



CITY OF MCKINNEY, TEXAS

Agenda Historic Preservation Advisory Board

Thursday, February 6, 2020

5:30 PM

City Hall 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

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)

If you wish to address the Board on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the Clerk before the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.

Speakers wishing to address the Board regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Board Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

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.

20-0113 [Minutes of the Historic Preservation Advisory Board Regular Meeting of December 5, 2019](#)

Attachments: [Minutes](#)

REGULAR AGENDA

20-0004HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Robbie Chandler for Approval of a Historic Marker for the House Located at 608 West Virginia Street](#)

Attachments: [Marker Application](#)
[Narrative History](#)
[Survey Boundaries](#)
[Sanborn Maps-FP](#)
[Photographs](#)
[Architectural Style](#)
[Family Trees](#)
[References](#)

20-0004HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Robbie Chandler for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 608 West Virginia Street](#)

DISCUSSION ITEMS

20-0114 [Discuss Historic Home Recognition Calendar](#)

BOARD OR COMMISSIONER COMMENTS

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

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 30th day of January, 2020 at or before 5:00 p.m.

*Empress Drane
City Secretary*

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

20-0113



TITLE: Minutes of the Historic Preservation Advisory Board Regular Meeting of
December 5, 2019

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

DECEMBER 5, 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, December 5, 2019 at 5:30 p.m.

City Council Present: Charlie Phillips

Board Members Present: Vice-Chairman Jonathan Ball, Ian Beirnes, Shannon Burton, Carl R. Smith, Chris Tovar, and Alternate Betty Petkovsek

Board Member Absent: Chairman Lance Hammond and Erika Reardon

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

There were four guests present.

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

Vice-Chairman Ball called for Public Comments for non-public hearing agenda items. There were no public comments.

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

19-0983 Minutes of the Historic Preservation Advisory Board Regular Meeting of November 7, 2019

END OF CONSENT ITEMS

Board Member Smith arrived.

Vice-Chairman Ball continued the agenda with the Regular Agenda Item.

19-0021HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pat Dowell for Approval of a Historic Marker for the House Located at 700 West Virginia 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 700 West Virginia Street and offered to answer questions. The Board Members asked about the maintenance done on the house. Mr. Giersch was unaware of any add-ons or sections that had been rebuilt. He stated that the structure had been painted in the last five years. Mr. Giersch stated that the narratives typically focuses on one main person that live at the property and their relatives. Ms. Nina Dowell Ringley, 313 N. Benge Street, McKinney, TX, stated that she was representing Ms. Pat Dowell. She explained the Historic Marker application. Ms. Ringley shared more history on the property and previous owners. Vice-Chairman Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Beirnes, seconded by Alternate Board Member Petkovsek, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

19-0021HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pat Dowell for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 700 West Virginia Street. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 700 West Virginia Street. Mr. Giersch stated that the ad valorem taxes for this property in 2019 were approximately \$1,839. He offered to answer questions. There were none. Ms. Nina Dowell Ringley, 313 N. Benge Street, McKinney, TX, concurred with the Staff report and offered to answer questions. Vice-Chairman Ball asked if there were any home improvements needed that the tax savings would be used towards. Ms. Ringley felt nothing major needed to be done to the house; however, there were ongoing small maintenance needs for older houses. Alternate Board Member Petkovsek stated that older houses need custom maintenance which

tends to be more expensive. Vice-Chairman Ball opened the public hearing and called for comments, there being none, on a motion by Board Member Burton, seconded by Board Member Smith, the Board unanimously voted to close the public hearing and approve the request as recommended by staff, with a vote of 6-0-0.

END OF REGULAR AGENDA

Vice-Chairman Ball continued the agenda with the Discussion Item.

19-0984 Discuss the Historic Home Recognition Program. Mr. Guy Giersch gave an update on the annual calendar project. Board Member Burton and Mr. Giersch thanked Terri Ramey for all of her work on the calendar.

There being no further business, on a motion by Board Member Beirnes, seconded by Board Member Smith, the Board unanimously approved the motion to adjourn the meeting, with a vote of 6-0-0. Vice-Chairman Ball declared the meeting adjourned at 6:05 p.m.

JONATHAN BALL
Vice-Chairman



20-0004HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Robbie Chandler for Approval of a Historic Marker for the House Located at 608 West Virginia Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: February 6, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Guy R. Giersch, Historic Preservation Officer
Mark Doty, Assistant Director of Planning

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 608 West Virginia Street.

PRIORITY RATING: The property is listed as a high priority building according to the 2015 Update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns; 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: 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 608 West Virginia Street and the role they played in McKinney's history.

On January 13, 2020 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 608 West Virginia Street known as the J. P. Harris House.

The J. P. Harris House was built in 1918. It is an example of the Craftsman/ Bungalow style which was popular in the late 19th and early 20th century. The house is a single-

story wood frame house constructed on a pier and beam foundation covered in wood lap siding. The general design of the house uses large four-over-one double-hung windows, exposed rafter tails, knee bracing, low sloped gable roofs, brick piers with tapered columns that support the front porch which runs almost the entire front of the house, and decorative half timbering in the front gable. These elements are common to the Craftsman/Bungalow style.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

James Patrick Harris (1879 - 1932)

- James was born in Virginia on March 27, 1879. James Harris comes from a distinguished family whose parents were two highly educated teachers in Virginia. His family was active politically in Virginia with members of the family having served in the Virginia State Assembly and the U.S. Congress
- Harris moved to Farmersville area with his family around 1880. His Father, an attorney, was a graduate of Emory University.
- James worked as an educator in the Farmersville area eventually becoming a traveling salesman for the American Tobacco Company. After 12 years he started working in the grocery industry including the Mayfield Grocery Company and Webster Grocery.
- In 1914 James married Harriet L. Buck. He was a 32-degree Mason and a member of the Dallas Scottish Rite.
- Around 1917 James and Harriet moved to McKinney and purchased the house and lot. In 1918 he removed the house and had a six-room Craftsman/Bungalow style built in its place.
- As a traveling salesman, he was on the road a considerable amount of time. This limited his ability to be very active in civic affairs. He was an active member in the First Baptist Church in McKinney.
- In 1939, while on the road to San Antonio he appears to have had a heart attack and died in the Roberts Hotel. He was brought back to McKinney and Dr. J.H. Cozad preached his funeral at First Baptist Church and his burial at Pecan Grove Cemetery was performed by the local Masonic Lodge, St. John's No. 51.

Harriet Lucille (Buck) Harris (1884-1952)

- Harriet, Hattie, Buck was born in Collin County on August 16, 1884. Hattie attended McKinney Public schools and then went to Baylor Female College in Belton. She returned to McKinney and became very active in the various women's clubs in McKinney. She was a member of the Daughters of the Confederacy, the Priscilla Club, the McKinney Art Club and the Rushlight Club whose focus is on the earliest primitive lighting devices that used gas and electricity. The majority of clubs she joined focused on arts, literature, and geography.
- In 1914 she married James Harris with Dr. E.E. King of the First Baptist Church officiating.
- After James' death in 1932 Hettie, divided the house into apartments and moved

to Dallas to be close to her sister. She managed the property at 608 W. Louisiana until her death in 1952. She is buried in Pecan Grove Cemetery next to her husband.

ASSESSMENT: Staff believes that the applicant has met all 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 608 West Virginia Street.

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

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

SUPPORTING MATERIALS:

[Marker Application](#)
[Narrative History](#)
[Survey Boundaries](#)
[Sanborn Maps-FP](#)
[Photographs](#)
[Architectural Style](#)
[Family Trees](#)
[References](#)



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: 608 W. Virginia Street, McKinney, TX 75069

OWNER: Robbie Chandler

Name (Print): _____

Mailing Address: 608 W. Virginia Street

City, State, & Zip: McKinney, TX 75069

Phone: 972-971-6711

Fax: _____

E-mail: rbchandler@yahoo.com

OWNER SIGNATURE: 

REQUIRED ATTACHMENTS:

☒ Photographs of all 4 elevations
☐ Letter outlining proposed work

☒ Historical Marker Application (Level 1 Exemption only)

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

TAX EXEMPTION LEVEL REQUESTED:

☒ Level 1

☐ Level 2

☐ Level 3



City of McKinney Historic Building Marker Application

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 Jan. 13, 2020

Name of Applicant Robbie Chandler

Address 608 W. Virginia Street, McKinney, TX 75069

Telephone (972) 971-6711

E-mail Address rbbchandler@yahoo.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building J.P. Harris House

Address of Building 608 W Virginia Street, McKinney, TX 75069

Date of Construction Known 1918 or Circa

(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor unknown

Architectural Period/Style Craftsman Bungalow Style

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

McKinney Outlots 583a

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

B. Materials (Please check all that apply)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Exterior Wall Surface		
Siding (specify type)	<input checked="" type="checkbox"/> _____	<input checked="" type="checkbox"/> _____
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input 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	light charcoal
Secondary (Trim) Color	white	white w/ red

1. Supporting Documentation

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

A. Alterations

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

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

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

C. Property Ownership

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

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

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

F. Drawings

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

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

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

H. Additional Information

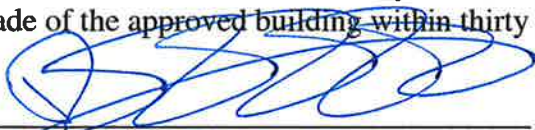
Provide any additional information that supports the application. This may include copies of architectural drawings, letters, oral histories, newspaper/magazine articles, etc.

I. References

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

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

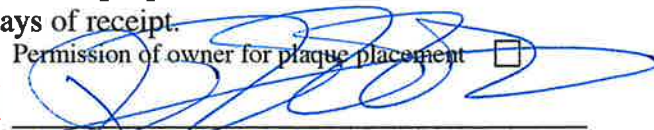
X



Applicant Signature

X

Permission of owner for plaque placement ☐



Owner Signature

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The J.P. Harris House 608 W. Virginia Street



A. Alterations & Construction

Construction

The J.P. Harris House, constructed in 1918, is a one-story, wood-frame residential structure built on a pier-and-beam foundation. The house has a gabled roof and an ample porch spanning the south side of the house facing West Virginia Street. Brick work around the porch provides piers that support square, tapering columns. Oak flooring is used throughout the asymmetrical floor plan. The house is fenestrated with large, vertically-oriented four-over-one double-hung windows. The home's design follows the Craftsman Bungalow Style with its exposed rafters, knee bracing and broad, horizontal elevations.

Alterations

The original structure was a six-room home. It is likely that no alterations were made to the house until the early 1930s. Following the death of J.P. Harris in 1932, his widow Hattie turned the home into a duplex with five rooms in each unit. This change of use would suggest that the east bathroom was added at that time and perhaps a small kitchen.

Isaac and Eula Griffin purchased the house from Hattie in 1944. The duplex layout probably suited their needs since the home was simultaneously occupied by the Griffins as well as Isaac's mother and aunt.

Successive owners have also rented all or a portion of the house up until the mid 1980s. During that time it was used as an office for two doctors. Though the interior has experienced a series of alterations, the exterior of the house appears unaltered from its original design.

Anticipated Needs

The current owner purchased the house in 2016 and has undertaken measures to update the insulation, plumbing, foundation and electrical systems. It is the intent of the owner to maintain the integrity of the house while beginning internal cosmetic work, including painting and fixing windows that do not work.

B. Historical Figures

James Patrick Harris (1878-1932)

James P. Harris was a widely-known traveling sales in the wholesale grocery trade. He was born March 27, 1879 in Virginia. He was the son of two highly educated teachers in Virginia. His mother was Rebecca Richmond, a member of a noted Virginia family⁽¹⁾. One of her brothers, Col. J.R. Richmond, was a member of the Constitutional Convention of Virginia and served two terms in the State Assembly before serving the U.S. Congress. James' grandfather, Howell Harris, lived in Southhampton, Virginia in 1831 and was among the white farmers targeted by the slave uprising popularly known as Nat Turner's Slave Rebellion. James' father, Theophilus F. Harris, was a graduate of Emory University. He practiced as an attorney before moving to the Farmersville area sometime after 1880.

James P. Harris, who was himself well-educated, worked as a teacher in the Farmersville area for several years before engaging in business activities at the beginning of the 20th Century. Around this time, he became a traveling salesman for the American Tobacco Company. He held that job for 12 years and later provided the same service to other companies in the grocery industry including the Mayfield Grocery of Tyler and Webster Grocery of Dallas. The Webster Grocery Company was an enthusiastic supporter of the Pure Food Show that exhibited in McKinney during the 1910s. The event focused on all manner of food stuffs and was organized by the First Presbyterian Church of McKinney as a way to raise money for church operations.

In 1914, James married Harriet L. Buck, a woman prominent in the social and artistic activities of McKinney. At the time of their marriage, James was using Dallas as his base of sales operations. He was a 32-degree Mason and a member of the Dallas Scottish Rite. Around 1917, the couple moved to McKinney and purchased a house on a lot that is now known as 608 West Virginia Street. In 1918, James removed the existing house and had a six-room Craftsman Style bungalow built in its place.

As a traveling salesman, James Harris spent much of his time traveling by car to visit accounts. In 1929, after spending a day in Dallas James was returning home to McKinney at 6:30 pm when he was involved in an automobile accident in which he sustained a skull fracture and cuts to his face. He was taken to a Dallas hospital where he stayed for several days.

Though James' participation in the civic affairs of McKinney was limited by his frequent travels, he was an ardent attendee of the church services offered by the First Baptist Church where he was a member. The *McKinney Courier-Gazette* claimed "When in McKinney, he never failed to attend the Sunday School class or church services."

In 1932, James was a sales representative for Hankey & Kinsells, a wholesaler of coffee and spices headquartered in St. Louis. James' success as a salesman garnered him an extended trade territory that included San Angelo, Texas. During a Friday night stay at the Roberts Hotel in that city, he complained of indigestion to the hotel manager and retired to his room. The following morning James was not seen in the lobby. The concerned manager went to James' room to check on him only to find him dead, partially clothed lying across the bed, the result of a possible heart attack

James' body was conveyed to McKinney where Dr. J.H. Cozad of the First Baptist Church conducted the funeral. His burial at Pecan Grove Cemetery was performed under local the auspices of the local Masonic Lodge, Saint John's No. 51. Because of James' extensive business contacts throughout the region, his funeral was heavily attended by out-of-town guests.

(1) Though Rebecca Richmond and her family have close ties to Virginia, the family name has no connection to the city of Richmond, Virginia. The city was named by William Byrd in 1775 because the view of the James River reminded him of his home in Richmond Hill, England.

Harriet Lucille (Buck) Harris (1884-1952)

Harriet "Hattie" Buck was born in Collin County on August 16, 1884. Her father was Civil War veteran Maj. John A. Buck, who breed and raced some of best pacer horses in Texas. Hattie's mother was Susan H. Patillo, whose family migrated from North Carolina to settle in Cass County, Texas near the Sabine River. Hattie's maternal grandfather, Lewis Patillo, was a wealthy slave-owning farmer who was murdered, according to his obituary, in 1861 by Alfred A. Wilson "without cause or provocation."

Hattie Buck attended school in McKinney. Following high school, she attended Baylor Female College in Belton, Texas. After finishing her education, Hattie returned to live with her parents in McKinney. Several newspaper articles speak to Hattie's "charming personality." She frequently hosted and attended events relating to social clubs she was associated with, including the Daughters of the Confederacy, the Rush Light Club, and the Prescilla Club. Each of the clubs she was a part of had something to do with the arts, literature or geography. Though she was not among the founding members of the

Art Club of McKinney which was founded in 1914, she was one of its earliest members and became the club president in the 1930s.

In 1914, the 30-year-old Hattie Buck married traveling salesman James P. Harris in a elaborately decorated ceremony officiated by Baptist minister Dr. E.E. King. Following the wedding, the couple took up residence on Howell Street with Hattie's mother.

In 1932, Hattie's husband James died while on a sales trip to San Angelo. This event was the impetus for Hattie leaving McKinney and moving to Dallas to be closer to her sister Birdie Mae who was also married to a man with the surname Harris, though no relation to Jame P. Harris. While in Dallas, Hattie's connection to McKinney diminished to managing the rental property she owned on Virginia Street.

In 1952, Hattie died in her home in the University Park neighborhood of Dallas. Her remains were transfered to McKinney for a burial at the Pecan Grove Cemetery next to her husband.

Issac Newton Griffin (1903-1985)

Issac Griffin was born in McKinney on Valentine's Day in 1903, the son of farmer James Preston Griffin and Artimissa Black. As was common at the time, farming families tended to be large, close-knit and shared many of the same names. So it was with the Griffins.

Isaac Newton Griffin had a father named **James Preston** Griffin and an uncle named **James Isaac** Griffin. These two brothers moved from Tennessee to Texas with their wives around 1869, eventually settling in the McKinney area in 1889. The two brothers were prominent farmers and partners in a ginning operation known as Griffin Brothers Gin. In 1903, **James Preston** Griffin and his wife Artimissa Black had a child they named "Isaac Newton" Griffin. In 1905, **James Isaac** Griffin and his wife Elizabeth Rutherford had a son they named "James Isaac" Griffin, Jr. Both of these young children went through school in McKinney known as Ike or in some cases Isaac.

James Isaac, Jr. excelled scholastically, participating in drama and debate while in school and went on to be a successful farmer and business man. Meanwhile, Isaac Newton became a civil engineer after attending Austin College.

In 1931, Isaac Newton Griffin married Eula Mae Erwin, whose father was a shoe repairman in Lamar, Texas. Isaac N. Griffin was employed by Lone Star Gas Company

as a surveyor and lived in Ranger, Texas for over a decade. In 1944, Isaac's aunt became a widow when her husband Elmo O. Ragsdale died. Shortly, after that event Isaac N. Griffin and Eula Mae moved to McKinney and purchased the home at 608 West Virginia Street.

In 1946, Eula Mae was introduced to the Pierian Club by Mrs. J.H. Merritt, the wife of the former Chairman of the Federal Reserve in Dallas. The Pierian Club was established in the 1890s as a social organization devoted to charitable work. Such an introduction to this well-established group indicates that Eula Mae was welcomed into the highest strata of McKinney society.

Isaac N. Griffin continued working for Lone Star Gas Company while in McKinney and in 1949 was responsible for surveying the route of a 160-mile natural gas pipeline from Hamilton to Kerrville, Texas. In the early 1960s Isaac and family moved to Allen where he began his own company offering residential surveying services. Isaac and Eula Mae Griffin had one child, Mary Black Griffin who worked as a musical director in the Fort Worth school system.

Isaac and Eula Mae Griffin returned to McKinney in the late 1960s and resided on Barnes Street. Eula Mae died in 1980 and Isaac N. Griffin died in 1985. Both are buried at Pecan Grover Cemetery.

C. Property Ownership

Address: 608 W. Virginia Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, Lot 583a

Purchase Date	Seller	Buyer	Book/Page
7/31/1855	State of Texas	Thomas T. Bradley	I/370
4/10/1871	Thomas T. Bradley	Jane & George O'Brien	U/174
11/9/1888	Jane & W.D. Parker	F.M. & M.Q. Hill	5/36
Sep 28, 1888	F.M. & M.Q. Hill	H.L. Hill	37/634
Jan 21, 1893	H.L. Pearson	I.E. Webb	54/617
Feb 28, 1918	I.E. Webb	James P. Harris	215/633
May 16, 1944	Harriett L. Harris	I.N. Griffin	342/504
Feb 9, 1946	I.N. & Eula Griffin	Mary E. Ragsdale	362/284
Mar 25, 1965	Carlton Black	T.B Derryberry	650/251
Oct 15, 1980	T.B Derryberry	Mark White	1317/826
Feb 17, 1984	Mark White	Jimmy LaFerney	1833/715
Apr 17, 1885	Jimmy LaFerney	Sylvia A. McCollom	2112/20
Aug 22, 1988	Sylvia A. McCollom	Robert G. Hamilton	2902/422
Nov 17, 1989	Robert G. Hamilton	Kenneth W. Atkins	3172/772
Sep 1, 1992	Kenneth W. Atkins	Fleet Mortgage Corp.	92-0063130
Sep 1, 1992	Fleet Mortgage Corp.	Housing & Urban Dev.	92-0066414
Apr 14, 1993	Housing & Urban Dev.	Robert & Robbie Beck	93-0029359
Feb 17, 1999	Robert & Robbie Beck	David & Diane Beat	99-0020319
Sep 14, 2000	David & Diane Beat	Diane M. Beat	00-0138620
Mar 18, 2008	Diane M. Beat	Jill & John Rix	5882/2024
May 2, 2016	Jill & John Rix	Roberta J. Chandler	050400544350

D. Tenant History

Various owners have owned and rented the J.P. Harris house to tenants. Not all tenants can be identified. The following is a partial list tenants (non-owners) and a known date of their occupancy:

Howard & Julia Norwood, 1960

Dr. Jimmy LaFreney, 1985

Dr. Denniss R. Taylor, 1985

E. Narrative History

Edward Bradley came from Kentucky to Texas with his wife Nancy and four children in 1842 to partake of the land being offering by the settlement company known as the Peter's Colony. The Republic of Texas used organizations like this to attract immigrants to the young nation by offering settlers lucrative land contracts. Ed Bradley's family was among the first 200 families to settle in the area. Despite having plenty of land to give away, the Peter's Colony managers had difficulty settling as many people as required by their agreement with the Republic of Texas. Management issues within the Peter's Colony organization led to great legal confusion regarding the titles held by the settlers. It was only after Texas joined the United States that most of these disputes became settled. In the end, Ed Bradley's headright grant of 640 was affirmed. In 1855, Edward Bradley's son, Thomas T. Bradley (1824-1881), was deeded a separate grant signed by Texas Governor Elisha M. Pease for 291 acres situated a half mile west of the McKinney town square.

Thomas Bradley's tract was popularly known as College Hill. Though Thomas was a farmer by profession, he made a good living selling off the land he owned. He even donated two acres to the City of McKinney which is now the site of Caldwell Elementary. Some of the land he sold to real estate developers but he also sold much of it to individuals. In 1871, Thomas' daughter Sarah Jane married George M. O'Brien. That same year, for consideration of "love and affection" Thomas deeded a two-acre parcel to the newly weds. George was a member of the pioneer O'Brien family that settled the town of Buckner, the county's second oldest town. George and Sarah had one daughter in 1872. Tragically, an epidemic of Small Pox broke out in Collin County in around 1873 killing hundreds of people, George was among them. Soon afterwards, Sarah Jane married harness maker W.D. Parker. In 1877, Thomas Bradley corrected the deed that granted ownership to his daughter and now deceased first husband to emphasize that the tract was Sarah Jane's separate property. For whatever reason this was done, five months later Sarah Jane (and her new husband) sold the southern half of the 2-acre tract she received as a wedding gift. Francis Marion "Tuck" Hill, who purchased the property, lived just west of Sarah Jane's land.

Tuck Hill was a well-known former Confederate captain and successful stockman who was known to have hosted several visits of his cousins, Frank and Jesse James, on their visits to McKinney. Tuck purchased Sarah Jane's land for \$175 cash and a note for \$150. Tuck held the property for over a decade. In 1888, he sold an eastern portion of the property to local dentist Dr. Henry L. Pearson (1858-1945) for \$400 in cash and a

\$500 one-year note. The higher price Dr. Pearson paid suggests that Tuck Hill may have built a home on the site prior to the sale.

The footprint of an early structure as it appears on the Sanborn Insurance map of 1902 indicates that it was a modest residence built in the Folk Victorian Style having a cross-gabled roof flanked by a covered porch. Another reason to believe Tuck Hill was responsible for this house is that the neighboring structure to the west was also owned by Tuck Hill and has a nearly identical footprint which suggests they were built at the same time by the same person. Also, since these structures were not occupied by their owners, it can be deduced that these properties were income-producing investment of their owners.

Dr. Pearson held on to his investment for five years before selling it in 1893 for \$1,800 to Dr. Isaac E. Webb (1864-1902), who continued to rent it out. By 1900, Dr. Webb was living in El Paso where he died in 1902. His brother James W. Webb inherited the property and sold it to traveling salesman James P. Harris in 1918 for \$2,500 cash.

James P. Harris (1878-1932) purchased the property in February of 1918 and by May was having a new six-room bungalow built on the property. He and his wife Hattie (Buck) moved into their new house in August. When James died in 1932, Hattie converted the house into a duplex and moved to Dallas to be near her sister. Meanwhile, she rented out both sides of the house on Virginia Street for several years until she sold it to civil engineer Isaac Newton Griffin in May of 1944 for \$1,350 cash and a \$4,500 note.

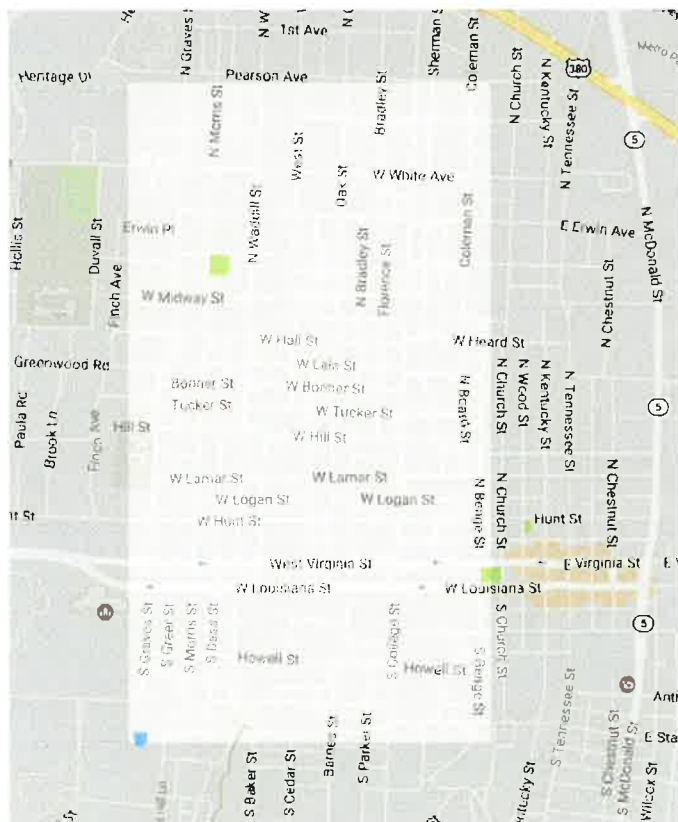
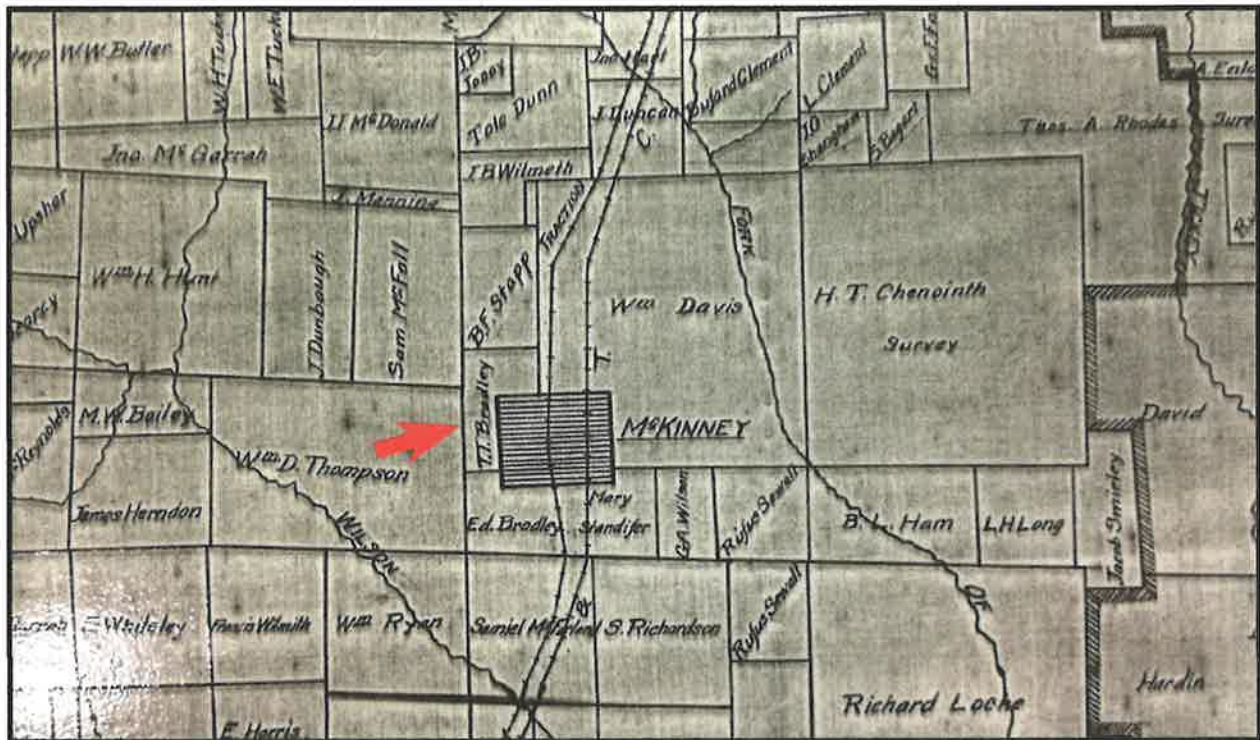
Isaac Griffin's aunt, Mary (Black) Ragsdale, became a widow in January of 1944. It is likely that Isaac's purchase of the home on Virginia Street was in part to provide a home for her as well as for his own mother. Records show that both Isaac's mother Artimissa and aunt Mary were living in the house early on.

In 1946, Isaac sold the Virginia Street property to his aunt Mary for \$2,300 cash along with paying off the Isaac's remaining balance of a note in the amount of \$3,700. The sale only changed the ownership of the property, not the living arrangements. Isaac, wife Eula Mae, daughter Mary, mother Artimissa, and aunt Mary continued living in the home.

With the death of Artimissa in 1948 and Mary in 1960, it appears that Isaac and Eula Mae continued to live in the Virginia Street house until Mary's brother (and heir) Carlton Black sold it to FAA Inspector Thurman B. Derryberry in 1965. Mr. Derryberry lived in the house for 15 years before selling it to Mark F. White and wife Laurie in 1980.

F. Drawings

The Thomas T. Bradley Survey



In 1855, the State of Texas granted Thomas T. Bradley 291 acres of land just west of the 3,100 acre grant of William Davis. This land was originally promised to Bradley by the managers of the Peter's Colony but confusion due to mismanagement arose and delayed the recognition of the grant.

The map above shows the boundaries of grants awarded in the McKinney area. William Davis donated 120 acres in the southwest corner of his property to become the town of McKinney and the County Seat of Collin County.

The highlighted section of the map (at left) of McKinney approximates the size and location of the tract awarded to Thomas T. Bradley.

G. Photographs

Reginald De Koven
Favorite composer of "Belshazzar," says:
 "Tuxedo makes pipe-smoking a more soothing, wholesome form of enjoyment. My pipefuls of Tuxedo are a daily source of pleasure and relaxation that prove a real benefit to me."

Tuxedo Makes Life a Pleasant Tune
 Smokes Tuxedo and your days will dance to pleasant thoughts. You're bound to be cheerful and happy with some of this superb tobacco tucked away in your candy old pipe, or twisted into a fresh, smacking-sweet cigarette.

Tuxedo
 The Perfect Tobacco for Pipe and Cigarette

The reason Tuxedo's so healthful, wholesome and beneficial is because it's made by the "Tuxedo Process" into the finest, choicest leaves of Kentucky Burley—mild, mellow and rich.

This famous process absolutely removes all the bite and sting from the tobacco; Tuxedo can't bite your tongue, no matter if you smoke it all day long and half the night.

Don't bother with Tuxedo imitations. Get the original Tuxedo. It's worth the other fellows imitating. It's worth your insisting on!

YOU CAN BUY TUXEDO EVERYWHERE
 Concession, specialty, cigarette, cigar, and pipe shops. In the U.S.A. and Canada. In the U.S.A. and Canada. In the U.S.A. and Canada.

5c 10c
 THE AMERICAN TOBACCO COMPANY

James P. Harris worked as a traveling salesman for several companies during his career. The American Tobacco Company was one of his first employers.

INJURED IN AUTO MISHAP WEDNESDAY

IS PATIENT IN DALLAS HOSPITAL; ON ROAD TO RECOVERY

Jim Harris of this city is a patient in a Dallas hospital following an automobile accident in which he was injured Wednesday afternoon at 6:30 o'clock. He was en route to his home in McKinney when the accident occurred and he was taken to a Dallas hospital for treatment.

Mr. Harris received cuts on the face and was otherwise hurt, but not seriously. He expects to be able to return to his home in this city within the next few days. His many friends are glad that the accident was not more serious and hope he will soon be fully recovered.

In 1929, **James P. Harris** experienced a skull fracture and other severe injuries from an auto accident in Dallas. This article minimizes the actual extent of his injuries.

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

1. PLACE OF DEATH
 STATE OF TEXAS
 COUNTY OF Tom Green
 CITY OR PRECINCT NO. San Angelo

2. FULL NAME OF DECEASED J. P. Harris
 Residence: McKinney, Tex.

3. SEX Male
 4. COLOR White
 5. MARRIAGE STATUS Married

6. DATE OF BIRTH Don't Know
 7. DATE OF DEATH Nov. 18, 1932

8. OCCUPATION Salesman
 9. INDUSTRY OR BUSINESS 4415 Coffee Co.

10. DATE DEPARTED LAST WORKED Don't Know

11. BIRTHPLACE (city or town) Don't Know
 12. BIRTHPLACE (city or town) Don't Know
 13. MAIDEN NAME Don't Know
 14. BIRTHPLACE (city or town) Don't Know

15. INFORMATION FROM persons in effect

16. BURIAL, CREMATION, OR REMOVAL
 Place McKinney
 Date Nov 20, 1932

17. UNDERTAKER Johnson's & Porter
 Address San Angelo, Tex.

18. FILE DATE AND SIGNATURE OF REGISTRAR
11-19-32
J. P. Harris

19. MEDICAL CERTIFICATE OF DEATH
 I HEREBY CERTIFY, That I held an inquest over body of Jas. P. Harris at Roberts Hotel Nov. 19th, 1932, where he died sometime during night of Nov. 18th, on morning of Nov. 19th, 1932, and from information obtained from Hotel employees, and from effects in his room where he died, I believe he died either from acute indigestion, or, heart failure sometime during said night, or in the morning of Nov. 19th, 1932, as indicated from his appearance.

20. If death was due to external causes (robbery, etc.) also the following:
 Accident, suicide, or homicide?
 Date of injury
 Where did injury occur?
 Specify whether injury occurred in industry, or in public place.
 Manner of injury
 Cause of injury
 Was disease or injury in any way related to occupation of deceased?
 If so, specify:
J. P. Harris, J. P. Harris, J. P. Harris
Coroner, San Angelo, Tex.

While on a sales trip to San Angelo for the Hankey & Kinsell Co., **James P. Harris** mentioned to the hotel staff of the Roberts Hotel that he was retiring early due to a bout of indigestion. The next morning he was found dead, most likely due to a heart attack.



John A. Buck (1836-1891) served as a major in the Confederacy and was one of McKinney's early residents. He and his son Avner were widely known for producing some of the finest saddle and harness horses in Texas. John Buck married Susan H. Patillo in 1870. Their daughter, Harriet "Hattie" Lucille Buck, married James P. Harris in 1914.

The Art Club held a most enjoyable meeting with Mrs. W. K. Waller Thursday afternoon. The president, Mrs. Jim Harris, presided. Mrs. W. L. Boyd and Mrs. Bryce Miller gave articles after which the club was delighted to have Miss Imogene Berry give a travelogue of her recent stay in Mexico. Mrs. W. H. Knott assisted the hostess in serving refreshments.

Hattie (Mrs. Jim Harris) was active in what is now the oldest continuously operated art club in Texas that was begun in 1914 at the instigation of Alice Reeves, wife of lawyer Isaac E. Reeves. In 1932, the same year Hattie's husband died, she was the club president.

FOR SALE: Modern duplex apartments, five rooms each. Double garage. Lot 70x150, landscaped. Location 608 W. Va. St., McKinney, Texas, near Central Ward and High School. Consider car part trade. Address Mrs. J. P. Harris, 8234 Reiger Ave., Dallas, Texas.

This classified ad from a June 1938 issue of McKinney Courier-Gazette shows that Hattie (Mrs. J.P. Harris) moved to Dallas sometime after her husband's death. Hattie's sister Birdie lived in Dallas with her husband Paul Harris (no relation to J.P. Harris).



James Preston Griffin (1840-1906) was born in Tennessee and came to Texas in 1869, eventually settling in McKinney in 1888. He partnered with his younger brother James Isaac Griffin in the cotton trade. James Preston Griffin married Artimissa Black in 1889 and had a son named Isaac Newton Griffin.

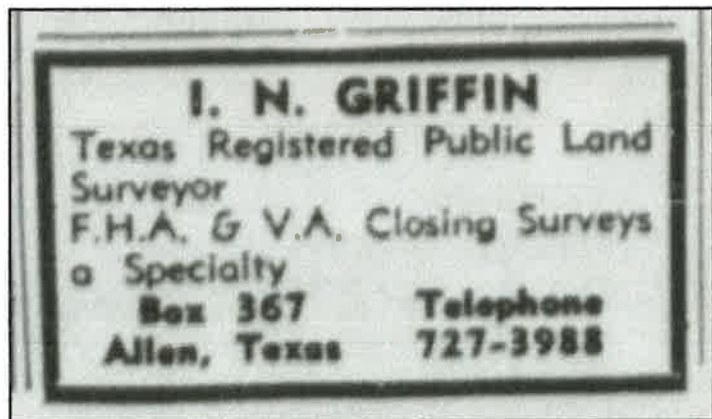
Officials Of Lone Star Gas Company To Survey For Pipe Lines

T. S. Bacon, chief engineer of the transmission division of Lone Star Gas Company, accompanied by Assistant Chief Engineer, R. A. Minter, piloted by C. D. Shoffit, landed at Louis Schreiner Airport Saturday afternoon and paid a brief visit to Kerrville, after making an aerial survey of the route of the proposed natural gas line from Hamilton County to Kerrville.

A surveying crew under party chief, I. N. Griffin, will be in Kerrville this week to begin the ground survey.

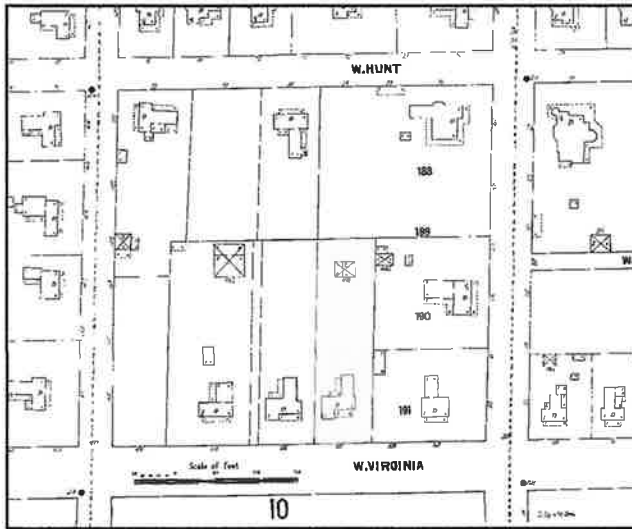
The pipe situation is showing considerable improvement, and officials of Lone Star Gas Company are hopeful of completing a natural gas pipeline into Kerrville before the end of the year.

Isaac Newton Griffin (1903-1985), who graduated from McKinney High School in 1923, was a civil engineer for Lone Star Gas Company.

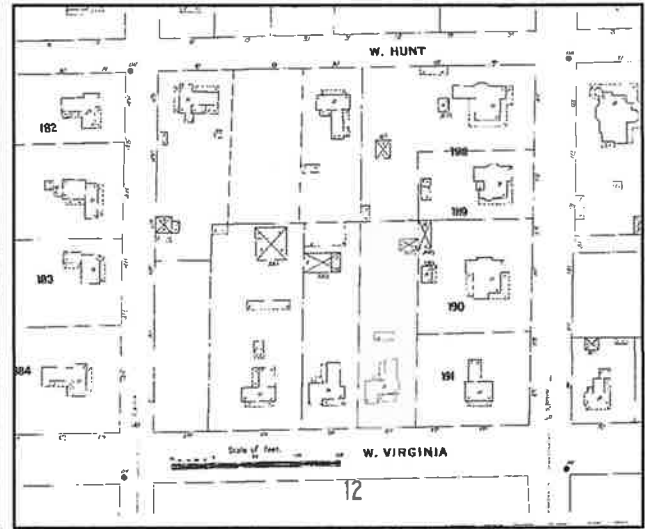


Around the early 1960s, Isaac N. Griffin moved to Allen and began his own surveying company. Around the late 1970s, Isaac and wife Eula Mae moved back to McKinney and lived at 708 Barnes St.

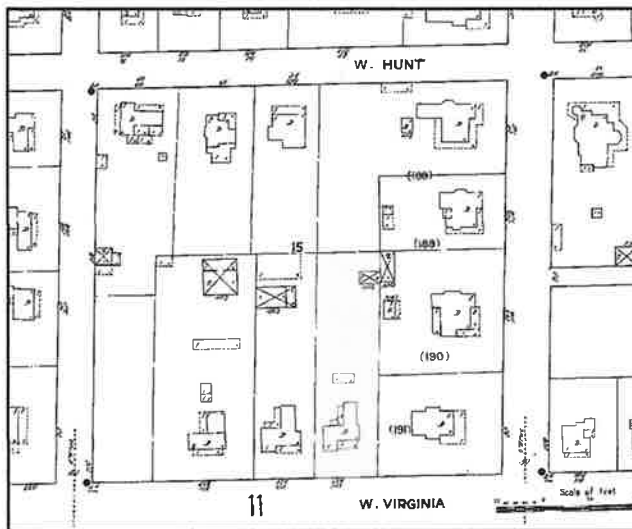
Sanborn Maps: 1902 - 1927+



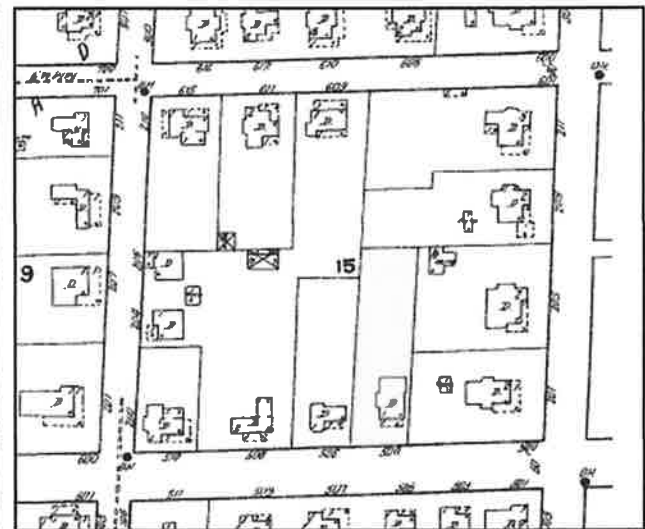
1902



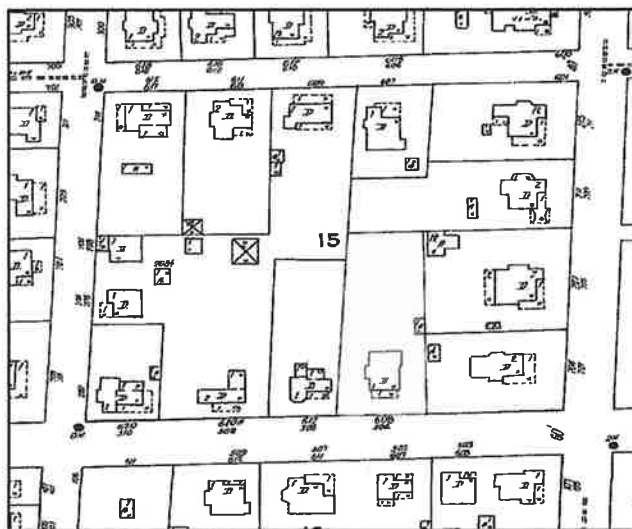
1908



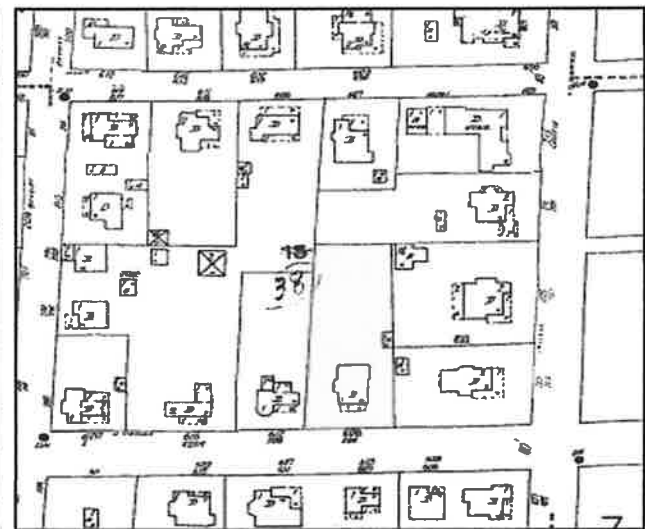
1914



1920

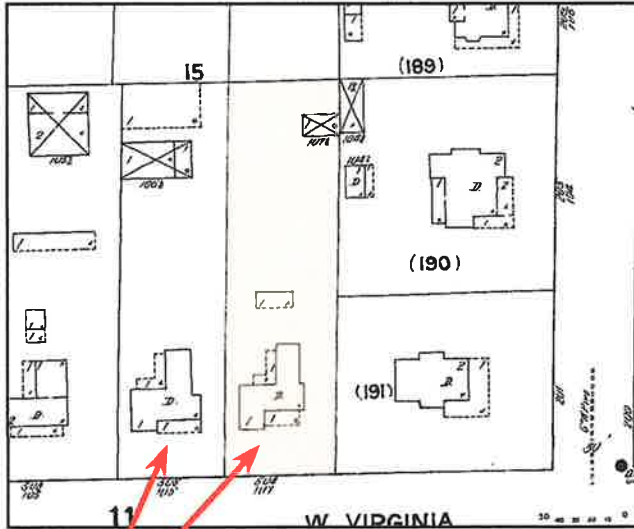


1927



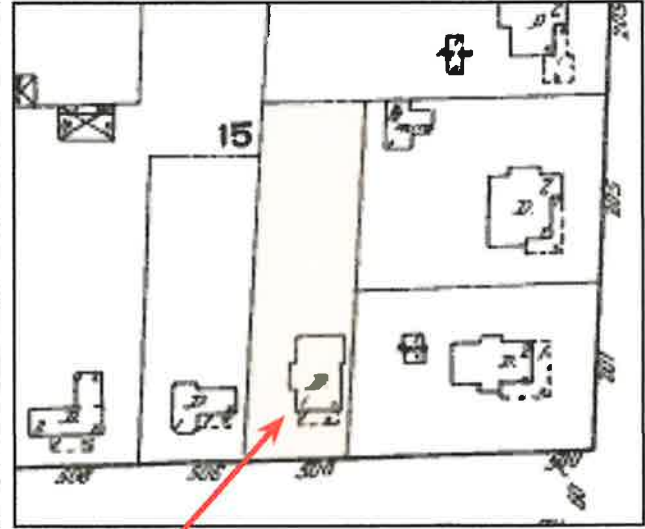
1927+

The Early Structures on West Virginia Street



1914

These two structures first appear on the 1902 Sanborn Insurance maps but their constructions could be as early as the 1880s when Francis "Tuck" Hill owned the properties.

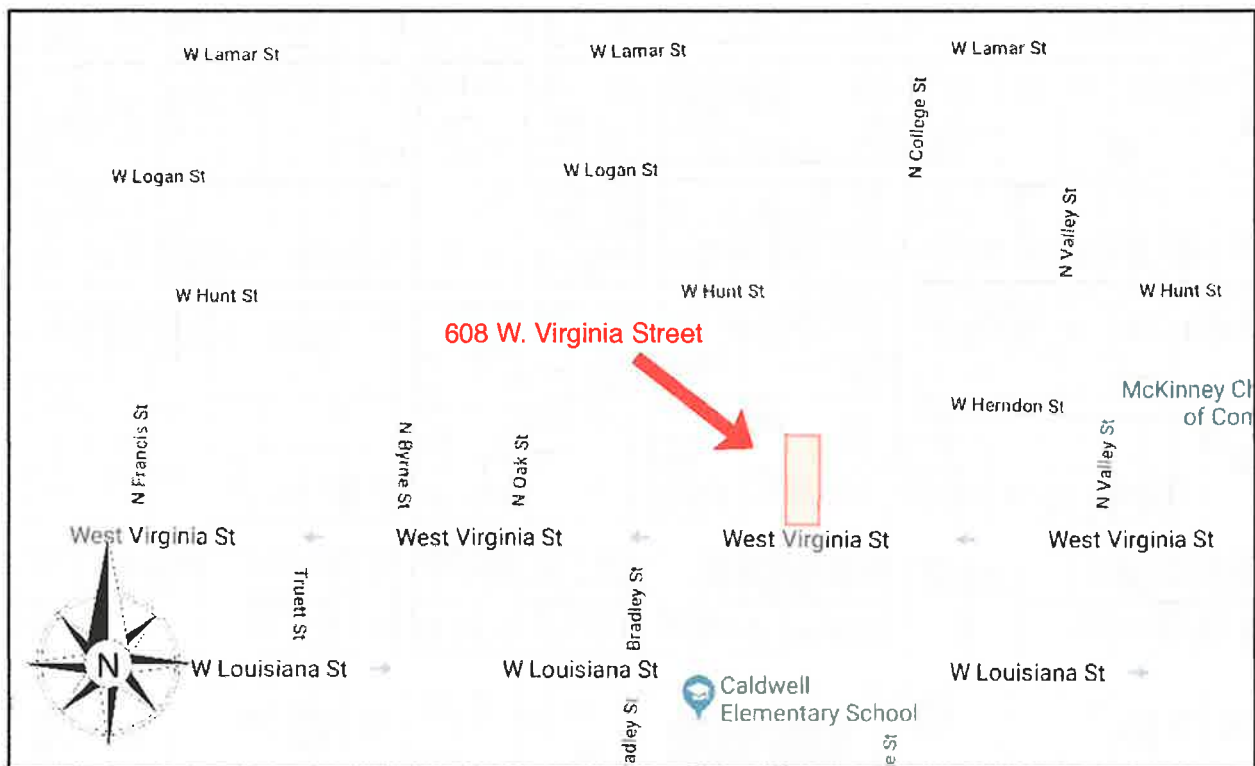


1920

The Sanborn map of 1920 indicates the new footprint of the Bungalow Style House that J.P. Harris had built in 1918.



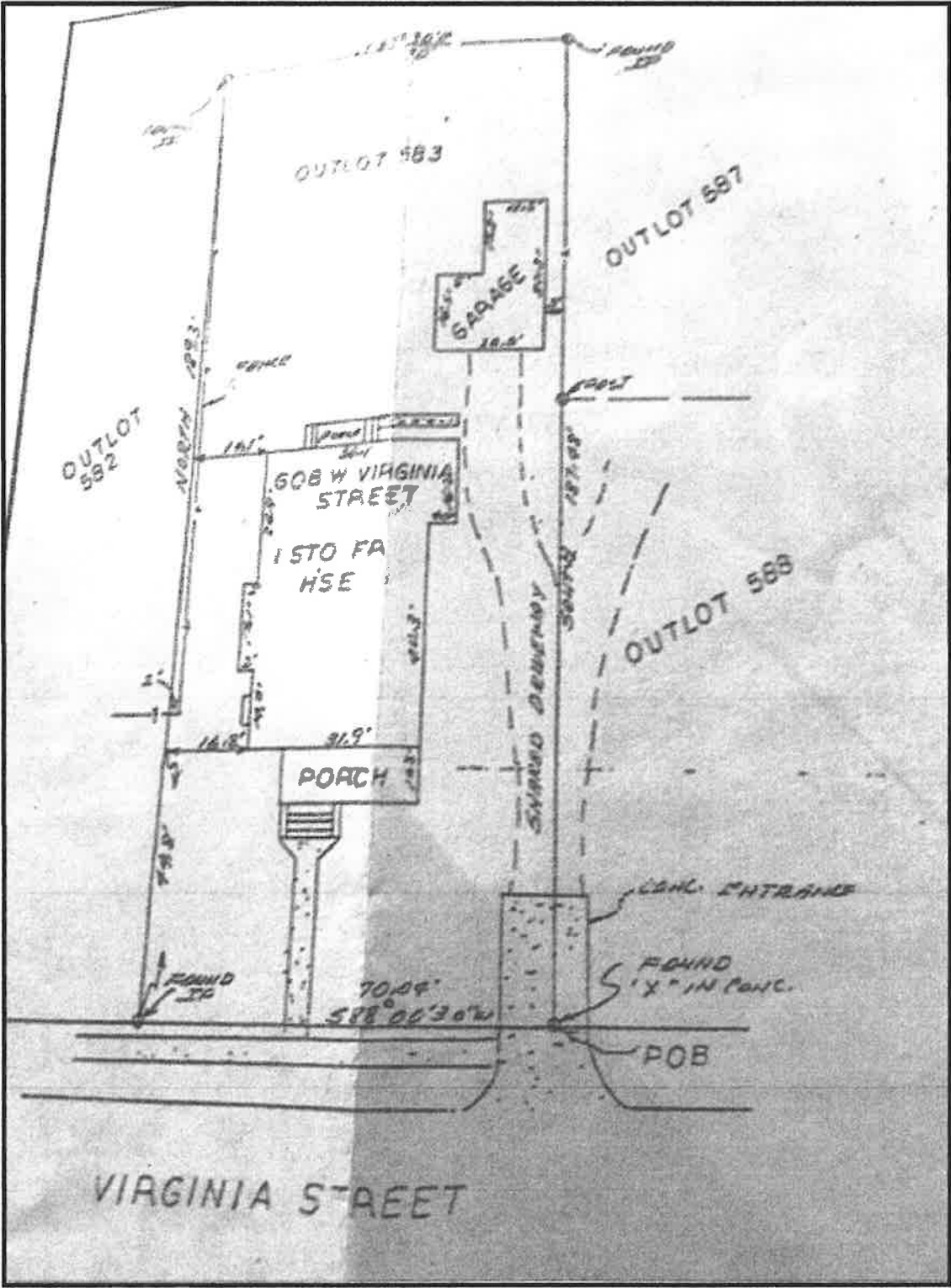
The two structures that appear side-by-side in the 1902 and 1914 maps would have resembled the house in the picture above. This Folk Victorian Style was a practical and economic expression of the more elaborate structures built in McKinney at the end of the 19th Century.



The map above shows the neighborhood around 608 West Virginia Street. The aerial photo below shows the immediate neighborhood at the intersection of North College and West Virginia Streets.

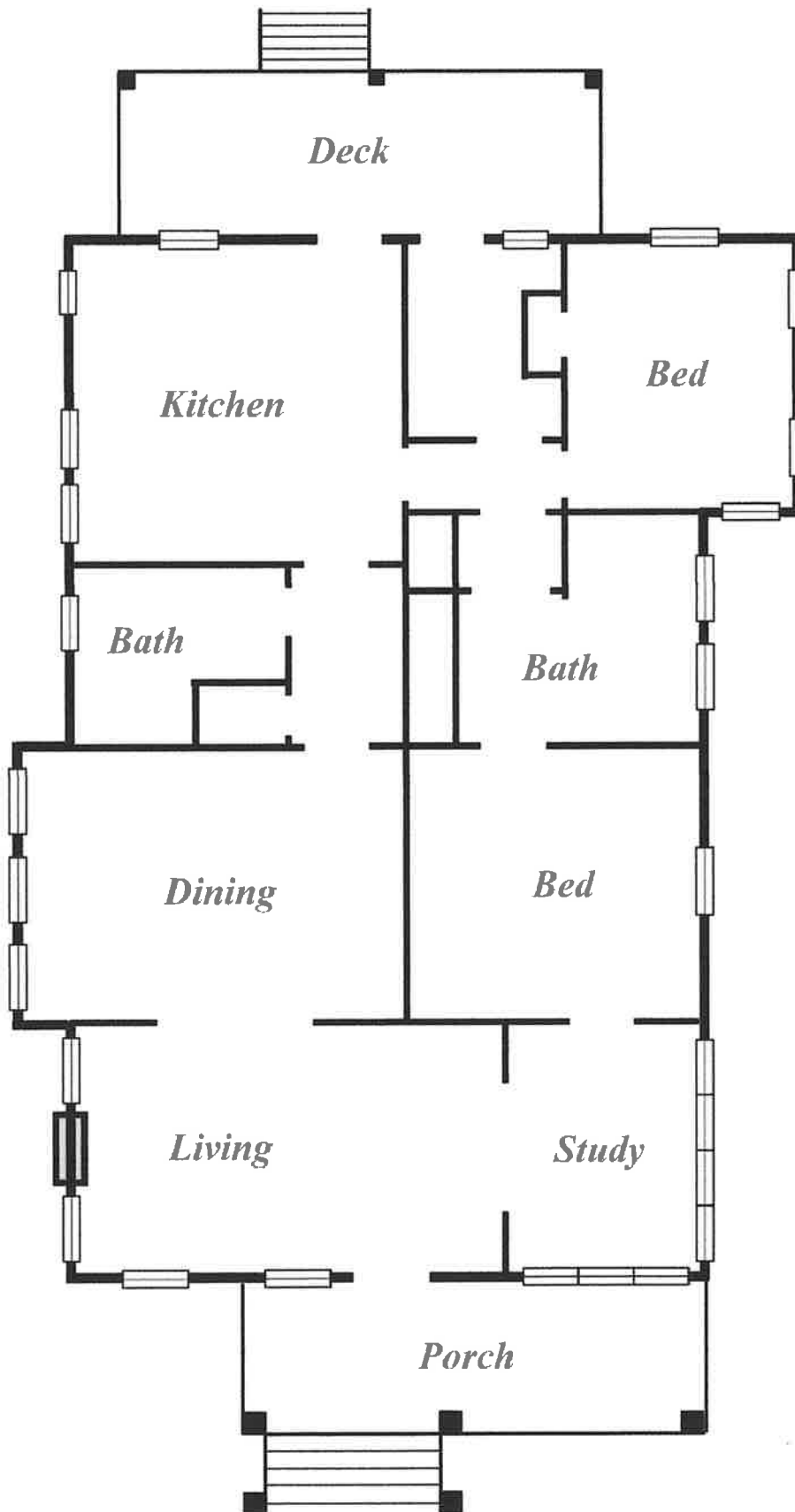


Site Plan for 608 West Virginia Street



Floor Plan

This plan shows the J.P. Harris House in its current configuration.



Evolution of Architectural 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.

Queen Anne Style

Before 1900, 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. Locally, the Aron House at 523 W. Hunt Street exhibits this architectural vocabulary.

Modern Emerging Alternatives

Just before the 20th Century began, however, new architectural forms offered by the Prairie 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 these 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.



Arts & Craft Movement

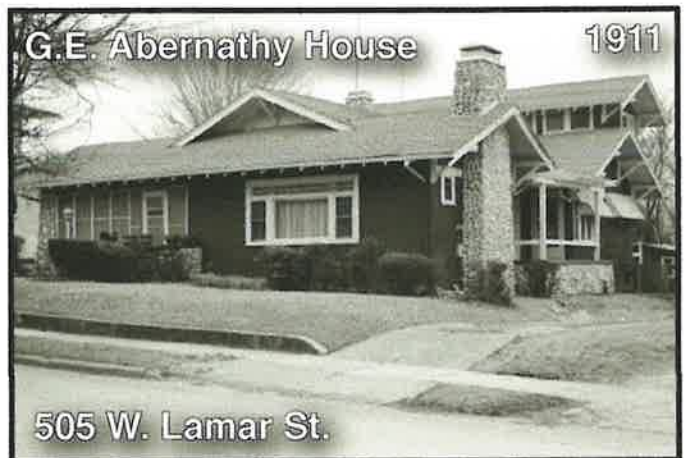
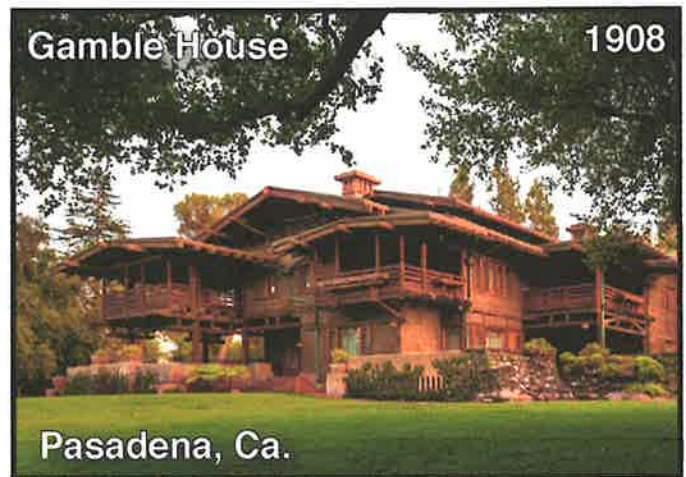
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a style innovation as it was a social movement that regarded the craftsman as artist.

In America, the architectural firm of Greene and Greene was influential in this area, creating what is often called an American architectural masterpiece in the Gamble House in Pasadena, California in 1908. This style is characterized by broad, low-pitched roofs with extended eaves supported by exposed rafters. Stone, brick and wood were used to a natural effect.

In McKinney, the Arts & Craft aesthetic is clearly evident in another house designed by J.E. Flanders in 1911 for insurance salesman G.E. Abernathy at 505 W. Lamar Street. This house utilizes the same architectural vocabulary expressed in its Californian predecessor.

Other Styles

To a lesser degree, there are other early 20th Century architectural styles represented in McKinney's historic neighborhood. These styles include Classical Revival, Colonial Revival and English Cottage (see examples below). Though these homes are impressive, they did not enjoy the same popularity as the more "modern" looking Prairie and Art & Craft Styles.



The Bungalow of McKinney

In McKinney during the 1910s through the 1920s, the term “bungalow” was used to refer to nearly any one-story home with a porch. However, architecturally speaking there are essentially three different types of “bungalows.”

The earliest type to appear in McKinney is the Four Square bungalow, named for its square, symmetrical footprint and its broad porch. This style was sometimes called the “Prairie Box” Style and was inspired by the simple vernacular structures of America’s farmlands. Frank Lloyd Wright was among the early 20th Century architects to explore the form which he developed into his iconic broad and grounded “Prairie Style.” The Tom J. Cloyd House, built around 1912, on North Church Street is a good example of this type a Four Square bungalow.



Another type of bungalow got its inspiration from the British Arts & Craft movement and the subsequent popularity of the 1908 Gamble House in Pasadena, California. In America, this style came to be called the Craftsman Style .

While the Craftsman Styles could be a large, two-story structure, the single-story version of this style was often designed for a cozy, cottage feel. In McKinney, the J.P. Harris House is one of the best examples of a Craftsman Bungalow..



The third type of bungalow is basically a vernacular interpretation of the Craftsman Style. It is characterized by wood-frame siding, a gabled roof, exposed rafters and broad porch. The handmade aesthetic of the pure Craftsman Style gives way to economy and simplicity of construction. The result is a structure with simple form and minimal architectural detailing. Roof pitches, column styles, window placement varied according to the builder. They are often without chimneys and fireplaces. In the 1920s and early 1930s this was the home of choice for many middle-class McKinney residents.

The the difference between the Craftsman Bungalow and the vernacular bungalow lies in their commitment to replicating the aesthetic of the Arts & Craft Movement. The vernacular bungalows are the creation of not so much of a conscious style that values craft and nature but rather a style that emphasizes simple, practical construction, partly due to cost constrains and available materials. The home at 411 W. Virginia is typical of a vernacular Craftsman House.



The Craftsman Bungalow Style

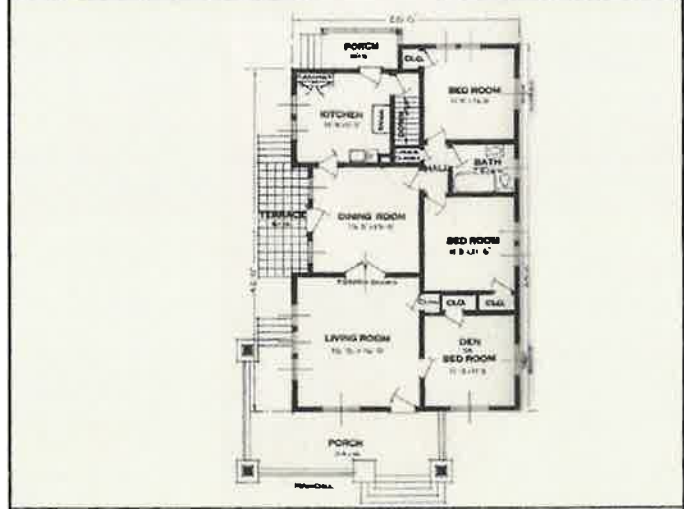
The Craftsman Style evolved from the British Arts & Crafts Movement in the second half of the 19th Century. The style was a conscious reaction to the overly elaborate Victorian Styles. Though the quintessential Craftsman home expressed artisan-crafted elements, the single-story Craftsman Bungalow was a simpler, more affordable option for the middle-class buyer. The style was also popular because its floor plan better suited the lifestyle and ventilation needs of the early 20th Century.

The elements that characterize the Craftsman Bungalow Style are:

- low-pitched, gabled roof
- wide eaves
- exposed structural beams & rafters
- typically 1 to 1½ stories
- spacious, wide front porch
- tapered columns supported by piers
- use of stone, wood and natural materials
- knee bracing
- broad, horizontal elevations
- irregular floor plans
- rooms connect without hallways

Many early 20th Century pattern book publishers featured numerous bungalow homes in their catalogs. The price of a 6-room home ranged from \$900 to \$1,200.

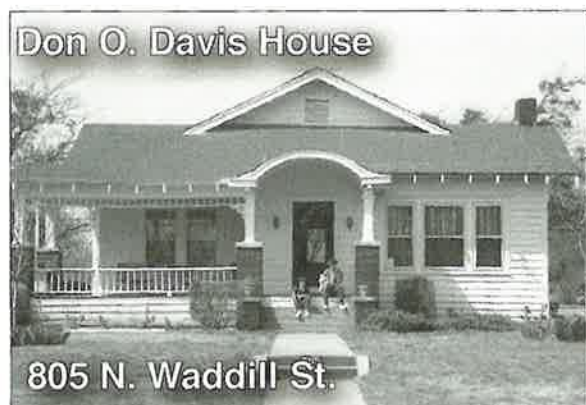
Because of their relatively low cost, McKinney is home to many Craftsman Bungalows yet only few include brick or stone in their construction.



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



301 N. College St.



805 N. Waddill St.



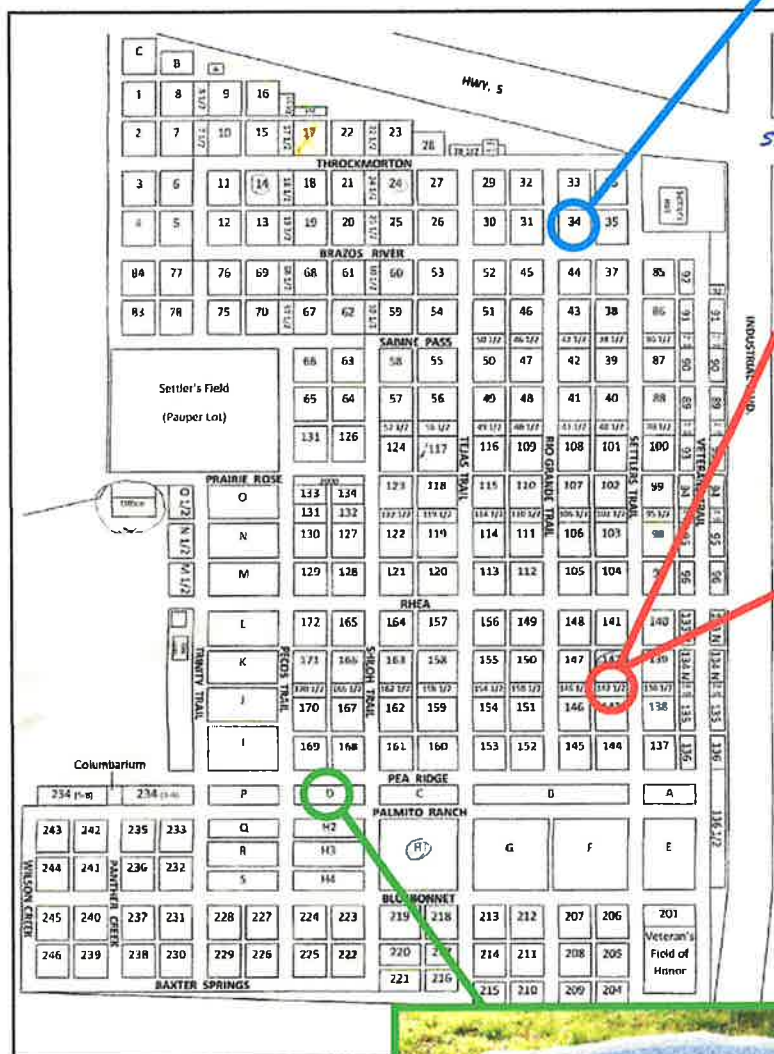
215 N. Morris St.

Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 608 W. Virginia Street.

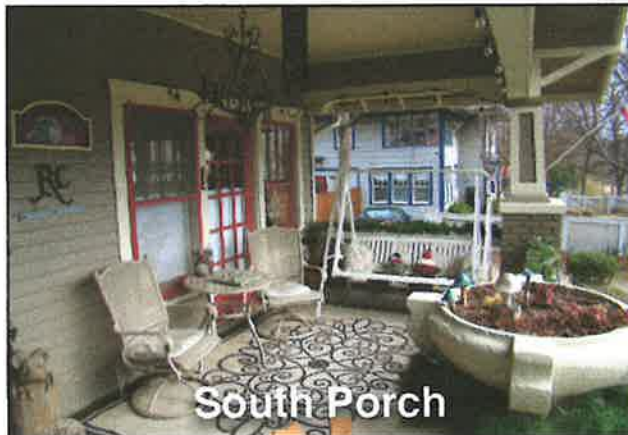


Francis Marion "Tuck" Hill
1842- 1920



Isaac Newton Griffin, 1903-1985
Eula Mae (Erwin) Griffin, 1904-1981

Current Photos (2020)



Neighborhood Context (2020)

608 West Virginia Street neighborhood context



View looking West on W. Virginia Street



View looking East on W. Virginia Street

Houses near 608 W. Virginia Street



201 N. College



612 W. Virginia Street



616 W. Virginia



611 W. Virginia Street

Architectural Accents



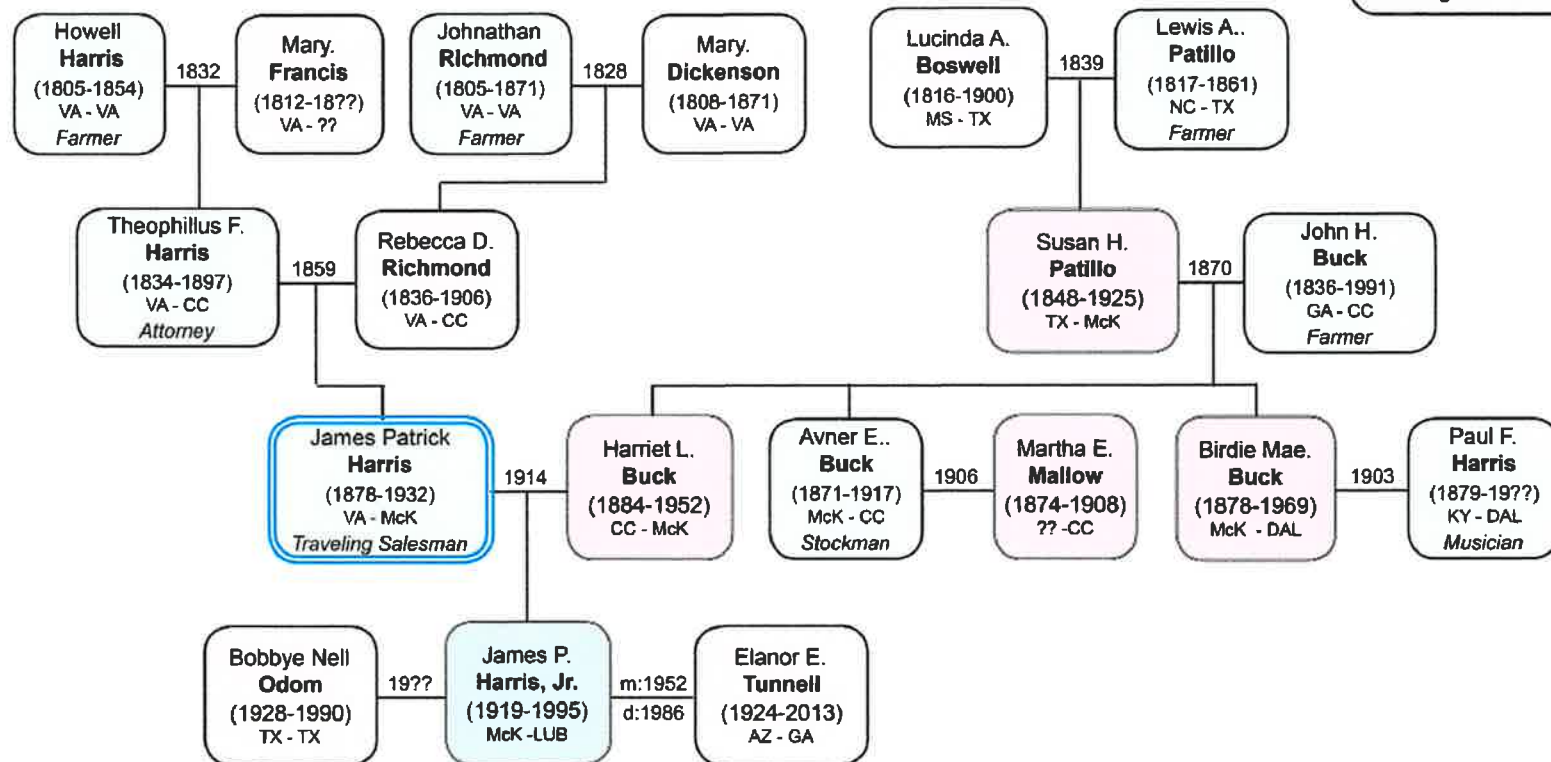


J.P. Harris of Early McKinney*

H. Additional Information

Legend

AZ = Arizona
CC = Collin County
CT = Connecticut
DAL = Dallas
GA = Georgia
LUB = Lobbok
McK = McKinney
MS = Mississippi
NC = North Carolina
TN = Tennessee
TX = Texas
VA = Virginia

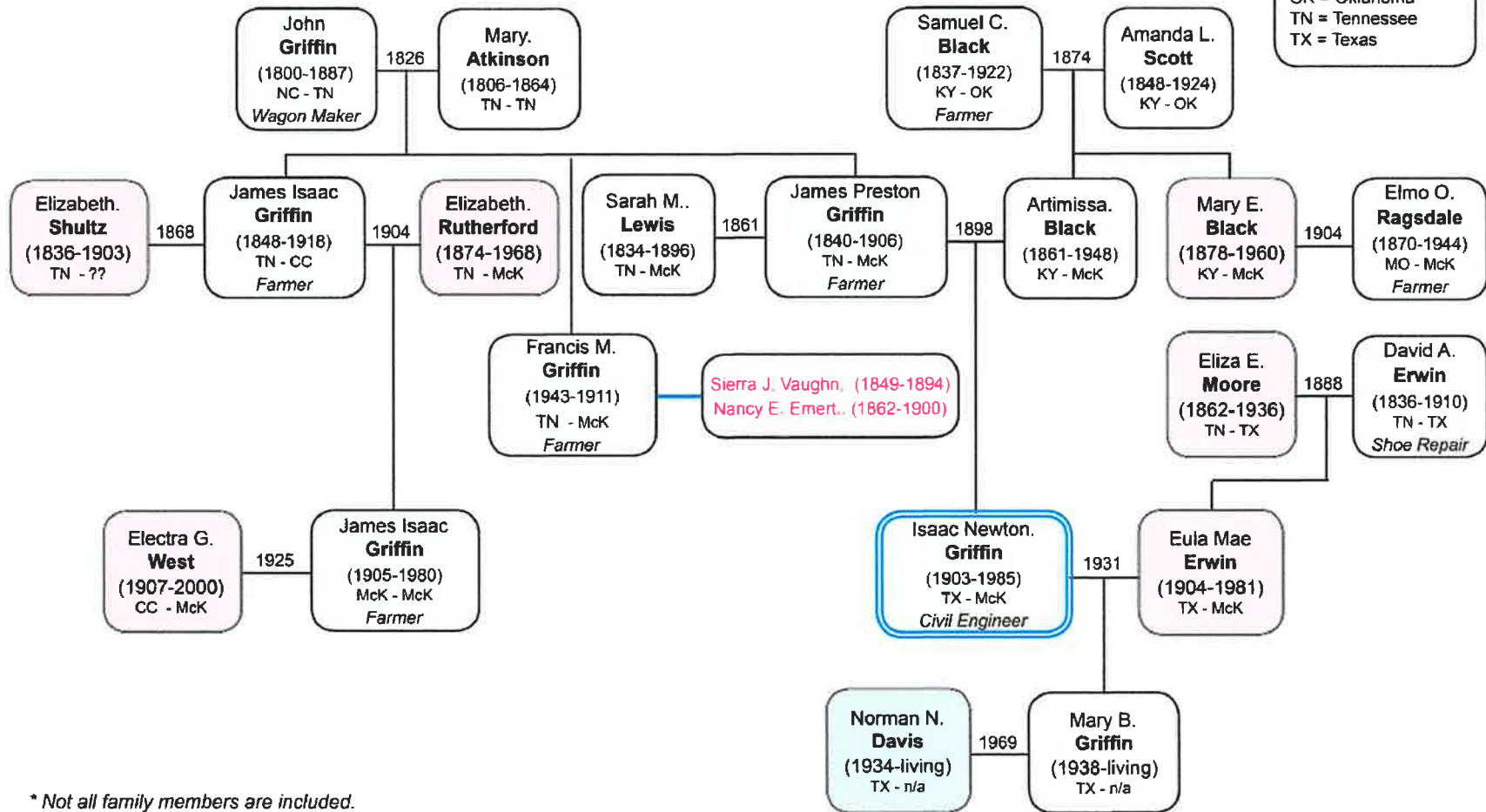


* Not all family members are included.

I.N. Griffin of Early McKinney*

Legend

CC = Collin County
DAL = Dallas
KY = Kentucky
McK = McKinney
MO = Missouri
NC = North Carolina
OK = Oklahoma
TN = Tennessee
TX = Texas



* Not all family members are included.

I. References & Resources

Collin County Deeds Records Office.

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

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

The Architectural Heritage of McKinney, by the Owl Club of McKinney, 1972.

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

Collin County, Texas, Families, by Alice Pitts and Minnie Champ, Curtis Media, 1994.

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

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

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

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

Collin County History Website by Joy Gough, collincountyhistory.com

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

Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *



20-0004HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Robbie Chandler for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 608 West Virginia Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: February 6, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Guy R. Giersch, Historic Preservation Officer
Mark Doty, Assistant Director of Planning

STAFF RECOMMENDATION: Staff is recommending approval of the Level 1 tax exemption for 608 West Virginia Street.

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

ITEM SUMMARY: With an associated agenda item, 2020-0004HTM, the applicant is requesting approval of a Historic Marker. If the Historic Preservation Advisory Board (HPAB) approves the applicant's request for a Historic Marker, then, under Ordinance 2015-12-105, the applicant is eligible to request that the HPAB consider an application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2020 are \$1,752.

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 applicant(s) 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 608 West Virginia Street.

SUPPORTING MATERIALS:



20-0114

TITLE: Discuss Historic Home Recognition Calendar

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: February 6, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Guy R. Giersch, Historic Preservation Officer
Mark Doty, Assistant Director of Planning

DISCUSSION ITEM:
Discuss Historic Home Recognition Calendar

SUPPORTING MATERIALS: