



CITY OF MCKINNEY, TEXAS

Agenda Historic Preservation Advisory Board

Thursday, September 3, 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.

Please note that a quorum of the Historic Preservation Advisory Board may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

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.

20-0641

[Minutes of the Historic Preservation Advisory Board Regular Meeting of June 4, 2020](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

- 20-020HTM** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Historic Marker for the House Located at 509 North Kentucky Street](#)
- Attachments:** [2020-020 Marker App 509 N Kentucky](#)
[Myrick House Alterations and Constructions](#)
[Myrick House Historic figures](#)
[Myrick Property Ownership](#)
[Myrick House Sanborn Maps](#)
[Myrick Neighborhood Context](#)
[Myrick House Photos](#)
[Photographs Myrick Businesses](#)
[PowerPoint 509 N Kentucky](#)
- 20-020HT** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 509 North Kentucky Street](#)
- Attachments:** [2020-020H Tax Incentive App](#)
- 20-036HTM** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Elizabeth Beck for Approval of a Historic Marker for the House Located at 505 West Lamar Street](#)
- Attachments:** [Historic Marker App 505 W Lamar](#)
[History Report 505 W Lamar](#)
[PowerPoint 505 W Lamar](#)
- 20-036HT** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Beth Beck for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 505 West Lamar Street](#)

Attachments: [HNIZ Tax Exem App 505 W Lamar](#)
[2020-036 HT 505 W Lamar Staff Report Level 1](#)
[Exemption](#)

DISCUSSION ITEM

20-0642 [Discuss 2020-2021 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 27th day of August, 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-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>.



20-0641

Code Sections:

<p>Title: Minutes of the Historic Preservation Advisory Board Regular Meeting of June 4, 2020</p>
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Minutes of the Historic Preservation Advisory Board Regular Meeting of June 4, 2020

SUPPORTING MATERIALS:

Minutes

HISTORIC PRESERVATION ADVISORY BOARD

JUNE 4, 2020

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, June 4, 2020 at 5:30 p.m.

Board Members Present: Chairman Lance Hammond, Ian Beirnes, Shannon Burton, Chris Tovar, and Alternate Nina Ringley

Board Member Absent: Vice-Chairman Jonathan Ball, Betty Petkovsek, and Carl R. Smith

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

There were two guests present.

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

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

Chairman Hammond called for consideration of the Consent Agenda. The Board unanimously approved the motion by Board Member Burton, seconded by Board Member Beirnes, to approve the following consent item, with a vote of 4-0-0:

20-0439 Minutes of the Historic Preservation Advisory Board Meeting of March 5, 2020.

END OF CONSENT AGENDA

Board Member Tovar arrived at 5:40 p.m.

Chairman Hammond continued the agenda with the Regular Agenda Items.

20-003HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Diane Craig for Approval of a Historic Marker for the House Located at 309 North Benge 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 309 North Benge Street and offered to answer questions. Ms. Diane Craig, 309 North Benge Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Board Member Burton asked if the property had ever been part of the church property. Ms. Craig stated that the property was never part of the church; however, there has been some property donated for the church parking area. Board Member Burton asked if Ms. Craig planned to make any modifications to the property. Ms. Craig said no and briefly mentioned some of the previous work done to the house. Chairman Hammond opened the public hearing and called for comments. There being none, on a motion by Commission Member Beirnes, seconded by Commission Member Tovar, the Commission unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

20-003HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Diane Craig for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 309 North Benge 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 309 North Benge Street. Mr. Giersch stated that the ad valorem taxes for this property in 2020 are approximately \$2,296. He offered to answer questions. There were none. Ms. Diane Craig, 309 North Benge Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Board Member Beirnes asked Ms. Craig if she plans to reinvest the tax incentive money back into the property. Ms. Craig said absolutely and that there were various projects that would be needed around the property. Chairman Hammond opened the public hearing and called for comments. There being none, on a motion by Commission

Member Tovar, seconded by Commission Member Burton, the Commission unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

END OF REGULAR AGENDA

Chairman Hammond continued the agenda with the Discussion Items.

- 20-0440** Discuss the 2020-2021 Calendar for the Preserve Historic McKinney Home Recognition Program Calendar. The Board and Staff discussed the calendar. Mr. Giersch gave an overview on the current status of the calendar. Alternate Board Member Ringley questioned why we raise funds by selling calendar advertisements to pay for the printing of the calendar, instead of the City funding the expense. The Board felt the calendar shared a good deal of information on McKinney's history and current events. They thought it was an excellent tool to promote the Historic District. Staff offered to check into that option and would let the Board know the results.

END OF DISCUSSION ITEMS

There being no further business, on a motion by Board Member Beirnes, seconded by Board Member Tovar, the Board unanimously approved the motion to adjourn the meeting, with a vote of 5-0-0. Chairman Hammond declared the meeting adjourned at 6:09 p.m.

LANCE HAMMOND
Chairman

Code Sections:

Title: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Historic Marker for the House Located at 509 North Kentucky Street

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Historic Marker for the House Located at 509 North Kentucky Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney.

MEETING DATE: September 3, 2020

DEPARTMENT: Planning

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

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 509 North Kentucky 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 509 North Kentucky Street and the role they played in McKinney's history. On July 6, 2020 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 509 North Kentucky Street known as the Henry C. Myrick House.

The Myrick House was built in 1925 by James M. Pistole for the Myrick's. It is an example of a Craftsman style home which was popular between 1905 and 1925. The house is a two-story wood frame house constructed on a pier and beam foundation. The house has a gable roof extending across the front of the house and a second story created by a cross gable. The front gable has a stained-glass window and uses knee-braces, false timber framing, and exposed rafter tails. The front porch is a three-bay porch supported with brick piers and tapered columns resting on the piers. The house is covered with wood clapboard siding. The house is fenestrated using four-over-one sashes. The house is clad with wood lap siding. There is an

attached pergola on the left side of the house and like the porch is supported with brick piers and tapered columns. The three-bay front porch extends across the front of the house. The house has experienced minimal alterations since it was built in 1925. A small utility room has been added to the rear of the house. The current owner has no plans to expand. She is committed to maintaining the Craftsman aesthetic of the house.

Historical Figures Associated with the House:

Henry Calvin Myrick (1875 - 1953)

- Henry Calvin Myrick was born in Tennessee in 1875 to William T. Myrick and Mary Jarrell. He moved to Collin County when he was 14. At the age of 26 Henry purchased 100 acres near Lowry Crossing presumably to follow in his father's footsteps and become a farmer.
- In 1908, at the age of 33, Henry married 19-year-old Ama "Cattie" Bridgefarmer, the daughter of Dr. David Bridgefarmer and Nancy Willis of Lowry Crossing.
- Lowry Crossing got its name since this was where the East Fork of the Trinity River was shallow thus wagons and buggies could cross the river here. Today, if you go to Lowry Crossing you will find Bridgefarmer Road and Myrick Lane cross each other.
- The Myrick's lived in McKinney. Mr. Myrick, along with Daniel C. Bridgefarmer owned a grocery business on east Louisiana Street near the Collin County Mill & Elevator Company. Throughout the 20's the partnership changed. In 1929 a fire broke out in the store and destroyed much of the building and two delivery trucks.
- The Myrick business model relied on a direct connection with its suppliers. Henry would purchase directly from local farmers, often paying retail price as well as using trucks to bring in produce from the Rio Grande Valley. Myrick used the newly designed Ford V-8 trucks for more efficiency in pick-up and delivery of produce. He was an advocate for crop diversity in the crops grown in the fields. Myrick understood the importance of having a variety of fruits and vegetables.

Henry eventually left the grocery business and opened a garage business next door to the grocery store. However, it was during the 1920's that Henry had the most success in the grocery business and in 1924 Henry and Ama purchased the lot at 509 North Kentucky Street to build on. In 1925, Myrick hired Jim Pistole to build a two-story, 7 room, Craftsman style house. Ama and Henry lived together at the house until Henry died in 1953. In 1994, at the age of 104, Ama died. Their only child, Henry Jr., is living in McKinney. He sold the house to Kim Black, current owner, in 1997.

James Monroe Pistole (1883-1928)

James Pistole was a farmer-turned-contractor. He bought and sold property in McKinney during the 20's. James moved to McKinney from Tennessee, with his parents, in 1901. James eventually married Julia F. Odle and moved to Oklahoma. Eventually they came back to McKinney and Pistole got involved in the building trades. James became very successful in the construction business.

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 509 North Kentucky 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:

2020-020 Marker App 509 N Kentucky

Myrick House Alterations and Constructions

Myrick House Historic figures

Myrick Property Ownership

Myrick House Sanborn Maps

Myrick Neighborhood Context

Myrick House Photos

Photographs Myrick Businesses

PowerPoint 509 N Kentucky



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: 509 N. Kentucky Street, McKinney, TX 75069

OWNER: Kim Black

Name (Print): _____


Mailing Address: 509 N. Kentucky Street

City, State, & Zip: McKinney, TX 75069

Phone: 972-658-3823

Fax: _____

E-mail: justager12@gmail.com

OWNER SIGNATURE: **X** 

REQUIRED ATTACHMENTS:

X Photographs of all 4 elevations
☐ Letter outlining proposed work

X Historical Marker Application (Level 1 Exemption only)

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

TAX EXEMPTION LEVEL REQUESTED:

X 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 Apr. 22, 2020

Name of Applicant Kim Black

Address 509 N. Kentucky Street, McKinney, TX 75069

Telephone (972) 658-3823

E-mail Address justagerl2@gmail.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Henry C. Myrick House

Address of Building 509 N. Kentucky Street, McKinney, TX 75069

Date of Construction Known 1925 or Circa
(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor James M. Pistole

Architectural Period/Style Craftsman Bungalow Style

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

McKinney Outlots Lot 695a

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	2	2
Orientation	East	East
Floor Plan		
Open plan	<input type="checkbox"/>	<input type="checkbox"/>
L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Modified L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Center passage plan	<input type="checkbox"/>	<input type="checkbox"/>
2-room plan	<input type="checkbox"/>	<input type="checkbox"/>
T-plan	<input type="checkbox"/>	<input type="checkbox"/>
Shotgun plan	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Roof Type		
Gable	<input 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"/> <u>wood</u>	<input checked="" type="checkbox"/> <u>wood</u>
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"/> <u>composition</u>
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	<u>white</u>	<u>white</u>
Secondary (Trim) Color	<u>white</u>	<u>white</u>

1. Supporting Documentation

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

A. Alterations

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

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

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

C. Property Ownership

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

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

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

F. Drawings

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

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

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

H. Additional Information

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

I. References

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

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

Permission of owner for plaque placement ☐

X Jim Black
Applicant Signature

X Jim Black
Owner Signature

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The Henry C. Myrick House
509 North Kentucky Street



A. Alterations & Construction

Construction

The Henry C. Myrick House, constructed in 1925, is a two-story, wood-frame residential structure built on a pier-and-beam foundation. The house has front-facing gabled roof with a two-room, pop-up second story. A brick chimney on the north facade acts as a unifying element between the first and second floors. A porch spans the entire front of the house as it faces North Kentucky Street. An attached carport to the south gives the house a distinct horizontal orientation. The house is fenestrated with vertically oriented four-over-one single-hung sash windows. A single stained-glass window is set in the front-facing gable. The floor plan is asymmetrical with minimum use of hallways.

The flooring consists of hardwood throughout except for tile in the kitchen and bath. The home's design follows the Craftsman Bungalow Style with broad gables, horizontal orientation, exposed rafters, knee bracing and porch columns on square brick pedestals.

Alterations

The original structure was a 7-room home and has experienced minimum alteration since its original construction. The most obvious and recent alteration has been the updating of home's only bathroom. Some changes have been made to the kitchen counter top and floor while the cabinets remain original. Most of the original interior fixtures have been removed and replaced with contemporary ones. There appears to be no significant alterations to the exterior except for the addition of a small utility room connected to the kitchen at the rear of the house.

Anticipated Needs

The current owner has no plans to expand or otherwise remodel the house and is committed to maintaining the Craftsman aesthetic of the house. She does, however, anticipate adding new paint and roof in the near future.

B. Historical Figures

Henry Calvin Myrick (1875-1953)

Henry Myrick owned and operated a grocery business in McKinney near the Flour Mill for nearly two decades beginning in the early 1920s.

Henry Myrick was born in Tennessee in 1875 to William T. Myrick and Mary Jarrell. He was the fifth of eleven children and arrived in Collin County with his family at the age of 14. His mother and father left Tennessee to Texas in 1889, settling in the Lowry Crossing area about 5 miles southeast of McKinney. At the age of 26, Henry purchased 100 acres near Lowry Crossing to follow his father's profession of farming and later become involved in the grocery business there.

The Myrick's were well-known citizens of the area actively engaged in the Methodist Church and civic affairs. Henry was among three trustees who oversaw the annual late-spring festival held at the Wilson Chapel Cemetery. The event featured decorations, music and speeches. He was also connected to a church-related festival held each August.

At the age of 33, Henry married into a Lowry Crossing family just as prominent as his. In 1908, he married 19-year-old Ama "Cattie" Bridgefarmer, the daughter of Dr. David Bridgefarmer and Nancy Willis. The Bridgefarmer family, like the Myricks, moved from Kentucky to Collin County in the early 1880s. Dr. Bridgefarmer taught school in the area before attending medical school in Memphis, Tennessee. He began his medical practice in 1891. Another Bridgefarmer with medical credentials was Ama's cousin, the optometrist Dr. James S. Bridgefarmer, who owned a jewelry store on the McKinney Square for decades and in 1946 boasted that it was the only air-condition business in town.

Henry and Ama continued to live and farm in the Lowry Crossing area until around 1920. The area got its name because the East Fork of the Trinity River was particularly shallow there and the banks were not so steep as to prohibit wagons and buggies from crossing. The Bridgefarmer and Myrick families were two of the most prominent families in this small farming community. Two of the streets in the town are named for them and given the marriage between Henry and Ama, it is fitting that these two streets intersect.

Around 1920, Henry and Ama moved to McKinney to start a grocery business. The 1920 Census indicates that the couple was living in a house they owned in McKinney. However, no deed records exist showing a purchase of property in McKinney until he

purchased a 80'x200' lot on the east side of McDonald Street in 1922. The records show several Myrick family members living on Anthony Street which perhaps means that he owned property jointly with a relative.

One asset Henry did own with a relative was the grocery business he started with his wife's cousin, Daniel C. Bridgefarmer. The firm of Myrick & Bridgefarmer first advertised its operations in 1920. The *McKinney Courier-Gazette* displayed an ad announcing this "new produce house" located on East Louisiana Street near the Collin County Mill & Elevator Company, now known simply as the Four Mill.

Henry Myrick owned his grocery business throughout the decade of the 1920s and well into the early 1930s. However, his partnership change intermittently with other members of his family. Beginning in 1922, Henry teamed up with brother-in-law Wade Biggers to form Myrick & Biggers. In the beginning of 1926, the partnership changed and became Bridgefarmer & Myrick. Later in that year, it became Myrick & Biggers. In 1927, it resumed as Bridgefarmer & Myrick. In 1929, the business was back to calling itself Myrick & Biggers. This would be the last change. In November of 1929, a fire broke out in the store and destroyed much of the building and two delivery trucks.

No matter what name was being used, the Myrick business model relied on a direct connection with its varied suppliers. Henry Myrick would purchase directly from the farmer, often at the same price the farmer could get from a public city market. However, Henry did not rely solely on local produce but owned a small fleet of trucks that could haul produce from the Rio Grande Valley and deliver to customers in North Texas. In 1938, the *McKinney Courier-Gazette* recognized Henry's company to be the first in Collin County to purchase a newly designed V-8 truck being offered by Ford Motors. Henry was keen on innovation and even experimented growing spinach in Collin County versus purchasing it from afar. He also advocated for crop diversify urging farmers not to rely solely on a single crop in their fields.

Henry had a nephew Earl who worked for the *Courier-Gazette* and the *Weekly Democrat-Gazette* until taking a position with a newspaper in Lubbock in 1923. Earl's association with these McKinney newspapers seemed to have engendered a friendly relationship between the publishers (Tom W. Perkins and Walter B. Wilson) and the Myrick family at large. These newspapers were often complimentary in their frequent reporting of the Myrick family travels, visitations and personal affairs but given the lack of "society news" about the Myricks, the clan appears to have eschew local high-society in favor of family and their Lowry Crossing connections.

In the mid 1930s, Henry left the grocery business to another nephew Herman E. Crice and for a while operated a garage just to the east of his old grocery store on East Greenville Street. While operating the garage business, Henry maintained his home in McKinney and continued farming the land he owned east of town. In 1941, this garage was purchased and occupied by East End Garage with Theo Crockett and Earl Warden as proprietors.

When the grocery business experienced its greatest success during the 1920s, Henry and Ama purchased a vacant lot at 509 North Kentucky Street from Sarah Elizabeth Pharr, the widow of firewood dealer Cicero L. Pharr. The purchase was made in the fall of 1924 and by January of 1925 Henry had hired contractor Jim Pistole to build a two-story, seven-room Craftsman-style bungalow. Later that year Henry and Ama had their first and only child, Henry C. Myrick, Jr. During WWII Henry, Jr. joined the Marines and was involved in the Battle of Iwo Jima. He was among the seven Collin County residents to participate in the battle and one of the two who survived. In 1950, he received a bachelor of Business Administration degree from S.M.U. and is now a retired furniture dealer.

Henry, Sr. and Ama occupied the house together until Henry died at the age of 78 in 1953. Henry's funeral service was held at McKinney's First Methodist Church and was officiated by Rev. Joseph Connally and Rev. Floyd Doulware, past and present pastors respectively. The pallbearers were all family members indicating just how tight the Myrick family was. Henry was interred at Pecan Grove Cemetery.

Following Henry's death, Ama continued to live at 509 N. Kentucky Street but after five months subdivided the property to create a 55'x90' lot along its western boundary. This subdivided portion she sold to Henry's nephew Herman Crice, who took over the grocery business, for "\$1 plus love and affection."

As a widow, Ama joined the Good Neighbor Club, a social organization that was created in McKinney in 1951 whose missions was "helping the sick and for extending kindnesses in illness and in deaths." Mrs. Roy Holman was the club's first president. The club was known for organizing parades and holiday dinners. It met monthly and existed until the late 1960s.

Ama died in 1994 at age of 104 and is buried next to her husband Henry at the Pecan Grove Cemetery.

James Monroe Pistole (1883-1928)

James Pistole was a farmer-turned-contractor who developed and sold property during the 1920s in McKinney. He was born in Tennessee to parents Joseph Pistole and Elizabeth Adamson in 1883. His parents moved to McKinney and began farming when James was seven years old. In 1901, James married Julia F. Odle whose parents came to McKinney from Burkville, Kentucky when she was an infant.

Following their marriage, James and Julia moved to Oklahoma for several years before returning to live three miles northwest of McKinney. The 1910 Census shows James' occupation as "farmer" while a later article in the *McKinney Courier-Gazette* mentions that he is part of a work crew employed by contractor C.M. Brantley. In 1912, James and Julia moved to McKinney proper to take advantage of the construction opportunities the growing town offered. Within two years, he had achieved a considerable reputation as a builder, erecting school houses, commercial buildings and houses.

In 1919, James partnered with plumber Frank F. Wiggs to purchase property along North Tennessee Street for development. In April of that year, the *McKinney Courier-Gazette* writes:

F.F. Wiggs, well-known plumber and progressive business man, and J.M. Pistole, than whom no town has a better contractor, have bought a large lot on North Tennessee Street. 360x312, pave street, and will soon commence the erection of six or seven new, modern and up-to-date home for the people. All the old buildings on this street will be torn down and modern ones will be erected. They will build the houses to suit, with the number of rooms and finish them up as desired. They will build them for sale, making a very close price on them. The deal was consummated by Tom W. Perkins of McKinney Realty Co. The first new home will be built at once. No town is growing like McKinney and we need a few more real, live, progressive builders like F.F. Wiggs and J.M. Pistole.

In the decade between 1910 and 1920, McKinney's population grew over 40% from 4,714 to 6,677. With this growth came new opportunities. The business of Messrs. Pistole and Wiggs was unique for the times in that they not only built houses but they also purchased the land to build them on making them among McKinney's first residential developers. Their business got a promotional lift from its connection with Tom W. Perkins who was both a real estate agent for McKinney Realty Company and the editor of the McKinney newspaper. Mr. Perkins was generous with his newspaper's

frequent mentions of the building accomplishments of James Pistole, especially since he received a commission on most (if not all) of those sales.

Just as James Pistole was closing out a banner year for his business and planning new projects for the following year, his wife Julia's health began declining until she died in January of 1920. Though James and his partner Frank finished several projects together in 1920, the volume and scale of their business declined. In 1922, James moved to land he owned at Aubrey, Texas (near Denton) and took up farming again. Also, in that year he married Laura Dickerson and spent some time in the Texas Panhandle at Memphis where his new wife's mother lived. The following year he declared bankruptcy, surrendering all his property to the District Court for the Eastern District of Texas. The bankruptcy lead him to look for new business opportunities back in McKinney. Around 1924, James and Laura were living in McKinney where James found construction work though family and friends. One of the homes he built during this period was for his first wife's cousin, Jimmie J. Odle. Another home he built for fellow builder Charles A. Abbott. A lucky break came at the beginning of 1925 when grocer Henry Myrick hired James to build a two-story house on Kentucky Street. Henry's wife and James' first wife were distant cousins but both from the Lowry Crossing area. This project gave James enough money to advertise in the newspaper that several years ago provided him so much free press. Between February and September of 1925 James ran 159 ads in the *McKinney Courier-Gazette*. During that time, none of James' building activity was ever reported by the newspaper.

In 1926, James, his wife Laura, and minor children left McKinney and moved to San Antonio. There, he continued to work as a carpenter until his death in 1928 due to an on-the-job accident. His body was removed for burial to the Kansas Cemetery near Oklahoma City where Laura's parents had a farm. Following James' death, Laura returned to Oklahoma. One of Laura's brothers, Leonard, was a Oklahoma City Council member from 1936 to 1957. Laura died in 1979.

C. Property Ownership

Address: 509 North Kentucky Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, Lot 695a

Purchase Date	Seller	Buyer	Book/Page
Sep. 23, 1841	Republic of Texas	William Davis	
Mar. 24, 1849	William Davis	Town of McKinney	B / 279
Sep. 6, 1850 ¹	State of Texas	William Davis	J / 459
Oct. 8, 1867	William & Sallie Davis	James Bledsoe	Q/555
Mar. 24, 1871	James Bledsoe	James McKinney	T/468
Feb. 13, 1872	James McKinney	Thomas S. Batson	X/145
Dec. 10, 1875	Thomas S. Batson	A. Bement	Z/225
Dec. 11, 1875	A. Bement	W.R.H. Mack	Z/204
Dec. 1, 1875	W.R.H. Mack	T.H. & T.T. Emerson	I/369
Sep. 8, 1876	T.T. Emerson	J.L. Doggett	Z/622
Sep. 24, 1884	J.L. Doggett	John Johnson	24/581
Aug. 3, 1888	John Johnson	Elizabeth Holder	37/477
Feb. 5, 1890	W.A. & Elizabeth Holder	John Johnson	48/601
Jul. 20, 1895	John Johnson	H.F. Hibbits	69/286
Sep. 25, 1908	H.F. Hibbits	Mrs. S.E. Pharr	151/357
Oct. 7, 1924	Mrs. S.E. Pharr	H.C. Myrick	254/215
Jul. 11, 1953	Ama K. Myrick	Herman E. Crice	473/93
Mar. 22, 1994	Ama Myrick	B.J. & Linda Dixon	94-0029278
Jan. 30, 1997	B.J. & Linda Dixon	Kim Black	97-0011324

¹ This is does not represent a transfer of property but rather he date the State of Texas issued a patent reaffirming William Davis' ownership.

D. Tenant History

Tenant history is the same as owner history.

E. Narrative History

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

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent re-affirming the Republic's grant of land to William Davis. This grant was recorded and signed by Governor E.M. Pease in 1856. Even before this grant was recorded by the new State of Texas officials, William Davis and his wife at the time, Margaret, "donated" 120 acres of this tract to the Collin County Commissioners to create the new County Seat in the City of McKinney in 1849. At the time of his donation, Mr. Davis considered this acreage to be some of his least valuable land because of the heavy brush that covered it. Still, as consideration for granting this property, he was deeded three lots within the new town site, which he sold as quickly as he could. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks. The blocks were subdivided into smaller lots and sold to finance the City of McKinney. As a side note, shortly after donating the land to be a new city, William abandoned his wife and child in McKinney and headed to California to search for gold. Land records indicating that William and Margaret were married for only a few years following the donation. By early 1859, William was married to a woman named Sallie (a.k.a. Sarah).

The land outside the 87-block donation still owned by William Davis was also divided into lots. These were known as McKinney Outlots and appear in the legal descriptions of these properties unless purchased and replatted by developers. The northern boundary of the original donation occurs along a line roughly 200 feet north of (and parallel to) Walker Street. It took many years for these distant lots to sell. It wasn't until 1867 that William Davis sold a two-acres track immediately north of Block 84 of the Original Donation. This track was purchased by James Bledsoe for \$250. The tract changed hands several times until in 1875 banker T.T. Emerson acquired in a sheriff sale. The following year he sold it to attorney J.L. Doggett for \$800. Mr. Doggett owned it for the next twelve years during which time he divided the property and built his own residence on the southern portion of the tract. He placed his house on an area that measured 200 x 115 feet fronting the west side of Kentucky Street. Mr. Doggett sold this property

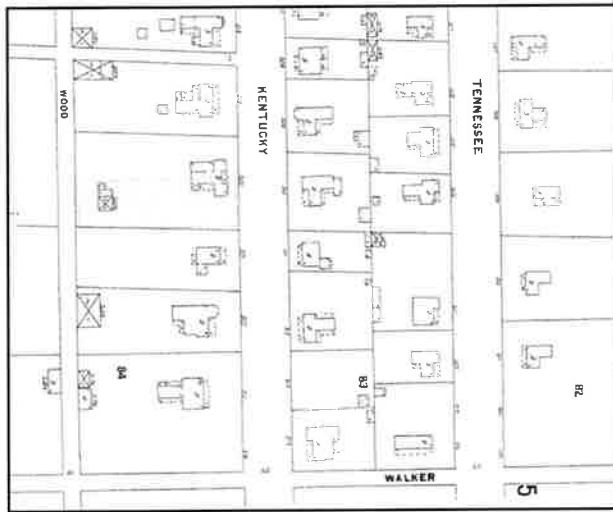
to farmer John Johnson in 1884 for \$1,400. It is not known if Mr. Johnson lived in the house but in 1888 he gave it to his daughter and her husband for "\$1,000 plus love and affection." Two years later the daughter and husband sold it back to Mr. Johnson who held it for another five years before gifting it to his granddaughter Mrs. H.F. Hibbits for "\$100 plus love and affection."

In 1908, Mrs. Hibbits sold the property to Mrs. S.E. Pharr. Sometime before 1914 she remodeled the house by adding to the front porch along with other changes. Sometime between 1914 and 1920 she moved the house from the center-line of the property several feet to the north and divided the property into two, nearly equal sized lots. This allowed her to put the vacant, southern half of her property on the market which she did in September of 1908.

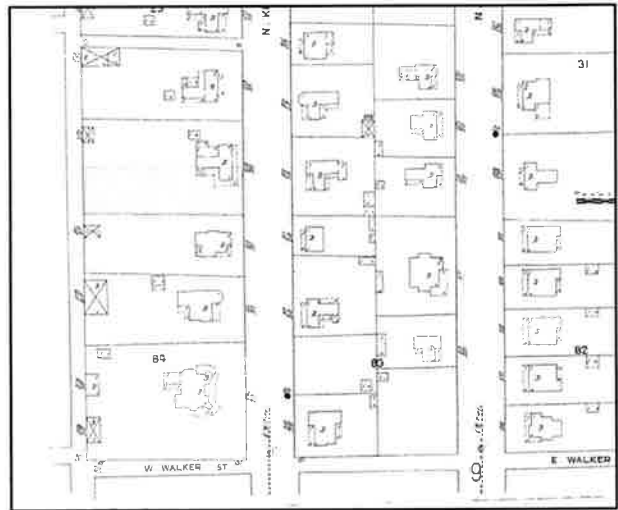
In October, grocer Henry C. Myrick purchased the vacant lot for \$1,500. By January of 1925, Mr. Myrick had hired contractor James Pistole to build his house. This two-story, seven-room wood-frame house is likely the largest residence he ever erected while living in McKinney. It is certainly among his last before he moved to San Antonio.

Henry Myrick died in 1953. Soon after that, Mrs. Myrick carved out 90 feet of the western portion of the property to give to Henry's nephew Herman Circe for "\$1 plus love and affection. The remaining 55 x 90 foot lot was Mrs. Myrick's home until her death in 1994 at the age of 104. Mrs. Myrick occupied the house for a total of 69 years.

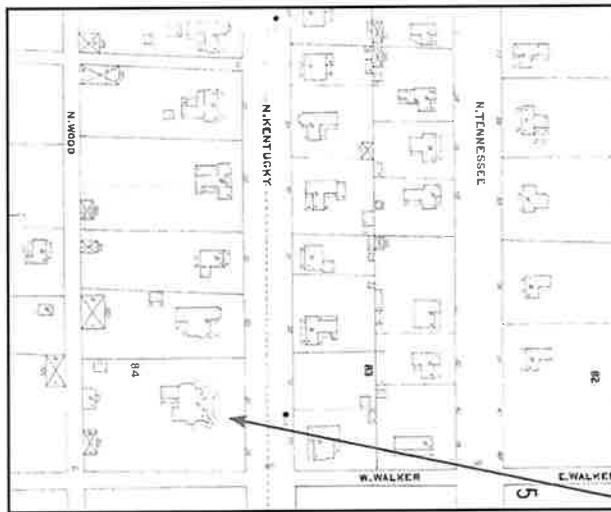
Sanborn Maps: 1897 - 1927+



1897



1914

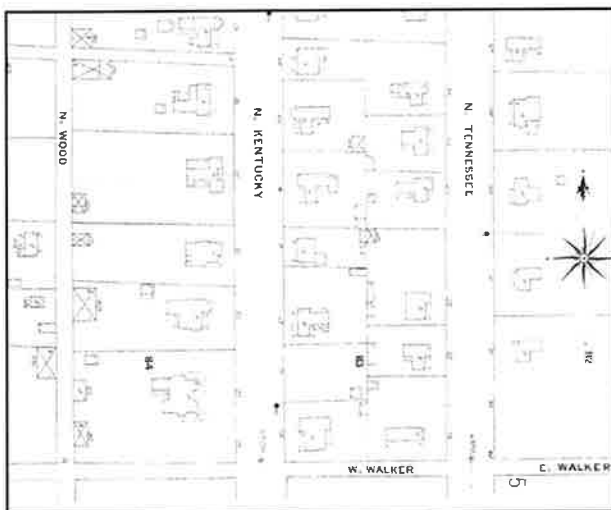


1902

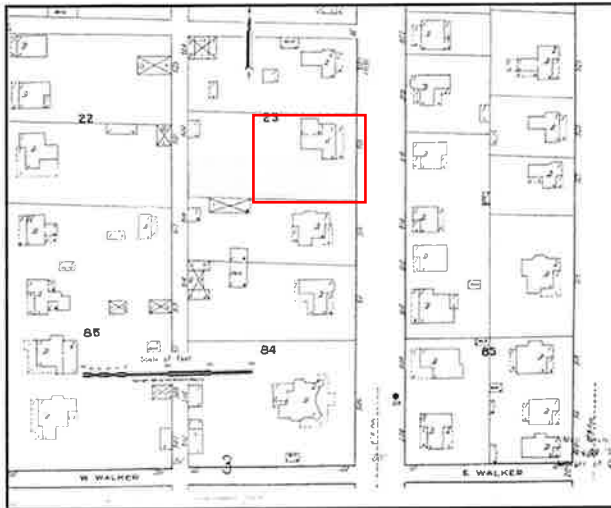
In 1876, J.L. Dogget purchase a lot just north of Block 84 of the McKinney Original Donation and built the house that appears in the 1897 Sanborn Map. The property changed hands a number of times unaltered until Mrs. S.E. Pharr purchased the property in 1908. The 1914 map shows alterations to the structure that includes a porch spanning the full width of the house as it faces Kentucky Street.



A grand Queen Anne Style house three houses south of the H.C. Myrick house belonged to prominent McKinney pioneer J.L. Greer. It first appears on the Sanborn maps in 1902. The home was destroyed by fire in 1957.

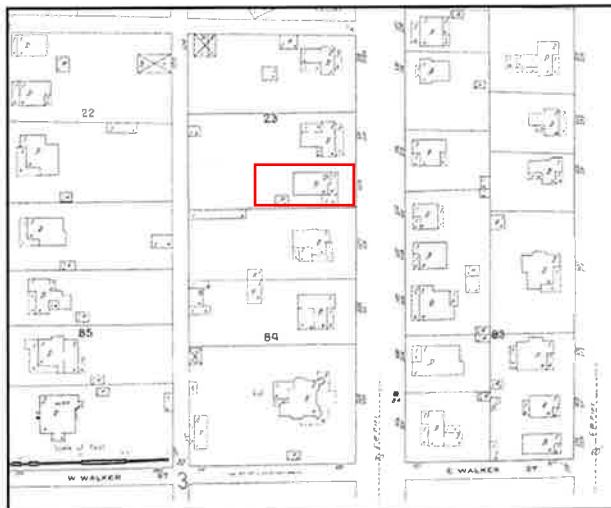


1908



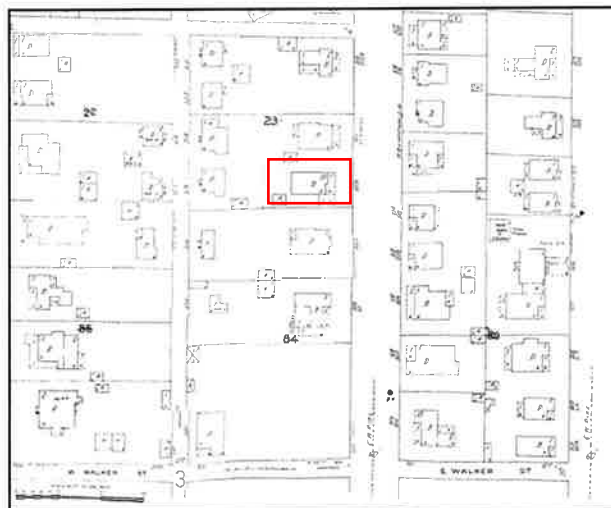
1920

The 1920 map shows that Mrs. Pharr moved the house to the northern portion of the lot allowing her to divide the lot. She sold the southern portion as a vacant lot in 1924 to Henry Myrick.



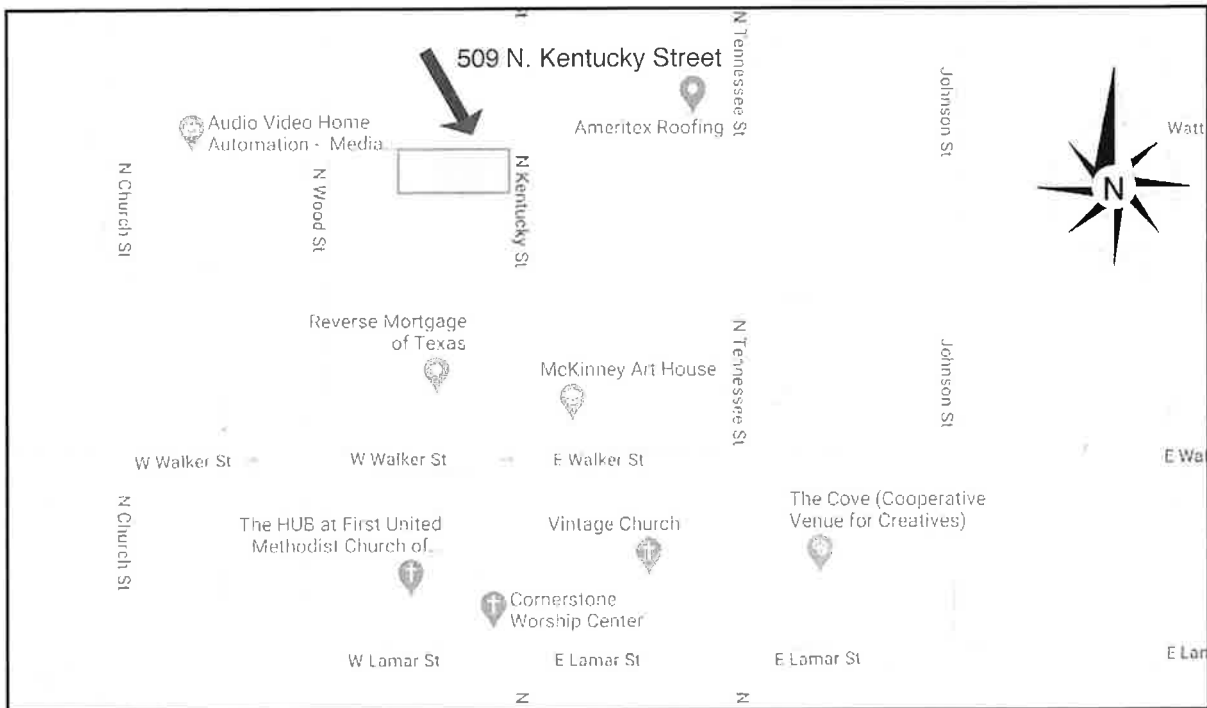
1927

The 1927 map shows the footprint of the house Mr. Myrick contracted with James Pistole to build in 1925.



1927+

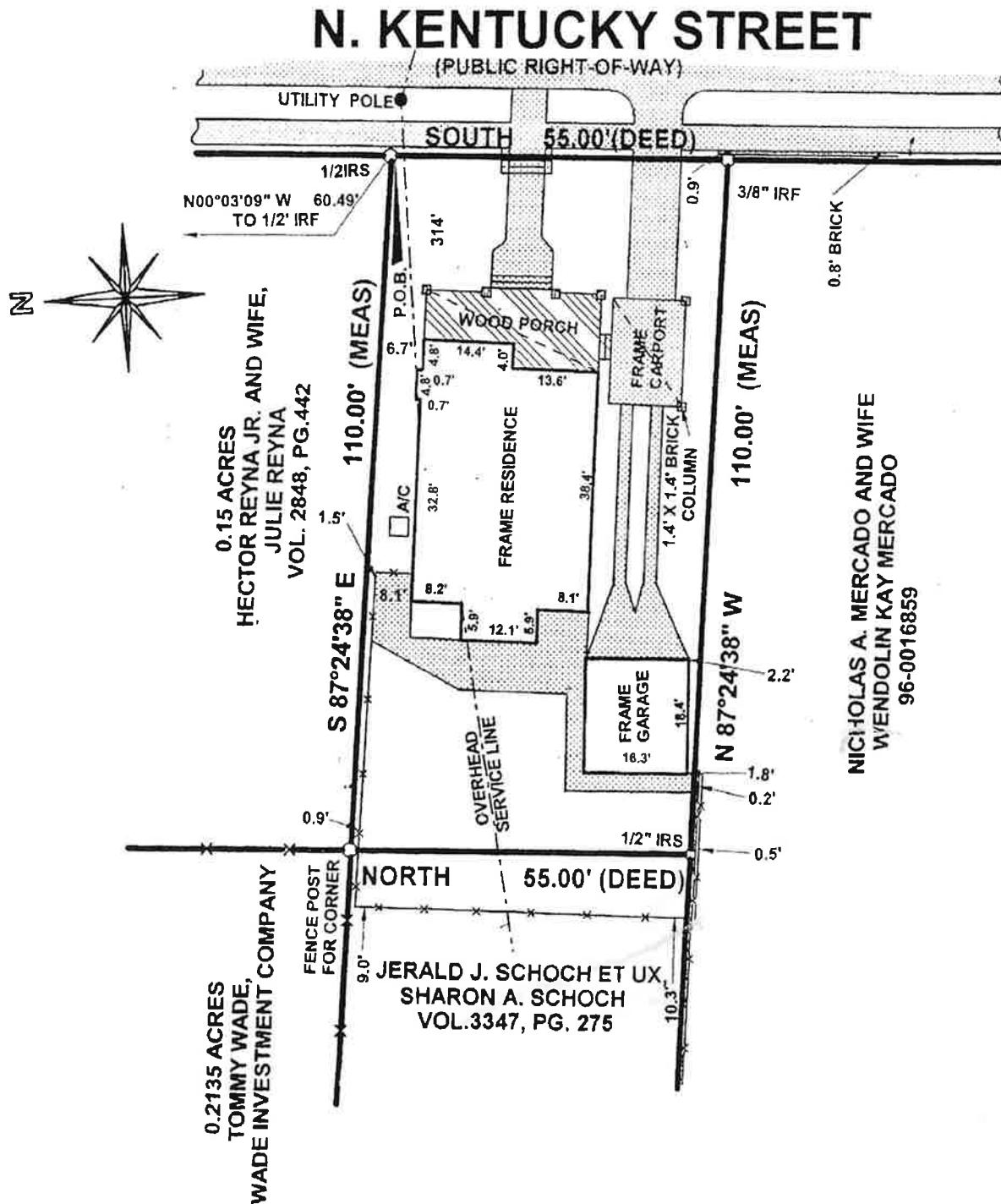
Soon after Mr. Myrick died in 1953, his widow divided the property and gave a 90'x55' portion of it to Mr. Myrick's nephew Herman Crice. This new platting is indicated in the 1927+ map.



The map above shows the neighborhood around 509 North Kentucky Street. The aerial photo below shows the H.C. Myrick House North of Walker Street, between N. Wood and N. Kentucky Street.



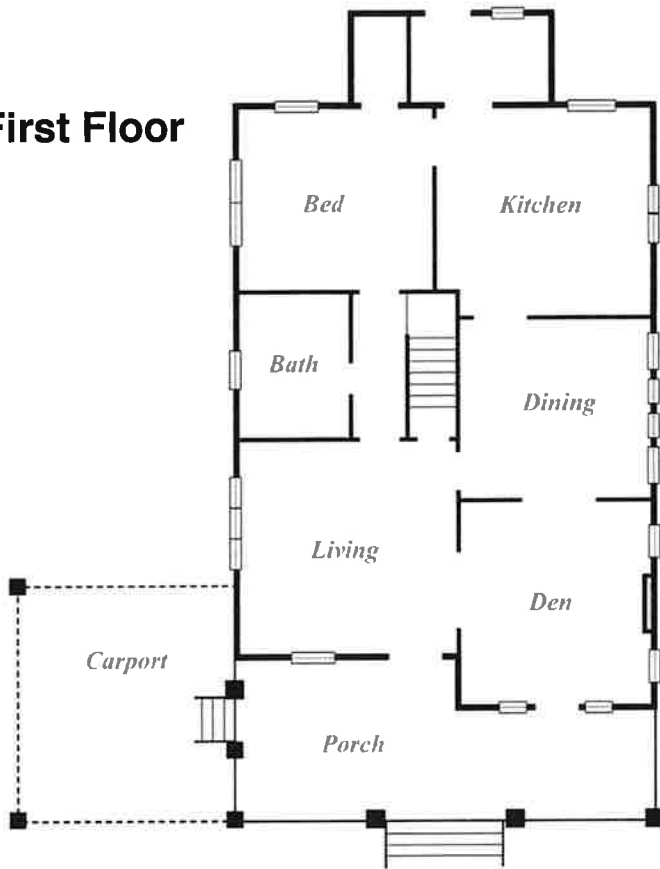
Site Plan for 509 N. Kentucky Street



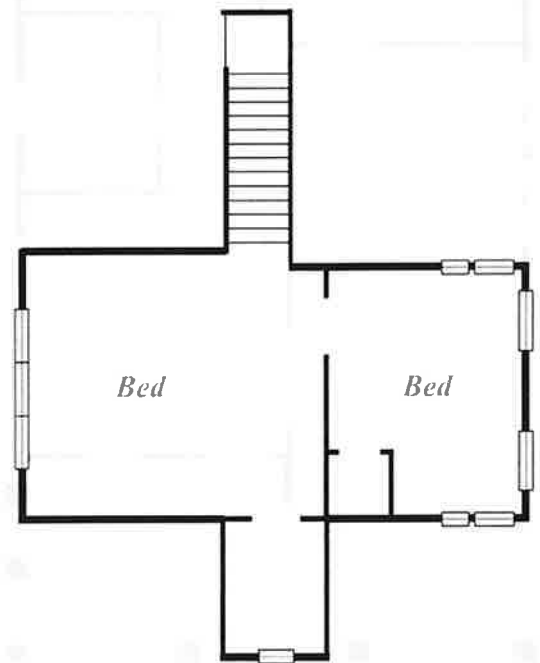
Floor Plan

This plan shows the H.C. Myrick House in its current configuration.

First Floor



Second Floor



Neighborhood Context (2020)

509 North Kentucky neighborhood context



View looking south on N. Kentucky Street



View looking north on N. Kentucky Street

Homes near 509 N. Kentucky Street



507 N. Kentucky St.



505 N. Kentucky St.

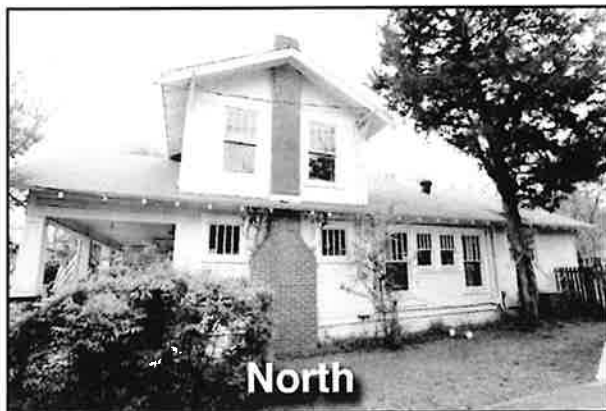
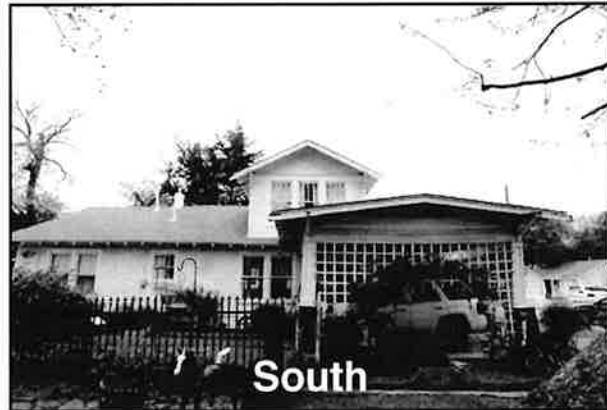
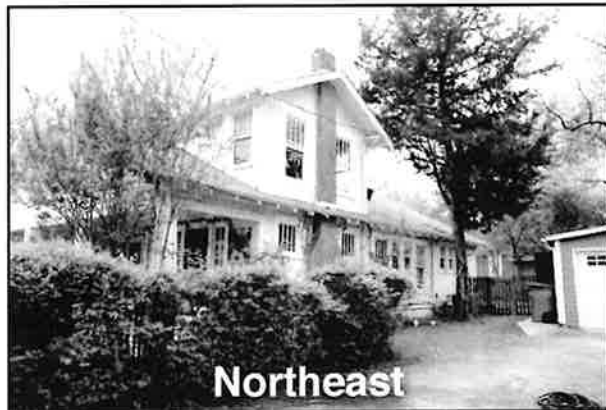


506 N. Kentucky St.



513 N. Kentucky St.

Current Photos (2020)



G. Photographs

New PRODUCE House



Car Load Turkeys
Wanted at once.
Will pay the highest market price.

Also Chickens, Eggs, and Butter in large or small quantities.
Honest dealings and honest weight is our motto.
Call 880 and we will send a truck after your Turkeys.

Myrick & Bridgefarmer
Located on East Louisiana Street, near
Collin County Mill & Elevator Co.
McKinney, Texas.

*In 1920, **Henry Myrick** began a grocery business with **D.C. Bridgefarmer**, his wife's cousin, on the east side of the railroad tracks on East Louisiana Street (see below). Mr. Myrick was in the grocery business for about ten years and during that time he partnered with different family members.*

ICE COLD
WATERMELONS
2c lb.
They're fine
Get them at our ice platform.
Bridgefarmer & Myrick
E. Greenville St.



The photo above shows the property at 705 E. Greenville Street where Henry Myrick operated his business. In 1929, a fire partially destroyed one of the buildings. The building was later reconstructed. In the 1930s, the building on the left was a grocery store operated by Henry Myrick's nephew Herman Crice. Meanwhile, Mr. Myrick operated a garage out of the building on the right.

When **Henry Myrick** wasn't running the business with his wife's cousin he was running it with his brother-in-law **Wade Biggers** (at right). It was during this association that a fire partially destroyed the business.



Wade Biggers (1875-1942)



FREE

Package of Kellogg's Corn Flakes for you at this store Friday and Saturday. Bring us your Coupon.

MYRICK & BIGGERS

Phone 889 E. Greenville St.

...n county, will be loaded Monday. Let everyone who wants to have a part in this good work send in their offering this week to M. Whisenand's office. Not a Baptist family in the county, but should send in something to help care for the orphan children. Anything you can use in your own home will be acceptable. Please do your part to make the offering the best ever sent from your church. Mr. George Smith is quite ill at the home of his daughter, Mrs. Arthur Boren.

FIRE DESTROYS MYRICK & BIGGERS STORE MON. NIGHT

TWO DELIVERY TRUCKS ALSO DESTROYED DURING BLAZE

Fire, which broke out about 9:30 o'clock Monday night, partially destroyed the Myrick & Biggers grocery and produce house on East Greenville street. The fire broke out in the adjoining shed, destroying two of the store's delivery trucks.

H. C. Myrick and Wade Biggers own and manage this popular McKinney grocery and produce house. The contents of the store were fire and water damaged. Some insurance was carried by the owners.

The cause of the fire is not known. As usual, members of the McKinney Volunteer Fire department were on the scene in a hurry and did some effective work in extinguishing the flames.

Mr. Myrick announced this morning that they would resume business within the next few days some place in the city, their location to be announced within the next day or two, where they will operate their business until their old location can be rebuilt.

Mr. and Mrs. John R. Gateley, Miss Bill Moses and Miss Hazel Ball, all of Dallas, were guests Sunday of Mr. and Mrs. Martin Moses and family in this city. Mrs. Gateley and Miss Bill Moses are their daughters.

Ther Burton and wife, Grover Burton and wife and Lawrence Leary, a business man of Fort Worth, were all 6 o'clock dinner guests at the home of Dr. and Mrs. E. L. Burton in McKinney Saturday evening.

Henry Myrick's wife, **Ama Bridgefarmer**, was a member of a prominent family in the Lowry Crossing area of Collin County a few miles southeast of McKinney.



ANNOUNCING

The Opening of My Office Over McCain Dry Goods Store.

Licensed Optometrist
Eyes Examined
Glasses Fitted

I am glad to be back in McKinney after an absence of 22 years. I was created near McKinney and the early part of my life was spent here.

I will be glad to have my old friends call on me for their optometric work. It will be a pleasure to serve you in my line.

My office, from the standpoint of scientific equipment, ranks with any office in Dallas or elsewhere. I have had nineteen years experience in optical work.

MY WORK IS ALSO: COMPLETELY GUARANTEED. Any person treated or fitted with glasses must be perfectly satisfied or money will be cheerfully refunded.

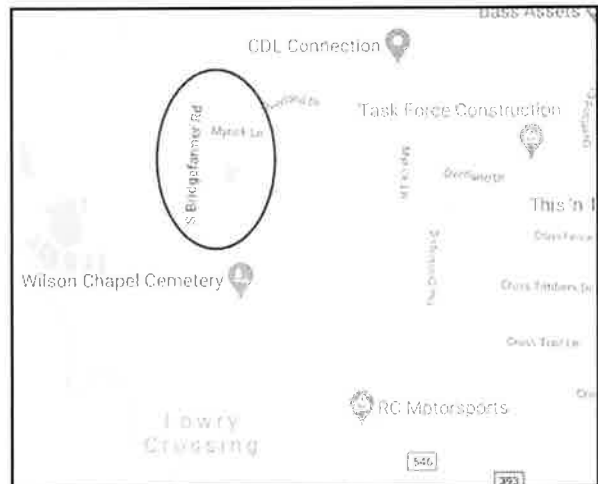
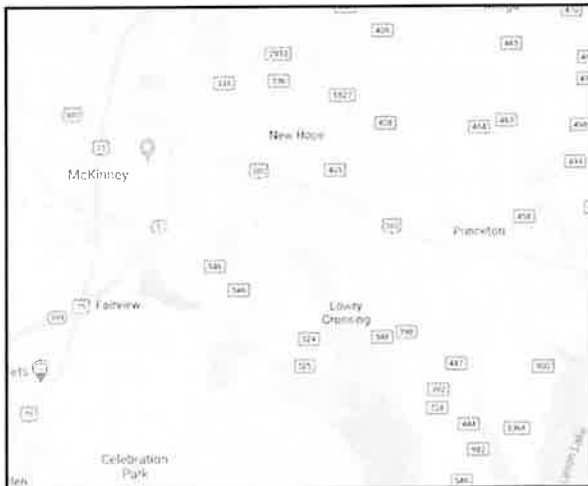
I offer the most scientific and painstaking Optical Service, including the newest ideas in attractive optical frames and the lowest prices for which such service is obtainable today!

DR. J. S. BRIDGEFARMER

LICENSED OPTOMETRIST

Upstairs Over McCain Dry Goods Store. Phone 288.

In 1926, one of Ama Bridgefarmer's, cousins **James S. Bridgefarmer** opened an optometrist shop in McKinney which later became a popular jewelry store.



Lowry Crossing got its name from William Lowry who owned the land where people and wagons could cross the East Fork of the Trinity River. Both Ama Bridgefarmer and Henry Myrick's families settled in this area from Kentucky before 1900. The town has streets named for these families, Bridgefarmer Road and Myrick Lane. Given the marriage between Henry and Ama in 1908 it is fitting that these streets intersect.

TEEN-SHUN

NEWS OF OUR
FRIENDS IN THE SERVICE

Myrick Writes Of Iwo Action



PFC. HENRY MYRICK JR.

Mr. and Mrs. H. C. Myrick of this city have recently received a letter from their son, PFC. Henry C. Myrick Jr., in which he described in detail his action and the Fifth Air Division Marine Division in the battle for Iwo. He said that ch-

when they hit the beach they ran out of the boats. "At a glance we could see and hear that it was plenty hot, so we hit the deck in shell holes which were plentiful. I remember that I looked up toward Seribotche and machine gun bullets kicked dirt in my face. From then on I was a human prairie dog and plenty scared.

"About five days later our platoon was ordered to the other end of the island and up we went again. We were used as stretcher bearers on that end, but mostly we did sniping patrol. I am seeing John (John Haynes, son of Mr. and Mrs. Frank Haynes of this city) often. We have been having lots of fun planning for the future. We already have our orchestra mapped out."

Edgar Savage Jr. Is Safe

Mr. and Mrs. Edgar L. Savage, formerly of this city and now making their home in Richardson, have received a cable from their son, Edgar L. Savage Jr., who is in the U.S. Marine Corps.



Henry Myrick's son, **Henry Myrick, Jr.**, was one of seven Collin County residents to be involved in the WWII battle of Iwo Jima. This five-week battle was a strategic win for the Americans if only for the iconic photo that AP photographer Joe Rosenthal took of six soldiers raising the flag on Mt. Suribachi. The famous photo was actually of a second flag raising. The first flag that was planted was considered too small to be seen from the beach below so a larger one replaced it. Of the 40,000 American soldiers involved in the battle, 6,800 lost their lives. Henry, Jr. was one of the survivors.



James M. Pistole (1883-1928)

James Monroe Pistole arrived in Collin County at the age of seven when his parents moved from Kentucky in 1890. James began his career as a contractor by working for C.M. Brantley before teaming up with plumber Frank F. Wiggs in 1919. The firm of Wiggs & Pistole specialized in building four and five-room bungalow style homes.

J. M. PISTOLE, CONTRACTOR

Estimates gladly furnished. All work first-class and guaranteed.

Residence: 1414 West St.

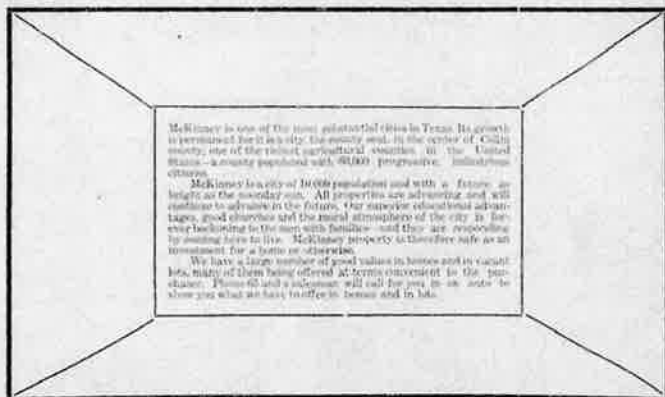
INVEST YOUR MONEY

DURING 1918

IN A HOME IN

McKINNEY

"The City of Safe Investments, with a Future as Bright as the Noonday Sun"

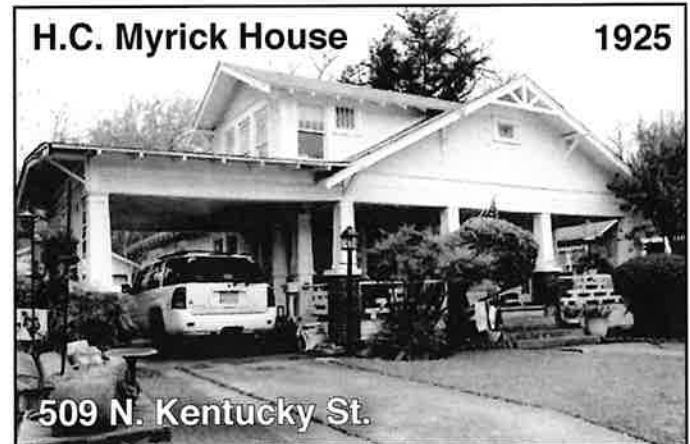
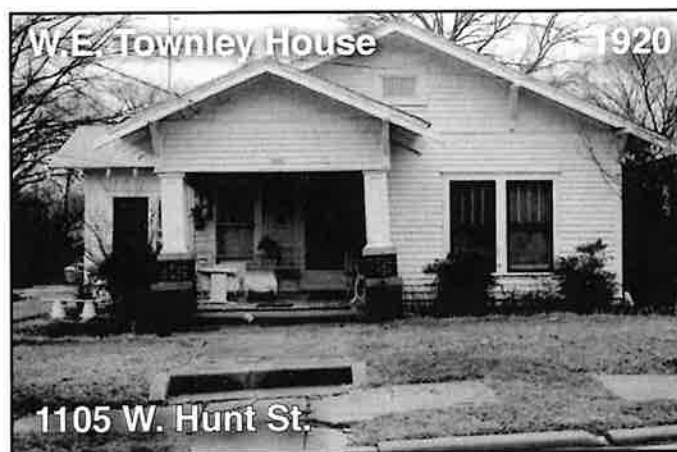
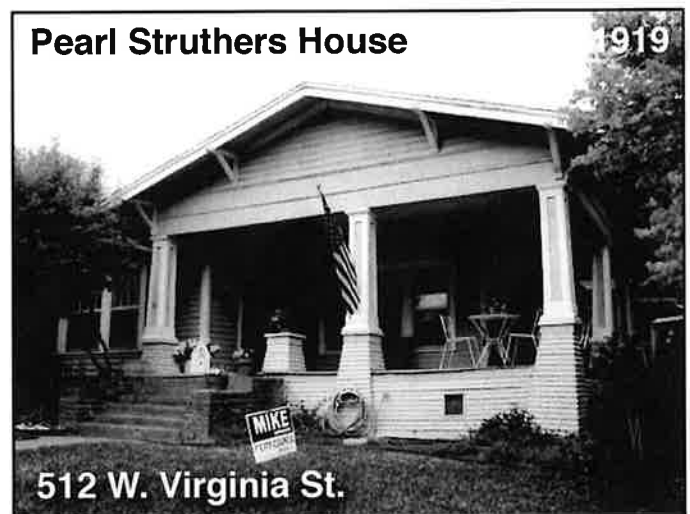
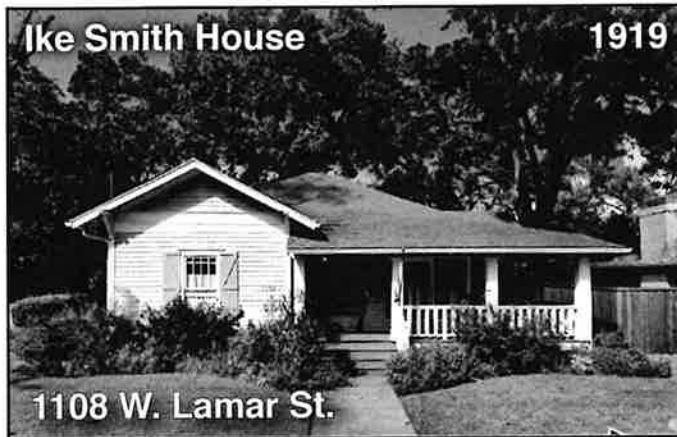


McKinney Realty Co.

Tom W. Perkins and Walter B. Wilson, Owners.
J. Ollie Smith and Frank G. Howell, Salesmen.
Phones 66. Office With Daily Courier-Gazette and Weekly Democrat-Gazette, McKinney, Texas.

Wiggs & Pistole teamed up with Tom Wilson who was both the editor of the McKinney Courier-Gazette and owner of McKinney Realty Company to develop and sell property in McKinney. The association produced dozens of homes but was short-lived. In 1922, James moved to the Texas Panhandle and married. He worked as a farmer and sometimes in construction. He returned to McKinney in the mid 1920s, but eventually moved to San Antonio.

Homes Built by Jim Pistole



James Pistole partnered with F.F. Wiggs to develop dozens of properties in McKinney between 1919 and 1922. The partnership split afterwards and James left town only to return in 1924 for a short while. James and his partner specialized in small bungalow-style homes. Many of the homes were built in response to the demand for rental property at the time. Among the projects James and his partner were responsible for was a six-lot subdivision project on N. Tennessee St. in 1920.

Myrick House 1985



Myrick House 1985



Myrick House 1985



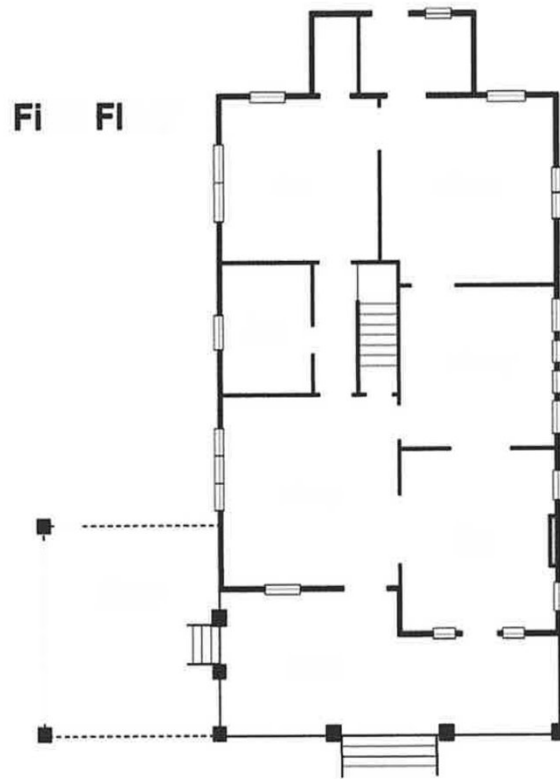
Myrick House 2005



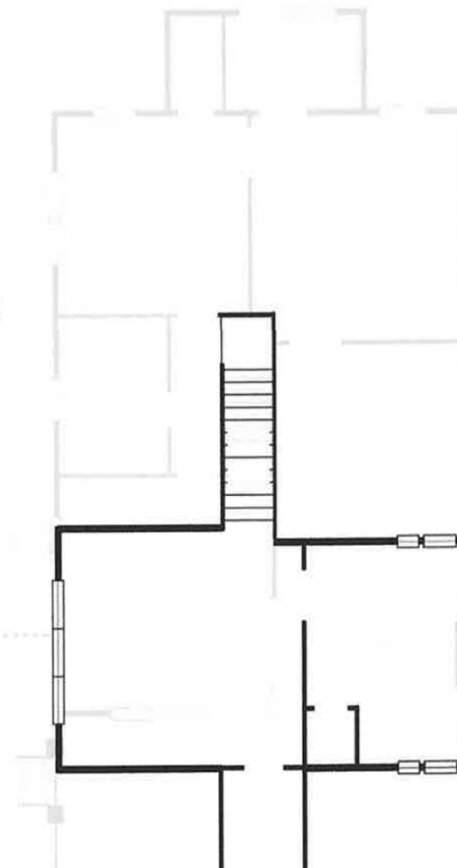
Myrick House 2015



First Floor Pla



Second Floor Plan FI



P



Porch (facing North)



East Front



Porch (facing South)



Southeast



Northeast



South



North



West



The photo shows the property at 705 E. Greenville Street where Henry Myrick operated a garage out of the building on the right and Herman Crice, his nephew operated a grocery store.



Stained glass original to the house.



Code Sections:

Title: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 509 North Kentucky Street

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 509 North Kentucky Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: September 3, 2020

DEPARTMENT: Planning

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 509 North Kentucky 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, 2020-020HTM, 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 beginning in 2021).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2019 are \$865.00.

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 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 509 North Kentucky

Street.

SUPPORTING MATERIALS:

2020-020H Tax Incentive App

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

OWNER:

NAME Kim Black
COMPANY _____
ADDRESS 509 North Kentucky Street
CITY, STATE ZIP McKinney, TX 75069
PHONE 972-658-3823
FAX _____
E-MAIL ADDRESS justagerl2@gmail.com

ADDRESS OF PROPERTY BEING CONSIDERED: 509 N. Kentucky Street
Legal Description: McKinney Outlots Lot 695a

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: Apr. 22, 2020

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:

File #

Preservation Priority

Built Circa:



Code Sections:

Title: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Elizabeth Beck for Approval of a Historic Marker for the House Located at 505 West Lamar Street

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Elizabeth Beck for Approval of a Historic Marker for the House Located at 505 West Lamar Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: September 3, 2020

DEPARTMENT: Planning

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

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 505 West Lamar 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 505 West Lamar Street and the role they played in McKinney's history. On July 22, 2020 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 505 West Lamar Street known as the Ed Browne House.

The Ed Browne House was built in 1915. It is an example of a Craftsman style home which was popular between 1905 and 1925. The house is a two-story wood frame house constructed on a pier and beam foundation and covered in cedar shingles that were painted before 1985. The house has a gable roof extending across the front of the house and another gable that parallels the gable on the front of the house. A cross gable connects these two gables while another gable covers the second story located at the rear of the house. The front gable forms a temple front motif created by the cross gable. The gables and eaves of the house are deep and supported with knee-braces. There is a Chicago "style" window located on the front of the

house. The Chicago "style" window was invented by Charles B. Atwood in 1895 and used in the Reliance Building in Chicago. The window is a large pane of plate glass with vertical double-hung sash windows with nine dividing muntions. These windows have nine-over-one sashes and a transom window that runs the entire length of the window. The Chicago window was made famous by the Chicago School of architects. The design offered both abundant light and practical ventilation. In 1923 the Dowell Hardware building in downtown McKinney was remodeled and Chicago "style" windows replace the original windows.

The front porch is in the northeast corner of the house. It is supported with river rock columns and is screened in. The house is fenestrated using a combination nine-over-over one and twelve-over-one double-hung windows.

The house was remodeled in 1926 resulting in creating the current plan of the house. Doors and hardware are original along with lighting fixtures and push button lights.

The house has experienced minimal alterations since it was built in 1915. A small utility room has been added to the rear of the house. The current owner has no plans to expand. She is committed to maintaining the Craftsman aesthetic of the house.

Historical Figures Associated with the House:

Edward Preston Browne (1886 - 1919)

Edward Preston Browne was born in Chester County, South Carolina in 1886. He moved to North Texas around Collin County in 1889. Ed and his parents settled in White's Grove which is about five miles southwest of the McKinney Square in what is now Eldorado Parkway and Hardin Boulevard.

Ed Browne owned and operated one of the largest grain companies in North Texas from 1907 until his untimely death in 1919.

In 1910 Ed Browne married Mary Abernathy. Abernathy was from a family of successful lawyers. Mary's father, William M. Abernathy was a confederate soldier who is credited with conveying the final dispatch between General Grant and General Lee setting the terms of Lee's surrender. In 1877, William and two brothers moved to McKinney and opened law offices on the Square. Their office was located where Spoon's is today.

Ed and Mary Browne were married at St. Peter's Episcopal Church. Only family and close friends participated with Rev. L.C. Birch officiating.

In 1915, Ed purchased the western portion of a lot located on West Lamar from Mary's cousin Harvey Abernathy. Ed and Harvey built homes that were situated next door to each other. The Jones Academy was located across the street from their homes. The Jones academy was originally home to the McKinney Collegiate Institute, later purchase by the City of McKinney who turned it into J.H. Hill High School aka (Central Ward School).

In 1963 the land was sold to build Lamar Street Apartments.

Ed Browne was an active citizen. He was a Rotarian, a mason, elk, and member of St. Peter's Episcopal Church. Mary was a member of the Pierian Club, a club established in 1908 for the purpose of promoting charity and education.

Ed Browne in 1915, was riding on the Celina Pike at a high rate of speed with Frank W. Emerson. Ed was thrown from Fred's car and killed. Browne's funeral was conducted by Episcopal Bishop H.B. Jamison and attended by many close friends and business owners.

Ed's widow, Mary, gave birth to a baby boy in October. She sold the house to Harvey J. Harris and moved in with her mother Ozella Abernathy on West Virginia. Mary served as church organist at St. Peters. She died in 1971 at the age of 85.

Both Mary and Ed are buried at Pecan Grove Cemetery.

Harvey Julius Harris (1888-1961)

Harvey came to McKinney from Waxahachie in 1918 to start an automobile dealership selling Ford cars and trucks. During the eight years he lived in McKinney he built a business that became one of the largest dealerships in Texas.

In 1920 one of Browne's partners died and that same year Harvey bought the Browne house.

In 1926 Harvey put the second story on the house on Lamar while growing his engagement with the community.

Harvey was a Rotary Club president, Hospital Board, Pres., Boy Scout Pres, Businessman's Class of First Baptist Church, Pres., Knights of Pythias, Vice Chancellor, Building and Loan Association, Officer, McKinney Chamber of Commerce, Dir, Central State Bank, Dir. Mystic Shrine, Membership chair, Retail Merchant Association, director, 32nd Degree Mason.

December of 1926 Harvey sells out and moves to Dallas and sells the Browne house to Andrew Hardy Eubanks.

Andrew Hardy Eubanks (1886-1940)

Eubanks worked in banking and oil in Collin County for over a decade.

Eubanks worked for Central State Bank in McKinney as an Active Vice President for over 14 years. Eubanks was much like Harris in that he was actively involved in McKinney while he was alive.

Hardy was one of three lifetime members in Rotary International. He was active as a Mason and a Shriner.

Member of the First Baptist Church. Served in the Bankers' Association and Chamber of Commerce.

In 1936, Texas Governor James Allred appointed Hardy to the State Board of Regents overseeing seven colleges. In 1938, he was made director of the Texas Good Roads Association and his work was directed at widening and improving Highway 75.

He was appointed as the Chairman of the Fourth congressional District to raise funds and prepare for fall elections. He died in 1938.

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 505 West Lamar Street.

Under Ordinance 2015-12-105, if the HPAB approves the Marker, the applicant will be

responsible for purchasing and displaying the Historic Marker.

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

SUPPORTING MATERIALS:

Historic Marker App 505 W Lamar

History Report 505 W Lamar

PowerPoint 505 W Lamar

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

OWNER:

NAME Beth Beck
COMPANY _____
ADDRESS 505 West Lamar Street
CITY, STATE ZIP McKinney, TX 75069
PHONE 202-848-2894
FAX _____
E-MAIL ADDRESS beth@millhousefoundation.org

ADDRESS OF PROPERTY BEING CONSIDERED: 505 West Lamar Street
Legal Description: McKinney Outlots (CMC) Lot 616

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 Beth Beck

Date: July 22, 2020

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 22, 2020

File # HTM 2020-036 HTM

High Preservation Priority

Built ~~Year~~: 1915



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 22, 2020

Name of Applicant Beth Beck

Address 505 West Lamar Street, McKinney, TX 75069

Telephone (202) 848-2894

E-mail Address beth@millhousefoundation.org

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Ed Browne House

Address of Building 505 West Lamar Street, McKinney, TX 75069

Date of Construction Known 1915 or Circa
(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor L. Caruthers

Architectural Period/Style Craftsman Style

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

McKinney Outlots (CMC) 616

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	North	North
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"/> cedar shingle	<input checked="" type="checkbox"/> cedar shingle
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 checked="" type="checkbox"/> ??	<input checked="" type="checkbox"/> composition
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Primary Exterior Color	white	warm yellow
Secondary (Trim) Color	white	white

1. Supporting Documentation

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

A. Alterations

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

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

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

C. Property Ownership

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

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

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

F. Drawings

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

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

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

H. Additional Information

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

I. References

Attach a list of the books, articles, Sanborn 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 heth bech
Applicant Signature

Permission of owner for plaque placement ☒
X heth bech
Owner Signature

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The Ed Browne House
505 West Lamar Street



A. Alterations & Construction

Construction

The Ed Browne House, constructed in 1915, is a two-story, wood-frame residential structure built on a pier-and-beam foundation. The house has two gabled roofs running east and west with an intersecting gable crossing the ridge line above. A chimney made of river rock on the west facade penetrates the gable roof. The house is sheathed in cedar shingles, painted prior to 1985. A porch is nestled under the gable on the north-east corner of the house. Other porches are attached to the east and west side of the house. The front of the house features a broad triptych window with a transom above it. The rest of the house is fenestrated primarily with nine-over-one sash windows.

However, a newer portion of the house is fenestrated with 12-over-1 windows. The floor plan is asymmetrical with minimum use of hallways. The flooring consists of mixture of hardwood and pine throughout except for tile in the kitchen and bath. The home's design follows the Craftsman Style with broad gables, horizontal orientation, exposed rafter tails, knee bracing and natural, locally sourced material, in this case river rock.

Alterations

The original structure was likely a 7-room home with a bedroom occupying the second floor. Based on an article in appearing the *McKinney Democrat Gazette* the house was remodeled in 1926 giving the house its current plan. It can be inferred from Sanborn maps from the time that a bedroom was added above the kitchen and shared a stairway with the existing second floor bedroom. The other more recent alterations include the updating of the home's two bathrooms and kitchen. Still, many original features remain. Doors and hardware are original. Lighting fixtures have been removed and replaced with contemporary ones yet the original push button light switches remain. No significant alterations have been made to the exterior of the house. However, the front porch has been screened and the pergola on the west side of the house has been covered some time before 1985.

Anticipated Needs

The current owner has no plans to expand or otherwise remodel the house and is committed to maintaining the Craftsman aesthetic of the house.

B. Historical Figures

Edward Preston Browne (1886-1919)

Ed Browne owned and operated one of the largest grain companies in North Texas from around 1907 until his untimely death in 1919.

Edward Preston Browne was the seventh of eight children born to Charles M. Browne and Fielder Robbins of Chester County, South Carolina in 1886. At the age of three, his farming parents moved to Collin County settling in the White's Grove area about five miles southwest of the McKinney Square near what is now Eldorado Parkway and Hardin Boulevard.

When Ed's father died in 1894, Ed's brother Walter took over as head of the family while Ed attended school and eventually reached adulthood. In 1907, Ed and another brother Corbin formed a company and became the Browne Grain Company with an office near the McKinney Square. The company bought grain and hay at wholesale and distributed it throughout a geographic territory roughly bounded by the Rio Grande, Mississippi, Colorado and Kansas. The company became one of the largest grain dealers in North Texas. In 1918, the firm opened an office in Denver.

In the early decades of the 20th Century, getting a perishable good to its final destination on time without mishap or misunderstanding was no easy task. The rail and communications infrastructure of the day caused many agreements to go awry, especially for two young men in a new business. Almost as soon as the Browne Grain Company began, it spent much of its time in court dealing with lawsuits. The first to be mentioned in the press was between a grain broker in Arkansas who sued because the grain was not of the agreed quality. Another suit against the company involved a miscommunication on a telegram about the acceptance a shipment for "immediate" delivery. The Browne Grain Company was not always the defendant in these cases. The company sued H.&T.C. Railway Company for overcharging. At any rate, the company seems to have benefited from its mistakes and grown into a reliable, profitable business. It may have helped that in 1910 Ed Browne married Mary Abernathy who came from a family of successful lawyers.

Mary was the daughter of William M. Abernathy who was the confederate soldier credited with conveying the final dispatch between General Grant and General Lee settling the terms of Lee's surrender. William's family, along with two brothers, moved from Holly

Springs, Mississippi to McKinney in 1877. Upon arrival William opened a law practice on the McKinney Square. Mary's brother William R. Abernathy joined his father's law firm in 1901. From its beginning in 1877, some member of the Abernathy family had an office in the Newsome building on the Southwest corner of the McKinney Square until the mid 1950s. There was even a time beginning in the late 1930s that W.R. Abernathy owned the building.

Ed and Mary were married at St. Peter's Episcopal Church on a Tuesday evening in November. The ceremony was a modest one with only family and a few close friends in attendance with Rev. L.C. Birch conducting the ceremony.

In 1915, Ed purchased the western portion of lot on West Lamar from Mary's cousin Harvey Abernathy. Ed and Harvey both built homes that same year. Their two homes were situated next door to each other across the street from the Jones Academy building that once was originally home to the McKinney Collegiate Institute, later purchased by the City of McKinney to become the McKinney High School. An apartment complex now stands on the lot.

Ed Browne was active in civic affairs, having a leadership role as a Rotarian, a Mason, an Elk and as a member of St. Peter's Episcopal Church. Mary was a member of the Pierian Club, organized by 17 married women in 1908 for the purpose of promoting charity and education. The group helped raise money for the Throckmorton Monument that now stands on the northeast corner of the McKinney Square.

In 1915, the first surfaced road out of McKinney built solely for automobiles was opened for traffic. It was called the Celina Pike and it connected with Graves Street in the north-west part of town. In June of 1919, Ed was a passenger in the car driven by Frank W. Emerson whose grandfather founded one of McKinney's early banks in 1869. The two were traveling on the Celina Pike at a high rate of speed on a Sunday afternoon when the car suddenly flipped, throwing Ed from the car. The overturned car came to rest on top of Ed, causing nearly instant death. The driver Frank was only slightly injured.

Ed Browne's funeral was conducted by Episcopal Bishop H.B. Jamison and largely attended by friends, acquaintances and out-of-town business associates. The *McKinney Courier-Gazette* reports "The floral offerings at the Browne funeral this morning was one of the most beautiful and profuse ever made. Mr. Browne was one of McKinney's most popular and highly esteemed and respected citizens and business men." Ed was buried at the Pecan Grove Cemetery. The Elks later published in the newspaper a Resolution

of Respect that read in part:

The taking of this brother from his associates, his lodge, his friends, his home and his family, his taking at such an age when he was so keenly alive to all the hopeful and holy impulses of love and ambition, while the gates of opportunity were unfolding before him, seems to us most unfortunate, exceedingly regrettable and sad.

Ed's widow Mary who was pregnant at the time of his death gave birth to a baby boy in October. Six months later she sold the West Lamar Street house to auto dealer Harvey J. Harris for \$14,000. Upon selling the house, Mary moved in with her mother Ozella Abernathy on West Virginia Street. Mary, served as church organist for St. Peter's Episcopal church and for a while was employed by local theaters. Mary died at the age of 85 in 1971 and is interred at Pecan Grover Cemetery next to her husband.

Harvey Julius Harris (1888-1961)

Harvey J. Harris came to McKinney from Waxahachie in 1918 to start an automobile dealership selling Ford cars and trucks. During the eight years he lived in McKinney he built a business that became one of the largest dealerships in Texas.

Harvey Harris was born near Holly Springs, Mississippi to blacksmith Benjamin F. Harris and his wife Mary Wallace in 1888. Though Benjamin and Mary had 10 children, five died before their first birthday. Around 1898, when Harvey was 10 years old, the family moved from Mississippi to near Waxahache, Texas. Harvey graduated from high school in 1904. Four years later he married Arvia J. Wallace.

In 1909, in what appears to be a strategy for finding a job, Harvey took the civil service exam. Yet, the 1910 Census indicates that Harvey was working on an Ellis County farm. By 1916, Harvey earned enough money (or influence) to partner with three other men to become co-owner of the W.B. Jackson Motor Car Company of Waxahachie, a Ford dealership. This new-found opportunity allowed Harvey to purchase a house in town. However, in April of 1918, the desire for more opportunity lead Harvey and one of his partners, Walter B. Jackson, to begin a second dealership not in Waxahache but in McKinney on North Kentucky Street. The firm known as Jackson-Harris Auto Company was an immediate success and the following year the owners added a second-story machine shop making the firm the largest of its kind in Collin County, according to the *McKinney Courier-Gazette*.

With the success of their new enterprise, Walter and Harvey sold their interests in their original Waxahache dealership to focus on the one in McKinney at the end of 1919.

The infusion of cash allowed the Jackson-Harris Auto Company erect a gas station on West Louisiana Street as well as purchase a petroleum company in Clarksville, Texas. The company's prospects looked bright for 1920. However, in March of 1920, the 46-year-old Walter B. Jackson died following an operation for appendicitis.

Despite what could have been a major setback, the dealership continued to flourish. In fact, a month after Walter's death, Harvey Harris purchased the home of Ed Browne on West Lamar Street for \$14,000, an unusually large sum for a house of its size. The following year Walter's widow who inherited her husband's interest in the firm sold it to the Rose-Wilson Motor Company of Dallas, thus making the Dallas company Harvey's business partner. The new partnership arrangement established itself as the Harris Motor Company. By 1923, the Harris Motor Company employed 17 people selling 50 new Fords and 75 used cars per month from a 29,000 square foot facility. In 1924, Harvey moved the business from Kentucky Street to an even larger facility he had erected on East Virginia Street.

Harvey also experienced expansion in other aspects of his life. In 1926, he added a second-story bedroom to his West Lamar Street home and increased his already extensive civic activity. It is difficult to overstate Harvey Harris' impressive civic involvement in McKinney. The following is a list of organizations he served and positions he held:

Rotary Club, president
Hospital Board, president
Boy Scouts, president
Businessmen's Class of First Baptist Church, president
Knights of Pythias, vice chancellor
Building & Loan Association, officer
McKinney Chamber of Commerce, director
Central State Bank, director
Mystic Shrine, membership chairman
Retail Merchant Association, director
Mason, 32nd Degree

An article appearing in a September 1926 issue of the *McKinney Courier-Gazette* declares that Mr. Harris was retiring from the dealership business and would not move from McKinney. However, his actions sent mixed signals regarding that point. A mere two months before the announcement of his "retirement" at the age of 38, Harvey was appointed to McKinney's Hospital Board but that same month he sold his West Lamar

Street home to banker A.H. Eubanks. In September, he hosted and “appreciation party” for his 26 employees. Finally, in December of 1926 Harvey announced that he was moving to Dallas and resigned from several McKinney organizations.

In Dallas, Harvey organized the real estate firm known as Harris-Vaughn-Bush-Taylor Corporation, made up of two of his son-in-laws. He died in 1961 at the age of 73 and is entombed in the Abbey Mausoleum at the Restland Cemetery in Dallas. Harvey and his wife Arvia had three children, Rupurt, Harva and Dorothy. Arvia died in Dallas in 1963.

Andrew Hardy Eubanks (1886-1940)

Hardy Eubanks worked in banking and oil in Collin County for over a decade before taking the Active Vice President position at McKinney's Central State Bank in 1925.

Hardy was born in 1886 in Westminster, Texas to farmer William F. Eubanks and Mary Ann McAlister. Hardy's parents had moved from Arkansas to the Collin County community about 18 miles northeast of McKinney around 1876. When Hardy was a young teenager, he lost both parents and went to live with his sister and her husband. Hardy attended public school in the Denton area before entering a business school in Fort Worth at the age of 18. Upon finishing his business studies after two years, Hardy found work as a street car conductor in Dallas around 1907.

In 1911, Hardy moved back to Westminster and entered the banking business as a bookkeeper for the First State Bank. That same year, he married Nora Lee Stewart of Blue Ridge, Texas. Her father, John S. Stewart helped found the Security State Bank in that town just a few miles from Westminster. The marriage and Hardy's new career path established Hardy as “a young business man of sterling qualities and of fine promise” according to an article appearing in a March 1911 issue of the *McKinney Courier-Gazette*.

Hardy continued to advance his career by finding new opportunities at other banks in nearby towns, including Copeville and Josephine. In 1921, the Texas State Insurance and Banking Commissioner appointed Hardy to the position of Bank Examiner for the Greenville district which he held for two years before resigning to become the Active Vice President of Farmers State Bank of Mexia. In 1926, Hardy moved to McKinney to assume the same position for the Central State Bank. Soon after his arrival he purchased the Craftsman-Style house at 505 West Lamar Street from automobile dealer Harvey J. Harris.

Hardy held the Active Vice President position with the Central State Bank for 14 years until his death in 1940. His achievement in banking spilled over into other areas of his civic life. Even before coming to McKinney, Hardy was among only three people in Texas who had been conferred as "life-time members" by Rotary International. Such a honor was granted "in recognition of benefaction to humanity." While living in McKinney, Hardy was an active Mason and Shriner and a member of the First Baptist Church. He served with the Collin County Bankers' Association and Chamber of Commerce. In 1936, Texas Governor James Allred appointed Hardy to the State's Board of Regents overseeing seven colleges. In 1938, he was the recognized director of the Texas Good Roads Association, an official advisory board that was hugely responsible for building, widening and improving Highway 75. A few months before his death, the National Democratic Headquarters appointed Hardy as Chairman of the Fourth Congressional District in charge of raising funds and preparing for fall elections.

Hardy and his wife Nora had six sons. Three of the sons followed their father's career in finance. One son was a career Navy Captain. Another was with the Audubon Society. In 1953, Nora sold the Lamar Street house to Mrs. Anna S. Jeter, widow of Dr. A.J. Jeter, and moved to Mineral Wells. At her death in 1980, her remains were removed to Pecan Grove Cemetery in McKinney for burial.

C. Property Ownership

Address: 505 West Lamar Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, (CMC) Lot 616

Purchase Date	Seller	Buyer	Book/Page
Sep. 23, 1841	Republic of Texas	William Davis	
Mar. 24, 1849	William Davis	Town of McKinney	B / 279
Sep. 6, 1850 ¹	State of Texas	William Davis	J / 459
Mar. 1, 1852	Collin County Court	George White	F / 85
Nov. 28, 1856	George White	G.A. Foote	J / 573
Apr. 15, 1898	G.A. Foote	Corinne Foote	83 / 104
Dec. 6, 1904	N.A. & Corinne Shaw	W.E. Ditto	130 / 72
Feb. 21, 1914	W.E. & Lula Ditto	H.A. Abernathy	204 / 315
Apr. 8, 1914	H.A. Abernathy	Ed Browne	190 / 1
Apr. 26, 1920	Ed Browne	H.J. Harris	230 / 55
Jul. 1, 1926	H.J. Harris	A.H. Eubanks	263 / 103
Jun. 7, 1946	Nora Lee Eubanks	Anna S. Jeter	366 / 403
Apr. 21, 1953	James R. Jeter ²	Scott & Justine Abernathy	469 / 472
May 19, 1995	Scott Abernathy	Kenneth & Kathryn Brown	95-/0034795
Jul. 28, 1998	Kenneth & Kathryn Brown	Bettina Lynn Bush	98-0062704
Jan. 20, 2005	Bettina Lynn Bush	B. & M. Ripperger	5843 / 3480
Dec. 1, 2017	B. & M. Ripperger	Elizabeth S. Beck	

¹ This is the date the State of Texas issued a patent reaffirming William Davis' ownership.

² The son and heir of Anna S. Jeter.

D. Tenant History

Tenant history is the same as owner history.

E. Narrative History

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

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent re-affirming the Republic's grant of land to William Davis. This grant was recorded and signed by Governor E.M. Pease in 1856. Even before this grant was recorded by the new State of Texas officials, William Davis and his wife at the time, Margaret, "donated" 120 acres of this tract to the Collin County Commissioners to create the new County Seat in the City of McKinney in 1849. At the time of his donation, Mr. Davis considered this acreage to be some of his least valuable land because of the heavy brush that covered it. Still, as consideration for granting this property, he was deeded three lots within the new town site, which he sold as quickly as he could. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks. The blocks were subdivided into smaller lots and sold to finance the City of McKinney. As a side note, shortly after donating the land to be a new city, William abandoned his wife and child in McKinney and headed to California to search for gold. Land records indicating that William and Margaret were married for only a few years following the donation. By early 1859, William was married to a woman named Sallie (a.k.a. Sarah).

After the Original Donation's 87 blocks were divided into lots, it was the job of the County Commissioner to sell these lots to buyers. In March of 1852, Judge J.B. Wilmeth acting on behalf of Collin County sold the entirety of Block #71 along with some contiguous lots to surveyor George White for \$250. Four years later Mr. White sold this property to physician G.A. Foote for \$300.

When Dr. Foote purchased Block #71, he was married to Eliza Jane who also purchased some adjacent property in her name which Dr. Foote inherited when she died in 1889. Nine years later in 1898, at the age of 75, Dr. Foote married the 29-year-old Corinne Lee of Clarksville, Texas. Four days after the wedding, Dr. Foote deeded Block #71 and other nearby lots to his new bride for "one dollar paid in cash and love and affection." With unusual specificity for a warranty deed, the document describes the

property as follows:

To wit all of Block (71) Seventy one as shown on the map on plat of the Town of McKinney, containing residence house, and out houses, smoke house, store house, and servants house, also all household and kitchen furniture, silverware, piano, library and books and any an all things belonging to said household, said Block 71 containing building lot North of residence, also one surry (sic) and double harness for same, also about two (2) acres of land including barn, carriage house, corn house and hog lot.

What appears to be a gallant gesture d'amour, later in the document shows that Dr. Foote was merely establishing a life-estate that gave him possession of the property for life but not ownership. In 1902, four years after signing the deed, Dr. Foote died leaving Corinne to do what she wanted to with the property. Corinne remarried in 1904 to wealthy farmer Nicholas A. Shaw in her home town of Clarksville. That same year Corinne sold the property that Dr. Foote had given her as a wedding present to grocery merchant William E. Ditto for \$8,000.

When Mr. Ditto's wife died in late 1913, he sold a little over an acre of his property fronting West Lamar Street to real estate abstractor Harvey A. Abernathy, nephew of William M. Abernathy. Harvey Abernathy went about dividing the property into three lots and in April of 1914 sold one for \$1,100 to his cousin's husband, grain dealer Edward P. Browne.

In late Spring of 1915, Mr. Browne hired a contractor from Dallas identified as L. Caruthers to build a Craftsman Style home on his lot now known as 505 West Lamar Street. Mr. Browne and his wife Mary moved into their new house at the end of the year. It is not known who L. Caruthers was but he is known to have built another house in McKinney on Tucker Street for banker Tom Scott the same year. The use of river rock on these houses shows the builder's understanding of the Craftsman aesthetic that valued the creative use of natural materials.

In 1919, Mr. Browne died in an auto accident. The following year, his widow Mary sold the house to auto dealer Harvey J. Harris for \$14,000. Mr. Harris was a successful businessman and civic leader who looked to make McKinney his permanent home after moving to the city to start his business in 1918. In 1926, Mr. Harris enlarged the house by adding a second-story bedroom in what appeared to express his desire to remain in McKinney for many more years. Yet, three months later, he sold his house and business, resigned from his civic duties and moved to Dallas.

In 1926, banker Andrew Hardy Eubanks purchased the house from Mr. Harris for \$6,000 cash and assumed the five \$1,000 payments remaining on a note held by Mr. Harris. Though Mr. Eubanks purchased the house in July, he agreed not to take possession of it until January 1, 1927. Mr. Eubanks and his wife Nora Lee along with their six children occupied the house until Mr. Eubanks' death in 1940. Nora Lee sold the property in 1946 to Anna S. Jeter, widow of Dr. A.J. Jeter, for \$10,000. Mrs. Jeter died in 1950 and her son James R. Jeter sold the property in 1953 to Scott Abernathy for \$9,500. Scott Abernathy was the son of Harvey A. Abernathy and grew up in the house immediately to the east of the old Ed Browne House. Scott Abernathy was a land abstractor like his father and kept an office at 212 East Virginia Street. Scott died in 1980. His wife Justine died in 1994 leaving their son Scott, Jr. to sell the house in 1995 to Kenneth and Kathryn Brown (no relation to Ed Browne).

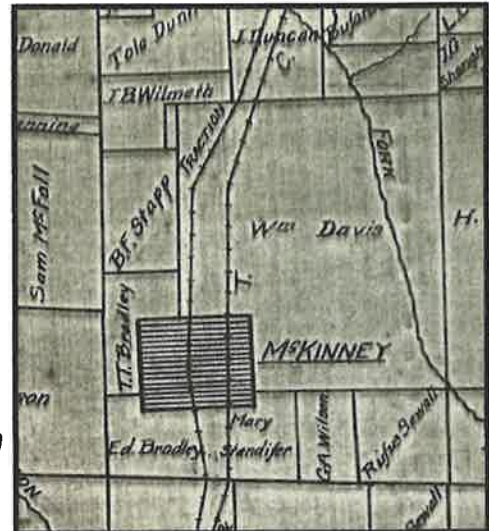
The Ed Browne house represents a fresh interpretation of the Craftsman style which sets it apart from other McKinney homes from that era. The home's generous outdoor spaces diffuse the boundaries between inside and out. This, along with a keen attention to construction details and materials, indicates that the designer, builder and owner were conscious of making a forward looking architectural statement. This home is a stand-out residence worthy of recognition and preservation.

F. Drawings

William Davis Headright

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

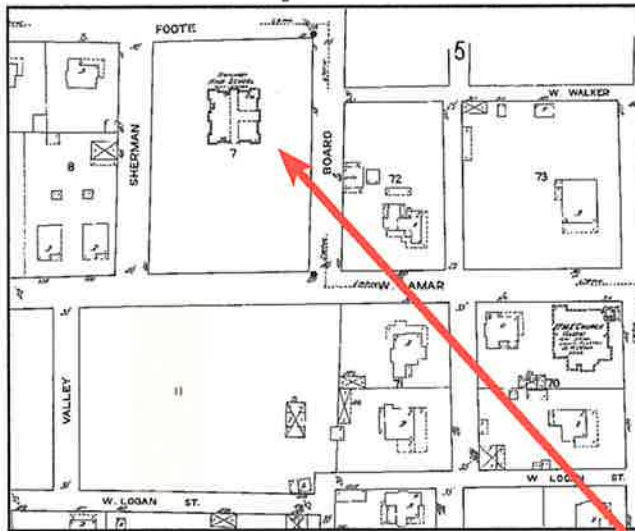
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associate with his contribution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



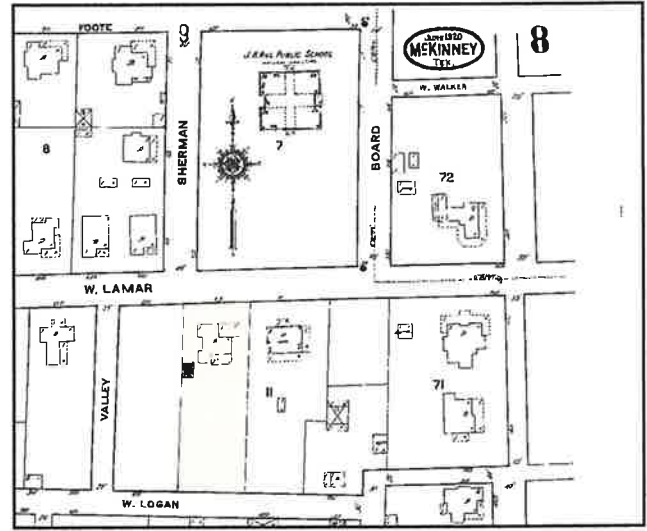
This grant became known as the Davis Survey and amounted to 3,129 acres which encompassed the site chosen to be the County Seat of Collin County. William Davis donated 120 acres of his land to the County Commissioners to be used to create the town of McKinney. The legal description of properties which were a part of this donation include the words "McKinney Original Donation." The photo below shows the Davis Survey and the McKinney Original Donation (outlined in blue) overlaid on a map of McKinney's downtown area.



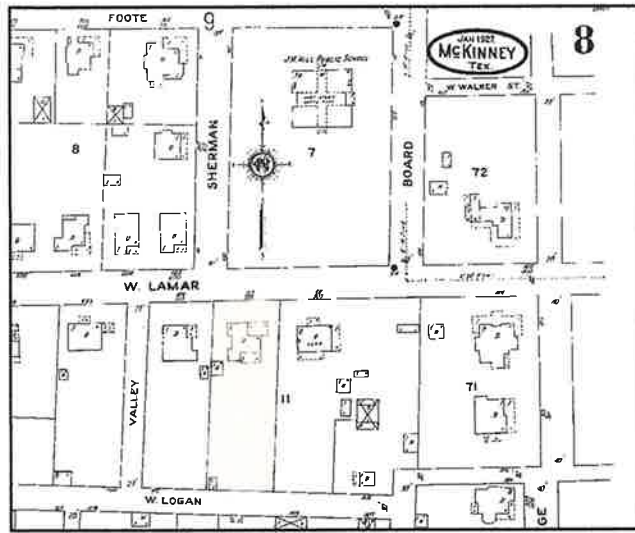
Sanborn Maps: 1914 - 1927+



1914



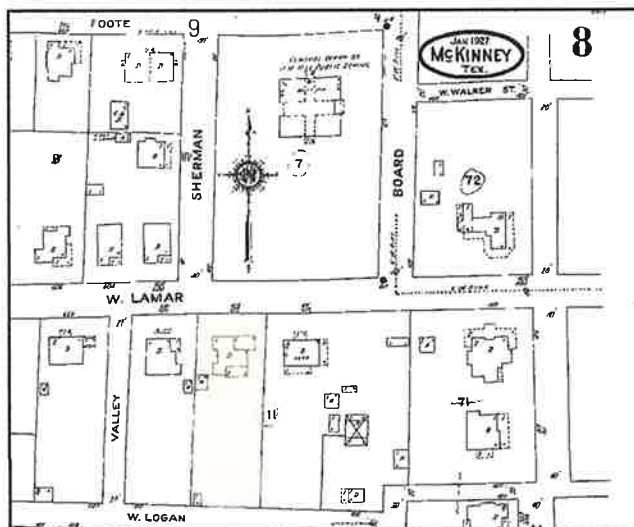
1920



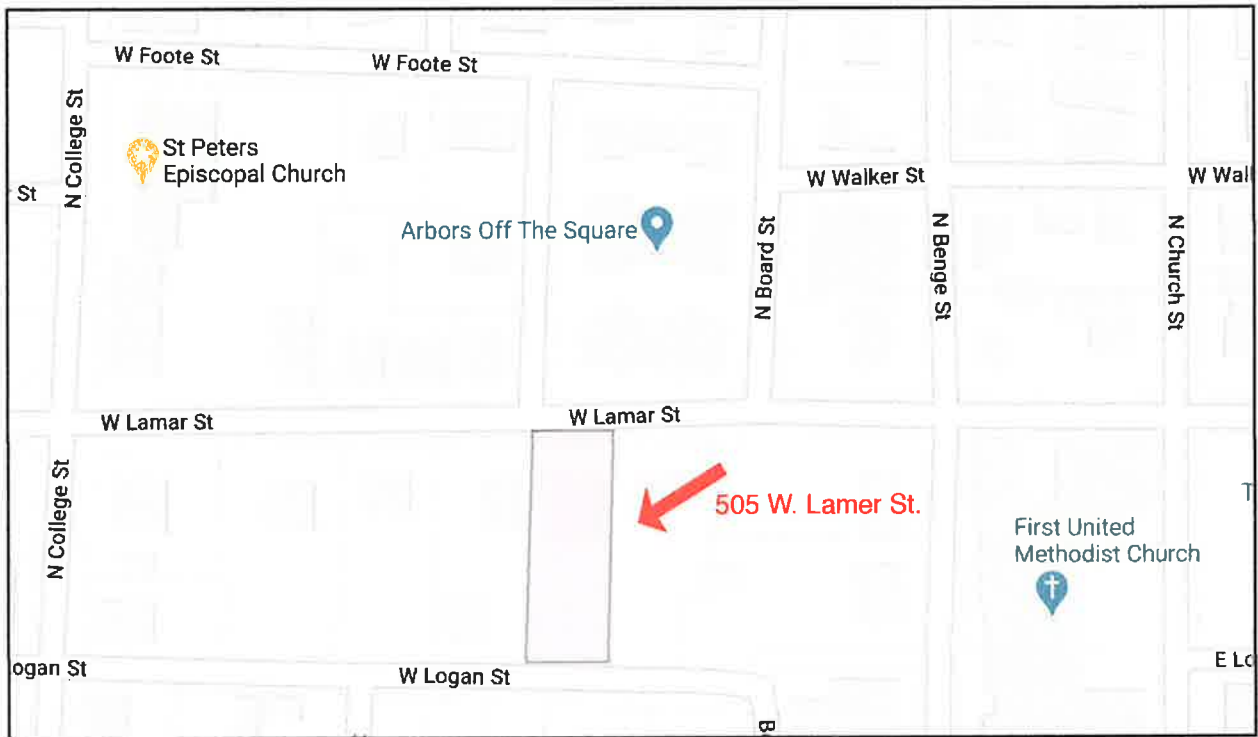
1927



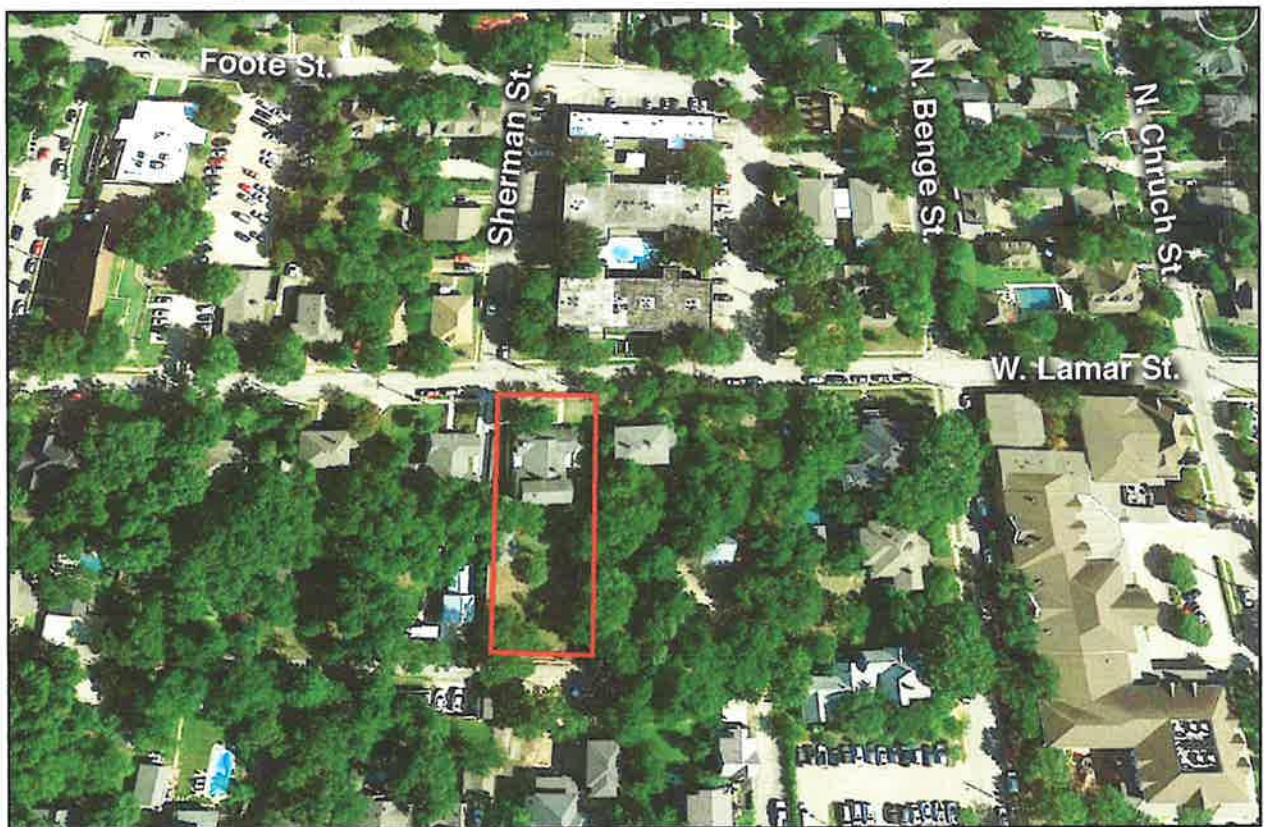
When Ed Browne had his house built on West Lamar Street in 1915, it was across the street from the **J.H. Hill High School** (Central Ward School). The building was built in 1889 and originally housed the McKinney Collegiate Institute for many years. However, it was F.G. Jones who used the building for his own private boys-only school when the building became known as the Jones Academy. The Academy closed around 1908 and the building was sold to the City of McKinney for \$10,000. The building was used as a school until 1963 when it was sold and razed to make way for the apartment complex that presently occupies the site.



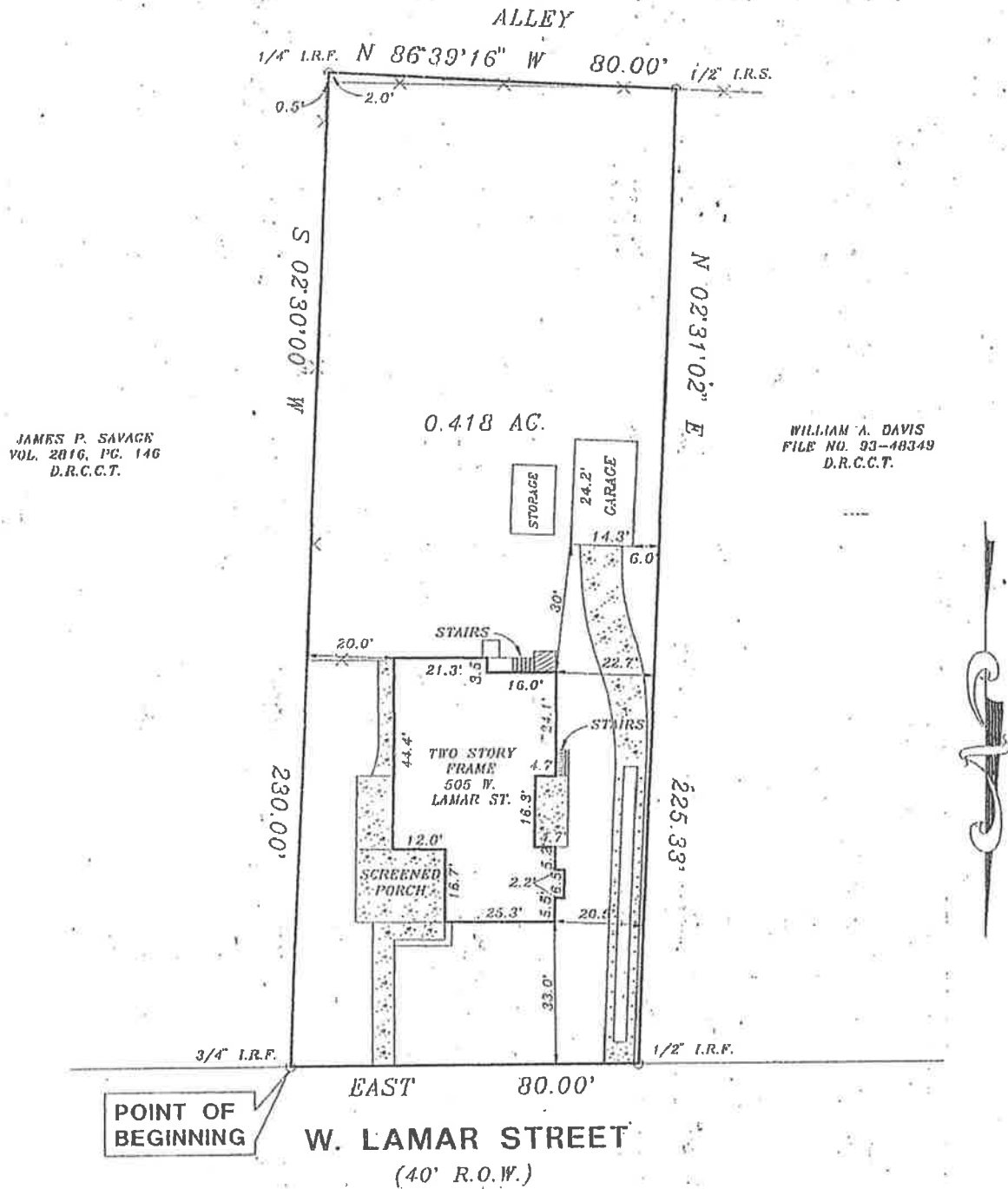
1927+



The map above shows the neighborhood around 505 West Lamar Street. The aerial photo below shows the Ed Browne House on Lamar Street, near the corner of Sherman Street.

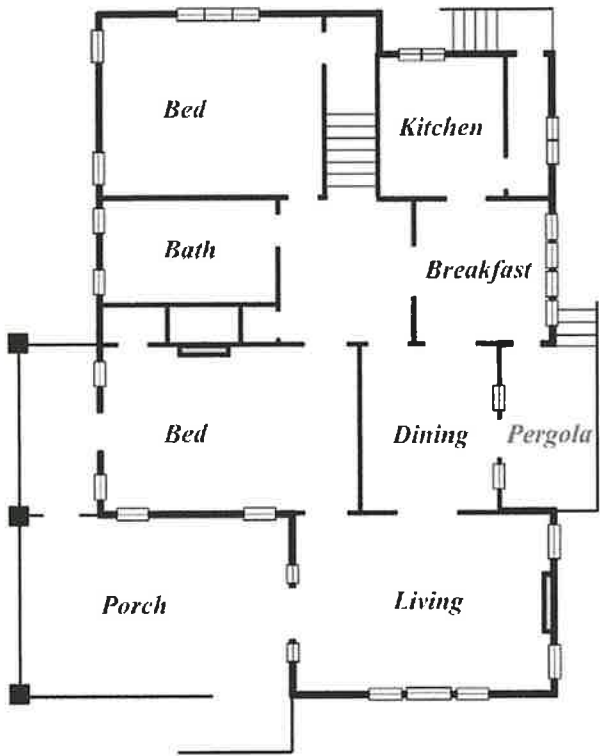


Site Plan for 505 West Lamar Street



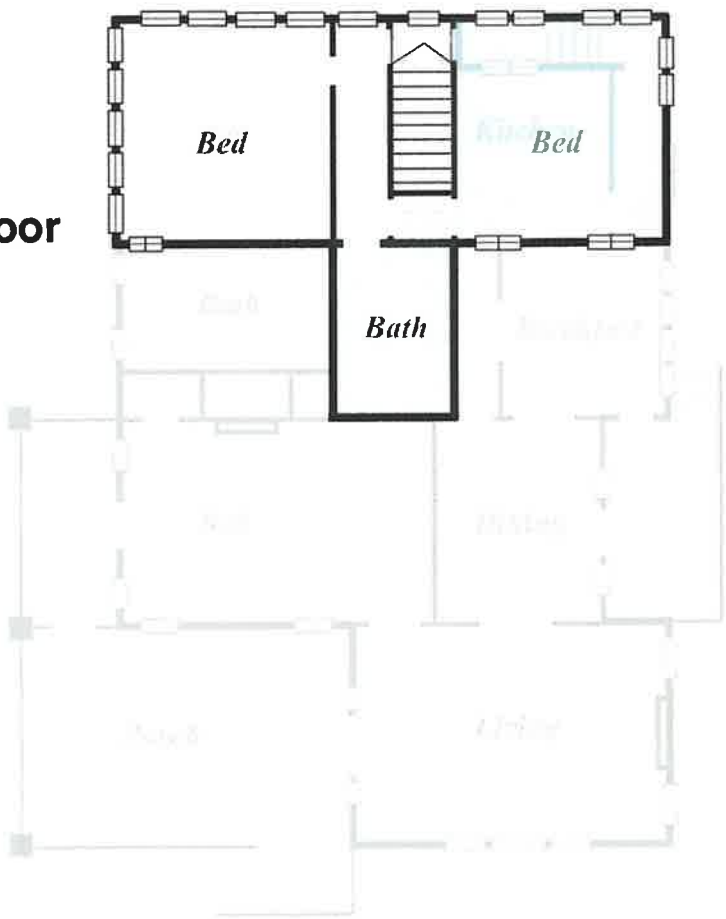
Floor Plan

This plan shows the Ed Browne House in its current configuration.



First Floor

Second Floor



 Added in 1926

G. Photographs



Ed Browne's father
Charles M. Browne
(1827-1894)



Ed Browne's mother
Fielder Ann Robbins
(1848-1901)

JURY CASES.	
Monday, January 19th.	
H. H. Bell vs R. W. Bryant, et al.	Browne Grain Co., vs H. & T. C. Ry. Co.
Browne Grain Co. vs H. & T. C. Ry. Co.	Browne Grain Co. vs H. & T. C. Ry. Co.
Collin Co. Grain Co. vs H. & T. C. Ry. Co.	Collin Co. Nat'l. Bank vs St. L. & S. W. Ry. Co. et al.
H. R. Chaddick vs G. C. & N. F. Ry. Co. et al.	
Tuesday, January 20th.	
M. G. Portman vs J. L. Angle.	J. H. Hagins vs H. H. Burch.
E. B. Marchant vs R. L. Stone.	Mutual Mfg. Co. vs F. I. N. Hood.
Wednesday, January 21st.	
J. W. Combest vs Gilbert Chilton.	J. E. Jones vs L. H. Rowan.
J. E. Jones vs J. W. Rowan.	
Monday, January 26th.	
W. A. Houser vs D. D. Rodgers.	J. I. Stark Grain Co., vs St. L. & S. W. Ry. Co.
San Antonio & Ark. Pass Ry Co. vs Browne Grain Co.	St. L. & S. W. Ry. Co. vs Browne Grain Company.
St. L. & S. W. Ry. Co. vs E. P. and C. V. Browne.	T. B. Wilson vs Dorsey and Wolfe.
A. A. Angle vs A. J. Farrell et al.	
NON JURY CIVIL DOCKET	
Monday, February 2nd.	
Alice A. Barnum vs J. K. Shephard, Garnishee.	Browne Grain Co., vs M. K. & T. Ry. Co. et al.
J. H. Bingham vs Texas Cotton Mill Co.	Brannon Brothers vs S. E. Tippet.
H. R. Chaddick vs Kitchen Grain Co.	

FATAL AUTO ACCIDENT; ED P. BROWNE ALMOST INSTANTLY KILLED NEAR HERE SUNDAY

WILSON MAY START HOME THIS WEEK

IF TREATY IS SIGNED TOMORROW HE WILL RAIL THURSDAY.

Ed P. Browne, one of McKinnon's well known young business men, being a member of the Browne Grain Company was almost instantly killed, about 12 o'clock Sunday in an automobile accident which occurred on the Dallas pike. The accident occurred about one and one half miles from the public square.

Head Crushed.

The car which was owned and driven by E. W. Emerson turned over and Mr. Browne was caught under the machine. His head was crushed and several bones in his body broken. Browne lived only about twenty minutes. Mr. Emerson who was driving the car was only slightly injured.

Buried In This County.

Ed P. Browne was 25 years old. He

Ed Browne was born in South Carolina but the family moved to Collin County when he was three years old. In 1907, Ed joined his brother Corbin in the grain business as the Browne Grain Company. By 1918, it was one of the largest grain companies in North Texas. Curiously, the company was frequently involved in legal disputes with railroad owners, grain suppliers and even its own customers. Yet, after Ed's fatal accident in 1919, his passing was abundantly lamented by friends, family and business associates.



Mary (Abernathy) Browne's father
William Meshack Abernathy
 (1843-1911)

Mary and the Abernathy Family

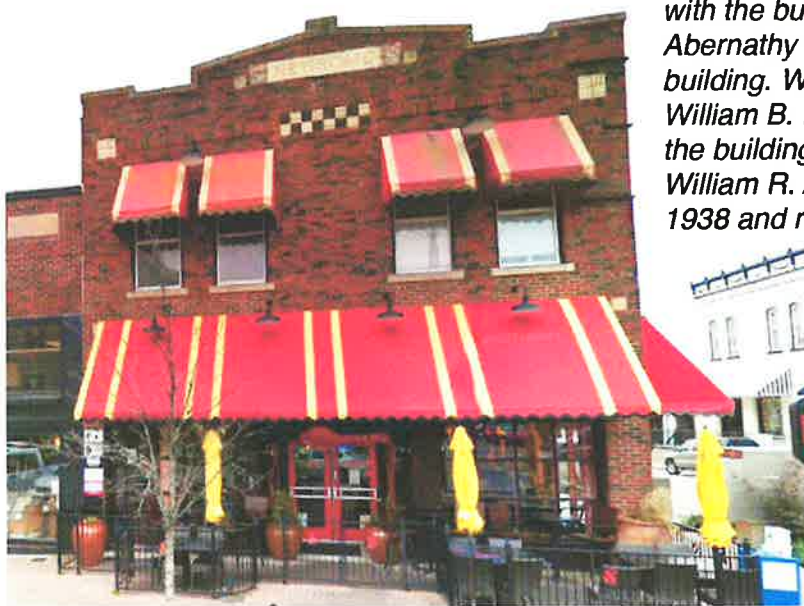
*Ed Browne married **Mary Abernathy**, daughter of William M. Abernathy and wife Lucy Roberts, in 1910. The Abernathy family was among the pioneer settlers of McKinney.*

The family began their migration from Mississippi to Collin County in 1876 when two brothers William M. and Mercer G. Abernathy came to McKinney and formed the law firm of Abernathy Brothers on the site now occupied by Spoons Cafe. A few years later their brother Gideon arrived in McKinney along with the brothers' parents.

During the Civil War, the eldest brother William M. Abernathy was a courier for Robert E. Lee and is said to have transported the last dispatch that passed between General Lee and General Grant regarding the surrender of the Confederate Army.

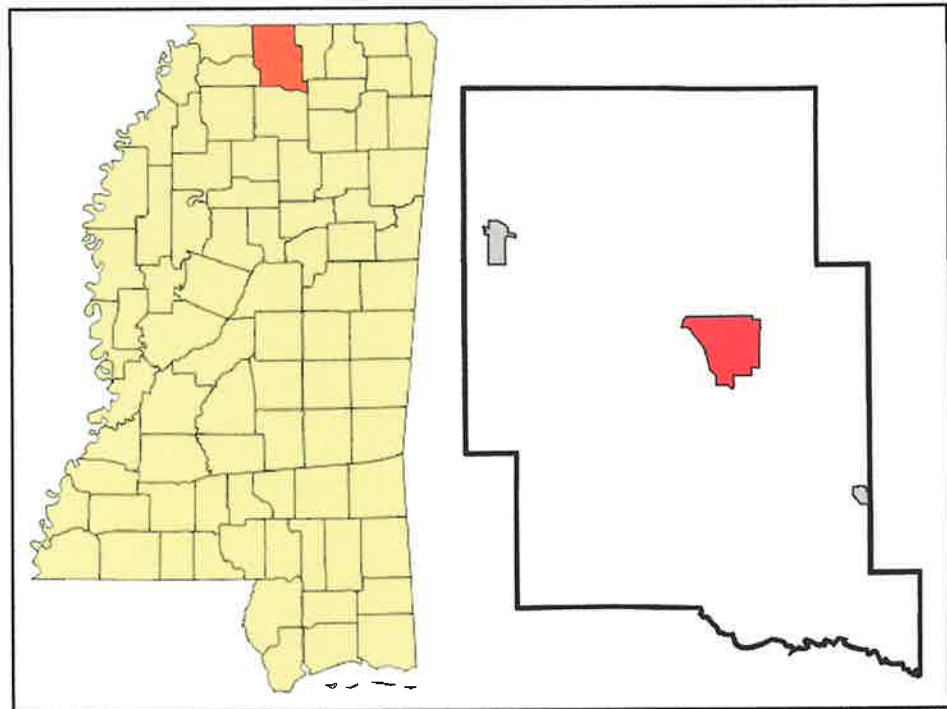
The youngest brother, Mercer G. Abernathy, shared a practice with his William until Mercer was elected County Judge in 1888. Mercer later rejoined the practice after nearly a decade as Judge. The two brothers had sons who eventually joined them in the practice. One of those sons was William Roberts Abernathy, who became one of the wealthiest men in Collin County.

When William M. Abernathy passed away in 1911, his son William Roberts Abernathy continued to office in the building owned by the Newsome family. The building was razed in 1926 and replaced with the building that now occupies the lot. W.R. Abernathy continued to be a tenant in the new building. When the new building was built, its owner William B. Newsome, placed a stone inscription on the building bearing the Newsome name. However, William R. Abernathy purchased the building in 1938 and renamed the building with an "Abernathy" inscription cemented over the name of the previous owner. Around 2011 the stone bearing the Abernathy name broke off unexpectedly from the building to reveal the Newsome name. From 1876 until 1953, at least one member of the Abernathy family rented office space in the buildings that occupied this lot.





The photo at left was taken around 1908 and shows William M. Abernathy with three of Mary's nieces and one nephew. From left to right: Mary Frances (1902-1089), William Perry Abernathy (1906-1953), King Daniel, Jr. (1907-1992) and Lucy Ozella (1903-1997).



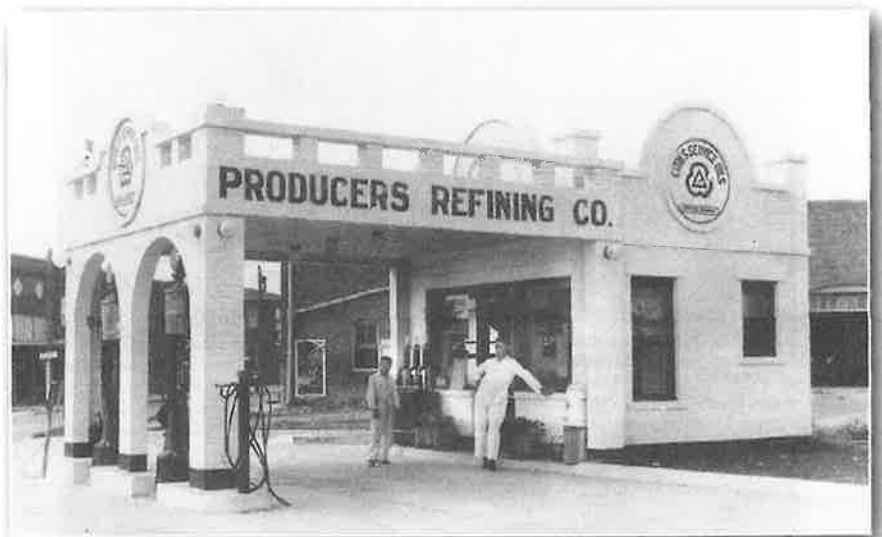
Holly Springs, Mississippi was the original home town of several families who moved McKinney in the late 19th Century. The families who settled in McKinney include names like Fant, Erwin, Anderson and Mattison. However, the most famous family to immigrate to McKinney from this town was the Abernathy family. Many Abernathys were lawyers and judges with significant land holdings in town and around the county. It is also the birthplace of Harvey J. Harris, the second owner of the Ed Browne House. Holly Springs is in Marshal County, on the northern boarder of the state. In 1893, the town's population totaled about 2,200.



Harvey J. Harris
(1888-1961)

Harvey J. Harris came to McKinney from Waxahachie in 1918 to start an automobile dealership selling Ford cars and trucks. During the eight years he lived in McKinney he built a business that became one of the largest dealerships in Texas.

Harvey Harris was born near Holly Springs, Mississippi to blacksmith Benjamin F. Harris and his wife Mary Wallace in 1888. When Harvey was 10 years old, the family moved from Mississippi to near Waxahache, Texas. Harvey J. Harris came to McKinney from Waxahachie in 1918 to start an automobile dealership selling Ford cars and trucks. During the eight years he lived in McKinney, he built an enormously successful business. Though he lived in McKinney for a relatively short time, he became the head of many of the City's civic organizations.



Second - Hand Fords



IF YOU HAVE A FORD YOU WANT TO SELL WE WANT TO BUY IT.

IF YOU WANT TO BUY A SECOND HAND FORD PERHAPS WE HAVE IT.

Spot cash paid for all second hand Ford cars. Don't sell until you see us.

Jackson-Harris Auto Co.

AUTHORIZED FORD SERVICE STATION

Phone 68. North Kentucky Street

Harvey Harris' partner Walter B. Jackson died two years into their McKinney business venture. Eventually Harvey became the sole owner of the business which was originally located on North Kentucky street. In 1924, Harvey moved his dealership and garage into a newly constructed building on East Virginia Street near the Old Post Office and just west of the gas station as seen in the pictured above.



Andrew Hardy Eubanks
(1886-1940)

EUBANKS AS CHAIRMAN IN REGENCY APPOINTMENT

MCKINNEY MAN RECEIVING MANY CONGRATULATORY MESSAGES FROM OVER STATE ON HONOR CONFERRED UPON HIM AS MEMBER AND OFFICIAL HEAD OF EXECUTIVE BODY OF SEVEN BIG STATE TEACHERS COLLEGES.

A. H. Eubanks, who was recently notified by phone of his appointment to the Board of Regents of the seven State Teachers Colleges, was received his of by mail to learn ment was also ship of that in

The Board of Regents has regular stated meetings, but none of



Hardy Eubanks began his banking career in Westminster, Texas at the First State Bank, started by his father-in-law John S. Stewart. Hardy made several transfers as he advanced in his career. He worked at banks in Copeville, Josephine and Mexia before coming to McKinney in 1926 to fill the position of Acting Vice President of the Central State Bank. He was also active in state and local civic affairs including serving as a Regent overseeing Texas colleges. Following Hardy's death in 1940, his brother-in-law James C. Stewart assumed his vice-president position at the bank.

STATEMENT OF THE CONDITION OF CENTRAL NATIONAL BANK OF MCKINNEY

MCKINNEY, TEXAS

As of Close of Business December 31, 1937

ASSETS	
Cash	\$21,896.77
U.S. Bonds	18,295.00
State Bonds	2,850.00
Loans	75,800.00
Real Estate	2,400.00
Other Assets	113,800.00
Total Assets	\$1,610,782.37

LIABILITIES	
Deposits	\$1,404,957.37
Other Liabilities	205.00
Total Liabilities	\$1,610,782.37

THE ABOVE STATEMENT IS CORRECT.

A. H. EUBANKS
ACTING VICE PRESIDENT

OFFICERS

ANDERSON, Chairman	J. C. STEWART, Cashier
F. B. POPE, President	W. R. SHERMAN, Assistant Cashier
W. A. POWELL, Vice-President	L. F. DEANE, Assistant Cashier
A. H. EUBANKS, Acting Vice-President	W. L. GLAZENER, Assistant Cashier

DIRECTORS

A. F. Coffey	C. B. Pope	A. H. Eubanks	E. G. Hall
W. A. Powell	W. L. Wilson	Dr. C. F. Lewis	James C. Stewart

Banks of McKinney

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

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

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



First National Bank



Collin County National Bank



Central National Bank

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.

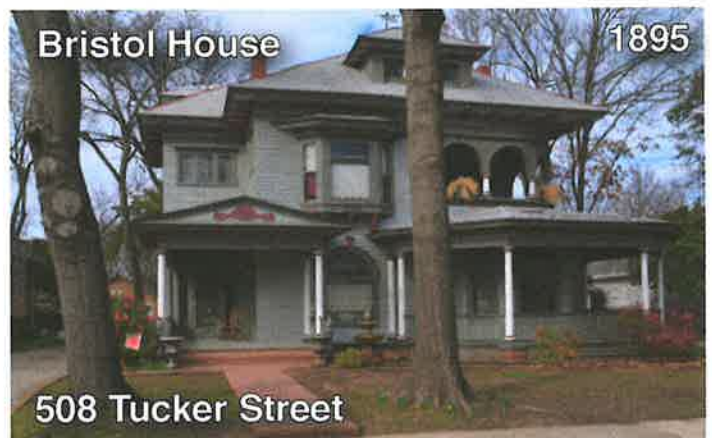
Queen Anne Style

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 J.R. 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 built 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 built 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

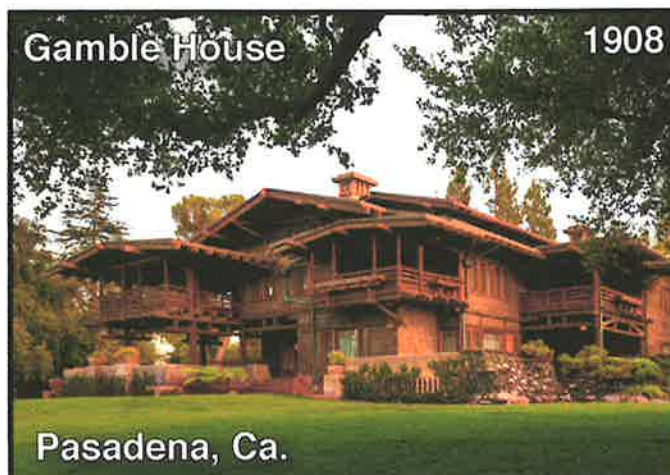
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a 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 a house built by Mr. L. Caruthers in 1915 for grain dealer Ed Browne 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 Craftsman Style

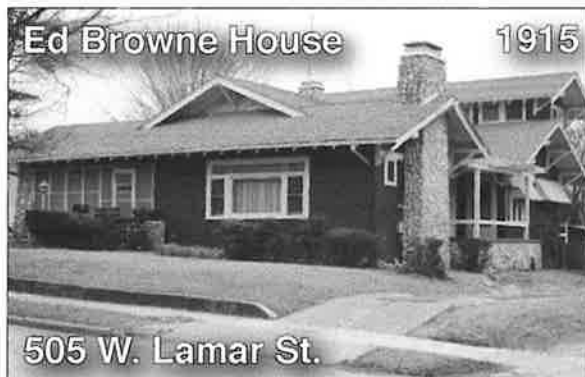
The Craftsman Style evolved from the British Arts & Crafts Movement in the second half of the 19th Century. The style was a conscious reaction to the overly elaborate Victorian Styles. The style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer 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.

The elements that characterize the Craftsman Style are:

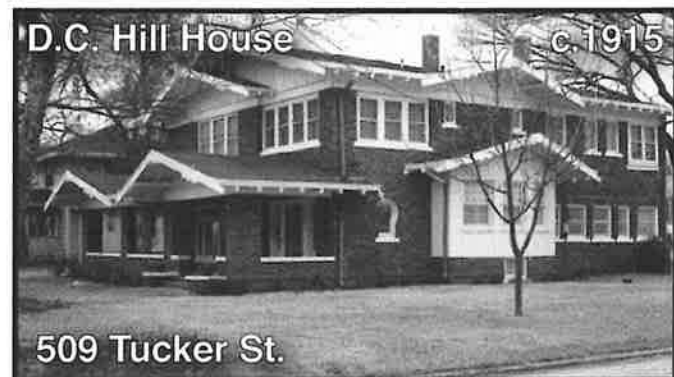
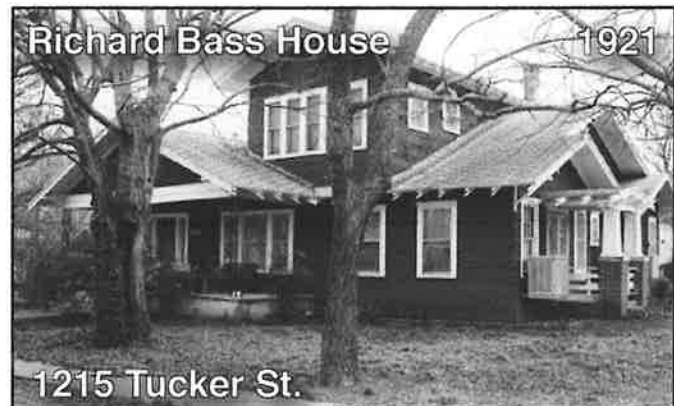
- low-pitched, gabled roof
- wide eaves
- exposed structural beams & rafters
- typically 1 to 1½ stories
- spacious, wide front porch
- tapered columns supported by piers
- use of stone, wood and natural materials
- knee bracing
- broad, horizontal elevations
- irregular floor plans
- rooms connect without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

Craftsman Style in McKinney

In McKinney, the Arts & Craft aesthetic is clearly evident in the house built by Mr. L. Caruthers in 1915 for grain dealer Ed Browne. Similarly, the Bass House (builder, A.J. Martin) and the Hill House, both on Tucker street, are other good examples of this style.

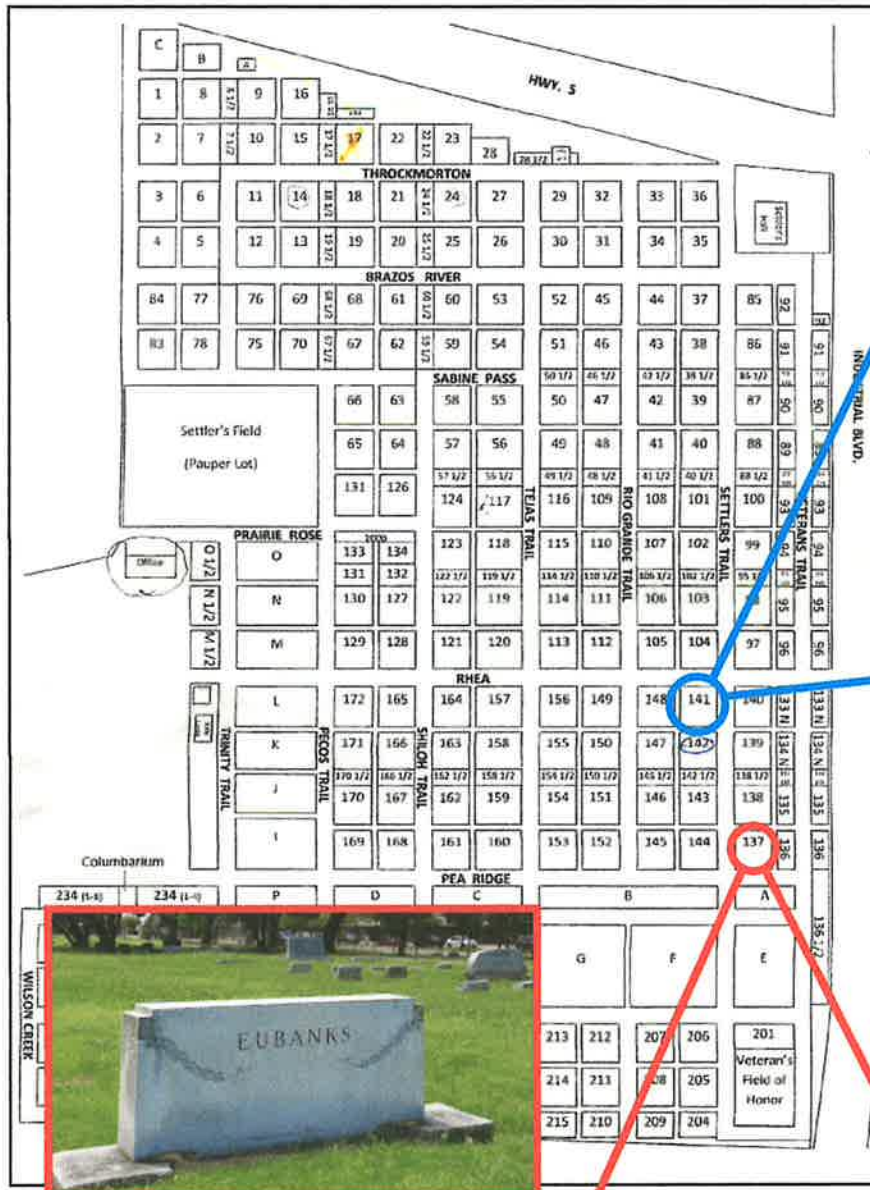


The above illustration shows a home design from a 1916 Sears pattern book.



Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 505 W. Lamar Street.



Edward P. Browne
(1886 - 1919)



Mary (Abernathy) Browne
(1886 - 1971)



Andrew Hardy Eubanks
(1886 - 1940)



Nora Lee (Stewart) Eubanks
(1890 - 1980)

Current Photos (2020)



Porch (approach)



North Front



Northeast



Northwest



West (north half)



West (south half)



South



East

Neighborhood Context (2020)

505 West Lamar neighborhood context



*View looking **EAST** on West Lamar Street*



*View looking **WEST** on West Lamar Street*

Homes near 505 West Lamar Street



503 West Lamar St.



507 West Lamar St.



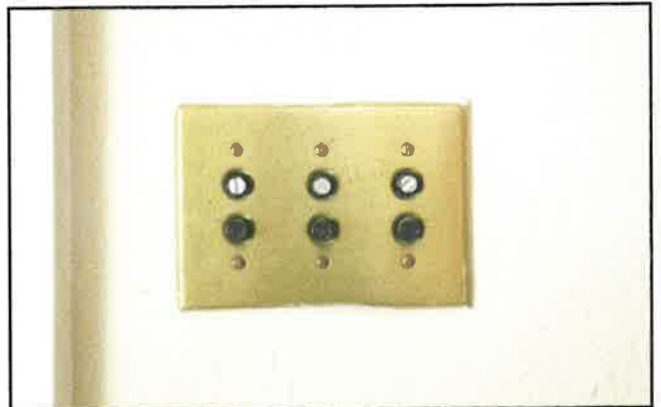
401 West Lamar St.



602 West Lamar St.

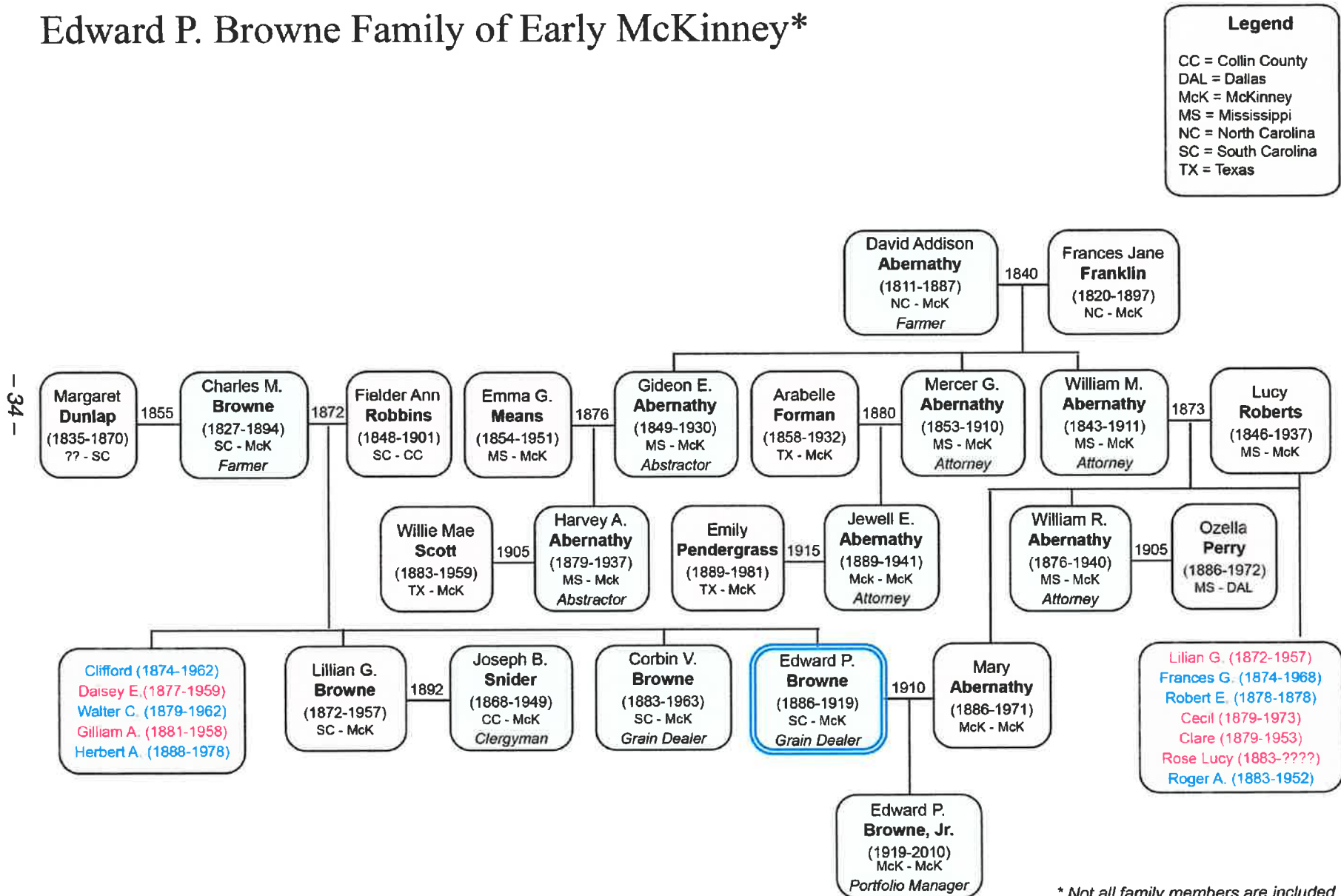
Architectural Accents





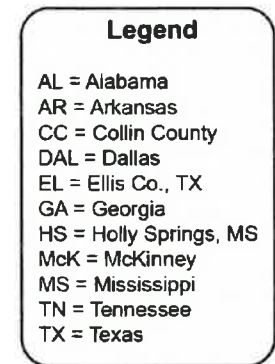


Edward P. Browne Family of Early McKinney*

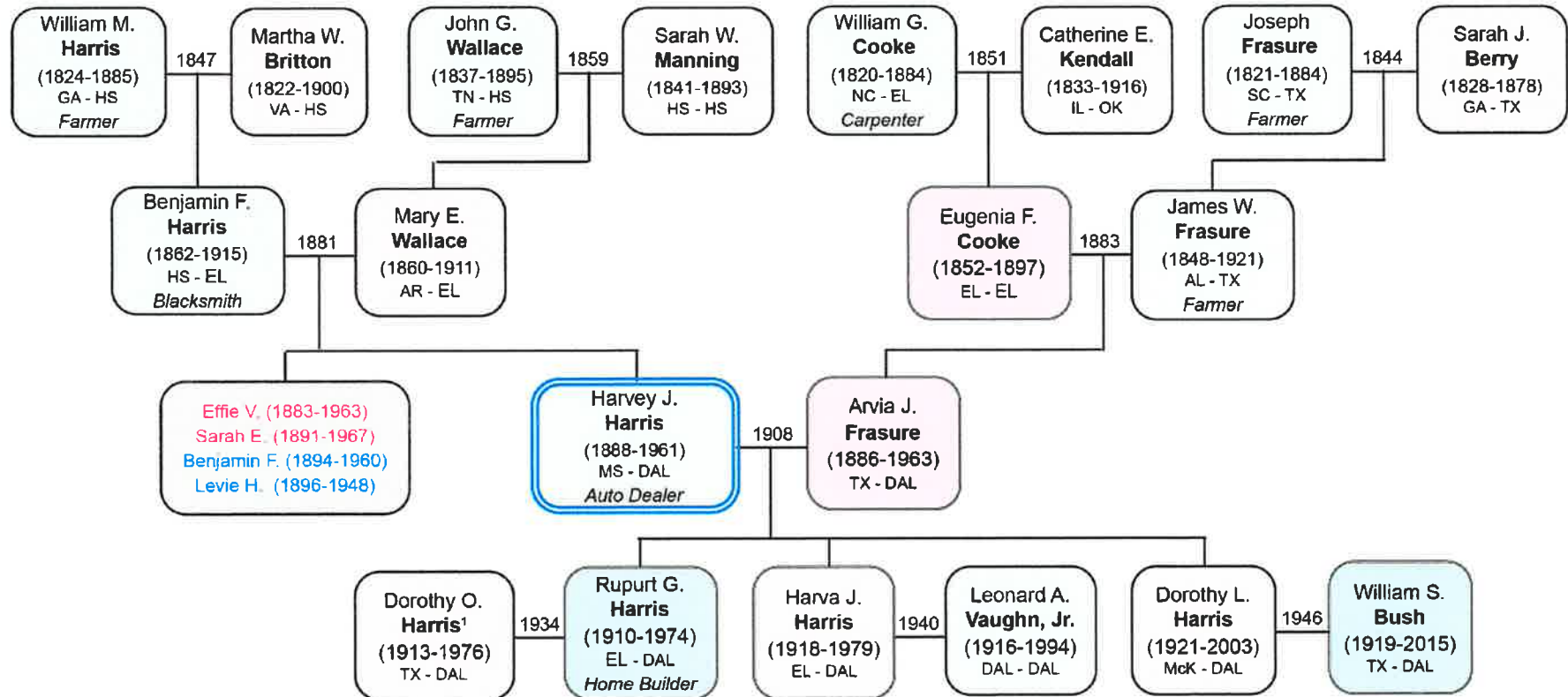


* Not all family members are included.

Harvey J. Harris of Early McKinney*



- 35 -

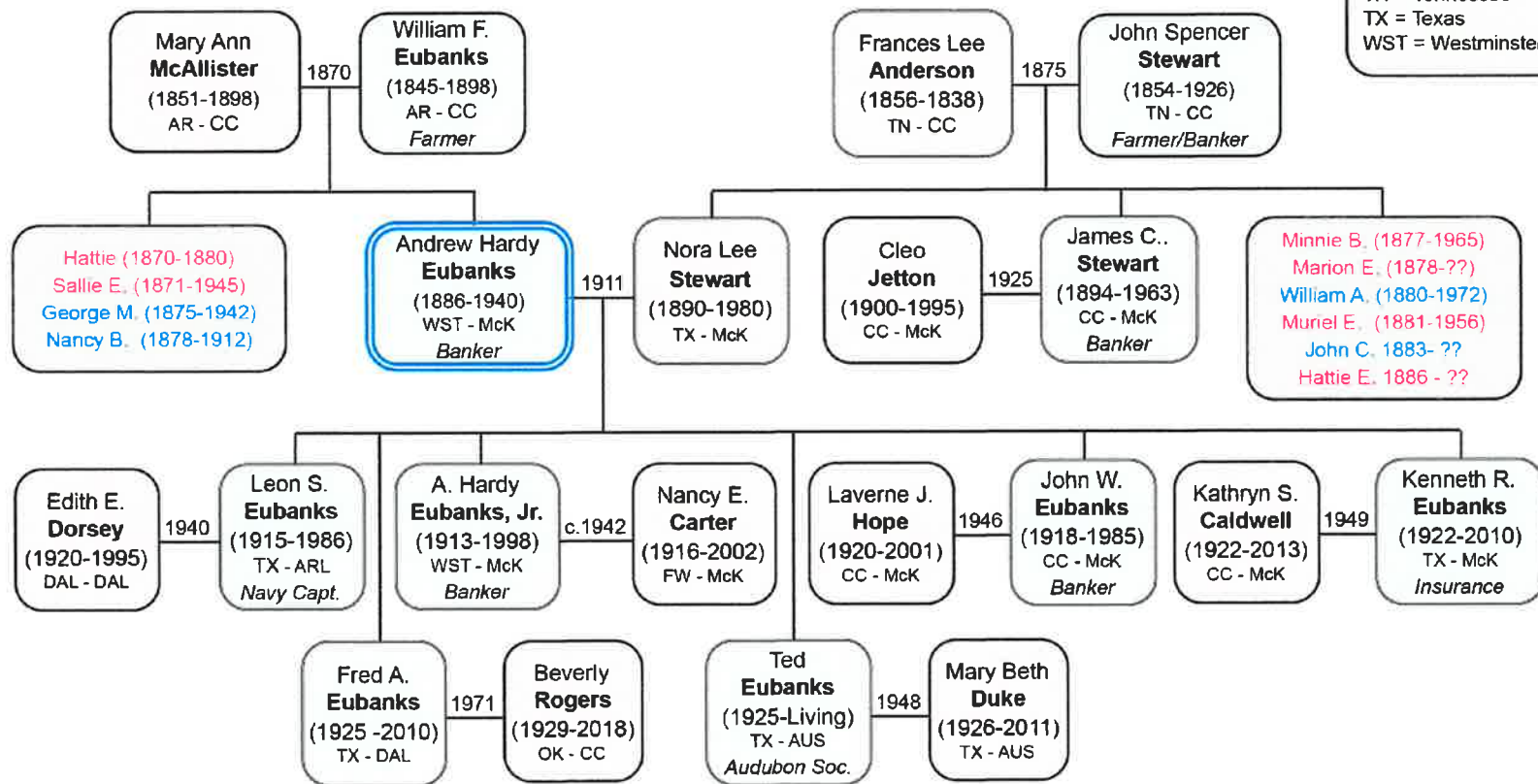


* Not all family members are included.

¹ No family relationship with husband

Andrew Hardy Eubanks of Early McKinney*

Legend
 AR = Arkansas
 ARL = Arlington, VA
 AUS = Austin, TX
 CC = Collin County
 DAL = Dallas, TX
 FW = Fort Worth, TX
 McK = McKinney, TX
 MS = Mississippi
 OK = Oklahoma
 TN = Tennessee
 TX = Texas
 WST = Westminster, TX



* Not all family members are included.

I. References & Resources

Collin County Deeds Records Office.

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

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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

* * *



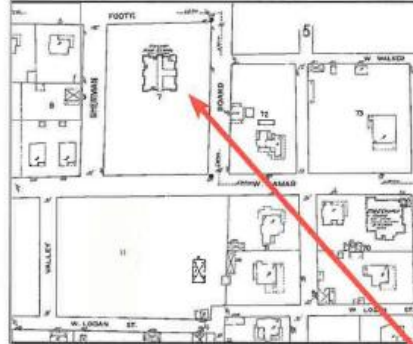




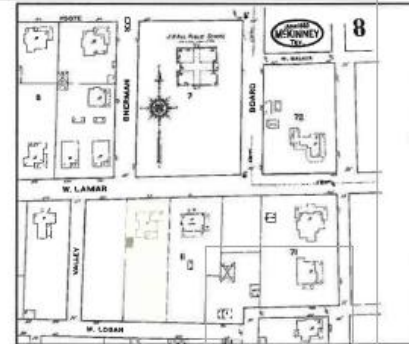




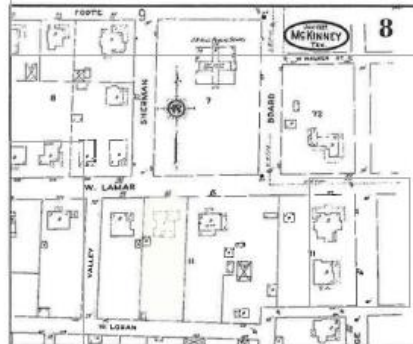
Sanborn Maps: 1914 - 1927+



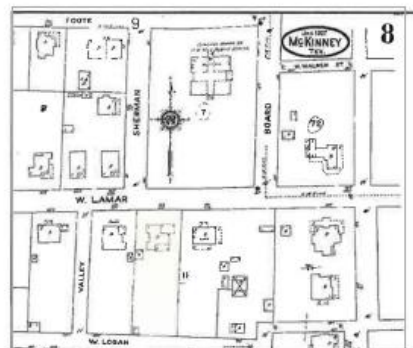
1914



1920



1927



1927+



When Ed Browne had his house built on West Lamar Street in 1915, it was across the street from the **J.H. Hill High School** (Central Ward School). The building was built in 1889 and originally housed the McKinney Collegiate Institute for many years. However, it was F.G. Jones who used the building for his own private boys-only school when the building became known as the Jones Academy. The Academy closed around 1908 and the building was sold to the City of McKinney for \$10,000. The building was used as a school until 1963 when it was sold and razed to make way for the apartment complex that presently occupies the site.

This plan shows the Ed Browne House in its current configuration.

The floor plan shows a two-story house. The first floor features a Living room, Dining area, Breakfast room, Kitchen, Bath, and a Porch. A Pergola is attached to the side of the house. Stairs lead from the Kitchen area to the second floor. The second floor includes two Bed rooms.

Second Floor



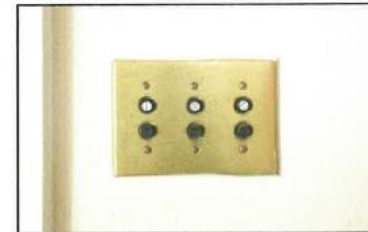
Architectural Accents



- 31 -



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20-036HT

Code Sections:

Title: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Beth Beck for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 505 West Lamar Street

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Beth Beck for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 505 West Lamar Street

COUNCIL GOAL: Enhance the Quality of Life In McKinney

MEETING DATE: September 3, 2020

DEPARTMENT: Planning

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 505 West Lamar 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, 2020-036HTM, 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 beginning in 2021).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2021 are approximately \$2351.08.

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 505 West Lamar

Street.

SUPPORTING MATERIALS:

HNIZ Tax Exem App 505 W Lamar

2020-036 HT 505 W Lamar Staff Report Level 1 Exemption



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: 505 W. Lamar Street, McKinney, TX 75069

OWNER: Beth Beck

Name (Print): _____

Mailing Address: 505 West Lamar Street

City, State, & Zip: McKinney, TX 75069

Phone: 202-848-2894

Fax: _____

E-mail: beth@millhousefoundation.org

OWNER SIGNATURE: X Beth Beck

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

STAFF REPORT

TO: Historic Preservation Advisory Board

FROM: Guy R. Giersch, Historic Preservation Officer

THROUGH: Mark Doty, Assistant Director of Planning

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20-0642

Code Sections:

Title: Discuss 2020-2021 Historic Home Recognition Calendar
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Discuss 2020-2021 Historic Home Recognition Calendar

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: September 3, 2020

DEPARTMENT: Development Services - Planning Department

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

DISCUSSION ITEM:

- Discuss 2020-2021 Historic Home Recognition Calendar