



CITY OF MCKINNEY, TEXAS

Agenda Historic Preservation Advisory Board

Thursday, August 1, 2019

5:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

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

CALL TO ORDER

CONSENT ITEMS

This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.

19-0632 [Minutes of the Historic Preservation Advisory Board Regular Meeting of May 2, 2019](#)

Attachments: [Minutes](#)

REGULAR AGENDA

19-0013HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Thomas and Cala Pence for Approval of a Historic Marker for a House Located at 506 West Hunt Street](#)

Attachments: [HNIZ App](#)
 [Letter of Intent](#)
 [Marker Application](#)
 [Emerson House History](#)
 [Supporting Docs](#)

19-0013HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Thomas and Cala Pence for Approval to Receive a Tax Exemption for the House Located at 506 West Hunt Street](#)

Attachments: [HNIZ Application](#)
[Letter of Intent](#)
[Marker Application](#)
[Emerson House History](#)
[Supporting Docs](#)

DISCUSSION ITEMS

19-0633 [Discuss Historic Home Recognition Calendar](#)

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 26th day of July, 2019 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-ada.compliance@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>.



19-0632

Code Sections:

<p>Title: Minutes of the Historic Preservation Advisory Board Regular Meeting of May 2, 2019</p>

Text of Legislative File 19-0632

Minutes of the Historic Preservation Advisory Board Regular Meeting of May 2, 2019

SUPPORTING MATERIALS:

Minutes

HISTORIC PRESERVATION ADVISORY BOARD

MAY 2, 2019

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Thursday, May 2, 2019 at 5:30 p.m.

Board Members Present: Chairperson Lance Hammond, Vice-Chairperson Karen Zupanic, Jonathan Ball, Shannon Burton, Coryanne Ettiene, Carl R. Smith, and Terrance Wegner

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

There were five guests present.

Chairperson Hammond called the meeting to order at 5:35 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Vice-Chairperson Zupanic, seconded by Board Member Ettiene, to approve the following consent item, with a vote of 6-0-0:

19-0271 Minutes of the Historic Preservation Advisory Board Regular Meeting of March 7, 2019.

END OF CONSENT

Board Member Ball arrived at 5:42 PM.

Chairperson Hammond continued the agenda with the Regular Agenda Items.

19-0005HTM Conduct a Public Hearing to Consider/Discuss/Act on the request by Chris and Kristen Tovar for approval of a Historic Marker for the house located at 603 North Kentucky Street. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application. He discussed the history of the house and the previous property owners. Mr. Giersch stated that Staff was recommending approval of a Historic Marker for 603 North Kentucky Street and offered to answer questions. Board Member Ettiene asked if the Dowell family living in the house made it eligible for a historic marker. Mr. Giersch said not necessarily and that it takes everybody to make a community. He stated that the whole story of the house is important. Mr. Giersch gave examples of how other property

owners of the subject property were significant to McKinney's history. Board Member Ettiene stated that they were interesting pieces of history. Mr. Chris Tovar, 603 North Kentucky Street, McKinney, TX stated that he concurred with the Staff Report. He stated that it was fun researching into the history of the property. Vice-Chairperson Zupanic asked if the house had been previously featured on Chestnut Square's Holiday Tour of Homes. Mr. Tovar was not aware of the house being a part of the event in the past. He stated that they had considered applying to participate. Board Member Burton stated that the supporting documentation was very good and that she enjoyed reading it. Mr. Tovar stated that they wanted to document to story of the house for future generations. Board Member Ball asked if any work needs to be done to the house. Mr. Tovar stated that no major repairs were needed at this time. He stated that there would need to be some work done on the window sashes and frames at some point. Mr. Tovar stated that the house has been taken care of and updated. He stated that the original floorplan is pretty much in tack. Mr. Tovar stated that he is a general contractor. Board Member Burton asked what work they have completed on the house since purchasing it. Mr. Tovar stated that they had completed some repairs to the exterior siding, minor window repairs, and replaced the front door to fit the style of the house better. He stated that a lot of major upgrades were completed prior to them purchasing the house. Board Member Smith asked if they had any hail damage to the exterior of the house. Mr. Tovar said no and that they have only seen pea sized hail since they purchased the property in June 2017. He stated that most of the windows in the house were original. Chairperson Hammond opened the public hearing and called for comments. There being none, on a motion by Board Member Ball, seconded by Board Member Wegner, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

19-0005HT Conduct a Public Hearing to Consider/Discuss/Act on the request by Chris and Kirsten Tovar for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the house located at 603 North Kentucky 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 603 North Kentucky Street. Mr. Giersch offered to answer questions. Vice-Chairperson Zupanic asked if the house had previously been featured in an annual Home Recognition Program calendar. Mr. Giersch stated that that the house had not been previously been featured in the annual calendar. Vice-Chairperson Zupanic asked if the house had previously been nominated for the annual calendar. Mr. Giersch stated that he felt the house had previously been nominated. Board Member Burton asked for the estimated ad valorem taxes for the property. Ms. Terri Ramey, Administrative Assistant for the City of McKinney, stated that the estimated ad valorem taxes for this property in 2017 was \$1,739. Mr. Giersch stated that the taxes typically increase over time. Mr. Chris Tovar, 603 North Kentucky Street, McKinney, TX stated that he concurs with the Staff Report and offered to answer questions. There were none. Chairperson Hammond opened the public hearing and called for comments. There being none, on a motion by Board Member Ettiene, seconded by Board Member Burton, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

END OF THE REGULAR AGENDA ITEMS

Chairperson Hammond continued the agenda with the Discussion Item.

19-0272 Discuss Historic Home Recognition Calendar. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, gave an update on the annual calendar project. He encouraged the Board Members to submit their historic fun facts for the months assigned to them, if they had not

turned them in already. Mr. Giersch stated that there will be a new vendor printing the calendars this year. Board Member Wegner asked if the amount raised to date in calendar advertisement sales was lower than the total amount sold last year. Ms. Ramey stated that currently we had not sold all of the advertisement spaces that were sold last year. Staff and Board Members discussed who was going to contact previous calendar advertisers that have not purchased advertisements to date. Board Member Ettiene suggested that we add "Sip and Shop Late Night Second Saturdays" on the calendar pages and contacting Mr. Andrew Jones, Special Events Coordinator with the McKinney Performing Arts Center (MPAC), about paying to promote the events monthly on the calendar pages. Mr. Giersch stated that he could speak with Mr. Jones about it. Board Member Burton asked how we might charge for this type of promotion on the calendar pages. Board Member Ettiene suggested that those events could possibly be in a bold color to stand out. She thought a sizable amount could be charged for promoting it on all of the calendar pages. Chairperson Hammond explained that the impression driven advertisement was generally more expensive than placement advertising. Board Member Ettiene stated that she felt Main Street's festivals and activities could be handled similarly. Mr. Giersch stated that we had been including that information for free in the previous calendars. Board Member Ettiene stated that we should be charging for it. Chairperson Hammond stated that the Main Street events were not necessarily branded on the pages, which is what we are discussing trying to do the Sip and Shop Late Night second Saturday events. He stated that we have been listing Second Saturday and people did not know what it was, so it might not have driven them to the website or the events. Chairperson Hammond stated that he felt there is a difference in the value of this proposition. Board Member Ettiene stated that there are a lot of independent team leagues in McKinney that we might want to contact to help promote their

recruitment events in the calendar. She stated that they all have a board of directors with money for marketing. Board Member Ettiene gave examples of lacrosse, football, and soccer leagues. She stated that she sees a lot of revenue opportunities that we were not tapping into. Mr. Giersch agreed that there are some other revenue possibilities. He stated that there is limited space on the calendar pages to include information on certain dates. Board Member Ettiene suggested that someone should contact The Neathery Estate bed and breakfast located at 215 North Waddill Street, McKinney, TX. Vice-Chairperson Zupanic suggested contacting someone with the Art Club of McKinney about purchasing an advertisement. She stated that they might want to promote McKinney Art Studio Tour (MAST) in the calendar. Vice-Chairperson Zupanic also suggested contacting Playful Corp. to see if they would be interested in purchasing a calendar advertisement. Board Member Ball stated that he should be able to start photographing some of the houses being featured in the calendar later this month. The Board briefly discussed how to find fun facts. Mr. Giersch suggested that the members could go to the Texas Digital Newspaper Program on the University of North Texas (UNT) website for some research options. Board Member Ettiene asked if Staff had discussed holding a gala at Chestnut Square to promote the annual calendar and the Historic District. She suggested the gala could to raise money for grants for high school students interested in history and willing to research McKinney's historic data. Mr. Giersch stated that for two years we had artwork representing the featured houses in the calendar and was part of the Art & Music program celebration to roll out the calendar. He stated that using the photographs of the artwork instead of the actual houses was not very well received. Mr. Giersch stated that he liked the idea of raising money to establish a scholarship fund. Board Member Ettiene stated that she would be willing to help with setting it up.

END OF DISCUSSION ITEMS

Chairperson Hammond called for additional comments.

Mr. Giersch asked the Board if they had any more ideas regarding researching the history of the Downtown McKinney buildings. Board Member Ettiene suggested that we ask McKinney high school students to do the research. Mr. Giersch stated that many of the schools are very busy with their curriculum. Board Member Burton stated we could contact the Social Studies or History departments to see if any students want to go above and beyond what is required or see if it could be a special project for possible recognition. She offered to speak with a high school teacher to see if they might be interested in participating. Vice-Chairperson Zupanic offered to promote the research project for Downtown McKinney buildings on the Volunteer McKinney website. She thought students looking for Green Cord hours during the summer might be interested. Vice-Chairperson Zupanic stated that she would list Mr. Giersch as the contact for more information.

Board Member Ettiene stated that they have a lot of customers asking for advice on what all to see in Downtown McKinney. She asked if the City has a budget to purchase historic markers for some of the important Downtown McKinney sites. Mr. Giersch stated that the metal signs are very expensive and we do not have a budget to purchase them. Board Member Ettiene asked if Main Street might be able to afford the signage. Mr. Giersch stated that the larger metal signs could cost around \$500 – 600 each, which might be too costly for their budget. He suggested looking at the Walking Tour maps and the Historic Resource Survey on the City's website for some historic information on certain properties. Ms. Ramey offered to print off the Residential and Downtown McKinney Walking Tour maps for Board Member Ettiene to distribute at her store.

There being no further business, on a motion by Board Member Ball, seconded by Board Member Burton, the Board unanimously approved the motion to adjourn the meeting, with a vote of 7-0-0. Chairperson Hammond declared the meeting adjourned at 6:27 p.m.

LANCE HAMMOND
Chairperson



Code Sections:

Title: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Thomas and Cala Pence for Approval of a Historic Marker for a House Located at 506 West Hunt Street

Text of Legislative File 19-0013HTM

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Thomas and Cala Pence for Approval of a Historic Marker for a House Located at 506 West Hunt 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: August 1, 2019

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Jennifer Arnold, AICP, Director of Planning

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 506 West Hunt Street.

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

ITEM SUMMARY: On July 18, 2019 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 506 West Hunt Street known as the Fred J. Emerson 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 506 West Hunt Street and the role they played in McKinney's history.

The Fred J. Emerson House was built in 1909 by W. J. Higgins. It is an example of a

vernacular treatment of late Folk Victorian and Prairie Style influences. The house is a two story wood frame house constructed on a pier and beam foundation. The house has low pitched hipped roofs. The front porch has a gabled portico indicating the location of the front door. The house is covered with wood, lap siding. The porch extends midway to the right across the front of the house and down the right elevation and is supported by a Tuscan columns. The house is fenestrated with a variety of one-over-one windows, there are five leaded glass windows on the exterior of the house. The front door is a large glass door with sidelights and a transom.

The house remains virtually unchanged since it was constructed in 1909. The front steps and a portion of the foundation skirting has been constructed using brick. The remainder of the front porch is restored using a battered wood foundation. The porch columns have been restored.

Historical Figures Associated with the House:

Fredrick Jennings Emerson (1872 - 1929)

- Fred Emerson was born to Turner T. Emerson and Emma Hudson in 1872 in McKinney, Texas.
- Turner T. Emerson was the Mayor of McKinney at the time of Frederick's birth. Fred's father, Turner, and his grandfather, Francis, operated a private bank, F. Emerson & Co. which eventually became McKinney's first nationally chartered bank opening in 1882. The bank was housed at 109 N Kentucky Street in what is the oldest building on the Square, circa 1875 and today is the home to The Red Canoe, formerly Snug.
- Fred attended McKinney schools and joined the family business in 1888. Fred was a cashier at the bank. Cashiers were bank officers. Fred resigned from the bank in 1916. He joined up with Joe Largent to form a real estate company. He sat on the Texas Cotton Mill Board of Directors. He worked as a special representative for the Federal Reserve of Dallas and opened another national bank in Wiley, Texas.
- He was a well-known breeder of Jersey cows. Fred Emerson died in 1929 at the age of 56.
- Fred married Fannie Foote, grand-daughter of Dr. G. A. Foote, in 1894. They had one daughter Florence. In 1906 Fred divorced Fannie and married Laura O'Brian that same year and remained married for 23 years until he died in December of 1929.

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Laura O'Brian (1888-1989)

- Daughter of David W. O'Brian and Elizabeth Allen. Married Fred Emerson at the age of 18.
- Laura was very active in the community. In 1915 she was elected President of the Pierian Club, a group of married women dedicated to social service and the arts. She was part of the Missionary Society of the First Christian Church along with the McKinney Bridge Club.
- Laura died in 1989 at the age of 101.

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First Baptist Church Parsonage Residents (1932 -1956)

- The house at 506 West Hunt was purchased in 1930 following the death of Fred Emerson. Four ministers lived in the house for a period of time. John Harris Cozad (1884 - 1944), Cozad charismatic personality helped guide the church through hard financial times.

- Robert A. Clifton (1891-1961) was a native of Haskell, Texas. He went to Baylor, graduated, worked in Brazil and eventually came to McKinney shortly after the Japanese attacked Pearl Harbor. Dr. Clifton resigned from the church and returned to Gilmer and died there in 1967.
- D.D. "Duke" Seger (1906-1992) was hired in 1947. He was born in St. Louis in 1908 and moved to Texas in 1942. He moved to Port Author in 1950 and died in Grandbury in 1992.
- Charles E. Meyers (1918-2013) came on board in 1951. A new parsonage was built on Finch Street and the church sold the Hunt Street parsonage to grocer Nelson P. Judd. Reverend Meyers moved to McAlister in 1961 and died in Jackson, Mississippi in 2013.

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 506 West Hunt 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:

[HNIZ App](#)

[Letter of Intent](#)

[Marker Application](#)

[Emerson House History](#)

[Supporting Docs](#)

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

OWNER:

NAME Thomas & Cala Pence
COMPANY
ADDRESS 506 W. Hunt Street
CITY, STATE ZIP McKinney, TX 75069
PHONE 972-977-9420 (Cala)
FAX
E-MAIL ADDRESS ccpence@aol.com

ADDRESS OF PROPERTY BEING CONSIDERED: 506 West Hunt Street
Legal Description: WA Rhea Addition, Lot 11b

PLEASE CHECK THE APPROPRIATE LEVEL THAT APPLIES:

☒ Level 1 ☐ Level 2 ☐ Level 3

REQUIRED ATTACHMENTS:

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

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

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

Owner's Signature:

X 

Date: July. 15, 2019

Date: _____

Return all forms and documentation to the Historic Preservation Office, Development Services Building.
221 N. Tennessee St. McKinney, TX 75069

FOR OFFICE USE ONLY:

Date Received:

July 15, 2019

File #

☒ HIGH ☐ Preservation Priority

Built

1909

July 15, 2019

Tom Michero
1108 Tucker St.
McKinney, TX 75069

City of McKinney
Historic Preservation Office
221 N. Tennessee St.
McKinney, TX 75069

To Guy Giersch, the Historic Preservation Officer:

Enclosed please find the application for the Historic Building Marker and HNIZ Tax Exemption that I am submitting on behalf of Thomas & Cala Pence for the house at 506 West Hunt Street.

I understand that funding for the HNIZ has become an issue. However, I am submitting this at the earliest possible time in hopes that you and the Board can review it as soon as funding is again available.

If you have any immediate questions regarding this application or if it is deficient in some way, do not hesitate to contact me. For any other questions and for scheduling meetings with the Board, please feel free to contact Cala (see below).

I appreciate your confirmation of receipt of this application at your earliest convenience.

Best regards,



Tom Michero
214-733-6768
tom@mckinneyhistory.com

Applicant Contact Info:

Cala Pence
506 West Hunt Street
972-977-9420
ccpence@aol.com



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 July 15, 2019

Name of Applicant Thomas & Cala Pence

Address 506 West Hunt Street, McKinney, TX 75069

Telephone (972) 977-9420

E-mail Address ccpence@aol.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Fred J. Emerson House

Address of Building 506 West Hunt Street, McKinney, TX 75069

Date of Construction Known 1909 or Circa

(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor William J. Higgins

Architectural Period/Style Late Folk Victorian with Prairie Style influences

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

WA Rhea Addition, Lot 11b

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

B. Materials (Please check all that apply)

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

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.

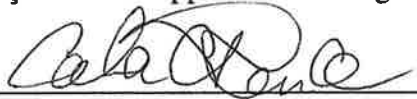
H. Additional Information

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

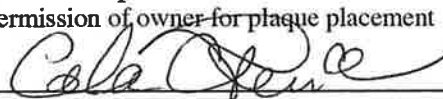
I. References

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

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

X 
Applicant Signature

Permission of owner for plaque placement ☐

X 
Owner Signature

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Fred J. Emerson House 506 West Hunt Street



A. Alterations & Construction

Construction

The Fred J. Emerson House, constructed in 1909, is a two-story, wood-frame residential structure built on a pier-and-beam foundation. An ample porch supported by Tuscan-style columns wraps around the southeast corner of the house. The asymmetrical floor plan has a central chimney servicing three different fireplaces on the first floor. The interior consists of hardwood flooring with extensive stained wood molding framing doors and windows. Extra-wide pocket doors separate several rooms. The house is fenestrated with large one-over-one sash windows.

The home design follows a combination of late Queen Anne and early Prairie Style forms. The towers and gabled roofs of the Queen Anne Style have been replaced with a sleeping porch, a hip roof and wider eaves. The proportions of the home as it faces Hunt Street has a verticality typical of the Queen Anne Style. However, the spacing of the columns on the porch suggest a more sprawling and horizontal proportion, common to the Prairie Style. The house design makes tentative steps toward the more “modern” Prairie Style yet the proportioned portico and columns of the entry allude to an earlier classical style.

Alterations

The house was originally built in 1909 with virtually no alterations made to the exterior. The interior with its extensive wood detailing, pocket doors and stained glass remains largely intact. Though the kitchen and baths have been modernized, most of the original structure and detailing remains. The owners anticipate adding a sunroom to the rear of the house. The location of the door and window accessing the upstairs porch have been switched to accommodate changes to the interior plan.

Anticipated Needs

The current owners have undertaken extensive renovation of the home with the intention of preserving and restoring the quality woodworking within the home. The rotted wooden steps of the entry have been replaced with brick while the remaining porch planks and timbers have been replaced. The original columns have been restored and reset into their original locations. Under the house, the original wood piers have been supplemented with concrete ones.

E. Narrative History

In 1841, the Republic of Texas granted a “land patent” totaling 3,129 acres to William Davis in return for his participation in the new nation’s battle for independence. In 1849, he donated 120 acres to Collin County officials for the creation of the City of McKinney. The town planners laid out the city into 87 blocks known as the Original McKinney Donation.

Brothers James and William Rhea were successful mill owners from the town of Rhea Mills northwest of McKinney, named for their father. The two brothers were also partners in buying and selling land. In 1891, the brothers purchased from the estate of Abraham Rhine a 10.5 acre tract of land between College and Benge Street.

In 1884, the Rhea brothers subdivided this tract into several lots. The subdivision became known as the W.A. Rhea Addition. The home at 506 West Hunt occupies the east portion of Lot 11 of this subdivision. William Rhea died in 1906 with many of his property holdings transferring to his surviving brother James.

In 1909, banker Fred Emerson purchased a 1.13 acre parcel of land along Hunt Street from James C. Rhea. At the time of the purchase, Fred’s ex-wife Fannie was the niece of the Rhea brothers through marriage. That same year, Fred contracted with W.J. Higgins to build a ten-room, two-story house on the eastern portion the parcel. Fred paid \$3,500 for the new home which the *Weekly Democrat Gazette* called “one of the handsomest and most attractive homes in the city.” This edifying language was commonly applied to any new home in McKinney during this period but given the home’s stately size and construction, the reporter’s description was more than merely obligatory.

When the home was completed in 1909, Fred and his second wife Laura along with their daughter Sarah and infant Fred junior moved in. For the next several years, the Emersons hosted frequent social events in the home, often celebrating musicians and artists. In 1929, Fred died at the age of 57. Laura maintained the home for three years following the husband’s death before selling it to the First Baptist Church in 1932 for \$4,500.

The First Baptist Church used the home as a parsonage for the next 24 years. The pastors who lived in the house include J.H. Cozad, R.A. Clifton, D.D. Seger and Charles Myers. It is believed that during this period that the stained glass windows were added to the house.

In 1956, the First Baptist Church sold the house to grocer Nelson P. Judd for \$7,500 who owned the home for the next 27 years. When the current owners purchased the home in 2018, the house was in need of repair but the exterior and nearly all of the interior were as originally built.

F. Drawings

W.A. Rhea Addition

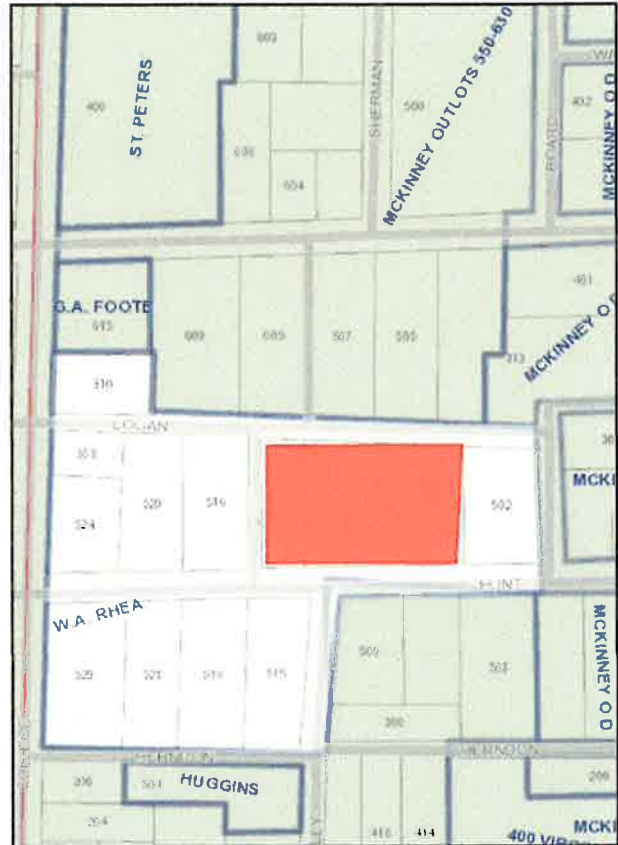
Brothers James and William Rhea were successful mill owners who purchased many tracts of land in Collin County. The brothers were responsible for creating subdivisions on both Church and Hunt Street.

In 1891, the Rhea Brothers purchased 10.47 acres from the heirs of Abraham Rhine and later subdivided part of Block 49 of the Original McKinney Donation.

In 1909, Fred Emerson purchased a portion of the W.A. Rhea Addition shown in red in the diagram at right.

Mr. Emerson hired W.J. Higgins to build a house for him on the east portion of the property at what is now known as 506 Hunt Street.

During the years Mr. Emerson lived on Hunt Street, he sold portions of his property.

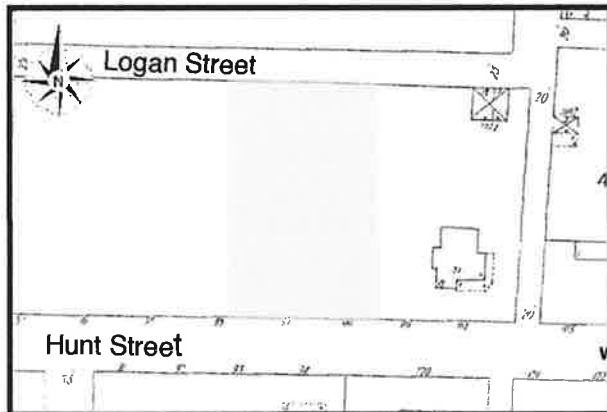


This map shows the Davis land patent and adjacent surveys. The eastern most edge of the Davis survey is now College Street. The shaded rectangle in the diagram indicates City boundaries beyond the original 120 acre donation.

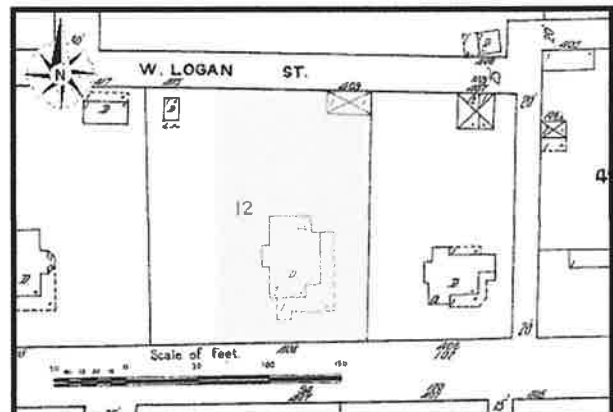
Sanborn Maps (1908-1927+)

This series of Sanborn maps shows the evolution of the area around 506 W. Hunt Street. The blue highlighted area below shows the lot that became 11b following previous subdivisions of the block. The Fred J. Emerson House first appears in the 1914 map. Fred Emerson originally owned the property to the west of lot 11b but sold it during the years he lived on Hunt Street.

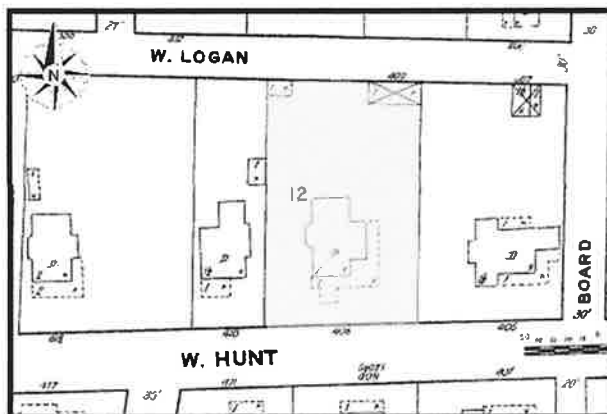
1908



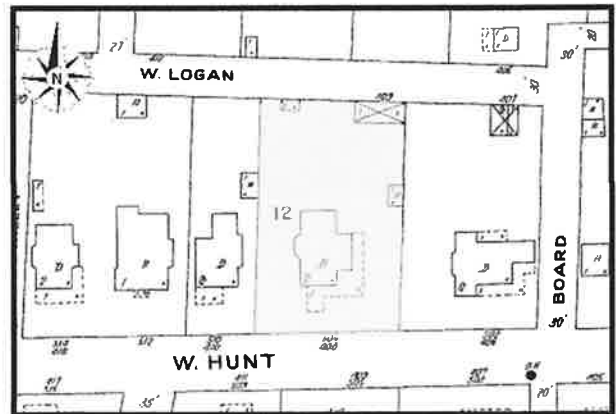
1914



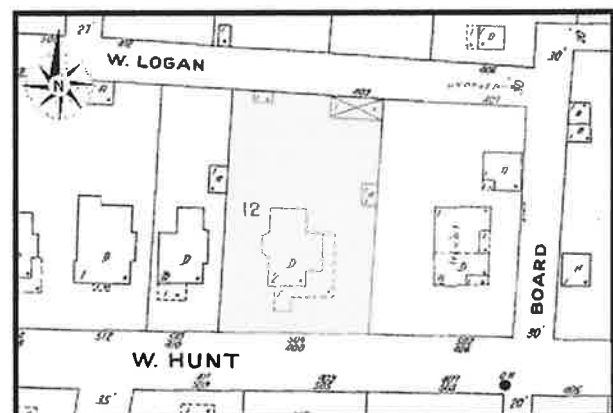
1920

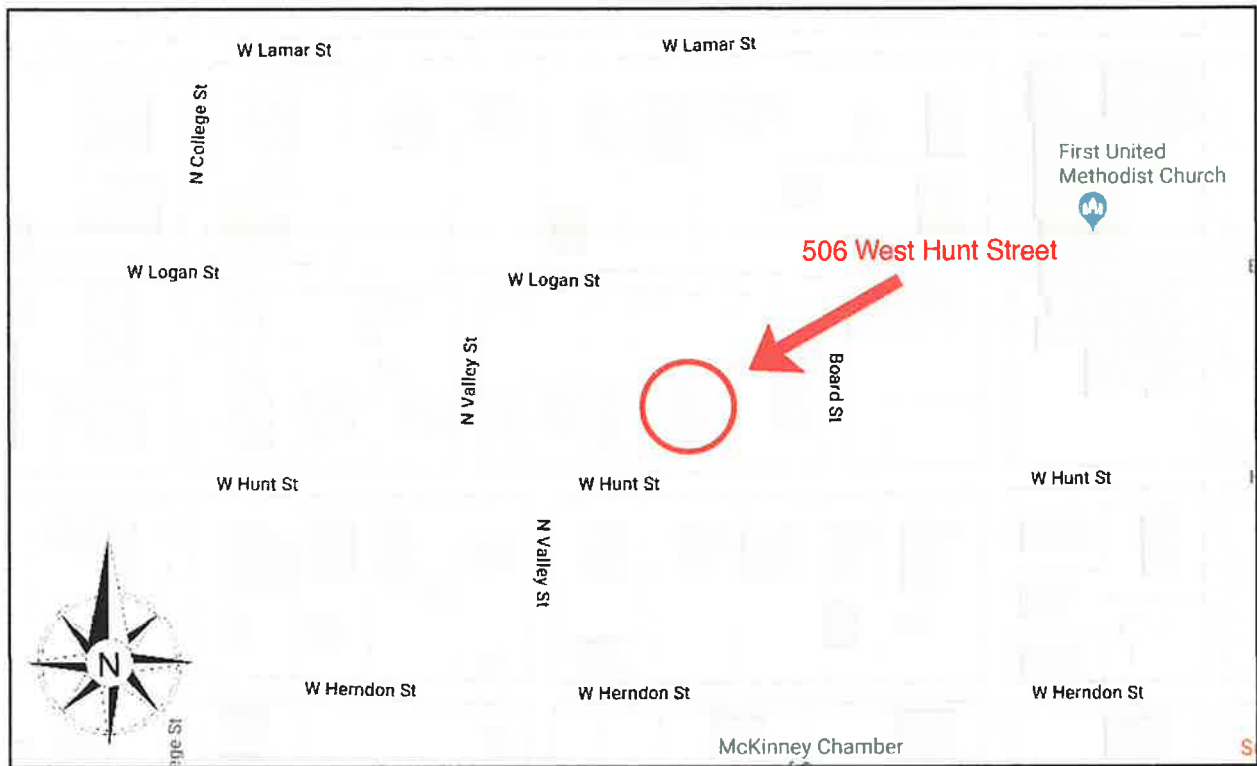


1927



1927+

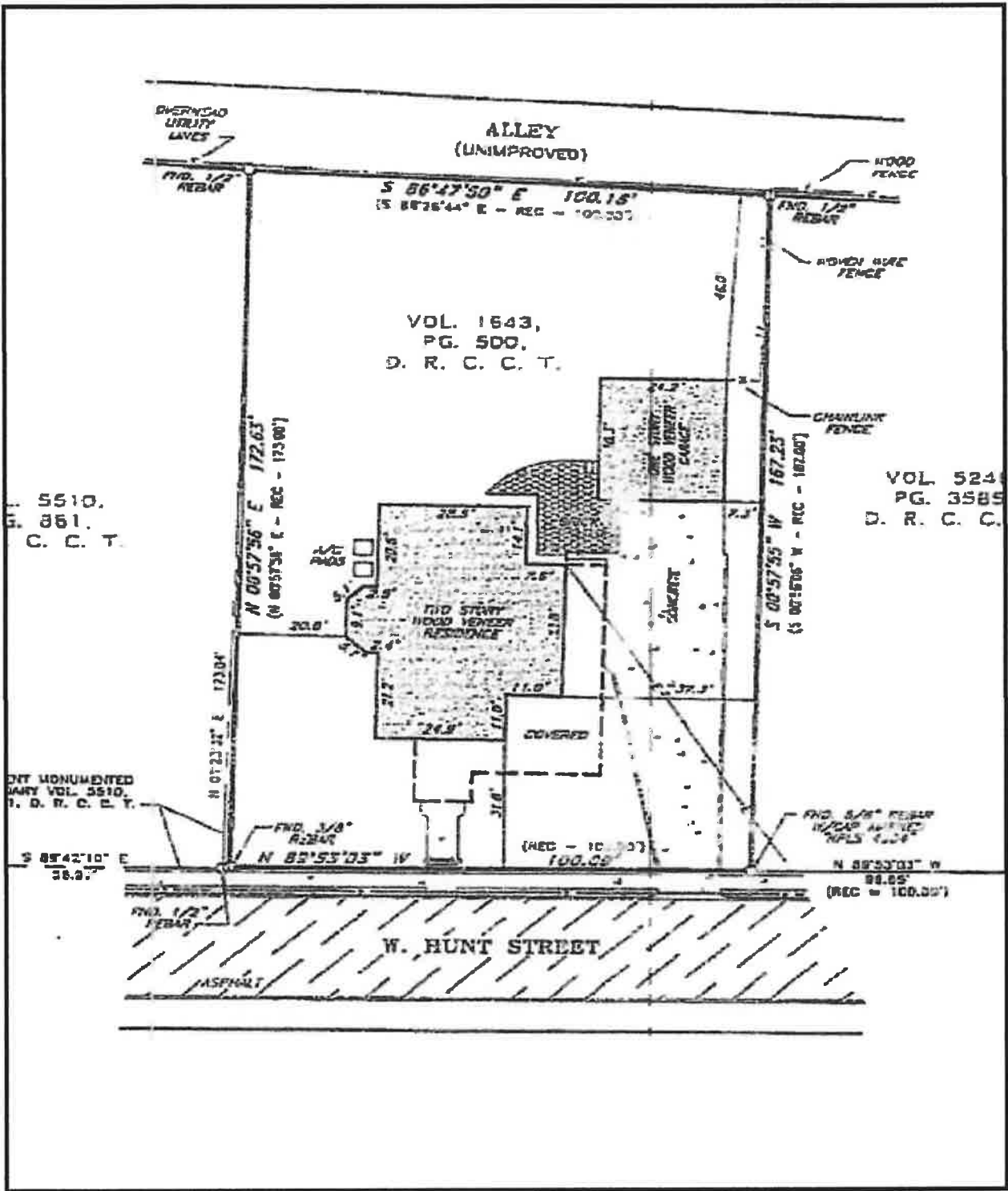




The map above shows the neighborhood around 506 West Hunt Street. The aerial photo below shows the immediate neighborhood at the intersection of West Hunt and Board Streets.



Site Plan for 506 West Hunt Street (2004)

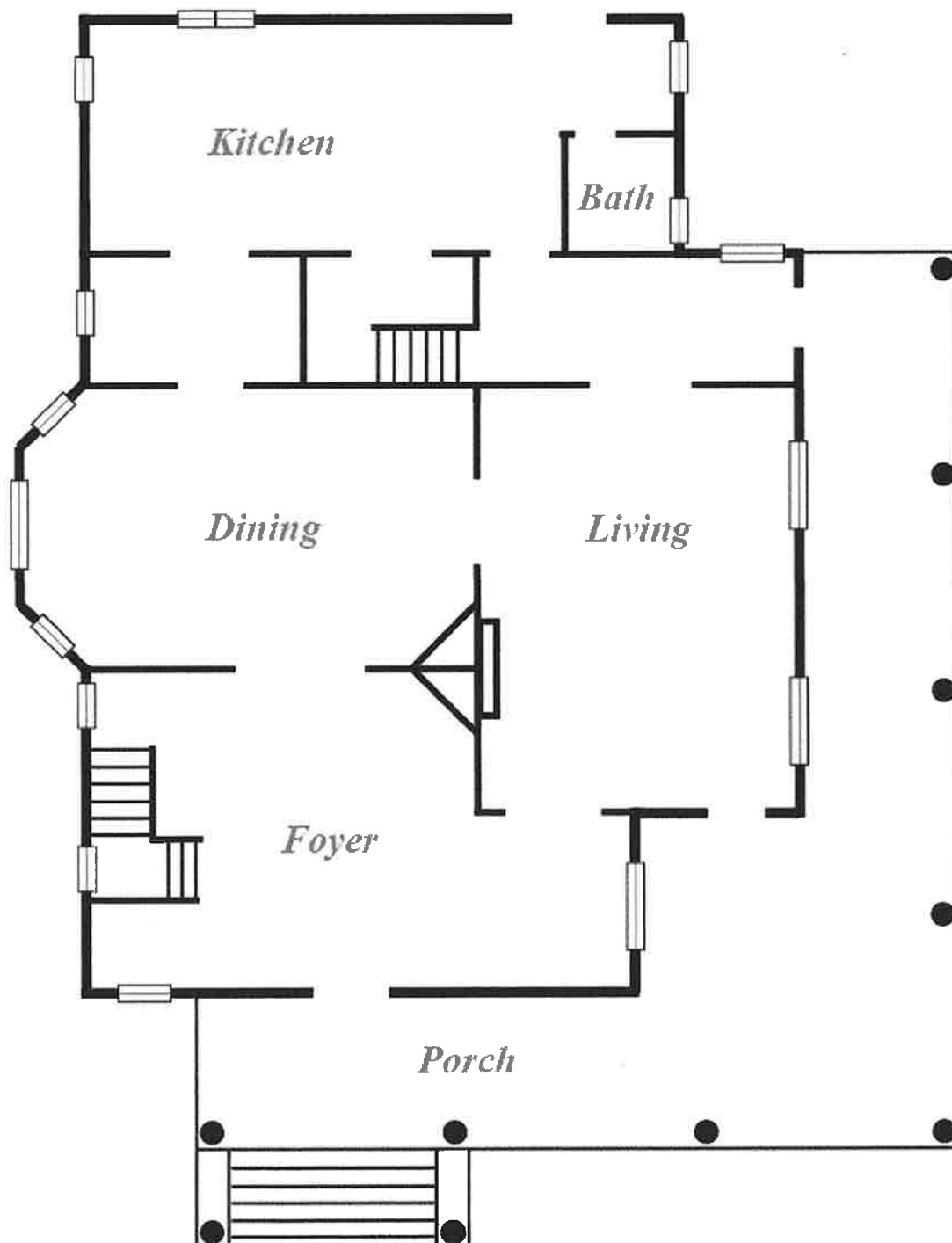


2004 site plan for 506 West Hunt Street

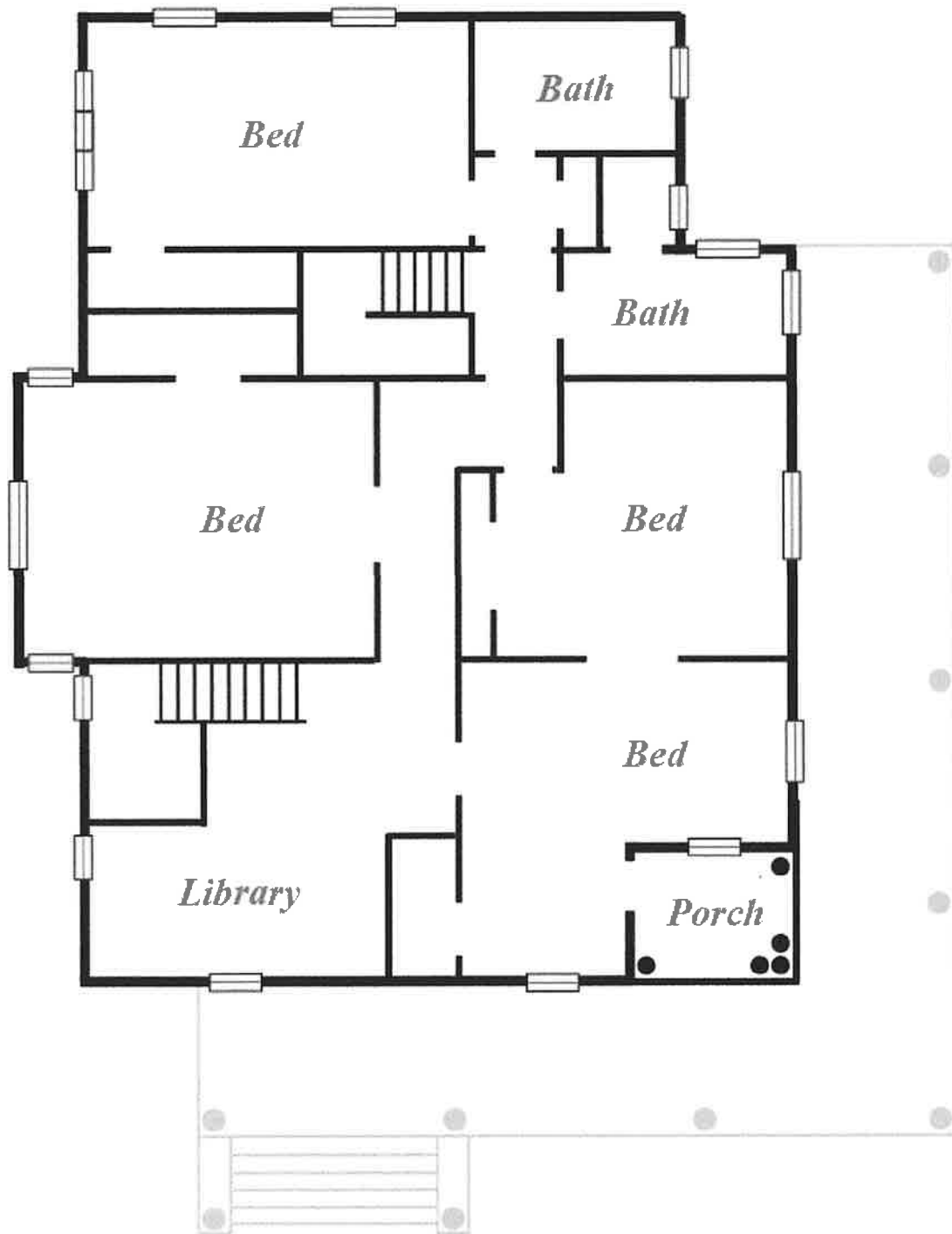
Floor Plan

This plan shows the Fred J. Emerson House prior to its current renovation.

First Floor



Second Floor



G. Photographs

William A. Rhea (standing) with his brother **James C.** in this photo from 1861 were among the first to settle Collin County. The family began a mill operation in the area which became known as Rhea Mills. The Rhea brothers established two residential subdivisions near the McKinney Square, one on Church Street, the other on Hunt Street.

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 business man. Ella's niece Fannie married Fred Emerson in 1894. This means that, by marriage, William A. Rhea was Fred Emerson's uncle.



Fred Emerson's first wife was Fannie Foote (bottom row, far left) seen here in a photo of the Edelweiss Club from around 1910. When this photo was taken she was remarried to William G. Harris.

Office in North Side Drug
Store. Phone 460. McKinney,
Texas.

TEXAS STATE BOARD OF HEALTH
BUREAU OF VITAL STATISTICS
STANDARD CERTIFICATE OF DEATH

(1) PLACE OF DEATH
County McKinney
City McKinney (No. _____ St. _____ Ward _____)
(If death occurred in a hospital or institution, give its NAME instead of street and number.)

(2) FULL NAME Fredrick James Emerson

PERSONAL AND STATISTICAL PARTICULARS

(3) SEX Male (4) COLOR OR RACE White (5) SINGLE, MARRIED, WIDOWED OR DIVORCED (write the word) Married

(6) DATE OF BIRTH Aug 8, 1879
(Month) (Day) (Year)

(7) AGE 50 yrs. 4 mos. 4 ds.
If less than 2 years state if breast-fed: Yes _____ No _____
If less than 1 day: hrs. _____ mins. _____

(8) OCCUPATION
(a) Trade, profession or particular kind of work Retired Banker
(b) General nature of industry, business or establishment in which employed (or employer)

(9) BIRTHPLACE (State or country) Texas

(10) NAME OF FATHER J. J. Emerson

(11) BIRTHPLACE OF FATHER (State or country) Wis.

(12) MAIDEN NAME OF MOTHER Emma Hudson

(13) BIRTHPLACE OF MOTHER (State or country) Ohio

(14) THE ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE
(Informant) Thos. Emerson
(Address) Dallas, Texas

(15) Filed 1-20 1930 J. J. Taylor Registrar.
L. C. Clifton

MEDICAL PARTICULARS

(16) DATE OF DEATH Nov. 8, 1929
(Month) (Day) (Year)

(17) I HEREBY CERTIFY, That I attended deceased from Nov. 8, 1929 to Nov. 8, 1929, that I last saw him alive on Nov. 8, 1929, and that death occurred, on the date stated above, at 12-M-N.

The CAUSE OF DEATH was as follows:
Lysol Poisoning
Accidental
(duration) _____ yrs. _____ mos. _____ ds.

CONTRIBUTORY _____
(duration) _____ yrs. _____ mos. _____ ds.

(Signed) Mrs. Sargent P. Wysong, M.D.
(Address) McKinney, Texas

*Use International List of Cause of Death—State the Disease Causing Death, or in Deaths from violent causes, State (1) Means of Injury; and (2) whether Accidental, Suicidal or Homicidal.

(18) LENGTH OF RESIDENCE (For Hospitals, Institutions, Transients, or Recent Residents.)
At Place of death _____ yrs. _____ mos. _____ ds. In the State _____ yrs. _____ mos. _____ ds.
Where was disease contracted? _____
If not at place of death? _____
Former or usual residence _____

(19) PLACE OF BURIAL OR REMOVAL McKinney, Texas DATE OF BURIAL Nov 9, 1929

(20) UNDERTAKER Cranch, Webb & McKinney, Texas ADDRESS _____

TEXAS STATE BOARD OF HEALTH

It can not be ignored that there was some tragedy and mystery surrounding the death of Fred Emerson. His death certificate (above) indicates that he died from accidental Lysol poisoning. Though he had not been in the best of health prior to his death, he was able to manage his business affairs on a daily basis. It is quite possible that the 1929 stock market crash may have weighed on Fred Emerson's mind and finances.

An excerpt from **Fred Emerson's** obituary shows the high regard the citizens of McKinney held for the former banker. The list of pallbearers reads like a Who's Who of McKinney. Along with the active pallbearers the obituary lists over 40 prominent leaders of McKinney and the region, including U.S. Rep. Sam Rayburn.

C. C. Harris Funeral home.
Active pallbearers—Howell E. Smith, Dr. C. G. Comegys, Joe H. Largent, Benjamin Smith, Tip Purcell, F. D. Perkins, Dr. Ben F. Largent and Henry W. Warden.
Honorary pallbearers: Fitzhugh Newsome, Will R. Abernathy, Don O. Davis, Alfred M. Scott, Tony McDonald, Frank Kerby, Hubbard Kerr, D. C. Hill, Walter B. Wilson, A. J. Commons, H. H. Neilson, Dr. E. L. Burton, Dr. J. Knight, Dr. W. S. Wysong, Jewell E. Abernathy, J. Ed Rhea, Tom W. Perkins, John S. Heard, H. A. Finch, T. F. Everett, Roy Kirkpatrick, Dr. H. F. Wolford, S. Weizman, Roy Brockman, W. D. Smith, F. Dinsmore, Vernie Graves, B. Pope, W. H. Knott, Dr. J. L. Gossett, A. H. Eubanks, W. A. Dowell, Dan W. Scott, Jim P. Dowell, T. M. Scott, C. J. Smith, H. A. Finch Jr. and following out-of-town friends: J. Perry Durrus, Chas. Abbott, Cebe A. Houstoy, Buck McKinney, Hugh Bass, Lynn Talley all of Dallas; R. D. Wilbur, Oklahoma City; S. E. McDonald, Wylie, Texas and Congressman Sam Rayburn of Bonham.

◆ ◆ ◆ Frederick Emerson Entertains.

Mr. and Mrs. Fred Emerson complimented their young son, Frederick, with a dinner party on Saturday night in their pretty home on West Hunt street. The table appointments were in sweet peas in variegated shades and the nut holders and favors were in keeping with the color scheme. Following the dinner hour, the guests went to the "Theater" where they completed a most delight evening.

◆ ◆ ◆
Club Notices.

The Emersons hosted parties frequently, often honoring artists and actors. Laura belonged to several social service clubs which promoted literature and the arts.

Herald-Post **SPORTS**

Page 12

Thursday, Dec. 8, 1938

Davey O'Brien Gets Heisman Trophy



—Acme Telephoto
Davey O'Brien, "The Mighty Mile" from Texas Christian who was picked as the most valuable football player of the year, was awarded the John W. Heisman Memorial Trophy in the Downtown A. C. at a dinner in his honor. Walter P. Holcomb, president of the A.C. is shown congratulating O'Brien. The trophy is in the foreground.



Laura O'Brien Emerson was the aunt of famed T.C.U. quarterback Davey O'Brien who lead the team to a national championship in 1938.



This mission-style building was located on what is now Mitchell Park (two blocks west of the Square) and became the home of the First Baptist Church after a storm damaged the previous structure in 1906. The building and lot cost the church \$37,000. Four of its pastors called 506 West Hunt their home.



Dr. J.H. Cozad
(1884-1944)



R.A. Clifton
(1891-1967)



D.D. Seger
(1908-1992)



Charles Myers
(1918-2013)



This photo from around 1910 shows the First Baptist Church as looking west on Louisiana Street from the southwest corner of the McKinney Square.

Banks of McKinney

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

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

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



First National Bank



Collin County National Bank



Central National Bank

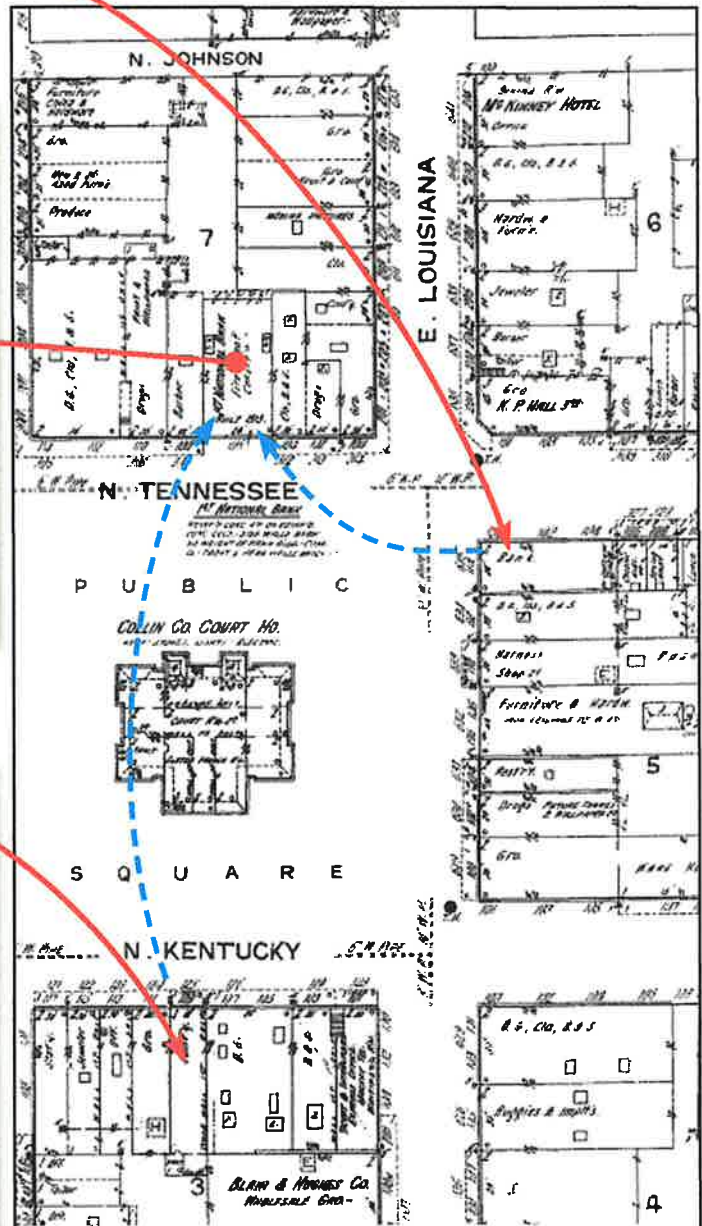


Collin County National Bank, Est. 1881

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



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



First National Bank, Est. 1882

Evolution of Style

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

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

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

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

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



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

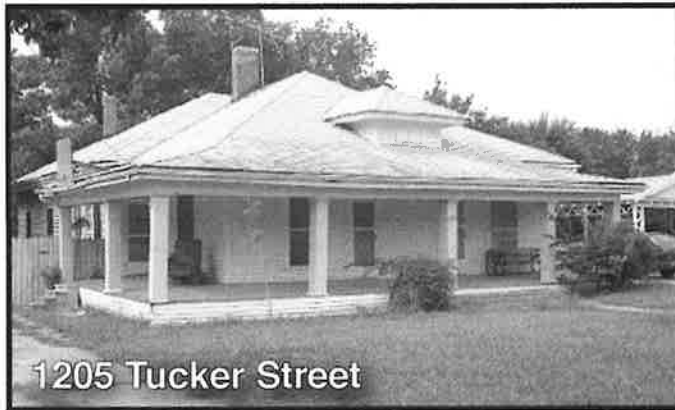
McKinney builder W.J. Higgins built the Brooke House at 608 W. Hunt Street in 1910. It appears that neither the builder nor the client was ready to embrace the “modernness” of Flander’s designed. Instead, the Brooke house preserves the gabled pavilions and proportions of the Queen Anne Style while adding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

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

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

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





1205 Tucker Street



506 W. Hunt Street



608 W. Hunt Street



306 Davis Street

The Work of W.J. Higgins

The pictures on this page are known structures built by W.J. Higgins. He was born in Arkansas in 1850 and began his carpentry career in McKinney around 1900. He was a skillful builder of wood-frame homes in the American Foursquare style and applied its characteristics to nearly everything he built. His larger homes often have both Victorian and Foursquare elements in them. However, the Bush House at 211 N. College Street shows that he was capable of building structures that clearly expressed the Prairie Style.

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



620 N. Church Street



Bush House

211 N. College Street

Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 506 W. Hunt Street.



Fred Emerson 1872-1929
Laura (O'Brien) Emerson 1888-1989



William J. Higgins
1850-1927



John H. Cozad
1884-1944

Current Photos (2019)



Neighborhood Context (2019)

506 West Hunt Street neighborhood context



View looking East on W. Hunt Street



View looking West on W. Hunt Street

Nearby Homes on West Hunt Street



510 West Hunt Street



502 West Hunt Street



503 West Hunt



505 West Hunt Street

Architectural Accents



Fireplace



Door knob



Built-in Hutch



One-Over-One sash windows



*Hardwood Flooring
Pine*



Pocket Door



Staircase

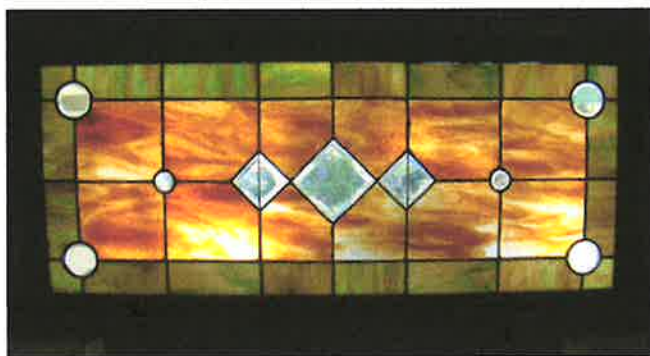


Wood Paneling on Staircase



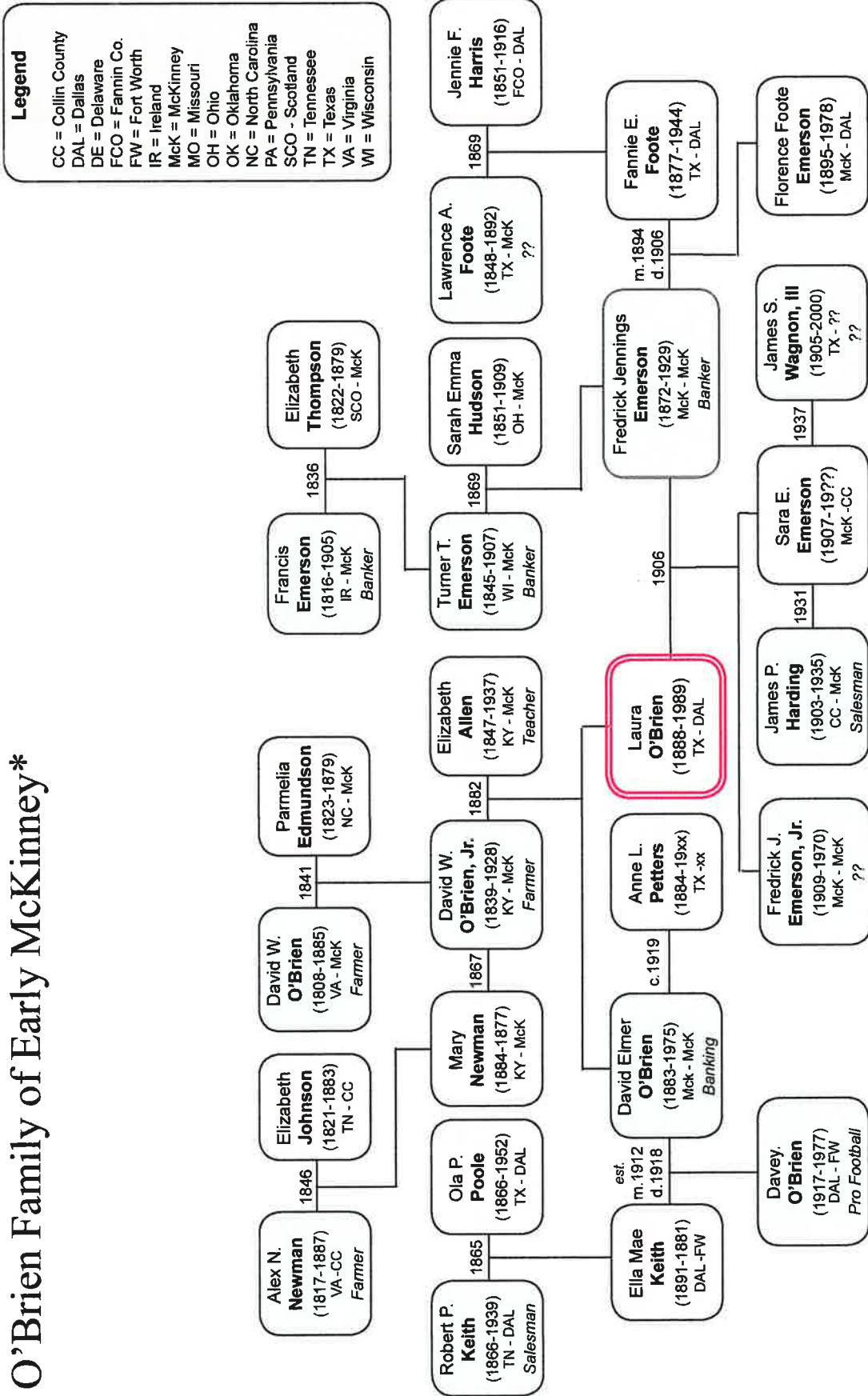
Pine Jamb and Molding

Stained Glass



H. Additional Information

O'Brien Family of Early McKinney*



* Not all family members are included.

Legend

IR = Ireland
SCO = Scotland
DE = Delaware
MO = Missouri
OH = Ohio
OK = Oklahoma
PA = Pennsylvania
WI = Wisconsin
TX = Texas
DAL = Dallas
CC = Collin County
McK = McKinney



I. References & Resources

Collin County Deeds Records Office.

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Democrat-Gazette, published by Perkins and Wilson, McKinney, Texas.

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The Way It All Began, by Helen Gibbard Hall, Collin County Historical Society, 2006.

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The First 150 Years, by Julia L Vargo, Downing Co. Publisher (1997).

A History of Collin County, by J. Lee and Lillian Stambaugh (1958).

A Field Guide to American Houses, by Virginia and Lee McAlester, Knopf, (1984).

A History of Collin County, Texas, by Stambaugh and Stambaugh (1958).

Collin County History Website by Joy Gough, collincountyhistory.com

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

Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *



19-0013HT

Code Sections:

Title: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Thomas and Cala Pence for Approval to Receive a Tax Exemption for the House Located at 506 West Hunt Street

Text of Legislative File 19-0013HT

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Thomas and Cala Pence for Approval to Receive a Tax Exemption for the House Located at 506 West Hunt 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: August 1, 2019

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer

STAFF RECOMMENDATION: Staff is recommending approval of the Level 1 tax exemption for 506 West Hunt Street.

PRIORITY RATING: The property is listed as a high priority building according to the 2015 Update of the Historic Resource Survey.

ITEM SUMMARY: With an associated agenda item, 2019-0013HT, the applicant is requesting approval of a historic tax exemption. 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 2019 are approximately \$3593.00.

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 506 West Hunt

Street.

SUPPORTING MATERIALS:

HNIZ Application

Letter of Intent

Marker Application

Emerson House History

Supporting Docs



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: 506 West Hunt Street, McKinney, TX 75069

OWNER: Thomas & Cala Pence

Name (Print): _____

Mailing Address: 506 West Hunt Street

City, State, & Zip: McKinney, TX 75069

Phone: 972-977-9420

Fax: _____

E-mail: ccpence@aol.com

OWNER SIGNATURE: ☒ 

REQUIRED ATTACHMENTS:

☒ Photographs of all 4 elevations
☐ Letter outlining proposed work

☒ Historical Marker Application (Level 1 Exemption only)

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

TAX EXEMPTION LEVEL REQUESTED:

☒ Level 1

☐ Level 2

☐ Level 3

July 15, 2019

Tom Michero
1108 Tucker St.
McKinney, TX 75069

City of McKinney
Historic Preservation Office
221 N. Tennessee St.
McKinney, TX 75069

To Guy Giersch, the Historic Preservation Officer:

Enclosed please find the application for the Historic Building Marker and HNIZ Tax Exemption that I am submitting on behalf of Thomas & Cala Pence for the house at 506 West Hunt Street.

I understand that funding for the HNIZ has become an issue. However, I am submitting this at the earliest possible time in hopes that you and the Board can review it as soon as funding is again available.

If you have any immediate questions regarding this application or if it is deficient in some way, do not hesitate to contact me. For any other questions and for scheduling meetings with the Board, please feel free to contact Cala (see below).

I appreciate your confirmation of receipt of this application at your earliest convenience.

Best regards,



Tom Michero
214-733-6768
tom@mckinneyhistory.com

Applicant Contact Info:

Cala Pence
506 West Hunt Street
972-977-9420
ccpence@aol.com



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 July 15, 2019

Name of Applicant Thomas & Cala Pence

Address 506 West Hunt Street, McKinney, TX 75069

Telephone (972) 977-9420

E-mail Address ccpence@aol.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Fred J. Emerson House

Address of Building 506 West Hunt Street, McKinney, TX 75069

Date of Construction Known 1909 or Circa

(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor William J. Higgins

Architectural Period/Style Late Folk Victorian with Prairie Style influences

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

WA Rhea Addition, Lot 11b

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

B. Materials (Please check all that apply)

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

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.

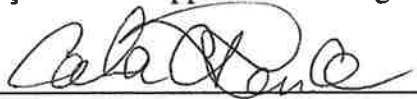
H. Additional Information

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

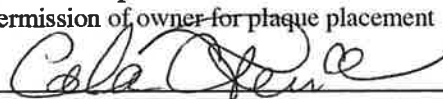
I. References

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

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

X 
Applicant Signature

Permission of owner for plaque placement ☐

X 
Owner Signature

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Fred J. Emerson House 506 West Hunt Street



A. Alterations & Construction

Construction

The Fred J. Emerson House, constructed in 1909, is a two-story, wood-frame residential structure built on a pier-and-beam foundation. An ample porch supported by Tuscan-style columns wraps around the southeast corner of the house. The asymmetrical floor plan has a central chimney servicing three different fireplaces on the first floor. The interior consists of hardwood flooring with extensive stained wood molding framing doors and windows. Extra-wide pocket doors separate several rooms. The house is fenestrated with large one-over-one sash windows.

The home design follows a combination of late Queen Anne and early Prairie Style forms. The towers and gabled roofs of the Queen Anne Style have been replaced with a sleeping porch, a hip roof and wider eaves. The proportions of the home as it faces Hunt Street has a verticality typical of the Queen Anne Style. However, the spacing of the columns on the porch suggest a more sprawling and horizontal proportion, common to the Prairie Style. The house design makes tentative steps toward the more “modern” Prairie Style yet the proportioned portico and columns of the entry allude to an earlier classical style.

Alterations

The house was originally built in 1909 with virtually no alterations made to the exterior. The interior with its extensive wood detailing, pocket doors and stained glass remains largely intact. Though the kitchen and baths have been modernized, most of the original structure and detailing remains. The owners anticipate adding a sunroom to the rear of the house. The location of the door and window accessing the upstairs porch have been switched to accommodate changes to the interior plan.

Anticipated Needs

The current owners have undertaken extensive renovation of the home with the intention of preserving and restoring the quality woodworking within the home. The rotted wooden steps of the entry have been replaced with brick while the remaining porch planks and timbers have been replaced. The original columns have been restored and reset into their original locations. Under the house, the original wood piers have been supplemented with concrete ones.

E. Narrative History

In 1841, the Republic of Texas granted a “land patent” totaling 3,129 acres to William Davis in return for his participation in the new nation’s battle for independence. In 1849, he donated 120 acres to Collin County officials for the creation of the City of McKinney. The town planners laid out the city into 87 blocks known as the Original McKinney Donation.

Brothers James and William Rhea were successful mill owners from the town of Rhea Mills northwest of McKinney, named for their father. The two brothers were also partners in buying and selling land. In 1891, the brothers purchased from the estate of Abraham Rhine a 10.5 acre tract of land between College and Benge Street.

In 1884, the Rhea brothers subdivided this tract into several lots. The subdivision became known as the W.A. Rhea Addition. The home at 506 West Hunt occupies the east portion of Lot 11 of this subdivision. William Rhea died in 1906 with many of his property holdings transferring to his surviving brother James.

In 1909, banker Fred Emerson purchased a 1.13 acre parcel of land along Hunt Street from James C. Rhea. At the time of the purchase, Fred’s ex-wife Fannie was the niece of the Rhea brothers through marriage. That same year, Fred contracted with W.J. Higgins to build a ten-room, two-story house on the eastern portion the parcel. Fred paid \$3,500 for the new home which the *Weekly Democrat Gazette* called “one of the handsomest and most attractive homes in the city.” This edifying language was commonly applied to any new home in McKinney during this period but given the home’s stately size and construction, the reporter’s description was more than merely obligatory.

When the home was completed in 1909, Fred and his second wife Laura along with their daughter Sarah and infant Fred junior moved in. For the next several years, the Emersons hosted frequent social events in the home, often celebrating musicians and artists. In 1929, Fred died at the age of 57. Laura maintained the home for three years following the husband’s death before selling it to the First Baptist Church in 1932 for \$4,500.

The First Baptist Church used the home as a parsonage for the next 24 years. The pastors who lived in the house include J.H. Cozad, R.A. Clifton, D.D. Seger and Charles Myers. It is believed that during this period that the stained glass windows were added to the house.

In 1956, the First Baptist Church sold the house to grocer Nelson P. Judd for \$7,500 who owned the home for the next 27 years. When the current owners purchased the home in 2018, the house was in need of repair but the exterior and nearly all of the interior were as originally built.

F. Drawings

W.A. Rhea Addition

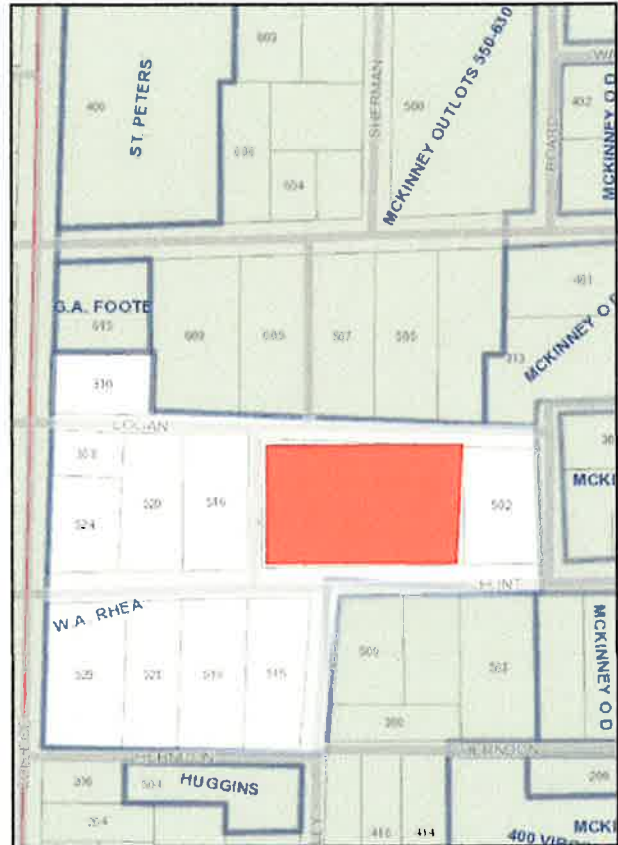
Brothers James and William Rhea were successful mill owners who purchased many tracts of land in Collin County. The brothers were responsible for creating subdivisions on both Church and Hunt Street.

In 1891, the Rhea Brothers purchased 10.47 acres from the heirs of Abraham Rhine and later subdivided part of Block 49 of the Original McKinney Donation.

In 1909, Fred Emerson purchased a portion of the W.A. Rhea Addition shown in red in the diagram at right.

Mr. Emerson hired W.J. Higgins to build a house for him on the east portion of the property at what is now known as 506 Hunt Street.

During the years Mr. Emerson lived on Hunt Street, he sold portions of his property.

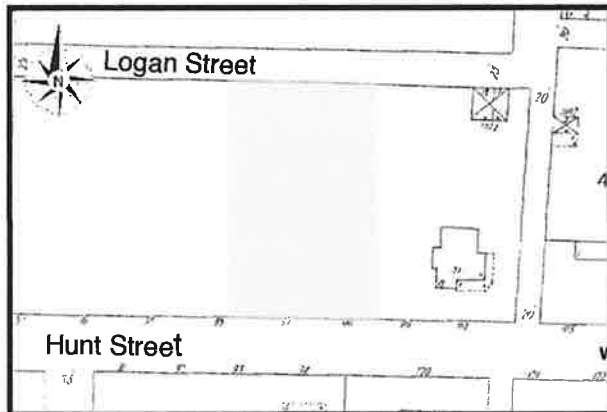


This map shows the Davis land patent and adjacent surveys. The eastern most edge of the Davis survey is now College Street. The shaded rectangle in the diagram indicates City boundaries beyond the original 120 acre donation.

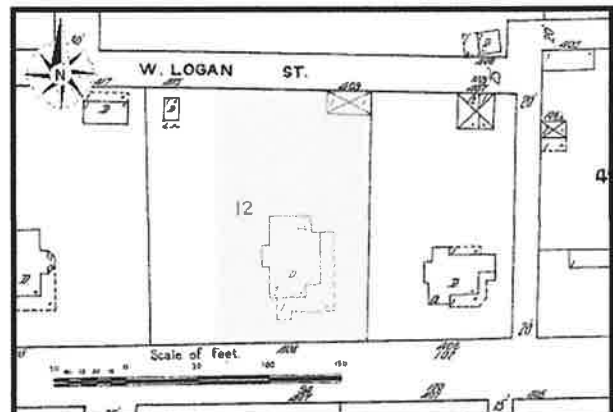
Sanborn Maps (1908-1927+)

This series of Sanborn maps shows the evolution of the area around 506 W. Hunt Street. The blue highlighted area below shows the lot that became 11b following previous subdivisions of the block. The Fred J. Emerson House first appears in the 1914 map. Fred Emerson originally owned the property to the west of lot 11b but sold it during the years he lived on Hunt Street.

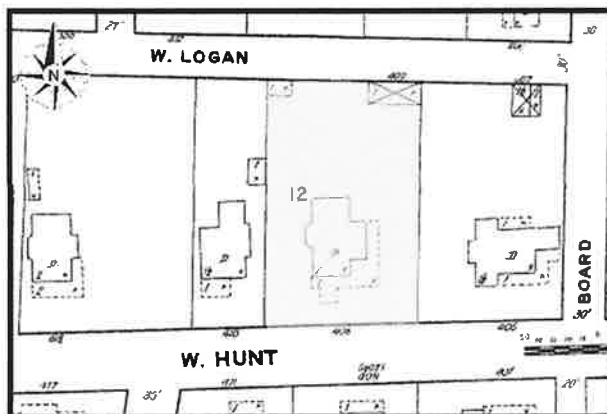
1908



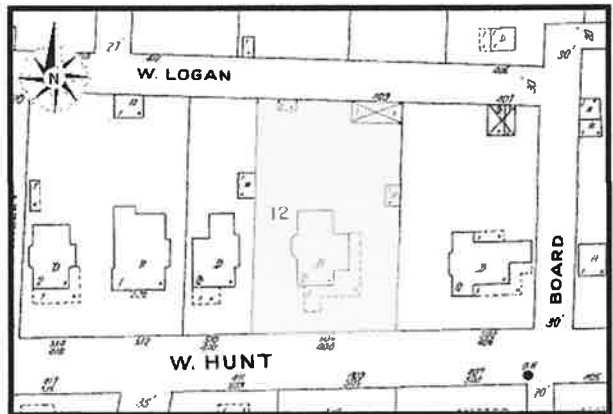
1914



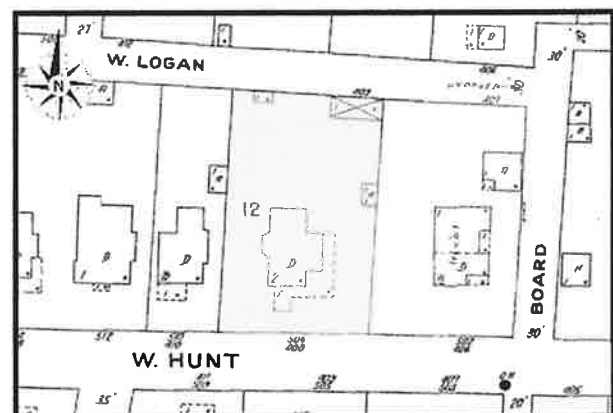
1920

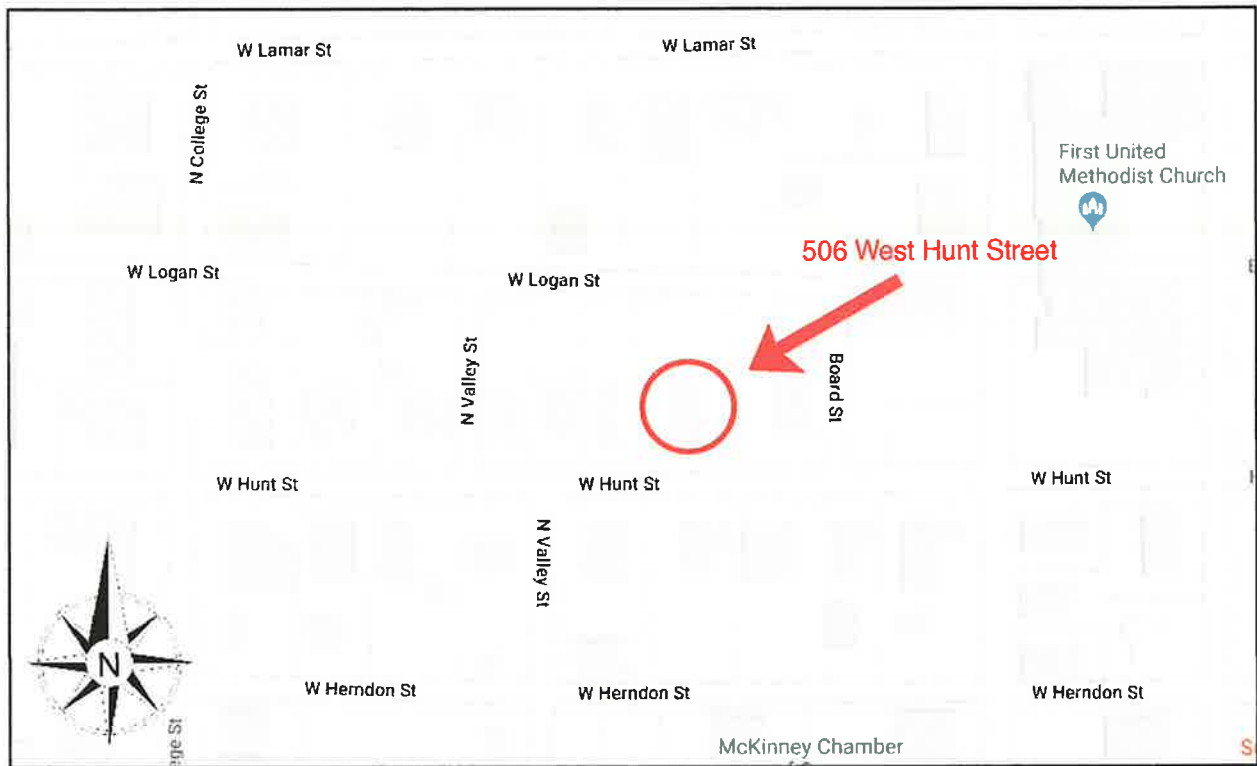


1927



1927+





The map above shows the neighborhood around 506 West Hunt Street. The aerial photo below shows the immediate neighborhood at the intersection of West Hunt and Board Streets.



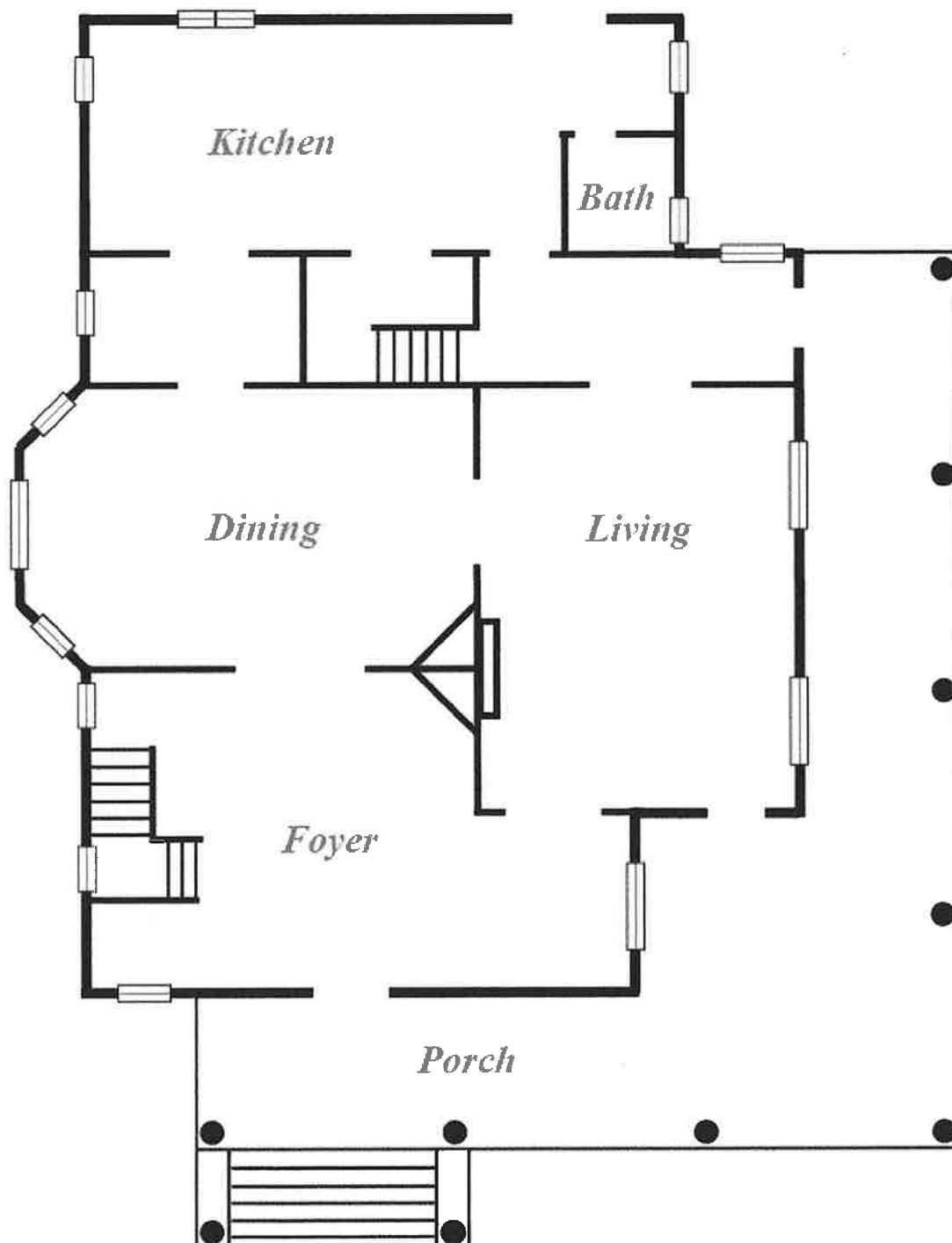
[illegible]

66

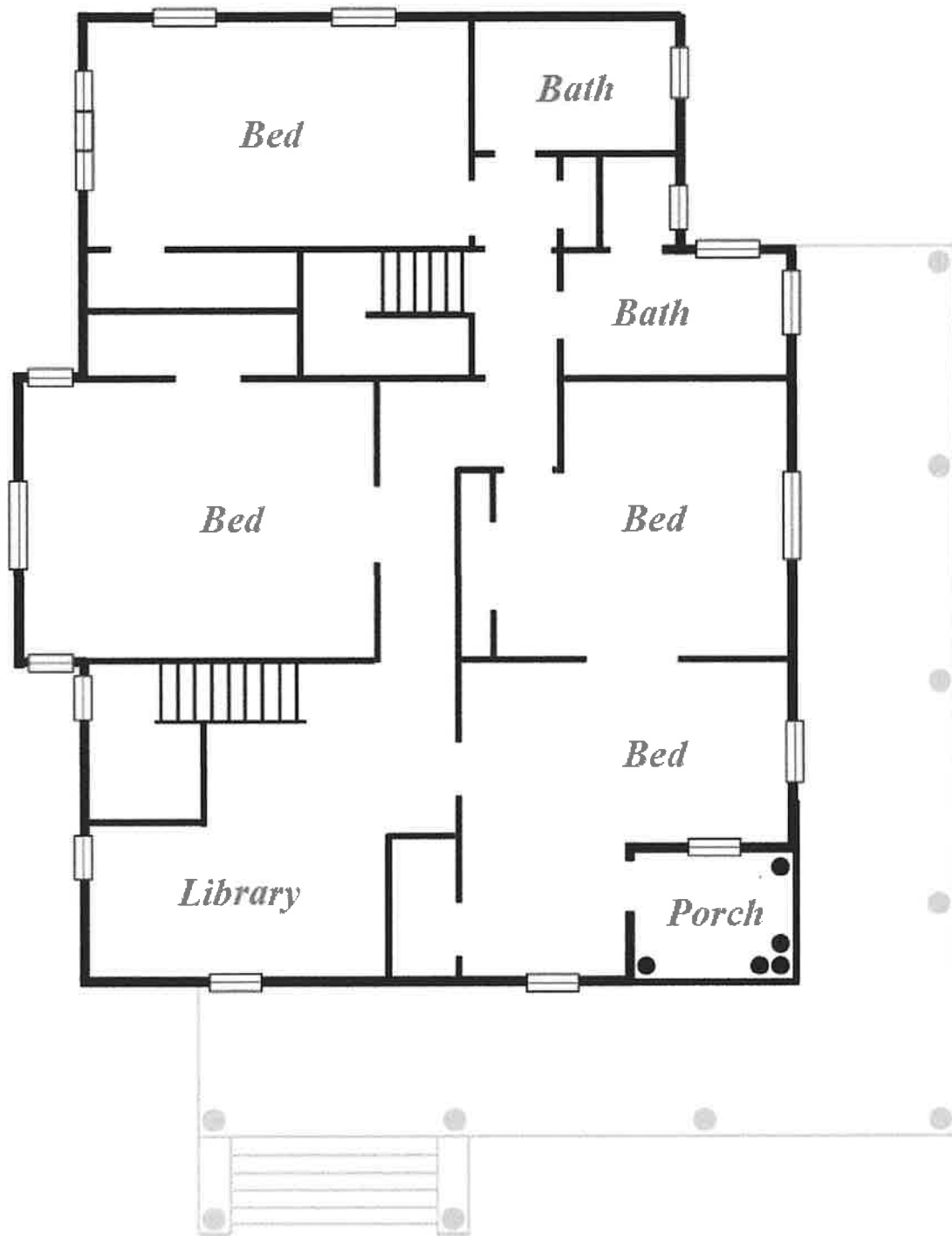
Floor Plan

This plan shows the Fred J. Emerson House prior to its current renovation.

First Floor



Second Floor



G. Photographs

William A. Rhea (standing) with his brother **James C.** in this photo from 1861 were among the first to settle Collin County. The family began a mill operation in the area which became known as Rhea Mills. The Rhea brothers established two residential subdivisions near the McKinney Square, one on Church Street, the other on Hunt Street.

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 business man. Ella's niece Fannie married Fred Emerson in 1894. This means that, by marriage, William A. Rhea was Fred Emerson's uncle.



Fred Emerson's first wife was Fannie Foote (bottom row, far left) seen here in a photo of the Edelweiss Club from around 1910. When this photo was taken she was remarried to William G. Harris.

Office in North Side Drug
Store. Phone 460. McKinney,
Texas.

TEXAS STATE BOARD OF HEALTH
BUREAU OF VITAL STATISTICS
STANDARD CERTIFICATE OF DEATH

(1) PLACE OF DEATH
County McKinney
City McKinney (No. _____ St. _____ Ward _____)
(If death occurred in a hospital or institution, give its NAME instead of street and number.)

(2) FULL NAME Fredrick James Emerson

PERSONAL AND STATISTICAL PARTICULARS

(3) SEX Male (4) COLOR OR RACE White (5) SINGLE, MARRIED, WIDOWED OR DIVORCED (write the word) Married

(6) DATE OF BIRTH Aug 8, 1879
(Month) (Day) (Year)

(7) AGE 50 yrs. 4 mos. 4 ds.
If less than 2 years state if breast-fed: Yes _____ No _____
If less than 1 day: hrs. _____ mins. _____

(8) OCCUPATION
(a) Trade, profession or particular kind of work Retired Banker
(b) General nature of industry, business or establishment in which employed (or employer)

(9) BIRTHPLACE (State or country) Texas

(10) NAME OF FATHER J. J. Emerson

(11) BIRTHPLACE OF FATHER (State or country) Wis.

(12) MAIDEN NAME OF MOTHER Emma Hudson

(13) BIRTHPLACE OF MOTHER (State or country) Ohio

(14) THE ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE
(Informant) Thos. Emerson
(Address) Hallas, Texas

(15) Filed 1-20 1930 J. J. Taylor Registrar.
L. C. Clifton

MEDICAL PARTICULARS

(16) DATE OF DEATH Nov. 8, 1929
(Month) (Day) (Year)

(17) I HEREBY CERTIFY, That I attended deceased from Nov. 8, 1929 to Nov. 8, 1929, that I last saw him alive on Nov. 8, 1929, and that death occurred, on the date stated above, at 12-M-P.

The CAUSE OF DEATH was as follows:
Lysol Poisoning
Accidental
(duration) _____ yrs. _____ mos. _____ ds.

CONTRIBUTORY _____
(duration) _____ yrs. _____ mos. _____ ds.

(Signed) Mrs. Sargent P. Wysong, M.D.
(Address) McKinney, Texas

*Use International List of Cause of Death—State the Disease Causing Death, or in Deaths from violent causes, State (1) Means of Injury; and (2) whether Accidental, Suicidal or Homicidal.

(18) LENGTH OF RESIDENCE (For Hospitals, Institutions, Transients, or Recent Residents.)
At Place of death _____ yrs. _____ mos. _____ ds. In the State _____ yrs. _____ mos. _____ ds.
Where was disease contracted? _____
If not at place of death? _____
Former or usual residence _____

(19) PLACE OF BURIAL OR REMOVAL McKinney, Texas DATE OF BURIAL Nov 9, 1929

(20) UNDERTAKER Cranch, Wm & Co ADDRESS McKinney, Texas

TEXAS STATE BOARD OF HEALTH

It can not be ignored that there was some tragedy and mystery surrounding the death of Fred Emerson. His death certificate (above) indicates that he died from accidental Lysol poisoning. Though he had not been in the best of health prior to his death, he was able to manage his business affairs on a daily basis. It is quite possible that the 1929 stock market crash may have weighed on Fred Emerson's mind and finances.

An excerpt from **Fred Emerson's** obituary shows the high regard the citizens of McKinney held for the former banker. The list of pallbearers reads like a Who's Who of McKinney. Along with the active pallbearers the obituary lists over 40 prominent leaders of McKinney and the region, including U.S. Rep. Sam Rayburn.

C. C. Harris Funeral home.
Active pallbearers—Howell E. Smith, Dr. C. G. Comegys, Joe H. Largent, Benjamin Smith, Tip Purcell, F. D. Perkins, Dr. Ben F. Largent and Henry W. Warden.
Honorary pallbearers: Fitzhugh Newsome, Will R. Abernathy, Don O. Davis, Alfred M. Scott, Tony McDonald, Frank Kerby, Hubbard Kerr, D. C. Hill, Walter B. Wilson, A. J. Commons, H. H. Neilson, Dr. E. L. Burton, Dr. J. Knight, Dr. W. S. Wysong, Jewell E. Abernathy, J. Ed Rhea, Tom W. Perkins, John S. Heard, H. A. Finch, T. F. Everett, Roy Kirkpatrick, Dr. H. F. Wolford, S. Welzman, Roy Brockman, W. D. Smith, F. Dinsmore, Vernie Graves, B. Pope, W. H. Knott, Dr. J. L. Gossett, A. H. Eubanks, W. A. Dowell, Dan W. Scott, Jim P. Dowell, T. M. Scott, C. J. Smith, H. A. Finch Jr. and following out-of-town friends: J. Perry Durrus, Chas. Abbott, Cebe A. Houstoy, Buck McKinney, Hugh Bass, Lynn Talley all of Dallas; R. D. Wilbur, Oklahoma City; S. E. McDonald, Wylie, Texas and Congressman Sam Rayburn of Bonham.

◆ ◆ ◆ Frederick Emerson Entertains.

Mr. and Mrs. Fred Emerson complimented their young son, Frederick, with a dinner party on Saturday night in their pretty home on West Hunt street. The table appointments were in sweet peas in variegated shades and the nut holders and favors were in keeping with the color scheme. Following the dinner hour, the guests went to the "Theater" where they completed a most delight evening.

◆ ◆ ◆
Club Notices.

The Emersons hosted parties frequently, often honoring artists and actors. Laura belonged to several social service clubs which promoted literature and the arts.

Herald-Post **SPORTS**

Page 12

Thursday, Dec. 8, 1938

Davey O'Brien Gets Heisman Trophy



—Acme Telephoto
Davey O'Brien, "The Mighty Mile" from Texas Christian who was picked as the most valuable football player of the year, was awarded the John W. Heisman Memorial Trophy in the Downtown A. C. at a dinner in his honor. Walter P. Holcomb, president of the A.C. is shown congratulating O'Brien. The trophy is in the foreground.



Laura O'Brien Emerson was the aunt of famed T.C.U. quarterback Davey O'Brien who lead the team to a national championship in 1938.



This mission-style building was located on what is now Mitchell Park (two blocks west of the Square) and became the home of the First Baptist Church after a storm damaged the previous structure in 1906. The building and lot cost the church \$37,000. Four of its pastors called 506 West Hunt their home.



Dr. J.H. Cozad
(1884-1944)



R.A. Clifton
(1891-1967)



D.D. Seger
(1908-1992)



Charles Myers
(1918-2013)



This photo from around 1910 shows the First Baptist Church as looking west on Louisiana Street from the southwest corner of the McKinney Square.

Banks of McKinney

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

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

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



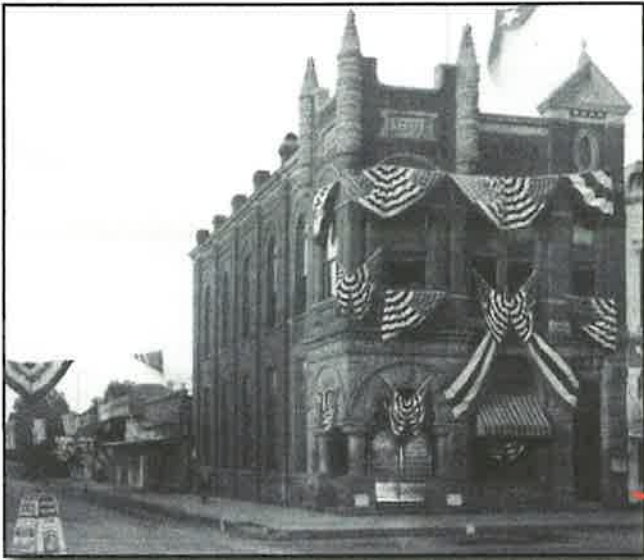
First National Bank



Collin County National Bank



Central National Bank



Collin County National Bank, Est. 1881

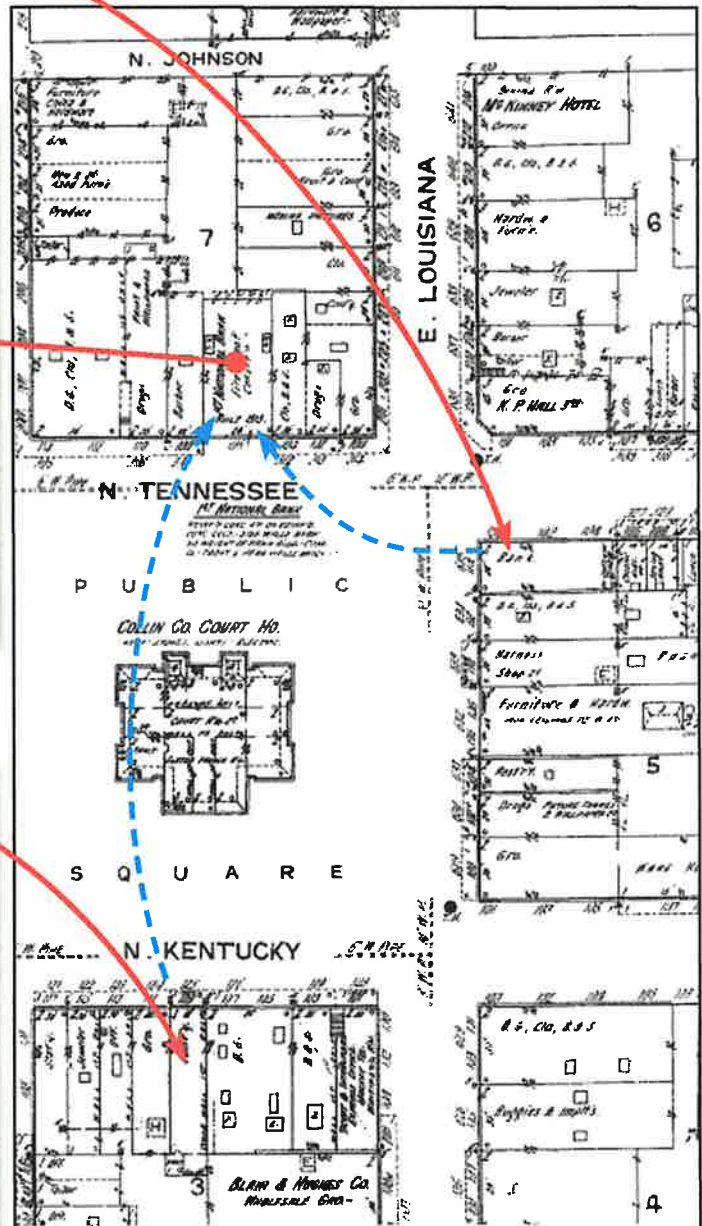


*First National Bank, 1915-1932
Collin County National Bank, 1932-1956*



First National Bank, Est. 1882

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



Evolution of Style

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

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

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

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

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



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

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

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

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

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





The Work of W.J. Higgins

The pictures on this page are known structures built by W.J. Higgins. He was born in Arkansas in 1850 and began his carpentry career in McKinney around 1900. He was a skillful builder of wood-frame homes in the American Foursquare style and applied its characteristics to nearly everything he built. His larger homes often have both Victorian and Foursquare elements in them. However, the Bush House at 211 N. College Street shows that he was capable of building structures that clearly expressed the Prairie Style.

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



Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 506 W. Hunt Street.



Fred Emerson 1872-1929
Laura (O'Brien) Emerson 1888-1989



William J. Higgins
1850-1927



John H. Cozad
1884-1944

Current Photos (2019)



Neighborhood Context (2019)

506 West Hunt Street neighborhood context



View looking East on W. Hunt Street



View looking West on W. Hunt Street

Nearby Homes on West Hunt Street



510 West Hunt Street



502 West Hunt Street



503 West Hunt



505 West Hunt Street

Architectural Accents



Fireplace



Door knob



Built-in Hutch



One-Over-One sash windows



*Hardwood Flooring
Pine*



Pocket Door



Staircase

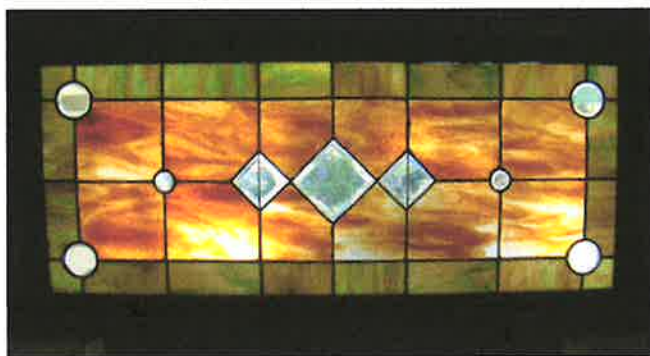


Wood Paneling on Staircase



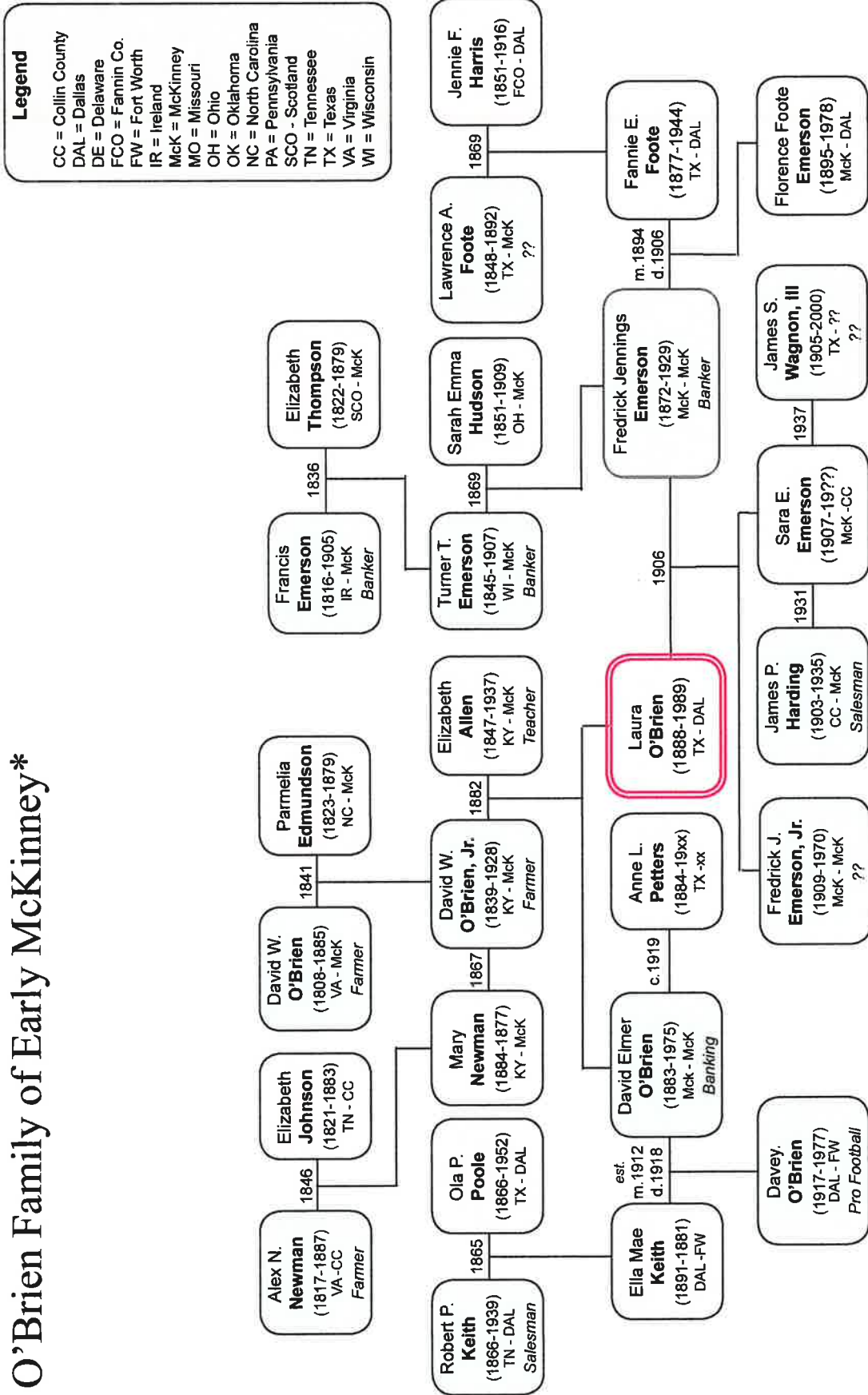
Pine Jamb and Molding

Stained Glass



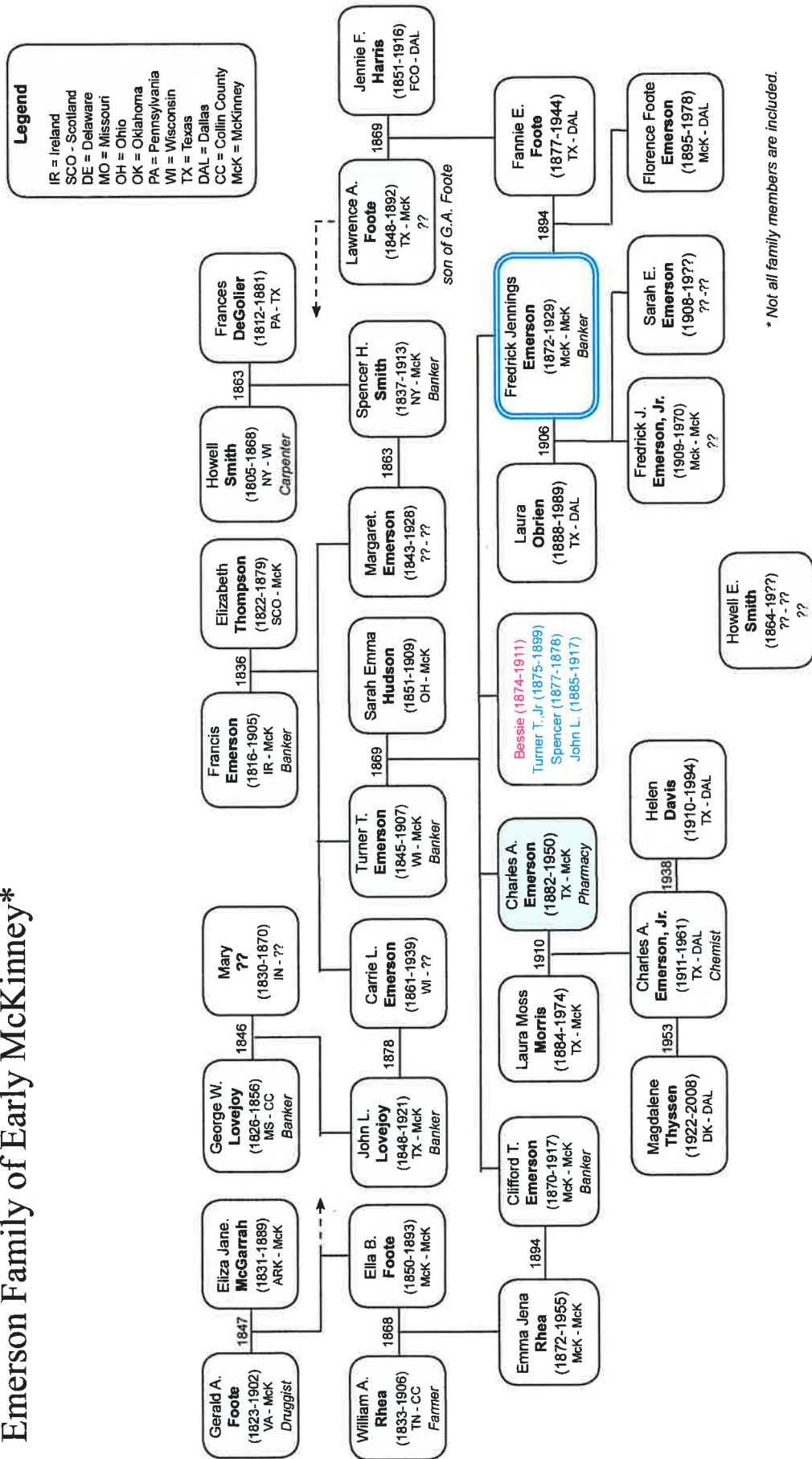
H. Additional Information

O'Brien Family of Early McKinney*



* Not all family members are included.

Emerson Family of Early McKinney*



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Research assistance provided by Tom Michero

* * *



19-0633

Code Sections:

Title: Discuss Historic Home Recognition Calendar
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Text of Legislative File 19-0633

Discuss Historic Home Recognition Calendar

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

MEETING DATE: August 1, 2019

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Jennifer Arnold, AICP, Director of Planning

DISCUSSION ITEM:

- Discuss Status of the Historic Home Recognition Calendar.