

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The Earl Wolford House
507 West Lamar Street



A. Alterations & Construction

Construction

The Earl Wolford House, as constructed in 1925, was a seven-room, single-story, wood-frame residential structure built on a pier-and-beam foundation. The house has a cross-gable roof running east and west with a perpendicular gable intersecting in the mid-line. The ridge of the intersecting gable is higher than the ridge it crosses, thus creating a hip-roof at the intersection. The east-west gables have jerkinhead treatments. At the front entrance is a small porch covered by an eyebrow roof that interrupts the strong horizontal line created by the eaves. The house was originally fenestrated with four-over-one sash windows. The floor plan was, and remains, asymmetrical. The flooring consists of a mixture of hardwood and pine. The home's design follows the Craftsman Style with its horizontal orientation, exposed rafter tails, knee bracing and deep porch on the east side.

Alterations

The current owners have recently added additional square footage to the original structure. As a part of this enlargement, they updated the windows, bath and reconfigured much of the interior. These alterations include capturing space from the eastern facing porch to be used as a bath and foyer. A period-specific front door has replaced the original to compliment the pattern of the three-over-one energy-saving windows. Other changes to the original plan include the addition of closets and a laundry room.

A new fireplace with built-in cabinets has replaced the original in the livingroom. The new fireplace has a brick surround in a herringbone pattern with a firebox that accommodates a vintage gas-burning heater. The mantel is ornamented with brackets that mimic the rhythm of the rafter tails of the exterior eaves.

No significant alterations have been made to the north facing exterior of the house except for the enclosure of a portion of the east porch. A window was added to this new portion in order to maintain design balance to the home's northern elevation. The room additions to the rear of the house have been made with the intent of maintaining the home's original architectural character.

Anticipated Needs

The current owners have no plans to expand or otherwise remodel the house and are committed to maintaining the Craftsman aesthetic of the house.



B. Historical Figures

Earl Yantis Wolford (1889-1968) – First Home Owner

Earl Wolford was an educator who taught school in Texas for 48 years. Forty of those years were in McKinney. He and his wife, also a teacher, became the namesakes of the Earl and Lottie Wolford Elementary School in west McKinney when it opened in 2000.

Earl Wolford was born in McKinney to parents Harlin Wolford and Nellie Phillips in 1889. Earl's father Harlin was a farmer who arrived in McKinney from Kentucky in 1879. Earl's mother Nellie was a native Texan having been born a few miles southwest of McKinney. Nellie's father was killed during the Civil War when she was an infant. Nellie and Harlin married in 1883. Earl was their fourth of eight children.

The Wolford family is an old one tracing its origins back to when Johan M. Wohlfarth left Germany to settle in Pennsylvania in the 1720s. Johan had a son who settled in West Virginia. Later, several family members migrated west to establish themselves in Kentucky in the 1800s. John Walford (1774-1848) was a surveyor, teacher, farmer and Kentucky legislator. In the latter part of the 19th Century, later generations of Wolfords began settling in North Texas including McKinney. The family produced influential offspring, including lawyers, elected officials, teachers and physicians.

Earl was a talented student at the McKinney High School, graduating as the class valedictorian in 1906. He went on to get a teaching certificate from the University of Texas at Austin. His teaching career began at the age of 19, teaching in a few rural schools near McKinney. In 1909, he was the principle of the school in New Hope but fell ill and resigned his position. Upon his recovery, he held positions in other schools in the area, including Higgins, Princeton and Allen.

In 1917, at the age of 24, Earl submitted his World War I draft registration at the Collin County office in McKinney. That registration describes him as tall and slender with light blue eyes and dark brown hair. Under the question, "Do you claim exemption from draft?" Earl wrote, "heart & intestinal trouble." On that form, Earl declares that he was teaching band at Childress, Texas yet he claims his home as McKinney. It is likely that he was ending his employment there in anticipation of his next teaching position. Two months after his registration, he was hired to be the principal of the East School in Marshall, Texas. While there, he met fellow teacher Lottie Huffman who he later married after he accepted the position of Principal at the newly constructed J.H. Hill Ward (elementary) School in McKinney in 1918.

Though Earl and Lottie were members of the First Methodist Church in McKinney, Earl participated in a special Sunday school class offered by the First Baptist Church. This class was called "The Business Men's Sunday School Class" and gave the town's most prominent entrepreneurs and bankers a place to gather socially. The class was led by J. Perry Burrus who was a major stockholder in McKinney's flour and cotton mills and one of the wealthiest men in town. Earl likely learned from his fellow classmates that business owners needed people skilled at typing, shorthand and bookkeeping in their growing town. In 1924, Earl spent the summer in Dallas taking business courses at S.M.U. That fall he became the head of the Boyd High School Commerce Department.

When Earl and Lottie first moved to McKinney, the couple rented a room from widow Louisa K. Harris on South Parker Street. A few months later they moved to the Clifton Apartments on North Kentucky. The couple lived there while Earl was a teacher at the J.H. Hill Ward School which was only a few blocks away. However, when Earl was promoted to head of the Boyd High School Commerce Department, the couple began looking for a home of their own. In 1925, Earl purchased a lot on West Lamar Street, across the street from the J.H. Hill Ward School whose employment he was leaving. Soon after purchasing the property, Earl hired James Obidiah Wilkes to build a seven-room, wood-frame home. The *McKinney Courier Gazette* wrote, "When completed, the home will be one of the nicest and most modern on that street."

Earl held his new high school teaching position for many years while Lottie taught English in the junior high building next door to Boyd High. Around 1926, Earl began offering his own business classes to the public when the high school was closed for summer. His curriculum included, shorthand, typing, business English, office training, penmanship, business arithmetic, business law and what he called "20th Century Bookkeeping."

Earl continued his own education throughout his life while teaching in McKinney. In 1936, he received a Bachelor of Science Degree with a major in Business Education from North Texas State University. Later, he earned a Master's degree from S.M.U, in 1940.

Earl's commitment to his own education is indicative of his competitive desire to achieve success not just for himself but his students. When the University Interscholastic League added business academics to their competitions in the 1940s, Earl coached several students to win titles in typing and shorthand. Earl retired from the Public Schools in 1958 after 48 years of teaching. However, while in retirement, he continued to offer private instruction for several years.

Earl died at home in 1968. His funeral service was conducted by First Methodist Church Minister Rev. Chief Warden. Since Earl was a member of the Masonic Lodge, No. 51., it is likely the Lodge conducted a graveside service for his interment at the Pecan Grove Cemetery.

Lottie Wolford continued to live at the West Lamar Street home for another 25 years. She was a member of the Owl Club whose mission it was to improve education and beautify McKinney. Another club in which she was active was the Business & Professional Women's Club. The B&PW Club was founded in 1919 as a result of the U.S. Government's mobilization for World War I. The War Department established a Women's War Council to find women who could run businesses while male businesses owners and managers were overseas. When the War ended, the group found other funding and became the Business & Professional Women's Club. The Club evolved into the political organization that it is today, advocating for equal rights for women in the workplace.

Lottie died in 1993. At the time of her death, she had been a resident of 507 W. Lamar Street for 68 years. She is buried next to husband Earl at the Pecan Grove Cemetery.

James Odibiah Wilkes (1876-1939) – Contractor/Builder

James Wilkes was a carpenter and contractor in McKinney during the 1920s specializing in single-story, wood-frame homes. Though he built homes for hire as well on speculation, his largest contract involved the construction of homes for the employees of the Cotton Mill.

James Wilkes was born in 1876 to a South Carolina farming family. He was the second oldest of nine children born to William Wilkes and Mary Pendergrass in Chester about 50 miles southwest of Charlotte, North Carolina. In 1905, James married fellow South Carolinian Margaret Avida Waters. Shortly after their marriage James and Vida (as she was called) left the Carolinas to moved to Denton County, Texas along with other members of the Waters family. Meanwhile, none of James' family participated in this migration. The 1910 Census shows James and Vida living in the Denton area. A newspaper article from 1915 indicates they are living in Sanger, about 12 miles north of Denton.

As a carpenter, James often moved to where there was work. It is known that James and Vida moved from Sanger to McKinney where her older sister lived some time before 1918. After a brief time in McKinney, the couple moved to Fort Worth. However, they

soon returned to McKinney where James purchased a lot on West Hunt Street near Waddill Street from real estate dealer Solomon Weisman for the purpose of building a seven-room house and selling it. This type of turnkey real estate development for an independent carpenter was uncommon at the time.

Eight months after beginning construction, James began placing classified ads in newspaper offering the home for sale. The 1920 Census which was taken in January of that year shows James and Vida were living in the house on West Hunt Street he was trying to sell. The house finally sold in February of 1920.

With the money he made from the sale of his house on West Hunt Street, James purchased a lot from insurance agent Tom Scott at the corner of West Louisiana and Morris Street. This house became the Wilkes residence while James built an airplane bungalow on South Parker Street for County Tax Collector William M. Burgess. After finishing the Burgess house, James purchased a large lot just to the west of his own residence. He divided the lot into two 66'x100' lots and began building a house on the eastern half in January of 1922. James and Vida moved into this new house when it was completed and sold their house on the corner.

In 1924, James began building a house on the remaining lot and sold it in August of 1924. This was the last house that he built on property he owned. For the next several years he would build homes for hire, including the seven-room house he built for high school teachers Earl and Lottie Wolford in 1925. For the most part, James built homes that were uncomplicated in construction and design. However, the home he build for Wolfords departed considerably from the style he was used to building. The Wolford house is unique due to its eyebrow roof covering its front porch and the multiple applications of a truncated gable known as a jerkinhead roof.

James' business and reputation grew during the mid 1920s. He seems to have been getting all the work he need including being hired to build thirteen of the fifty homes that the Cotton Mill was erecting for its employees. However, in 1928 James and Vida sold their home on Louisiana Street and moved to Wichita Falls to be with Vida's family who were involved in the grocery trade. While there, James continued to engage in carpentry and Vida's family grocery business.

James died of kidney disease in February of 1939. He was interred at the Riverside Cemetery in Wichita Falls. Vida continued to live in Wichita Falls until her death in 1959.

C. Property Ownership

Address: 507 West Lamar Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, Lot 615, E 1/2 of Abandoned Alley

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
Aug. 24, 1914	H.A. Abernathy	Otto Coffey	225 / 5
Sep. 23, 1919	Otto Coffey	S. Weisman	224 / 90
Sep. 9, 1922	S. Weisman	E.A. Abernathy	239 / 474
Mar. 29, 1923	E.A. Abernathy	J.J. Robbins	243 / 394
Jul. 18, 1925	J.J. Robbins	Earl Wolford	255 / 366
Jan. 5, 1935	Earl Wolford	homestead declared	294 / 138
Jan. 4, 1994 ²	William A. Davis	homestead declared	
Apr. 29, 2002	William A. Davis	Andrew Harris	5217 / 3955
Sep. 15, 2003	Andrew Harris	A Beautiful Home, LP	5510 / 865
Jun. 11, 2008	A Beautiful Home, LP	Amanda Dalton	
Aug 4, 2008	Amanda Dalton	Terry & Susan Germann	
Jun 9, 2015	Terry & Susan Germann	Ben & Kristyn Love	

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

² The Lottie Wolford bequeathed the property to her great nephew William A. Davis.

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 quickly sold. 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 the 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 McGarrah 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 some

of Dr. Foote's belongings that occupied the eastern portion of Block 71. The property description 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 Attorney William M. Abernathy. Harvey Abernathy went about dividing the property on West Lamar Street into three separate lots, keeping the easternmost lot for himself. In April of 1914, he sold the lot adjacent to his for \$1,100 to grain dealer Edward P. Browne, who was a husband of one of Mr. Abernathy's cousins. In August of that same year, Mr. Abernathy sold the westernmost lot to confectioner Otto Coffey for \$900. The lot traded hands three more times before being purchased by high school teacher Earl Wolford in 1925 for \$1,500.

The same year Earl Wolford purchased the property, he hired carpenter James O. Wilkes to build a seven-room, wood frame house on the lot now known as 507 West Lamar Street. At the time of construction, there was a three-story stone building across the street that was home to the J.H. Hill Ward (elementary) School where Earl had taught before joining the faculty of Boyd High School.

The home that James Wilkes built for the Wolfords followed the Craftsman Style and included stylistic embellishments such as jerkinhead gables and a distinctive eyebrow roof above the home's small front porch. Earl and his wife Lottie lived in the home together until Earl's death in November of 1968. Lottie lived in the house another 25

years. At her death in 1993, she bequeathed the home to her great nephew William A. Davis who occupied the house until selling it in 2002. The home traded ownership three more times before being purchased by the current owners, Benjamin and Kristyn Love in 2015.

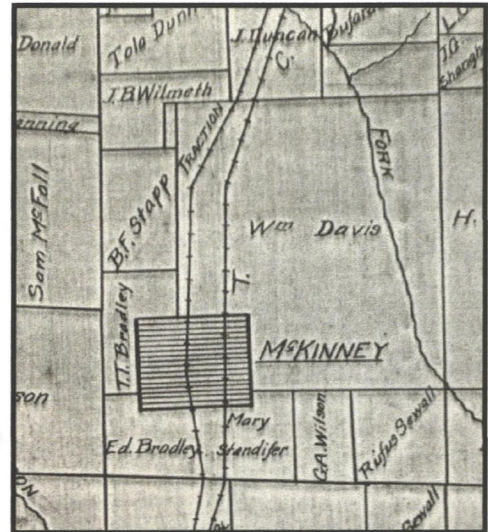
Benjamin Love is a member of the long-established Love family of McKinney. Benjamin's great-great-great grandfather arrived in McKinney from Kentucky in the 1880s. Soon after the Loves purchased the house, they began remodeling their 90 year-old home. They have added to its size and modernized its functionality in response to demands for energy efficiency, all the while maintaining the home's historic architectural character.

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.

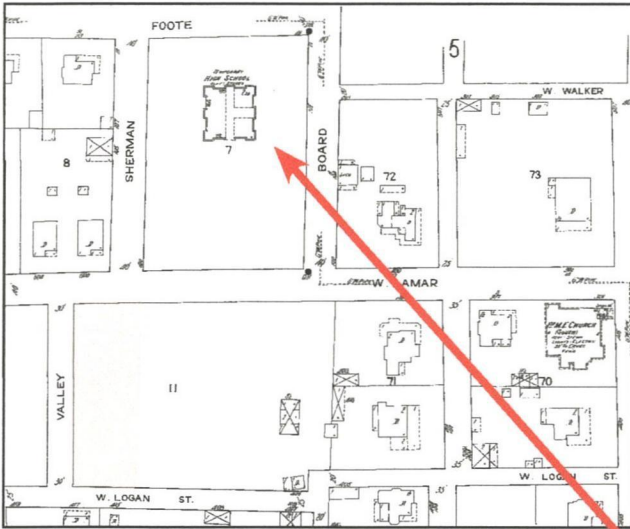
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associated with his contribution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



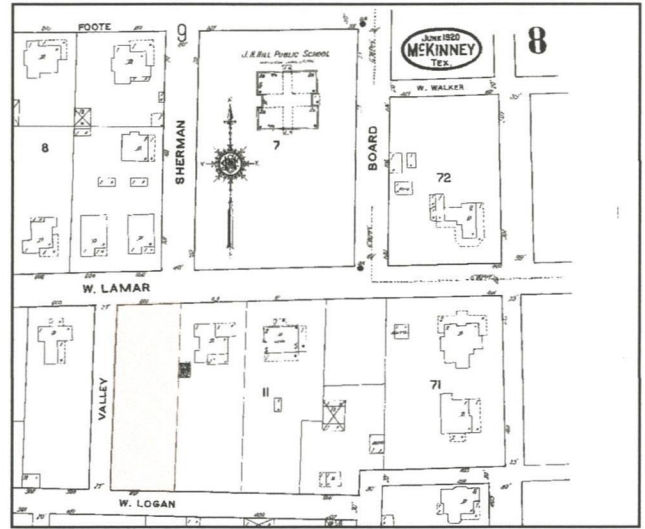
This grant became known as the Davis Survey and amounted to 3,129 acres which encompassed the site chosen to be the County Seat of Collin County. William Davis donated 120 acres of his land to the County Commissioners to be used to create the town of McKinney. The legal description of properties which 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.



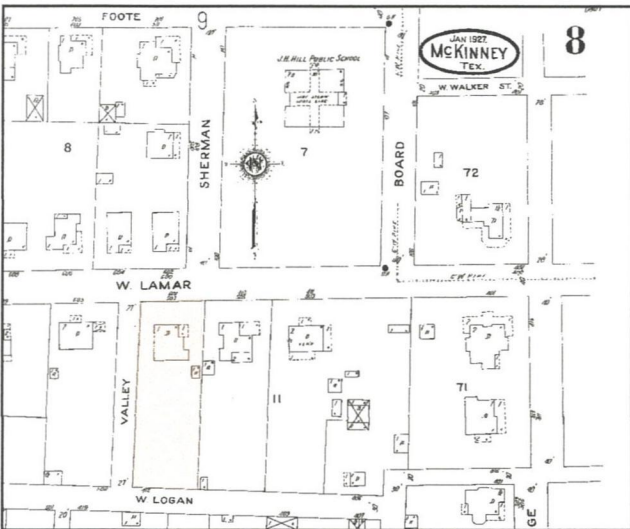
Sanborn Maps: 1914 - 1927+



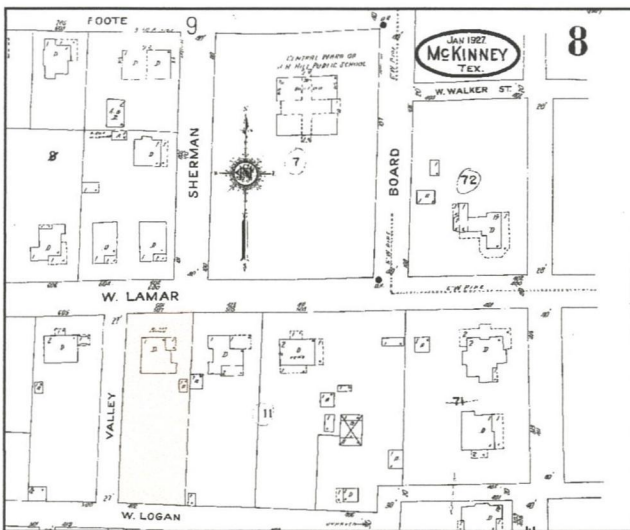
1914



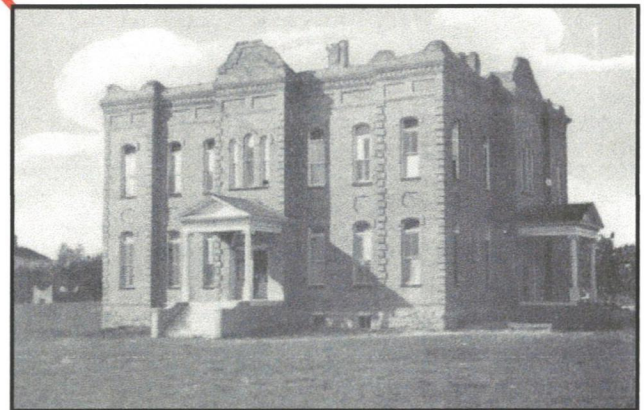
1920



1927



1927+

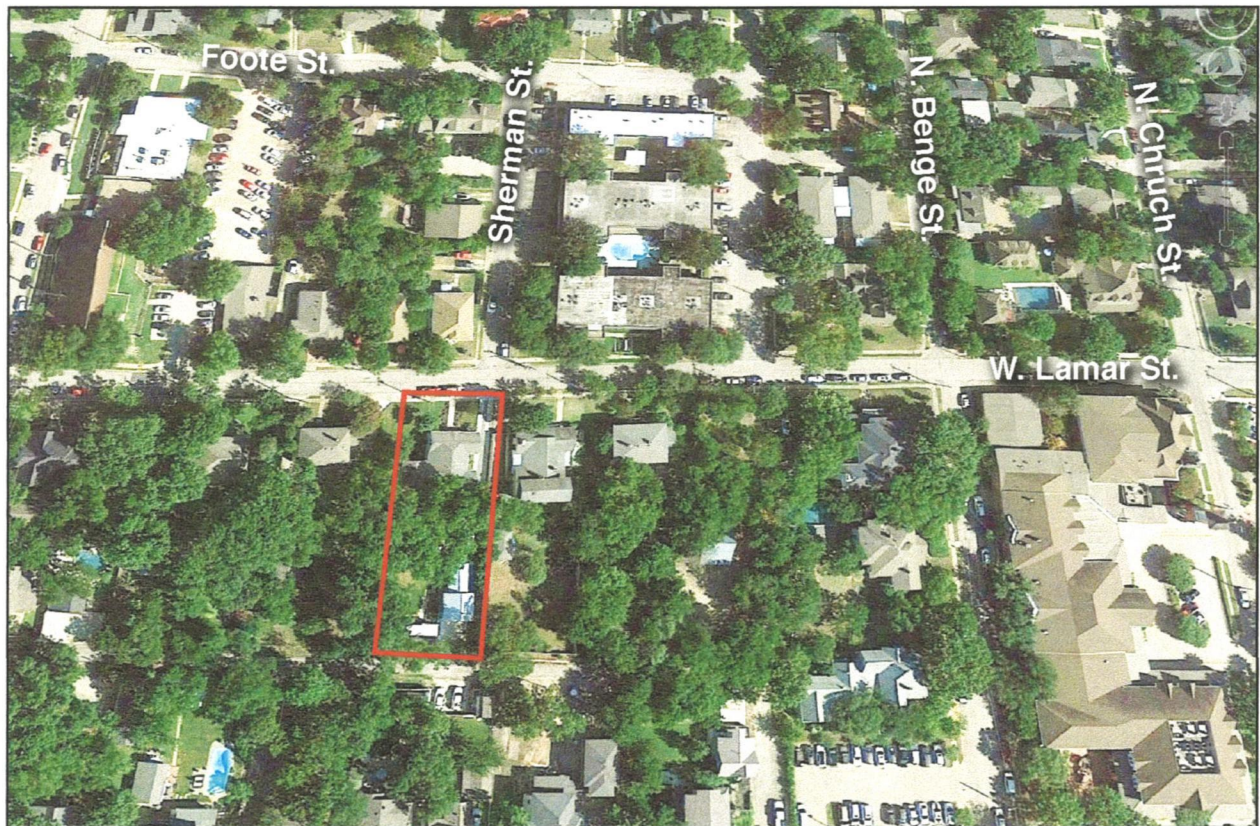


McKinney Collegiate Institute (1889-1918)

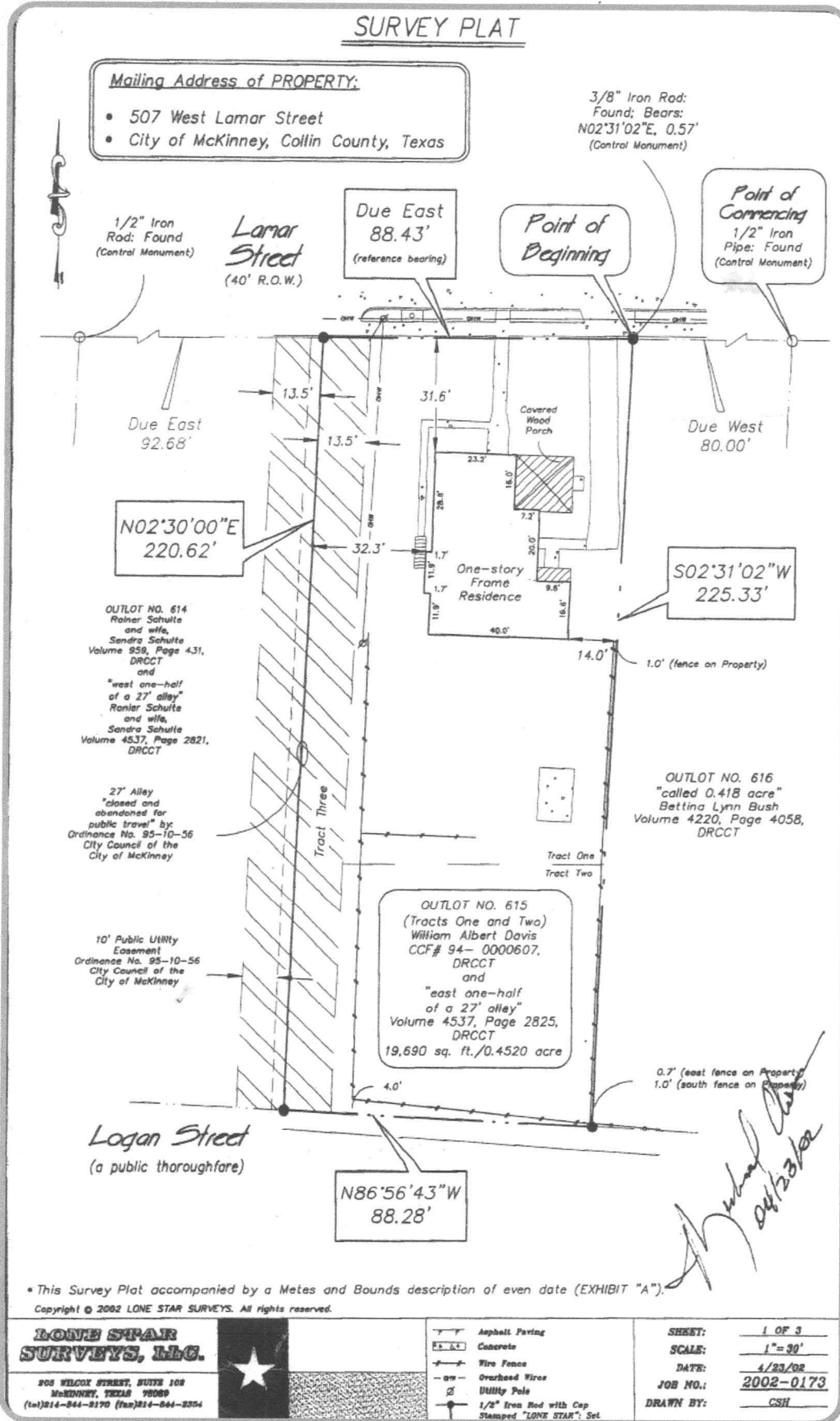
Before Earl Walford returned to McKinney in 1918 the Central Ward School occupied a lot on Lamar Street. The building was built in 1889 and originally housed the McKinney Collegiate Institute for many years. However, it was F.G. Jones who used the building for his own private boys-only school when the 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. In 1914, the original building was used as a temporary high school while the new school Boyd High School was being built on Louisiana Street. This building (above) was replaced in 1918 with a new ward school named after Supt. J.H. Hill. The new 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. The highlighted lots in the Sanborn maps shows the location of Earl Walford's house he had erected in 1925.



The map above shows the neighborhood around 507 West Lamar Street. The aerial photo below shows the Earl Wolford House on Lamar Street, near the corner of Sherman Street.



Site Plan for 507 West Lamar Street



Legal Description for 507 West Lamar Street

EXHIBIT "A"

BEING a 19,690 square foot tract or parcel of land situated in the William Davis Survey, Abstract Number 248, in the Outlots of the City of McKinney, in Collin County, Texas; and further being a consolidation of three (3) tracts of land, described as follows:

- (1) Tract One: being all of that certain tract of land described as First Tract in warranty deed to Earl Wolford from J.J. Robbins, recorded in Volume 255, Page 366, in the Deed Records of Collin County, Texas (DRCCT); and also being all of that certain tract of land described as First Tract in designation of homestead by William Albert Davis, recorded under County Clerk's File No. (CCF#) 94-0000607, DRCCT;
- (2) Tract Two: being all of that certain tract of land described as Second Tract in warranty deed to Earl Wolford from J.J. Robbins, recorded in Volume 255, Page 366, DRCCT; and also being all of that certain tract of land described as Second Tract in designation of homestead by William Albert Davis, recorded under CCF # 94-0000607, DRCCT;

Said Tract One and Tract Two being commonly known as Outlot No. 615;

- (3) Tract Three: being the East one-half of a 27-foot alley as described in special warranty deed to Bill Davis from Ranier Schulte and wife, Sandra Schulte, recorded in Volume 4537, Page 2825, DRCCT (said 27-foot alley having been abandoned by the City of McKinney per City Ordinance No. 95-10-56 on October 17, 1955);

Said 19,690 square foot consolidated tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe found for the Northeast corner of that certain, called 0.418-acre tract of land as described in warranty deed with vendor's lien to Bettina Lynn Bush, recorded in Volume 4220, Page 4058, DRCCT (Outlot No. 616); said corner being the Northwest corner of that certain, called 0.455-acre tract of land as described in warranty deed with vendor's lien to James P. Savage and wife, Patricia Savage, recorded in Volume 2816, Page 146, DRCCT (Outlot No. 617); and also being in the South right-of-way line of Lamar Street (at this point, a 40-foot right-of-way);

THENCE along the aforesaid South right-of-way line of Lamar Street, same line being the North line of the aforesaid Bush tract; Due West, a distance of 80.00 feet to a 1/2-inch iron rod with cap stamped "Lone Star" set for the Northeast corner of the aforesaid Tract One and the Northeast corner of said Outlot No. 615; said corner being the Northwest corner of said Bush tract and the Northwest corner of said Outlot No. 616; being the Northeast corner of the herein described property; being South 02 degrees 31 minutes 02 seconds West, a distance of 0.57 feet from a 3/8-inch iron rod found for reference; and also being the POINT OF BEGINNING of the metes and bounds description of said herein described property;

THENCE leaving said South right-of-way line of Lamar Street, and along the East line of the aforesaid Tract One and the East line of the aforesaid Tract Two, same line being the West line of the aforesaid Bush tract and the common line between said Outlots No. 615 and No. 616; South 02 degrees 31 minutes 02 seconds West, at a distance of 150.0 feet passing a point for the common, East corner of said Tracts One and Two, continuing along said course in all a total distance of 225.33 feet to a 1/2-inch iron rod with cap stamped "Lone Star" set for the Southeast corner of said Tract Two, the Southeast corner of said Outlot No. 615 and the Southeast corner of the herein described property; said corner being the Southwest corner of said Bush tract and the Southwest corner of said Outlot No. 616; and also being in the North right-of-way line of Logan Street (a gravel paved public thoroughfare);

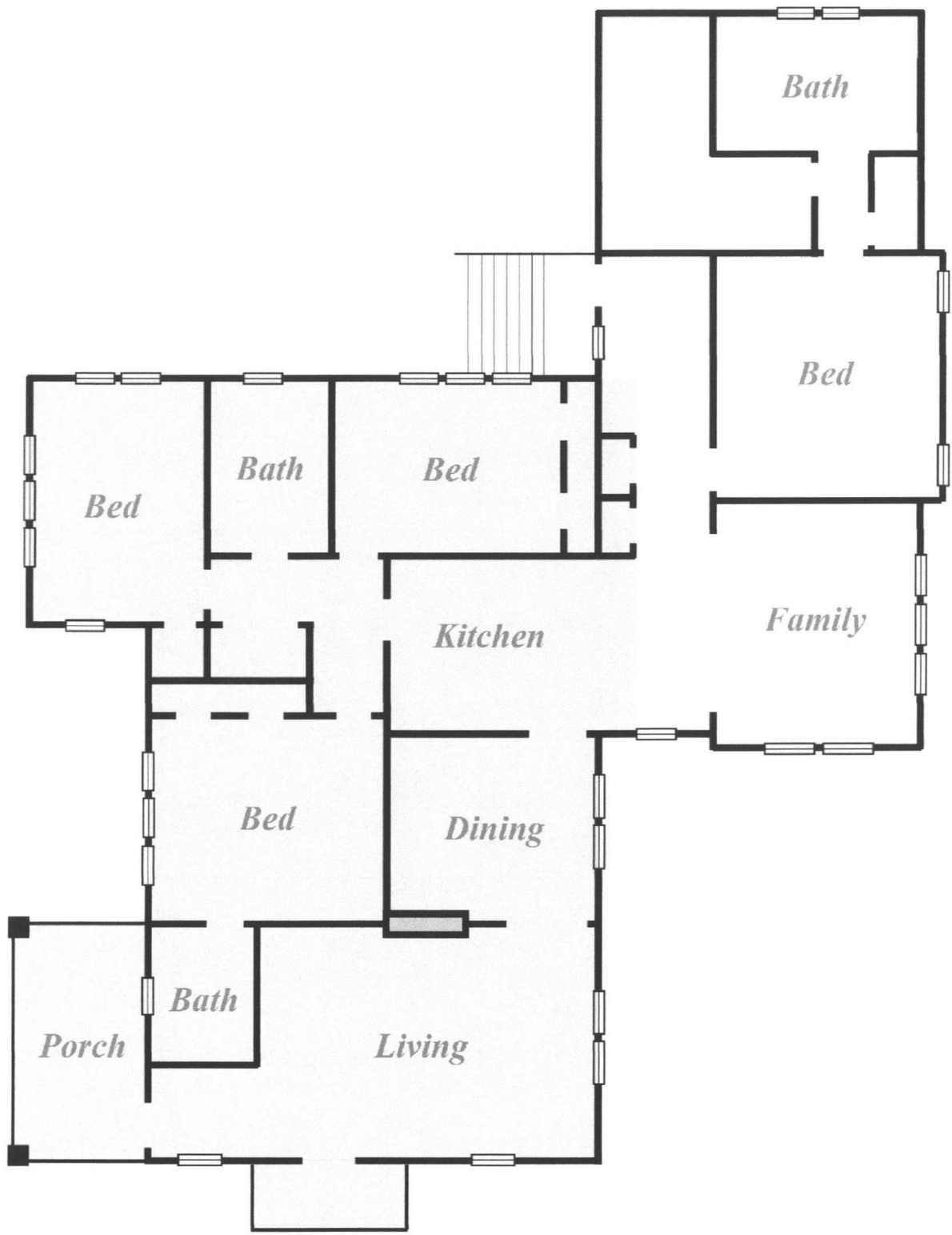
THENCE leaving last said common line between Tract Two and the Bush tract, and along the aforesaid North right-of-way line of Logan Street, same line being the South line of the aforesaid Tract Two and the South line of the aforesaid Tract Three; North 86 degrees 56 minutes 43 seconds West, at a distance of 74.8 feet passing a point for the common, South corner of said Tract Two and Tract Three and the Southwest corner of said Outlot No. 615, continuing along said course in all a total distance of 88.28 feet to a 1/2-inch iron rod with cap stamped "Lone Star" set for the Southwest corner of said Tract Three and the Southwest corner of the herein described property; said corner also being the Southeast corner of that certain tract of land described as the West one-half of a 27-foot alley in special warranty deed to Ranier Schulte and wife, Sandra Schulte from Bill Davis recorded in Volume 4537, Page 2821, DRCCT;


THENCE leaving said North right-of-way line of Logan Street, and along the common line between the aforesaid Tract Three and the aforesaid Schulte tract, same line being the centerline of said abandoned 27-foot alley; North 02 degrees 30 minutes 00 seconds East, a distance of 220.62 feet to a 1/2-inch iron rod with cap stamped "Lone Star" set for the Northwest corner of said Tract Three and the Northwest corner of the herein described property; said corner being the Northeast corner of said Schulte tract; being Due East, a distance of 92.68 feet from a 1/2-inch iron rod found for the Northwest corner of that certain tract of land as described in warranty deed to said Rainer Schulte and wife, Sandra Schulte, recorded in Volume 959, Page 431, DRCCT (last said corner also being the Northwest corner of Outlot No. 614); and also being in the aforementioned South right-of-way line of Lamar Street;

THENCE leaving last said common line between Tract Three and the first said Schulte tract, and along the aforesaid South right-of-way line of Lamar Street, same line being the North line of the aforesaid Tract Three and the North line of the aforesaid Tract One; Due East, at a distance of 13.5 feet passing a point for the common, North corner of said Tract Three and Tract One, and the Northwest corner of said Outlot No. 615, continuing along said course in all a total distance of 88.43 feet to the POINT OF BEGINNING; CONTAINING a computed area of 19,690 square feet or 0.4520 acre of land, more or less.

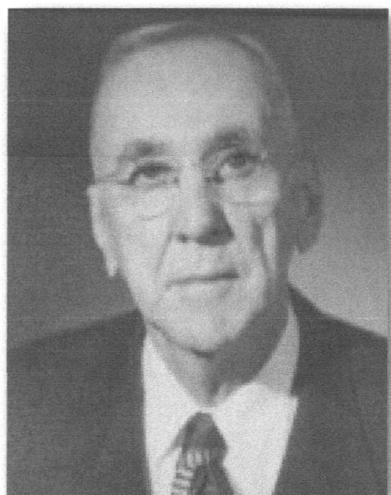
Floor Plan

This plan shows the Earl Wolford House in its current configuration.



 *Original Footprint*

G. Photographs



Earl Y. Wolford
(1889-1968)



Lottie (Huffman) Wolford
(1893-1993)

Earl Wolford was a McKinney native who graduated from McKinney High School in 1906. After leaving McKinney to teach in various schools in North Texas, he returned to McKinney in 1918 with his wife Lottie to become the Principle of the J.H. Hill Ward (elementary) School. In 1925, he became head of the Commercial Department of Boyd High School, a position he held until 1958. In recognition of the decades of service that both Lottie and Earl performed in McKinney schools, the elementary school built on Berkshire Road in 2000 is named for them.



Back Row (L-R): Doris Wolford, George Holmes, Judge A.M. Wolford, Roy Ball, John Lane Wolford, G. Frank Wolford, Earl Yantis Wolford, W. Phillips (Phil) Wolford, K. Dale Wolford, Albert M. Wolford, Jr. (Ira Wolford not present). Middle Row (L-R): Marion Wolford Holmes, Eleanor Wolford, May Wolford, Eleanor Wolford Ball, Frances Wolford, Bess Wolford, Lottie Wolford, Pearl Wolford, Doris Wolford, George Wolford. Front Row (L-R): Roy Ball, Jr., Marie Wolford, Dale Wolford, Jr.

Earl Wolford was one of eight children of Harlin Wolford and Susan Phillips. The Wolford family could trace its origins back to 18th Century Germany and had as its members teachers, lawyers, physicians and legislators.

**Commercial
School**

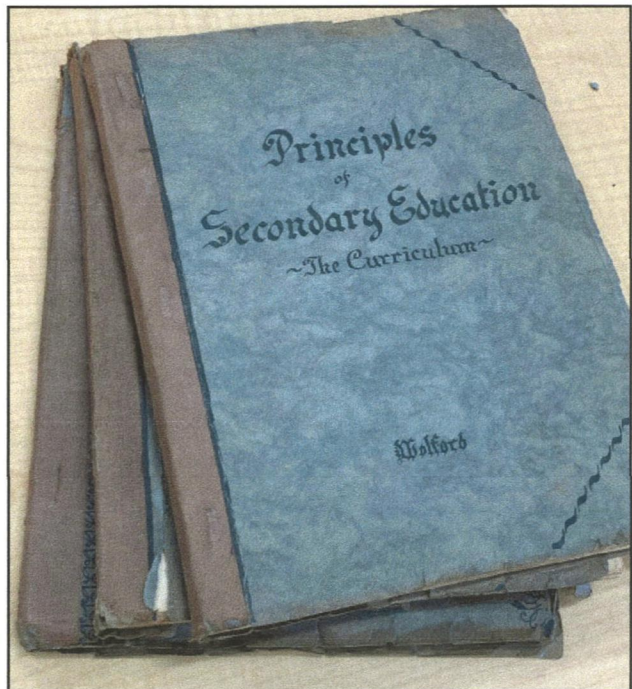
At Boyd High
Beginning Monday, May
29th

Capable Instruction—
Efficient Placement
Service

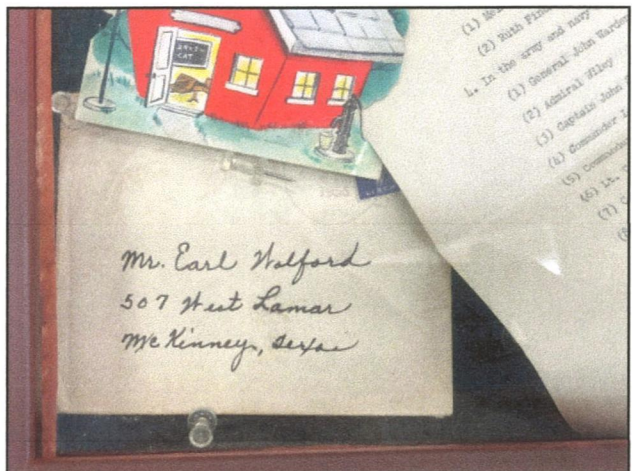
See **EARL Y. WOLFORD**
or phone 1221 after 4
O'clock

McKinney's economic growth in the early 20th Century meant business owners were looking to hire people with formal business skills such as bookkeeping, shorthand and typing. Earl Wolford's curriculum was vital to the town's continued growth, so much so that he was able to offer his own classes during the summer when the high school was out of session.

EARL Y. WOLFORD, Commer-
cial instruction, typewriting, short-
hand, bookkeeping. Res. 507 W.
Lamar. Ph. LI 2-5097.

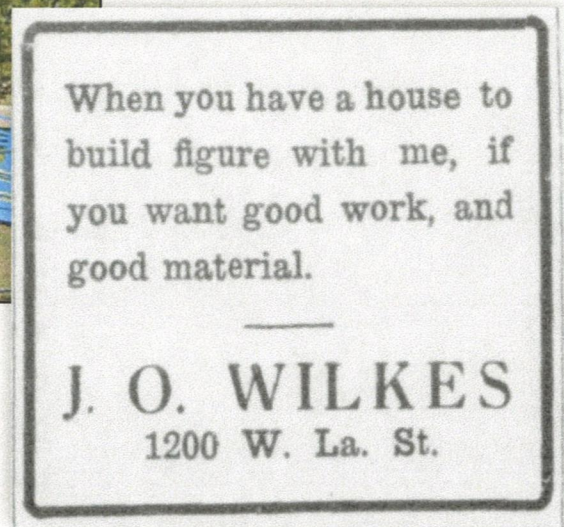


Earl and Lottie Wolford Elementary School located at 6951 Berkshire Rd. on McKinney's west side has a collection of books, papers and memorabilia relating to the Wolford couple. They both continued their own education during their teaching years earning advanced degrees in education. Earl and Lottie each taught in the McKinney ISD for 40 years. The photo at right shows an envelope addressed to Earl Wolford at the couple's address on West Lamar Street.

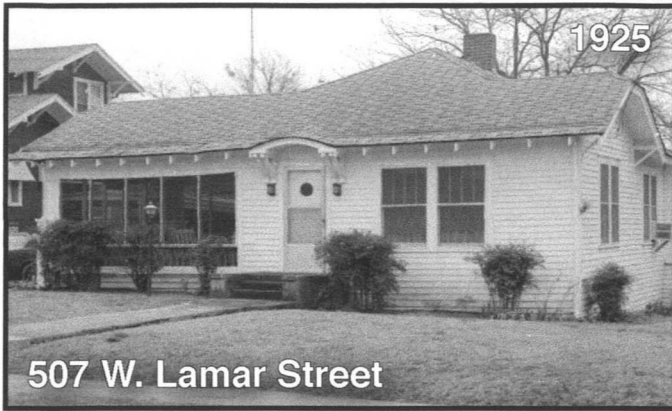




James O. Wilkes was a contractor who was active in McKinney from 1919 to 1928. During this time, he worked for hire but also purchased vacant lots on which he would build houses that he would offer for sale making him one of McKinney's early home developers.



In 1927 the C.R. Miller Manufacturing Company owned the Cotton Mill in McKinney. That year, they spent \$200,000 making improvements to the mill which included 50 to 60 homes for its employees. **James Wilkes** was hired to build thirteen of these modest structures with their distinctive pyramidal roofs. The photo at the top of this page shows the only remaining house. It is not known if James Wilkes built this particular house. On May 3, 1948 a tornado swept through McKinney killing three people and leaving hundreds homeless. The photo immediately above shows the devastation that occurred near the Cotton Mill. The yellow arrow points to what is now the last remaining mill house as pictured in the photo at the top of this page.



The Works of James O. Wilkes

The photos on this page show known structures built by James O. Wilkes. He was born in South Carolina in 1876 and moved to Texas some time between 1905 and 1909. He began his carpentry career in McKinney around 1918. Unlike most carpenters of the time, James would sometime purchase the property on which he erected his houses, making him one of McKinney's first speculative home builders.



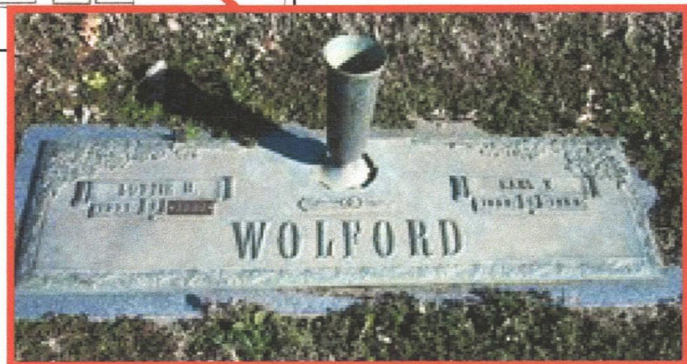
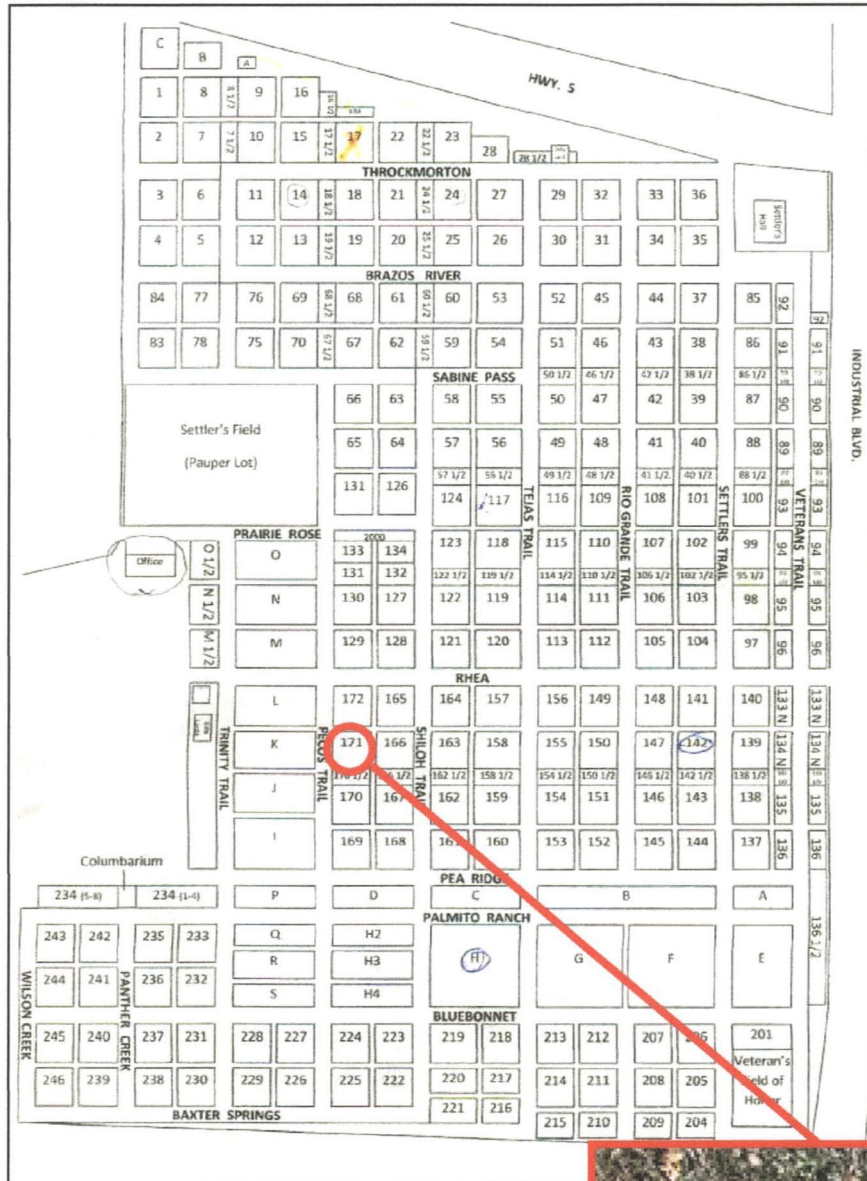
The homes James built followed the Craftsman Style and were built to accommodate the incomes of teachers and small-business owners. In the late 1920s, he was hired to build 13 of the homes that the owners of the Cotton Mill were providing for their employees.

James left McKinney shortly after finishing his work at the Cotton Mill and moved the Wichita Falls area. There he engaged in carpentry and his wife's family grocery business. He died in 1939 and is buried at the Riverside Cemetery in Wichita Falls.



Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of Earl and Lottie Wolford.



Earl Y. Wolford (1889 - 1968)
Lottie O. (Huffman) Wolford (1893 - 1993)

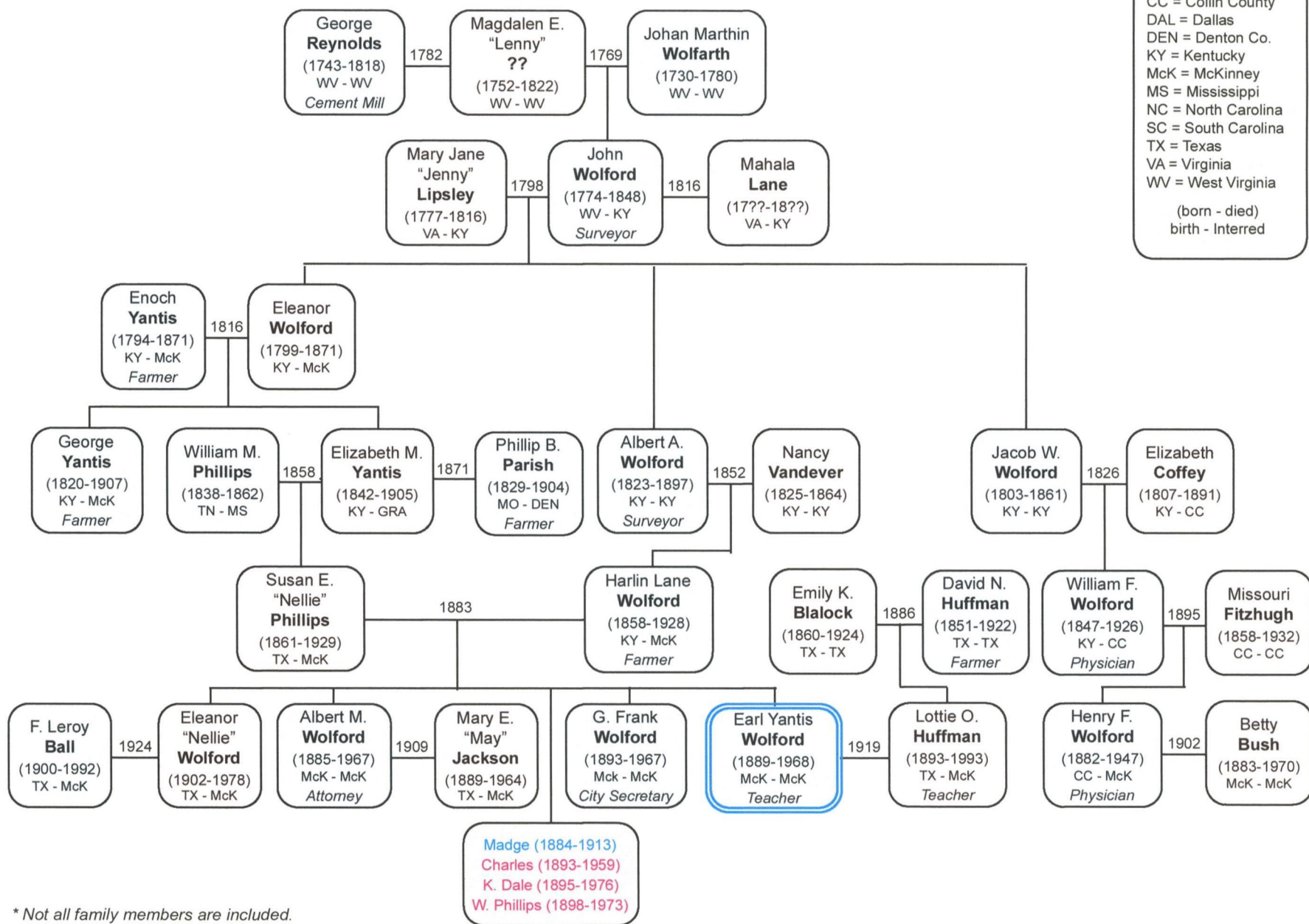
Earl Y. Wolford Family of Early McKinney*

H. Additional Information

Legend

CC = Collin County
 DAL = Dallas
 DEN = Denton Co.
 KY = Kentucky
 McK = McKinney
 MS = Mississippi
 NC = North Carolina
 SC = South Carolina
 TX = Texas
 VA = Virginia
 WV = West Virginia

(born - died)
 birth - Interred



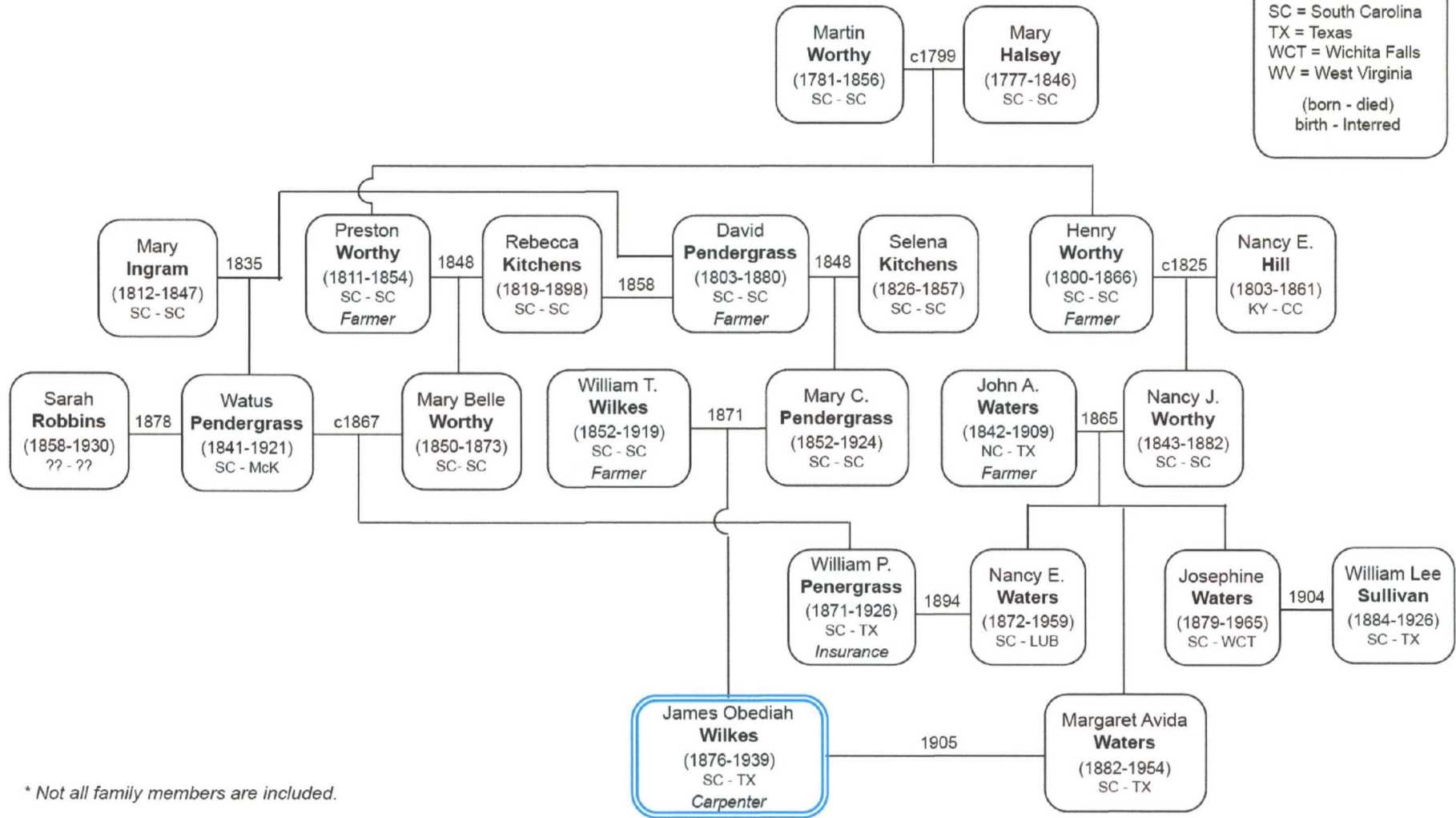
* Not all family members are included.

James O. Wilkes Family of Early McKinney*

Legend

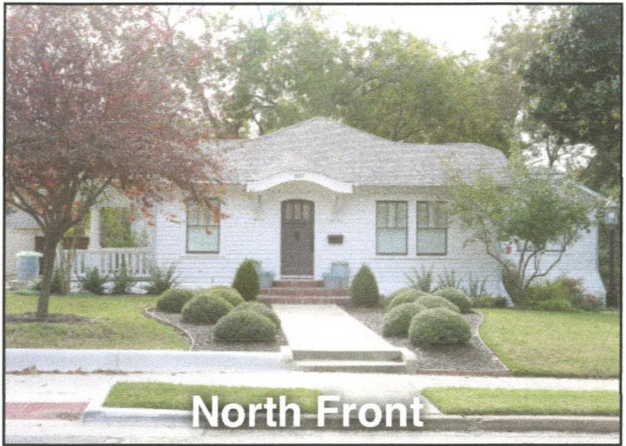
- CC = Collin County
- DEN = Denton Co.
- KY = Kentucky
- LUB = Lubbock
- McK = McKinney
- MS = Mississippi
- NC = North Carolina
- SC = South Carolina
- TX = Texas
- WCT = Wichita Falls
- WV = West Virginia

(born - died)
birth - Interred



* Not all family members are included.

Current Photos (2021)



North Front



Northeast



Northwest



West (north portion)



West (south portion)



South



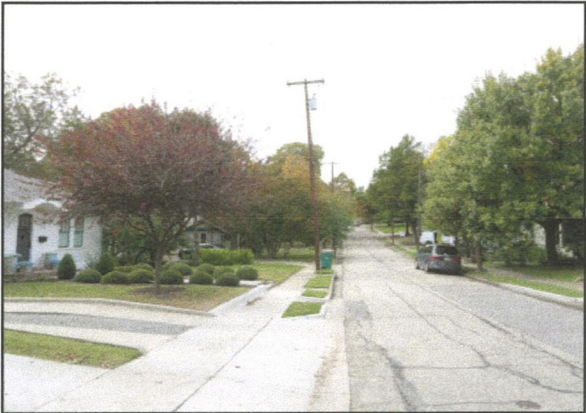
East

Neighborhood Context (2021)

507 West Lamar neighborhood context



View looking **EAST** on West Lamar Street



View looking **WEST** on West Lamar Street

Homes near 507 West Lamar Street



503 West Lamar St.



609 West Lamar St.



401 West Lamar St.

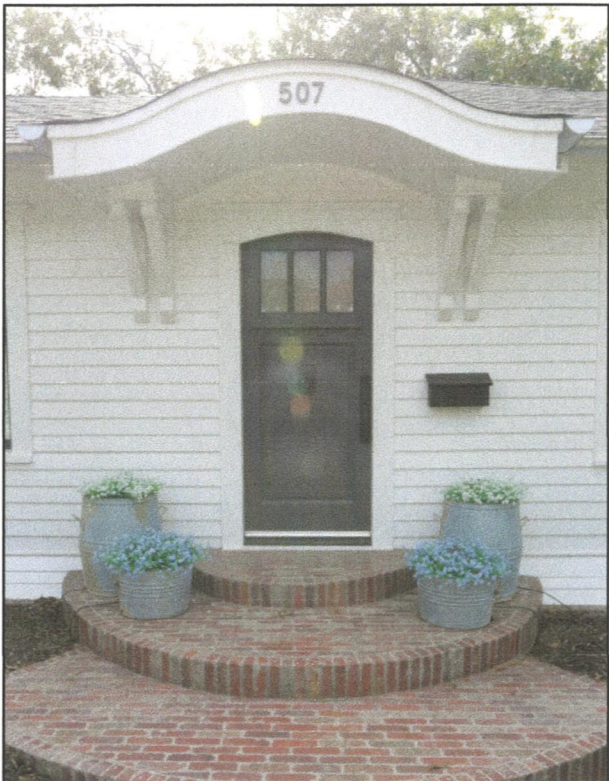


602 West Lamar St.

Architectural Elements



Jerkinhead Gable



Eyebrow Porch Roof



Knee Bracing



Square Column



Livingroom



Fireplace



Kitchen



Dining Room



Guest Bedroom



Master Bedroom

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.

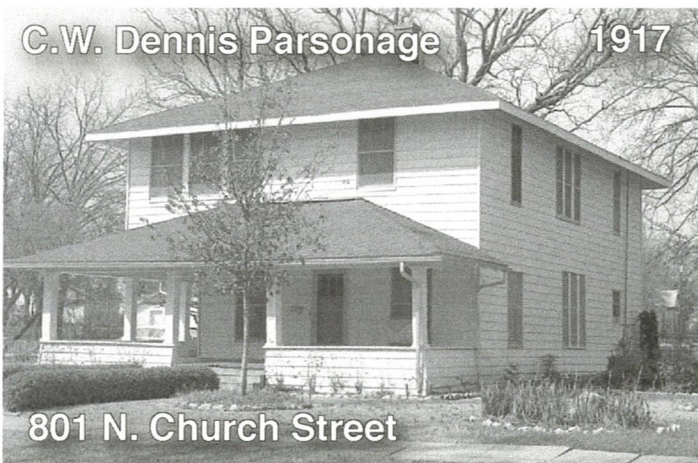
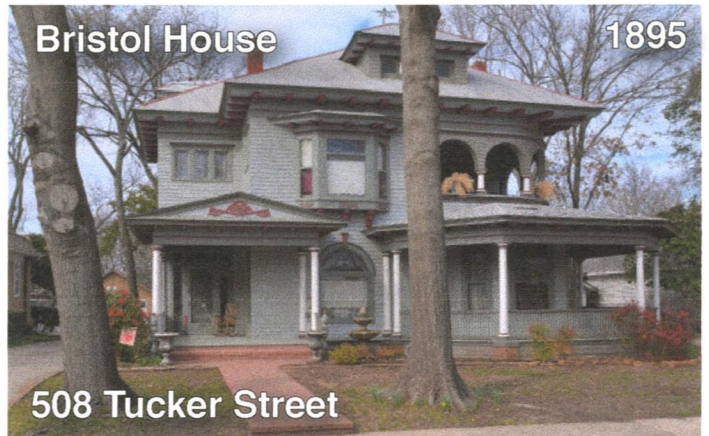
Queen Anne Style

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.



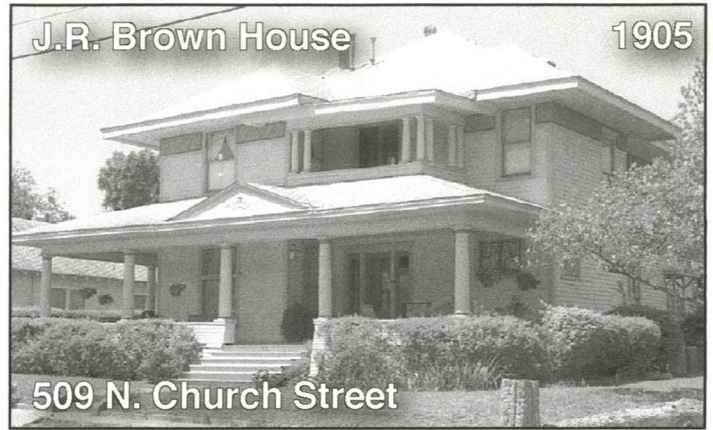
By the early 1900s, not all builders and clients were ready to abandon the old familiar style and the prestige it conveyed. This resulted in many homes becoming an eclectic mixture of new and old styles.

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

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

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



Arts & Craft Movement

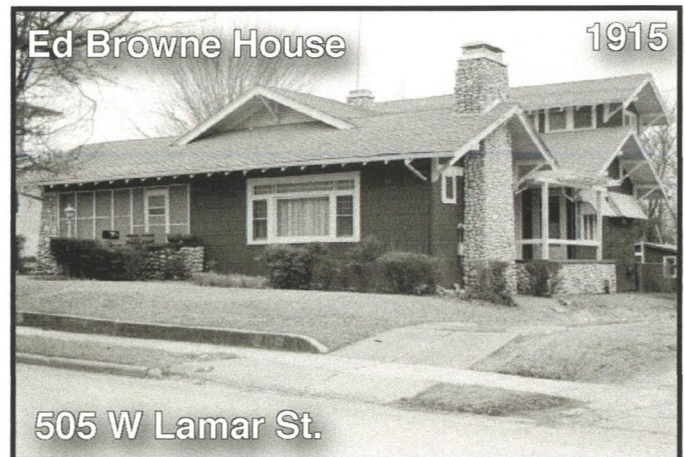
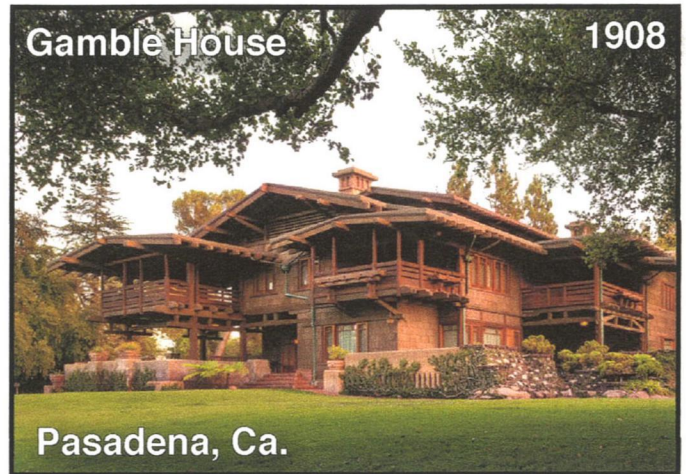
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a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

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

In McKinney, the Arts & Craft aesthetic is clearly evident in 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

The Grayson

MY home! Delightfully attractive, substantially erected, practical in arrangement—nothing less could express the sentiments that form the tie between owner and home—the Grayson. A personality that is unusual, marks the designer's work in this bungalow. It is correct in line, and harmonious in detail.

Much thought was expended in planning the interior. Every room has an attraction in its careful layout for light and convenience. The living room and dining room are both at the front of the home, being divided by French doors. Butler's pantry between dining room and kitchen, is modern in thought and practical in effect. Both doors on butler's pantry are of the double action type. Large kitchen, well lighted, is another feature of the Grayson. Notice the efficient layout—from the kitchen, direct access may be had to rear porch, hall leading to living room and front entrance, cellar entrance, and to butler's pantry and dining room, and this with no sacrifice of necessary wall space for stove, work-table, kitchen cabinet, etc. The hallway from living room opens onto the large bedrooms, with closets, bathroom and linen closet.

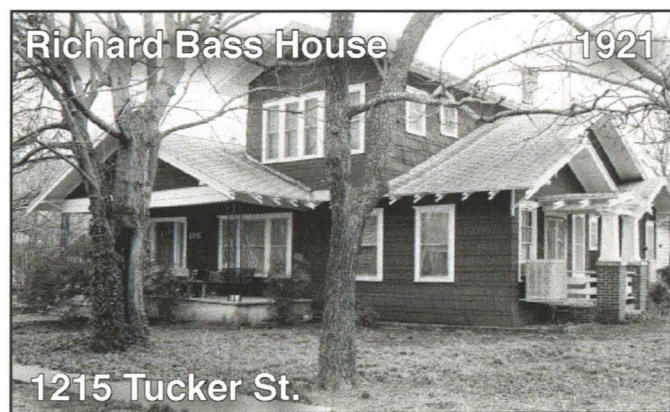
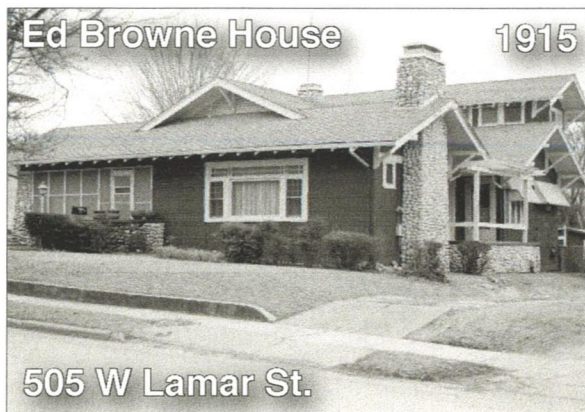
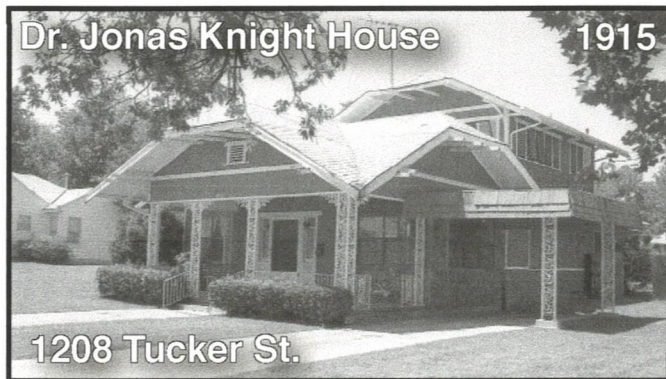
For price of the Grayson, refer to inside of front cover. See General Specifications on pages 12 and 13, and Terms on page 2.

Floor Plan The Grayson

See prices on inside of front cover.

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 Knight House (builder, A.W. Dowlin) both on Tucker street, are other good examples of this style.

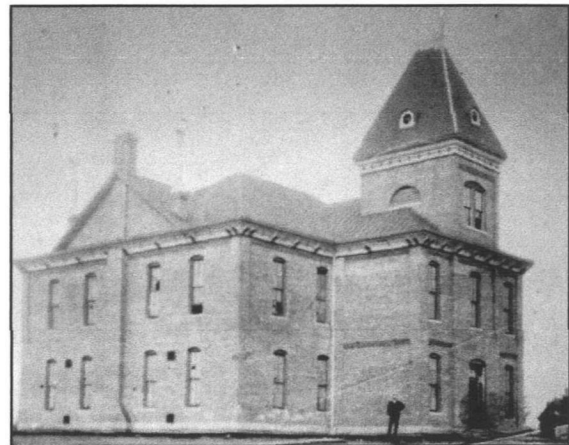


High Schools of McKinney

The first school in McKinney was established by pioneer settler J.B. Wilmeth and his daughters in 1848. The school was housed in a log structure on the Wilmeth homestead on Hwy. 5 north of U.S. Route 380. The school was a personal passion of the Wilmeth family. Other families established schools in these early years. One such school was established by Judge R.L. Waddill on his property in 1858. In 1866, the first school for Black children opened near Throckmorton Street. In these early years, a child would typically receive three to eight years of education. These schools were all privately owned and managed.

The economic growth spurred by the rail lines that began reaching the city in 1872 brought businesses to town that needed better educated people to help run them. In 1883, a school board was formed and the City of McKinney purchased a two-story, four room frame building on a five acre tract at the corner of College and Louisiana Street. This became the first public school to teach grades first through eleventh.

In 1888, the old four-room school was moved to Thockmorton Street to become the Fred Douglas School. In its place was constructed a large two-story brick building that included a tower with a pyramidal roof. This building became known as the Central School. In 1890, it graduated its first high school class, which totaled four graduates, all women, Eva Bagley, Laura Curtsinger, Zora Short and Tollie Wilson. This building served as the only public school in McKinney until 1901. At that time, an elementary school called the North Ward school was opened on what is now Heard Street. In 1914, the school changed its name to J.L. Greer Elementary to honor of Capt J.L. Greer who served on the School Board for sixteen years. .



Central School (1889-1914)
(a.k.a. Central Ward)

The year before the Central School graduated its first students in 1890, a two-story brick building was being built on Lamar Street as the McKinney Collegiate Institute. This upper division private school lasted for several years before being purchased by Prof. F.G. Jones in 1904 to be used as a private school for boys. The building was known as the Jones Academy and operated until 1908. That year, the City of McKinney purchased the building for \$10,000. The old building functioned as the City's first, solely designated high school while City leaders anticipated construction of a new building in the near future. The building on Louisiana that no longer housed the high school students became known as the Central Ward.



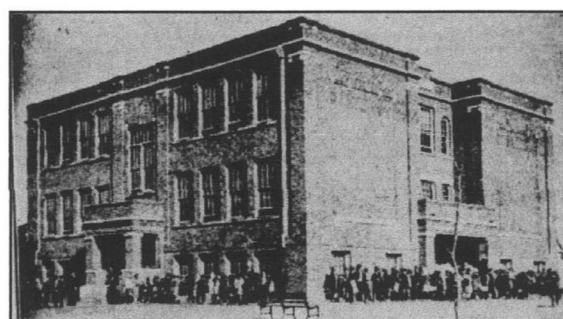
Jones Academy (1889-1915)
(a.k.a. McKinney Collegiate Institute)

In 1913, the City held a bond election was held and voters approved a \$50,000 bond measure for the construction of a new high school at the site of the Central Ward School on Louisiana Street. The plan for the new brick building consisted of two main floors with a basement to be used for Domestic Science and Manual Training. The construction costs of the building grossly exceeded expectations. The final cost of the building was \$75,000. With City coffers exhausted, more money was needed for furnishings before the building could opened. Fortunately, McKinney philanthropist Mrs. W.L. Boyd was willing to donate \$3,000 to the cause. Even before the building opened in 1915, the school board unanimously voted to name the building Boyd High School in her honor. The school, also known as McKinney High School, served as the City's only high school until 1959.



Boyd High (1915-1959)

In 1918, the old Jones Academy building was torn down and a new three-floor brick building was erected in its place. This new building became the elementary school named for the former School Superintendent J.H. Hill, but was commonly called the Central Ward. Earl Y. Wolford was the school's first principal. 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.



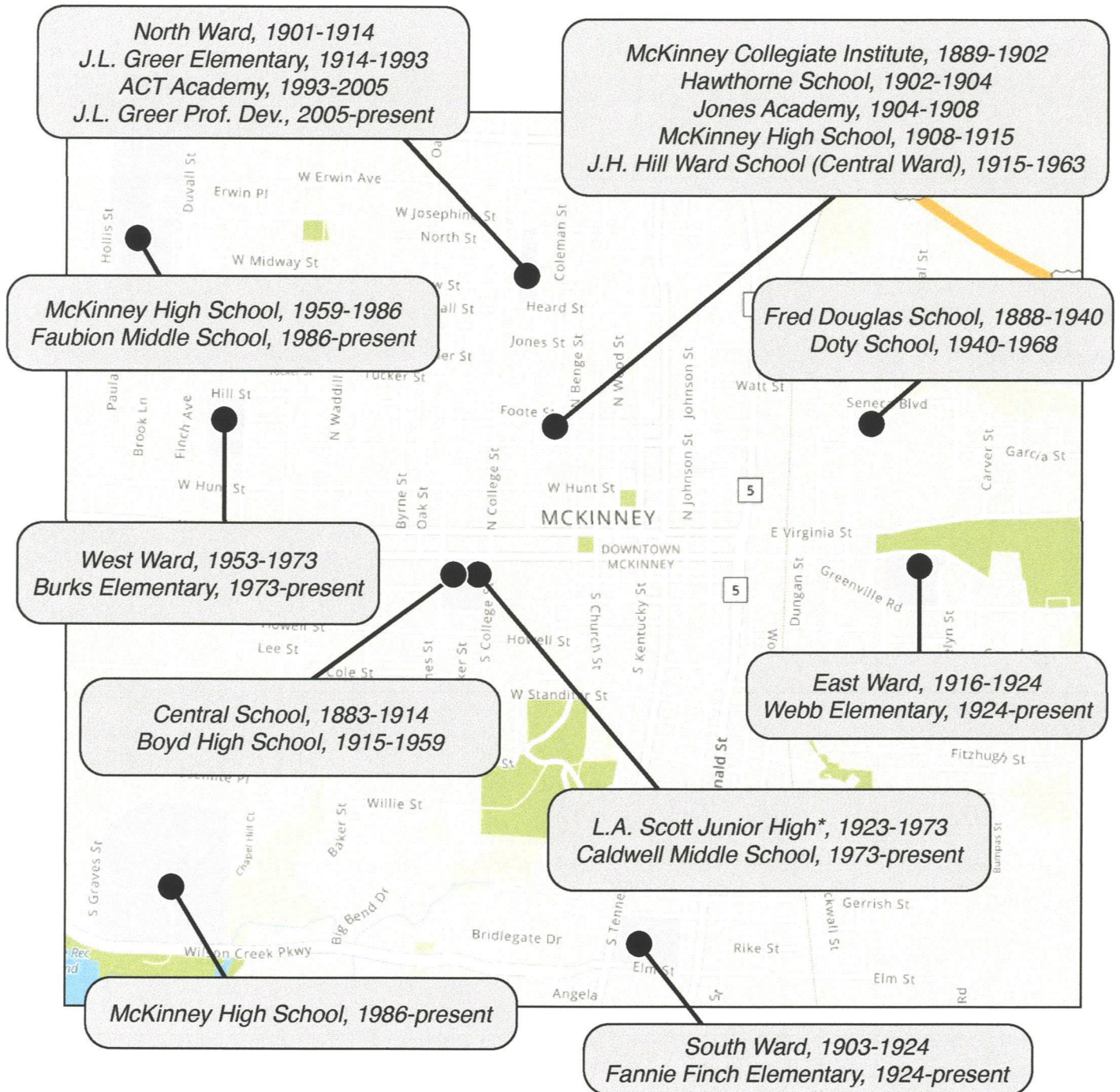
J.H. Hill Ward (1915-1963)

The Boyd High School building suffered a similar fate. In 1959, the building on Louisiana was judged unfit and a new facility was built a few miles northwest of its original location. The Boyd name was dropped from the school which simply became known as McKinney High School. In 1986, The McKinney High School moved again to its current site on Wilson Creek Parkway near Towne Lake. The building that the high school moved from is now home to Faubion Middle School. In 2006, a new high school was built on Lake Forest Drive which once again honored the Boyd legacy. This school is McKinney Boyd High School.

Today, McKinney has three high schools. The third not mention yet was built in 2000. Its called McKinney North High School and is located on Wilmeth Road not far from where J.B. Wilmeth opened the first McKinney school in 1848.

Schools of Early McKinney: Names & Places

This map shows the names and locations of schools in and around McKinney's Historical District that existed between 1883 to the present. Most schools have undergone name changes over the years, often coinciding with a new building. Some school buildings have changed the grades they served.



* a.k.a. McKinney Junior High

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Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *



Eye glasses worn by Lottie Wolford on display at Wolford Elementary School (see page 17).