

CITY HISTORIC MARKER NOMINATION



All Marker Applications must be submitted online via the Customer Self-Service (CSS) Portal.

INCOMPLETE AND/OR PAPER APPLICATIONS WILL NOT BE ACCEPTED.

By submitting this application to the City of McKinney, the applicant affirms:

- All submitted information for this application represents an accurate description and narrative of the history of the property.
- The McKinney Historic Marker does not confer landmark status.
- The marker is one component of eligibility for a Marker Level tax exemption within the HNIZ which is subject to a separate application process.
- The Marker will be mounted on the front façade of the approved building within thirty (30) calendar days of award of the Marker. The owner will purchase the marker from the city and install the plaque.
- It is understood that approval of this application by the Historic Preservation Officer and the Historic Preservation Advisory Board in no way constitutes approval of a building permit or other required City permit approvals.

II. General Property Information *(Upload a pdf of this section to your application.)*

Name of Building: Muse Academy
 Address of Building: 1306 N. Waddill St
 Date of Construction: 1858-1859 Check one: Known or Circa per state marker
 Architect/Designer: James Muse
 Builder/Contractor: _____
 Architectural Period: _____ Architectural Style: _____
 Is Building Location Original? Yes No (Specify Original location): _____

Parcel ID and Legal Description of Property

Building Use:

Original Uses

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

Adapted Uses

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

Transportation _____

Transportation _____

III. Architectural Description (Upload a pdf of this section to your application.)

a. Plan and Orientation

	Original	Current
Number of Stories	2	2
Orientation (N, S, E, W)	?	W
Floor Plan		
Open plan	<input type="checkbox"/>	<input type="checkbox"/>
L-plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Modified L-plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Center passage plan	<input type="checkbox"/>	<input type="checkbox"/>
2-room plan	<input type="checkbox"/>	<input type="checkbox"/>
T-plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shotgun plan	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical plan	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>

TORL

Modified TORL

b. Character Defining Architectural Features (Please check all that apply.)

Roof Form		
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"/>
Windows		
Double Hung	<input type="checkbox"/>	<input type="checkbox"/>
Single Hung	<input type="checkbox"/>	<input type="checkbox"/>
1 over 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3 over 1	<input type="checkbox"/>	<input type="checkbox"/>
4 over 1	<input type="checkbox"/>	<input type="checkbox"/>
4 over 4	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input type="checkbox"/>	<input type="checkbox"/>
Awning	<input type="checkbox"/>	<input type="checkbox"/>
Hopper	<input type="checkbox"/>	<input type="checkbox"/>
Arched	<input type="checkbox"/>	<input type="checkbox"/>
Fixed	<input type="checkbox"/>	<input type="checkbox"/>
Sliding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>
Doors		
Single front	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Double front	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Front Doors	<input type="checkbox"/>	<input type="checkbox"/>
Solid Panel	<input type="checkbox"/>	<input type="checkbox"/>
Multiple Panel	<input type="checkbox"/>	<input type="checkbox"/>

Not sure

Painted Double Sided Frames/panes

Glass	<input type="checkbox"/>	
Other	<input type="checkbox"/>	
Decorative Elements		
Corbels	<input type="checkbox"/>	
Brackets	<input type="checkbox"/>	
Columns and post	<input checked="" type="checkbox"/>	
Shutters	<input type="checkbox"/>	
Porch(es)	<input checked="" type="checkbox"/>	
Other	<input type="checkbox"/>	

Solid Wood

c. Materials (Please check all that apply.)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Wall Surface		
Siding (specify type)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>
Windows		
Wood Sash	<input type="checkbox"/>	<input type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Steel Sash	<input type="checkbox"/>	<input type="checkbox"/>
Vinyl Sash	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/> <u>Unknown</u>	<input checked="" type="checkbox"/> <u>Wood P.</u>
Roof Materials		
Shingles (specify type)	<input checked="" type="checkbox"/> <u>Unknown</u>	<input checked="" type="checkbox"/>
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
Secondary (Trim) Color
Additional Colors

White
Contrast but unknown

White
White
Blue Shutters

IV. Supporting Documentation (Upload pdfs with this information to your application.)

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. A chart for this information is included in the "Historic Marker Application Reference Packet".

D. Tenant History

List all known tenants of the property throughout its history. A chart for this information is included below.

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. Drawing, provide:

- A sketch of the current site plan. Include the proposed location of the historic plaque.
- A sketch map indicating the nominated property and any related sites.
- A sketch or drawing showing the current plan of the house.
 - Sketches or drawings of the historic plan may be included as well.
- Copies of Sanborn Maps™ showing the house's relationship to other homes and the footprint of the house.

G. Photographs, provide:

- At least one historic photograph of the property.
- At least one current photograph of the property illustrating in its surrounding context. For example, photograph the streetscape in which the building is included.
- At least one photograph of each side of the building.
- Photographs of distinctive characteristics and architectural features
- Label each photograph with the property address and a sequential series of numbers,
 - For example, 222_N_Tennessee_1, 222_N_Tennessee_2, etc.

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™, newspapers, and other sources used in preparing this form. (See the "Historic Marker Application Reference Packet" for suggestions.)







SITE OF

MUSE ACADEMY

A NATIVE OF VIRGINIA, JAMES S. MUSE (1804-1878) PROSPERED AS A HEMP GROWER IN MISSOURI BEFORE COMING TO TEXAS WITH HIS WIFE MARGARET SLAUGHTER. HE BOUGHT 320 ACRES AND BUILT THIS HOUSE IN 1858-59. IN ONE WING WHICH WAS LATER REMOVED, HE OPENED MUSE ACADEMY, ALSO KNOWN AS MOUNT PLEASANT HIGH SCHOOL. A LAY PREACHER IN THE CHRISTIAN CHURCH, HE WAS ALSO A GREEK AND LATIN SCHOLAR. OTHER INSTRCTORS, INCLUDING HIS DAUGHTERS, WERE ADDED AS THE SCHOOL GREW. MANY CHILDREN OF PROMINENT PIONEER FAMILIES IN NORTH TEXAS ATTENDED. THE SCHOOL CLOSED IN 1871.

(1978)

HISTORICAL PROPERTY REPORT

The Muse House & Site of Muse Academy

1306 North Waddill Street
McKinney, Texas 75069 • Collin County

Prepared for:
City of McKinney Historic Designation Application

Current Owners: James and Emily Martin • Purchased January 2024

Texas Historical Commission Marker No. 6188 • Erected 1978
Legal Description: T.H. Muse Addition (CMC), Block 2, Lots 2B, 2E, 1A, and 1D
Prepared: May 2026

Primary Sources: Mrs. Ruth Muse Wells • Mrs. Ward Worthy • Col. Tom Emerson
A History of Collin County, Texas • McKinney Courier-Gazette • THC Atlas

I. Executive Summary

The property at 1306 North Waddill Street in McKinney, Texas is one of the oldest surviving residences in Collin County, constructed beginning in 1857 by James Sanford Muse — a Virginia-born classical scholar, lay preacher, and prosperous Missouri hemp farmer who arrived in McKinney with his family caravan in the late 1850s. The two-story Colonial-style home is historically significant on multiple levels: it served as the Muse family seat for more than four decades; it housed Muse Academy (also known as Mount Pleasant Male and Female High School), one of the earliest and most distinguished private educational institutions in North Texas; and it is an unusually well-documented example of mid-19th-century vernacular construction craftsmanship in Collin County.

The home has been formally recognized by the Texas Historical Commission, which erected State Historical Marker No. 6188 at the site in September 1978, with the marker sponsored by Mr. and Mrs. Walter P. Bomar, who then owned and had lovingly restored the property. According to multiple sources, including published real estate listings and local historians, the structure is the oldest continuously occupied home in Collin County.

This report synthesizes information from the THC marker record; a detailed typed history prepared from information provided by Mrs. Ruth Muse Wells (great-granddaughter of James S. Muse) and Mrs. Ward Worthy; a newspaper feature by Col. Tom Emerson published in the McKinney Courier-Gazette; published coverage of the 1978 marker dedication ceremony; the published volume *A History of Collin County, Texas*; the McKinney, Texas community history book; and supplemental web-based historical sources.

Address:	1306 N. Waddill Street, McKinney, TX 75069
Year Built:	Construction began 1857; completed 1858–1859
Builder / Original Owner:	James Sanford Muse (1804–1878)
Historic Names:	The Muse House • Site of Muse Academy • Mount Pleasant • Mount Pleasant Male and Female High School
THC Marker:	No. 6188 — Dedicated September 24, 1978; sponsored by Mr. & Mrs. Walter P. Bomar
Legal Description:	T.H. Muse Addition (CMC), Block 2, Lots 2B, 2E, 1A, and 1D
Parcel ID:	R0918001001A1
Current Owners:	James and Emily Martin (January 2024 – Present)
Architectural Style:	Two-story Colonial with upper balcony
Construction:	Timber frame; mortise-and-tenon joinery with wooden pegs; heart pine lumber from Jefferson, TX; bois d’arc foundation blocks

THC Significance Topics:	Architecture • Settlements & Settlers • Education
Primary Sources:	Mrs. Ruth Muse Wells; Mrs. Ward Worthy; Col. Tom Emerson; A History of Collin County, Texas; McKinney Courier-Gazette

II. Historical Context: McKinney and Collin County in the 1850s

To fully appreciate the significance of the property at 1306 N. Waddill Street, it is essential to situate it within the broader history of Collin County and the frontier town of McKinney in the decade before the Civil War. Collin County was established by the Texas Legislature in 1846, just one year after Texas achieved statehood, and was named in honor of Collin McKinney — a pioneering statesman and one of the principal drafters of the Texas Declaration of Independence. The county seat, also named McKinney, was formally designated in 1848, when the settlement consisted of little more than a courthouse, several stores, and a scattering of homes on the Texas blackland prairie.

During the 1850s, the McKinney area was rapidly transitioning from true frontier to an emerging civic community. Land-seeking settlers from the Upper South — Virginia, Kentucky, Tennessee, Missouri, and the Carolinas — arrived in a steady stream, acquiring land and establishing farms. Cotton farming became the dominant economic driver, and McKinney's population grew steadily. By the time James Muse arrived in 1857, the town had churches, a courthouse, and a commercial district, but remained comparatively raw and undeveloped.

Education was an urgent community priority. The Texas public school system did not exist in any meaningful form until after the Civil War and Reconstruction. In the meantime, private academies — operating in homes, churches, and log schoolhouses — provided the only means of formal education for frontier families. Several prominent early settlers established schools or hired tutors. The property's neighborhood was itself a corridor of early educational enterprise: Judge R.L. Waddill, for whom Waddill Street is named, arrived in McKinney in 1853 — just four years before the Muses — and erected a schoolhouse in his own backyard in the late 1850s, hiring a teacher from Bethany College in West Virginia. The old Waddill homestead, located on 'The Ridge' on the site of what would become North Waddill Street and directly adjacent to the future Muse Academy property, remained a landmark until it burned in 1904. Its loss underscores how rare and precious the survival of the Muse house truly is.

It was into this specific context — a growing frontier county desperately in need of education, civic institutions, and the cultural life that educated settlers could provide — that James Sanford Muse arrived with his family, his resources, and his vision.

III. James Sanford Muse (1804–1878): Founder, Builder, Teacher, Minister

Origins and Early Life in Virginia

James Sanford Muse was born on October 31, 1804, in Pittsylvania County, Virginia, in the Blue Ridge Mountain foothills. He was the second son of Thomas and Ann (Wrenn) Muse, and one of seventeen children raised in that household. Despite the hardships of mountain farm life — his son Thomas later recalled that young James plowed the rocky land as a teenager wearing only a rough linsey-woolsey shirt, barefoot among the rocks that tumbled back into the furrow — James somehow obtained a rigorous classical education. His grandson James M. Muse marveled at this in 1920: "It is almost impossible for me to conceive how a boy or young man, reared under such circumstances, could obtain an education. And yet my grandfather became a Latin and Greek scholar, well versed in all the learning of those times, familiar with the history and mythology of all ages, a great student of the Bible and an influential and eloquent man."

Marriages and Family

James Muse married twice. His first wife was Jane Slaughter, whom he wed on May 28, 1834, in Orange County, Virginia. After her death, he married Margaret M. Slaughter on April 17, 1849, in Lafayette County, Missouri. Both marriages are recorded in the Muse family Bible, in James's own handwriting — a document that passed by Margaret's will to her grandson James M. Muse and forms one of the primary genealogical records of the family.

Missouri Years: Hemp Farming and the Christian Church

After his first marriage, Muse moved from Virginia to Scott County, Kentucky, and subsequently to Lafayette County, Missouri, where hemp cultivation was the dominant industry. Using the labor of enslaved people, Muse built considerable wealth in the Missouri hemp fields. He also became deeply involved in the Christian Church (the Restoration Movement), and family accounts record that he hosted leaders of that movement — including the founder Alexander Campbell — at his table during this period.

Around 1856 or 1857, Muse made the decision to relocate to Texas. His reasons, as reported by his grandson, were notably humanitarian in character: having accumulated sufficient wealth, he wished to move to a climate more suitable for the enslaved people in his household, so that they would not face the hardships of cold Missouri winters or the grueling demands of hemp work.

The Journey to Texas

The overland journey from Missouri to McKinney in 1856–1857 was undertaken in caravan style: Muse and family in a large carriage, enslaved people and goods in wagons, with outriders managing livestock and watching for Indian encounters. The caravan moved in easy stages across the prairie. One formerly enslaved man, years later, encountered James M. Muse on a McKinney street and recalled being a small child on that journey, hot and tired and crying, when Muse pulled his carriage alongside and called out to give the children something to eat — a small, human detail preserved in family memory for generations.

The journey ended at McKinney, then the county seat of the eleven-year-old County of Collin. Muse purchased 320 acres lying approximately one mile northwest of the center of town. He selected a hilltop on the south side of that tract — a site commanding wide views across the surrounding prairie with breezes sweeping across its porches in all seasons. The family named the place "Mount Pleasant" for its hilltop setting and the pleasant breezes that crossed its wide verandas.

Character and Public Life

The typed history prepared from the recollections of Mrs. Ruth Muse Wells and Mrs. Ward Worthy describes Muse as a man of deep conviction and practical purpose. He organized Christian Churches throughout Collin County, acting as a lay preacher while accepting no pay whatsoever. Among the congregations he helped establish was the Spring Creek Church, now the First Christian Church of Plano. He was moved by Alexander Campbell's influence and counted Campbell among his acquaintances. Though he opposed secession, his own two eldest sons — J.M. and T.H. volunteered immediately for the Confederate Army. J.M. was killed at the Battle of Shiloh.

After abolition, several of the formerly enslaved people who had lived and worked on the Muse property refused to leave, and Muse employed them and paid them wages for many years afterward. A section of McKinney known as Lewisville was named for Lewis Doty, who had been coachman for Muse's son Thomas Henry, and whose descendants became prominent in business and educational circles in McKinney's Black community for generations.

James M. Muse, the grandson, described his grandfather as "a most eloquent preacher" who "used beautiful language, and was most powerful in exhortation." He characterized him as "a pioneer Christian minister and teacher" — a man whose intellectual gifts, shaped despite poverty in the Virginia mountains, expressed themselves fully in the Texas frontier community he helped build.

Muse died in 1878. He was initially buried in a family cemetery north of the house on the original 320-acre tract. Those graves were later moved to Pecan Grove Cemetery in McKinney, where the Muse family plot remains today (Section 5, Row 16, GPS: 33°10'43.9"N 96°37'01.3"W).

IV. Construction History and Architectural Description (1857–1859)

Design Intent and Planning

The design of the house was driven by two considerations, as the Muse House document prepared from family sources makes clear: the area's climate, and the requirements of a school. James Muse built not merely a home but a combined residence and educational facility, conceived as such from the outset. The building originally faced east — there was no Waddill Street at the time, and the house was reached by a lane from the existing road. The street that now bears the Waddill name did not yet exist; the present orientation of the house toward Waddill Street reflects later adjustments made during 20th-century remodeling.

The structure was a large two-story Colonial with an ell (rear wing) that was actually longer than the main front block. Ten-foot-wide verandas completely encircled the house on both the upper and lower levels — providing shade, cross-ventilation suited to the North Texas climate, and generous outdoor space for the school's social life. Every upstairs room opened directly to the upper veranda.

The School Wing — Design and Use

On the lower floor of the academy, four large rooms served as classrooms, separated by folding doors that could be thrown open to create a single large auditorium. The upper floor of the ell provided boarding accommodations for students who traveled from distant counties — each room opening directly to the veranda for ventilation and access. This boarding facility was essential to the school's regional reach: students came not only from Collin County but from Wise, Dallas, Tarrant, Bosque, Denton, Hunt, and Cooke Counties, and needed lodging during the academic session.

Construction Timeline and Cost

Construction commenced in 1857. The THC marker records the house as built in 1858–59, consistent with the family account that construction "took part for two years to build." The initial contractor, identified in family sources as "Courcy," was engaged for \$3,000 but the funds were exhausted when the work was only about half finished. Muse then discharged the contractor and hired skilled carpenters directly at \$1.50 per day to complete the work. The final cost reached \$6,000 — double the original contract, and a substantial sum for frontier Texas in the late 1850s.

Named Craftsmen

- William Ballew — Head carpenter
- M.R. Johnson — Carpenter

- Mr. Reaves — Carpenter
- Mr. Burke — Carpenter
- Spanberg — Head painter (described as Norwegian)

Materials and Construction Methods

The Muse House document and the 1920 family narrative together provide an unusually complete picture of the building's fabric:

- Foundation: Set on bois d'arc (Osage orange) blocks — prized for their extreme hardness and rot resistance — with oak sills measuring 8x10 inches, cut locally and sawn at the "old Watts sawmill."
- Primary Structural Lumber: Heart pine, hauled by ox wagon from Jefferson, Texas — a journey of approximately 150 miles — and hand-dressed at the bench on site. Heart pine was the premium building material of the antebellum South, renowned for its density and natural resin content.
- Framing System: Heavy timber mortise-and-tenon construction with wooden pegs (treenails) — no iron spikes used in the frame. Square-cut nails were used only for finish work. The Muse House document confirms: "The wall supports are hand-squared beams, as are the foundation timbers, tied together by mortise and tenon, wooden pegs an inch in diameter, and square nails."
- Interior Partitions: Folding doors throughout the lower floor, enabling the four classroom/living rooms to be combined into a single large hall for exhibitions, church services, or public gatherings.
- Exterior: Full two-story wraparound veranda, ten feet wide on both floors, completely encircling the structure.
- Slave Quarters: A row of slave cabins extended westward from the present Waddill Street line to what is now Graves Street — an important archaeological and historical feature of the original property footprint.

Structural durability: Col. Tom Emerson's newspaper account testifies that the quality of the original construction was extraordinary — the building "well constructed for over the years, storms and cyclones (now called tornadoes) found the building still standing." This is a remarkable testament to 19th-century craftsmanship surviving more than a century of North Texas weather.

V. Muse Academy / Mount Pleasant Male and Female High School (1866–1871)

Formal Opening and Curriculum

Although Muse operated informal schooling in the house from around the time of the Civil War, the formal opening of the school as an organized institution is documented with precision by *A History of Collin County, Texas*: it was established on August 14, 1866, as Mount Pleasant Male and Female High School. The McKinney Messenger of February 2, 1866, carried an advertisement for sessions of twenty-one weeks, running February through June, taught in the home of Principal J.S. Muse, with board and tuition costing \$75. A later notice in the same newspaper, dated July 16, 1870, advertised tuition and board at \$150 per session (September to June), with day students paying \$30 per session.

The subjects taught were described in historical sources as: the elementary branches, natural science, mathematics, Latin, Greek, and music. Helen Hall, writing in her "Historical Vignettes" newspaper column, characterized the Academy as "one of the best of its time, teaching branches of learning covered by colleges now — Latin, Greek, higher math; the classics — turning out well-educated young people."

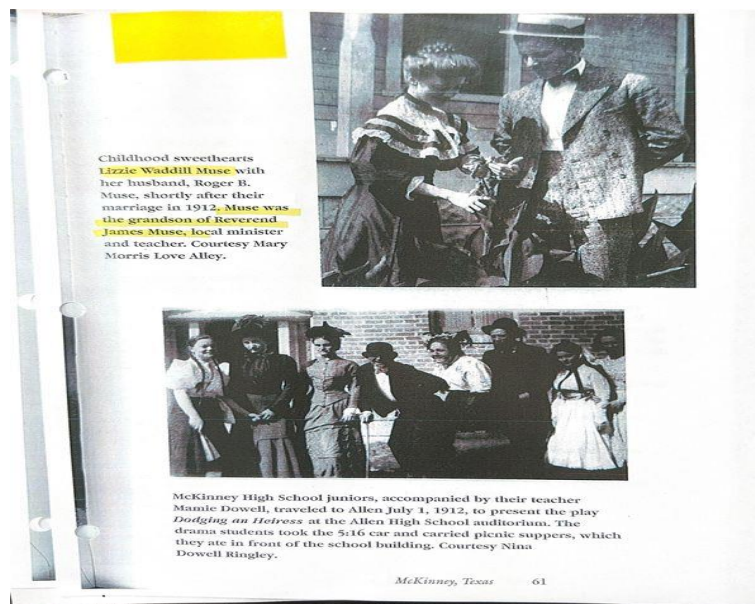
Faculty

- James S. Muse — Principal; taught Latin, Greek, higher mathematics, classical subjects
- Miss Millie Muse — Daughter; graduate of Daughter's College, Harrodsburg, Kentucky
- Miss Mary Ellen Muse (later Mrs. Sam R. Berry) — Daughter; also a Daughter's College graduate
- Miss Mary Bell Bentley — Held degrees from Daughter's College, Waco Female Seminary, and the Burleson school (later Baylor University); recommended by Dr. Rufus Burleson and Judge T.J. Brown; later married Thomas H. Muse and became the mother of James M. Muse
- Additional teachers whose names were no longer recoverable by 1920

Notably, Fanny Waddill — daughter of Judge R.L. Waddill, whose homestead stood on the adjacent property — attended the Academy in 1866 and subsequently taught in her father's school for ten years. This cross-pollination between the Waddill educational efforts and Muse Academy further reinforces the significance of this stretch of North Waddill Street as McKinney's earliest corridor of private education.

A remarkable intertwining of family lines occurred in the next generation: Roger B. Muse — a grandson of Reverend James Muse — married Lizzie Waddill in 1912. Lizzie Waddill was a daughter of the Waddill family for whom Waddill Street is named, the very family whose homestead stood adjacent to Muse Academy. The childhood sweethearts who grew up as

neighbors on North Waddill Street thus united two of McKinney's most historically significant founding families.



Childhood sweethearts Lizzie Waddill Muse and her husband Roger B. Muse, shortly after their marriage in 1912. Roger was a grandson of Reverend James Muse. (Source: McKinney, Texas community history)

Student Body and Regional Reach

The Muse House document states that students attended from Collin, Wise, Dallas, Tarrant, Bosque, Denton, Hunt, and Cooke Counties. The school's reputation was extraordinary for a frontier institution. A History of Collin County, Texas notes that it "soon acquired such a good reputation that pupils came to it from Collin, Dallas, Denton, Hunt, Cooke, Tarrant, Wise, and Bosque counties." The boarding rooms on the upper floor of the school ell housed students who could not commute daily from such distances.

Named alumni and attending families documented across multiple primary sources include:

- The Board, Newsome, Emerson, Stiff, Bounds, McDonald, McGarrah, Lovejoy, and Harris families of Collin County
- The Harwood and Peak families of Dallas County
- Tom and W.T. Waggoner, sent by cattle rancher Dan Waggoner from Decatur, Wise County — W.T. Waggoner later became a multi-millionaire in cattle and oil
- Gip Brown — later Chief Justice of the Oklahoma Supreme Court
- Addison and Randolph Clark — founders of Add-Ran College, which evolved into Texas Christian University in Fort Worth
- Rev. R.C. Horn — attended the school, was baptized by James Muse, and served as a Christian Church minister in Collin County for 67 years until his death past age 90

- Philander B. Muse — James's younger son; received his entire education at the Academy; became a prominent attorney, orator, and Judge of the District Court of Collin and Grayson Counties; and notably served as prosecuting attorney in a celebrated 1882 murder trial witnessed by a crowd estimated at 10,000 people
- G.N. Waddill, Jesse Shain, J.W. Shain, B.S. Shain, R.L. Shain, A.L. Beaty, Addison Clark, and R.C. Horn — listed in *A History of Collin County, Texas* as students of Addison Darnall, who also taught in connection with the Academy (Darnall's career as a teacher was interrupted when he enlisted in the Confederate Army in 1862)

Boarding and Daily Life

The school's upper floor was specifically designed as boarding quarters, with each room opening directly onto the upper veranda. Students lodged there during the long academic session that ran from September through June — or in the spring session from February through June. The folding doors on the lower floor allowed the classrooms to be combined for school exhibitions: public demonstrations of student learning that served both as educational events and as the principal means of advertising the school to prospective families across the region.



Students and faculty of Muse Academy (Mount Pleasant Male and Female High School) gathered on the front porches of 1306 N. Waddill Street, circa 1858–1871. A framed copy of this photograph currently hangs by the front door of the home as a reminder of its history.

Closure of the Academy

The Academy closed in 1871 — a date confirmed both by the THC marker text and by *A History of Collin County, Texas*. The cause was the emergence of the Texas public free school system, which the 1920 narrative identifies as directly responsible. As James M. Muse wrote, his grandfather "continued to carry on this school work... up to about the beginning of the public free school system of Texas." For approximately five years — from the formal opening in 1866 through the closure in 1871 — Muse Academy served as the educational heart of a vast swath of North Texas.

VI. Ownership and Occupancy History

Complete Ownership Timeline

Period	Owner / Occupant	Notes
1857–1878	James Sanford Muse & Margaret Slaughter Muse	Built the house; operated Muse Academy 1866–1871; died 1878. Buried initially on property; later reinterred at Pecan Grove Cemetery.
c.1878–c.1900	Thomas Henry Muse (son)	Inherited in distribution of estate after James S. Muse's death. Lived on farm ~2 miles northwest of McKinney; old house became vacant and used to store farm produce, including onions. Gained local "haunted house" reputation.
c.1900–c.1940s	James M. "Jim" Muse & Claudia Acker Muse (grandson)	Received house and ~1 acre as wedding present from Thomas H. Muse, c.1900. Made repairs; remodeled house to face Waddill Street. Described as: attorney, court reporter, Latin scholar, amateur geologist, and author. Had no male heirs; daughters ultimately sold the property.
c.1940s–1971	Various private owners	Property passed through private ownership.
1971–c.2000	Mr. and Mrs. Walter P. Bomar	Purchased and materially remodeled the house in 1971 — new colonial facade and modern interior, while preserving the original timber structure. Sponsored the 1978 THC historical marker dedication. House designated the Willa Largent Garden Club Yard of the Month (August). Walter Bomar described as a local merchant.
2000–2024	Luke Gunnstacks (Plano, TX)	Owned the property for approximately 24 years. Made minor updates to the kitchen during his ownership.
Jan. 2024–Present	James (Jimmy) and Emily Martin	Purchased January 2024. Full restoration July 2024–July 2025 (contractor: Byler & Perry): foundation leveled, all-new electrical/plumbing/roof, interior to studs, restored 2nd-story front balcony, antique Chicago brick, bois d'arc piers preserved. Moved in July 2025.

The Bomar Era: Remodeling with Respect (1971)

The most significant 20th-century chapter in the property's history was the 1971 purchase and restoration by Mr. and Mrs. Walter P. Bomar. According to the typed history based on information from Mrs. Ruth Muse Wells and Mrs. Ward Worthy: "In 1971, Mr. and Mrs. Walter P. Bomar materially remodeled the house at 1306 North Waddill Street, in McKinney, which was first built in 1857 by James Sanford Muse. The colonial facade and the modern interior equipment are new, but underneath remains the original sturdy structure."

The Bomars' remodel gave the house its Colonial Revival exterior appearance while preserving the essential historic fabric beneath — the hand-squared beams, mortise-and-tenon framing, and original structural bones. After the remodel, the house contained nine rooms downstairs with two baths, two rooms upstairs with a bath, and an old wine cellar in the basement. The original wooden pegs were left in the building, and the window sizes were unchanged from the original — believed to be 3 feet by 7 feet.

The Bomars took genuine pride in their stewardship of the property. Walter Bomar sponsored the 1978 Texas Historical Commission marker dedication and worked with the Collin County Historical Commission to ensure the site's formal recognition. The property was also selected as the Willa Largent Garden Club's August Yard of the Month, with the *Courier-Gazette* describing a beautifully maintained landscape: white pillars across the front porch, cedar shrubs, a boxwood hedge, wine-colored moss roses covering the whole front yard, seven native pecan trees, fruit trees, an old grapevine, and a productive vegetable garden.

VII. Texas Historical Commission Marker Dedication (September 24, 1978)

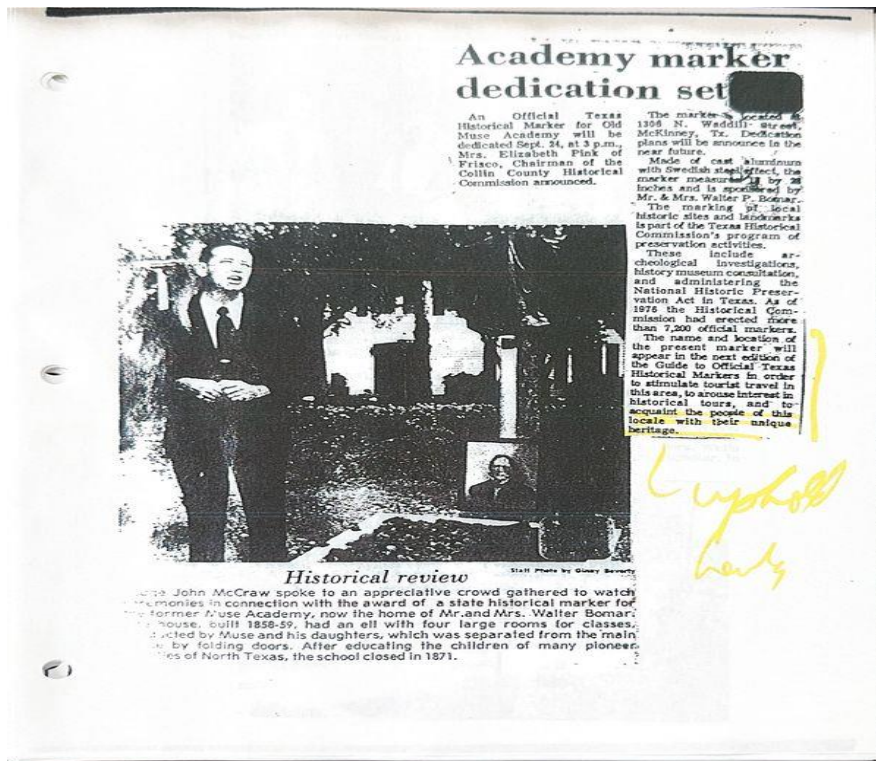
The formal dedication of State Historical Marker No. 6188 took place on September 24, 1978, at 3:00 p.m. at the property. The event was announced by Mrs. Elizabeth Pink of Frisco, Chairman of the Collin County Historical Commission, and was covered by the McKinney Courier-Gazette on September 28, 1978.

The marker itself is made of cast aluminum with a Swedish steel effect, measuring 18 by 28 inches. It was sponsored by Mr. and Mrs. Walter P. Bomar, the owners of the property at the time of dedication. The keynote address was delivered by Judge John McCraw, who spoke to an appreciative crowd gathered for the ceremony.

Those taking part in the unveiling, as documented by the Courier-Gazette, were (left to right): Judge Nathan White; Elizabeth Pink, Chairman of the Collin County Historical Commission; Ruth Muse Wells, great-granddaughter of James S. Muse; Mr. and Mrs. Walter Bomar, present owners of the house; and Mrs. C.G. Rittenhouse of Green Valley, Arizona, another Muse descendant. Mrs. Wells donated a portrait of James S. Muse — described as "teacher and classical language scholar" — to the Collin County Historical Commission at this ceremony.

The house, built 1858-59, had four large rooms for classes, instructed by Muse and his daughters, which was separated from the main house by folding doors. After educating the children of many pioneer families of North Texas, the school closed in 1871.

— McKinney Courier-Gazette, September 28, 1978 (Historical Review caption, photo by Ginny Beverly)



Judge John McCraw speaks at the dedication of the Texas Historical Commission marker for the former Muse Academy, home of Mr. and Mrs. Walter Bomar, September 1978. (Source: McKinney Courier-Gazette / Academy marker.pdf)



The unveiling ceremony at 1306 N. Waddill Street, September 24, 1978. L-R: Judge Nathan White, Elizabeth Pink (Collin County Historical Commission), Ruth Muse Wells (great-granddaughter of James S. Muse), Mr. and Mrs. Walter Bomar, Mrs. C.G. Rittenhouse. (Source: McKinney Courier-Gazette, September 28, 1978, photo by Ginny Beverly)

The marker dedication also brought the property to wider public attention. The Collin County Historical Commission noted that the marker's name and location would appear in the next edition of the Guide to Official Texas Historical Markers, helping to stimulate tourist travel and acquaint the people of the area with their heritage. As of the 1976 biennial report, the THC had erected more than 7,200 official markers statewide — a testament to the selectivity that makes Marker No. 6188 a meaningful distinction.

The marker text: 'A native of Virginia, James S. Muse (1804–1878) prospered as a hemp grower in Missouri before coming to Texas with his wife Margaret Slaughter. He bought 320 acres and built this house in 1858–59. In one wing which was later removed, he opened Muse Academy, also known as Mount Pleasant High School. A lay preacher in the Christian Church, he was also a Greek and Latin scholar. Other instructors, including his daughters, were added as the school grew. Many children of prominent pioneer families in north Texas attended. The school closed in 1871. Erected 1978 by Texas Historical Commission.'

VIII. Newspaper Coverage and Community Memory

"Old Muse Home Sees New Life Once More" — Col. Tom Emerson

One of the most valuable primary sources in this collection is a feature article written by Col. Tom Emerson and published in the McKinney Courier-Gazette, covering the Bomar restoration of the property. Emerson, who describes his own interest stemming from a personal connection to McKinney, interviewed community members and researched the property's history, noting that some dates from various sources were contradictory. He credited Ruth Muse Wells with establishing the key facts about her great-grandfather James Sanford Muse's arrival in McKinney in 1857.

Emerson's account adds several details not found elsewhere: the construction "wooden pegs were used instead of nails"; the building was "well constructed for over the years, storms and cyclones (now called tornadoes) found the building still standing"; and the completed building, while lacking architectural pretensions, "was built for the convenience of his students." He describes the post-vacancy period vividly: the house became vacant and was used to store onions, with Thomas Henry Muse's son James (Jim) eventually receiving it as a wedding present and remodeling it into a bungalow type before a later remodel faced it toward Waddill Street.

Of Jim Muse, Emerson writes that he "was a versatile man: attorney, court reporter, Latin scholar, amateur geologist, and author" — a characterization that reveals James M. Muse's own intellectual inheritance from his famous grandfather. Emerson's article closes: "It is nice to see buildings of this type restored. It adds beauty to our town."



Newspaper feature: 'Old Muse Home Sees New Life Once More,' by Col. Tom Emerson, McKinney Courier-Gazette, with photograph of the Bomar-restored house at 1306 N. Waddill Street. (Source: Old Muse Home Sees.pdf)

"Historical Vignettes" — Helen Hall

A column titled "Historical Vignettes" by Helen Hall, places Muse Academy explicitly in the context of McKinney's broader educational history. Hall notes that in the years following the Civil War, McKinney was "one of the leading educational centers of the state," and that families moved from other towns specifically to educate their children there. The Muse Academy, established August 14, 1866, is singled out as "one of the best of its time." Hall also notes that "the story of the Muse school is on microfilm at the McKinney library (McKinney Democrat, Oct. 16, 1919)" — identifying a primary source for future researchers.

Hall further confirms: "The house has been marked by the Texas State Historical Commission as an historic site" providing independent community-press verification of the THC designation.

The Bomar Home as Community Landmark

A later Courier-Gazette feature, reporting that the Bomar home at 1306 N. Waddill had been selected as the Willa Largent Garden Club's August Yard of the Month, describes the property in its Bomar-era appearance in affectionate detail. "The Bomar home is a stately two-story house that was once the Muse Academy. A historical marker in the front yard gives its history." The article describes the white pillars across the front porch accented with cedar shrubs; boxwood

lining the front walk; a wine-colored moss rose covering "the whole front of the yard"; hackberry trees, sweet gum, crape myrtle, and a profusion of flowers filling the large front yard; two gas lights with trellises supporting pink climbing roses in the center of the front yard; and a productive vegetable garden along the edge of the property with tomatoes, peppers, black-eyed peas, cucumbers, a pear tree, and seven native pecan trees.

This garden club recognition, combined with the 1978 marker dedication and multiple newspaper feature articles across several decades, demonstrates the sustained community awareness of and affection for the property that makes it an ideal candidate for formal historic designation.

IX. The Martin Era: Purchase, Restoration, and Stewardship (2024–2025)

Purchase and Condition at Acquisition

In January 2024, James (Jimmy) and Emily Martin purchased the property at 1306 N. Waddill Street, becoming the latest stewards of one of McKinney's most historically significant homes. At the time of purchase, the house was in desperate need of attention: years of deferred maintenance had left the structure in a precarious state. The building had settled and was leaning approximately six inches toward the south side. Electrical and plumbing systems were outdated and inadequate. The roof required full replacement. The pier-and-beam floor system needed comprehensive repair and leveling. The garage structure had become dangerously unstable.

A pervasive and serious additional complication was discovered once work began: nearly every room in the house contained lead or lead-based paint. This was not unexpected in a structure of this age — lead paint was the standard for interior and exterior finishes well into the 20th century, and in a home built in 1857 and remodeled multiple times across more than 160 years, the accumulation of lead-bearing materials throughout the building was substantial. The presence of lead in almost every room meant that a significant portion of the surviving historic interior fabric — original trim, millwork, plaster, and surface finishes — could not be safely salvaged or retained in place. Safe remediation required the removal of affected materials that might otherwise have been candidates for preservation.

This circumstance is important context for the designation application: the scope of the interior restoration was driven not by choice alone but by the health and safety requirements of lead abatement throughout the building. The Martins pursued the most historically sensitive approach possible within those constraints, and the result — a completely renewed interior that retains the original structural bones, massing, and Colonial character — represents responsible stewardship under genuinely difficult conditions. Despite these challenges, the Martins recognized the property's irreplaceable historical and architectural significance and committed immediately to a full restoration.

The 2024–2025 Restoration Project

Restoration work began in July 2024 under the direction of contractor Byler & Perry. The project was comprehensive in scope, addressing every major system of the house while honoring its historic character and original construction methods. The Martins moved into the completed home in July 2025, marking the conclusion of a year-long effort that has positioned the structure to serve well into the 22nd century.

The scope of work included the following:

Foundation and Structural Stabilization

- The foundation was fully leveled and repaired. Because the house had settled and was leaning approximately six inches to the south, a major component of the work was squaring the frame as much as possible — a painstaking process on a 165-year-old timber-framed structure.
- The pier-and-beam floor system was overhauled. During this work, original bois d'arc (Osage orange) tree stumps were discovered still serving as foundation piers in portions of the structure — the same bois d'arc blocks specified in the original 1857–1859 construction account. These were preserved and remain in place, providing a living material connection to the home's 19th-century origins.
- The garage, which had become structurally unsound, was demolished. Plans for a replacement structure are anticipated as a future phase of the project.

Mechanical, Electrical, and Plumbing

- All electrical wiring was replaced in its entirety with new systems meeting current code.
- All plumbing was replaced throughout the house.
- The roof was replaced completely with a new system, and the roof line was raised as part of the work to better accommodate the interior spaces.

Interior Restoration and Lead Abatement

- Lead or lead-based paint was found in almost every room of the house. Safe remediation required the removal of affected interior materials throughout the building, including historic trim, millwork, and surface finishes that could not be safely retained in place. This was a significant and unavoidable constraint on the preservation of original interior fabric.
- Following remediation, the interior was taken to the studs throughout and fully reframed with new sheetrock — a complete renewal of the living spaces that preserves the original structural framing and historic massing of the building.
- New trim, cabinetry, and paint were installed throughout, in keeping with the home's Colonial character and consistent with the period aesthetic of the original construction.
- The staircase was relocated to accommodate a functional upstairs Jack-and-Jill bathroom, improving the livability of the second floor.
- All brick used in the interior and exterior of the restoration is antique Chicago brick — a deliberate choice that honors the home's 19th-century material palette and adds authentic historical character consistent with the property's age.

Exterior and Grounds

- A new second-story balcony was added across the front facade, directly inspired by historical photographs of the original house showing the full wrap-around upper-floor veranda. This restoration of the upper-level porch better reflects the original two-story Colonial design as documented in the 1857–1859 construction record — the "ten-foot wide verandas, upstairs and down" described by James M. Muse in 1920.
- The swimming pool was updated and refreshed.

The Martins as Stewards of History

The 2024–2025 restoration by Jimmy and Emily Martin represents the most thorough structural intervention in the property's history since its original construction. Where earlier owners — James M. Muse around 1900, and the Bomars in 1971 — undertook significant remodelings, neither addressed the foundational and structural issues that had accumulated over 165 years. The Martin restoration brings the property's mechanical and structural systems fully into the 21st century while its historic bones — the original mortise-and-tenon timber frame, the bois d'arc foundation piers, and the Colonial massing — remain intact.

Emily Martin's personal affinity for antiques and historic objects is reflected throughout the home's interiors. She has filled the house with family heirloom pieces and carefully selected antiques that complement and honor the property's age and character — creating a living environment that feels continuous with the home's 19th-century origins rather than at odds with them. The use of antique Chicago brick throughout the renovation similarly reflects a commitment to material authenticity.

The restoration of the second-story front balcony is particularly significant from a historic preservation standpoint. Original photographic evidence of the house shows the full two-story veranda that was a defining feature of the original Colonial design. The Bomars' 1971 remodel had given the house its current Colonial Revival facade but did not restore the upper porch. The Martins' decision to reinstate it brings the exterior closer to the original design intent of James Sanford Muse and his builder William Ballew than the house has been at any point in the modern era.

Contractor: Byler & Perry

Restoration period: July 2024 – July 2025

Owners moved in: July 2025

The Property Today: Physical Description

Following the Martin restoration, 1306 N. Waddill Street stands as a fully rehabilitated two-story Colonial home on a 0.68-acre lot in the heart of McKinney. The structure retains its original timber-frame construction with mortise-and-tenon joinery throughout. Original bois d'arc foundation piers remain in place beneath portions of the pier-and-beam floor system. The exterior presents the Colonial character envisioned by James Sanford Muse in 1857, with the restored second-story front balcony, antique Chicago brick detailing, and the mature trees and grounds that give the property its distinctive presence on North Waddill Street.

The school — described in all historical sources as having been removed at some point before 1920 — is not extant. The main two-story block, which has been the residential core of the property since construction, survives with its original structural fabric and has now been secured

for generations to come. The property remains, by all available accounts, the oldest continuously occupied home in Collin County, Texas.

A New Chapter: The Daughter's Wedding, November 2025

Just months after completion of the restoration, the property made history of its own kind once again. In November 2025, Jimmy and Emily Martin hosted their daughter's wedding on the grounds of 1306 N. Waddill Street, welcoming approximately 150 guests to celebrate on the lawn of the newly restored home. The ceremony was held on the back grounds with the house as backdrop, rows of wooden chairs arranged across the grass beneath the shade of the property's ancient trees. The front of the house — with its freshly restored second-story balcony, white-painted exterior, antique brick walkway, and copper gas lantern at the entry — provided the setting for photographs that capture the home in its finest condition since its original construction in 1857.

The event was a fitting milestone. James Sanford Muse's home was designed from the very beginning as a place of community gathering — a site for school exhibitions that drew hundreds of North Texans through its folding doors and across its wide verandas. That the restored property should host a joyful family celebration for 150 guests in its first season of renewed life is entirely in keeping with the spirit that animated its original construction 167 years ago.



1306 N. Waddill Street as it appears today, following the 2024–2025 restoration by Byler & Perry. The restored second-story balcony across the front facade is visible, along with the antique brick entry walk, copper gas lantern, and address marker. Photographed in November 2025 during the Martin family wedding. (Photo courtesy James and Emily Martin)



The rear grounds of 1306 N. Waddill Street prepared for the November 2025 wedding ceremony, with chairs for approximately 150 guests arranged on the lawn. The white clapboard rear elevation, new roof, and mature shade trees are visible. (Photo courtesy James and Emily Martin)

X. Statement of Historical Significance

A. Architecture and Craftsmanship

The house is one of the oldest surviving structures in Collin County, constructed circa 1857–1859 using high-quality materials and methods uncommon in frontier Texas. The use of heart pine hauled by ox wagon from Jefferson, mortise-and-tenon framing with hand-cut wooden pegs (no iron spikes), bois d'arc foundation blocks, and a full two-story wraparound veranda reflects both the builder's substantial financial means and his Southern architectural values. The building's documented construction history — including named craftsmen, specific materials, costs, and methods — is an extraordinarily detailed primary record supporting its significance as a material artifact of mid-19th-century building practice. The fact that the structure survived more than a century of North Texas storms and tornadoes is itself testimony to its exceptional craftsmanship.

B. Education and Intellectual Life

Muse Academy / Mount Pleasant Male and Female High School, formally opened August 14, 1866, was the premier private educational institution in North Texas for its years of operation. Its curriculum — primary grades through Greek, Latin, natural science, mathematics, and music — exceeded the scope of most contemporary frontier schools. Its university-trained faculty included women with degrees from Daughter's College (Harrodsburg, Kentucky), Waco Female Seminary, and the Burleson school (later Baylor University). Its alumni rose to become a state supreme court chief justice, a Texas district court judge, a decades-long Christian minister, and — by multiple historical accounts — the founders of Texas Christian University. Students came from at least eight Texas counties, many boarding in rooms specifically designed for them on the upper floor of the school ell.

C. Settlement, Pioneer Community, and Social History

James Sanford Muse embodied the cultural aspirations of the educated Southern settler class that built the institutions of early Collin County. His property served simultaneously as home, school, church, and community gathering place — a deliberate multi-purpose civic project that shaped the lives of hundreds of pioneer-era children and their families. The social connections documented in relation to this property — the Waddills, Waggoners, Boards, Newsomes, and others — represent the founding generation of North Texas, and the eventual marriage of Lizzie Waddill to Roger B. Muse (grandson of James S. Muse) in 1912 symbolically united the two most historically significant families of McKinney.

D. Formal State Recognition

The Texas Historical Commission's dedication of Marker No. 6188 on September 24, 1978 — with the personal attendance of a great-granddaughter of the original builder, members of the Collin County Historical Commission, and community leaders including a sitting judge — represents a

formal, public, state-level determination of historical significance. This existing recognition strongly supports eligibility under the City of McKinney's local historic designation criteria.

E. Integrity, Continuity, and the 2024–2025 Restoration

Despite the removal of the school and successive remodelings over 165 years, the primary two-story Colonial block of the original 1857–1859 structure survives with its original timber framing and mortise-and-tenon joinery intact. Original bois d'arc foundation piers — the same material specified in the 1857 construction account — were discovered still in place during the 2024–2025 Martin restoration and were preserved. The property has been in continuous residential use since construction, making it the oldest continuously occupied home in Collin County.

The interior renewal undertaken during the Martin restoration requires explanation in the context of historic integrity. The presence of lead or lead-based paint in nearly every room of the house — an unsurprising condition in a structure built in 1857 and refinished many times over 160+ years — necessitated comprehensive abatement that precluded the retention of a significant portion of the surviving historic interior fabric. This was not an elective decision but a required response to a serious environmental hazard. Under the Secretary of the Interior's Standards for Rehabilitation, the removal of materials that pose documented health hazards is recognized as a circumstance that must be weighed differently than elective demolition of historic fabric. The Martins retained everything that could safely be retained, including the entire original structural frame, and replaced what had to be removed with materials — antique Chicago brick, period-appropriate trim and finishes — that honor the home's historical character. The net result is a structure whose primary significance — its age, its structural authenticity, its historical associations, its Colonial massing, and its restored exterior form — is fully intact.

The Martin restoration (2024–2025, contractor Byler & Perry) has fully addressed the structural, mechanical, and envelope systems of the building, ensuring its survival well into the 21st century. The reinstatement of the second-story front balcony brings the exterior closer to the original 1857 Colonial design than at any point in the modern era. All of this work was undertaken with explicit respect for the property's historic significance and in direct support of this designation application.

XI. Sources and Documentation

Primary Documents

- THE MUSE HOUSE — Typed history of 1306 N. Waddill St.; information from Mrs. Ruth Muse Wells (great-granddaughter of James S. Muse) and Mrs. Ward Worthy. 3 pp.
- A History of Collin County, Texas — Published volume; pages 80 and 138 directly referencing Muse Academy, the school's opening date, tuition costs, subject matter, and student families. Also references Philander B. Muse as prosecuting attorney in 1882 murder trial.
- Old Muse Home Sees New Life Once More — Feature article by Col. Tom Emerson, McKinney Courier-Gazette; with photograph of 1306 N. Waddill St. Provides construction details, property history, and description of Bomar remodel.
- Academy Marker Dedication Set — McKinney Courier-Gazette news article announcing September 24, 1978 dedication of THC Marker No. 6188; details of marker specifications and sponsorship by Mr. & Mrs. Walter P. Bomar.
- Page 2, McKinney Courier-Gazette, September 28, 1978 — Photo coverage of marker unveiling ceremony; identifies attendees including Ruth Muse Wells, Elizabeth Pink, Judge Nathan White, Walter Bomar, and Mrs. C.G. Rittenhouse; includes Bomar home garden club feature.
- Historical Vignettes (Helen Hall) — Newspaper column confirming Academy founding date, curriculum, and THC historic site designation.
- George Shackelford Morris / McKinney, Texas book pages — Photograph of old Waddill home on The Ridge adjacent to Muse Academy site; photo of 9th Texas Infantry veterans including Tom Muse (1887); description of Waddill homestead burning in 1904.
- Childhood Sweethearts — McKinney, Texas book page; photo and caption documenting marriage of Lizzie Waddill and Roger B. Muse (grandson of James S. Muse) in 1912.

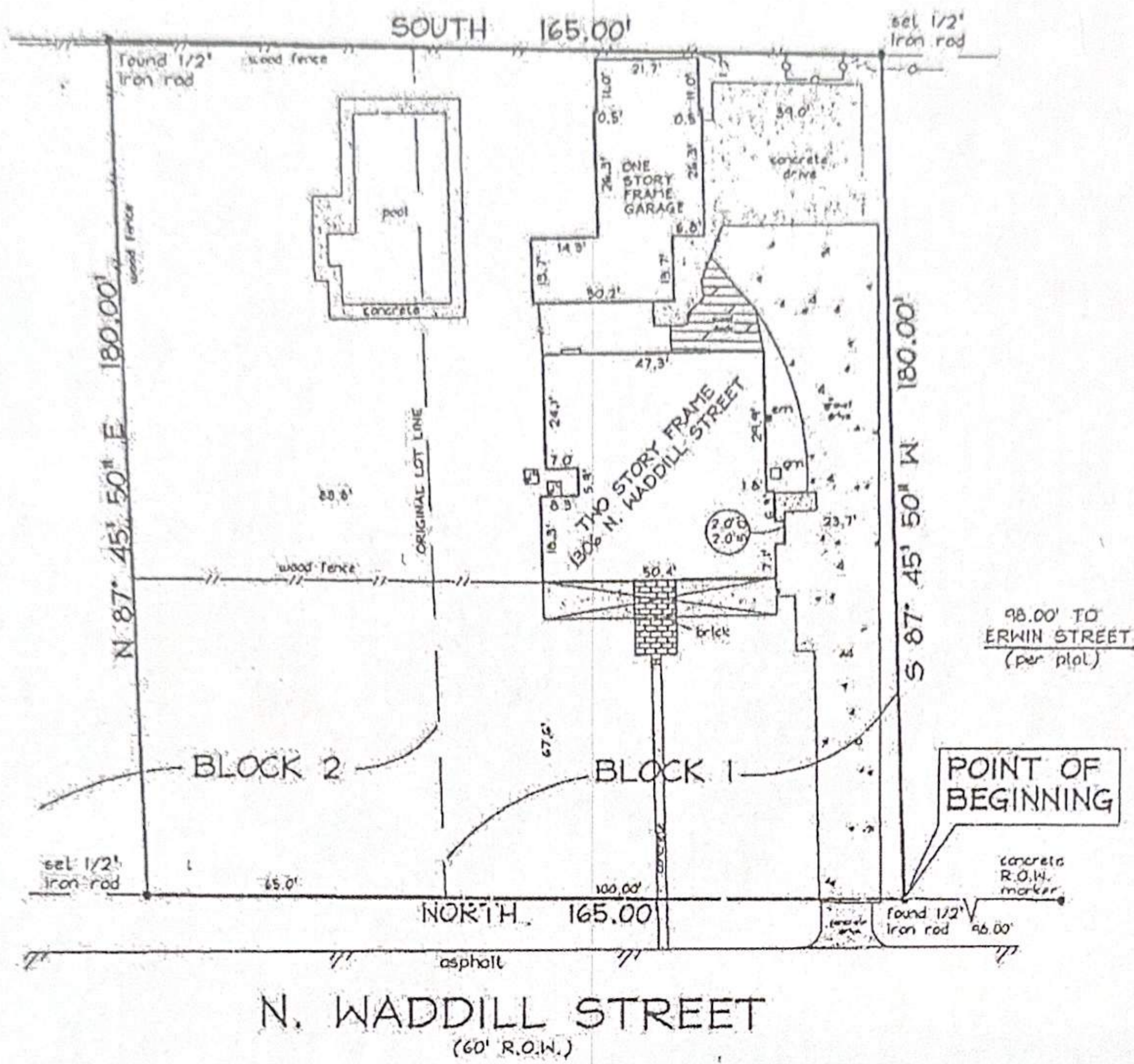
Additional Primary and Secondary Sources

- Texas Historical Commission Atlas — Marker No. 6188, "Site of Muse Academy," atlas.thc.state.tx.us
- James M. Muse, "Story of an Old House" — First-person family narrative, McKinney Daily Courier-Gazette, July 8, 1936 (and earlier publication c. 1920); archived at therestorationmovement.com and collincountyhistory.com
- Philander B. Muse Family Papers — Dolph Briscoe Center for American History, UT Austin; includes printed material and newspaper clippings on Mt. Pleasant High School
- McKinney Democrat — Oct. 16, 1919 (microfilm, McKinney Public Library): story of the Muse school
- McKinney Messenger — Feb. 2, 1866 (school advertisement) and July 16, 1870 (tuition notice)
- Historical Marker Database (hmdb.org) — Marker No. 163500
- Waddill-Morris Homesite Historical Marker, THC No. 6217 (1985) — 300 W. Lamar Street, McKinney
- Collin County Appraisal District — taxpublic.collincountytexas.gov, Parcel R0918001001A1
- Real estate records: Realty.com MLS# 20024664; HAR.com; Homes.com; Realtor.com

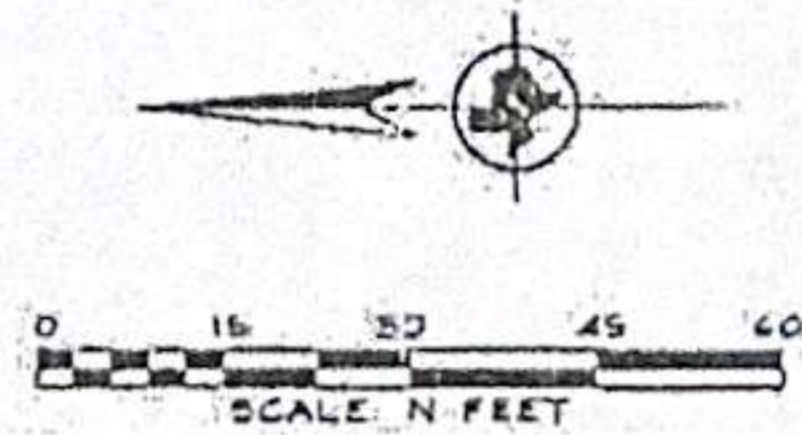
Recommended Further Research

- Collin County Clerk's Office — Complete deed chain from Muse estate (1878) to present, including Bomar purchase (1971) and Martin purchase (2024)
- Dolph Briscoe Center for American History — Philander B. Muse Family Papers (in-person or by appointment)
- McKinney Public Library, Local History Collection — Microfilm of McKinney Democrat (Oct. 16, 1919); city directories; Sanborn Fire Insurance maps showing the property footprint at various dates
- Texas General Land Office — Original land grant records for the 320-acre Muse tract
- Texas State Library and Archives — Confederate pension and service records for James Martin Muse (KIA Shiloh) and Thomas Henry Muse
- Pecan Grove Cemetery, McKinney — Muse family plot, Section 5, Row 16 (GPS: 33°10'43.9"N 96°37'01.3"W)

This report was prepared in May 2026 to support the historic designation application for 1306 N. Waddill Street, McKinney, Texas, submitted by current owners James and Emily Martin. Information is drawn from primary source documents provided by the owners (including documents sourced from Mrs. Ruth Muse Wells, Mrs. Ward Worthy, and Col. Tom Emerson), published historical volumes, publicly available records, and information provided directly by the current owners regarding the 2024–2025 restoration project. Researchers are encouraged to verify key facts through official records repositories including the Collin County Clerk's Office and the Dolph Briscoe Center for American History.



NOTES:
 ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."
 BEARINGS ARE ASSUMED.
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



THIS IS TO CERTIFY that on this date a survey was made on the ground, under my direction and supervision of the property located at 1308 N. WADDILL STREET, and being more fully described on Exhibit "A" attached hereto and made a part thereof.

There are no visible intrusions, conflicts or protrusions, except as shown.
 The subject property does not lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48085C0285 G, dated JANUARY 19, 1996. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This Survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GP number shown hereon, provided by the title company named hereon.

ACCEPTED BY: _____	DATE: _____
DATE: 06/12/00 DATE FIELD: 06/12/00 REVISED:	ALLEGIANCE TITLE
JOB NO: 100-1001 MAPSCO NO: 361-A	TECH: CW FIELD: LR
GF No. 1028069-TMK	



4916 GUS THOMASSON ROAD MESQUITE, TEXAS 75150 PHONE 972-681-7072 FAX 972-278-1508

Handwritten signature and initials.