling. The new house that emerged from the changes exhibited a strong Prairie Style character with a slight Asian flare demonstrated by the swoop of the bell-cast eaves attached to the portico and sleeping porch.

James and Rosabel lived in the house until their deaths. James died in 1949 and Rosabel two years later. The Merritt's had a sole heir, their son James Merritt, Jr. who sold the house to lawyer W.C. "Clarence" Dowdy and wife Emily in 1953. The

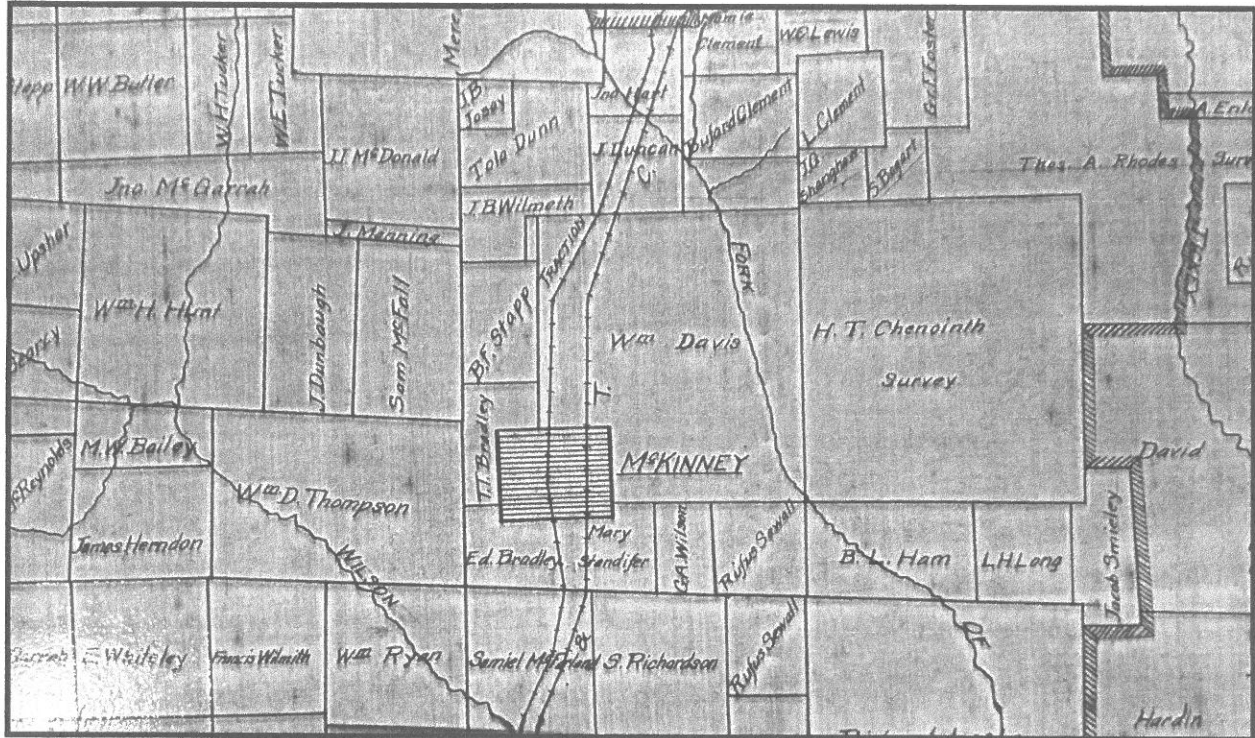
Dowdys lived in the house until their deaths. Emily died in 1981. Clarence died in 1985. Clarence and Emily had three children. Though the youngest child James probably spent some time in the house while he was in college, it was their eldest son W.C. "Bill" Dowdy, Jr. who acquired the house upon Clarence's death.

From a 1985 photo, it appears the house was in need of structural and cosmetic repairs. It is most likely Bill and his wife Ann who are responsible for enclosing the sleeping porch and adding on a laundry room at the rear of the house. Some time before 1985, Bill and Ann painted the house the beige-yellow color it now has. They did, however, restore other aspects of the house to its 1920s style, including reconstructing the bell-cast curve to the portico and porch and re-installing what appears to be a dormer window belonging to the 1915 version of the house.

Bill died in 2012 and Ann died in 2015. At the time of Ann's death the interior of the house was little changed from its 1923 update with 60-year-old light fixtures, stained wood trim, and fabric wall-covering still intact.

## F. Drawings

### William Davis Headright



When Texas became a republic, it granted land to participants in the battle for independence. There were several classes of grants available depending on when a person arrived in Texas and if they were married. Generally, a married man who was in Texas before March 2, 1836 would be eligible for a First Class Headright grant of one league and one labor of land (4,605 acres). A single man could get 1/3 of a league and one labor.

William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associate with his contribution to Texas independence.

This grant became known as the Davis Survey and amounted to 3,129 acres which encompassed the site chosen to be the County Seat of Collin County. William Davis donated 120 acres of his land to the County Commissioners to be used to create the town of McKinney. The legal description of properties which were a part of this donation include the words "McKinney Original Donation."



18-376

**TITLE:** Discuss Historic Walking Tours

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney

**MEETING DATE:** May 3, 2018

**DEPARTMENT:** Planning

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

**ITEM SUMMARY:**

- Discuss Historic Walking Tours

**SUPPORTING MATERIALS:**





**18-377**

<b>TITLE:</b> Discuss the Historic Home Recognition Calendar
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**COUNCIL GOAL:** Enhance the Quality of Life in McKinney

**MEETING DATE:** May 3, 2018

**DEPARTMENT:** Planning

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

**SUPPORTING MATERIALS:**