



CITY OF MCKINNEY, TEXAS

Agenda Historic Preservation Advisory Board

Thursday, November 1, 2018

5:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

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.

18-904 [Election of Chair and Vice-Chair](#)

CONSENT ITEMS

18-905 [Minutes of the Historic Preservation Advisory Board Regular Meeting of September 6, 2018](#)

Attachments: [Minutes](#)

REGULAR AGENDA

18-0035HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by James A. & Cynthia W. Joor for Approval of a Historic Marker for the House Located at 611 North Church Street.](#)

Attachments: [Historic Marker Application](#)
[Historic Narrative](#)
[Historic Research \(1\)](#)
[Historic Research \(2\)](#)
[Supporting Photos \(1\)](#)
[Supporting Photos \(2\)](#)
[Sanborn Map and Survey Plat](#)
[Wilcox Family History](#)

18-0035HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by James A. & Cynthia W. Joor for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the Residential Property Located at 611 North Church Street.](#)

Attachments: [HNIZ Application](#)

CITIZEN COMMENTS

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 18th day of October, 2018 at or before 5:00 p.m.

Empress Drane
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>.

18-904



TITLE: Election of Chair and Vice-Chair

SUPPORTING MATERIALS:

18-905



TITLE: Minutes of the Historic Preservation Advisory Board Regular Meeting of
September 6, 2018

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

SEPTEMBER 6, 2018

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Thursday, September 6, 2018 at 5:30 p.m.

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

Board Member Absent: Vice-Chairperson Amber Douzart

Staff Present: Planning Manager Matt Robinson, Historic Preservation Officer Guy Giersch, 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 Hammond, seconded by Board Member Wegner, to approve the following consent item, with a vote of 6-0-0:

18-730 Minutes of the Historic Preservation Advisory Board Regular Meeting of August 2, 2018.

END OF CONSENT

Chairperson Ball continued the agenda with the Regular Agenda Items.

18-0025HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Historic Marker for the House Located at 403 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 403 Tucker Street. Mr. Giersch offered to answer questions. Board Member Zupanich asked about the changes made to the house. Mr. Giersch briefly discussed the changes that were made over time. Chairman Ball asked how they moved houses in the early 1900s. Mr. Giersch stated that they would lift the house then use a wheel and axel system to move it. He stated that prior to that timeframe, people would place the structure on large round logs, get the ox to pull it so far,

then move the rear logs in front of the structure, and continue doing this until it reached the destination. Mr. Kobey Seale, 403 Tucker Street, McKinney, TX, concurred with the Staff Report. He stated that he is an architect and appreciates the City protecting the neighborhood. He offered to answer questions. Chairman Ball asked if they owned the property since 2004. Mr. Seale stated that they purchased it in January 2004. Chairman Ball asked about the renovation done to the structure. Mr. Seale stated that when they purchased the house he did not have the resources to do all of the work on the house that he planned to do. He stated that they had done a lot of work on the inside of the house, recently a garage addition was completed, and a picket fence was installed. Mr. Seale stated that they are now turning their attention to the outside. He stated that they plan to live there a long time. Chairman Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Zupanic, seconded by Board Member Burton, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff.

18-0025HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Ashley and Kobey Seale for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 403 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 the property is listed as a medium priority structure and met the requirements set by the Secretary of Interior Standards. Mr. Giersch stated that the ad valorem tax for 2018 was approximately \$1,680. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 403 Tucker Street. Mr. Giersch offered to answer questions. Board Member Bailey asked about a narrative on the marker. Mr. Giersch explained that the City of McKinney purchases the markers at a discount and then

sells them to the property owners that are awarded at the City's cost. He stated that the narratives and photographs that are submitted with the historic marker applications are shared on the City's website. Mr. Kobey Seale, 403 Tucker Street, McKinney, TX, concurred with the Staff Report. He commented on how much he appreciated the program and hoped it continued. Mr. Seale offered to answer questions. There were none. Chairman Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, seconded by Board Member Wegner, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff.

18-0026HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carey Glenney and Tim Zumwalt for Approval of a Historic Marker for the House Located at 510 N. Church 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 N. Church Street. Mr. Giersch stated that this was an example of an Arts and Craft style house. He mentioned some of the various architectural elements of the house. Mr. Giersch stated that the property is a high priority building. He discussed the history of the property, the previous property owners, and the local contractor that had built the house. Board Member Burton asked if the exterior colors were historically accurate. Mr. Giersch stated that the yellow color was in the range of the craftsman style homes. He stated that generally there would be a three color scheme. Board Member Burton asked if Staff approved the exterior paint colors. Mr. Giersch said no. Mr. Tim Zumwalt, 510 N. Church Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Board Member Zupanic asked if the house is known by the Alice Taylor House. Mr. Zumwalt joked that he would mention it at the next neighborhood party. Chairman Ball

asked what work needed to be done to the house. Mr. Zumwalt stated that they plan to add closets to make it more livable and add a nursery to the back of the house. He stated that they do not plan to make any changes to the front of the house. Board Member Bailey asked if the house had a footed tub. Mr. Zumwalt stated that they have two. Chairman Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Bailey, seconded by Board Member Burton, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff.

18-0026HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Carey Glenney and Tim Zumwalt for Approval of a Tax Exemption for the House Located at 510 N. Church Street. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request. He stated that the property is listed as a high priority structure and met the requirements set by the Secretary of Interior Standards. Mr. Giersch stated that the ad valorem tax for 2018 was approximately \$1,545. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 510 N. Church Street. Mr. Giersch offered to answer questions. Mr. Tim Zumwalt, 510 N. Church Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Board Member Zupanic asked if this request is approved then the tax exemption would be for seven years. Mr. Giersch said yes. Board member Zupanic asked if the proposed renovations to the house would equal the amount of tax money being saved. Mr. Zumwalt stated that the proposed expenses would exceed the total amount of tax dollars being saved with the program. Board Member Hammond stated that the addition to the rear of the house would change the footprint. He asked if the applicant would be required to work with Staff to make sure that it was historically correct. Mr. Giersch stated that the applicant would be

required to apply for a Certificate of Appropriateness application for the work being done to the exterior of the house due to being located within the Historic District. Chairman Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, seconded by Board Member Zupanic, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff.

END OF THE REGULAR AGENDA ITEMS

Chairperson Ball continued the agenda with the Discussion Item.

- 18-731** Discuss Historic Home Recognition Calendar. Mr. Giersch gave a presentation on the 2018 – 2019 Home Recognition Calendar. He stated that the calendar was a great way to share a lot of information about upcoming events, various historic information, et cetera. Staff distributed a draft copy of the upcoming calendar for the Board to review. Board Member Bailey suggested changing the font color on the cover. Mr. Giersch stated that Staff would look into changing the color or fonts to make the wording more visible on the cover. He thanked Chairman Ball for shooting the photographs of the featured houses. Mr. Giersch also thanked the Board Members for selling ads and contributing information that was included in the calendar.

END OF THE DISCUSSION ITEM

Mr. Giersch asked the Board to start thinking about practical ways to promote the Historic District. He gave examples of holding various workshops. Mr. Giersch asked that the Board Members forward ideas to him. Board Member Burton suggested giving guided walking tours.

There being no further business, Chairperson Ball declared the meeting adjourned at 6:39 p.m.

JONATHAN BALL
Chairman



18-0035HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by James A. & Cynthia W. Joor for Approval of a Historic Marker for the House Located at 611 North Church Street.

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: November 1, 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 611 North Church Street.

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

ITEM SUMMARY: On September 17, 2018 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 611 North Church Street known as "The Wilcox House".

The purpose of the Historic Marker Program is to encourage owners of historic properties to become actively involved in the preservation of McKinney's historic past through the recognition of historic events, people, and architecture. The applicant has submitted a written narrative relating the history of the various families that have owned

the property or resided at 611 North Church Street and the role they played in McKinney's history.

The house is an eclectic mix of home styles that reflect the evolving building forms of the early 1900's. The house incorporates Craftsman and Prairie Bungalow styles and is a good example of the American Foursquare though it is atypical for a foursquare in the sense that it is not a square plan.

"The Wilcox House" was built circa 1912 by James Meredith (J.M.) Wilcox, a prominent McKinney citizen, for his daughter Eddie (Edith) Wilcox. The house is a 1 ½ story, pier and beam, wood-frame house covered with a brick veneer constructed on a rectangular plan. The brick veneer was added sometime in the 1950's. Some might state that the house is an atypical four square since most four squares are 2 to 2 ½ stories high with a central dormer and hipped roof. This house is 1 ½ stories with a central dormer. The porch extends across the front of the house. The house is fenestrated with large, one-over-one windows. The front door has sidelights and is placed to the left side of the front elevation. There is a small gable roof located on the left side of the front elevation. The front door is centered under this temple front motif. This serves to indicate where the front door is located. The front porch is supported by Doric columns that rest on the wall that forms the porch rail.

The interior is virtually unchanged. Original wood floors, trims, and fixtures still grace the original layout of the house.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

J.M Wilcox (1828-1912)

- J.M. Wilcox was born June 19, 1818 in Boone County Missouri. He visited McKinney in 1844, participated in the 1849 California Gold Rush, returned to Missouri and graduated from the University of Missouri in 1852. J.W. moved to McKinney in 1855.
- In 1856, Wilcox married Nancy Throckmorton, the daughter of Dr. W.E. Throckmorton, an early pioneer in Collin County and sister of James W. Throckmorton. They had nine children. Nancy died in 1878.
- J.M. Wilcox fought in the Civil War and returned to Plano in 1872 to open a lumberyard. Eventually, J.M. moved to McKinney and opened the Wilcox Lumber Company in 1881. He would go on to own lumberyards in McKinney, Plano, Melissa, Anna, Princeton, and Allen. In addition, the Wilcox's owned lumber companies in east Texas as well.
- The Wilcox Lumber Company was located at 218 East Louisiana Street. Today, it is the site of the Mellow Mushroom. He also owned the building where the Mom and Popcorn Shop is located on East Louisiana.
- Wilcox married Sarah McCaulay in 1882. They had two children. Their daughter Eddie Wilcox married Fred Bush of Allen in 1913. Fred was part owner of the North Side Drug.
- J.M. died in 1912.

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 611 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](#)

[Historic Narrative](#)

[Historic Research \(1\)](#)

[Historic Research \(2\)](#)

[Supporting Photos \(1\)](#)

[Supporting Photos \(2\)](#)

[Sanborn Map and Survey Plat](#)

[Wilcox Family History](#)



City of McKinney Historic Building Marker Application

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

I. Applicant Information

Date of Submittal 9/17/2018
Name of Applicant James A & Cynthia W. Joor
Address 611 N Church St
McKinney, TX 75069
Telephone (972) 369-9930 / (210) 386-5861
E-mail Address jimjoor@gmail.com

II. Owner Information (If different from Applicant)

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

III. General Building Information

Name of Building The Wilcox House
Address of Building 611 N Church St
McKinney, TX 75069
Date of Construction Known or Circa 1910
(If not known provide approximate date Circa)
Architect/Designer J.M. Wilcox
Builder/Contractor J.M. Wilcox
Architectural Period/Style Craftsman Bungalow

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

WA & JC Rhea Addition, Lot 1B

FOR OFFICE USE ONLY:

Date Received: September 17, 2018 Preservation Priority: Medium
File # HP2018-0035 Built Circa: ca.1910

Does the building remain on its original site?

☒ Yes

☐ No (specify original location) _____

Indicate the original and adapted uses of the building.

Original Uses

- ☐ Agriculture _____
- ☐ Commerce _____
- ☐ Education _____
- ☐ Government _____
- ☐ Healthcare _____
- ☐ Industrial _____
- ☐ Recreation _____
- ☐ Religious _____
- ☒ Residential _____
- ☐ Social _____
- ☐ Transportation _____

Adapted Uses

- ☐ Agriculture _____
- ☐ Commerce _____
- ☐ Education _____
- ☐ Government _____
- ☐ Healthcare _____
- ☐ Industrial _____
- ☐ Recreation _____
- ☐ Religious _____
- ☒ Residential _____
- ☐ Social _____
- ☐ Transportation _____

IV. Architectural Description

A. Physical Characteristics

| | Original 1 | Current 2 |
|---------------------|-------------------------------------|-------------------------------------|
| Number of stories | 1 | 2 |
| 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 type="checkbox"/> | <input type="checkbox"/> |
| Hipped | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Flat with parapet | <input type="checkbox"/> | <input type="checkbox"/> |
| Gambrel | <input type="checkbox"/> | <input type="checkbox"/> |
| Mansard | <input type="checkbox"/> | <input type="checkbox"/> |
| Shed | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (specify) | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

B. Materials (Please check all that apply)

| | Original | Current |
|-------------------------|--|---|
| Construction | | |
| Frame | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Solid Brick | <input type="checkbox"/> | <input type="checkbox"/> |
| Solid Stone | <input type="checkbox"/> | <input type="checkbox"/> |
| Concrete | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (specify) | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| Foundation | | |
| Pier and Beam | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Stone | <input type="checkbox"/> | <input type="checkbox"/> |
| Brick | <input type="checkbox"/> | <input type="checkbox"/> |
| Concrete | <input type="checkbox"/> | <input type="checkbox"/> |
| Concrete Masonry Units | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (specify) | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| Exterior Wall Surface | | |
| Siding (specify type) | <input type="checkbox"/> No original documentation | <input type="checkbox"/> _____ |
| Stucco | <input type="checkbox"/> | <input type="checkbox"/> |
| Stone | <input type="checkbox"/> | <input type="checkbox"/> |
| Brick | <input type="checkbox"/> | <input checked="" type="checkbox"/> Brick Veneer & Wood |
| Wood Shingle | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (specify) | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| Windows | | |
| Wood Sash | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Aluminum Sash | <input type="checkbox"/> | <input type="checkbox"/> |
| Single-hung | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Double-hung | <input type="checkbox"/> | <input type="checkbox"/> |
| Casement | <input type="checkbox"/> | <input type="checkbox"/> |
| Fixed | <input type="checkbox"/> | <input type="checkbox"/> |
| Awning | <input type="checkbox"/> | <input type="checkbox"/> |
| Hopper | <input type="checkbox"/> | <input type="checkbox"/> |
| Sliding | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (specify) | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| Roof Materials | | |
| Shingles (specify type) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Composition |
| Tile (specify type) | <input type="checkbox"/> | <input type="checkbox"/> |
| Slate | <input type="checkbox"/> | <input type="checkbox"/> |
| Metal (specify type) | <input type="checkbox"/> | <input type="checkbox"/> |
| Other | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| Primary Exterior Color | no original documentation (cream) | Red |
| 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

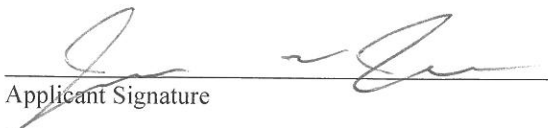
Provide any additional information that supports the application. This may include copies of architectural drawings, letters, oral histories, newspaper/magazine articles, etc.

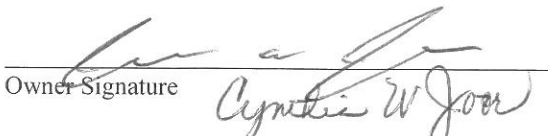
I. References

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 ☒


Applicant Signature


Owner Signature

"The Wilcox House"

611 North Church St, McKinney TX 75069

In a review of Sanborn maps, which were used by the fire departments in earlier years, the house was built after the 1908 map was published and prior to the 1914 map. No exact records were located to precisely date the construction of the home located at 611 North Church Street. The home was built by McKinney lumberyard owner and prominent local citizen J. M. Wilcox. The home represents an eclectic mix of home styles that were prevalent during the period. The home incorporates Craftsman, Prairie and Bungalow characteristics that contribute to its distinctiveness and historic value.

The house is just north of the "Old Donation". The land is part of the "Rhea Addition" and is noted on the 1914 Sanborn map. It's detailed on the original deed sale document, filed March 15th, 1910 and in the Collin County deed records as "The North one half of the following described lot. Situated at in Collin County Texas, North of the Old Donation of the City of McKinney, part of the Wm Davis Survey and being lot No. 1 of the Rhea Addition to said City of McKinney." (13). This is noted as lot "1b" in the tax records. The seller is listed as "Mary E. Lindemuth (formerly Mary E. Rhea) joined by my husband L Lindemuth of Denver County, Colorado." The purchaser is listed as "JM Wilcox Jr". J. M. Wilcox Jr was born in 1885 and was the son of J. M. Wilcox. The home was purchased for "\$750 dollars cash".

The Rhea name continues in Collin County as "Rhea Mills" which is an unincorporated farming community at the junction of FM 2478 and FM 1461.

The home intersects the lives of two prominent and important families in McKinney: The Throckmorton's and the Wilcox's.

The land was purchased in 1910 by Mr. J. M. Wilcox Jr. The Wilcox's were established lumber merchants, owning local lumber companies and lumber mills in East Texas. The company name being J.M. Wilcox & Son.

J.M. Wilcox (James Meredith) was born in Boone County MO on June 19th, 1828. Boone County was at the very edge of the American frontier at that time. He visited the area briefly at age 16 in 1844, which was prior to Texas being admitted to the Union. He returned to Missouri, where he went to college. He participated in the 1849 California Gold Rush. But he eventually moved to Collin County on a permanent basis in 1855. In 1856 he married Miss Nancy Throckmorton. Together they had nine children, including Bertha Wilcox King, wife of Sheppard King, known as the "Cotton King" and builder of "The Mansion on Turtle Creek" in Dallas. J.M. owned and operated mercantile businesses at various locations in Collin County until he was called to service in the Civil War, serving as a Private. After the war he continued the lumber business, eventually opening locations in McKinney, Plano, Melissa, Anna, Princeton and Allen. He finally settled in McKinney in 1881.

The McKinney Lumberyard location was at 218 E. Louisiana St, McKinney 75069. That location is currently home to the "Mellow Mushroom". Across the street is the "Wilcox Building", located at 215 E. Louisiana Street, McKinney TX 75069, currently home of the "Mom and Popcorn" store. J.M. was a prominent businessman in McKinney and passed away in 1912, just after the construction of the home. The Wilcox family was prominent in the McKinney area, and numerous Wilcox's are buried in Pecan Grove Cemetery.

His first wife Nancy Throckmorton, was the daughter of Dr. W. E. Throckmorton (making him the son-in-law of Dr. W. E. Throckmorton), who brought some of the first settlers into Collin County. His wife was the sister of James W. Throckmorton (making him the brother-in-law of James W. Throckmorton), the twelfth Governor of Texas, twice a U.S. Congressman, Confederate Brigadier General and possibly the most illustrious citizen from Collin County in Texas. Governor Throckmorton's statue stands next to the old County Courthouse in downtown McKinney.

Nancy Throckmorton Wilcox passed away in 1878. J. M. then married Sarah McCaulay of McKinney in 1882 (he was age 54 and she was age 23) with whom he had two children: James Meredith Wilcox Jr and Miss Edith "Eddie" Wilcox.

The home was built for J.M. Wilcox's daughter Miss Edith (Eddie) Wilcox. Eddie Wilcox was married on September 18th 1913 to Frederick Land Bush, of McKinney. They continued to live in McKinney, and the Bush family became prominent citizens in the area. Per the 1920 census they lived on Bradley Street in McKinney. They had two children – Sterling Price Bush and Sarah V. Bush.

J. M. Wilcox Jr purchased the land which then became this house when he was in his mid-20's. J. M. Jr continued the family lumber business, later owning and operating a lumberyard in Dallas.

The home has been continuously occupied since the purchase and construction by J. M. Wilcox. By 1920 per census records the house at 611 N. Church St. had been sold to a local farmer, James P. Watson, with his wife Pearl and daughters Elizabeth and Winnie living in the home. Later James became a salesman in a seed house and the family had added a son Jack. By 1930 per census records the home was owned by Charles and Dollie Nealy, with their children Lorene, Dorothy and Charlsie. Charles Nealy was a local McKinney barber. On November 11th, 1941 per county deed records, the property was deeded from the Neal's to Ed Blakeman. And on January 16th, 1954 the property was deeded from Ed Blakeman to R. D. Carroll and Ala Mae Carroll. The Carroll's lived in the home for twenty years, and finished out the upstairs attic area. On 02/18/1974 it was deeded from the Carroll's to Donnie L Spraberry and Kathleen E Spraberry. The Spraberry's were from the Dallas area, and purchased the home seven years after their marriage. Records indicate that they were divorced in the year after the sale of the home on June 1st, 1990. The Spraberry's sold to William A and Kathy Dunham. About four years later on November 15th 1994 it was deeded from the Dunham's to Theodore E Gebhardt Jr and Carla R Gebhardt. The Gebhardt's lived in the home for eight years and then sold to Todd and Ginger Montgomery on December 9th, 2002. The Montgomery's did extensive restoration work to the home. On February 22nd 2010 the home was deeded from the Montgomery's to James and Cynthia Joor.

In the 1950's the attic was finished out, and the stairs leading up to the attic were from a local McKinney funeral home. A sleeping porch at the back of the home was enclosed to create an indoor sun room. The exterior walls of the home were originally of wood siding, however a brick veneer was added after WWII. In the 2000's restoration took place to bring the home up to date for wiring, plumbing, air-conditioning and the roof. However no interior walls were moved and the room dimensions and style are intact from the time of the original construction.

Architectural and Design Features:

As a result of the home being built by J.M. Wilcox, a lumber merchant, only the finest hardwoods from his mill were used in the construction.

The exterior of the home exhibits features common to Prairie style homes, which were built in the period 1900 – 1920. It was built concurrent with 607 N. Church St, and has a similar exterior style, which is designated as historic by the city of McKinney. A moderate pitched roof, with straight parallel roof lines. There is a single dormer window in the front in the center of the roof. The house has large bead-board enclosed eaves, along with a porch in the front. As is typical with this style of house, the front door is off-center.

There are 4 beautiful original large leaded glass windows on the sides of the home. The home retains the original glass windows on the first floor.

The highlight of the house is in the original woodwork – all consistent with Craftsman style homes of the early part of the 20th Century. There are simple straight lines throughout. The visual connection among doors, door trim, window trim, baseboards, wall trim and the ceiling crown molding are established by repetitive millwork details. The wood is oak, original to the home, and is of the same dark rich color.

Across all floors are eight to nine inch original interior dark oak wood base boards. Around all first floor door frames and window frames are five inch wood frames. Each first floor room has large and prominent crown molding at the ceiling. In the Parlor, Living Room and Dining room there are five inch high wood side-wall panels at 8 feet high, with an additional

3 feet above to the 11 foot ceilings. The ceilings in the Living Room and Dining Room have wood “box beams” across the ceiling. Again, these type of wood features are typical of Craftsman style homes.

The home has several original light fixtures from the turn of the century period, including angular Wright-inspired fixtures, art-glass shades held in place by thin muntins, and an emerald art-glass shower chandelier.

There are four original fireplaces: the living room, both downstairs bedrooms, and the dining room. The mantles have typical arts and craft style, simple functional design, and clean lines.

In the downstairs hall are displayed eight frames that hold samples of the wallpaper in the eight rooms (foyer, living room, dining room, hallway, bedroom, office, kitchen, butler’s pantry) at the time of the restoration. The wallpaper is typical of homes from the turn of the century. The current owners have painted the interior walls in colors that befit the Craftsman style – earthy brown, muted green and cool blue.

From the original solid wood entry door throughout the formal areas, the foyer, living room and dining room, the original wood narrow strip hardwood flooring are continuous , meeting the less formal original wood pine narrow strip flooring that remains in place throughout the first floor. The doors are original 5 panel style common in Craftsman homes.

The downstairs bathroom retains the original shiplap wood walls, along with bead-board. There are two original pocket doors, six feet wide by seven and a half feet high, one solid wood between the entry and living room, and the second is solid wood and glass between the living room and dining room – each with brass and iron pull handles. The remaining doorknobs in the home are original brass or glass. In the kitchen, a beadboard surround, below a picture rail, covers the plastered walls, meeting the deep crown moulding at the 11 foot beadboard-lined ceiling. There is a lovely 1957 red-and-white Tappan stove still in use in the kitchen.

The foundation is composed of Bois d’Arc wood that has held up since the original construction.

On both sides of the large living room fireplace are built-in deep richly-stained bookcases, with a patina created by time, and attached “Inglenook” style benches. A matching bench in the foyer, topped off with a massive built-in wood-framed beveled glass mirror greets guests and family upon entry to the home.

This house and those connected to it, are a part of the history of McKinney, Collin County and the state of Texas. The structure and style are the same as when it was built, and the home looks much as it did in 1910. The current owners cherish the home for its place in McKinney’s history and for the beauty of its architectural style. And they believe it’s important to maintain this piece of our history.

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History and Location Features

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This Prairie style home was built in 1909-1910 by Mr. J. R. Wilcox for his daughter. The Wilcox's were established lumber merchants, owning local lumber companies and lumber mills in east Texas. As a result, only the finest hardwoods from his mill were used in the construction. The Wilcox family were prominent in Collin County and one of the founding families in McKinney. J. R. Wilcox's mother was Nancy Throckmorton, who was the daughter of Dr. W. E. Throckmorton, who brought the first settlers into Collin County and the sister of James W. Throckmorton, the eleventh governor of Texas and possibly the most illustrious citizen from Collin County for Texas.

In reviewing the Sanborn maps, which were used by the fire departments in earlier years, the house was built after the 1908 map was published and prior to the 1914 map.

The home was originally of wood siding and the brick veneer was added around the 1950's. After World War II, many soldiers had seen homes with brick exteriors throughout Europe and became interested in using this building material. Siding frequently needed to be painted and brick offered easier maintenance. Also, bricks had become more affordable with the increase in availability of natural gas to fire the kilns in the manufacturing of the bricks.

This house is part of the official Historical District of McKinney. It does not have a state historical designation because an application has never been submitted. It is very probable that this designation would be given to the property due to its architectural style and ties to local historical figures.

This grand home is conveniently located near McKinney's Downtown Square where many businesses offer day and evening activities along with dining and shopping. There is a music and art festival in the Spring, Independence Day activities in the Summer, Oktoberfest in the Fall and "Dickens of A Christmas" in the Winter. The McKinney "Main Street" program is continually adding events and currently have a Second Saturday evening of fun with entertainment for the McKinney residents and guests.

Later, the church held its annual meetings in the courthouse in McKinney.¹⁰ The second story Mr. Wilmeth had added to the back part of his house also accommodated the free school he established and taught, with the help of his children, from 1848 to 1887.

On May 3, 1848, twelve yoke of oxen pulled McKinney's first building, owned by John L. Lovejoy, across the prairie from Buckner to McKinney, placing it on what would someday become the northwest corner of the square. The Lovejoy Store and its adjacent post office was, at that time, the only plank building in Collin County. E. Whiteley's "Our House" saloon and Dr. Worthington's office were built soon afterward.

On March 24, 1849, William Davis and his wife, Margaret, conveyed 120 acres of land to county commissioners J. B. Wilmeth, Jas. M. McReynolds, John Fitzhugh, and William McKinney for the purpose of establishing a town site. This property is referred to in records as The Old Donation. Records show that the commissioners, in an effort to fully establish the town, sold parts of this land to raise funds for a courthouse and jail. Soon wooden municipal structures were constructed.¹¹

The village prospered, serving as the hub of a rich farming and stock-raising area. In 1850, the city had a population of 315.



McKinney
the Fort
150 years
by Julia C.
Vargo



THROCKMORTON, JAMES WEBB

Save this entry to MyTSHA » (<https://mytsha.com/handbook-article/save/FTH36>)

David Minor

THROCKMORTON, JAMES WEBB (1825–1894). James Webb Throckmorton, governor of Texas and Congressman, the son of Susan Jane (Rotan) and William Edward Throckmorton (</handbook/online/articles/fth37>), was born on February 1, 1825, at Sparta, Tennessee. One of eight children, Throckmorton spent the first eleven years of his life in Sparta, where his father practiced medicine. In 1836 Dr. Throckmorton moved his practice to Fayetteville, Arkansas. Shortly thereafter his wife died. In 1840 he married Melina Wilson. The next year he visited Texas and purchased land near the East Fork of the Trinity River in Collin County, two miles northwest of the site of present Melissa. Later that year he moved his family to their new home. Less than a year later he became ill and died. Following the death of his father, Throckmorton spent a year helping his family settle in their new home. After assuring his family's safety, he left Texas to study medicine with his uncle, James E. Throckmorton, in Princeton, Kentucky. He remained in Kentucky until the outbreak of the Mexican War (</handbook/online/articles/qdm02>). He returned to Texas and volunteered for military service. He joined Capt. Robert H. Taylor (</handbook/online/articles/fta24>)'s company as a private in February 1847. He served less than three months in the field, however, as he became ill, apparently the first

sign of a kidney disease that would haunt him throughout his life. Because of his medical training he was reassigned as a surgeon's assistant in Maj. Michael H. Chevallie's Texas Rangers (</handbook/online/articles/met04>). During the war, either as a soldier or surgeon, Throckmorton served at Monterrey, Saltillo, and Buena Vista. Because his health did not improve he received a medical discharge on June 8, 1847, and returned to his family. Following his recovery, he left Texas in early 1848 to marry Annie Rattan in February in her native state, Illinois. The couple returned to Texas that year and built a home just outside McKinney, where Throckmorton began his medical practice and fathered the first of ten children. Throckmorton quickly established himself as one of the prominent members of the community. He invested in real estate, read law, promoted education, and participated in church affairs. His interest in education led him to financially support the establishment of the Mantua Seminary (</handbook/online/articles/kbm02>), seven miles north of McKinney. Although a successful doctor, Throckmorton found the practice of medicine personally distasteful. He dissolved his medical practice and became a partner in the law firm of R. DeArmond and Thomas Jefferson Brown (</handbook/online/articles/fbr97>). A lifelong interest in politics persuaded Throckmorton to consider running for political office. He inherited his party loyalty from his father, a Whig of the Tennessee school. In 1851 he was elected to the first of three terms as representative of the Twenty-fifth District, which included both Collin and Denton counties. As a member of the Texas House of Representatives from 1851 to 1857, Throckmorton helped to negotiate a settlement of disputed land titles of early Texas settlers, especially those involving the Peters colony (</handbook/online/articles/uep02>). As chairman of the Internal Improvement Committee he advocated land grants to establish public free schools and the construction of a statewide railroad network. In 1857 he was elected to the Texas Senate. He entered the chamber as a Democrat, the party he chose following the dissolution of the Whigs in the mid 1850s.

Throckmorton's party loyalty was soon put to the test. In the 1857 gubernatorial election he supported Sam Houston (</handbook/online/articles/tho73>) and unionist sentiment against states'-rights Democrat Hardin R. Runnels (</handbook/online/articles/fru13>). Houston lost but successfully challenged Runnels in 1859. That same year Throckmorton won reelection. The state senator from McKinney became a political advisor to the governor and Houston's ally in attempting to restrain the forces within Texas who favored secession (</handbook/online/articles/mgs02>). Throckmorton's attempt to organize a state Union party attracted few supporters, and he watched helplessly as the events between 1859 and 1860 precipitated the crisis of 1861. He refused to concede, however, and was one of only eight delegates to the 1861 Secession Convention (</handbook/online/articles/mjs01>) who voted against Texas withdrawal from the union. Shortly after the secessionist vote, Governor Houston received a note from the Lincoln administration suggesting that if Houston wished to organize a resistance group within the state, the president would provide military support. Houston called those closest to him and asked their advice. Throckmorton argued against taking action, concluding that the young state might not survive a civil war within its borders. Houston agreed and shortly thereafter retired from office. Although he fought for two years against secession, Throckmorton was one of the first men in Collin County to join in the defense of his adopted state. He helped organize over 100 men into the Company of Mounted Riflemen from Collin County in May 1861. The company secured forts Wichita and Arbuckle on the frontier. Following the dissolution of the company in August, he joined the Sixth Texas Cavalry, participating in the battles at Chustennallah and Elkhorn. He also saw action in Mississippi but was forced to resign and was discharged from service on September 12, 1863, because of his recurring kidney problem. He served in the state senate in 1864, representing Collin and Grayson counties. In December 1864 he was commissioned brigadier-general of the state's First Frontier District. The following year Gen. E. Kirby Smith (</handbook/online/articles/fsm09>) appointed

Throckmorton Confederate commissioner to the Indians. He successfully negotiated a number of treaties with tribes on the frontier, who nicknamed him "Old Leathercoat."

Following the [Civil War \(/handbook/online/articles/qdc02\)](/handbook/online/articles/qdc02) Collin County voters elected Throckmorton as their delegate to the [Constitutional Convention of 1866 \(/handbook/online/articles/mjc03\)](/handbook/online/articles/mjc03). The convention was divided into three factions, secessionists, conservative union men, and radical unionists. Throckmorton, receiving the support of the first two groups, defeated the radical [A. H. Latimer \(/handbook/online/articles/fla44\)](/handbook/online/articles/fla44) and became chairman of the convention. He presided over the writing of a new state constitution that provided limited civil rights to [African Americans \(/handbook/online/articles/pkaan\)](/handbook/online/articles/pkaan) (they still could not vote) and refused to take action on the Thirteenth Amendment, arguing that the abolishment of [slavery \(/handbook/online/articles/yps01\)](/handbook/online/articles/yps01) was already law. President Andrew Johnson accepted the Texas constitution, and state wide elections were held in June 1866. Politically ambitious and promised the support of both secessionists and conservative union men, Throckmorton entered the governor's race. He easily defeated the radical candidate, [E. M. Pease \(/handbook/online/articles/fpe08\)](/handbook/online/articles/fpe08), by a margin of 49,277 to 12,168. Governor Throckmorton was inaugurated on August 9, 1866, and faced the difficult task of returning political, social, and economic stability to Texas while maintaining a semblance of order between former Confederates and former slaves. Political opposition from radicals, suspicion from federal military officers, violence against freedmen and [Freedmen's Bureau \(/handbook/online/articles/ncf01\)](/handbook/online/articles/ncf01) agents, combined with his public repudiation of the Fourteenth Amendment and the emergence of Radical Republican power in Congress destroyed what little chance of success Throckmorton's administration might have had. Following the passage of the Military Reconstruction Act of 1867, which placed Texas under military command, the governor consistently clashed with Gen. [Charles Griffin \(/handbook/online/articles/fgr60\)](/handbook/online/articles/fgr60), commander of the

Texas sub-district. Griffin demanded that the governor provide more protection for African-American citizens of Texas and publicly support Radical Republican policies. Throckmorton refused, stating that he had done all he could, given the powers of his office and that his state did not support the Fourteenth Amendment so that he, its governor, could not. Griffin appealed to Maj. Gen. Philip H. Sheridan (</handbook/online/articles/fsh26>), for Throckmorton's removal from office, which was ordered on July 30, 1867.

Prohibited from holding public office, Throckmorton returned to McKinney and resumed his law practice. He did not, however, remain silent. In summer 1870, along with former governors Andrew J. Hamilton (</handbook/online/articles/fha33>) and E. M. Pease, Throckmorton signed a public document circulated throughout the state that attacked the policies of Radical Republicans as dangerous threats to the civil liberties of Texans. Thus, although a private citizen, he was able to remain a public figure. With the passage of the General Amnesty Act of 1872, Throckmorton was able to return to public office. In 1874 he was elected to Congress from the state's Third District and reelected in 1876. Throckmorton concentrated his efforts on lobbying for education and federal support of railroad expansion. The latter concern reflected the interests of his employer, the Texas and Pacific Railway Company, which retained Throckmorton as an attorney. In 1878 the former governor made an attempt to return to that office but was defeated in the Democratic party (</handbook/online/articles/wad01>) state convention. Throckmorton returned to Congress in 1882 and was reelected in 1884 and 1886. His health once again forced him from public service. He declined to run in 1888 in order to recuperate. For a few weeks in 1892 Throckmorton actively sought support for another run at the governor's office. His lifelong bout with kidney disease, however, left him without the strength to endure another campaign. He retired from politics and returned to McKinney, where he was the receiver for the Choctaw Coal and Railroad Company. During a business trip in March 1894 Throckmorton suffered serious injuries from a fall. His fragile health was unable

to recover from this accident, and he died at McKinney on April 21. The citizens of McKinney erected a statue in his honor that carries the inscription, "A Tennessean by Birth, a Texan by Adoption."

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THE WILCOX FAMILY

In 1844 James M. Wilcox, then only sixteen years of age, came to Collin County to visit his brother George, who lived a few miles east of Lebanon. After a stay of only a few months, he returned to his home in Missouri, riding the entire distance alone on horseback. In 1849 he joined in the gold rush to California, riding his pony in a caravan of other 49ers. He soon returned to his home and entered the University of Missouri, from which he graduated with highest honors in 1852. In about 1855 he came back to Texas and bought out the heirs of his brother George. Soon thereafter he went to Galveston and purchased a stock of goods, including ten 100-pound sacks of salt, and took this merchandise by boat to Jefferson, thence overland to Weston, where in 1856 he established one of the first mercantile stores in that town. While at Weston he married Nancy Throckmorton, a sister of James W. Throckmorton. Later the family moved back to his farm. During the Civil War he was a member of Captain R. W. Carpenter's Company in Martin's Regiment. After the war he moved to Plano where he opened a lumberyard in 1872. This business was moved to McKinney in 1881 and the firm later established other lumberyards at Melissa, Anna, Princeton, and Allen. Mrs. Nancy Wilcox died in 1878 and he died on March 1, 1912. His children were George W., Frank E., J. H., Arthur, J. M., Mrs. S. W. King, and Mrs. Fred Bush.

WILCOX LUMBER COMPANY AMONG OLDER CONCERNS

—
WAS ESTABLISHED IN 1881 AND
NOW HAS FOUR GOOD
YARDS.
—

The Wilcox Lumber Co. has had a continuous existence in Collin county since May 31st, 1881. It was founded by J. M. Wilcox, whose first location was a piano. This was perhaps 1873 or 1874.

After being in McKinney three years the firm name was changed to J. M. Wilcox and Son and Geo. Wilcox taken into partnership. Some years later Frank E. Wilcox was admitted to the firm but withdrew when elected to the legislature. He is now one of the leading lawyers of North Texas and holds the position of Judge of the Fifty-ninth District, composed of Collin and Grayson County.

The name of J. M. Wilcox and Son was retained until 1912. Mr. George Wilcox has been active as manager of this concern for a long term of years the business has grown under his management until it is today one of the strongest in all the country. His counsel is sought in many instances where the best interests of the town and community are discussed. He is a member of the Chamber of Commerce, being on the Committee of Factories of that organization and is vice-president of the city school board.

At one time the site of their yard was about where Fryer & Goostree's grocery store is now located on East Louisiana Street. Their office was for awhile about where John Green conducts the grocery adjoining S. J. Massie. A very disastrous fire did considerable damage to their stock in 1895.

This firm has kept abreast with the times in the selection of their lumber and other things for sale. They have at all times a complete stock of whatever may be needed in the line of building material. They carry and recommend Upson Board and handle Harrison's Town and Country paints.

They have yards at McKinney, Princeton, Melissa and Allen and from these various yards are able to supply their patrons quickly with whatever may be needed.

Service is their slogan and has been since the business was founded by J. M. Wilcox some fifty years ago.

Courier-Gazette
22 Sept 1921

PRETTY HOME WEDDING**Contracting Parties Among Most Popular in The City.**

One of the most prettily appointed weddings of the season was solemnized Wednesday afternoon at 5 o'clock at the home of the bride's mother, Mrs. J. M. Wilcox, on South Wilcox street, at which time Miss Eadie Wilcox was given in marriage to Fred Bush of this city. Rev. E. B. Fincher, pastor of the First Presbyterian church in a very impressive manner, befitting for the occasion, pronounced the words that made this young couple husband and wife, which is the most sacred and divine relationship on earth.

The ceremony was witnessed by only the immediate family and intimate friends of the contracting parties. Refreshments were served after which the newly wedded couple left on the 5:30 H. & T. C. train for Galveston and other south Texas points where they spent a week or ten days.

The groom is a son of Mr. and Mrs. Price Bush of Allen, at which place he was born and reared. He is one of the county's most industrious and energetic young men. For the past two years he has resided in McKinney, and is a member of the firm of Hunter & Bush owners of the North Side drug store.

The bride is a daughter of Mrs. J. M. Wilcox of this city. She was reared in McKinney and is one of the most popular young ladies of this city. She is a good Christian woman and has a large circle of friends who wish for her a long and happy wedded life.

After their visit to south Texas, the newly wedded couple will return to McKinney where they will continue to reside. The editors of this paper join the many friends of Mr. and Mrs. Bush in wishing for them peace, happiness and prosperity.

Clipped By:



ebush1

Thu, Jul 27, 2017

James A. Joor

From: James A. Joor
Sent: Friday, August 31, 2018 7:27 PM
To: James A. Joor
Subject: When Roommates are Cut in Half | History Around Us

<https://historicismckinney.wordpress.com/2015/10/24/when-roommates-are-cut-in-half/>

When Roommates are Cut in Half

October 24, 2015

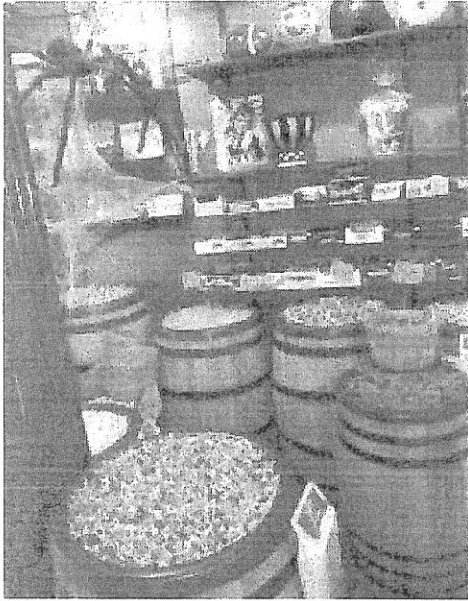


Taking over a business is stressful. Remodeling and moving into a new home is stressful. Getting the top half of a new roommate in that new home is....crazy? The owners of Mom and Popcorn thought they knew what they were in for when they signed the paperwork to buy the business and decided to live in the upstairs apartment. But, life is full of surprises.

The couple saw a lot of potential in the living space over the store, but at least twenty years had passed since it was last updated, so they rolled up their sleeves and got to work. One of

the biggest projects was refinishing the hardwood floors. That's when the apparition of who the owners suspect to be Mr. Wilcox – or at least his head and torso – first appeared.

Mom and Popcorn is located in the Wilcox Building located at 215 E. Louisiana Street just east of the Square. The Wilcox family owned the J.M. Wilcox & Sons lumber yard on the other side of Louisiana Street, where the Mellow Mushroom is today. Mom and Popcorn occupies one half of the building they built in 1925.



A spider waits to pounce on unsuspecting Ghost Walkers.

Mr. Wilcox (?) has appeared more than once to the business owners. He's elderly, with a beard and, so far, no legs. His head and torso appear to be at the right height, but they float above the floor. The old gent seems to enjoy making noises and flipping on lights, among other pranks. While having an uninvited roommate popping in and out can be unnerving, nothing malicious has been reported, and Mr. Wilcox seems pleased with the work done to his building.

Mom and Popcorn's ghostly resident will be one of the main topics during the Legends of McKinney Ghost Walk tonight. Ghosts seem to like the rain, so the event will take place regardless of the weather, and story tellers and docents will be in place until 10:00pm. Tickets can be purchased through the Chestnut Square Historic Village link on the right side of this page, or at Chestnut Square starting at 5:00 this afternoon (Saturday). Tours will also be conducted next Friday, October 30, as well.

If you have had a ghostly encounter in the Wilcox Building, Tell us about it in the Comments box!

J. M. WILCOX.
GEORGE WILCOX.

(McKinney, Texas,

10/28th 1896

M C B Moore

Bought of J. M. WILCOX & SON,

DEALERS IN

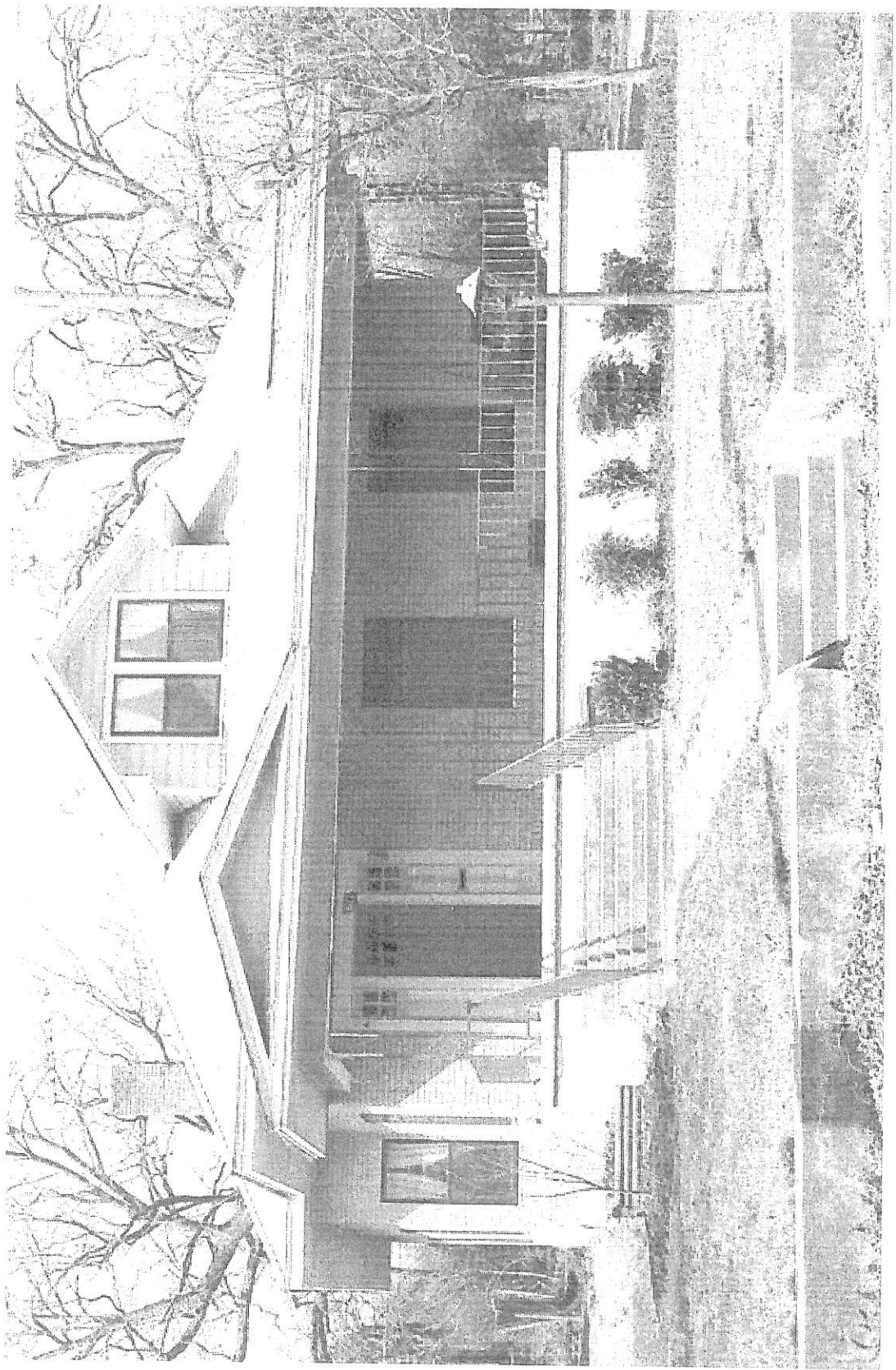
Lumber, Doors, Sash, Blinds, Shingles, Paints, Cement, Sand, Lime, Etc.

YARD ON EAST LOUISIANA STREET, MCKINNEY, TEXAS.

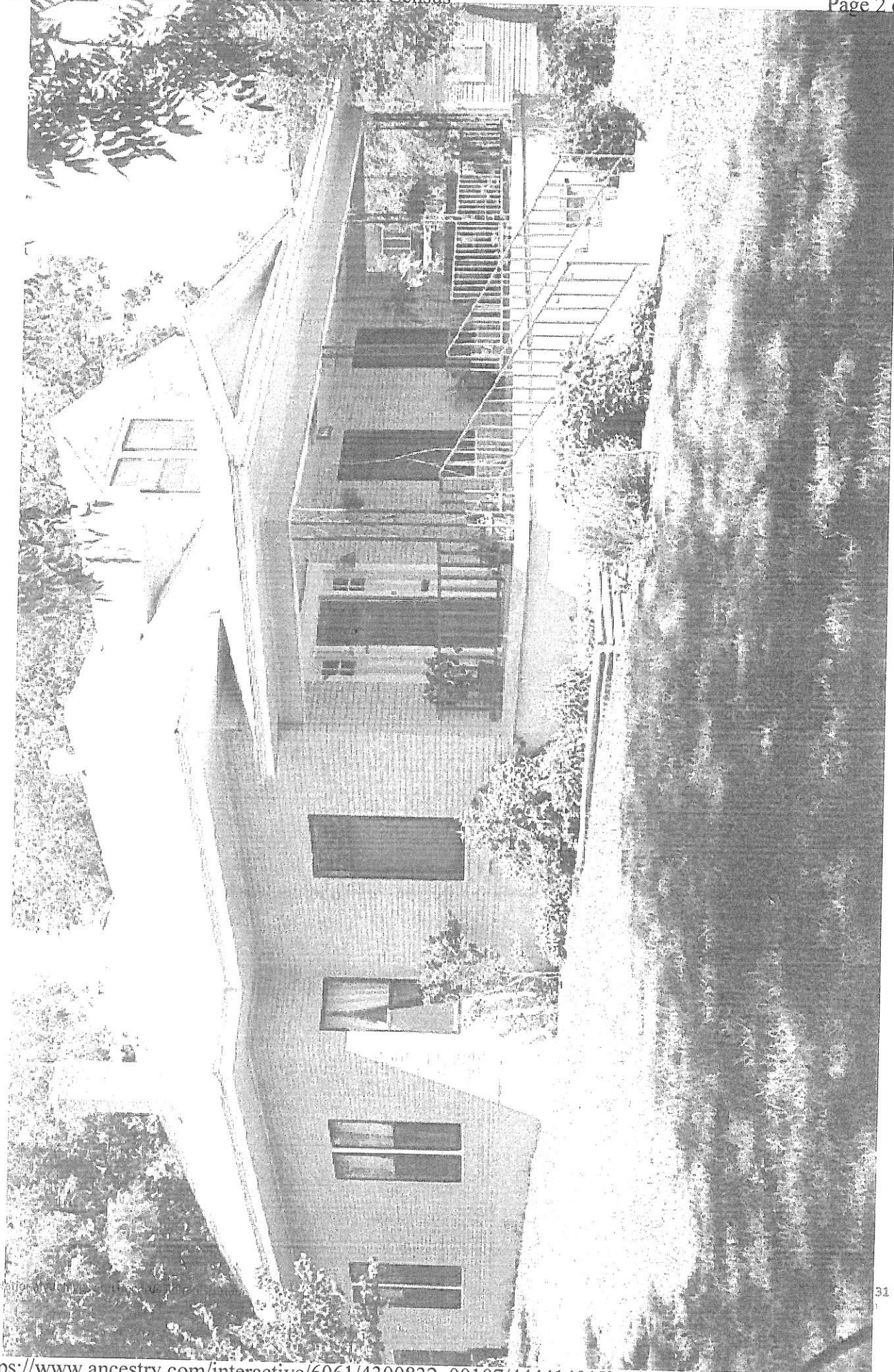
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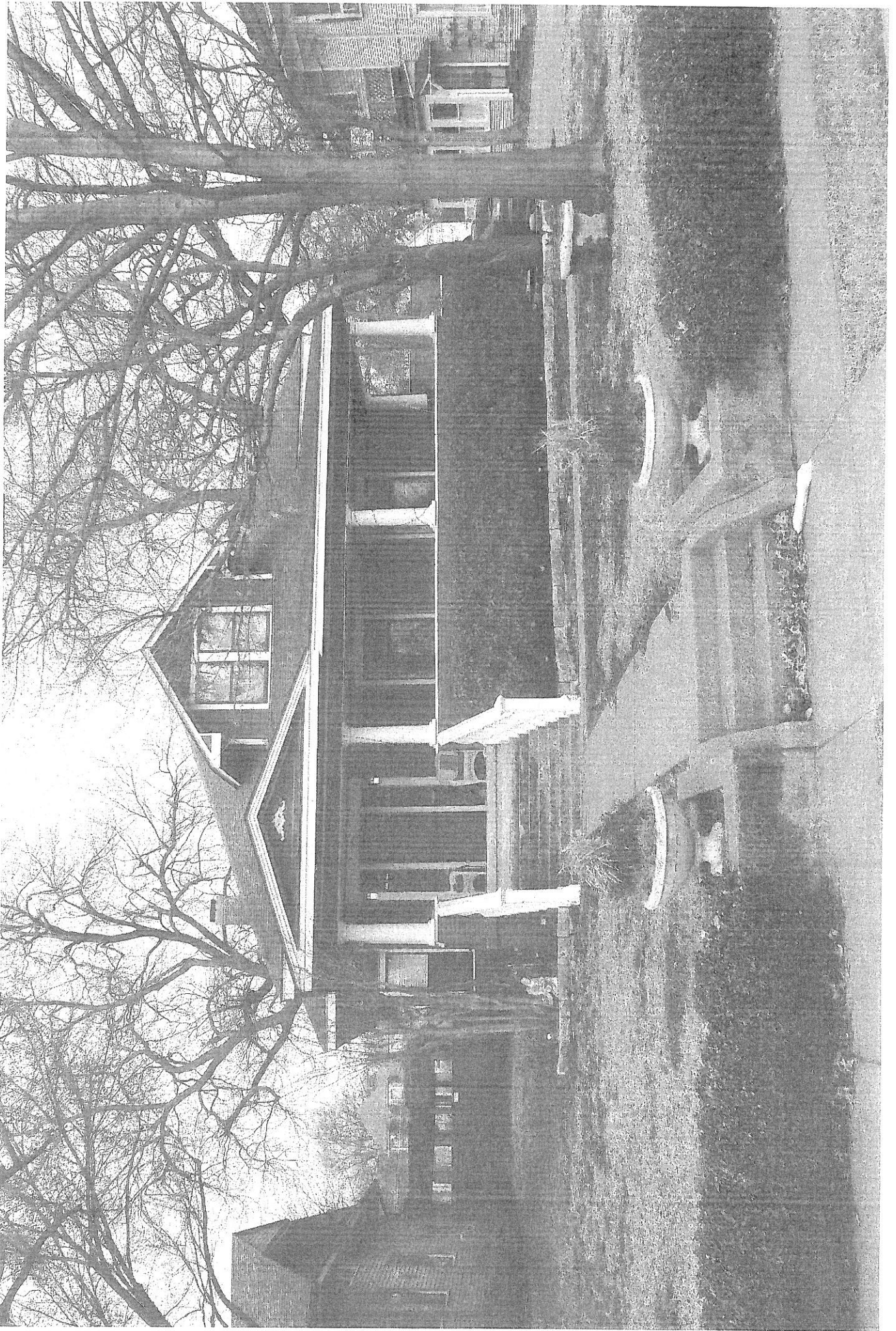
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| 36 | 2 | 4 | 16 | 384 | | | | | |
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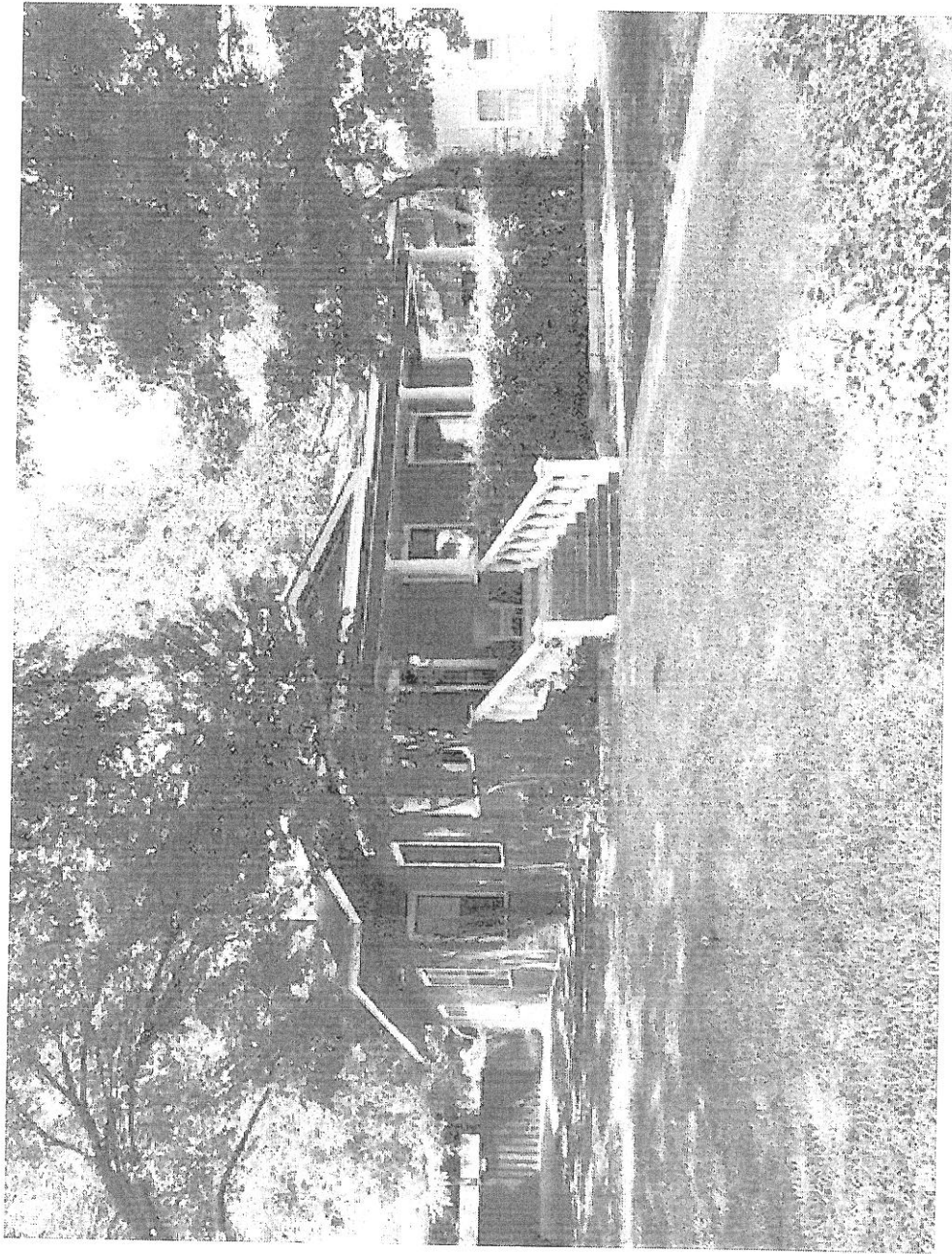
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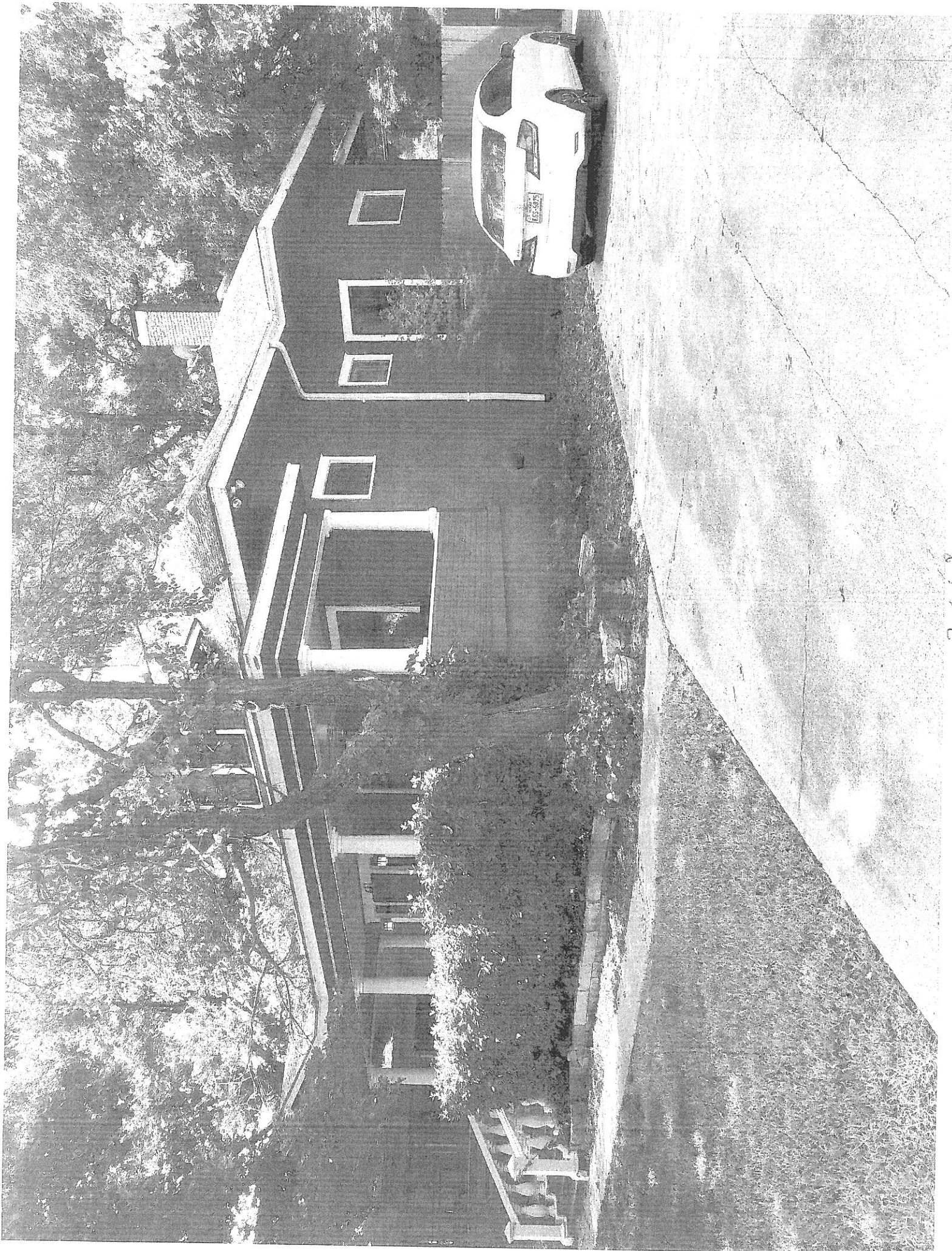




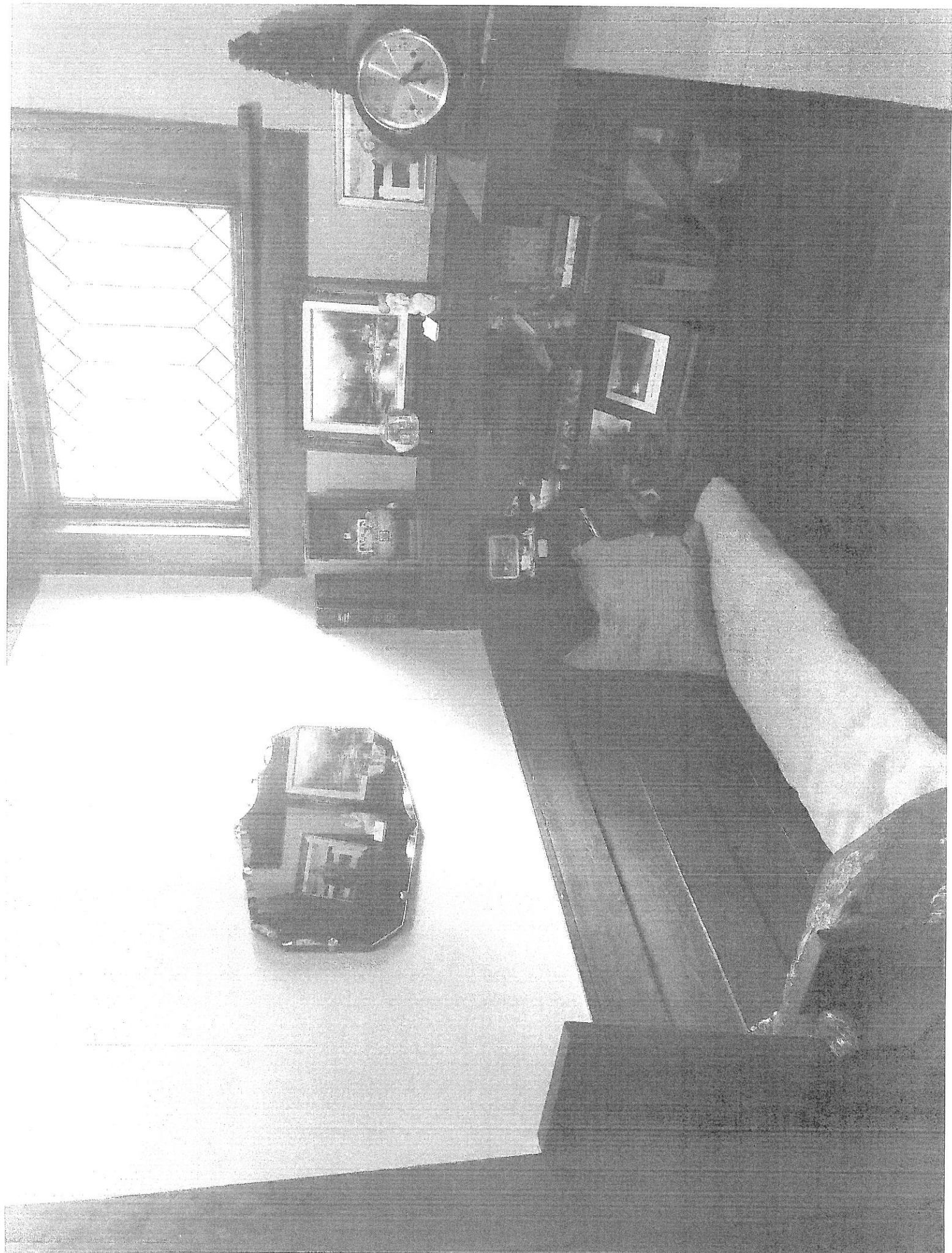
5102

2018





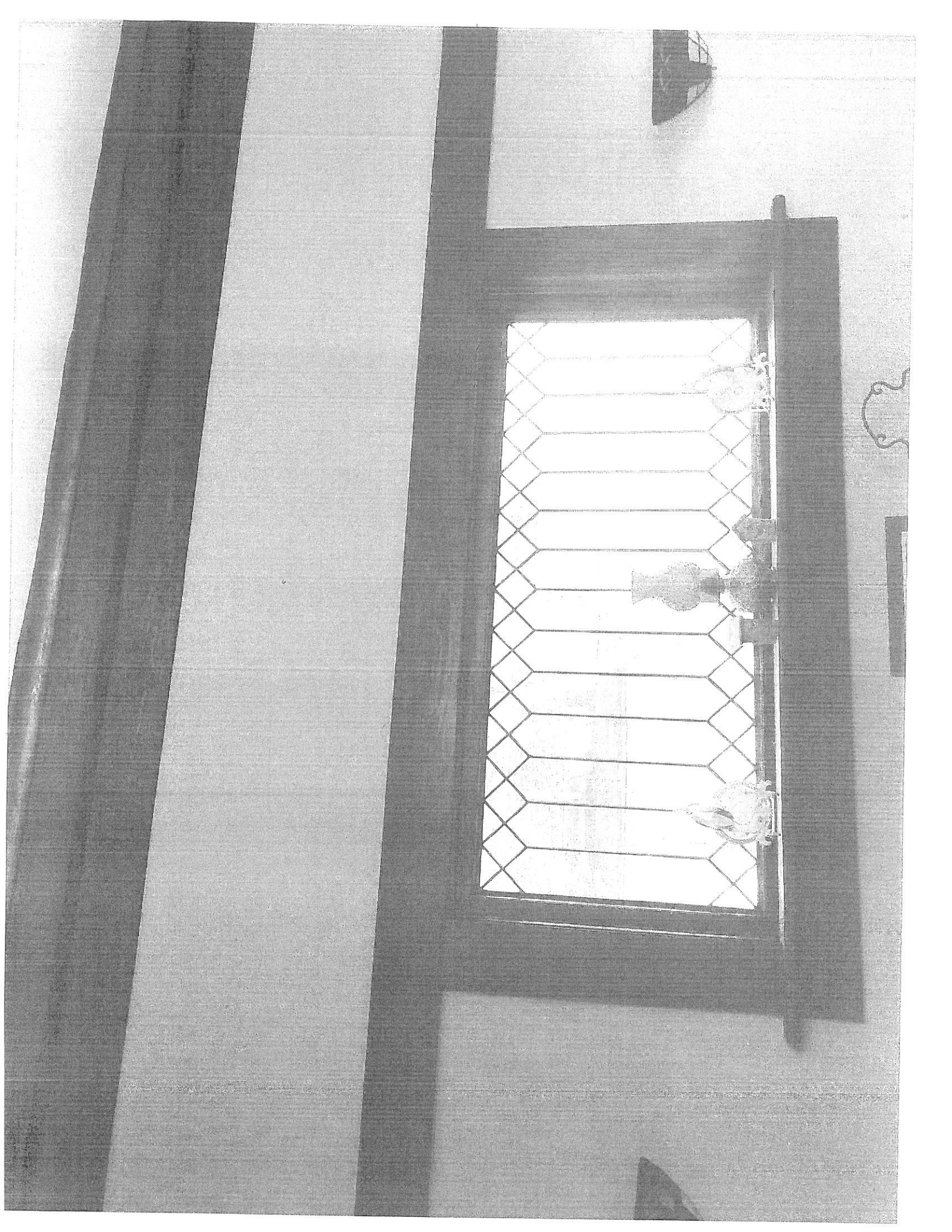
2018

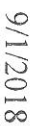


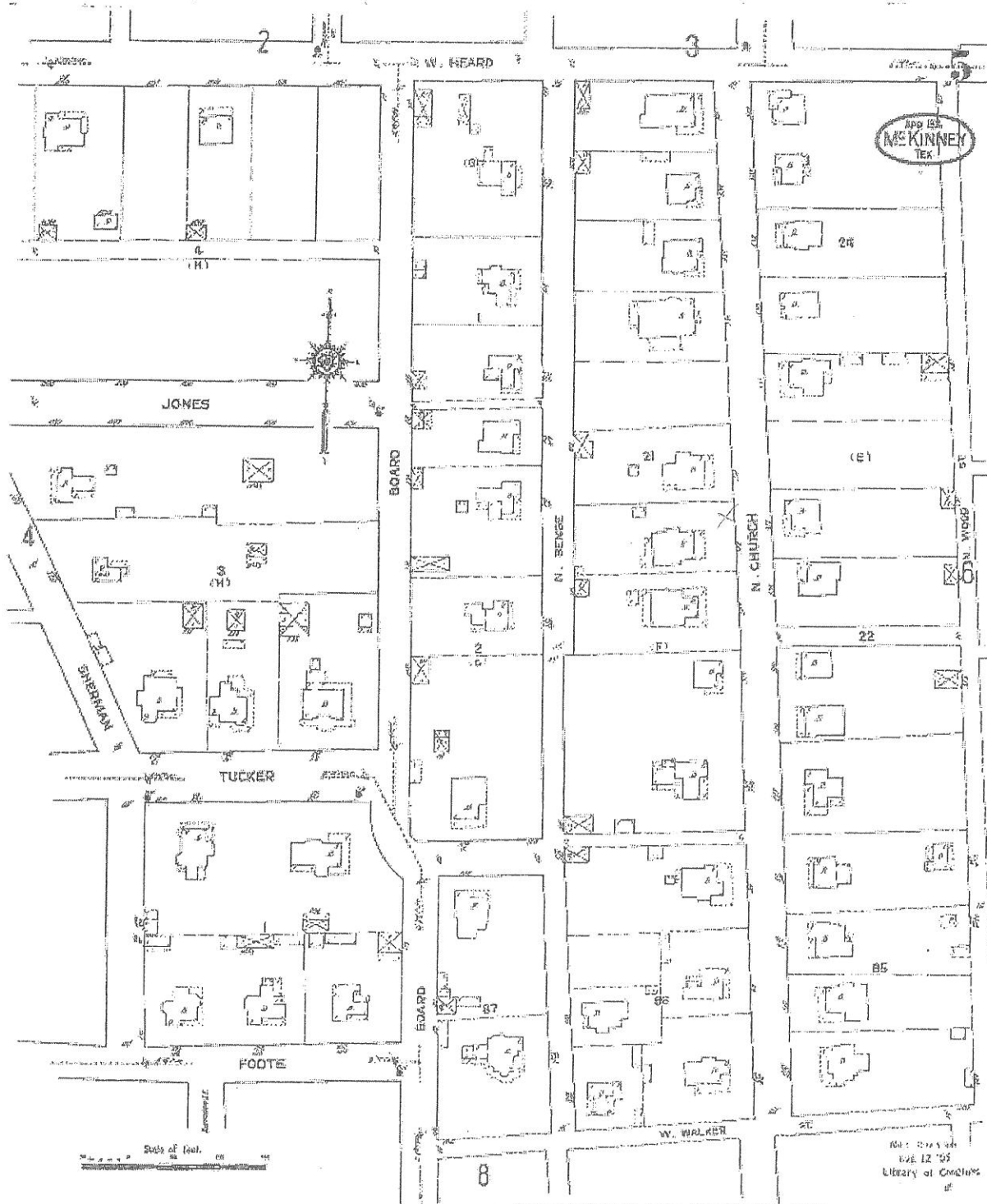












April 1914, sheet 5

Original Grantee
Pat. No.
School District

WM DAVIS
214
MCKINNEY - 110

Block 110.

City of MCKINNEY

Scale

Assignee
Certificate
Road District
Feet 1 Inch

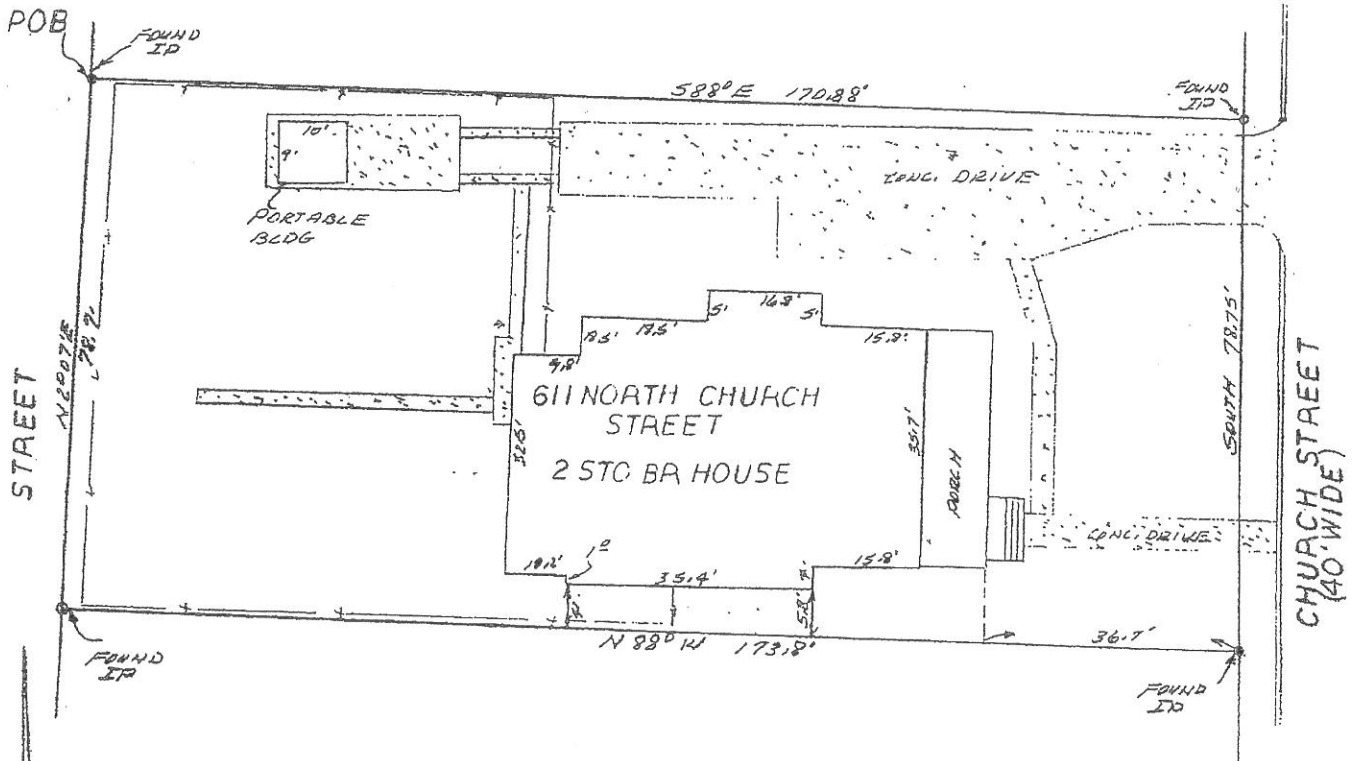
WM DAVIS
Collin County, Texas

Page No.

V & J C REA ADDITION



SURVEY PLAT



SCALE 1"=20'

SITUATED in Collin County, Texas in the City of McKinney, Texas, being the North $\frac{1}{2}$ of Lot 1 of the Rhea Addition to the City of McKinney, Collin County, Texas per Plat of Rhea Addition recorded in Volume 23, Page 491 of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds to-wit:

BEGINNING at an Iron Pin set at the Northwest corner of Lot 1;
 THENCE South 88 deg. East with the North line of said Lot 1, 170.88 feet to an Iron Pin set at the Northeast corner of Lot 1;
 THENCE South with the East line of Lot 1, 78.75 feet to an Iron Stake;
 THENCE North 88 deg. West 173.8 feet to an Iron Pin set in the West line of Lot 1;
 THENCE North 2 deg. 07 min. East 78.7 feet to the place of beginning.

I hereby certify to Wilson Title Company and its underwriters that I made the survey on the ground on November 1, 1994 of the William Dunham Property shown hereon and found corner stakes as reflected on the plat and that the only improvements on the ground are as shown on the survey; that there are no encroachments, overlapping of improvements or conflicts found during the time of this survey, except as shown on the survey plat.

Billy M. Lair
 Billy M. Lair, R.P.L.S. No. 1685



The above described property does not lie in a flood hazard area according to the F.E.M.A. flood insurance rate map community panel No. 420850 265 E
 ZONE X

THE WILCOX FAMILY

In 1844 James M. Wilcox, then only sixteen years of age, came to Collin County to visit his brother George, who lived a few miles east of Lebanon. After a stay of only a few months, he returned to his home in Missouri, riding the entire distance alone on horseback. In 1849 he joined in the gold rush to California, riding his pony in a caravan of other 49ers. He soon returned to his home and entered the University of Missouri, from which he graduated with highest honors in 1852. In about 1855 he came back to Texas and bought out the heirs of his brother George. Soon thereafter he went to Galveston and purchased a stock of goods, including ten 100-pound sacks of salt, and took this merchandise by boat to Jefferson, thence overland to Weston, where in 1856 he established one of the first mercantile stores in that town. While at Weston he married Nancy Throckmorton, a sister of James W. Throckmorton. Later the family moved back to his farm. During the Civil War he was a member of Captain R. W. Carpenter's Company in Martin's Regiment. After the war he moved to Plano where he opened a lumberyard in 1872. This business was moved to McKinney in 1881 and the firm later established other lumberyards at Melissa, Anna, Princeton, and Allen. Mrs. Nancy Wilcox died in 1878 and he died on March 1, 1912. His children were George W., Frank E., J. H., Arthur, J. M., Mrs. S. W. King, and Mrs. Fred Bush.

George W. Wilcox was born in Collin County on October 1, 1862. At the age of seventeen he entered the lumber business with his father

Arthur, J. M., Mrs. S. W. King, and Mrs. Fred Bush.

George W. Wilcox was born in Collin County on October 1, 1862. At the age of seventeen he entered the lumber business with his father and at his father's death he became president of the firm. He was one of the organizers and also president of the McKinney Building and Loan Association; one of the organizers, builders, and directors of the McKinney Cotton Oil Mill; and a director of the Collin County National Bank. He was a member of the McKinney school board for twenty years and was its president until ill health forced his retirement. He died on August 25, 1928. The following children survived him: Mrs. K. D. Allen, Mrs. John D. Reese, Mrs. Mary Oswalt, and Misses Maud Lake and Billy Jean Wilcox.

Frank E. Wilcox was born in Collin County on December 12, 1865. The first school which he attended was taught by Joseph W. Baines where the Rowlett Baptist Church is now located. He studied law at both the University of Missouri and the University of Texas, graduat-

⁶⁷ Wilson, Book 40, p. 21.



18-0035HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by James A. & Cynthia W. Joor for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the Residential Property Located at 611 North Church Street.

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: November 1, 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 611 North Church Street.

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

ITEM SUMMARY: With an associated agenda item, HP2018-0035HTM, 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 approximately \$2,390.

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 611 North Church Street.

SUPPORTING MATERIALS:

[HNIZ Application](#)



PLANNING DEPARTMENT

HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE TAX EXEMPTION PROGRAM APPLICATION FOR LETTER OF ELIGIBILITY

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED
PLEASE REFER TO THE "LIST OF REQUIRED ATTACHMENTS"**

By signing this Application for a Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program, the applicant affirms:

1. All submitted information for this application represents an accurate description of the proposed work.
2. Filing an application does not guarantee approval of a Letter of Eligibility.
3. It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
4. The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.

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

ADDRESS OF PROPERTY: 611 N. Church St, McKinney TX 75069

OWNER:

Name (Print): James & Cynthia Joor

Mailing Address: 611 N. Church St.

City, State, & Zip: McKinney, TX 75069

Phone: 972-369-9930 or 214-386-5861

Fax: N/A

E-mail: jimjoor@gmail.com

OWNER SIGNATURE: [Signature]

REQUIRED ATTACHMENTS:

- Photos of all four (4) elevations
- Letter outlining proposed work
- Historic Marker Application (Level 1 only)

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

TAX EXEMPTION LEVEL REQUESTED:

Level 1

Level 2

Level 3

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email ada.compliance@mckinneytexas.org. Please allow at least 48 hours for your request to be processed.