



CITY OF McKINNEY, TEXAS

Agenda Historic Preservation Advisory Board

Thursday, August 2, 2018

5:30 PM

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

AMENDED

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.

18-609 [Minutes of the Historic Preservation Advisory Board Regular Meeting of May 3, 2018](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA

18-0023HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Historic Marker for the House Located at 615 North Church Street](#)

Attachments: [Historic Marker Application](#)
 [Supporting History](#)
 [Siteplans and Surveys](#)
 [Supporting Photographs](#)
 [JE Cooper History](#)
 [Current Photos](#)

18-0023HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 615 North Church Street.](#)

Attachments: [HNIZ Application](#)
 [Supporting History](#)
 [Supporting Photographs](#)

DISCUSSION ITEMS

18-610 [Discuss 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 17th day of July, 2018 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

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

18-609



TITLE: Minutes of the Historic Preservation Advisory Board Regular Meeting of May 3, 2018

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

MAY 3, 2018

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2nd Floor Conference Room of the Municipal Building on Thursday, May 3, 2018 at 5:30 p.m.

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

Board Members Absent: Shannon Burton and Peter Bailey

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

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

The Board unanimously approved the motion by Board Member Wegner, seconded by Board Member Hammond, to approve the following consent item, with a vote of 5-0-0:

**18-375 Minutes of the Historic Preservation Advisory Board
Regular Meeting of March 1, 2018**

END OF CONSENT

Chairperson Ball continued the agenda with the 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**

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 510 Tucker Street. He offered to answer questions.

Board Member Hammond asked how common it was for a house to change from one type of architectural style to another style at a later time. Mr. Giersch was not sure of an exact number. He suspected that some houses changed styles after they were damaged by fire.

Board Member Zupanic asked about the square footage of the house. Mr. John Bearg, 510 Tucker Street, McKinney, TX, stated that the tax records shows just under 4,800 square foot. He stated that the appraisal, completed when they purchased the

property, showed the house to have more square footage. Mr. Bearg stated that he was unsure which square footage was actually correct.

Mr. Bearg stated that in 1923 the exterior brick was added; however, the original siding is still located on the house beneath it.

Board Member Zupanic asked if the house had been on Chestnut Square's Tour of Homes. Mr. Bearg said yes, more than once.

Chairperson Ball asked if the same architect was used to design this house that did the McKinney City Hospital and Nurses' Home on College Street. Mr. Giersch was unsure if it was the same architect.

Mr. John Bearg, 510 Tucker Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Ball asked what type of exterior work that they have completed on the house. Mr. Bearg stated that they had done very little exterior improvements to the house. He stated that there were some renovations completed in 1987. He stated that they kept the original inside trim work, doors, and windows. Mr. Bearg stated that the porch was redone with the help of Mr. James West. He stated that they redid the landscaping around the house and that it is an ongoing process.

Chairperson Ball asked what future repairs that Mr. Bearg felt the house needed. Mr. Bearg stated that the house is structural sound and that he could not think of anything that they plan to be doing to the house anytime soon. He stated that there is a dip upstairs; however, it would be very expensive to fix it.

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

18-0016HT 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

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 510 Tucker Street and offered to answer questions. There were none.

Mr. John Bearg, 510 Tucker Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. He stated that he appreciated the Board's time and consideration of his requests.

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.

END OF REGULAR AGENDA ITEMS

Chairperson Ball continued the agenda with the Discussion Items.

18-376 Discuss Historic Walking Tours

Mr. Giersch gave a brief overview on the history of the Historic Walking Tours.

Ms. Tonya Fallis, GIS Analyst for the City of McKinney, gave a presentation on the walking tours and the City's webpage with links to the digital walking tours.

Board Member Zupanic asked about revisions to the descriptions on the digital walking tours. Ms. Fallis stated that the information can be easily updated.

Board Member Wegner asked if the website tracks demographics, who visits the page, if links are clicked, etc. Board Member Hammond and Staff felt that the City's Marketing Department probably tracks some information.

Board Member Wegner stated that he felt the City's website was not user friendly and was making it hard to find some information. He asked if the walking tour information could be featured on the City's home page. Staff stated that they would speak with the City's Marketing Department about the possibility of featuring it on the City's homepage.

Mr. Giersch briefly discussed some upcoming Downtown walking tours that he will be giving.

18-377 Discuss the Historic Home Recognition Calendar

Mr. Giersch gave an update on the Home Recognition Calendar. Board Members and Staff discussed selling ads to fund the printing expense, finding fun facts to include in the calendar, and that Chairperson Ball would be taking photographs of the featured houses for the calendar.

END OF DISCUSSION ITEMS

Mr. Giersch discussed some Memorial Day events coming up at local cemeteries.

There being no further business, Chairperson Ball declared the meeting adjourned
at 6:30 p.m.

JONATHAN BALL
Chairperson



18-0023HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Historic Marker for the House Located at 615 North Church Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: August 2, 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 615 North Church Street.

PRIORITY RATING: The property is listed as a high priority building according to the 2015 update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns. They are an outstanding or unique example of architecture, engineering or crafted design. They retain a significant portion of original character and contextual integrity and meets, in some cases, criteria for inclusion in the National Register of Historic places and/or are eligible for a Texas Historical Marker. Inappropriate paint schemes and small, unobtrusive additions at the rear of a building that could be removed without further loss of historic material would not necessarily disqualify a structure from this category. Neither would the sensitive use of modern composition shingles in lieu of original wood shingles. To qualify for this category for architecture, however, the historic integrity of the building is paramount. This category can also be assigned if the structure is the last remaining example of a particular building type, if it displays especially rare or unusual features, or if it is associated with an important historic event or person.

ITEM SUMMARY: On May 23, 2018 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 615 North Church Street also known as the Anne McKey Home.

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 615 North Church Street and the role they played in McKinney's history.

The Anne McKey House was built in 1919. It is a fine example of a Craftsman bungalow style home being built in the 1900's. These homes were popular between 1905 and 1930. Their simple handcrafted style was a big change from their Victorian predecessors.

The home at 615 North Church Street is a six-room Craftsman bungalow, with a second story sleeping porch. The house is constructed on a pier-and-beam foundation. It has a low pitched gable roof with overhanging eaves supported with knee braces. Large, square wood columns support the porch which runs half the length of the house across the front and then a third of the way down the left elevation. Windows are wood, four-over-one, double-hung windows.

The land where the house is situated was purchased in 1884 by Anne McAuley from the Rhea brothers. She eventually sold the unimproved lot in 1908 to Eula (Means) McCroskey. Eula sold the lot to her sister's daughter Anne and James McKey in 1909. They did not build on the lot. Instead Anne suffered several tragedies. Eventually, in 1919, Anne hired J.E. Cooper to build the house that is still standing today. She owned the house until 1975. The house has changed very little since it was constructed in 1919.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

- Anne Belle (McWilliams) McKey 1882 - 1977 arrived in McKinney in 1893 at the age of 11. In 1902, at the age of 20, she married James McKey, a railroad-depot telegrapher. James later died in 1911, and Anne had the house at 615 N. Church constructed in 1919.
- Anne continued to work as a saleslady at Cheeves Brothers Dry Goods Store which was located at the corner of Tennessee and Virginia. The building was owned by the International Order of Odd Fellows, (I.O.O.F.). The building was commonly known as the Mississippi Store. On January 23, 2013, the store collapsed killing eight people and trapping dozens more. Anne Belle was one of those who were trapped and injured.
- After Anne Belle recovered she went back to work in sales at Perkins Brothers Company located at 101 E Louisiana. Anne was active in the First Presbyterian Church of McKinney. As a member she along with the preacher's wife raised the funds for a large stained glass window that is above the entrance of the newest church located at 2000 W. White Street. Anne died in 1977 at the age of 95.
- James Edward Cooper was born in Missouri in 1864. He was an active

builder/architect in McKinney during the early 20th century.

- Cooper was affiliated with the Woodmen of the World (W.O.W.) and the Independent Order of Odd Fellows (I.O.O.F). He constructed homes for many of McKinney's historically significant families as well as many commercial buildings in downtown McKinney. Buildings that he constructed include the Harris Funeral Home at 202 W. Louisiana, the garage at the corner of South Tennessee and Davis Streets, warehouses at the Cotton Mill and remodeled the storefronts of the Dowell Hardware and J.C. Penney buildings. He also constructed the gallows for the last legal hanging in McKinney.

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 615 North Church Street.

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

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

SUPPORTING MATERIALS:

[Historic Marker Application](#)

[Supporting History](#)

[Siteplans and Surveys](#)

[Supporting Photographs](#)

[JE Cooper History](#)

[Current Photos](#)



City of McKinney Historic Building Marker Application

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

I. Applicant Information

Date of Submittal May 23, 2018

Name of Applicant Joci & Lance Miceli

Address 615 N. Church Street, McKinney, TX 75069

Telephone (214) 914-2083

E-mail Address micelix7@att.net

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Anne McKey House

Address of Building 615 North Church Street, McKinney, TX 75069

Date of Construction Known 1919 or Circa _____
(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor J.E. Cooper

Architectural Period/Style Craftsman Bungalow

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

WA & JC Rhea Addition, Lot 2a

Does the building remain on its original site?



Yes



No (specify original location) _____

Indicate the original and adapted uses of the building.

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

IV. Architectural Description

A. Physical Characteristics

	Original 2	Current 2
Number of stories	_____	_____
Orientation	East	East
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 type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/> pine ship-lap	<input checked="" type="checkbox"/> pine ship-lap
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 type="checkbox"/> _____	<input checked="" type="checkbox"/> composition
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input checked="" type="checkbox"/> ?	<input type="checkbox"/> _____
Primary Exterior Color	white	dark blue
Secondary (Trim) Color	white	white

1. Supporting Documentation

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

A. Alterations

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

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

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

C. Property Ownership

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

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

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

F. Drawings

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

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

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

H. Additional Information

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

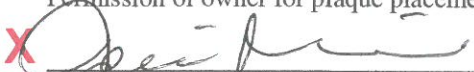
I. References

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

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

Permission of owner for plaque placement ☐

X 
Applicant Signature

X 
Owner Signature

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Anne McKey House 615 North Church Street



A. Alterations & Construction

Construction

The Anne McKey House was built in 1919 as a six-room bungalow with a second story sleeping porch. The house is a wood-frame structure on a pier-and-beam foundation with simple square footprint. The roof plan involves intersecting gable roofs. The interior floor is made of pine and the home is fenestrated with the original vertically-oriented four-over-one sash windows.

The home design with its broad roof, overhanging eaves, and wrap-around porch follows the Craftsman Style popular in the early decades of the 20th century. This style of architecture was a thrifty alternative to the more elaborate Victorian style which preceded it.

The architectural significance of this house derives from its deliberate expression of the Craftsman Style and its generously sized porch on the southeast corner of the house.

Alterations

Little exterior alteration has occurred since the home's original construction in 1919. In 1975, the owners who purchased the house from Anne McKey added a sun-room at the rear of the house, turned the upstairs sleeping porch into a bedroom and converted the attic into additional living space. A subsequent owner made alterations to the interior and added French doors to a first-floor living area connected to the porch. The current owners have restored the altered living area by removing the French doors and replacing them with windows originally used in the rear of the house.

Anticipated Needs

Since purchasing the house in 2017, the current owners have painted the exterior and interior of the house, restored the front porch, added a laundry room and updated the bathrooms and kitchen. They have gone to considerable expense to stabilize the foundation and address drainage issues on the property. Looking ahead, the owners have no immediate plans to perform further upgrades.

B. Historical Figures

Anne Belle (McWilliams) McKey (1882-1977)

Anne Belle McWilliams arrived in McKinney at the age of 11 in 1893. At the age of 20, she married a railroad-depot telegrapher but became a widow at age 29 and worked in sales for many years before becoming a corsetiere for the Perkins Brothers Company.

Anne's story begins with her mother Belle Means in Holly Springs, Mississippi. Belle's parents were plantation owners and were among the town's first settlers. Belle's husband William McWilliams was the deputy sheriff of the town and worked for his brother, Sheriff Robert A. McWilliams. A newspaper article from 1893 indicates that William brought suit against his brother for his salary of \$50 per month and "promised the public some further developments as regards to the sheriff's office." The details of the dispute are beyond the scope of this research but around that same time Belle appeared in McKinney with their three children Anne, John and Roy. William McWilliams was never heard from again. Two years later, William's brother, the sheriff, attempted to take his own life. It is not certain that these incidents are related but it does suggest some family discord caused Belle to settle in McKinney. Curiously, Belle indicated that she was a widow on the 1900, 1910 and 1920 census even though her husband did not die until 1923.

Following the Civil War, there were several Holly Springs families that moved to McKinney. Perhaps the most notable among them was the Abernathy family. Several of its members were judges and lawyers. The Abernathys were one of McKinney's preeminent families. Belle's sister Emma married Ed Abernathy while Belle's aunt Lucy married William M. Abernathy. Since Ed and William were brothers, this meant that Lucy and her niece Emma were sisters-in-law. (See the genealogy on page 34).

When the 28-year-old Belle arrived in McKinney with her three children, they rented a house on Benge Street near her sister Emma. At the time, Roy was 8, John was 3 and Anne was 11. Belle worked as a saleslady in a department store as did Anne when she was old enough.

In 1902, Anne married James A. McKey (pronounced "Macky") who moved into the house on Benge Street to live with the McWilliams family. The census from 1910 indicates that James was the head of the household living with his wife Anne, their daughter Rosa Belle, mother-in-law Belle, and brother-in-law John.

James McKey was born in Myles, Mississippi in 1871 and moved to Dallas at the age of twenty to work for the Houston & Texas Central Railroad Company (H&TC). Six years later he accepted the position of operator and ticket clerk at the McKinney depot. In 1911, he died of pneumonia when was 39 years old leaving Anne to raise their two children, Rosa Belle and infant son James, Jr. The following year tragedy struck again when twenty-one-month old James, Jr. died following a short but agonizing illness.

Following her husband's death Anne, continued to work as a saleslady at the Cheeves Brothers Dry Goods Store where her mother Belle also worked. The three-story building at the corner of Tennessee and Virginia Street was owned by the International Order of Odd Fellows (I.O.O.F) who used the top floor for their meetings but rented floor space below to businesses. The building was commonly known as the Mississippi Store because of a previous tenant. On January 23, 1913 the store was holding a ladies' white-goods sale when the building suddenly collapsed killing eight people and trapping dozens more. Many of those trapped in the collapsed were injured including Belle who was hospitalized and bed-ridden for nearly a month.

A few years later, the household on Benge Street consisted of Anne, her sixty-year-old mother and her seventeen-year-old daughter Rosa Belle. Her brother Roy left McKinney to join the Wells Fargo Company and moved to Sherman. Her other brother John became a Presbyterian minister working in Panama. In 1919, Anne sold the house on Benge Street and had a new house built at 615 Church Street on a lot her husband had purchased before his death. Anne hired J.E.Cooper to build a six-room bungalow with an ample veranda and second-story sleeping porch. The construction was completed in June.

In the 1930s, the Anne, Belle and Rosa Belle continued to lived together. Anne continued working in sales and in 1937 traveled to Dallas to attend a corsetiere class given by the H.W. Gossard Company. Anne applied what she learned to her job with the ladies' ready-to-wear department of Perkins Brothers Company located at 101 E. Louisiana Street. Rosa Belle who was in her late 20s worked as a school teacher.

In 1932, Rosa Belle married local journalist Henry Mouzon. The couple moved to Fort Worth for many years which left only Anne and Belle living in the Church Street house. However, following WWII Rosa Belle and Henry returned with to McKinney with their two children. During most of the 1950's, the household consisted of four generations of family members including, Anne McKey, Belle McWilliams, Rosa Belle and Henry Mouzon along with their children Henry, Jr. and Dorothy.

Both Anne and Belle were active in the First Presbyterian Church of McKinney. They joined in 1895 when the church was a wood-frame building on the corner of Hunt and Tennessee Street. When a new brick church was built on the corner of Kentucky and Lamar Street, Anne was the first bride to have a wedding in it. Years later, Anne (along with the preacher's wife Mrs. R.L. Cowan) was responsible for raising funds for a large stained glass window for the church she was wed in. That church was razed in 1967 and a new one was built at 2000 W. White Street. The window Anne helped the church buy is now placed high above the entrance of the present building. At the time of their deaths, Anne and Belle were the church's oldest and longest serving members. Belle died in 1959, just three days shy of her 99th birthday. Anne died in 1977 at age 95.

James Calvin Rhea (1837-1925)

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

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

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

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

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

James Edward Cooper (1864-1936)

James E. Cooper was born in Missouri in 1864. He was an active builder/architect in McKinney during the first part of the 20th Century. The story of the builder's arrival to McKinney begins with his grandfather's desire to join the Texas Revolution.

James Cooper's grandfather, Thomas A. Cooper, was born in Tennessee in 1812, spending his early life on the family farm. It happened that the governor of Tennessee when Thomas Cooper was a teenager was Sam Houston. Years later when he heard that Mr. Houston was in Texas leading a rebellion against Santa Ana, Thomas Cooper joined two companions and headed to Texas to help. They called themselves "the company of Highlanders." The trio gathered British muskets in Nashville and made their way to New Orleans. Once there, they set out for Shreveport in a skiff underestimating how long the trip would take them. They had hoped to join the Texas army and help Texas gain its independence from Mexico but because of their delay, they arrived at the San Jacinto battlefield seven days after Sam Houston accepted Santa Ana's surrender.

Thomas A. Cooper did not return to Tennessee but instead settled in the new Republic of Texas at Independence in Washington County. He married Miss Mary Ann Boyd. In 1838, she gave birth to their son, Thomas D. Cooper. The family left Texas to return to Tennessee just before the Civil War broke out. When there were calls for volunteers, Thomas A. Cooper immediately joined the Confederate Army. He served two years under Gen. Morgan. While engaging in a raid in Kentucky, he was captured and confined for two months in the Louisville Barracks before being paroled.

After the War, Thomas A. Cooper spent time expanding the size of his family as he moved from Kentucky to Tennessee, then Missouri. The elder Thomas Cooper fathered 13 children between 1838 and 1863. In fact, his youngest child was born within a year of the birth of his first grandson. Some time after 1880, Thomas A. Cooper, along with his son and grandson, returned to Texas settling in McKinney where they worked as a carpenters. Thomas A. Cooper's wife Mary Ann died in 1885. That same year the widower moved to Dallas where he died in 1913 at the age of 101. Meanwhile, his son Thomas D. Cooper and grandson James E. Cooper remained in McKinney. Both "Uncle Tom" and Jim Cooper were well-known in the building trade.

Jim Cooper married twice. His first wife was Mineola Walker, the daughter of William M. and Bettie (Levy) Walker. Jim and wife "Minnie" had three children Mineola, Bettie, and Walker. His wife Minnie died in 1924. Years later he married Della J. (Sparks) May, also a widow.

Jim Cooper was affiliated with two prominent fraternal orders, the Woodmen of the World (W.O.W), and the Independent Order of Odd Fellows (I.O.O.F.). In 1909, Jim Cooper was affiliated with the Magnolia Camp, No. 431 of the W.O.W. The group took its inspiration from the pioneer woodsman who cleared away forests to provide for his family. This imagery became a metaphor for the organization's mission which was to "clear away problems of financial security for its members." When Jim was a member, the local camp claimed over 400 members. That same year the Magnolia Camp hosted a regional class initiation where about 1,500 people were initiated "into the forest." It was estimated that more than 5,000 members visited McKinney to witness the ceremony. In 1914, the Camp built a two-story brick building at 119 S. Tennessee Street to become its new home.

The organization that Jim Cooper was most dedicated to was the I.O.O.F. The mission of the organization was to "visit the sick, relieve the distressed, bury the dead and educate the orphan." The Empire Lodge No. 68 was one of the largest and most active in Texas. It was successful enough to be able to own its own three-story brick building on the northeast corner of the McKinney Square. The Lodge met on the third floor with the other floors leased to businesses.

Unfortunately, tragedy struck on January 23, 1913 when the building collapsed unexpectedly killing eight people. The Lodge moved its meetings to the Masonic Lodge on North Kentucky Street and continued to add new members and serve the community. It was after the 1913 tragedy that Jim Cooper was elected to the position of Noble Grand of the Empire Lodge No. 68. This position is equivalent to a chairmanship. It was a difficult time for the Lodge as it spent the next three years in litigation defending itself against law suits filled by the families of the victims.

Finally, in November of 1916 the Empire Lodge was forced to file for bankruptcy after \$51,000 in civil judgments were levied against it, ending its 62 year presence in McKinney. In its place a new Lodge arose financed by mill magnate J. Perry Burrus. The new Lodge was named W.C. Burrus Lodge No. 953 in honor of the benefactor's father. The Lodge rented the second floor of the building at 211 N. Tennessee and was comprised

of essentially the same members as the earlier Lodge. In 1926, Jim Cooper was presented with a "jewel" honoring his 25 years of continual membership in the order.

Jim Cooper was known as one of the best builders in McKinney. His client list of homes reads like a Who's Who of McKinney. He built for E.L. Swaim, Fred Brannon, George Fox, J. Perry Burrus, Rev. E.E. King, A.M Welford, and Vernie Graves. His commercial work included the Harris Funeral Home, Dowell Garage, the additions to the Cotton Mill and remodeled storefronts for J.C. Penny and Dowell Hardware.

Though he was best known for this buildings, perhaps his most notorious and historically significant project was the construction of gallows for the third, and last, legal hanging in Collin County in 1922. He and his crew of four carpenters spent four days erecting the structure in the south yard of the County Jail for farmhand Ezell Stepp who was convicted of murdering his boss Hardy Mills a year earlier.

Jim Cooper die in 1936 at the age of 72 of a bladder infection. He was survived by his second wife Della, daughters Mineola and Bettie. His son Walker preceded him in death by two years. He is buried in Lot 4 of Block 55 of the Pecan Grove Cemetery. No other family members are buried with him.

C. Property Ownership

Address: 615 North Church Street, McKinney, Texas 75069

Legal Description: W.A. & J.C. Rhea Addition, Lot 2a

Purchase Date	Seller	Buyer
Spring, 1841	Republic of Texas	William Davis
Jul. 26, 1841 ²	William Davis	John B. Denton
Jul. 26, 1872	A.N. & J.F. Denton	James & William Rhea
May. 17, 1884	James Rhea	Annie Laura McAulay
Mar. 20, 1908	Annie Laura McAulay	Eula McCroskey.
Dec. 23, 1909	Eula McCroskey	James A. McKey
Jul, 15, 1975	Anne Bell McKey	Jerry & Peggy Weems
Sep. 30, 1994	Jerry & Peggy Weems	Mark Sells & Rhonda Green
Sep. 17, 2001	Mark Sells & Rhonda Green	Michael L. Peckham
Oct. 26, 2004	Michael L. Peckham	Natalie & William Rohloff
Jan. 30, 2007	Natalie & William Rohloff	John & Julia Copeland
Sep. 15, 2014	John & Julia Copeland	James D. Huffman
Sep. 5, 2017	James D. Huffman	Jocelyn & Lance Miceli

¹ *The Republic of Texas grants Wm. Davis 3,129 acres. Reaffirmed by the State of Texas in 1850.*

² *William Davis promised to sell J.B. Denton 640 acres.*

D. Tenant History

Tenant history is same as deed history. However, the list below shows the people who lived in the Anne McKey house when Anne owned it.

Anne McKey: 1919 - 1975

Belle McWilliams: 1919 - 1959

Rosa Belle McKey: 1919 - 1932, 1945 - 1968

Henry Mouzon, Jr.: 1945 - 1964

Henry Mouzon, III: 1945 - 1953*

* Attended college at S.M.U. and T.C.U from 1953-1957. Married in 1958 and took a job in Fort Worth.

E. Narrative History

Texas joined the United States in December of 1845 which sparked the Spanish-American War. U.S. troupes were sent to enforce the border claims of the 28th State as it joined the Union. The treaty of Guadalupe Hildalgo ended the dispute in 1848. It took two more years for the U.S. Congress to establish the actual borders of the State.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent granting to William Davis two thirds of a League and one Labor of land (3,129 acres) situated "in the waters of East fork of the Trinity including the town of McKinney." This grant affirmed Davis' ownership of land that was given to him by the Republic of Texas in 1841. However, years before his grant was recognized by the State of Texas, William Davis made his living by selling and trading tracts of his land.

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

In 1872, the 320-acre land award was subdivided among the heirs of John B. Denton. One such 4.86 tract was assigned jointly to three of his children, John B. Jr., John F., and Ashley N. The following year the children sold this tract to William & James Rhea for a total of \$379. The pioneer mill owners William and James Rhea could arguably be called the fathers of the industrial age in Collin County since they were the first to use steam power in their mills.

Soon after the Rhea brothers purchased the tract, they began selling lots in the southern portion. In 1884, Anne McAulay purchased the lot which is now at 615 Church Street. Anne was the sister-in-law of Edwin McAulay who organized the First Prebyterian Church in 1874. The congregation met in Edwin's house until their first building was built in 1876.

The Rhea bothers jointly owned the tract until William's death in 1906. James held the property along with his brother's heirs until 1911. When James Rhea was 74 years old, the remaining acreage was subdivided into 12 lots on North Church Street that became the Rhea Addition. The real estate firm of Scott & Emerson ran ads in the *McKinney Courier-Gazette* offering these lots for sale to the public.

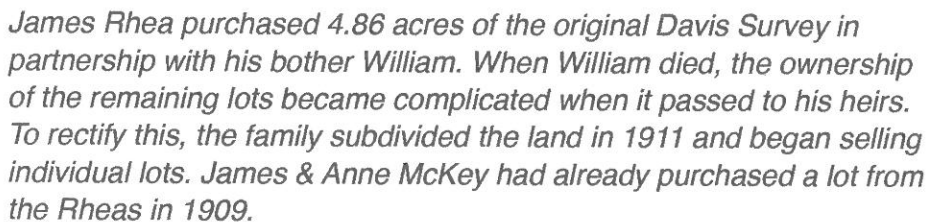
Anne McAulay owned her unimproved lot until selling it in 1908 to Eula (Means) McCroskey of Holly Springs, Mississippi. Eula had two sisters and an aunt living in McKinney at the time and according to the *McKinney Democrat* was considering moving to the city herself. One of Eula's sisters along with her aunt were married to members of the Abernathy family while her sister Belle (Means) McWilliams was living as a single mother with three adult children on Benge Street.

Eula decided not to move to McKinney and instead sold the lot to Belle's daughter Anne and her husband James McKey in 1909. Anne and James McKey paid \$360 for the lot. They did not build on the property but rather continued to live on Benge Street with their young daughter and Anne's mother and brother. That living arrangement evolved dramatically over the next several years. In 1911, James died. A year later, widow Anne's infant son died. In 1913, the Mississippi Store collapse left Belle injured and unable to work. In 1914, Brother-in-law John married and moved away.

Eventually in 1919, Anne hired carpenter J.E. Cooper to build a six-room bungalow with an upstairs sleeping porch on the lot on Church Street that her husband had purchased. This bungalow became home to Anne, her mother and her daughter Rosa Belle. The three lived together until Rosa Belle married in 1932 and moved to Fort Worth with her husband Henry Mouzon. Anne and Belle were the only ones living in the house until Rosa Belle returned with her husband and two children after World War II.

This living arrangement lasted until the children were adults and moved away. The household tragically dwindled in size as Belle died in 1959, Henry died in 1964 and Rosa Belle died in 1968. After a lifetime of living with relatives, Anne was 86 years old and living alone.

At age 93, Anne moved to Presbyterian Village Nursing Home in Dallas and sold the house to Jerry Weems in 1975. He and his family owned it for the next 19 years.



F. Drawings

THE DAILY COURIER-GAZETTE, WEDNESDAY, APRIL 27, 1911

BENGÉ STREET

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

NORTH CHURCH STREET

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

10-foot Alley

15-foot Alley

WE OFFER RHEA'S ADDITION ON NORTH CHURCH ST.

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

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

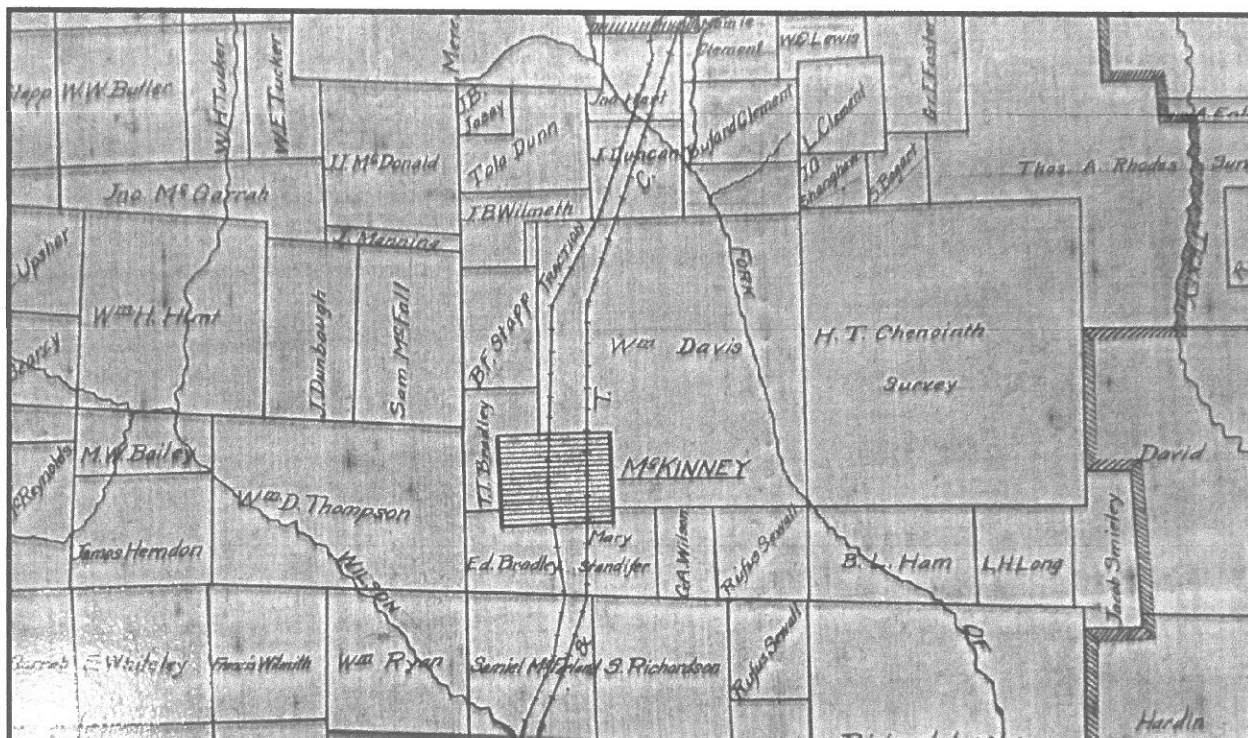
West front lot No. 2, 77 x 142.00	\$650.00	West front lot No. 8, 75 x 138.00	\$400.00
West front lot No. 3, 77 x 142.00	\$650.00	East front lot No. 9, 78 x 135.00	\$600.00
West front lot No. 4, 77 x 142.00	\$650.00	East front lot No. 10, 78 x 135.00	\$700.00
West front lot No. 5, 75 x 138.00	\$400.00	East front lot No. 11, 78 x 135.00	\$700.00
West front lot No. 6, 75 x 138.00	\$400.00	East front lot No. 12, 78 x 135.00	\$700.00
West front lot No. 7, 75 x 138.00	\$400.00		

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

Scott & Emerson

PHONE 665

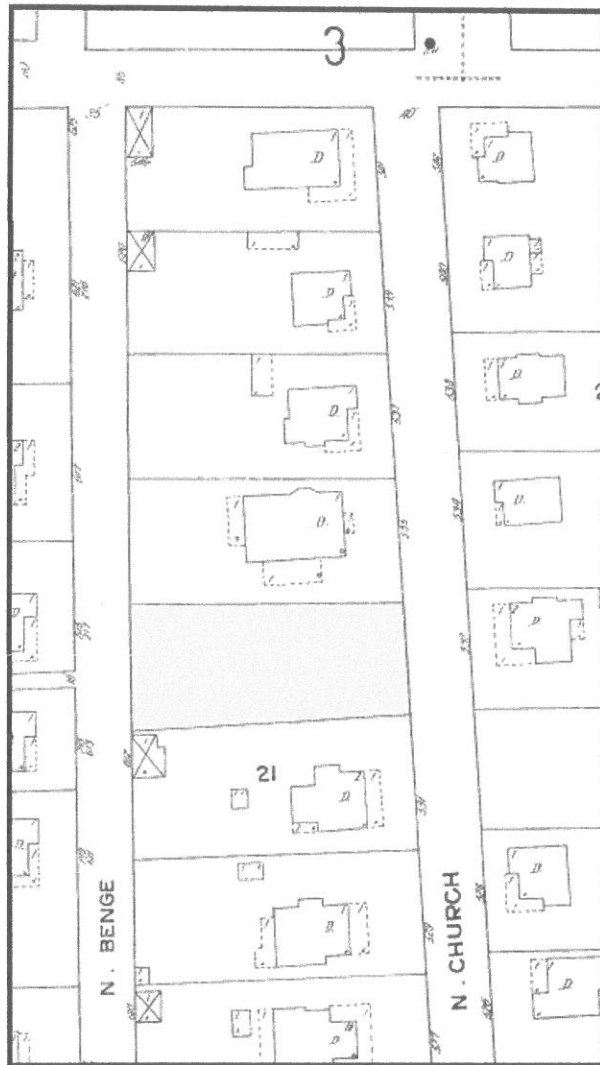
In 1872, the brothers James and William Rhea purchased 4.86 acres of this original Davis Survey for \$379. Nearly forty years later the family subdivided the unsold portion of the tract into 12 lots varying in price from \$350 to \$800.



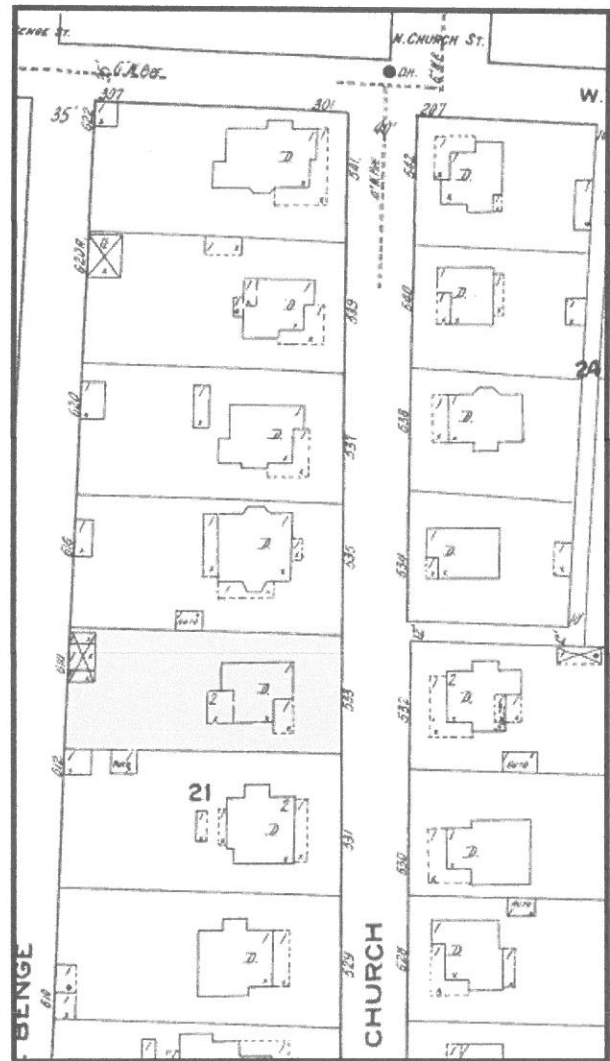
Shortly after Texas became a state, William Davis' grant of "2/3 of a league and a labor of land" in North Texas was affirmed. This grant became known as the Davis Survey and amounted to 3,129 acres. William Davis donated 120 acres of his land to the McKinney commissioners to be used to create the town's center. Mr. Davis was no philanthropist, however. Shortly after he made his donation, he abandoned his wife and child and went to California in search of gold. Though Mr. Davis was one of Collin County's largest land owners, at the time of his death in 1868, his second wife and child were left destitute with only a few acres of the original tract to their name.



WA & JC Rhea Addition, Lot 2a

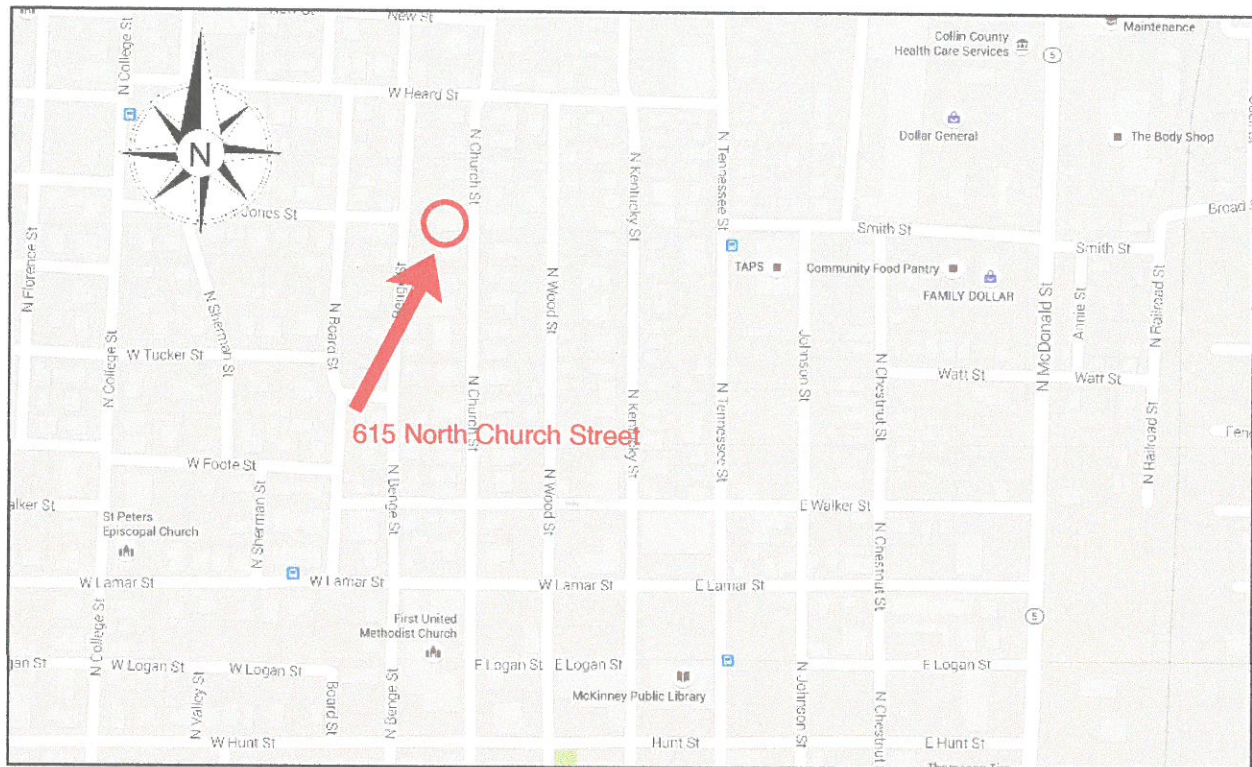


1914



1920

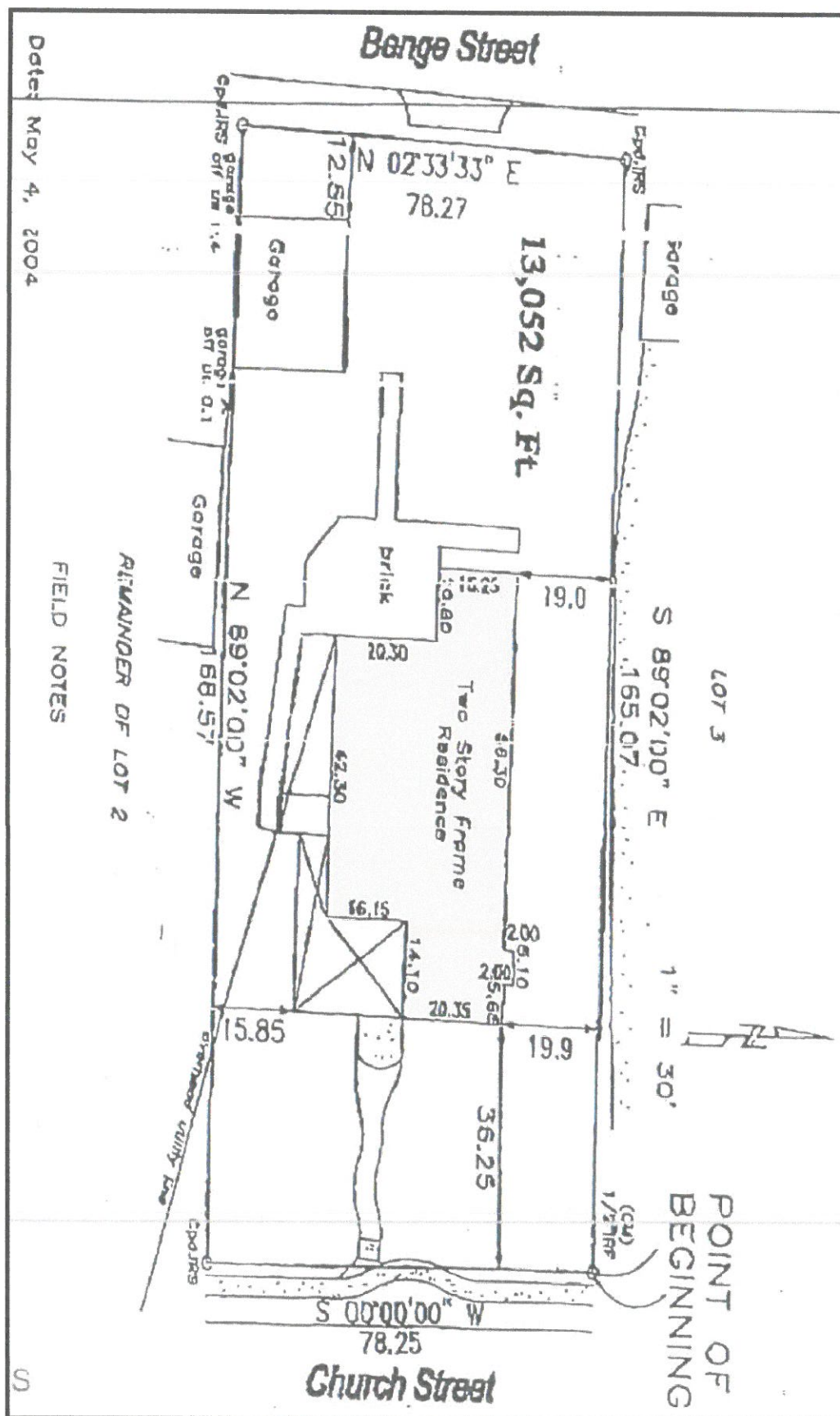
The Sanborn Maps above show that the McKey House was one of the last to be built on Church Street. The lot that James and Anne McKey purchased in 1909 prior to the tract being subdivided was not built on until 1919.



The map above shows the neighborhood around 615 North Church Street. The aerial photo below shows the immediate neighborhood near the intersection of Heard and North Church Street.

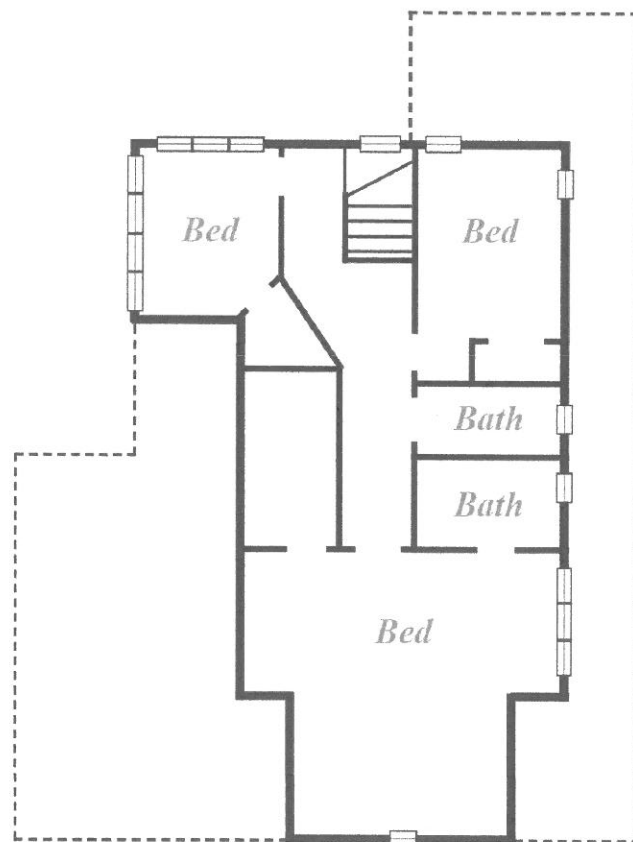
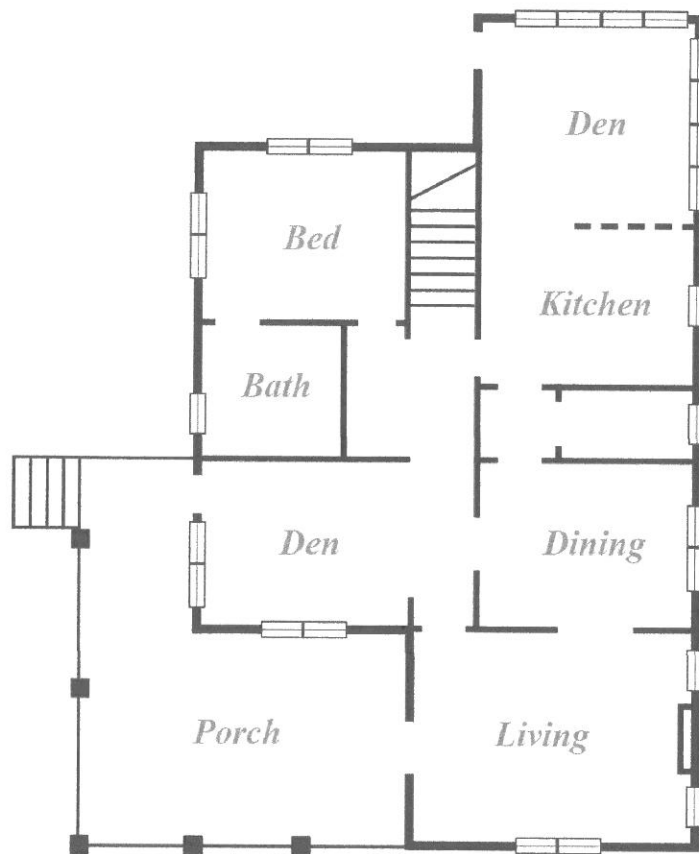


Site Plan for 615 North Church (2017)



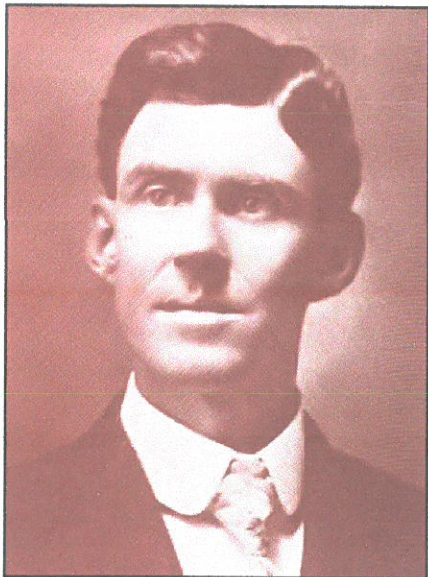
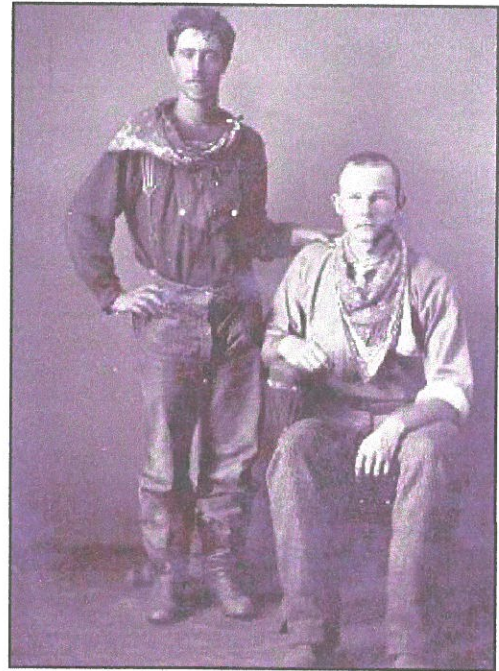
Floor Plan

This plan shows the McKey House as it currently exists. Originally built in 1919.

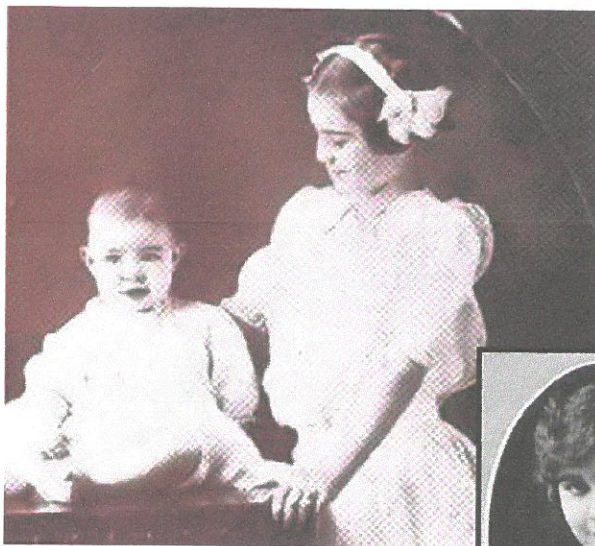


G. Photographs

William A. & James C. Rhea owned the 4.86 acres on North Church Street. Around 1872 they began selling individual lots which became a full-fledged subdivision known as the Rhea Addition in 1911. In 1857, the two brothers operated a mill 10 miles northwest of McKinney which became the site of the town of Rhea Mills. William (standing) died in 1906. James died in 1925.



James Anon McKey was a Mississippi native who came to McKinney in 1897 to operate the Houston & Texas Central Railroad Depot. He married Anne Means in 1902. He and his wife lived with her mother Belle on Benge Street until his death due to pneumonia in 1911. He was 39 years old.



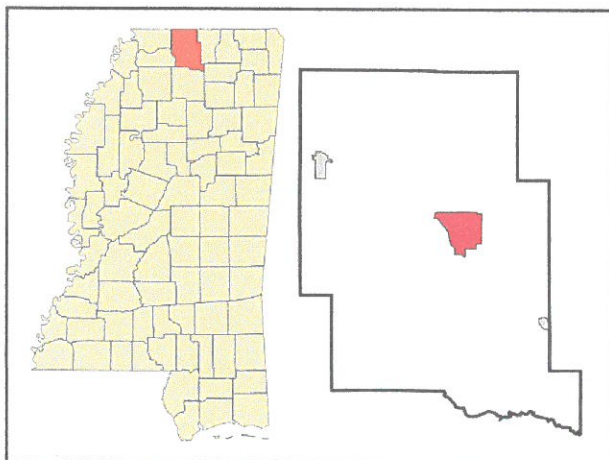
Anne and James McKelley had two children, **Rosa Belle and James, Jr.** The photo at left shows the children posing for a photographer around 1911. James, Jr. died in 1912.



Rosa Belle McKelley was born in McKinney and grew up living with her mother and grandmother on Benge Street, later on Church Street. She became a school teacher and married journalist Henry Mouzon in 1932. Following World War II, she taught in McKinney's West Ward School for a number of years.



Henry D. Mouzon was born in McKinney in 1902 and married Rosa Belle McKelley in 1932. Henry worked as a sports writer for the McKinney Courier-Gazette while living with Rosa Belle in Anne McKelley's house from 1945 until his death in 1964.



Holly Springs, Mississippi was the home town of several McKinney families including names like Fant, Erwin, Anderson and Matison. However, the most famous family to immigrate to McKinney from this town was the Abernathy family. Many Abernathys were lawyers and judges with significant land holdings in town and around the county. Holly Springs is in Marshall County, on the northern border of the state. In 1893, when Belle (Means) McWilliams left, the town's population totaled about 2,200.

Anne McKey worked in retail sales in McKinney department stores including the Perkins Brothers. In 1937, Anne attended a training program in Dallas that allowed her claim the title "corsetiere."



Anne McKey joined the First Presbyterian Church of McKinney in 1895. Her devotion to the church extended throughout her lifetime. The photo above from 1968 shows Anne (left) and Mrs. Frank Wolford accepting citations for their long-time service to the church.

The New

MisSimplicity®

New because it is lighter in weight, smoother in feel and appearance! The clever back straps lift the bust and slenderize the waistline to idealize loveliness. Model 5626A (average); B (hears); C (full hips); D (tall average); E (straight hip); F (short average).

Other New MisSimplicity® Groups.

Anna B. McKey
Graduate Corsetiere In Charge

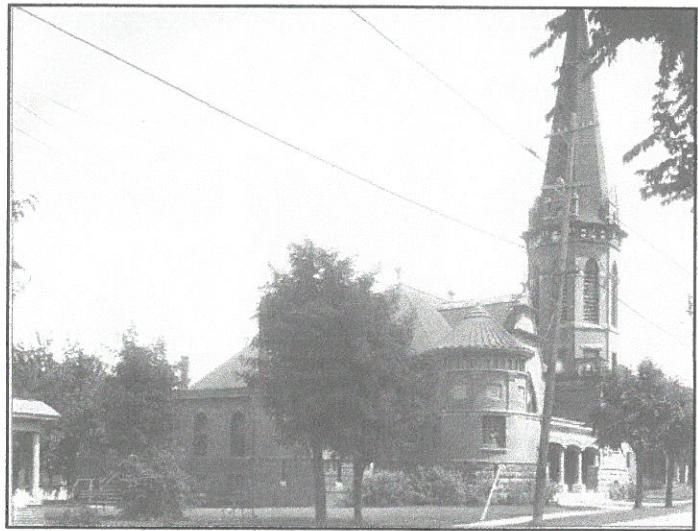
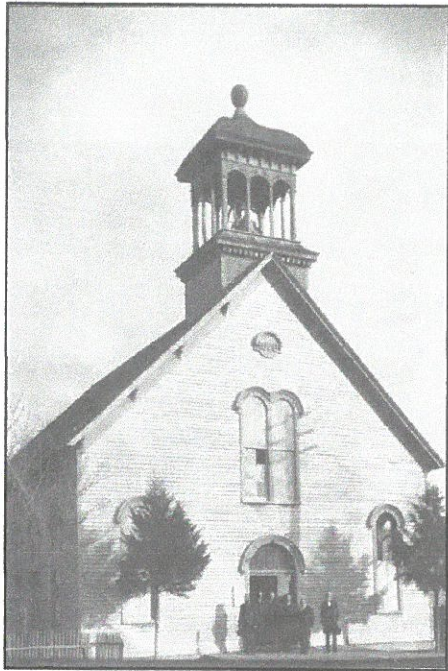
Perkins Bro's
COMPANY

The GOSSARD Line of Beauty

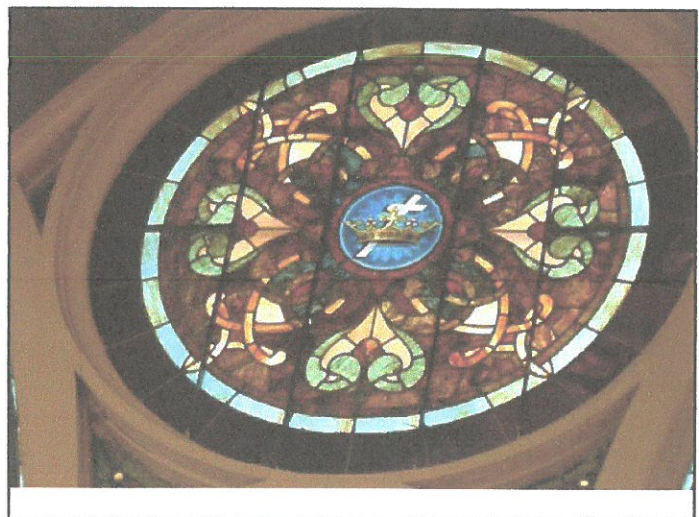


Belle McWilliams, who survived the collapse of the Mississippi Store building in 1913, lived with her daughter Anne throughout her time in McKinney, including 40 years at 615 N. Church Street. The photo at left is from a Denton newspaper in 1958 reporting on her being awarded a coffee maker from Allen Butane for being the company's oldest customer.

A Brief History of the First Presbyterian Church of McKinney



The First Presbyterian Church was organized in 1874. Rev. W.K. Marshall was the pastor and the congregation meet at the home of drug-store owner Dr. Edwin N. McAulay. In 1876, the congregation built a wood-frame structure on the corner of Hunt and Tennessee Street. In 1899, the church was razed and a brick building was erected on a new location at North Kentucky and Lamar Street. This is the building in which Anne McWilliams and James McKey were married in 1902. Anne and her mother Belle were long-time active members of the church. Anne was instrumental in raising money for the stained glass windows for the N. Kentucky Street church. In 1967, the church moved again, this time to its current location a 2000 W. White Street. The windows of the earlier church were incorporated into the new building.



RAKED WITH A RAZOR.

SHERIFF McWILLIAMS, OF MARSHALL COUNTY, CUT HIS THROAT.

He Was Still Alive at 2:30 This Afternoon and Doctors Have Hopes of His Recovery.

Special to the Clarion-Ledger:

HOLLY SPRINGS, Sept. 6—Sheriff McWilliams, who cut his throat yesterday just after noon, is at this hour 10 a. m., still alive, but chances decidedly against his recovery.

The particulars of his attempt on his life are as follows:

The board of supervisors had just met for their afternoon session in the chancery clerk's office when they noticed blood trickling down the east wall. They rushed upstairs to the vacant courtroom, burst open the door and found Mr. McWilliams lying in a pool of blood with the razor that had done the deadly work lying by his side and his pistol and keys on the table. He had determined to make a complete job of it. He had put shackles on his ankles, band cuffed his left hand to the leg of a desk, and with his right cut a long gash on both sides of his throat. Charley Wright stooped down and said: "He is not dead," to which Mr. McWilliams replied: "No, I am not dead, but I want to die. Give me my gun." Deputy Sheriff John B. Howard asked him why he committed the deed, to which he replied: "It had to be done."

Sheriff McWilliams had requested that his family should not be told of it, as he wanted to spare them the shock, but when it was seen that he was sinking and was unconscious, they were sent for, but he did not recognize them when they arrived. The family consists of his wife, a daughter and two sons. The wife is almost distracted with grief, and the children, who bear themselves with remarkable fortitude, are doing all they can to comfort her.

He had filed his annual settlement with the board of supervisors this morning and his books were found correct in every particular. He has been in wretched health for some time and very despondent, despairing of ever recovering. It is thought that brooding over this is what caused him to commit the rash act, and not any troubles about his books. It had been noticed by friends for some time that he was in a very unhappy state, both physically and mentally, but they did not anticipate any such unfortunate occurrence.

Capt. McWilliams served in the Confederate army in Gen. Morgan's famous rangers, and has been sheriff of Marshall county for 10 years. His popularity is very great all over the country, and expressions of grief are upon every lip. The physicians announce that as a last hope they will resort to infusion of blood to save his life as soon as he revives a little.

2:30 p. m.—It is now reported that Mr. McWilliams is a little better, and the physicians have some hope for his recovery.

The circumstances concerning Belle (Means) McWilliam's arrival in McKinney are unclear. However, it is known that her husband William worked as deputy for his brother who was the Sheriff of Marshall County, Mississippi. In 1893, William sued his brother his salary. That is also the same year Belle arrived in McKinney. Two years later, an article appearing in the Clarion-Ledger describes an horrific incident involving the sheriff in 1895. Belle's aunt Amanda (sister of Lucy Abernathy) was married to Sheriff McWilliams. Furthermore, it is unclear what became of William and why Belle appears as a widow on the 1900, 1910 and 1920 Census even though her husband did not die until 1923.

The McKinney Examiner.

OFFICE OF PUBLICATION OPPOSITE COUNTY JAIL.

Vol. 27, No. 10

McKINNEY, TEXAS, THURSDAY, JAN. 30, 1913.

\$1.00 Per Year

McKinney Shrouded in Sorrow

COLLAPSE OF BIG DEPARTMENT STORE CRUSHES MEN, WOMEN AND CHILDREN--EIGHT DEAD--MANY INJURED.

The Great Building Crumbles Instantly

Victims, Absolutely Without Warning Have No Time to Escape--Fire Breaks Out, Adding to Horrible Scene. Sobs of Anguish Stricken Women and Children Heard While Hundreds of Men Work Frantically to Rescue Them.

Property Loss Estimated at One Hundred Thousand Dollars

BY H. L. MARRINER

McKINNEY, TEXAS, Jan. 29.—The most appalling tragedy in the history of this city or county was enacted this afternoon in the collapse of two of the city's largest brick buildings, both filled with customers at the time.

Until the yoke, which, eight hrs. ago completely cleared from the fatal spot, the exact loss of life can not be ascertained, but it is believed tonight the death list will total about 200. A number of bodies have been taken from the ruins and no others are thought to be in the wreckage. The list of injured is thirteen.

STOP RESCUE WORK AT 11 O'CLOCK

At 11 o'clock tonight rescue work was stopped by City Marshal J. S. McKinnis, after a conference with the Mayor and workers. It was decided that all bodies had been removed and efforts to find more were suspended for the night.

"I believe that all bodies are now out," said the Mayor at 11 o'clock. "For a while it looked as though we could

find fifteen or twenty more bodies, but we are greatly relieved at finding many have escaped from the building and been reported safe.

"The tragedy is bad enough in all considerations, but the citizenship of McKinney is gratified to know that it was not so bad as it looked at first. This has been the greatest disaster in the history of the county, and there are many sad hearts, not only here, but all over the State.

"I have seen much work in my life. I did not think a disaster could be so sudden and so terrible. I have seen the efforts of men from all over the State have been fully appreciated and go to show that when there is real trouble there are real people to offer real help."

HUNDREDS IN RESCUE WORK

The entire city and all this section of the State was shocked to a point that was almost stupefaction. Rescuing, willing hands by the hundreds tore apart the smoking bricks of the fallen buildings, heaving aside smoke-blackened and water-soaked timbers, and four hours after the collapse the mangled and crushed bodies of eight persons

had been tenderly removed by 300 workers and the forms of thirteen injured persons carried to the four hospitals of the city or to private homes after emergency medical attention.

The collapsed stores were the Threepenny Old Fellows building, occupied by the dry goods store of Cheeves Bros., crowded with women and children attending a white goods sale at the time, and the adjoining two-story implement store of T. J. Tuggle.

BOTH STORES WERE CROWDED

The dry goods store stood on the northeast corner of the public square, the other adjoining. The collapse of a wall in the implement store first set the weight of heavy timbers against the corner building, and with a noise that jolted the town to its foundations both sank into ruins.

The collapse of the two buildings took place exactly at 10 o'clock. A sale of white goods was on in the great three-story department store, and men, women and children thronged its counters. The implement store adjoining was doing a thriving business.

FIRE ADDS TO HORROR

RUINS BECOME A CAVERN

The crowd was increased with every minute as people in cars and on foot came to witness the scene. The ruins became a cavern, and the smoke and fire added to the horror. The fire broke out in the building, and the crowd was increased with every minute as people in cars and on foot came to witness the scene.

DEATHS OF WOMEN

After a number of women were found dead, the rescue work was stopped. The bodies were found in various positions, and the scene was one of horror. The fire had spread to the adjacent building, and the crowd was increased with every minute as people in cars and on foot came to witness the scene.

RESCUE WORK STOPPED

At 11 o'clock the rescue work was stopped.

THE DEAD :

Mrs. Marie Emerson Stiff
Miss Rosa Welch
Miss Katie Milligan
Miss Bessie Wade
Russell Hight
Miss Eva Searcy
Norman Presley
L. W. [Leslie] Bush

THE INJURED :

Miss Anna Curtis
Mrs. Hugh Kistler
Mrs. Wick Graves
John Thomas
Mrs. Belle McWilliams
Little Anna Graves Kistler
Miss Lida Moreland
Miss Jennie Barnett
Miss Russell
Mrs. Mort Shirley
Miss Lula Searcy
Vernie Graves
Miss Cassie Searcy
Colored Porter, in the store

had been tenderly removed by 300 workers and the forms of thirteen injured persons carried to the four hospitals of the city or to private homes after emergency medical attention.

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The dry goods store stood on the northeast corner of the public square, the other adjoining. The collapse of a wall in the implement store first set the weight of heavy timbers against the corner building, and with a noise that jolted the town to its foundations both sank into ruins.

The collapse of the two buildings took place exactly at 10 o'clock. A sale of white goods was on in the great three-story department store, and men, women and children thronged its counters. The implement store adjoining was doing a thriving business.

After a number of women were found dead, the rescue work was stopped. The bodies were found in various positions, and the scene was one of horror. The fire had spread to the adjacent building, and the crowd was increased with every minute as people in cars and on foot came to witness the scene.

RESCUE WORK STOPPED

At 11 o'clock the rescue work was stopped.

PROPERTY LOSS ESTIMATED

The property loss was estimated at one hundred thousand dollars. The fire had spread to the adjacent building, and the crowd was increased with every minute as people in cars and on foot came to witness the scene.

RESCUE WORK STOPPED

At 11 o'clock the rescue work was stopped.

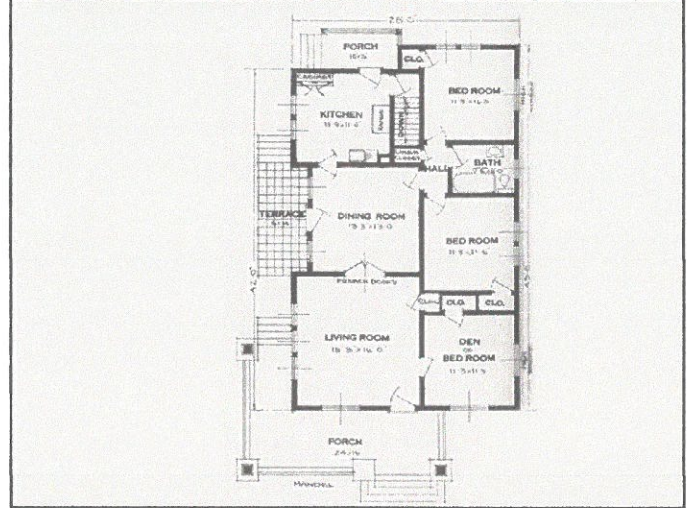
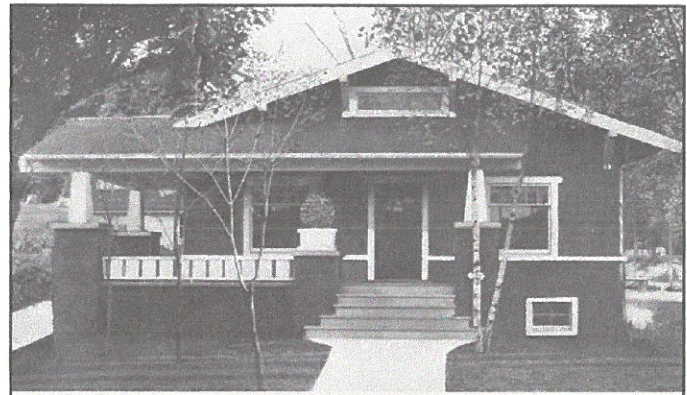
Belle McWilliams was working as sales clerk at the Cheeves Bros. Dept. Store when the I.O.O.F building collapsed killing eight and pinning her for hours beneath the rubble. The text on the following page tells the story.

The Craftsman Style

The elements that characterize the Craftsman Bungalow Style are:

- *low-pitched roof with broad eaves*
- *typically 1 to 1½ stories*
- *spacious, wide front porch*
- *tapered columns supported by piers*
- *exposed structural beams & rafters*
- *broad horizontal elevations*

This style of home evolved from the Arts & Crafts Movement in England in the second half of the 19th Century. The style was a conscious reaction to the overly elaborate Victorian Styles. Since the Bungalow Style was simpler in its aesthetic, it was also more affordable to middle-class home owners. But, it was also popular because its floor plan better suited the lifestyle of the early 20th Century.



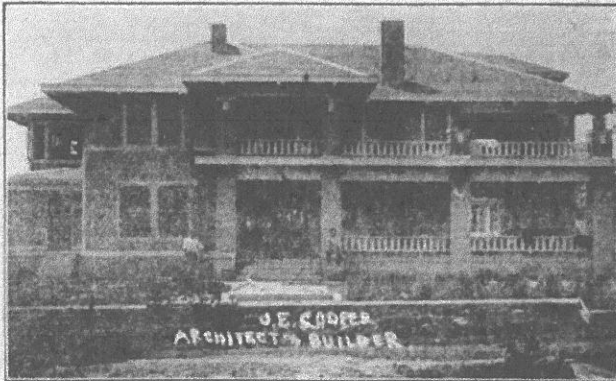
The above illustration is from a pattern book of 1923 showing a typical Craftsman Bungalow home design.



Builder J.E. Cooper took a straight-forward approach to the design and construction of the house he built for Anne McKey in 1919. The home has all the earmarks of the Craftsman Bungalow Style. The home's large porch is the dominant architectural feature of the home demonstrating the owner's desire for maximum comfort and ventilation in a time when air-conditioning was beyond the budget of most homeowners.

Fred Brannon's New Home

**J. E. COOPER, Architect
and Builder**



Have the following buildings in course of construction: Geo. W. Fox, two-story brick; Thos. E. Craig, two-story, eight room residence; Fred Brannon's two-story, eight room residence.

Thirty years in McKinney building business. My work is my guarantee. See me if you need my services.

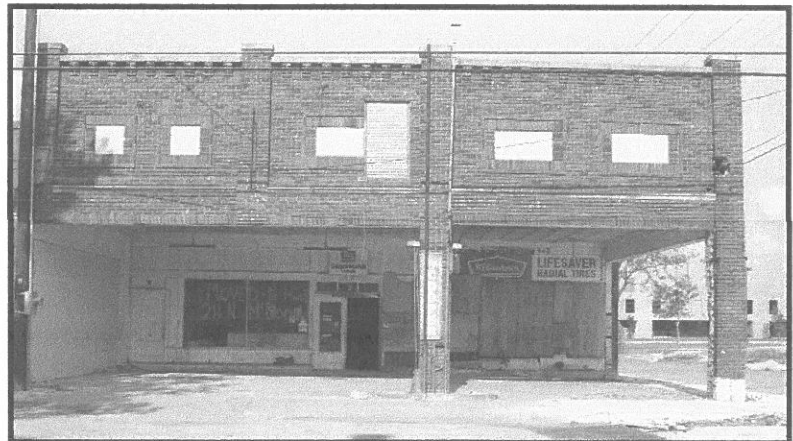
The Work of J.E. Cooper

J.E. Cooper was active in both commercial residential construction. Along with building homes for some of McKinney's well-known residents, he was also awarded several municipal contracts, including the water and light plant. He was responsible for building a series of warehouses at the Cotton Mill. Other projects included remodeling storefronts for Dowell Hardware and J.C. Penney.

However, perhaps Mr. Cooper's most historically significant project was the constructions of the gallows for Ezell Stepp's 1922 execution, the last of three legal hangings to occur in Collin County.

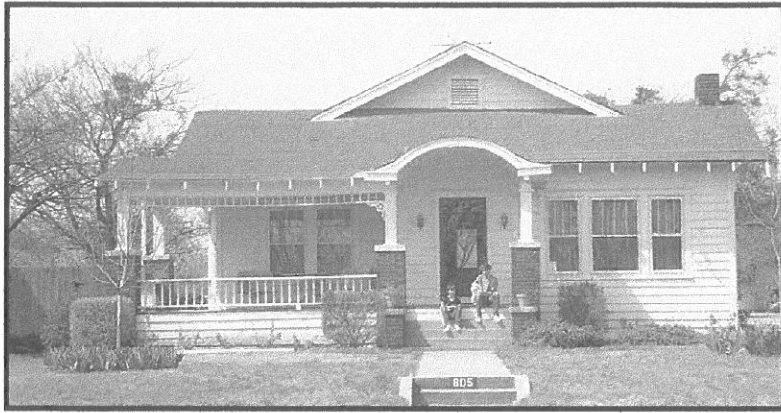
The following photos on this page and next show some of the existing structures built and/or designed by J.E. Cooper.

This garage at the corner of South Tennessee and Davis Streets was built for Avery Dowell in 1918. It is now the home to Cross Engineering at 131 S. Tennessee.



The Harris Funeral home at 202 W. Louisiana Street was built for Clarence C. Harris in 1926. The Courier-Gazette declared that it was designed for "convenience."

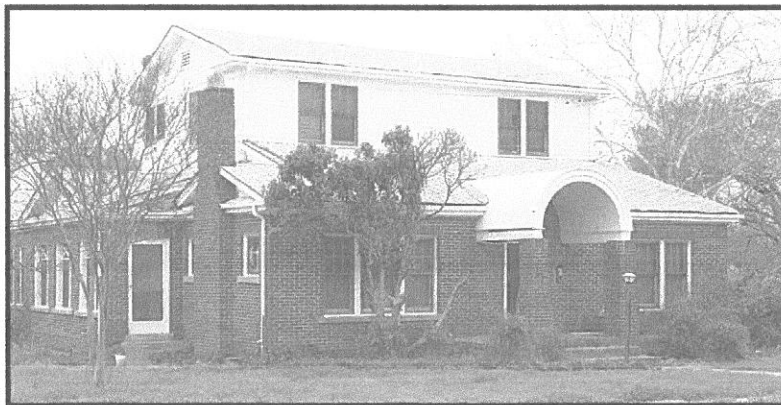




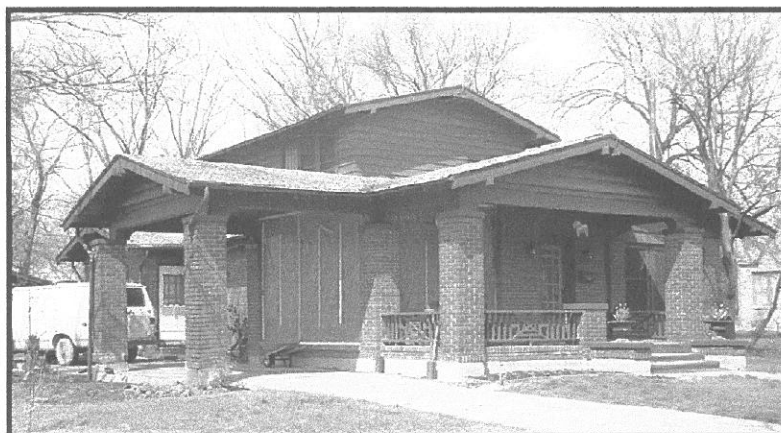
This photo from 1985 shows the home built for postmaster Don O. Davis. Little has changed over the years.



This house at 515 W. Hunt was built in 1915 for N.A. Burton.

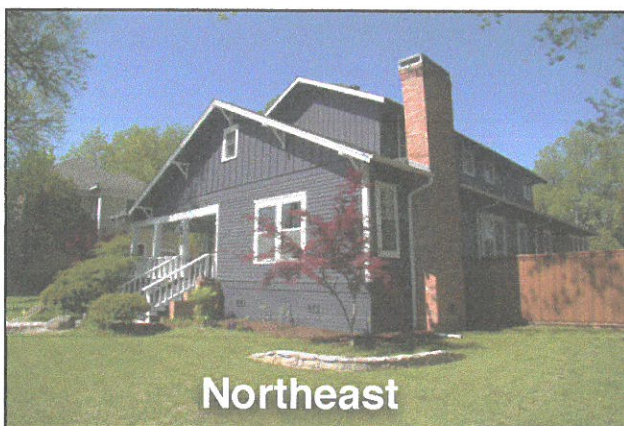
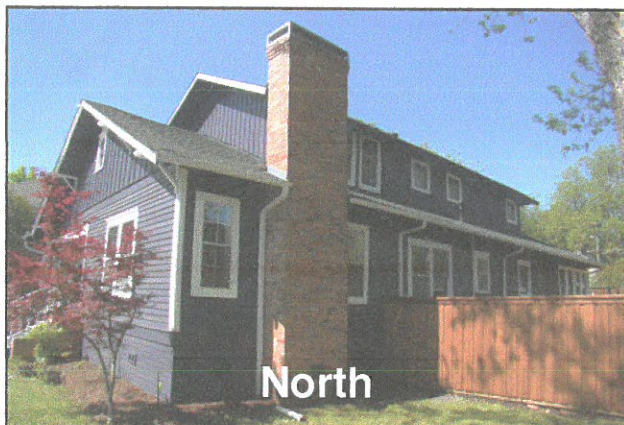
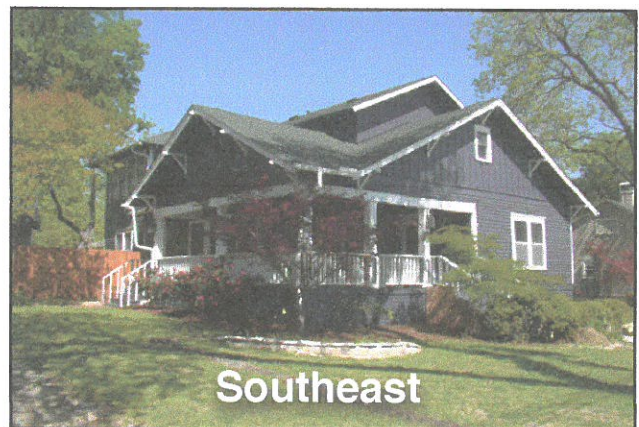
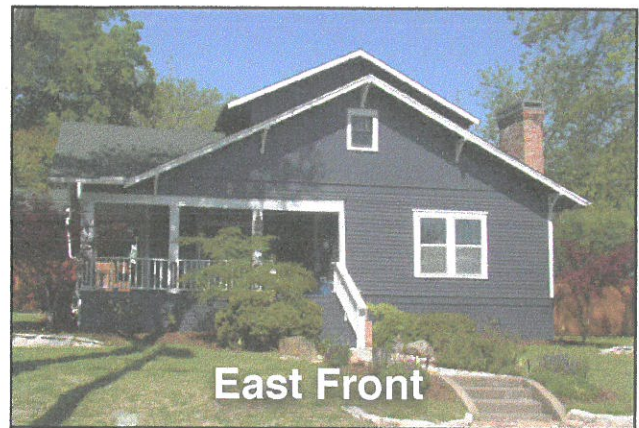


This house at 309 N. Bradley was built in 1904 for dry-goods merchant Vernie Graves



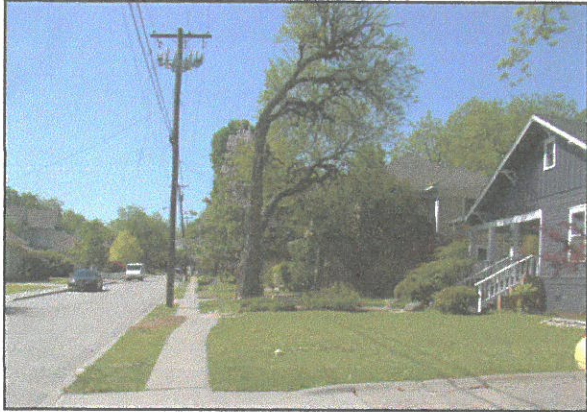
This house at 311 N. Waddill was built in 1923 for S.E. Walker.

Current Photos (2018)



Current Photos (2018)

615 North Church Street neighborhood context

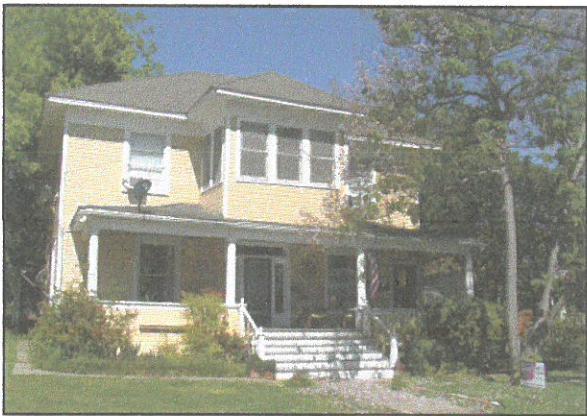


View looking South on North Church Street



View looking North on North Church Street

Homes near 615 North Church Street



613 North Church Street



617 North Church Street



611 North Church Street



620 North Church Street

Architectural Accents



Converted upstairs sleeping porch



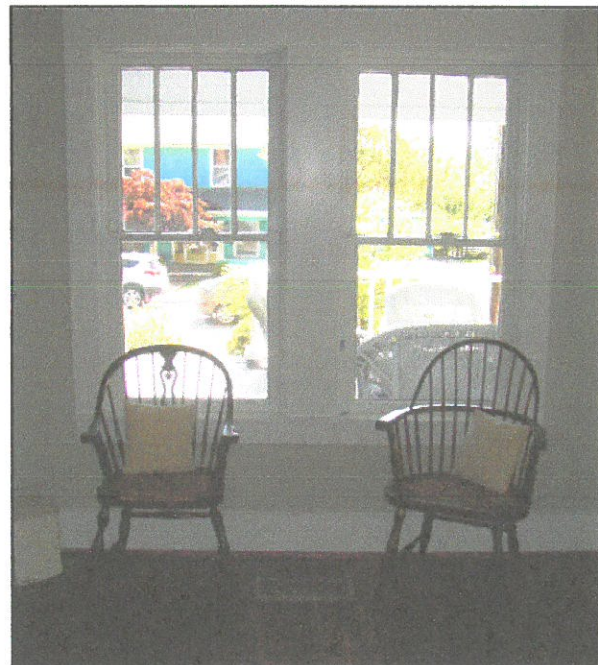
The original door knob remains on an interior door.



Original pine flooring is used throughout the house.



Knee-bracing



Four-over-one glass windows



18-0023HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 615 North Church Street.

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: August 2, 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 615 North Church Street.

PRIORITY RATING: The property is listed as a high priority building according to the 2015 update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns. They are an outstanding or unique example of architecture, engineering or crafted design. They retain a significant portion of original character and contextual integrity and meets, in some cases, criteria for inclusion in the National Register of Historic places and/or are eligible for a Texas Historical Marker. Inappropriate paint schemes and small, unobtrusive additions at the rear of a building that could be removed without further loss of historic material would not necessarily disqualify a structure from this category. Neither would the sensitive use of modern composition shingles in lieu of original wood shingles. To qualify for this category for architecture, however, the historic integrity of the building is paramount. This category can also be assigned if the structure is the last remaining example of a particular building type, if it displays especially rare or unusual features, or if it is associated with an important historic event or person.

ITEM SUMMARY: With an associated agenda item, 18-0023HTM, 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 2018 are \$2,479.

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 615 North Church Street.

SUPPORTING MATERIALS:

[HNIZ Application](#)

[Supporting History](#)

[Supporting Photographs](#)



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: 615 N. Church Street, McKinney, TX 75069

OWNER: Joci & Lance Miceli

Name (Print): _____

Mailing Address: 615 N. Church Street

City, State, & Zip: McKinney, TX 75069

Phone: 214-914-2083

Fax: _____

E-mail: micelix7@att.net

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)

The Anne McKey House 615 North Church Street



A. Alterations & Construction

Construction

The Anne McKey House was built in 1919 as a six-room bungalow with a second story sleeping porch. The house is a wood-frame structure on a pier-and-beam foundation with simple square footprint. The roof plan involves intersecting gable roofs. The interior floor is made of pine and the home is fenestrated with the original vertically-oriented four-over-one sash windows.

The home design with its broad roof, overhanging eaves, and wrap-around porch follows the Craftsman Style popular in the early decades of the 20th century. This style of architecture was a thrifty alternative to the more elaborate Victorian style which preceded it.

The architectural significance of this house derives from its deliberate expression of the Craftsman Style and its generously sized porch on the southeast corner of the house.

Alterations

Little exterior alteration has occurred since the home's original construction in 1919. In 1975, the owners who purchased the house from Anne McKey added a sun-room at the rear of the house, turned the upstairs sleeping porch into a bedroom and converted the attic into additional living space. A subsequent owner made alterations to the interior and added French doors to a first-floor living area connected to the porch. The current owners have restored the altered living area by removing the French doors and replacing them with windows originally used in the rear of the house.

Anticipated Needs

Since purchasing the house in 2017, the current owners have painted the exterior and interior of the house, restored the front porch, added a laundry room and updated the bathrooms and kitchen. They have gone to considerable expense to stabilize the foundation and address drainage issues on the property. Looking ahead, the owners have no immediate plans to perform further upgrades.

B. Historical Figures

Anne Belle (McWilliams) McKey (1882-1977)

Anne Belle McWilliams arrived in McKinney at the age of 11 in 1893. At the age of 20, she married a railroad-depot telegrapher but became a widow at age 29 and worked in sales for many years before becoming a corsetiere for the Perkins Brothers Company.

Anne's story begins with her mother Belle Means in Holly Springs, Mississippi. Belle's parents were plantation owners and were among the town's first settlers. Belle's husband William McWilliams was the deputy sheriff of the town and worked for his brother, Sheriff Robert A. McWilliams. A newspaper article from 1893 indicates that William brought suit against his brother for his salary of \$50 per month and "promised the public some further developments as regards to the sheriff's office." The details of the dispute are beyond the scope of this research but around that same time Belle appeared in McKinney with their three children Anne, John and Roy. William McWilliams was never heard from again. Two years later, William's brother, the sheriff, attempted to take his own life. It is not certain that these incidents are related but it does suggest some family discord caused Belle to settle in McKinney. Curiously, Belle indicated that she was a widow on the 1900, 1910 and 1920 census even though her husband did not die until 1923.

Following the Civil War, there were several Holly Springs families that moved to McKinney. Perhaps the most notable among them was the Abernathy family. Several of its members were judges and lawyers. The Abernathys were one of McKinney's preeminent families. Belle's sister Emma married Ed Abernathy while Belle's aunt Lucy married William M. Abernathy. Since Ed and William were brothers, this meant that Lucy and her niece Emma were sisters-in-law. (See the genealogy on page 34).

When the 28-year-old Belle arrived in McKinney with her three children, they rented a house on Benge Street near her sister Emma. At the time, Roy was 8, John was 3 and Anne was 11. Belle worked as a saleslady in a department store as did Anne when she was old enough.

In 1902, Anne married James A. McKey (pronounced "Macky") who moved into the house on Benge Street to live with the McWilliams family. The census from 1910 indicates that James was the head of the household living with his wife Anne, their daughter Rosa Belle, mother-in-law Belle, and brother-in-law John.

James McKey was born in Myles, Mississippi in 1871 and moved to Dallas at the age of twenty to work for the Houston & Texas Central Railroad Company (H&TC). Six years later he accepted the position of operator and ticket clerk at the McKinney depot. In 1911, he died of pneumonia when was 39 years old leaving Anne to raise their two children, Rosa Belle and infant son James, Jr. The following year tragedy struck again when twenty-one-month old James, Jr. died following a short but agonizing illness.

Following her husband's death Anne, continued to work as a saleslady at the Cheeves Brothers Dry Goods Store where her mother Belle also worked. The three-story building at the corner of Tennessee and Virginia Street was owned by the International Order of Odd Fellows (I.O.O.F) who used the top floor for their meetings but rented floor space below to businesses. The building was commonly known as the Mississippi Store because of a previous tenant. On January 23, 1913 the store was holding a ladies' white-goods sale when the building suddenly collapsed killing eight people and trapping dozens more. Many of those trapped in the collapsed were injured including Belle who was hospitalized and bed-ridden for nearly a month.

A few years later, the household on Benge Street consisted of Anne, her sixty-year-old mother and her seventeen-year-old daughter Rosa Belle. Her brother Roy left McKinney to join the Wells Fargo Company and moved to Sherman. Her other brother John became a Presbyterian minister working in Panama. In 1919, Anne sold the house on Benge Street and had a new house built at 615 Church Street on a lot her husband had purchased before his death. Anne hired J.E.Cooper to build a six-room bungalow with an ample veranda and second-story sleeping porch. The construction was completed in June.

In the 1930s, the Anne, Belle and Rosa Belle continued to lived together. Anne continued working in sales and in 1937 traveled to Dallas to attend a corsetiere class given by the H.W. Gossard Company. Anne applied what she learned to her job with the ladies' ready-to-wear department of Perkins Brothers Company located at 101 E. Louisiana Street. Rosa Belle who was in her late 20s worked as a school teacher.

In 1932, Rosa Belle married local journalist Henry Mouzon. The couple moved to Fort Worth for many years which left only Anne and Belle living in the Church Street house. However, following WWII Rosa Belle and Henry returned with to McKinney with their two children. During most of the 1950's, the household consisted of four generations of family members including, Anne McKey, Belle McWilliams, Rosa Belle and Henry Mouzon along with their children Henry, Jr. and Dorothy.

Both Anne and Belle were active in the First Presbyterian Church of McKinney. They joined in 1895 when the church was a wood-frame building on the corner of Hunt and Tennessee Street. When a new brick church was built on the corner of Kentucky and Lamar Street, Anne was the first bride to have a wedding in it. Years later, Anne (along with the preacher's wife Mrs. R.L. Cowan) was responsible for raising funds for a large stained glass window for the church she was wed in. That church was razed in 1967 and a new one was built at 2000 W. White Street. The window Anne helped the church buy is now placed high above the entrance of the present building. At the time of their deaths, Anne and Belle were the church's oldest and longest serving members. Belle died in 1959, just three days shy of her 99th birthday. Anne died in 1977 at age 95.

James Calvin Rhea (1837-1925)

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

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

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

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

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

James Edward Cooper (1864-1936)

James E. Cooper was born in Missouri in 1864. He was an active builder/architect in McKinney during the first part of the 20th Century. The story of the builder's arrival to McKinney begins with his grandfather's desire to join the Texas Revolution.

James Cooper's grandfather, Thomas A. Cooper, was born in Tennessee in 1812, spending his early life on the family farm. It happened that the governor of Tennessee when Thomas Cooper was a teenager was Sam Houston. Years later when he heard that Mr. Houston was in Texas leading a rebellion against Santa Ana, Thomas Cooper joined two companions and headed to Texas to help. They called themselves "the company of Highlanders." The trio gathered British muskets in Nashville and made their way to New Orleans. Once there, they set out for Shreveport in a skiff underestimating how long the trip would take them. They had hoped to join the Texas army and help Texas gain its independence from Mexico but because of their delay, they arrived at the San Jacinto battlefield seven days after Sam Houston accepted Santa Ana's surrender.

Thomas A. Cooper did not return to Tennessee but instead settled in the new Republic of Texas at Independence in Washington County. He married Miss Mary Ann Boyd. In 1838, she gave birth to their son, Thomas D. Cooper. The family left Texas to return to Tennessee just before the Civil War broke out. When there were calls for volunteers, Thomas A. Cooper immediately joined the Confederate Army. He served two years under Gen. Morgan. While engaging in a raid in Kentucky, he was captured and confined for two months in the Louisville Barracks before being paroled.

After the War, Thomas A. Cooper spent time expanding the size of his family as he moved from Kentucky to Tennessee, then Missouri. The elder Thomas Cooper fathered 13 children between 1838 and 1863. In fact, his youngest child was born within a year of the birth of his first grandson. Some time after 1880, Thomas A. Cooper, along with his son and grandson, returned to Texas settling in McKinney where they worked as a carpenters. Thomas A. Cooper's wife Mary Ann died in 1885. That same year the widower moved to Dallas where he died in 1913 at the age of 101. Meanwhile, his son Thomas D. Cooper and grandson James E. Cooper remained in McKinney. Both "Uncle Tom" and Jim Cooper were well-known in the building trade.

Jim Cooper married twice. His first wife was Mineola Walker, the daughter of William M. and Bettie (Levy) Walker. Jim and wife "Minnie" had three children Mineola, Bettie, and Walker. His wife Minnie died in 1924. Years later he married Della J. (Sparks) May, also a widow.

Jim Cooper was affiliated with two prominent fraternal orders, the Woodmen of the World (W.O.W), and the Independent Order of Odd Fellows (I.O.O.F.). In 1909, Jim Cooper was affiliated with the Magnolia Camp, No. 431 of the W.O.W. The group took its inspiration from the pioneer woodsman who cleared away forests to provide for his family. This imagery became a metaphor for the organization's mission which was to "clear away problems of financial security for its members." When Jim was a member, the local camp claimed over 400 members. That same year the Magnolia Camp hosted a regional class initiation where about 1,500 people were initiated "into the forest." It was estimated that more than 5,000 members visited McKinney to witness the ceremony. In 1914, the Camp built a two-story brick building at 119 S. Tennessee Street to become its new home.

The organization that Jim Cooper was most dedicated to was the I.O.O.F. The mission of the organization was to "visit the sick, relieve the distressed, bury the dead and educate the orphan." The Empire Lodge No. 68 was one of the largest and most active in Texas. It was successful enough to be able to own its own three-story brick building on the northeast corner of the McKinney Square. The Lodge met on the third floor with the other floors leased to businesses.

Unfortunately, tragedy struck on January 23, 1913 when the building collapsed unexpectedly killing eight people. The Lodge moved its meetings to the Masonic Lodge on North Kentucky Street and continued to add new members and serve the community. It was after the 1913 tragedy that Jim Cooper was elected to the position of Noble Grand of the Empire Lodge No. 68. This position is equivalent to a chairmanship. It was a difficult time for the Lodge as it spent the next three years in litigation defending itself against law suits filled by the families of the victims.

Finally, in November of 1916 the Empire Lodge was forced to file for bankruptcy after \$51,000 in civil judgments were levied against it, ending its 62 year presence in McKinney. In its place a new Lodge arose financed by mill magnate J. Perry Burrus. The new Lodge was named W.C. Burrus Lodge No. 953 in honor of the benefactor's father. The Lodge rented the second floor of the building at 211 N. Tennessee and was comprised

of essentially the same members as the earlier Lodge. In 1926, Jim Cooper was presented with a "jewel" honoring his 25 years of continual membership in the order.

Jim Cooper was known as one of the best builders in McKinney. His client list of homes reads like a Who's Who of McKinney. He built for E.L. Swaim, Fred Brannon, George Fox, J. Perry Burrus, Rev. E.E. King, A.M Wolford, and Vernie Graves. His commercial work included the Harris Funeral Home, Dowell Garage, the additions to the Cotton Mill and remodeled storefronts for J.C. Penny and Dowell Hardware.

Though he was best known for this buildings, perhaps his most notorious and historically significant project was the construction of gallows for the third, and last, legal hanging in Collin County in 1922. He and his crew of four carpenters spent four days erecting the structure in the south yard of the County Jail for farmhand Ezell Stepp who was convicted of murdering his boss Hardy Mills a year earlier.

Jim Cooper die in 1936 at the age of 72 of a bladder infection. He was survived by his second wife Della, daughters Mineola and Bettie. His son Walker preceded him in death by two years. He is buried in Lot 4 of Block 55 of the Pecan Grove Cemetery. No other family members are buried with him.

C. Property Ownership

Address: 615 North Church Street, McKinney, Texas 75069

Legal Description: W.A. & J.C. Rhea Addition, Lot 2a

Purchase Date	Seller	Buyer
Spring, 1841	Republic of Texas	William Davis
Jul. 26, 1841 ²	William Davis	John B. Denton
Jul. 26, 1872	A.N. & J.F. Denton	James & William Rhea
May. 17, 1884	James Rhea	Annie Laura McAulay
Mar. 20, 1908	Annie Laura McAulay	Eula McCroskey.
Dec. 23, 1909	Eula McCroskey	James A. McKey
Jul, 15, 1975	Anne Bell McKey	Jerry & Peggy Weems
Sep. 30, 1994	Jerry & Peggy Weems	Mark Sells & Rhonda Green
Sep. 17, 2001	Mark Sells & Rhonda Green	Michael L. Peckham
Oct. 26, 2004	Michael L. Peckham	Natalie & William Rohloff
Jan. 30, 2007	Natalie & William Rohloff	John & Julia Copeland
Sep. 15, 2014	John & Julia Copeland	James D. Huffman
Sep. 5, 2017	James D. Huffman	Jocelyn & Lance Miceli

¹ *The Republic of Texas grants Wm. Davis 3,129 acres. Reaffirmed by the State of Texas in 1850.*

² *William Davis promised to sell J.B. Denton 640 acres.*

D. Tenant History

Tenant history is same as deed history. However, the list below shows the people who lived in the Anne McKey house when Anne owned it.

Anne McKey: 1919 - 1975

Belle McWilliams: 1919 - 1959

Rosa Belle McKey: 1919 - 1932, 1945 - 1968

Henry Mouzon, Jr.: 1945 - 1964

Henry Mouzon, III: 1945 - 1953*

* Attended college at S.M.U. and T.C.U from 1953-1957. Married in 1958 and took a job in Fort Worth.

E. Narrative History

Texas joined the United States in December of 1845 which sparked the Spanish-American War. U.S. troupes were sent to enforce the border claims of the 28th State as it joined the Union. The treaty of Guadalupe Hildalgo ended the dispute in 1848. It took two more years for the U.S. Congress to establish the actual borders of the State.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent granting to William Davis two thirds of a League and one Labor of land (3,129 acres) situated "in the waters of East fork of the Trinity including the town of McKinney." This grant affirmed Davis' ownership of land that was given to him by the Republic of Texas in 1841. However, years before his grant was recognized by the State of Texas, William Davis made his living by selling and trading tracts of his land.

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

In 1872, the 320-acre land award was subdivided among the heirs of John B. Denton. One such 4.86 tract was assigned jointly to three of his children, John B. Jr., John F., and Ashley N. The following year the children sold this tract to William & James Rhea for a total of \$379. The pioneer mill owners William and James Rhea could arguably be called the fathers of the industrial age in Collin County since they were the first to use steam power in their mills.

Soon after the Rhea brothers purchased the tract, they began selling lots in the southern portion. In 1884, Anne McAulay purchased the lot which is now at 615 Church Street. Anne was the sister-in-law of Edwin McAulay who organized the First Prebyterian Church in 1874. The congregation met in Edwin's house until their first building was built in 1876.

The Rhea bothers jointly owned the tract until William's death in 1906. James held the property along with his brother's heirs until 1911. When James Rhea was 74 years old, the remaining acreage was subdivided into 12 lots on North Church Street that became the Rhea Addition. The real estate firm of Scott & Emerson ran ads in the *McKinney Courier-Gazette* offering these lots for sale to the public.

Anne McAulay owned her unimproved lot until selling it in 1908 to Eula (Means) McCroskey of Holly Springs, Mississippi. Eula had two sisters and an aunt living in McKinney at the time and according to the *McKinney Democrat* was considering moving to the city herself. One of Eula's sisters along with her aunt were married to members of the Abernathy family while her sister Belle (Means) McWilliams was living as a single mother with three adult children on Benge Street.

Eula decided not to move to McKinney and instead sold the lot to Belle's daughter Anne and her husband James McKey in 1909. Anne and James McKey paid \$360 for the lot. They did not build on the property but rather continued to live on Benge Street with their young daughter and Anne's mother and brother. That living arrangement evolved dramatically over the next several years. In 1911, James died. A year later, widow Anne's infant son died. In 1913, the Mississippi Store collapse left Belle injured and unable to work. In 1914, Brother-in-law John married and moved away.

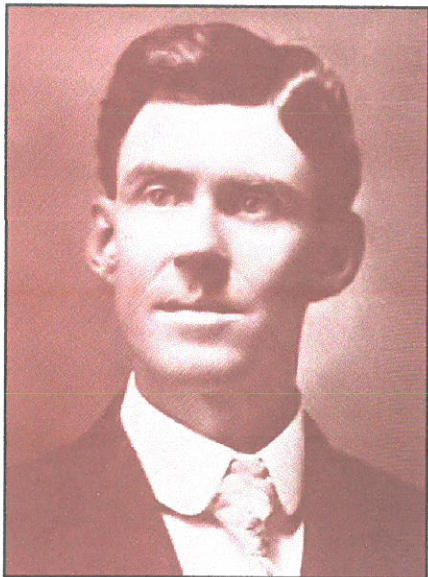
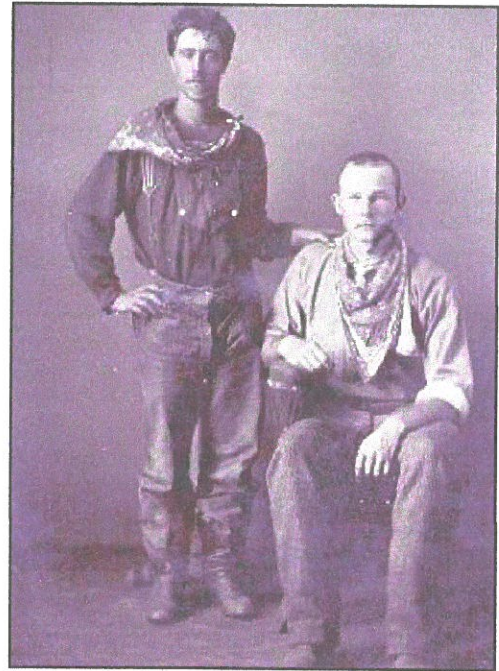
Eventually in 1919, Anne hired carpenter J.E. Cooper to build a six-room bungalow with an upstairs sleeping porch on the lot on Church Street that her husband had purchased. This bungalow became home to Anne, her mother and her daughter Rosa Belle. The three lived together until Rosa Belle married in 1932 and moved to Fort Worth with her husband Henry Mouzon. Anne and Belle were the only ones living in the house until Rosa Belle returned with her husband and two children after World War II.

This living arrangement lasted until the children were adults and moved away. The household tragically dwindled in size as Belle died in 1959, Henry died in 1964 and Rosa Belle died in 1968. After a lifetime of living with relatives, Anne was 86 years old and living alone.

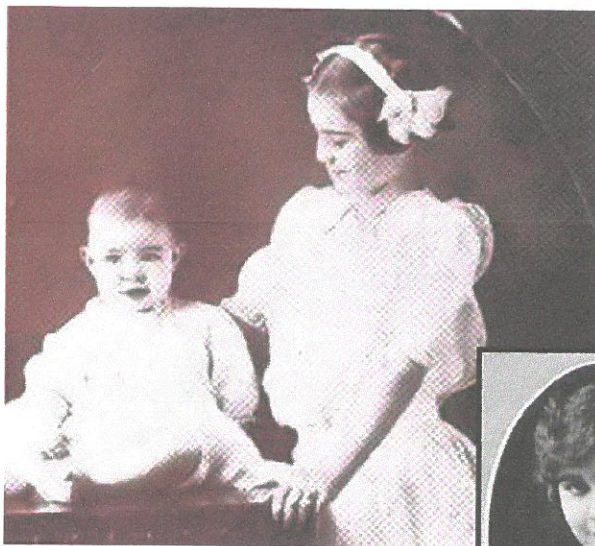
At age 93, Anne moved to Presbyterian Village Nursing Home in Dallas and sold the house to Jerry Weems in 1975. He and his family owned it for the next 19 years.

G. Photographs

William A. & James C. Rhea owned the 4.86 acres on North Church Street. Around 1872 they began selling individual lots which became a full-fledged subdivision known as the Rhea Addition in 1911. In 1857, the two brothers operated a mill 10 miles northwest of McKinney which became the site of the town of Rhea Mills. William (standing) died in 1906. James died in 1925.



James Anon McKey was a Mississippi native who came to McKinney in 1897 to operate the Houston & Texas Central Railroad Depot. He married Anne Means in 1902. He and his wife lived with her mother Belle on Benge Street until his death due to pneumonia in 1911. He was 39 years old.



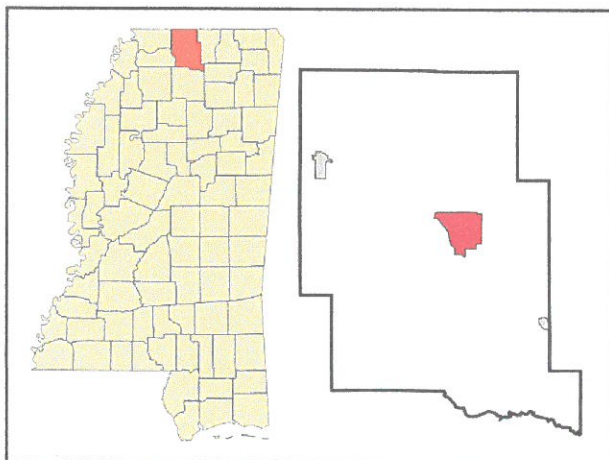
Anne and James McKelley had two children, **Rosa Belle and James, Jr.** The photo at left shows the children posing for a photographer around 1911. James, Jr. died in 1912.



Rosa Belle McKelley was born in McKinney and grew up living with her mother and grandmother on Benge Street, later on Church Street. She became a school teacher and married journalist Henry Mouzon in 1932. Following World War II, she taught in McKinney's West Ward School for a number of years.



Henry D. Mouzon was born in McKinney in 1902 and married Rosa Belle McKelley in 1932. Henry worked as a sports writer for the McKinney Courier-Gazette while living with Rosa Belle in Anne McKelley's house from 1945 until his death in 1964.



Holly Springs, Mississippi was the home town of several McKinney families including names like Fant, Erwin, Anderson and Matison. However, the most famous family to immigrate to McKinney from this town was the Abernathy family. Many Abernathys were lawyers and judges with significant land holdings in town and around the county. Holly Springs is in Marshall County, on the northern border of the state. In 1893, when Belle (Means) McWilliams left, the town's population totaled about 2,200.

Anne McKey worked in retail sales in McKinney department stores including the Perkins Brothers. In 1937, Anne attended a training program in Dallas that allowed her claim the title "corsetiere."



Anne McKey joined the First Presbyterian Church of McKinney in 1895. Her devotion to the church extended throughout her lifetime. The photo above from 1968 shows Anne (left) and Mrs Frank Wolford accepting citations for their long-time service to the church.

The New

MisSimplicity®

New because it is lighter in weight, smoother in feel and appearance! The clever back straps lift the bust and slenderize the waistline to idealize loveliness. Model 5626A (average); B (hears); C (full hips); D (tall average); E (straight hip); F (short average).

Other New MisSimplicity® Groups.

Anna B. McKey
Graduate Corsetiere In Charge

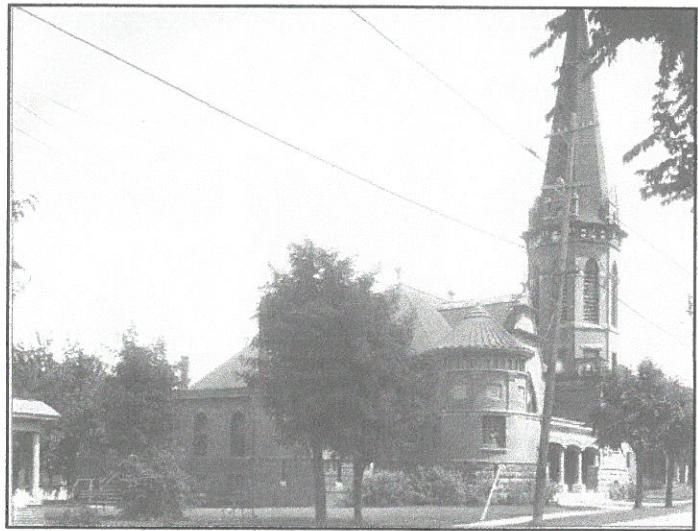
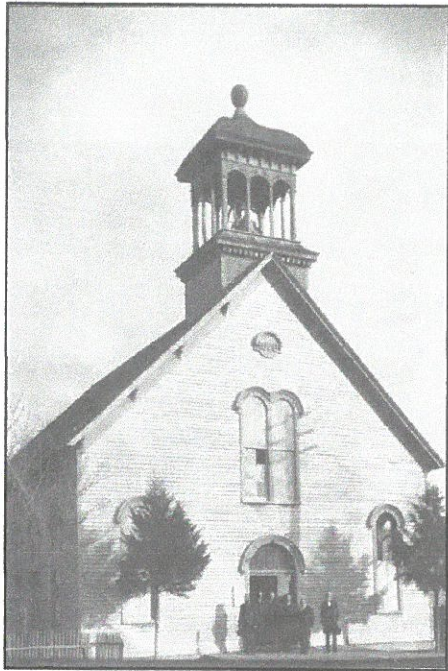
Perkins Bro's
COMPANY

The GOSSARD Line of Beauty

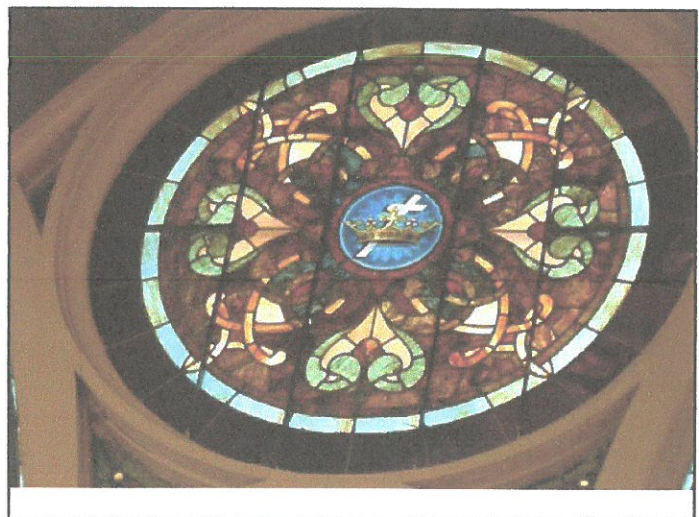


Belle McWilliams, who survived the collapse of the Mississippi Store building in 1913, lived with her daughter Anne throughout her time in McKinney, including 40 years at 615 N. Church Street. The photo at left is from a Denton newspaper in 1958 reporting on her being awarded a coffee maker from Allen Butane for being the company's oldest customer.

A Brief History of the First Presbyterian Church of McKinney



The First Presbyterian Church was organized in 1874. Rev. W.K. Marshall was the pastor and the congregation meet at the home of drug-store owner Dr. Edwin N. McAulay. In 1876, the congregation built a wood-frame structure on the corner of Hunt and Tennessee Street. In 1899, the church was razed and a brick building was erected on a new location at North Kentucky and Lamar Street. This is the building in which Anne McWilliams and James McKey were married in 1902. Anne and her mother Belle were long-time active members of the church. Anne was instrumental in raising money for the stained glass windows for the N. Kentucky Street church. In 1967, the church moved again, this time to its current location a 2000 W. White Street. The windows of the earlier church were incorporated into the new building.



RAKED WITH A RAZOR.

SHERIFF McWILLIAMS, OF MARSHALL COUNTY, CUT HIS THROAT.

He Was Still Alive at 2:30 This Afternoon and Doctors Have Hopes of His Recovery.

Special to the Clarion-Ledger:

HOLLY SPRINGS, Sept. 6—Sheriff McWilliams, who cut his throat yesterday just after noon, is at this hour 10 a. m., still alive, but chances decidedly against his recovery.

The particulars of his attempt on his life are as follows:

The board of supervisors had just met for their afternoon session in the chancery clerk's office when they noticed blood trickling down the east wall. They rushed upstairs to the vacant courtroom, burst open the door and found Mr. McWilliams lying in a pool of blood with the razor that had done the deadly work lying by his side and his pistol and keys on the table. He had determined to make a complete job of it. He had put shackles on his ankles, band cuffed his left hand to the leg of a desk, and with his right cut a long gash on both sides of his throat. Charley Wright stooped down and said: "He is not dead," to which Mr. McWilliams replied: "No, I am not dead, but I want to die. Give me my gun." Deputy Sheriff John B. Howard asked him why he committed the deed, to which he replied: "It had to be done."

Sheriff McWilliams had requested that his family should not be told of it, as he wanted to spare them the shock, but when it was seen that he was sinking and was unconscious, they were sent for, but he did not recognize them when they arrived. The family consists of his wife, a daughter and two sons. The wife is almost distracted with grief, and the children, who bear themselves with remarkable fortitude, are doing all they can to comfort her.

He had filed his annual settlement with the board of supervisors this morning and his books were found correct in every particular. He has been in wretched health for some time and very despondent, despairing of ever recovering. It is thought that brooding over this is what caused him to commit the rash act, and not any troubles about his books. It had been noticed by friends for some time that he was in a very unhappy state, both physically and mentally, but they did not anticipate any such unfortunate occurrence.

Capt. McWilliams served in the Confederate army in Gen. Morgan's famous rangers, and has been sheriff of Marshall county for 10 years. His popularity is very great all over the country, and expressions of grief are upon every lip. The physicians announce that as a last hope they will resort to infusion of blood to save his life as soon as he revives a little.

2:30 p. m.—It is now reported that Mr. McWilliams is a little better, and the physicians have some hope for his recovery.

The circumstances concerning Belle (Means) McWilliam's arrival in McKinney are unclear. However, it is known that her husband William worked as deputy for his brother who was the Sheriff of Marshall County, Mississippi. In 1893, William sued his brother his salary. That is also the same year Belle arrived in McKinney. Two years later, an article appearing in the Clarion-Ledger describes an horrific incident involving the sheriff in 1895. Belle's aunt Amanda (sister of Lucy Abernathy) was married to Sheriff McWilliams. Furthermore, it is unclear what became of William and why Belle appears as a widow on the 1900, 1910 and 1920 Census even though her husband did not die until 1923.

The McKinney Examiner.

OFFICE OF PUBLICATION OPPOSITE COUNTY JAIL.

Vol. 27, No. 10

McKINNEY, TEXAS, THURSDAY, JAN. 30, 1913.

\$1.00 Per Year

McKinney Shrouded in Sorrow

COLLAPSE OF BIG DEPARTMENT STORE CRUSHES MEN, WOMEN AND CHILDREN--EIGHT DEAD--MANY INJURED.

The Great Building Crumbles Instantly

Victims, Absolutely Without Warning Have No Time to Escape--Fire Breaks Out, Adding to Horrible Scene. Sobs of Anguish Stricken Women and Children Heard While Hundreds of Men Work Frantically to Rescue Them.

Property Loss Estimated at One Hundred Thousand Dollars

BY H. L. MARRINER

McKINNEY, TEXAS, Jan. 29.—The most appalling tragedy in the history of this city or county was enacted this afternoon in the collapse of two of the city's largest brick buildings, both filled with customers at the time.

Until the yells, which, night after night, are completely cleared from the fatal spot, the exact loss of life can not be ascertained; but it is believed tonight the death list will total about 200. A number of bodies have been taken from the ruins and no others are thought to be in the wreckage. The list of injured is thirteen.

STOP RESCUE WORK AT 11 O'CLOCK

At 11 o'clock tonight rescue work was stopped by City Marshal J. S. McKinnis, after a conference with the Mayor and workers. It was decided that all bodies had been removed and efforts to find more were suspended for the night.

"I believe that all bodies are now out," said the Mayor at 11 o'clock. "For a while it looked as though we could

find fifteen or twenty more bodies, but we are greatly relieved at finding many have escaped from the building and been reported safe.

"The tragedy is bad enough in all considerations, but the citizenship of McKinney is gratified to know that it was not so bad as it looked at first. This has been the greatest disaster in the history of the county, and there are many sad hearts, not only here, but all over the State.

"I have seen much work in my life. I did not think a disaster could be so sudden and so terrible. I am glad that the people of McKinney are all safe and sound. The people of the State have been fully appreciated and go to show that when there is a disaster there are real people in the State."

HUNDREDS IN RESCUE WORK

The entire city and all this section of the State was shocked to a point that was almost stupefaction. Rescuing, willing hands by the hundreds tore apart the smoking bricks of the fallen buildings, heaving aside smoldering timbers and water-soaked timbers, and four hours after the collapse the mangled and crushed bodies of eight persons

had been tenderly removed by 300 workers and the forms of thirteen injured persons carried to the four hospitals of the city or to private homes after emergency medical attention.

The collapsed stores were the Threepenny Old Fellows building, occupied by the dry goods store of Cheeves Bros., crowded with women and children attending a white goods sale at the time, and the adjoining two-story implement store of T. J. Tangle.

BOTH STORES WERE CROWDED

The dry goods store stood on the northeast corner of the public square, the other adjoining. The collapse of a wall in the implement store first set the weight of heavy timbers against the corner building, and with a noise that jolted the town to its foundations both sank into ruins.

The collapse of the two buildings took place exactly at 10 o'clock. A sale of white goods was on in the great three-story department store, and men, women and children thronged its counters. The implement store adjoining was doing a thriving business.

FIRE ADDS TO HORROR

RUINS BECOME A CAVERN

The crowd was increased with every minute as people in cars and on foot came to the fatal spot. The scene was a horrible one of fire and smoke. A large number of people were killed and many injured. The fire broke out in the implement store and spread to the dry goods store. The fire was extinguished by the fire department, but the damage was done.

DEATHS OF WOMEN

After a number of persons were taken from the ruins, the bodies of eight women were found. They were identified as follows: Mrs. Marie Emerson, Miss Rosa Welch, Miss Katie Milligan, Miss Bessie Wade, Russell Hight, Miss Eva Searcy, Norman Presley, L. W. [Leslie] Bush.

CHILDREN ALSO DEAD

Among the dead were also the bodies of eight children.

THE DEAD :

Mrs. Marie Emerson
Miss Rosa Welch
Miss Katie Milligan
Miss Bessie Wade
Russell Hight
Miss Eva Searcy
Norman Presley
L. W. [Leslie] Bush

THE INJURED :

Miss Anna Curtis
Mrs. Hugh Kistler
Mrs. Wick Graves
John Thomas
Mrs. Belle McWilliams
Little Anna Graves Kistler
Miss Lida Moreland
Miss Jennie Barnett
Miss Russell
Mrs. Mort Shirley
Miss Lula Searcy
Vernie Graves
Miss Cassie Searcy
Colored Porter, in the store

had been tenderly removed by 300 workers and the forms of thirteen injured persons carried to the four hospitals of the city or to private homes after emergency medical attention.

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The fire broke out in the implement store and spread to the dry goods store. The fire was extinguished by the fire department, but the damage was done. The fire was caused by a gas leak in the implement store. The fire spread to the dry goods store and the two buildings collapsed.

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Belle McWilliams was working as sales clerk at the Cheeves Bros. Dept. Store when the I.O.O.F building collapsed killing eight and pinning her for hours beneath the rubble. The text on the following page tells the story.



18-610

TITLE: Discuss Historic Home Recognition Calendar

COUNCIL GOAL: Enhance the Quality of Life in McKinney
(5C: Continue to market and highlight McKinney as a unique destination for residents and visitors alike)

MEETING DATE: August 2, 2018

DEPARTMENT: Planning

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

DISCUSSION ITEM:

- Discuss Historic Home Recognition Calendar

SUPPORTING MATERIALS: