

**City of McKinney**  
**Historic Building Marker Application**  
(Supporting Documentation)

**The J.S. Bristol House**  
614 North Church Street



**A. Alterations & Construction**

**Construction**

The J.S. Bristol House was constructed in 1920 as a single-story, seven-room residential structure built on a pier-and-beam foundation. More recently, the house has undergone significant alterations with an attempt to preserve the Craftsman-style character of the original house. The altered house maintains its original low-pitched roof with knee bracing and rafter tails. The west-facing house has a deep porch wrapping its southwest corner. The roof above the porch is supported with square, tapering columns. The original floor plan was asymmetrical with rooms connecting to a central hallway. The house is now fenestrated with six-over-six aluminum windows.

## **Alterations**

The J.S. Bristol House was significantly altered around 2002 when it was moved a few feet to the north to allow room for a garage to be built on the south side of the house. A second story was added along with additional rooms at the rear of the house. The original porch columns were replaced with similar tapering ones. A short parapet wall replaced the original open balustrade that surrounded the porch. Though the original pane configuration of the sash windows is unknown, it is likely that the bottom sash was a single pane while the top sash had vertically-oriented divided panes. The home's original brick fireplace was moved from the east wall of the living room to the north wall. The interior of the house was thoroughly altered with new flooring, wall coverings, and molding. The bathrooms were reconfigured and/or updated.

Nearly a decade after Mr. Weem's extensive remodeling, another builder made cosmetic changes, including a new kitchen counter top and bath updates. Some trim work was added and floors re-stained.

## **Anticipated Needs**

Despite the numerous updates the house has experienced, there were still some issues that needed to be addressed when the current owners purchased the property. The most significant were the re-leveling the house, replacing the porch flooring, installing new kitchen flooring, replacing a builder-grade fireplace with a Craftsman-style brick fireplace and adding a new roof.

The current owners have gone to great expense to update the house to modern living standards while maintaining the original architectural style of the house. Yet, there is more for them to do in order to preserve the home for the next 100 years, including replacing the worn, existing siding and re-painting the house. In addition to this, they would also like to replace the aluminum-frame windows with period-appropriate wood or composite ones.

While the owners have no plans for altering the exterior beyond replacing the existing worn siding, should other repairs or additions be needed, they are committed to preserving the home's historic character.

## **B. Historical Figures**

### **James Calvin Rhea (1837-1925): *Land Developer***

At the age of 18, James Rhea migrated from Tennessee in 1855 with his mother, three siblings, and father, Joseph R. Rhea. The Rhea family (pronounced "Ray") settled about 10 miles west of McKinney in the area now known as Rhea Mills. James and his older brother, William, purchased and operated a wool carding machine that could prepare wool for spinning. Later, they began milling grains, giving the area its name. Their success in the ginning and milling business gave them the capital to invest in land throughout Collin County.

In 1861, James became a member of Company D South Texas Cavalry and was wounded at the Civil War Battle of Corinth in Mississippi. His brother William lost a foot in the same battle. They both returned to Texas after the war to continue their successful business operations.

In 1874 at the age of 37, James Rhea married Mary Gossett. Two years later, James secured a post office for the Rhea Mills community and became its postmaster. After running the post office for three years, he resigned in order to spend more time on his various business interests which included a mercantile store and real estate.

James and his wife Mary moved to McKinney in 1892. While in McKinney, he was a member of the Central Presbyterian Church and a staunch advocate for Prohibition. Though he held no political office, he chaired the county committee that helped Prohibition become law in 1902.

When James C. Rhea died on March 19, 1925, McKinney mayor Tom Perkins issued a resolution that flags be flown at half-staff and City offices to be closed in honor of Mr. Rhea's passing.

### **John Sidney Bristol (1864-1962): *First Owner (1920-1928)***

John S. Bristol was a pioneer-era businessman in early McKinney who engaged in several businesses during his lifetime, including dry goods, drugs, and groceries. After living in McKinney for over 40 years, he moved to Plainview, Texas and worked as a wholesale candy salesman for 18 years.

In 1864, John was born in a log cabin on a large plantation near Morgantown, North Carolina. His father John McCall Bristol worked as the plantation's overseer of the enslaved workers. When John, Jr. was three years old in 1867, his father died of a disease he contracted years earlier while taking part in the 1849 California gold rush. When John, Jr.'s father's estate was settled, John Jr. was bequeathed several prized pieces of gold that his father brought back with him to North Carolina before he died. John, Jr. kept these in his possession until his death at the age of 97.

Two years before John Jr.'s death, the *Weekly Democrat-Gazette* featured a story about his 95th birthday. The story offers a glimpse into who John was personally as well as the challenges of living such a long life.

*There are several things about John S. Bristol which can be described as unusual – to begin with he celebrated his 95th birthday Friday, which in itself is unusual. There are few who can vividly recall the hard times during the reconstruction period following the Civil War, or who can boast that they have lived under the presidential administration of 18 men, from Lincoln to Eisenhower, or who can still bite corn off the cob with their natural teeth, even at lesser years than his, or for that matter how many at 95 can readily remember names and dates.*

*Bristol recalls that many of the slaves, after the close of the war and they were liberated, begged to stay on the plantation because they had no place to go, one in particular he remembers was "Aunt Mariah" who did remain there until well advanced in age.*

*When a very small lad, with his family in poor circumstances and time extremely hard during the reconstruction years, Bristol remembers how he hoed corn all day ("and a day then was from sun to sun instead of from 8 to 5," he remarked) for a slab of bacon for the family.*

In 1882, John's mother died at the age of 45 when John was only 15 years old. As an orphan, John continued to live and work on the plantation where he grew up, working along side many who were now free but economically bound to the plantation. In 1888, at the age of 24, John left the plantation for Illinois, then, a year later, made his way to the Indian Territory (Oklahoma).

In 1890, John came to Texas and settled in McKinney where his uncle had brought his family from North Carolina in 1872. Once in McKinney, John was united with his two cousins, William and Robert Bristol.

At the time, William Bristol was a physician in practice with Dr. Ben E. Throckmorton, son of former Texas Governor James W. Thockmorton. The other cousin, Robert, partnered with John to start a drugstore on the south side of the McKinney Square. In 1890, ads began appearing in the local newspaper promoting the Bristol Brothers Drug Store, though the owners were not actually brothers. In later years, the business became known as the City Drug Store.

The "Bristol Brothers" dissolved their business arrangement in 1892 when John left to start an implements store on East Louisiana Street. In January of 1894, John married 18-year-old native Texan Emma Wheat who was 12 years his junior. The couple went on to have four children, Robert, Jack, Bernadine, and Dorothy.

The implements business that John started operated only for a few years. In 1898, John returned to a management position at the City Drug Store he once co-owned with his cousin Robert. The drug store continued successful operation on the South side of the Square throughout the first decade of the 20th Century. The store sold more than health related goods. It also sold wallpaper and Sherwin-Williams paint. The store was located on the site of where the Lovejoy Building now stands, currently occupied by Uptown. However, the building that is now at this location was built in 1921, years after the drug store was gone. In 1902, newspaper ads appeared featuring soda drinks available, including Dr Pepper and Coca Cola. By 1904, the store had a soda fountain, though not the first business in McKinney to do so.

Because of the economics of the time, it was not unusual for people to simultaneously engaged in multiple business enterprises. While John was employed as manager of the City Drug Store, he also bred poultry and sold eggs.

In 1909, John's cousin Robert sold the City Drug Store to W.T. Whitaker from Fort Worth. John continued to manage the store for the new owner for a couple of months. In November of 1909, John partnered with Hugh Kistler to purchase the Emerson & Rhea Grocery Store that was next door to the City Drug Store. The new firm went by the name Kistler & Bristol. It operated until being sold at the end of 1914 to Cooper Grocery Company of Waco. John then went to work as the druggist for a former competitor, the Smith Drug Store on the east side of the McKinney Square. Around 1927, John left the drug business and opened a grocery store of his own located at 907 North Church Street. He did not own this business long, selling it at the beginning of 1929. Curiously, he repurchased it eight months later, made some upgrades and sold it to C.M. Granberry in November, just two weeks after the stock market crash of 1929.

After selling his business, John and his wife Emma left McKinney and moved to Amarillo to manage the Lubbock Inn, a 60-room hotel that he and his cousin Robert owned. It is likely that John's interest in Amarillo was more personal than professional since that is where his son Jack lived. Later, John worked as a wholesale candy salesman, covering a five county territory in the Texas panhandle. He worked at that job for 18 years before sustaining a career-ending injury due to a fall on some ice.

In 1959, Emma died at the age of 82 following several years of illness in Plainview. She is buried at the Plainview Cemetery. Three years later, John died in a Plainview hospital at the age of 95 and is buried next to Emma.

**Alfred Thomas Raper (1867-1939): *Second Owner (1928-1940)***

Alfred Raper was born near Tupelo, Mississippi in 1857, the son of Beuford and Nancy Raper. He came to Collin County around 1889 and engaged in farming near Weston for several years. He served as Justice of the Peace before being elected to a four-year term as County Commissioner in 1914, at which time he moved to McKinney. He later served as Tax Collector.

Alfred married Ida Lyle in Mississippi in 1887. The couple had eleven children. Ida died in 1933. Alfred suffered a stroke in 1939 from which he did not recover. He died in his home at 614 N. Church at the age of 72. Both Alfred and Ida are buried at the Cottage Hill Cemetery in Celina.

**Chief Henry Recer (1900-1953): *Third Owner (1940-1942)***

Chief Recer was born in Princeton, Texas in 1899, the son of Luke and Leila Recer. Chief (his given name) began his career as a farmer near Altoga. In 1917, he married Jennie Hall. The couple moved to McKinney where Chief became a barber. When his wife Jennie died in the 1920s, Chief married his second wife Lou Ella Clarkson. Together, they became owners of the North Side Barber Shop and later moved their business to North Kentucky Street and changed its name to Recer's Barber and Beauty Shop.

Lou Ella died in 1976. Chief died in 1986. Both are buried at the Ridgeview Memorial Park in Allen.

**Charlie Hickman Hayes (1886-1957): *Fourth Owner (1942-1957)***

Charlie Hayes was born in Tennessee in 1886, the son of Lysander and Hortense Hayes. Charlie moved to Collin County sometime after 1900 and married Mississippi native Delta Mae Harrington in 1909. Charlie and Delta were married only nine years before her death in 1928. The couple had two children Juanita and Mildred. Around 1943, Charlie, along with his two daughters, moved from Van Alstyne to McKinney. Charlie engaged in the grocery business with his son-in-law Jack T. Bergvall for several years before serving as county tax assessor in the early 1950s.

Charlie died in 1957 and is buried at the Van Alstyne Cemetery in the Harrington family plot along with his wife Delta Mae.

**Charles Marshall Brantley (1856-1930): *Builder***

Charles Brantley worked as a carpenter in McKinney for nearly 40 years beginning around 1890. During his career, he built a variety of structures including warehouses, homes, and a parsonage for the Presbyterian Church. He was also active in civic affairs and politics.

Charles Brantley was born in Georgia in 1856 to parents John Brantley and Rebecca Tidd. Charles' parents were married in 1845 and had four other children Louisa, Henry, Soloman, and Clara. Charles' mother Rebecca died when he was two years old. His father died in 1860 when Charles was five. The orphaned children were then reared by another couple identified as Mr. and Mrs. Fountain.

Charles' older brother Henry enlisted in the Confederate Army at the age of 14 at the beginning of the Civil War and served throughout the conflict. Following the War, Henry and Charles, along with other members of the Brantley family, settled in Tennessee, later Kentucky.

In 1881, brothers Charles and Henry came to Texas, settling seven miles northwest of McKinney in the Bloomdale community. Charles worked in a nursery business. Henry made saddles. A couple of years later, Charles moved to McKinney where he worked at the nursery owned by well-known McKinney resident and Confederate veteran Elbert W. Kirkpatrick. Around 1895, Charles took up the carpentry trade. His brother Henry joined him about three years later. Though they likely worked on projects together, most of their work was performed independently.

In 1884, Charles married his first cousin Martha Talula "Mattie" Marshall in Tennessee then returned to McKinney with her to reside on North Kentucky Street. Martha's sister Ida, who lived in McKinney, was married to the furniture maker and building contractor James R. Padgitt. It is likely that James is responsible for beginning the carpentry careers of Charles and Henry in the 1890s.

Charles became a popular contractor and active in civic affairs. He was a member of the Independent Order of Odd Fellows (I.O.O.F.) and by 1912 was serving as an officer whose job it was to see that members wore the proper regalia during meetings. The mission of this fraternal organization was to "visit the sick, relieve the distressed, bury the dead, and educate the orphan." The Empire Lodge No. 68 in McKinney was one of the largest and most active in Texas. It was successful enough to be able to own its own three-story brick building on the northeast corner of the McKinney Square. The Lodge members met on the third floor with the other floors leased to businesses.

Charles was serving as an I.O.O.F. officer when tragedy struck not just the organization but many families in McKinney. On January 23, 1913, the three-story building that the organization owned collapsed killing eight people and injuring 14. Charles was among a group of workers who were accused of causing the collapse due to a third-floor remodeling they were engaged in days before the collapse. The workers were eventually exonerated from responsibility but lawsuits against the I.O.O.F. bankrupted the Lodge in 1916. However, the I.O.O.F. reorganized as a new lodge and continued meeting in a nearby building.

Another organization in which Charles held a leadership position was the McKinney Carpenters' Union. The McKinney Carpenters' and Joiners' Union, No. 923 was established in 1903 with 18 members. Charles was its President in 1912.

Charles was also active in politics. In 1914, he ran for Precinct 1 Collin County Commissioner as a Socialist against Democrat Alfred T. Raper. Charles lost the election 101 votes to 654. That year, as in most years in the early decades of the 20th Century, every race in Collin County was won by a Democrat. There were other candidates from other political parties running including Republican, Progressive, and Socialist Labor, but the Democrat party dominated the field. It is interesting to note that though Socialist Party candidates ranked a distant second in these elections, while the Republican candidates fared even worse.



Charles died on August 2, 1930 at the home of his brother-in-law James R. Padgitt on North Tennessee Street. A few months prior, Charles suffered a stroke from which he appeared to recover quickly. However, three weeks before his death, he was again stricken and failed to recover. Though it was customary for the *McKinney Courier-Gazette* to write edifying eulogies for its prominent citizens, it is possible to glimpse the genuine admiration the obituary writer had for Charles.

*He was a man of high principle, honest, honorable and industrious. We was an expert at his trade as the handiwork of his skill may be seen in many residences, business houses or other buildings located at McKinney and in other parts of this county. He took pride in his work and in pleasing those for whom he served.*

Charles' widow Martha remained living in their North Church Street house until her death in 1933. Both Charles and Martha are buried at the Grove Hill Cemetery in Dallas. The couple had no children.

## C. Property Ownership

**Address:** 614 North Church Street, McKinney, Texas 75069

**Legal Description:** McKinney Outlots (CMC) Lot 678

Purchase Date	Seller	Buyer	Book/Page
Sep. 23, 1841	Republic of Texas	William Davis	
Sep. 6, 1850	State of Texas <sup>1</sup>	William Davis	J / 459
Jan. 12, 1870	Collin County Court <sup>2</sup>	J.B. Denton	
Mar. 29, 1871	A.N. Denton <sup>3</sup>	J.F. Denton	V / 131
Jul. 23, 1872	J.F. Denton	James C. Rhea	V / 545
Apr. 25, 1920	James C. Rhea	John S. Bristol	230 / 58
Feb. 18, 1928	John S. Bristol	A.T. Raper	270 / 610
Jan. 13, 1940	A.T. Raper (heirs)	Chief & Lou Ella Recer	323 / 216
Nov.. 17, 1942	Chief & Lou Ella Recer	Charles H. Hayes	337 / 486
Jun. 9, 1962	Juanita Hayes	Hugh & Ruby Ritter	599 / 364
Jul. 30, 1980	Hugh & Ruby Ritter	William C. Harris	1288 / 160
Jun. 11, 1992	William C. Harris	Teresa & Thomas Smith	
Oct. 22, 2001	Teresa & Thomas Smith	Jerry & Peggy Weems	
Feb. 21, 2006	Jerry & Peggy Weems	Mark & Katherine Bickel	
Dec. 3, 2013	Mark & Katherine Bickel	Federal Home Mtg. Corp.	
Jul. 28, 2014	Federal Home Mtg. Corp.	Clements Custom Homes	
Oct. 20, 2014	Clements Custom Homes	Michael & Jan Sampeck	

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

<sup>2</sup> Court awards 320 acres to the heirs of J.B. Denton that William Davis promised to Mr. Denton.

<sup>3</sup> Heir to J.B. Denton

## D. Tenant History

The tenant history is the same as owner history until 1980.

## **E. Narrative History of 614 North Church Street**

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, several counties were split 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 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 a new city, William abandoned his wife and child in McKinney and headed to California to search for gold. Land records indicating that William and Margaret were married for only a few years following the donation. By early 1859, William was married to a woman named Sallie (a.k.a. Sarah).

In the Summer of 1841, William Davis promised to sell John B. Denton (for whom the city and county of Denton is named) 640 acres of land from his original 3,129 grant. At the time, Mr. Denton was a member of the Texas Militia under Brig. Gen Edward H. Tarrant. Unfortunately, John B. Denton was killed during a skirmish with Indians east of Fort Worth. This promise which involved a bond for title was never recorded but Mr. Denton's heirs sued William Davis for performance of the bond. The case lingered in court until Mr. Davis died in 1868. He left no will which only added to the property's legal ambiguity. Mr. Davis' second wife, Sallie, became the administratrix of the estate and party to the suit in 1869. The suit went to a jury trial and the verdict found in favor of the plaintiffs. However, the Denton heirs were only awarding half of the 640 acres that was promised because there was not enough of the Davis tract left to fulfill the entire bond.

In 1872, the 320-acre land award was subdivided among the heirs of John B. Denton. One such 4.86 acre tract was assigned jointly to three of his children, John B. Jr., John F., and Ashley N. The following year, the children sold this tract to William & James Rhea for \$379. The pioneer mill owners William and James Rhea could arguably be called the fathers of the industrial age in Collin County since they were the first to use steam power in their mills.

The Rhea brothers jointly owned the tract until William's death in 1906. James held the property along with his brother's heirs until 1911. When James Rhea was 74 years old, the 4.86 acre tract was subdivided into 12 lots on North Church Street that became the Rhea Addition. The real estate firm of Scott & Emerson ran ads in the *McKinney Courier-Gazette* offering these lots for sale to the public.

It took several years to sell all of the lots. In 1920, druggist John S. Bristol purchased one of the last remaining lots. Mr. Bristol immediately hired Charles M. Brantley to build what the *McKinney Courier-Gazette* reported as a "modern seven-room residence [that] will have all the modern conveniences, including natural gas fuel, that can be had in our city."

The house that contractor Brantley built for the Bristols was a simple, Craftsman-style structure with square, tapering columns defining a porch that wrapped around the south-west corner of the house. Other Craftsman elements include knee-bracing, rafter tails, and a low pitched roof.

The Bristols lived in the house eight years before selling it to retired farmer Alfred T. Raper in 1928. Fourteen years earlier, Mr. Raper ran against the home's builder Charles Brantley for County Commissioner and won. Mr. Raper resided in the house until his death in 1939. The following year, Mr. Raper's heirs sold the house to barber Chief Recer and his wife Lou Ella.

The house changed hands several times without significant alteration until homebuilder Jerry Weems purchased the property in 2001. While wanting to preserve the original aesthetic of the house, Mr. Weems went about making major changes. First, he moved the entire house several feet to the north in order to accommodate a two-car garage on the south side of the house. He then added extra rooms at the rear of the house as well as a second story. He also replaced the original wood-framed windows with energy-efficient aluminum ones.

In 2006, Mr. Weems sold the house to a married couple who later defaulted on their mortgage and lost the property to their bank in 2013. A year later, Clements Custom Homes purchased the property and updated the home's interior before selling it to the current owners Michael and Jan Sampeck in 2014.

The Sampecks are now planning additional remodeling that will restore the house to be closer to its original style, including the installation of Craftsman-style wood-frame windows to the front of the house. They also plan to replace the rotten siding and repaint the entire exterior. The Sampecks are committed to preserving the Craftsman aesthetic as near as possible given available materials and construction techniques.

## F. Drawings

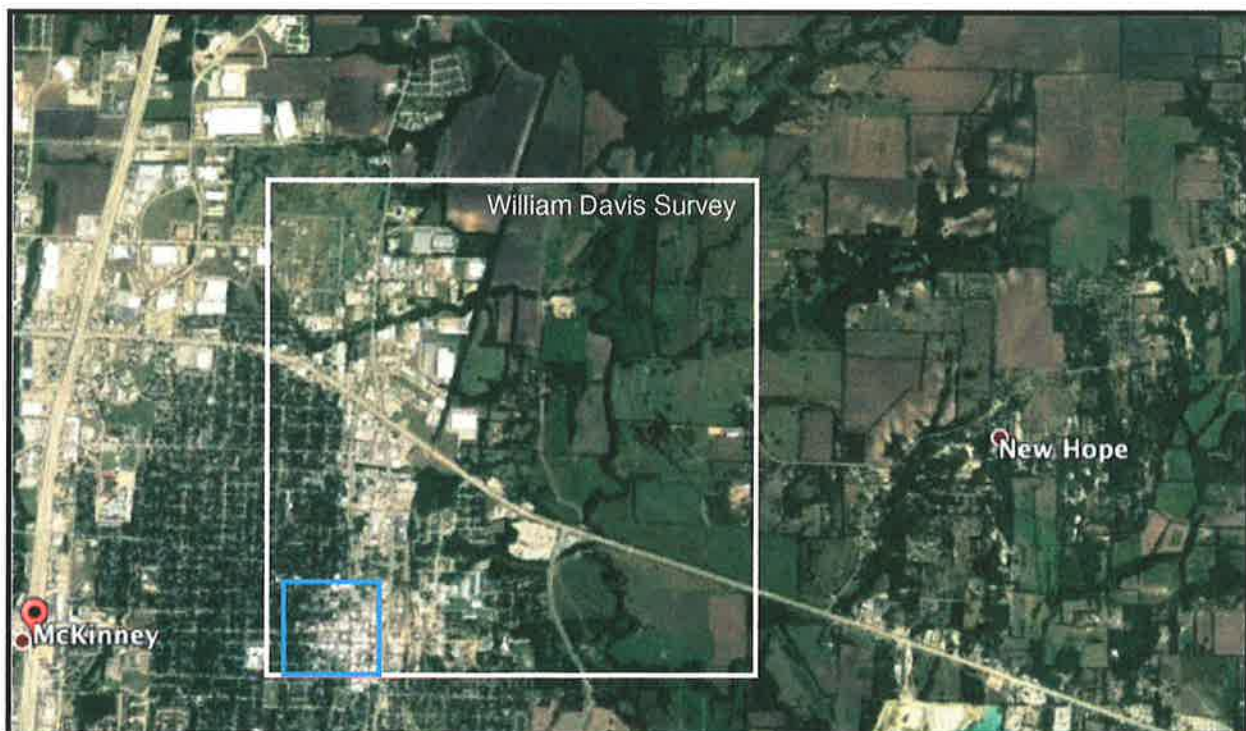
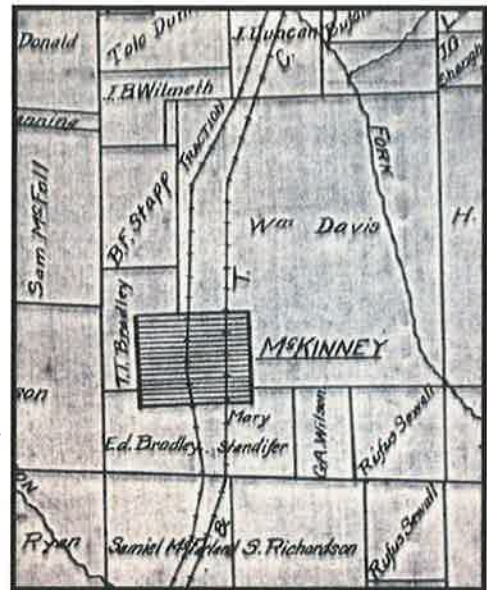
### William Davis Headright

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

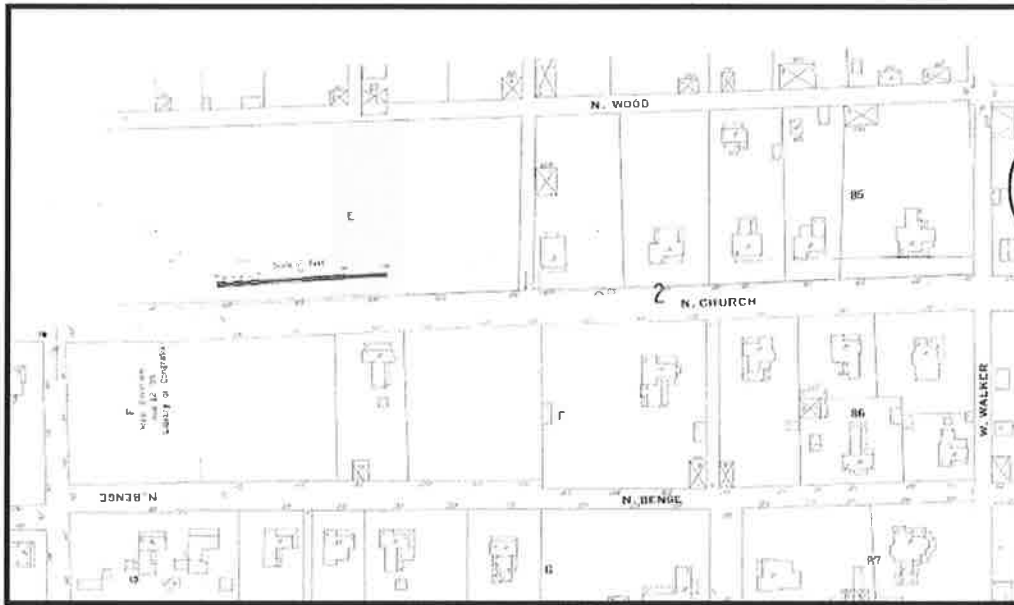
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associate with his contribution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

This grant became known as the Davis Survey and amounted to 3,129 acres which encompassed the site chosen to be the County Seat of Collin County. William Davis donated 120 acres of his land to the County Commissioners to be used to create the town of McKinney. Mr. Davis was no philanthropist, however. Shortly after he made his donation, he abandoned his wife and child and went to California in search of gold. Though Mr. Davis was one of Collin County's largest land owners, at the time of his death in 1868, his second wife and child were left destitute with only a few acres of the original tract to their name.

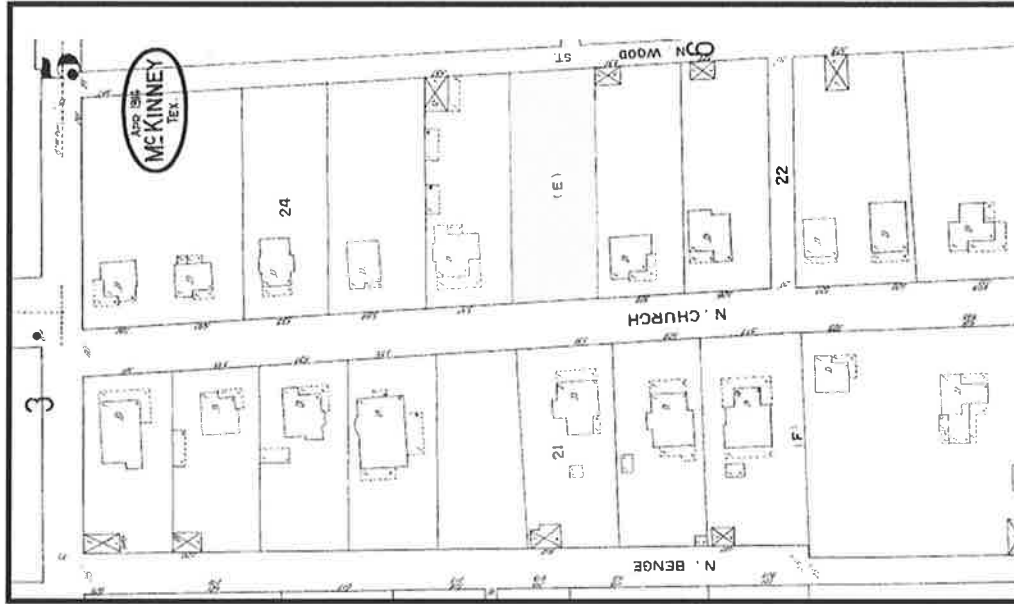
The legal description of properties which were a part of this donation include the words "McKinney Original Donation." The photo below shows the Davis Survey and the McKinney Original Donation (outlined in blue) overlaid on a map of McKinney's downtown area.



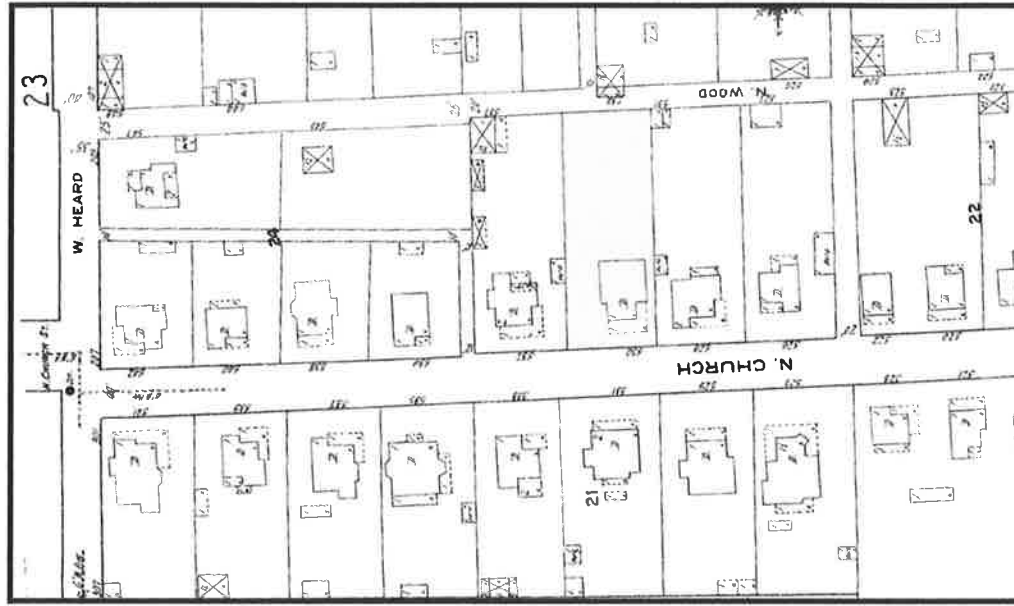
# Sanborn Maps: 1908 - 1920



1908



1914



1920

The Sanborn Maps above show that the John S. Bristol House was one of the last to be built on Church Street.

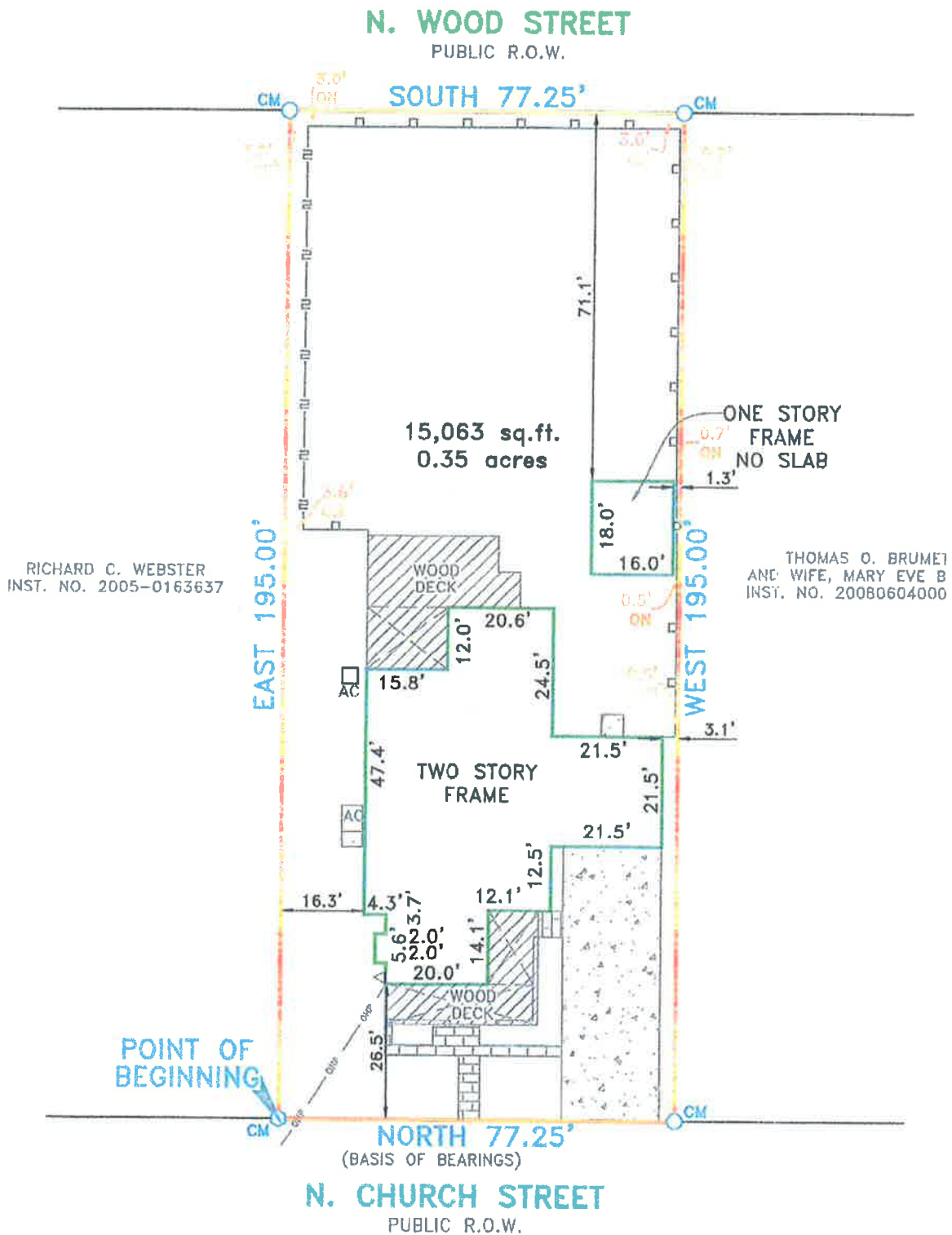
McKinney Outlots (CMC) Lot 678, Originally, Lot 3, W & J Rhea Addition







# Site Plan for 614 North Church Street



**LEGAL DESCRIPTION**  
of 614 North Church Street

BEING a 0.35 acre tract of land situated in the William Davis Survey, Abstract No. 248, same being that tract of land conveyed to Federal Home Loan Mortgage Corporation, by Deed recorded in Instrument Number 2013129001662850, Official Public Records, Collin County, Texas.

BEGINNING at a 5/8 inch iron found for corner, said corner being along the East line of N Church Street (public right-of-way) and being the Southwest corner of that tract of land conveyed to Richard C. Webster, by Deed recorded in Instrument Number 2005-0163637, Official Public Records, Collin County;

THENCE, East, along the South line of said Webster tract, a distance of 195.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Webster tract and being along the West line of N. Wood Street (public right-of-way);

THENCE South, along the West line of said N, Wood Street, a distance of 77.25 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Thomas O. Burnett, by Deed recorded in Instrument Number 20080604000676850, Official Public Records, Collin County, Texas;

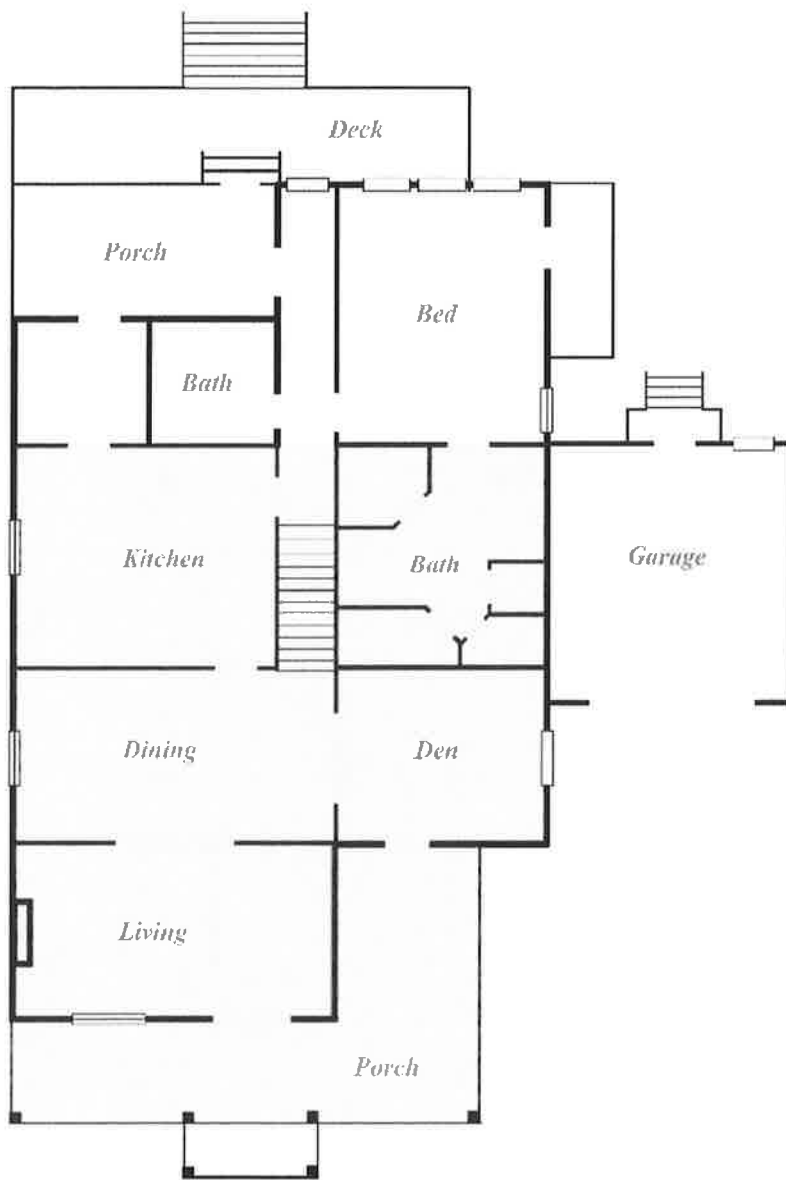
THENCE West, along the North line of said Burnett Tract a distance of 195.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Burnett tract and being along the East line of said N. Church Street:

THENCE North, along the West line of said N. Church Street a distance of 77.25 feet to the POINT OF BEGINNING and Containing 15,063 square feet of 0,35 acres of land.

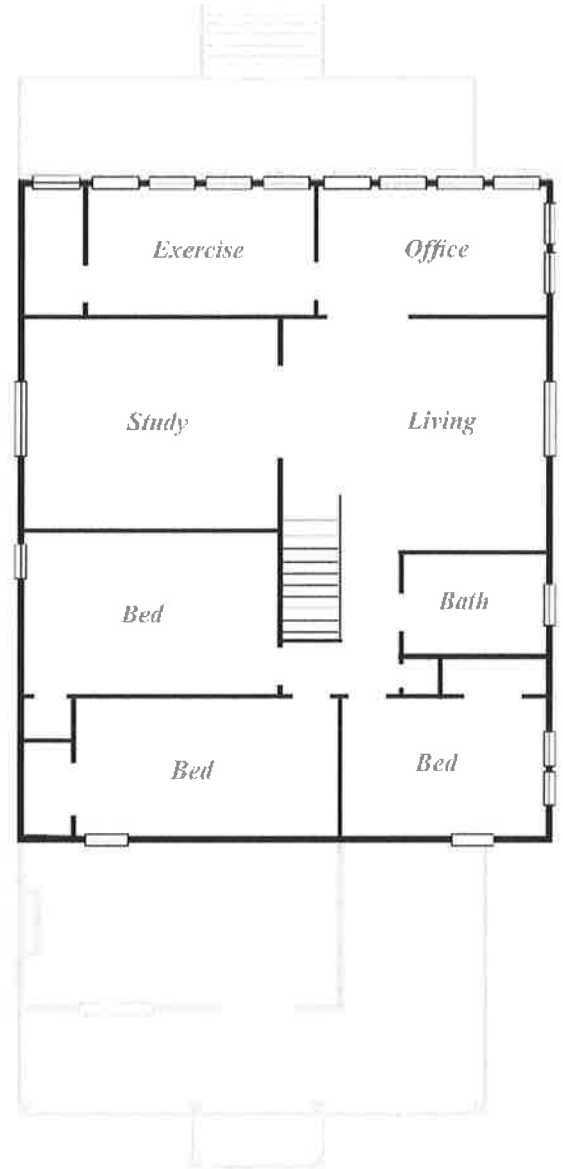


## Floor Plan

*These floor plans show the J.S. Bristol House in its current configuration.*



**First Floor**



**Second Floor**

 *Original footprint*

## G. Photographs

**William and James Rhea** were brothers who owned a mill in an area 10 miles northwest of McKinney which became the town of Rhea Mills. In 1872, the brothers James and William Rhea purchased 4.86 acres on North Church Street for \$379. William (standing) died in 1906. James died in 1925.



THE DAILY COURIER-GAZETTE WEDNESDAY EVENING, FEB. 1, 1911

**BENGE STREET**

	No. 12	No. 11	No. 10	No. 9
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**NORTH CHURCH STREET**

No. 1	No. 2	No. 3	No. 4	12-foot Alley	No. 5	No. 6	No. 7	No. 8
					10-foot Alley			

15-foot Alley

**WE OFFER RHEA'S ADDITION ON NORTH CHURCH ST.**

The only high class resident section left in McKinney, that is close in; sewerage, lights and water at the curb.

The following are prices that we think are attractive enough to interest any home builder:

West front lot No. 12, 77 1/2-142 1/2	\$650.00	West front lot No. 8, 75 1/2-140 1/2	\$1000.00
West front lot No. 11, 77 1/2-142 1/2	\$650.00	East front lot No. 9, 78 1/2-141 1/2 3-4	\$800.00
West front lot No. 10, 77 1/2-142 1/2	\$650.00	East front lot No. 10, 78 1/2-141 1/2 3-4	\$750.00
West front lot No. 9, 75 1/2-140 1/2	\$1000.00	East front lot No. 11, 78 1/2-141 1/2 3-4	\$750.00
West front lot No. 8, 75 1/2-140 1/2	\$350.00	East front lot No. 12, 78 1/2-141 1/2 1-2	\$750.00
West front lot No. 7, 75 1/2-140 1/2	\$350.00		

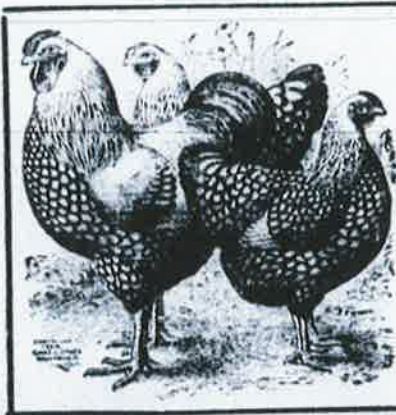
Call around to our office and let us show you—we expect to sell these lots within the next thirty days.

**Scott & Emerson**

PHONE 665

In 1911, James and William's heirs subdivided the tract into 12 lots varying in price from \$350 to \$800. The ad at left appeared in the February 1911 edition of the "McKinney Courier-Gazette" promoting lots for sale in the Rhea Addition on North Church Street.





**HENS THAT LAY ARE HENS  
THAT PAY**

**Silver Laced Wyandottes  
and  
S. C Rhode Island Reds**

Both breeds from celebrated  
prize-winning strains from  
Freeport, Ill.

Eggs—15 for \$2.00.

Eggs—30 for \$3.00.

**JOHN S. BRISTOL.**

Phone 248, McKinney, Texas.

*John S. Bristol worked at several jobs during his 97-year lifespan, including druggist, merchant and grocer. In 1909, John operated a poultry business while also working as a druggist for his cousin who owned the City Drug Store.*

*At the end of 1909, John S. Bristol left the drug store to partner with Hugh Kistler to purchase the Emerson & Rhea Grocery Store. The new firm went by the name Kistler & Bristol. It operated until being sold at the end of 1914 to Cooper Grocery Company of Waco.*

*The below 1905 photo shows the City Drug Store when it was owned by John's cousin Robert E. Bristol located on Louisiana Street near the intersection with Kentucky Street (looking southwest from the Courthouse).*

**HUGH A. KISTLER**

**JOHN S. BRISTOL**

# Food For A King



may have added expense in preparation for the table, as compared to what others eat. At the grocery store, though

## *A King's Groceries*

are like those you buy of us. All groceries sold by us are fit for kings and princes. They're as reasonable as kings' servants can buy them. We are grocers to the people.

We are Anticipating a Pleasant Visit from You if You are Not Already a Patron.

Come in and see our mammoth stock.

# Kistler & Bristol

Phones 94 and 525,

McKinney, Texas.



**Alfred T. Raper** came to Collin County around 1889 and engaged in farming near Weston for several years. He served as Justice of the Peace before being elected to a four-year term as County Commissioner in 1914, at which time he moved to McKinney. He later served as Tax Collector.



**Alfred T. Raper**  
(1867-1939)

THE VOTE IN THE GENERAL ELECTION		
(Continued from first page)		
<b>Commissioner Prec. 1.</b>		
A. T. Raper (D) .. . . .	654	
C. M. Brantley (S) .. . . .	101	
<b>Commissioner Prec. 2.</b>		
Sherwood Smith (D) .. . . .	477	

In 1930, **Chief Recer** and his wife Lou Ella owned the North Side Barber Shop. Later, they moved their business to 205 North Kentucky Street and changed its name to Recer's Barber and Beauty Shop. Lou Ella died in 1976. Two years later, Chief and Tom Templeman partnered to continue as the North Side Barber Shop.

ANNOUNCING THE  
INSTALLATION OF  
MORE NEW,  
MODERN EQUIP-  
MENT IN OUR  
BEAUTY SHOP



We have just installed a New HALLIWELL Dryer and A New HALLIWELL SCALP STEAMER. This steamer is the first of its kind in our city and you will find it excellent for

FALLING HAIR  
TIGHT SCALP  
EXCESSIVE OIL  
DRY DANDRUFF  
APPLYING AND REMOVING HAIR DYE  
RECONDITIONING DRY HAIR AND OLD  
PERMANENTS.

It is and has always been the aim of the management of our shop to keep our shop modern and up-to-date and you will find our place equipped to give you the BEST IN BEAUTY WORK. We invite you to call and inspect our NEW and MODERN EQUIPMENT.

**NORTH SIDE BARBER AND BEAUTY  
SHOP**

Chief Recer, Prop. Phone 687.

**ASSESSORS IN  
COUNTY BEGIN  
1951 WORK**

Tax assessors in Collin County are starting to work this week. Kerr Crosswhite said today. All taxes for 1951 must be rendered by April 30, 1951.

C. H. Hayes of McKinney will be the assessor in Precinct One in McKinney, with W. B. Stinson in the rural sections of Precinct One;

**Charlie Hayes** engaged in the grocery business with his son-in-law Jack T. Bergvall for several years before serving as county tax assessor in the early 1950s.

**Charles M. Brantley** worked as a carpenter in McKinney for nearly 40 years beginning around 1890. During his career, he built a variety of structures including warehouses, homes, and a parsonage. He was also active in civic affairs and politics.

## Charles M. Brantley

### Contractor and Builder

Estimates cheerfully furnished. Work solicited. Satisfaction guaranteed. Residence 71 N. Kentucky St. Phone 40. McKinney.

**Charles M. Brantley** was active in the International Order of Odd Fellows. In 1812, Charles was elected to the office of Right Supporter of Vice Grand with the responsibility of seeing that members wore the proper regalia at their meetings.

## LOCAL ODD FELLOWS INSTALL OFFICERS

At the regular meeting of Empire Lodge No. 48, I. O. O. F. held Thursday night, the following officers were installed:

- W. C. Whitson, N. G.
- J. R. Sportsman, V. G.
- F. F. Wieg, R. S. to N. G.
- C. M. Brantley, L. S. to N. G.
- Grover Light, O. G.
- W. Donald, J. G.
- W. R. Ramons, R. S. S.
- M. A. Mayhugh, L. S. S.
- H. D. Meeson, Chaplain.
- W. T. Bell, Warden.
- Arthur Gaywill, Conductor.

The supporters to the Vice Grand will be installed at a later date.

Capt. J. Frank Smith acted as installing officer.

The executive committee for the County Association meeting, July 26, made their report last night. The program is almost completed and will be published soon. The McKinney Odd Fellows are planning to give the Odd Fellows of Collin county a grand reception. They have

### JOHN BRISTOL BUILDING NEW HOME ON NORTH CHURCH

John S. Bristol, who recently bought a choice lot through the McKinney Realty Company, on North Church street, has begun the erection of a modern new home upon same. Old McKinney goes onward and upward, John S. Bristol is helping the town grow.

"Classified ads in The Daily Courier-Gazette make me more money on the investment than anything," said a business man just the other day.

In 1920, John Bristol hired **Charles M. Brantley** to build a seven-room Craftsman-style bungalow at what is now 614 N. Church Street.



# The McKinney

OFFICE OF PUBLICATION: 1000 NORTH MAIN ST., MCKINNEY, TEXAS

Vol. 27, No. 10

MCKINNEY, TEXAS, THURSDAY, JAN. 30, 1913.

\$1.00 Per Year

## McKinney Shrouded in Sorrow

**COLLAPSE OF BIG DEPARTMENT STORE CRUSHES MEN, WOMEN AND CHILDREN--EIGHT DEAD--MANY INJURED.**

## The Great Building Crumbles Instantly

**Victims. Absolutely Without Warning Have No Time to Escape--Fire Breaks Out, Adding to Horrible Scene. Sobs of Anguish Stricken Women and Children Heard While Hundreds of Men Work Frantically to Rescue Them.**

## Property Loss Estimated at One Hundred Thousand Dollars

BY H. L. MARRINER

MCKINNEY, TEXAS, Jan. 23.—The most appalling tragedy in the history of this city or county was enacted this afternoon in the collapse of two of the city's largest brick buildings, both filled with customers at the time.

Until the ruins, which caught fire, are completely cleared from the fatal spot, the exact loss of life can not be ascertained, but it is believed tonight the death list will total eight, and a number of bodies have been taken from the ruins and no others are thought to be in the wreckage. The list of injured is thirteen.

### STOP RESCUE WORK AT 11 O'CLOCK

At 11 o'clock tonight rescue work was stopped by City Marshal J. S. McKinney, after a conference with the Mayor and workers. It was decided that all bodies had been removed and efforts to find more were suspended for the night.

"I believe that all bodies are now out," said the Marshal at 11 o'clock. "For a while it looked as though we would

find fifteen or twenty more bodies, but we are greatly relieved to have been tenderly removed by 300 workers and the forms relieved at finding many have escaped from the building and of thirteen injured persons carried to the four hospitals of the city.

"The tragedy is bad enough in all conscience, I am sure," said the Marshal, "but it is not as bad as it looked at first. This has been the greatest disaster in the history of the county, and there are sad hearts, not only here, but all over the State."

"I never saw such work in my life. I did not see such a large number of men working so hard. The professors of assistance from all over the city have been fully appreciated and go to show that when real trouble there are real people to offer real help."

### HUNDREDS IN RESCUE WORK

The entire city and all this section of the State were shocked to a point that was almost stupefaction. The brave, willing hands by the hundreds tore apart the bricks of the fallen buildings, hurled aside smoke and water-soaked timbers, and four hours of unrelenting work resulted in the removal of eight

### FIRE ADDS TO HORROR

#### RUINS BECOME A GRAVE

The scene was a horror to behold. The ruins of the two-story building, which had been a department store, were a mass of twisted iron and broken bricks. The fire had spread rapidly, and the building had been completely destroyed. The ruins were a mass of twisted iron and broken bricks. The fire had spread rapidly, and the building had been completely destroyed. The ruins were a mass of twisted iron and broken bricks. The fire had spread rapidly, and the building had been completely destroyed.

After a moment of shocked amazement, the scene of the disaster was a mass of twisted iron and broken bricks. The fire had spread rapidly, and the building had been completely destroyed. The ruins were a mass of twisted iron and broken bricks. The fire had spread rapidly, and the building had been completely destroyed. The ruins were a mass of twisted iron and broken bricks. The fire had spread rapidly, and the building had been completely destroyed.

Electric Lights are Placed

As darkness fell, the scene of the disaster

### THE DEAD :

Mrs. Marie Emerson Still  
Miss Rosa Welch  
Miss Katie Milligan  
Miss Bessie Wade  
Russell High  
Miss Eva Searcy  
Norman Presley  
L. W. (Leslie) Bush

### THE INJURED :

Miss Anna Curtis  
Mrs. Hugh Kistler  
Mrs. Wick Graves  
John Thomas  
Mrs. Belle McWilliams  
Little Anna Graves Kistler  
Miss Lida Moreland  
Miss Jennie Barnett  
Miss Russell  
Mrs. Mort Shirley  
Miss Lula Searcy  
Vernie Graves  
Miss Cassie Seay  
Colored Porter, in the store



One of the worst tragedies to occur in McKinney occurred on January 23, 1913 when the three-story building housing the Cheeves Brothers department store and the I.O.O.F. meeting hall collapsed killing eight people. Charles Brantley was a member of a work crew that was accused of performing work on the building that led to its collapse. The work crew was later exonerated from any responsibility.

**Property Loss Estimated.**  
The estimated loss was \$100,000. It was estimated that the loss was \$100,000. It was estimated that the loss was \$100,000. It was estimated that the loss was \$100,000. It was estimated that the loss was \$100,000.

**LEAVE FOR SCENE OF ACCIDENT.**  
Dallas People Who Have Relatives  
Dallas People Who Have Relatives  
Dallas People Who Have Relatives



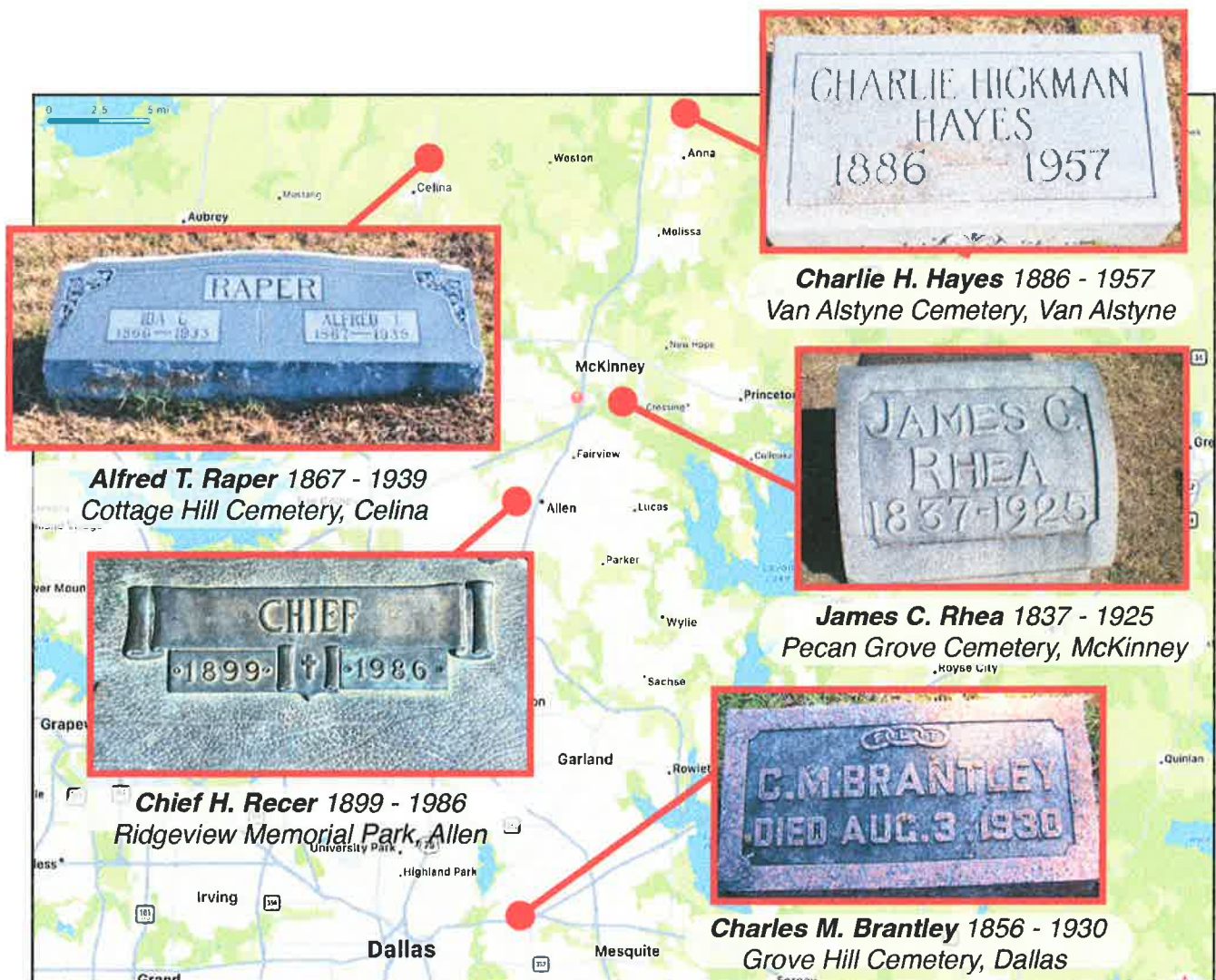
## Work of Charles M. Brantley

*Charles Brantley was a popular builder yet few of the homes he built in McKinney still exist. Brantley built many homes near the McKinney Square and subsequent growth of the downtown caused these homes to be razed. Below are three homes known to have been built by Mr. Brantley.*



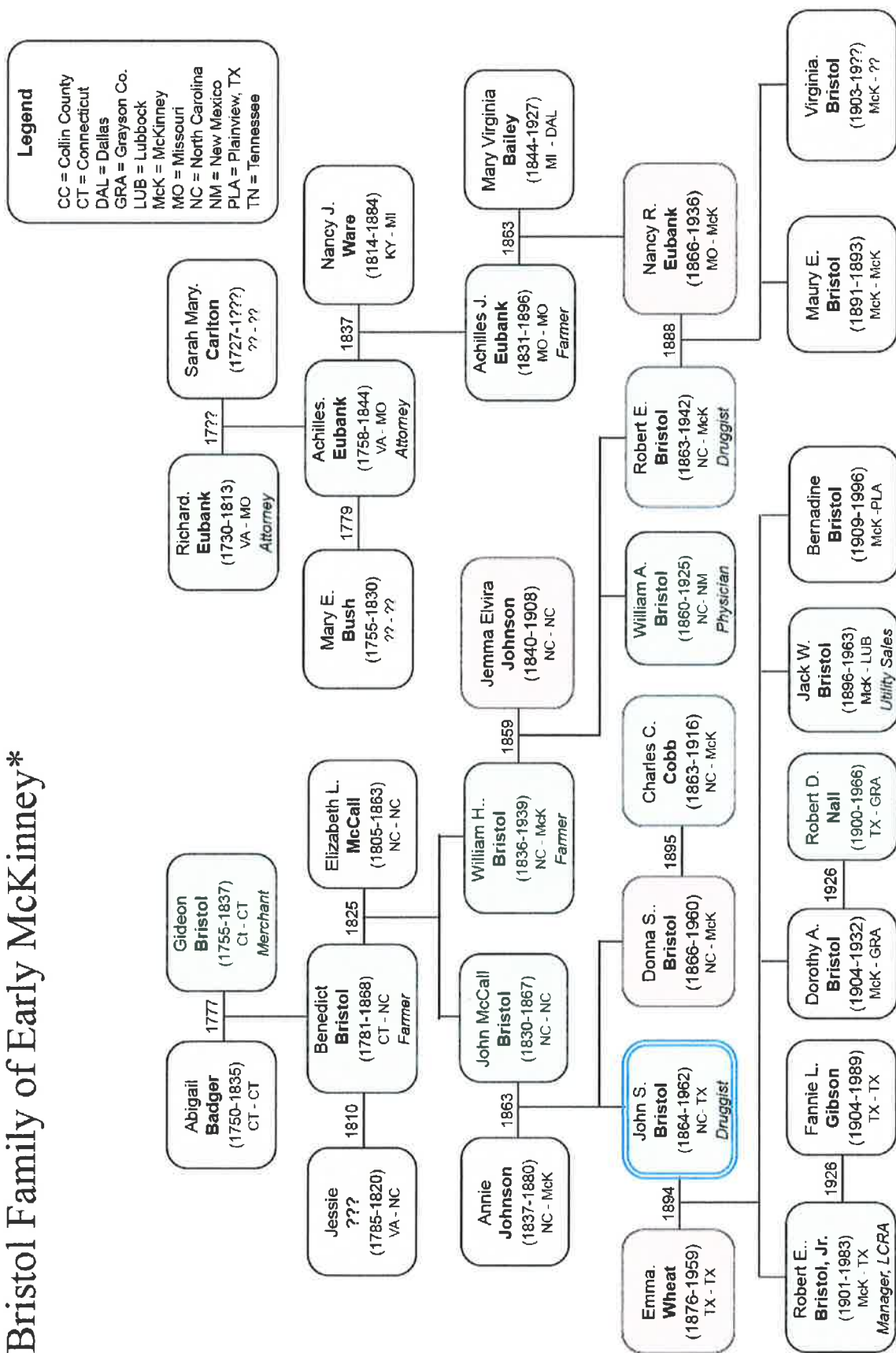


# Final Resting Places of Key People Associated with 614 N. Church Street

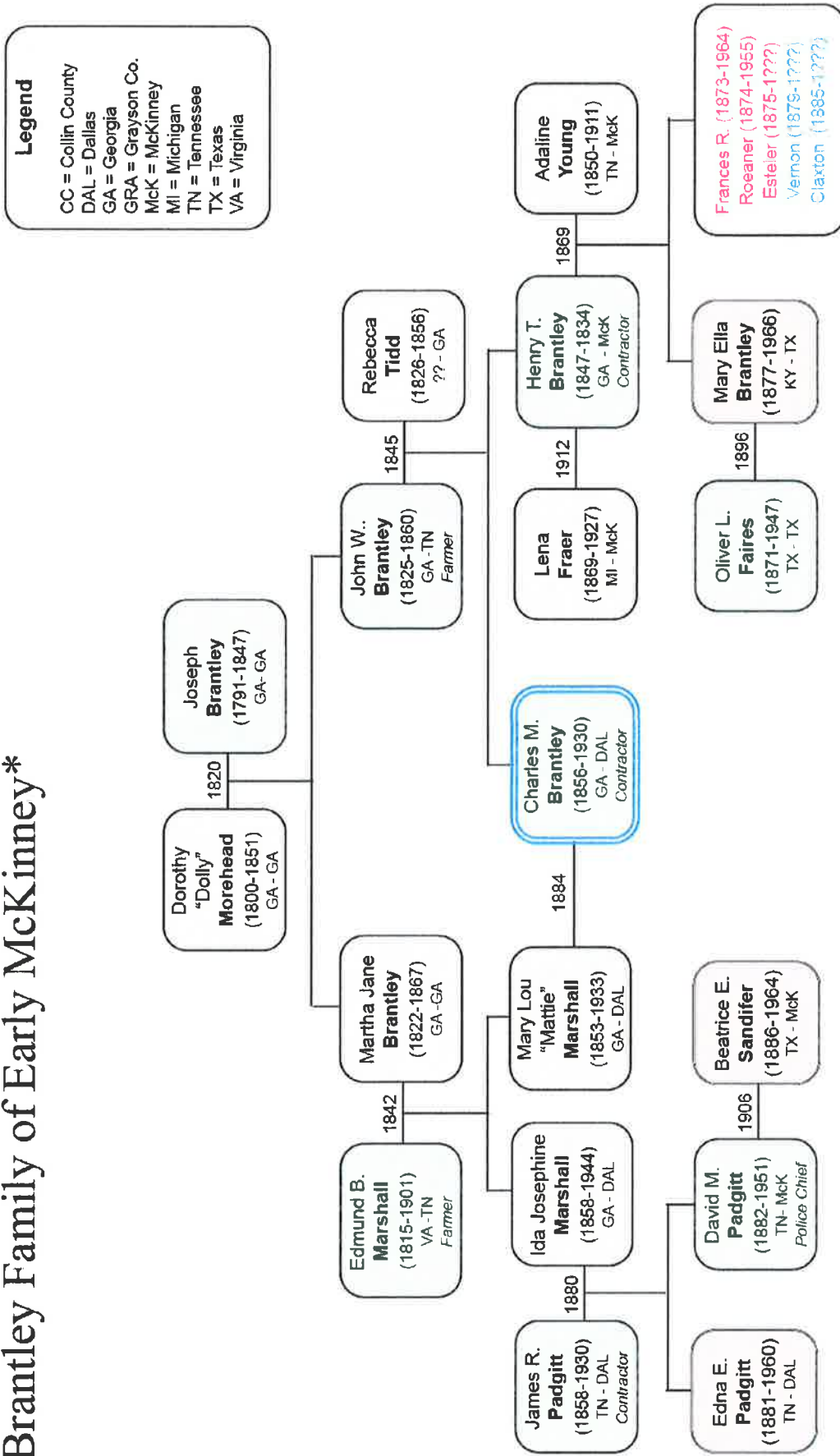


## H. Additional Information

### Bristol Family of Early McKinney\*



# Brantley Family of Early McKinney\*



\* Not all family members are included.



# 614 North Church Street





## Architectural Accents







## Neighborhood Context (2022)

### 614 North Church Street neighborhood context



*View looking south on N. Church Street*



*View looking north on N. Church Street*

### Homes near 614 North Church Street



*607 N. Church St.*



*613 N Church St.*



*620 N. Church St.*



*615 N. Church St.*



# 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.

## Prairie and Foursquare Styles

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.





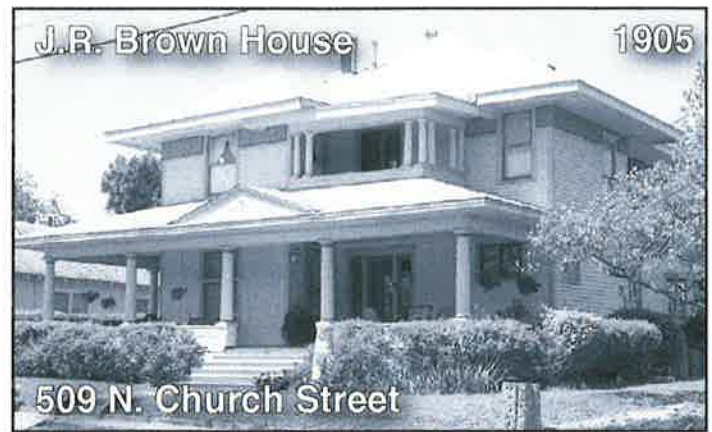
By the early 1900s, not all builders and clients were ready to abandon the old familiar style and the prestige it conveyed. This resulted in many homes becoming an eclectic mixture of new and old styles.

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

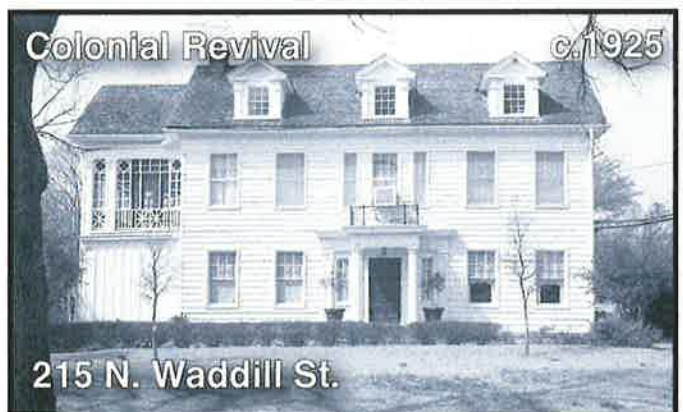
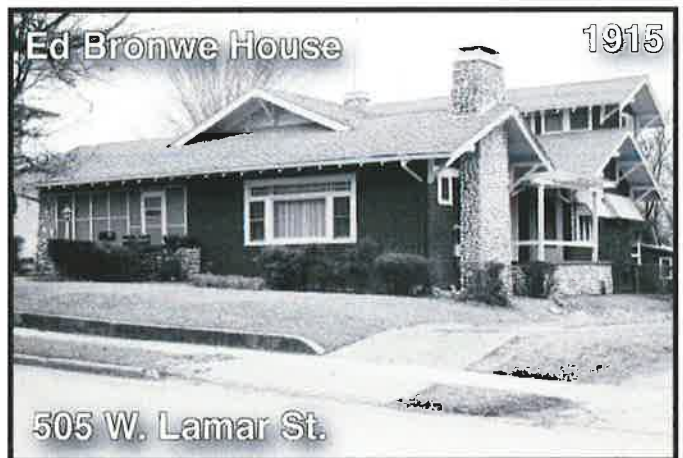
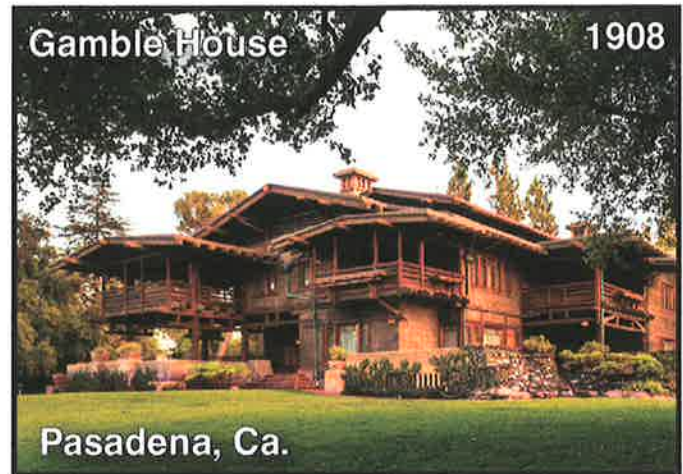
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a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



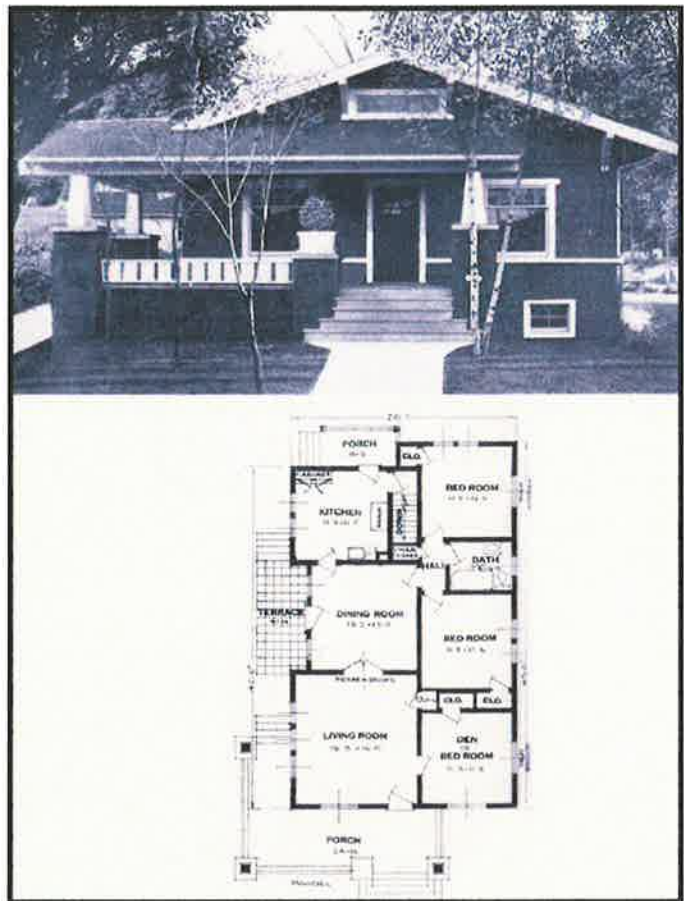


## The Craftsman Style

*The 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

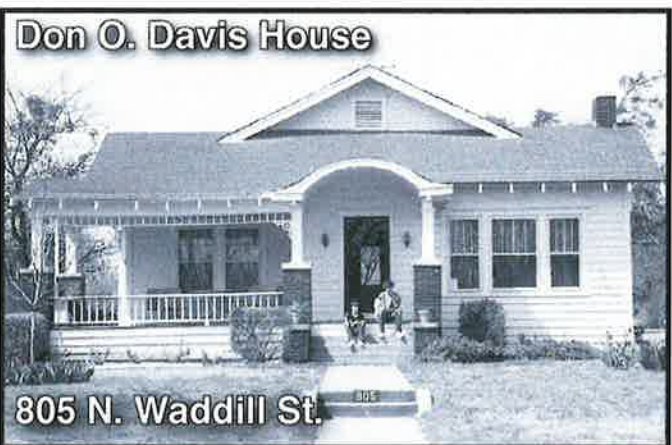
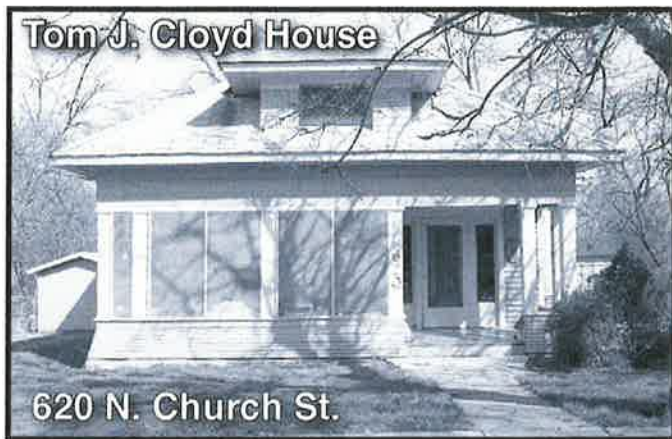
*The Craftsman Style evolved from the Arts & Crafts Movement in England in the second half of the 19th Century. The style was a conscious reaction to the overly elaborate Victorian Styles. The style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, hand-made elements. It was as much a style innovation as it was a social movement that regarded the craftsman as artist. Though the quintessential Craftsman home expressed artisan-crafted accents, a sub-type of the style developed popularly known as the Bungalow Style which was simpler, single-story structure more affordable to the middle-class. Along with its affordability, the style was popular because its floor plan better suited the lifestyle and ventilation needs of the early 20th Century.*



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







## Bungalows of McKinney

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

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

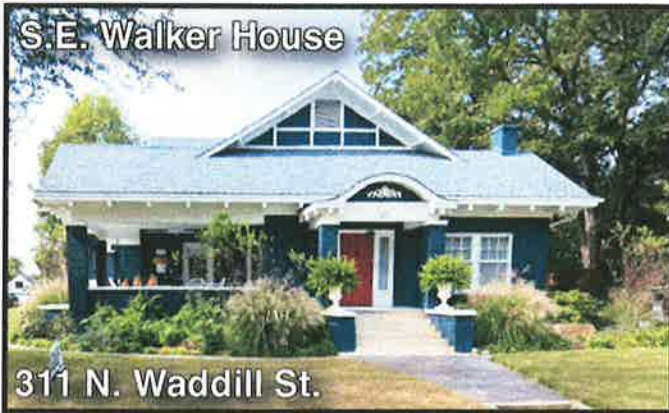
Another type of bungalow got its inspiration from the British Arts & Craft movement which emphasized natural, handmade elements. The work of the architectural firm of Greene and Greene was influential in this area, creating the Gamble House in Pasadena, California in 1908. This style is characterized by low, broad roofs with extended eaves supported by exposed rafters. Stone, brick, and wood were used to a natural effect.

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

The third type of bungalow is a vernacular interpretation of the Craftsman Style. It is characterized by wood frame siding, a gable roof, exposed rafters, and a broad porch. The handmade aesthetic of the pure Craftsman Style gives way to economy and simplicity of construction. The result is a structure with a simple form and minimal architectural detailing. In the 1920s and 1930s, this was the home choice for many middle-class McKinney residents.



S.E. Walker House



Fred S. Coffey House



411 W. Virginia St.



1000 W. Lamar St.



The difference between the Craftsman Bungalow and the vernacular bungalow lies in their attempt to replicate the aesthetic of the Arts & Craft Movement. This difference can be seen by comparing the Walker and Coffey houses to two other houses in the Historic District.

The vernacular bungalows (lower left) are the creation of not so much of a conscious style that values craft and nature but rather of practical need and economy. The vernacular bungalows attempt to mimic the Craftsman form but are constrained by the cost of available materials as well as a disregard for proportion and scale. The top two photos at left are examples of McKinney homes exemplifying the Craftsman Style aesthetic with its heightened attention to materials and forms. The bottom two photos show the vernacular bungalow with its emphasis on simple, practical construction.

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*Research assistance provided by Tom Michero*