

April 9, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

Cassie Bumgarner
Historic Preservation Planning Manager
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

Dear Cassie,

I am submitting this application for a **Historic Building Marker** on behalf of Patrick Hickey for the house at 910 West Hunt Street.

I am submitting this application concurrently with an application for the Level 1 tax exemption. If or when the home is approved for a Historic Marker, **I please add your letter of approval to that tax exemption application** for me. Thank you.

If you have any immediate questions regarding this application or if it is deficient in some way, do not hesitate to contact me. If I have not submitted the documents you require through the CSS correctly, please contact me. For any other questions and/or for scheduling meetings, please feel free to contact Patrick (see below).

Thanks for your help.

Best regards,

A handwritten signature in black ink that reads "Tom Michero". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tom Michero
214-733-6768
tom@mckinneyhistory.com

Home Owner Contact Info:
Patrick Hickey
910 W. Huntl St.
214-564-0370
hickey6@sbcglobal.net

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Charles Self House

910 West Hunt Street



Alterations & Construction

Construction

The Charles Self House was constructed in 1900 as a single-story, four-room, wood-frame residential structure built on a pier-and-beam foundation. The house has a side-gabled roof with a centrally located entry covered by a small porch on the south elevation facing West Hunt Street. The design and construction follows the National Folk Style, specifically the massed-plan, side-gable variation of this style.

Alterations

In the 1930s, an owner added a new room to the house, giving it five rooms altogether. The owner who purchased the property in 2023, added square footage to the house but kept the exterior unchanged as much as possible. The owner was careful to add on to the house in such a way as to minimize the visibility of the new construction from the street.

The only notable changes to the exterior involve the replacement of the 1930s-era wrought-iron columns supporting the entry portico with square, wood columns and the replacement of non-original aluminum windows with 3-over-one wood-frame ones.

The interior of the original house was in significant disrepair in 2023, including rotted flooring, sills, and wall coverings. The electrical and plumbing systems were in unsound condition as well. All of these issues have been addressed. The house had few architecturally historic interior accents. Despite these shortcomings, the owner chose to restore the interior using materials and accent pieces suggestive of the era of the home's original construction, including doors, wood flooring, stained glass, windows, and lighting.

Anticipated Needs

The current owner has no immediate construction issues that need to be addressed. However, it is the intent of the owner to maintain the historic integrity of the house as close as possible to insure that it remains stylistically compatible with its surrounding environment.

Narrative History

In 1842, a land company known as the Peters Colony was formed to encourage U.S. citizens to immigrate and settle in the newly established Republic of Texas. The Peters Colony offered land at little cost to entice prospective settlers to come to Texas. Edward Bradley from Kentucky was among these early settlers.

Edward Bradley along with his wife Nancy and four children were among the first families to settle in the area. Despite having plenty of land to give away, the Peters Colony managers had difficulty settling as many people as required by their agreement with the Republic of Texas. Management issues within the Peters Colony organization led to great legal confusion and anger regarding the validity of the land titles held by the settlers. In a meeting held in Dallas in 1852, landowners accused the land company of fraud and corruption. After the meeting, about 100 armed landowners raided the office of the company's agent Henry O. Hedgcoxe and burned it to the ground in what became known as the Peters Colony Rebellion (a.k.a. Hedgcoxe War). In 1853, the Texas Legislature stepped in to settle the dispute. In the end, Ed Bradley's original headright grant of 640 was affirmed. In 1855, Edward Bradley's son, Thomas, had his ownership of a separate grant for 291 acres affirmed by Texas Governor Elisha M. Pease.

Thomas Bradley's tract was situated a half mile west of the McKinney town square and was popularly known as College Hill. Thomas was a veteran of the Mexican War (1846-1848) and a livestock dealer by profession, but made a good living selling off the land he owned. Some of it he gave away, including two acres to the City of McKinney which is now the site of Caldwell Elementary. Some of the land he sold to real estate developers, but he also sold much of it to individuals. Bradley Street which now runs through this tract was named for him.

When Thomas Bradley died in 1881, his wife Sarah inherited the unsold land of her husband's original tract. With the help of Francis M. Davidson as administrator of the Bradley estate, Sarah sold 9.85 acres to 52-year-old widow Elizabeth J. Harris for \$571 in 1882. Four years later, Elizabeth sold a 6.08 acre portion of this tract to livestock trader Francis Marion Hill.

In 1900, Francis M. Hill carved out a 200' x 163' foot lot out of the 6.08 acre tract to sell to Thomas Z. Dies who later built a four-room house on the eastern portion of the lot. Mr. Dies lived in the house for only a couple of years before moving to Dallas. While living in Dallas, he rented the house to County Clerk William M. Shirley in 1902. Mr. In

1903, Mr. Dies sold the lot and house to cotton farmer Jordon H. Johnson for \$200 cash and an \$800 note.

Mr. Johnson died in 1906 and his heirs sold the house to surveyor Thomas B. Wilson. When Mr. Wilson's died in 1913, the property past to his widow who sold it to their son Addison in 1914. A year later, Add Wilson, as he was called, divided the 200'x163' lot and sold the eastern half (that included the house) to retiring farmer James N. Anderson. The property remained as a rental property of the Anderson family for the next 18 years. When James died in 1917, the ownership of the property passed to his son Arthur who is known to have rented it to his cousin Clarence Kindle, who operated a grocery store from the home for a couple of years. In August of 1924, the store experienced an early morning fire in the attic causing slight damage to the ceiling and roof. The cause of the fire was never determined.

In 1929, Arthur sold the property to his son Thomas for \$1,000. Four years later during the peak of the Great Depression, Thomas sold the property to Charles Self for one dollar plus \$375 cash that Charlie borrowed from his employer, hardware merchant William A. Dowell.

According to a brief article in the *McKinney Courier Gazette*, Charles quickly went about remodeling the home that he and his wife Gwendolyn would live in. Again, in 1934, the newspaper mentions that Charles is "having his nice home on West Hunt Street remodeled. Mr. Self is also having some additions and improvements made on the house which greatly adds to its attractiveness and appearance."

In August of 1937, Charlie put his property up for sale with his Realtor placing an ad in the *Courier-Gazette* that read:

"Five-room house with bath, lot 80 by 200, nice garage, chicken and wash house, paved street, all kinds of nice shrubbery, excellent neighborhood, being 910 West Hunt Street. Just been nicely rebuilt. Special bargain with terms if desired."

Two months later, Jesse Braswell-Graves purchased the property, allowing Charles and Gwendolyn to move to a house on South Waddill Street. Jesse and his wife Lota lived together in the Self House for 20 years before a tragic accident took Jesse's life in 1957. Lota continued living in the home for another 26 years, eventually selling it to John A. McCormack in 1983 for \$17,500.

John McCormack died in 2004, leaving his wife, Janet, as the sole owner of the property. She lived in the home for another 19 years, making her 40-year tenure in the home the longest of any resident. In 2023, Janet sold the property to the current owner, Patrick Hickey, who added substantially to the home's floor plan while carefully preserving the original home's architectural connection to the neighborhood.

Historical Figures

Thomas Terry Bradley (1824-1881): Original Property Owner

In 1842 at the age of 18, Thomas Bradley came from Kentucky to Texas with his parents Edward and Nancy Bradley to partake of the land offered by the settlement company known as the Peters Colony. The Republic of Texas (and later the State of Texas) used organizations like this to attract immigrants to its territories by offering settlers lucrative land contracts. The Bradley family was among the first 200 families to settle in the Peters Colony. However, mismanagement by the Peters Colony agent Henry O. Hedgcoxe put the validity of these land claims in jeopardy. This angered the landowners and led to a rebellion that left the company's offices in ashes and its manager escaping to Austin with land records. The dispute was eventually settled with Thomas Bradley's headright grant of 291 acres being affirmed by the State of Texas.

Thomas T. Bradley was born in Missouri in 1824, the eldest son of Edward and Nancy Bradley. Thomas served in the Confederate Army during the Civil War and lost a leg in battle. However, his disability did not stop him from farming his land. He created a special mount on his horse allowing him to ride sidesaddle.

Thomas married three times. His first marriage was to Sarah L. Snider in 1850. They had three children before she died in 1865. A year later, he married Sarah J. Lee who was 21 years his junior with whom he had an additional two children. Sarah died in 1876. Thomas married for a third time in 1877 to Susan A. Hale who was 30 years his junior. They had one child.

Thomas died in McKinney on February 18, 1881 at the age of 57 and is buried in the Bradley Cemetery established by the family when Thomas' father died in 1855. The cemetery is located on Wilson Creek Parkway east of the Salvation Army of McKinney. The cemetery has 21 monuments, all but one dating between 1855 and 1887. Thomas Bradley's first two wives are also buried there. His third wife survived Thomas and remarried W.F. Crooms and moved to Oklahoma where she died in 1910.

Francis Marion Hill (1842-1920): Former Property Owner

Francis Marion "Tuck" Hill was a pioneer stockman and prominent McKinney resident who was second cousin to the outlaws Jesse and Frank James and founder of the long-running Ex-Confederates and Old Settlers Picnic.

Tuck Hill was born on February 13, 1843 in Lafayette County, Missouri, the son of Robert M. Hill and wife Susan Poor. In his youth, Tuck was a precocious adventurer having traveled as far away as Salt Lake City before turning seventeen years of age.

Tuck Hill enlisted into the Confederate army before the age of 20, first serving under Gen. Sterling Price, then later under the infamous William C. Quantrill who led guerilla raids against Union soldiers in Missouri and Kansas. Quantrill's Raiders, as the company was notoriously known, once captured a Union train, robbed it, and killed the 25 furloughed soldiers aboard the train. In another incident, 200 Union soldiers came looking for Quantrill's men but were ambushed. As many as 150 of the Union soldiers were massacred, many while in retreat. Another raid upon the city of Lawrence, Kansas led to the death of 180 civilians.

The extreme tactics employed by Quantrill's men were not authorized by the Confederate government and its support for the group was withdrawn. The company then split into smaller bands but whether their tactics changed is debatable. Captain Francis Marion "Tuck" Hill became the commander of one of these groups. Under his command were Frank and Jesse James, Alan Palmer, George Ford, Bill Alexander, Dick Maddox, Peyton Lang, Bill Gow, Dave Pool, Jim and Cole Younger, John Ross, Bill Hulsey, Lee McMurtry, Jim Hinds, Bud Spence and Tuck's brothers Woot and Tom.

Tuck Hill was known as an expert horseman and an unerring marksman. His reputation in the saddle was mythic with such claims that he could ride with the reins between his teeth and a pistol in each hand and shoot a ring around a tree. There are many stories of Tuck being captured and escaping from Union forces. He is said to have been wounded a dozen times. The author of one story about Tuck describes a pistol he owned as having over 100 notches in its handle. Tuck Hill was one of the last Confederate officers to surrender, doing so at Lexington, Missouri on May 2, 1865, nearly a month after Gen. Robert E. Lee surrendered at the Appomattox Courthouse.

Tuck first became familiar with McKinney, Texas when he served under W.C. Quantrill who brought his company to the area during the Civil War. After the war, Tuck returned to make it his home and engaged in farming and stock raising. In 1866, he married Mary Quintella Graves, daughter of pioneer settler Albert G. Graves. The couple had nine children. Only four of them survived to adulthood, William, Lula, Clarence, and Doc.

Doc Hill was not a physician. That was his given name. Tuck had a bother named Wootson Coleman Hill who was a livestock trader who used "Doc" as a nickname. It appears that Tuck was honoring his brother when Tuck's wife Mary gave birth to Doctor Wootson Hill in 1871. Tuck's other brother William owned a buggy business on the south side of the McKinney Square that became one of the first automobile dealers in Collin County and a Chevrolet dealer in 1918. William's wife started one of the City's

first antique stores. Clarence was a canary breeder who shipped birds to various parts of the mid-west and southwestern United States. Lula married surgical instruments salesman George Moore.

In 1877, Tuck purchased a lot on Virginia Street about a quarter mile west of the McKinney Square and built a house on it the following year. Much has been made of Tuck's connection to his bank-robbing cousins Frank and Jesse James who visited McKinney on occasion. It is said that Frank and Jesse would hide in the attic of the house to avoid the authorities. If the house was indeed a hideout for the outlaws, it did not serve as one very long. Jesse was shot down in 1882 in Missouri by a fellow gang member who hoped to collect a reward. That same year, Frank turned himself in but was acquitted at trial and ended up working odd jobs the rest of his life including selling shoes in Dallas for Sanger Brothers. During Frank's law-biding days, he would make visits to McKinney to see his cousin Tuck. Frank died in Missouri in 1915.

Tuck was active in civic affairs serving as an alderman from 1899 to 1901. He was the McKinney Camp Commander of the United Confederate Veterans in 1895. He also helped organize the ex-Confederates and Old Settlers Picnic Association. This organization held an annual event in McKinney that showcased agriculture, livestock and food in a carnival-like atmosphere. The Picnic concluded each year with a parade around the town Square with Tuck serving as its Grand Marshall most years. The last "Confederates" picnic was held in 1941. After that, because there were few living Confederate veterans, the event became known as the Old Settlers Picnic. Tuck was also a member of the Odd Fellow Lodge (I.O.O.F.) and served as a Deacon in the First Christian Church.

Captain Hill died at his home at 616 West Virginia Street on February 3, 1920 at the age of 77 years. His burial at the Pecan Grove Cemetery was conducted under the auspices of the Odd Fellow Lodge. The larger-than-life McKinney resident was honored in this obituary with these words:

"The death of Capt. Hill is sincerely mourned throughout our city and county. His public spirit, his cordial friendly handshake and cheerful voice will be sadly missed and his optimism and heart co-operation especially in our county fairs, annual reunions, livestock sales, shows and other activities and elements of leadership will be hard to fill. All join in expressions of condolence and sincere sympathy to the loved ones in this hour of crushing bereavement."

Thomas Z. Dies (1857-1943)

Thomas Dies was born in Wilson County, Tennessee in 1857 and arrived in Texas in the mid 1880s. In 1887, he married Texas native Kate Wilson. The couple had two children, John and Leah. In 1895, he accepted a position with furniture store owner Jerome H. Sneed on East Louisiana Street near the Square. In 1898, Thomas opened his own business repairing furniture.

Around 1900, Thomas became acquainted with James E. Cooper, who was a well-known McKinney carpenter. It is likely that Thomas engaged the services of Mr. Cooper when he had his house built on West Hunt Street. However, Thomas did not reside in it long. In 1902, he purchased a furniture store in Dallas and moved his family there. Thomas rented out his home for about a year before selling it to fellow Tennessee native Jordan H. Johnson in 1903.

Thomas Dies died in Dallas in 1943 at the age of 86. He is buried at the Laurel Land Memorial Park next to his wife Kate who died in 1950.

The Wilson family: Thomas (1840-1913), Addison (1892-1970)

The Wilson family was a prominent pioneer family of McKinney. Thomas Benton Wilson arrived in McKinney as an infant from Tennessee with his parents in 1840. When he was a teenager he work for a short time in his brother-in-law's blacksmith shop near the Southeast corner of the town square. As an adult, Thomas became a land surveyor, an avocation he held all his life. His knowledge of the area real estate allowed him to amassed a considerable portfolio of valuable land, in all, between four and five thousand acres including many city lots in McKinney. His wealth afforded him a director's seat on several area banks, including the Collin County National Bank. He died in 1913 and is buried at the Pecan Grove Cemetery in McKinney.

Thomas had two daughters and a son, Addison, born in December of 1892, who followed his father into the surveying profession. As a child, he was a volunteer meteorologist following the city's weather with his reports being regularly published in the *McKinney Courier-Gazette*. Addison (Add) graduated from Texas A&M in 1912. After graduating, he accepted a position with the U.S. Government in Vicksburg, Mississippi as a levy inspector. Shortly after his father's death in 1913, Add returned to McKinney to open an office above the Smith Drug Store as a civil engineer and surveyor. At the end of 1913, Add was elected to fill the vacancy his father left as a director of the Continental Bank. In 1914, Add and his mother partitioned much of the land that Thomas left to them. That same year, Add partnered with Jake McIntyre to become the

real estate firm of McIntyre and Wilson with offices in a building on the east side of the Square owned by his mother. With Thomas' partitioned land, the firm had a generous inventory of property to sell, manage, and develop.

In 1915, Add Wilson married Pearl Waters and hired H.B. Thompson of Dallas to design the iconic home that now exists at 417 North Waddill Street. That was the same year Add sold the house at 910 West Hunt to James N. Anderson. He also formed a new partnership with Samuel H. Cole that focused on surveying and preparing abstracts.

Add was active in McKinney civic affairs throughout his life having served on many public and private boards including, Central National Bank, First Methodist Church, and United Way. He also served as City Commissioner in the early 1930s.

Add Wilson died in 1970, preceded by his wife in 1967. Both are interred at the Pecan Grove Cemetery.

The Anderson family: James(1838-1917), Arthur (1866-1949), Thomas (1894-1953)

James Anderson was a pioneer farmer who came to Texas around 1872 after divorcing his wife America Dickey in Missouri. The couple had three boys and one girl. Following the divorce, James brought his three sons with him to Texas and settled on a farm four and a half miles east of McKinney.

In 1915, when James was too feeble to manage his 57-acre farm, he sold it to land surveyor Add G. Wilson of McKinney. Using some of the proceeds of the sale, James purchased the house that Add owned in town at 910 West Hunt Street for his residence. However, within a year, James' health required him to move in with his son Arthur and daughter-in-law on North College Street. James died the following year in 1917.

Arthur was employed with the Texas Electric Railway Company that operated the Interurban, a passenger rail service from Denison to Waco from 1917 to 1948. In 1892, Arthur married his first cousin Mary Ellen Anderson. The couple had three sons, Iva, Thomas, and Elmer. In 1929, Arthur sold the house and lot on Hunt Street to his son Thomas who rented it out while he lived on Morris Street. Arthur died in 1949. His wife died in McKinney in 1955. They are both buried at the Pecan Grove Cemetery.

Thomas was born in McKinney in 1894. He married Marie F. Shipley of Prosper in December of 1933. The couple had two daughters, Mary and Barbara, and one son, Thomas. Thomas, Sr. worked many years as a farmer and for Southern Pacific

Railroad. He died in 1953 and is interred at along side his wife Marie at the Pecan Grover Cemetery.

Charles Lee Self (1898-1978): Original Homeowner

Charles “Charlie” Self was born in Collin County in 1898 to farmer William R. Self and his wife Julia. He excelled in his schoolwork at New Hope, six miles east of McKinney. Early in his career, Charlie worked as a truck driver for Collin County. In 1920, he moved to McKinney to work as a truck driver for the J.P. Dowell Hardware and Furniture Store. This was at a time when few people could drive automobiles, much less trucks.

Charlie was more than just a driver, though. He also took part in loading and unloading farm equipment and furniture from his truck. In 1921, while loading a heavy stove onto his truck, it dropped onto two middle fingers of his right hand. His fingers were so mangled that amputation was necessary.

In 1923, Charlie married Gwendolyn “Gerie” Wade of Palmer, Texas (10 mile south of Dallas). They originally made their home on South Wilcox Street. While living there, William A. Dowell, the brother and business partner of J.P. Dowell, financed some residential property developments that Charlie was engaged in. In 1933, William Dowell financed Charlie’s purchase and remodeling of the home at 910 West Hunt Street that was built by Thomas Dies in 1900.

In 1934, Charlie left the employment of the J.P. Dowell Hardware and Furniture Store to accept a management position with the Economy Cash Store near the southwest corner of the McKinney Square. While working there, Charlie further remodeled his Hunt Street home in 1937. That same year, he started his own furniture business at 205 East Virginia Street. However, a month after opening, he sold the business to a competitor. Four months later, Charlie sold his Hunt Street home to Jesse Braswell-Graves, moved to South Waddill, and opened another store known as Self’s Furniture Store.

In 1942, Charlie and his wife Gerie decided to get into the restaurant business. They purchased the Lockmiller Cafe on south Tennessee. The couple hired Mr. and Mrs. Davidson to manage the restaurant. The McKinney Courier-Gazette wrote:

This is one of the nicest eating establishments in the city, the equipment all being new. Mr. and Mrs. Davidson are both experienced in cafe work and expect to cater to the citizenship of McKinney in the same high class manner that Mr. and Mrs. Lockmiller did.

The Selfs promoted their cafe with the motto “sanitation is our motto.” The couple owned the restaurant for only six months before selling it to Mr. and Mrs. H.T. Yeatts who ran a cafe at the Texas Textile Mil (Cotton Mill). The cafe changed hands and locations several times over the years but Charlie and Gerie owned it and managed for much of the 1950s until selling it in 1957. Around that same time Charlie and Gerie moved to Dallas when he took a sales position with the King Furniture Company. Less than a year later, Charlie returned to McKinney as a sales representative for the Cox Chevrolet Company. That job was short-lived, however. In November of 1957, Charlie and Gerie moved to Houston.

Gerie died in Houston in 1967 at the age of 65. Charlie died in 1978. Both are interred at the Ridgeview Memorial Park in Allen.

Jesse “Peck” Braswell Graves (1900-1957)

In February of 1900, Jesse Graves was born to William M. Braswell and wife Martha in Melissa, Texas. Just before his first birthday both of his parents died of pneumonia, leaving him and his four siblings orphans. Each child was placed with a different family.

Jesse was placed with farmer George M. Graves and wife Sallie. Jesse attended school in Melissa and was living and working as farmer in Melissa when he registered for the WWI draft in 1918 under the name Jesse Alfred Braswell.

In 1930, Jesse was living with his adopted parents and working as a filling station operator. Jesse’s adopted father died In October of 1933. His adopted mother died eight months later.

In the summer of 1936, Jesse married Melissa school teacher Elizabeth Evans from Fannin County. Soon after their wedding, the couple moved to McKinney where Jesse landed a sales job with Sam Smith’s Collin County Motor Company. Elizabeth got a teaching position at Burks Elementary. In 1937, they purchased the home of Charlie Self at 910 West Hunt Street.

Jesse used several versions of his name throughout his lifetime. It is likely that he was born Jesse Alfred Braswell. In 1918, he registered for the WWI draft as Jesse B. Graves. In 1922, the McKinney Courier-Gazette refers to him as Jesse (Peck) Graves. The 1930 Census identifies him as Jesse G. Graves. He filed for his marriage license in 1936 as Jesse Graves Braswell. The name that appears on his 1937 home-purchase deed is J.G. (Peck) Graves Braswell. In 1942, he registered for the WWII draft as Jesse

Alfred Braswell. In his 1957 obituary, he is referred to as Jessie G. (Peck) Braswell Graves while his tombstone reads Jesse G. Peck Graves. There is no information available explaining how he got the nickname "Peck."

Jesse and Elizabeth had no children. Jesse was employed by Collin County Motor Company for 20 years. He was active in the Methodist Church. In 1957 at the age of 57, Jesse died from a self-inflicted gunshot wound. Justice of the Peace Portman Barker held an inquest into the cause of death and determined Jesse's death was an accident.

Jesse's 49-year-old widow Elizabeth continued to live in the couple's West Hunt Street home for the next 26 years. Elizabeth retired from teaching in 1970, but remained active in several social and civic organizations, including the First Methodist Church, the Eastern Star, and the McKinney Art Club. She sold the West Hunt Street house she called home for 46 years to Jonh A. McCormack in 1983 and moved to the University Nursing Center in McKinney where she died in 1991. Elizabeth is buried next to her husband at the Leonard Cemetery in Fannin County.

C. Property Ownership

Address: 910 West Hunt Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, Lot 555

Purchase Date	Seller	Buyer	Book/Page
Jul 31, 1855	State of Texas	Thomas T. Bradley	I/370
Jul 1, 1882	Thomas T. Bradley	Elizabeth J. Harris	17/299
Dec 14, 1886	Elizabeth J. Harris	F.M. & M.Q. Hill	30/431
Aug 11, 1900	F.M. & M.Q. Hill	T.Z. Dies	97/149
Jun 23, 1903	T.Z. Dies	J.H. Johnson	116/487
Sep 29, 1906	J.H. Johnson	T.B. Wilson	139/498
Nov 28, 1914	Etta E. Wilson ¹	Add Wilson	188/326
Aug 12, 1915	Add Wilson	James N. Anderson	191/5
Aug 21, 1929	Arthur Anderson	Tommy Anderson	273/496
Oct 4, 1933	Tommy Anderson	Charlie Self	291/303
Aug 12, 1937	Charles Self	Jesse Braswell-Graves	314/234
Jul 18, 1983	Elizabeth Graves ²	John A. McCormack	1796/246
Nov 1, 2004	John A. McCormack	Janet L. McCormack	5792/1324
Apr 5, 2023	Janet L. McCormack	Patrick Hickey	2023000037944

¹ Etta Wilson is the surviving spouse of her husband Thomas B. Wilson.

² Elizabeth Graves is the surviving spouse of her husband Jesse Braswell-Graves.

D. Tenant History

The Charles Self house has had several tenants throughout its history, yet the only tenants known by name are William M. Shirley in 1902 and Clarence Kindle around 1922.

CITY HISTORIC MARKER NOMINATION



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

INCOMPLETE AND/OR PAPER APPLICATIONS WILL NOT BE ACCEPTED.

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

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

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

Name of Building: Charles Self House

Address of Building: 910 W. Hunt Street, McKinney, TX 75069

Date of Construction: 1900 *Check one:* Known or Circa

Architect/Designer: _____

Builder/Contractor: _____

Architectural Period: Victorian **Architectural Style:** National Folk

Is Building Location Original? Yes No *(Specify Original location):* Original Location

Parcel ID and Legal Description of Property McKinney Outlots (CMC) Lot 555

Building Use:

Original Uses	Folk Victorian Style	Adapted Uses
<input type="checkbox"/> Agriculture _____	<input type="checkbox"/> Agriculture _____	<input type="checkbox"/> Agriculture _____
<input type="checkbox"/> Commerce _____	<input type="checkbox"/> Commerce _____	<input type="checkbox"/> Commerce _____
<input type="checkbox"/> Education _____	<input type="checkbox"/> Education _____	<input type="checkbox"/> Education _____
<input type="checkbox"/> Government _____	<input type="checkbox"/> Government _____	<input type="checkbox"/> Government _____
<input type="checkbox"/> Healthcare _____	<input type="checkbox"/> Healthcare _____	<input type="checkbox"/> Healthcare _____
<input type="checkbox"/> Industrial _____	<input type="checkbox"/> Industrial _____	<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Recreation _____	<input type="checkbox"/> Recreation _____	<input type="checkbox"/> Recreation _____
<input type="checkbox"/> Religious _____	<input type="checkbox"/> Religious _____	<input type="checkbox"/> Religious _____
<input checked="" type="checkbox"/> Residential _____	<input checked="" type="checkbox"/> Residential _____	<input type="checkbox"/> Residential _____
<input type="checkbox"/> Social _____	<input type="checkbox"/> Social _____	<input type="checkbox"/> Social _____

Transportation _____

Transportation _____

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

a. Plan and Orientation

	Original	Current
Number of Stories	1	1
Orientation (N, S, E, W)	South	South
Floor Plan		
Open plan	<input type="checkbox"/>	<input type="checkbox"/>
L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Modified L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Center passage plan	<input type="checkbox"/>	<input type="checkbox"/>
2-room plan	<input type="checkbox"/>	<input type="checkbox"/>
T-plan	<input type="checkbox"/>	<input type="checkbox"/>
Shotgun plan	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical plan	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/> massed-plan	<input checked="" type="checkbox"/> massed-plan

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

Roof Form		
Gable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hipped	<input type="checkbox"/>	<input type="checkbox"/>
Flat with Parapet	<input type="checkbox"/>	<input type="checkbox"/>
Gambrel	<input type="checkbox"/>	<input type="checkbox"/>
Mansard	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____

Windows		
Double Hung	<input type="checkbox"/>	<input type="checkbox"/>
Single Hung	<input type="checkbox"/>	<input type="checkbox"/>
1 over 1	<input type="checkbox"/>	<input type="checkbox"/>
3 over 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 over 1	<input type="checkbox"/>	<input type="checkbox"/>
4 over 4	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Awning	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Hopper	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Arched	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Fixed	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Sliding	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other (specify)	<input checked="" type="checkbox"/> 2 over 2	<input type="checkbox"/> _____

Doors		
Single front	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Double front	<input type="checkbox"/>	<input type="checkbox"/>
2 Front Doors	<input type="checkbox"/>	<input type="checkbox"/>
Solid Panel	<input type="checkbox"/>	<input type="checkbox"/>
Multiple Panel	<input type="checkbox"/> _____	<input type="checkbox"/> _____

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

Materials (Please check all that apply.)

	Original		Current	
Construction				
Frame	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Solid Brick	<input type="checkbox"/>		<input type="checkbox"/>	
Solid Stone	<input type="checkbox"/>		<input type="checkbox"/>	
Concrete	<input type="checkbox"/>		<input type="checkbox"/>	
Other (specify)	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____
Foundation				
Pier and Beam	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Stone	<input type="checkbox"/>		<input type="checkbox"/>	
Brick	<input type="checkbox"/>		<input type="checkbox"/>	
Concrete	<input type="checkbox"/>		<input type="checkbox"/>	
Concrete Masonry Units	<input type="checkbox"/>		<input type="checkbox"/>	
Other (specify)	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____
Exterior Wall Surface				
Siding (specify type)	<input checked="" type="checkbox"/>	wood	<input checked="" type="checkbox"/>	wood
Stucco	<input type="checkbox"/>		<input type="checkbox"/>	
Stone	<input type="checkbox"/>		<input type="checkbox"/>	
Brick	<input type="checkbox"/>		<input type="checkbox"/>	
Wood Shingle	<input type="checkbox"/>		<input type="checkbox"/>	
Other (specify)	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____
Windows				
Wood Sash	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Aluminum Sash	<input type="checkbox"/>		<input type="checkbox"/>	
Steel Sash	<input type="checkbox"/>		<input type="checkbox"/>	
Vinyl Sash	<input type="checkbox"/>		<input type="checkbox"/>	
Other (specify)	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____
Roof Materials				
Shingles (specify type)	<input checked="" type="checkbox"/>	composition	<input checked="" type="checkbox"/>	composition
Tile (specify type)	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____
Slate	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____
Metal (specify type)	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____
Other	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____

Primary Exterior Color	<u>beige</u>	<u>white</u>
Secondary (Trim) Color	<u>brown</u>	<u>white</u>
Additional Colors	<u>white</u>	<u>black</u>

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

All written documentation should be double spaced, 12 point-font, justified.

A. Alterations

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

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

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

C. Property Ownership

Legal description of property with a location map as well as a list all known owners of the property. Include original owner and subsequent owners. A chart for this information is included in the "Historic Marker Application Reference Packet".

D. Tenant History

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

E. Narrative History

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

F. Drawing, provide:

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

G. Photographs, provide:

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

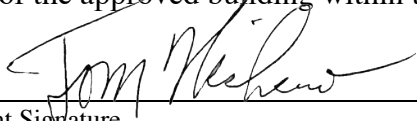
H. Additional Information

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

I. References

Attach a list of the books, articles, Sanborn Maps™, newspapers, and other sources used in preparing this form. (See the "Historic Marker Application Reference Packet" for suggestions.)

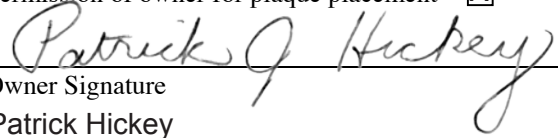
The Historic Preservation Advisory Board requests that all plaques be mounted on the front façade of the approved building within thirty (30) days of receipt.



Applicant Signature

Tom Michero
1108 Tucker Street
McKinney, TX 75069

Permission of owner for plaque placement



Owner Signature

Patrick Hickey
910 West Hunt Street
McKinney, TX 75069

Evolution of Architectural Style

The first decade of the 20th Century witnessed a huge shift in architectural styles. This shift paralleled the cultural shift that saw improving labor conditions and a growing middle class that had enough money to spend on property and homes, modest though they may be. This new culture had little affinity for the older aesthetic which valued ornamentation and grandiosity. This change is clearly apparent in the architecture of McKinney.

Queen Anne Style

Before 1900, the preferred style was what we now call the Queen Anne Style. This style is characterized by complex gabled roofs, asymmetry, turrets, and an abundance of elaborate ornamentation. Locally, the Aron House at 523 W. Hunt Street exhibits this architectural vocabulary.

Modern Emerging Alternatives

Just before the 20th Century began, however, new architectural forms offered by the Prairie and Foursquare Styles began appearing in home construction. The Bristol House at 508 Tucker Street was one of the first homes in McKinney to incorporate the deep eaves, hip roofs, and the sprawling geometry these new styles offered.

The Heard-Craig House at 205 W. Hunt Street designed by Dallas architect J.E. Flanders incorporates many of these new forms into a home that is still essentially Queen Anne but mimics the symmetry of the American Foursquare Style (see 801 N. Church St.). Five years later, Flanders moved closer to creating a pure Prairie Style home when he designed the Brown House at 509 N. Church Street.



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

McKinney builder W.J. Higgins built the Brooke House at 608 W. Hunt Street in 1910. It appears that neither the builder nor the client was ready to embrace the “modernness” of Flander’s designed. Instead, the Brooke house preserves the gabled pavilions and proportions of the Queen Anne Style while adding sprawling porches on the first and second floors. The result is a marriage of two styles with a practical solution to ventilation.

The Davenport House which sits across the street at 613 W. Hunt Street was probably built by Higgins in the same year as the Brooke House. Higgins was an accomplished builder of American Foursquare homes and incorporated its boxy, pyramidal forms into many of the homes he built. The pavilion which had a gabled roof in the Brooke House now has a hip roof. Though Davenport house moves further away from the Queen Anne Style, the builder put an ornamental finial at the apex of the roof to remind us of the home’s (and the client’s) appreciation of tradition.

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

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



Arts & Craft Movement

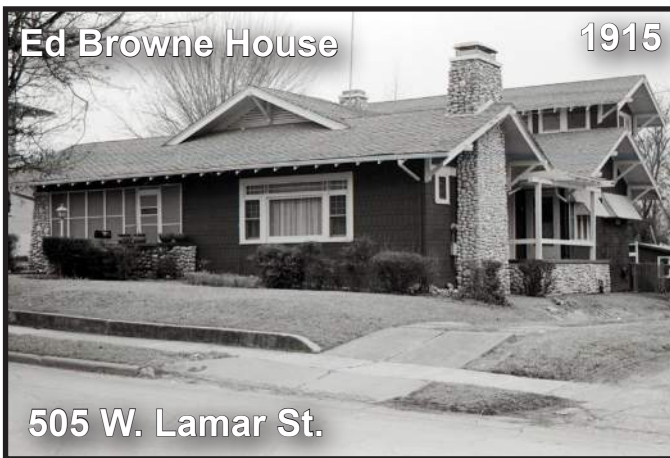
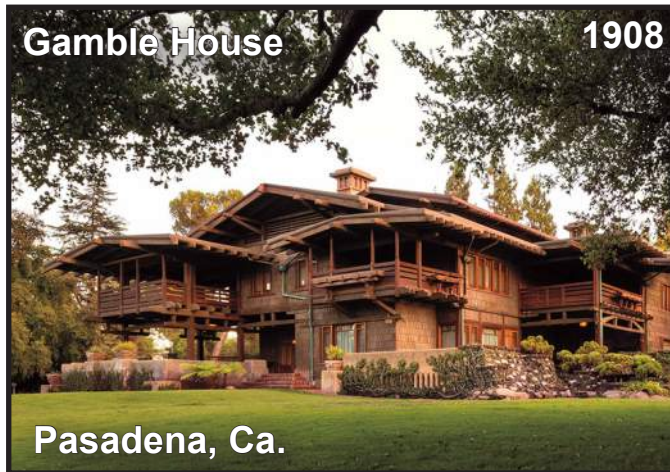
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a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

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

In McKinney, the Arts & Craft aesthetic is clearly evident in another house built by L. Caruthers in 1915 for a grain merchant at 505 W. Lamar Street. This house utilizes the same architectural vocabulary expressed in its Californian predecessor.

Other Styles

In addition to the vernacular National Folk Style, there are other early 20th Century architectural styles represented in McKinney's historic neighborhood. These styles include Classical Revival, Colonial Revival and English Cottage. Though these homes are impressive, they did not enjoy the same popularity as the more "modern" looking Prairie and Art & Craft Styles.



The National Folk Style (Vernacular)

The National Folk Style is a catch all category that includes several styles of vernacular architecture including gable-front, hall-and-parlor, I-house, massed-plan styles. In every case, these homes were simple unadorned structures that prioritized economy over aesthetics. The advent of railway transportation in the late 19th Century provided builders affordable, mass produced building materials.

The elements that specifically characterize the Massed-Plan Style are:

- single story
- wood frame construction
- four rooms
- rectangular footprint
- side-gabled roof
- symmetrical front elevation
- centrally-located, shed-roof porches
- lack of ornamentation

The National Folk Style is all about function. No frills here. Because of their affordability, they were often built as rental properties by private land owners. The style was also used as company housing for mills and manufacturing plants. When a National Style structure incorporates Victorian era ornamentation, it is often called Victorian Folk Style.

This type for folk architecture was a common choice in Texas between 1880-1930. The simple frame construction using pre-manufactured materials made these homes easy to build, even for someone with limited building experience.



516 N. Wood St.

More recently constructed Massed-Plan homes (above) often had a small gabled portico instead of a wide, shed porch.



322 S. Kentucky St.



411 Oak St.

The photos above and below show nearly identical early 20th Century Massed-Plan homes in McKinney in various parts of the city.



206 McKinney St.



507 W. Davis St.

I. References & Resources

Collin County Deeds Records Office.

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

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

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

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

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

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

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

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

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

Collin County History Website by Joy Gough, collincountyhistory.com

“Portal to Texas History,” texashistory.unt.edu

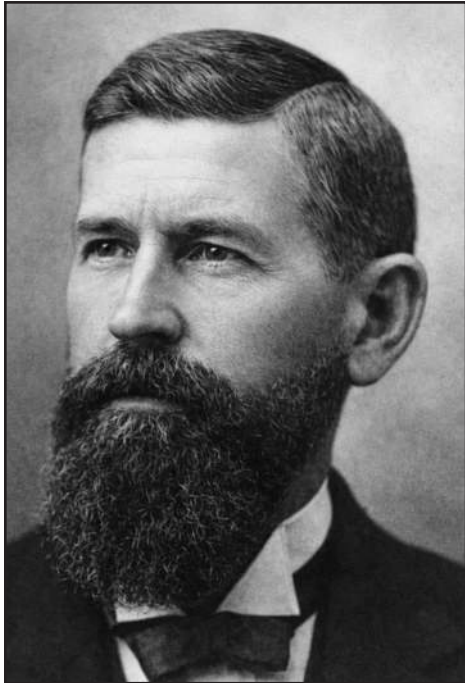
Ancestry.com

McKinney Public Library

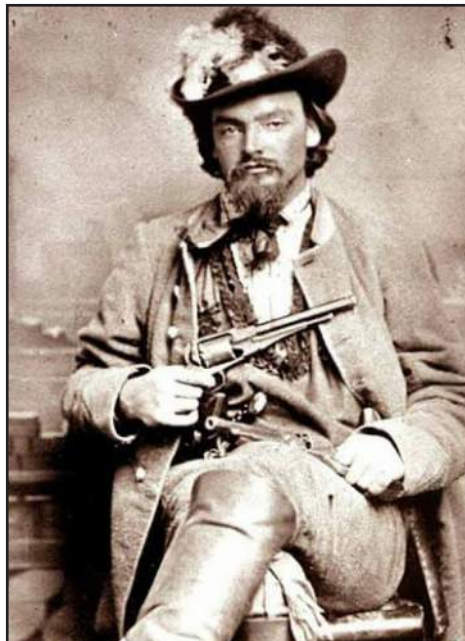
Research assistance provided by Tom Michero

* * *

Photographs



Francis Marion "Tuck" Hill
(1843-1920)



William C. Quantrill was the notorious Confederate Civil War guerrilla fighter that Tuck and others served under until his tactics were deemed too extreme by the Confederate leadership.

Francis Marion "Tuck" Hill was one of McKinney's most colorful pioneer residents. Much has been made of his time with the infamous Confederate guerrilla leader William C. Quantrill during the Civil War and his familial relationship with Frank and Jesse James. No doubt he was involved in horrendous acts perpetrated upon Union soldiers and civilians. Yet, it was his association with Quantrill that brought Tuck to North Texas where he settled after the war to become a respected leader and businessman in McKinney.



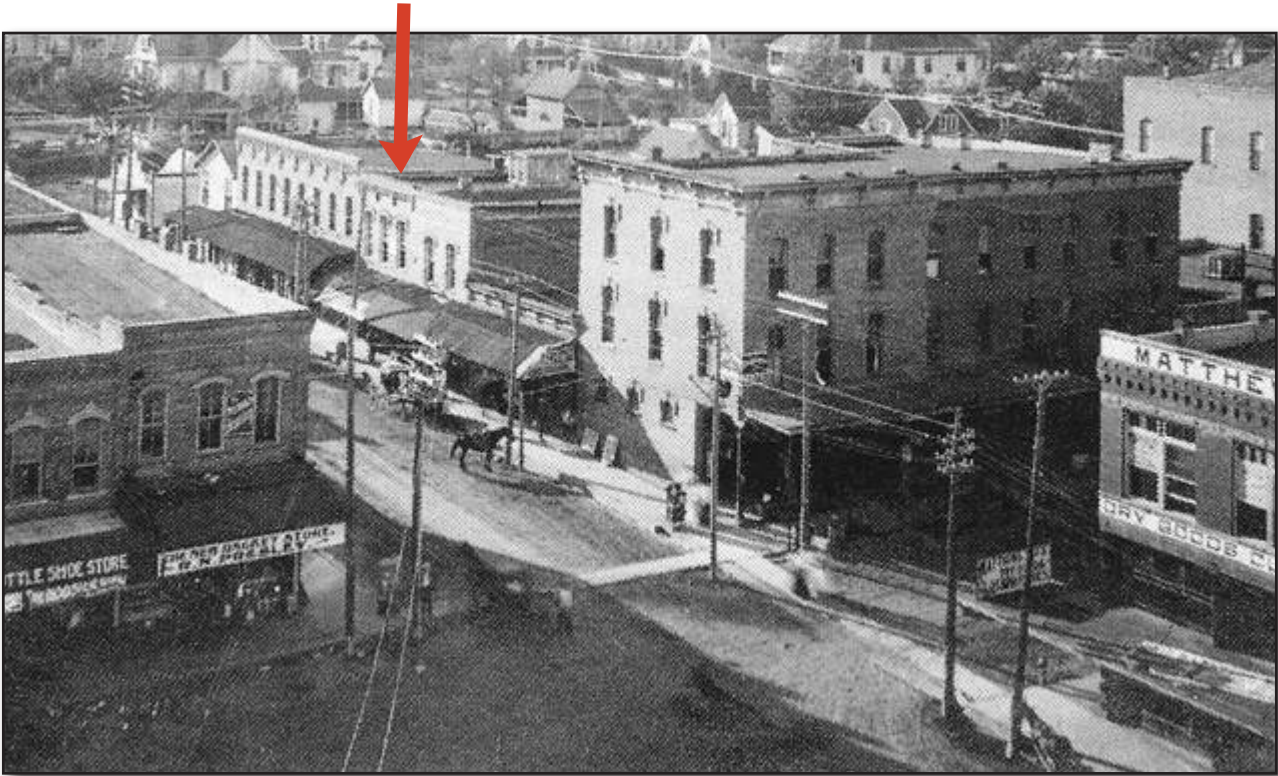
Tuck Hill was known as an exceptional rider and sharpshooter. One of his six-shooters he used in the Civil War is said to have over 100 notches on its handle. This picture, taken late in his life, shows him with one of his pistols as he stands in front of his house at 616 W. Virginia Street.

Mr. Tom Dies is having the Metz building on West Virginia street cleaned up and refitted, preparatory to opening up a furniture store there at an early date.

McKinney Weekly Democrat Gazette, Oct. 27, 1898

Thomas Z. Dies worked in the dry good trade as an employ of the C.L. Mistrot store on the South side of the McKinney Square. In 1898, he left his employment with C.L. Mistrot and opened his own store on West Virginia Street repairing and selling furniture. In 1902, he purchased a store in Dallas and moved there.

The Metz Building



Bought a Home.

J. H. Johnson has bought the Tom Dies residence property on West Hunt street and will add improvements and occupy it as a home.

McKinney Weekly Democrat Gazette, Jun. 25, 1903

Jordan Harris Johnson purchased Tom Dies house in 1903 but did not live there. He sold the house in September of 1906, three months before he died at the age of 60.



Land Surveyor **Thomas B. Wilson, Sr.** was appointed by Texas Governor E.J. Davis in 1870 to survey Collin County. He was one of the original directors of the Continental Bank & Trust and served as an Alderman in the late 1890s.

CITY ELECTION APRIL 6, 1897.

ANNOUNCEMENTS:

For Alderman, Ward No. 1,
H. C. HERNDON.

For Alderman, Ward No. 2,
JESSE SHAIN.
J. R. PARKER.
G. R. SMITH.

For Alderman No. 4.
T. B. WILSON.

Jesse Shain of ward 2 is candidate for the long term.

The resignation of Frank Wilcox as a member of the board of aldermen will necessitate the election of two members from ward 2 at the April election. It must be remembered that each candidate is subject to the vote of the entire city.

Thomas B. Wilson
(1840-1913)



Addison "Add" G. Wilson was the son of Thomas B. Wilson and followed his father into the surveying trade. Add was a Director of the Central National Bank for many years and served as a City Commissioner in the early 1930s. In 1915, Add had a one of McKinney's most iconic homes built on North Waddill Street for himself and wife Pearl.



Addison G. Wilson
(1892-1970)

There were three generations of Andersons who owned the house at 910 W. Hunt Street. The first was farmer James who moved to McKinney when he was too feeble to work his farm at the age of 77. Upon his death, the home passed to his son Arthur, an Interurban employee. In 1929, Arthur sold the property to his son Thomas, who held it as a rental property for several years. In 1933, Thomas sold the property to hardware store employee Charles Self.

FOR RENT: Nice four-room house; gas, lights, on paved street; nice little place; \$8 per month; 910 West Hunt. Call 64 or 65.



Thomas B. Anderson
(1894-1953)



Charles Lee Self
(1898-1978)

Charles L. Self began his career on McKinney driving trucks for Collin County and then for J.P. Dowell Hardware. In 1934, became the manager of "The Economy Cash Store."



In 1937, Charles Self opened his own store selling new and used furniture at 103 East Virginia Street. He operated at this location until selling his business in 1945. The following year he opened a new store on South Tennessee, later moving it to the North side of the McKinney Square around 1947. It remained at this location until Charles sold the business and moved to Dallas in 1957.

Charles Self To Manage Furniture Company In Dallas

Charles Self of this city announces that he is now associated with the King Furniture Company, 4410 Ross Ave., Dallas. Mr. Self is manager of the company there and cordially invites his host of McKinney friends and former customers to visit his place of business.

In his announcement in the Daily Courier-Gazette, Mr. Self states "\$100,000 worth of merchandise direct to you—terms or cash." Mr. Self has had many years experience in furniture business.

Charles moved to Dallas to manage the King Furniture Company. It was a short lived employment, however. In less than a year, Charles returned to McKinney and took a sales position at the Cox Chevrolet Company on East Louisiana Street.

COX CHEVROLET COMPANY

ANNOUNCES ASSOCIATION OF

CHARLIE SELF

As Sales Representative

Mr. Self has over 30 years experience in retail selling.

You are invited to call on him at his new location for the purchase of a New Chevrolet car or truck—also used cars and trucks.

Visit our air-conditioned show room.

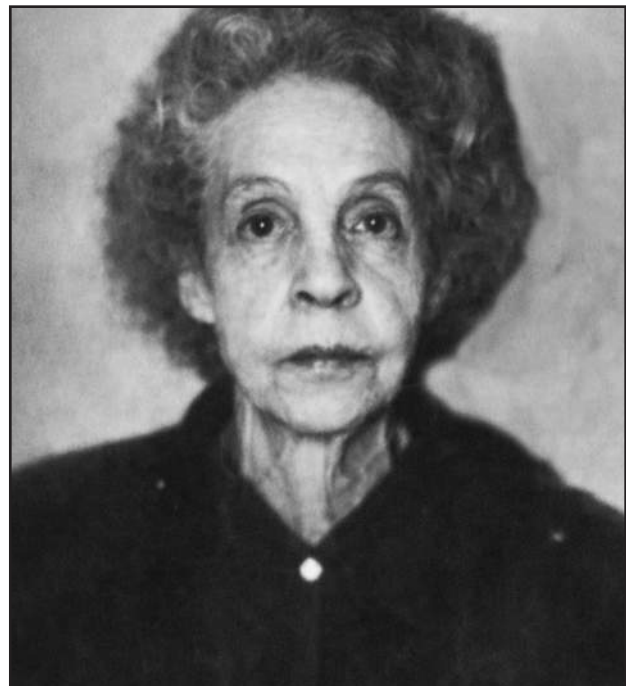
311 East Louisiana Street
McKinney, Texas

REGISTRATION CARD—(Men born on or after February 17, 1897 and on or before December 31, 1921)

SERIAL NUMBER T- 820	1. NAME (Print) Jesse Alfred Braswell	ORDER NUMBER T 10,732
2. PLACE OF RESIDENCE (Print) 910 West Hunt McKinney Collin Texas		
3. MAILING ADDRESS 910 West Hunt McKinney Collin Texas		
4. TELEPHONE 57	5. AGE IN YEARS 41 DATE OF BIRTH 2-17-1900	6. PLACE OF BIRTH Melissa, Texas
7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs. Sam J. Seely, Bonnie View Road Dallas Texas		
8. EMPLOYER'S NAME AND ADDRESS Sam Smith, Collin Co. Motor Co. McKinney, Collin Texas		
9. PLACE OF EMPLOYMENT OR BUSINESS Collin Co. Motor Co. 225w. Va. McKinney Collin Texas		
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.		
D. S. S. FORM 1 (Revised 1-1-42)	(over) ☆ GPO 16-21030-1	Jesse Alfred Braswell (Registrant's signature)

Jesse Alfred Braswell, aka Peck Graves, was one year old when both of his parents died in 1901 and taken in by a Melissa family. He went to school in Melissa and began his career farming. He later moved to McKinney and worked for Collin County Motor Company.

*Peck Graves married school teacher **Elizabeth Evans** in 1936. The following year, the couple purchased the house at 910 W. Hunt Street from furniture store owner Charles Self. She sold the house in 1983 after living in it for 46 years.*

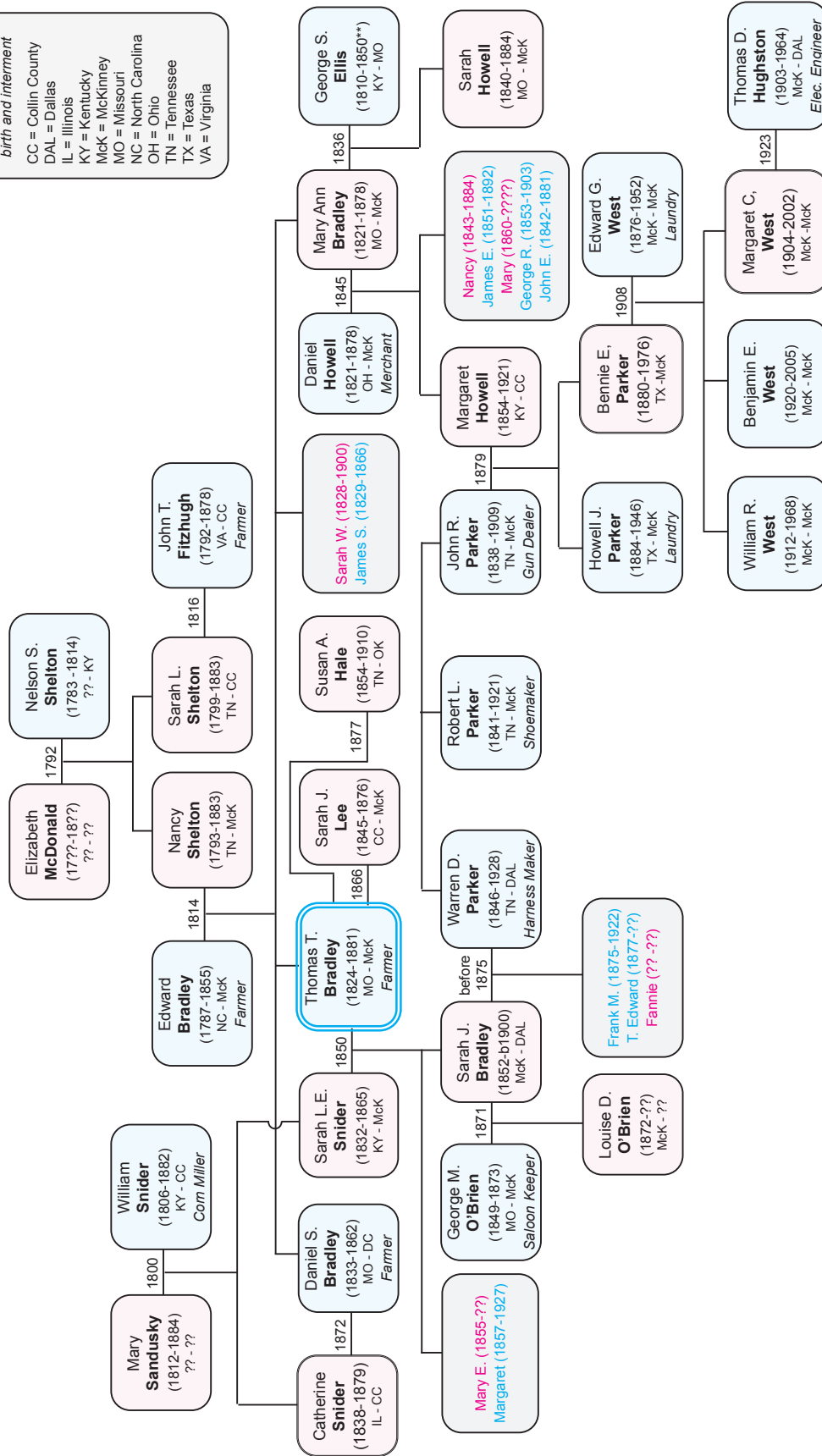


**Elizabeth "Lota" Evans (Graves)
(1908-1991)**

Genealogies

Thomas T. Bradley Family of Early McKinney*

Legend
Locations refer to birth and interment
CC = Collin County
DAL = Dallas
IL = Illinois
KY = Kentucky
McK = McKinney
MO = Missouri
NC = North Carolina
OH = Ohio
TN = Tennessee
TX = Texas
VA = Virginia

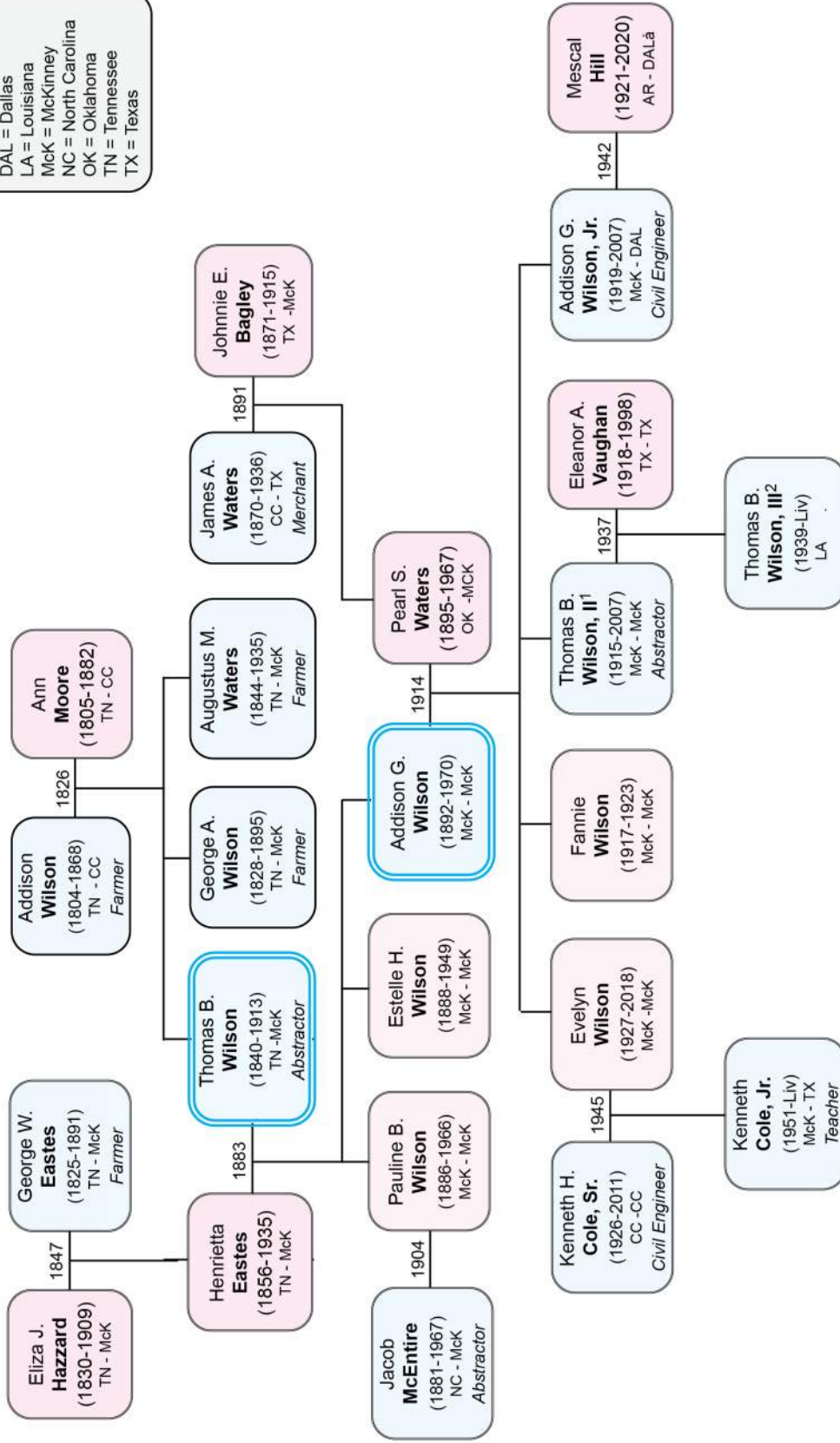


* Not all family members are included.
** Unverified

Thomas B. Wilson Family of Early McKinney*

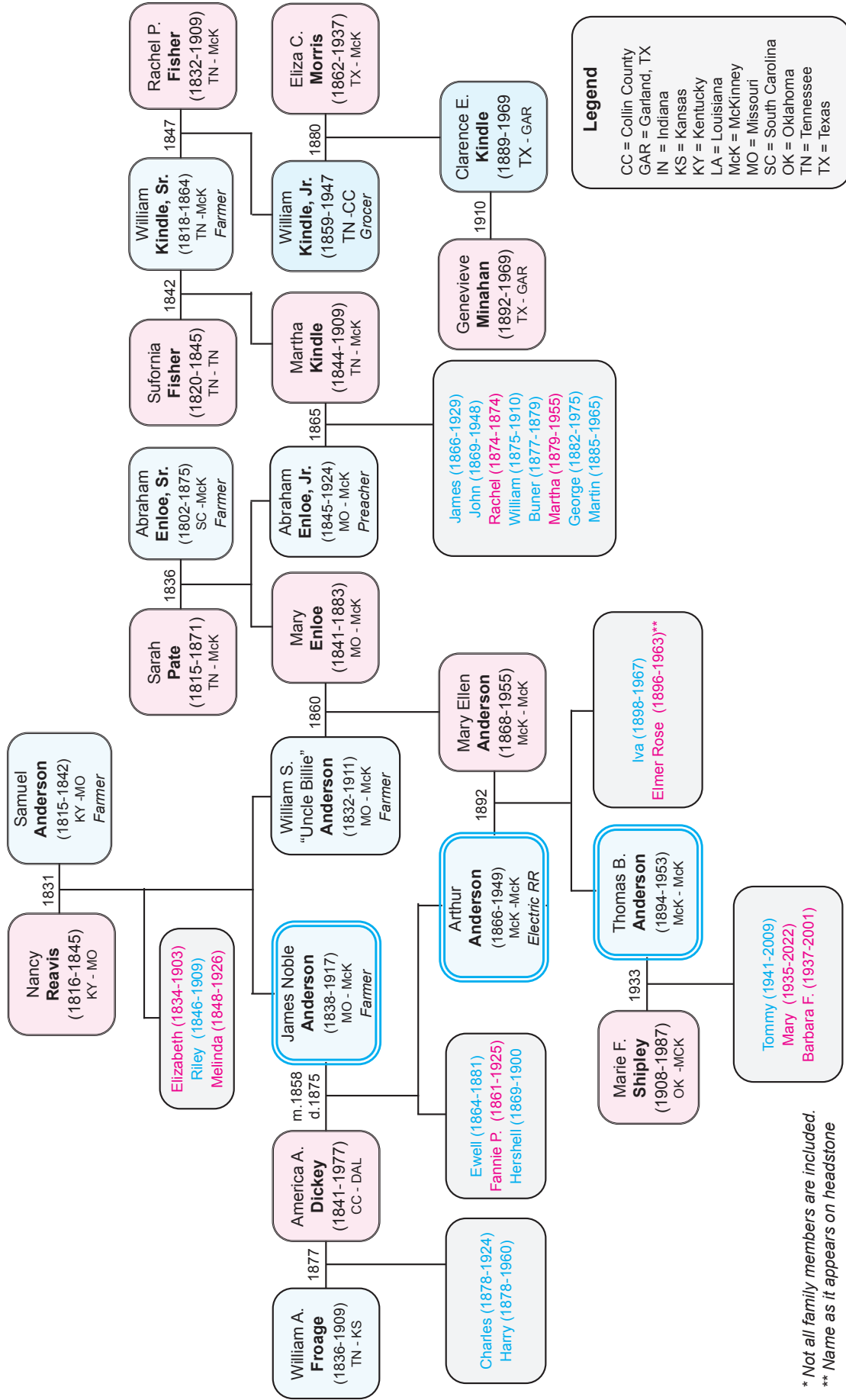
Legend

AR = Arkansas
 CC = Collin County
 DAL = Dallas
 LA = Louisiana
 McK = McKinney
 NC = North Carolina
 OK = Oklahoma
 TN = Tennessee
 TX = Texas



* Not all family members are included.
 1 Sometimes designated as "Thomas B. Wilson, Sr."
 2 Sometimes designated as "Thomas B. Wilson, Jr."

James N. Anderson Family of Early

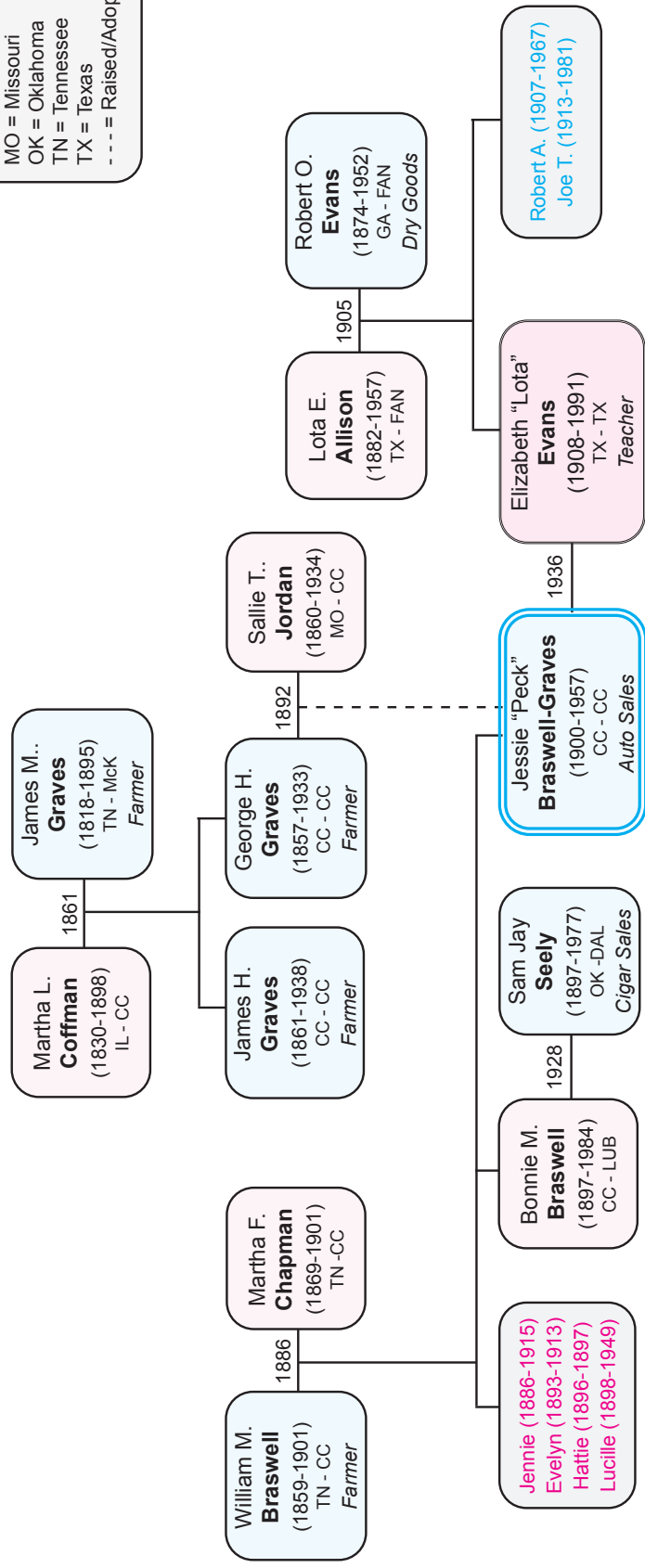


* Not all family members are included.
 ** Name as it appears on headstone

Jessie Braswell-Graves Family of Early McKinney*

Legend

- CC = Collin County
- DAL = Dallas
- FAN = Fannin, Co.
- GA = Georgia
- IL = Illinois
- LUB = Lubbock
- McK = McKinney
- MO = Missouri
- OK = Oklahoma
- TN = Tennessee
- TX = Texas
- = Raised/Adopted



* Not all family members are included.

Pecan Grove Cemetery

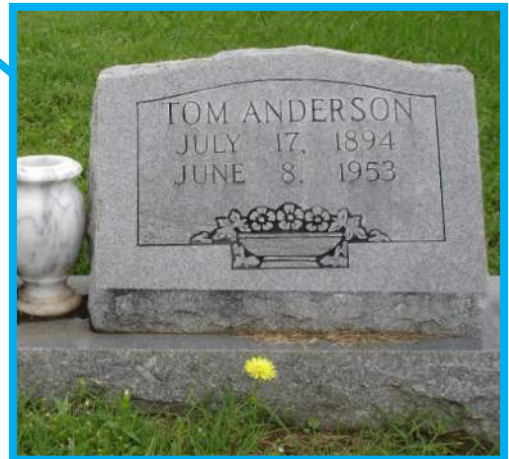
This map of Pecan Grove Cemetery in McKinney shows the final resting places of key people associated with 910 North Hunt Street.



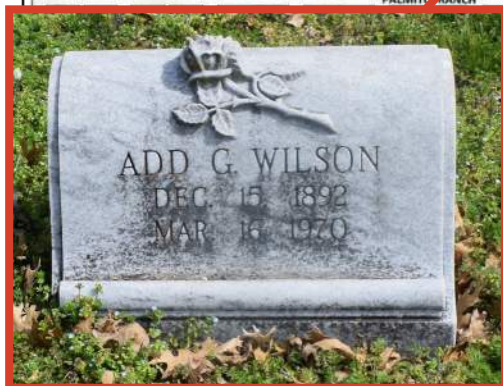
James Nobel Anderson
1838 - 1917



Arthur Anderson
1866 - 1949



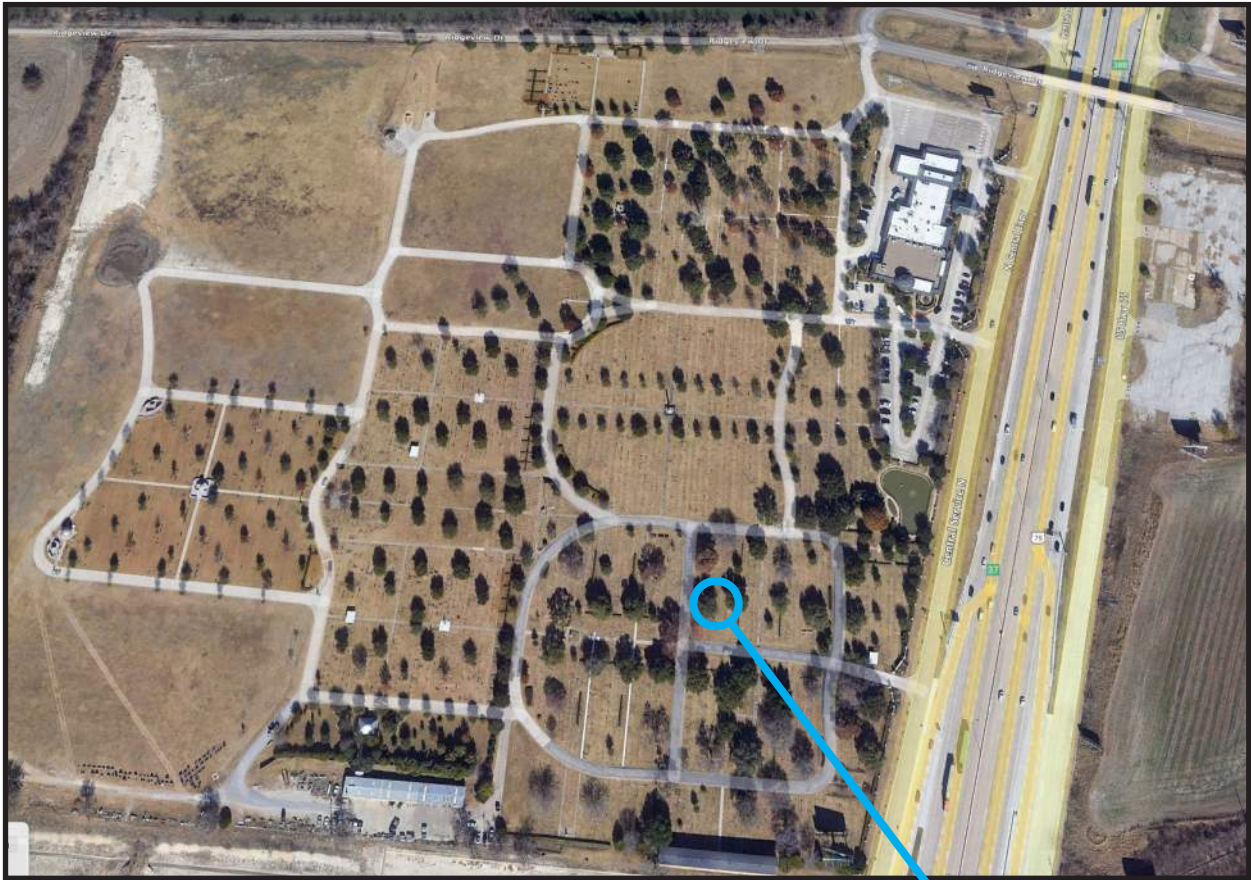
Thomas B. Anderson
1894 - 1953



Addison "Add" G. Wilson
1892-1970

Ridgeview Memorial Park (Allen, Texas)

This aerial view of Ridegview Memorial Park in Allen shows the final resting place of the original owner of the house at 910 West Hunt Street, Charles L. Self.



*Charles L. Self
(1898 - 1978)*


*Gerie (Wade) Self
(1902 - 1967)*

Collin CAD Property Search

2025 Certified Values are now live!

Property ID: 1126203 For Year 2025

Property Details

Account		
Property ID:	1126203	Geographic ID: R-0926-000-5550-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	910 W HUNT ST MCKINNEY, TX 75069	
Map ID:	068.E	
Legal Description:	MCKINNEY OUTLOTS (CMC), LOT 555	
Abstract/Subdivision:	S0926	
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT	
Owner 		
Owner ID:	1275611	
Name:	HICKEY PATRICK	
Agent:		
Mailing Address:	910 W HUNT ST MCKINNEY, TX 75069-3716	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$236,183 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$290
Land Non-Homesite Value:	

Agricultural Market Valuation:	\$0 (+)
Value Method:	D
Market Value:	\$526,183 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$526,183 (=)
HS Cap Loss: ⓘ	\$159,906 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$366,277
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

📖 Taxing Entities

For more information regarding proposed tax rates, adopted tax rates, and tax estimates visit: CollinTaxes.org

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	\$526,183	\$276,277	N/A
GCN	COLLIN COUNTY	\$526,183	\$309,968	N/A
JCN	COLLIN COLLEGE	\$526,183	\$161,040	N/A
SMC	MCKINNEY ISD	\$526,183	\$166,277	N/A

📖 Property Improvement - Building

Type: Residential **Living Area:** 2421.2 sqft **Value:** \$315,163

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R04+	1935	1227
CP	Covered Porch/Patio	R04+	1935	24
MA	Main Area	R04+	2024	1194

STG	Storage	R04+	2024	602
AG	Attached Garage	R04+	2024	594
CP	Covered Porch/Patio	R04+	2024	14

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.32	13,808.52			\$290,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$236,183	\$290,000	\$0	\$526,183	\$159,906	\$366,277
2024	\$80,951	\$234,000	\$0	\$314,951	\$59,201	\$255,750
2023	\$49,729	\$182,771	\$0	\$232,500	\$0	\$232,500
2022	\$66,346	\$160,000	\$0	\$226,346	\$0	\$226,346
2021	\$32,083	\$100,000	\$0	\$132,083	\$0	\$132,083
2020	\$34,968	\$95,000	\$0	\$129,968	\$0	\$129,968
2019	\$43,798	\$85,000	\$0	\$128,798	\$0	\$128,798
2018	\$60,872	\$80,000	\$0	\$140,872	\$0	\$140,872
2017	\$53,747	\$75,000	\$0	\$128,747	\$0	\$128,747

Property Deed History

For copies of deed documents, please see the [Collin County Clerk's Office Records Search \(https://collin.tx.publicsearch.us/\)](https://collin.tx.publicsearch.us/)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/5/2023	WD	Warranty Deed	MCCORMACK JANET LYNN	HICKEY PATRICK			2023000037944
11/1/2004	PRB	Probates	MCCORMACK JOHN ANDREW ETUX	MCCORMACK JANET LYNN	5792	1324	162435

7/1/1983	OT	Other	GRAVES J G MRS	MCCORMACK JOHN ANDREW ETUX	17960246		0
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Protest Information

Protest Status	
Informal Protest Date	
Formal Protest Date	

ARB Data

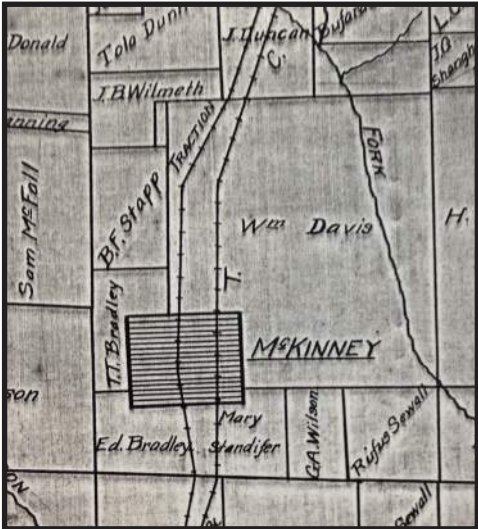
Hearing Date And Time	Board Members	Owner's Opinion Of Value	CAD Value	Board's Determination Of Value	ARB Determination
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Map & Plans

William Davis Headright

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

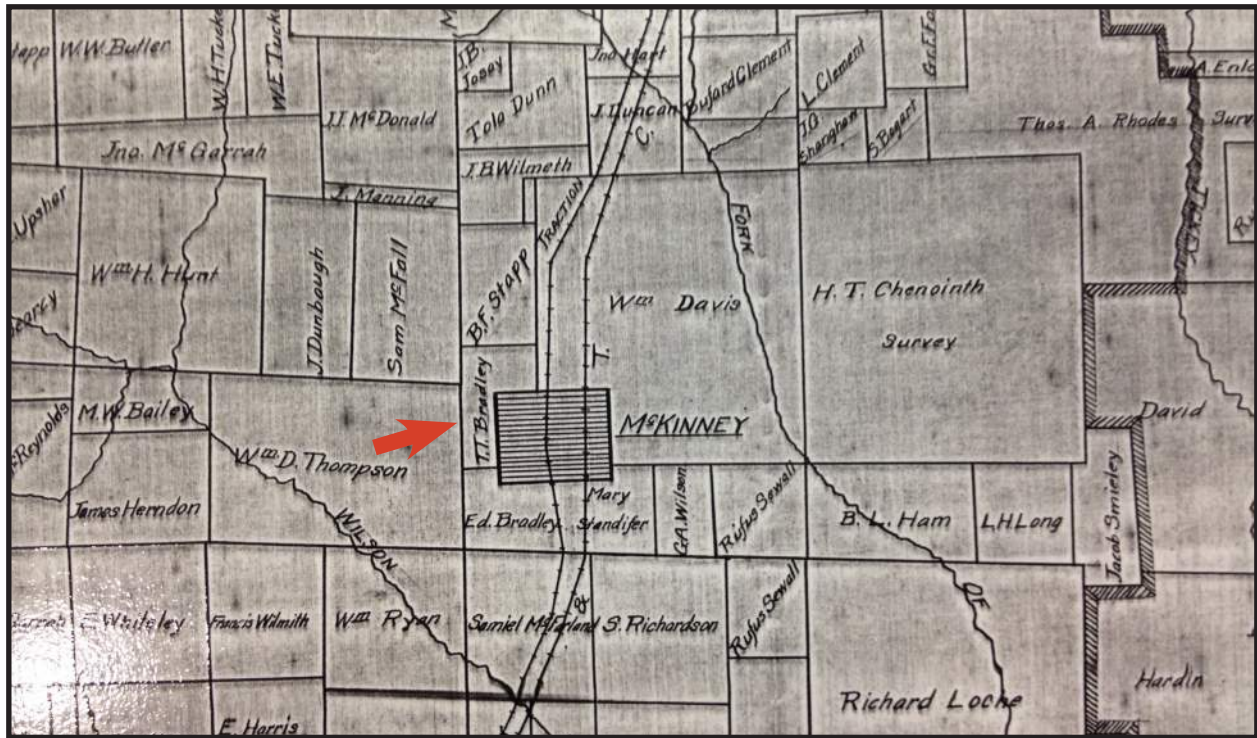
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associate with his contribution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



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

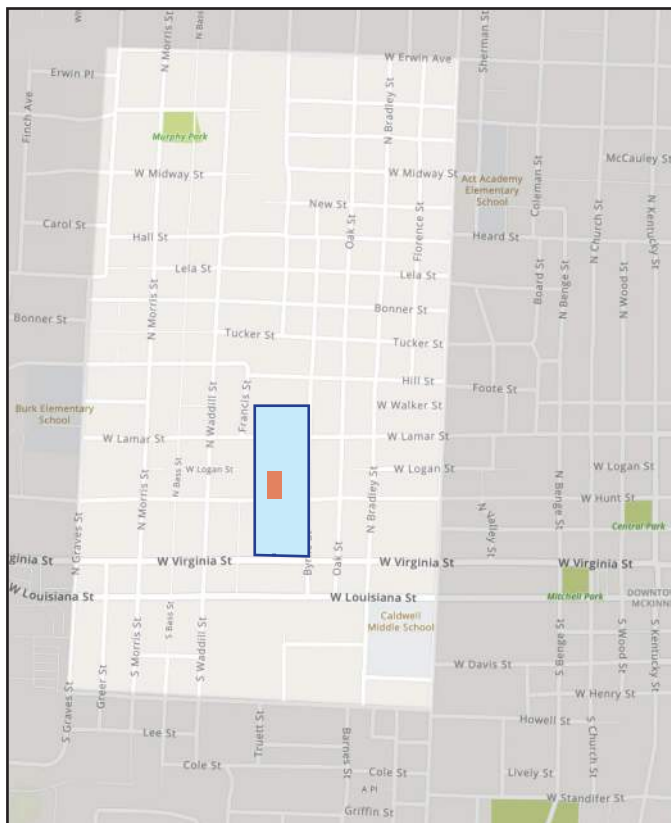


The Thomas T. Bradley Survey



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

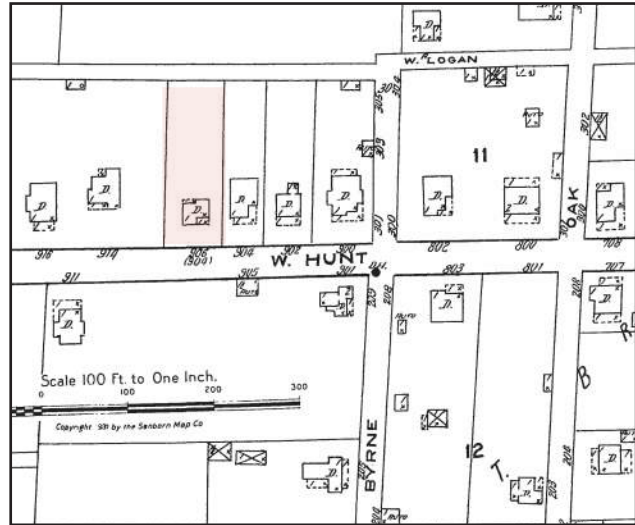
The map above shows the boundaries of grants awarded in the McKinney area. William Davis donated 120 acres in the southwest corner of his property to become the town of McKinney and the County Seat of Collin County.



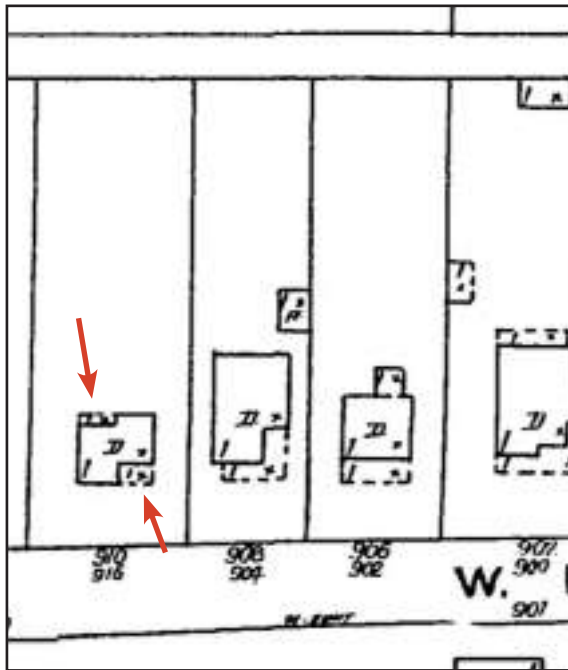
The highlighted section of the map of west McKinney (at left) shows the size and location of the tract awarded to Thomas T. Bradley situated between College and Graves Streets. The blue rectangle shows the 9.85 acre tract T.T. Bradley sold to E.J. Harris in 1882. The red rectangle is the location of the Charlie Self property at 910 West Hunt Street.

Sanborn Maps: 1920 - 1927+

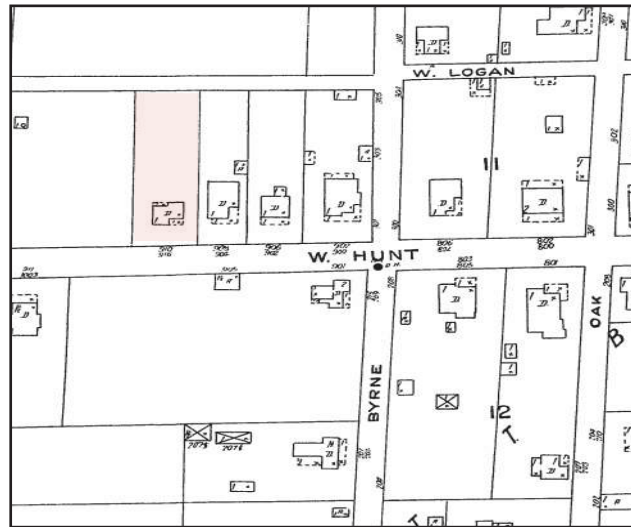
Thought the Charles Self house was originally built in 1900, its first appearance on a Sanborn Insurance map occurred in 1920. That map shows the structure with a front and back porch. Subsequent maps show the structure unchanged.



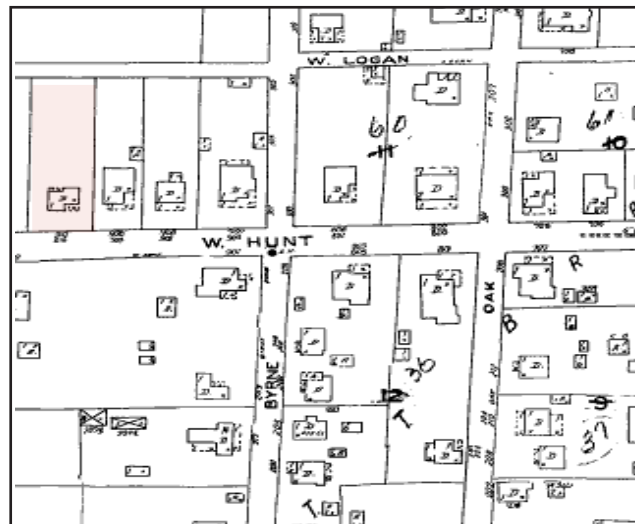
1920



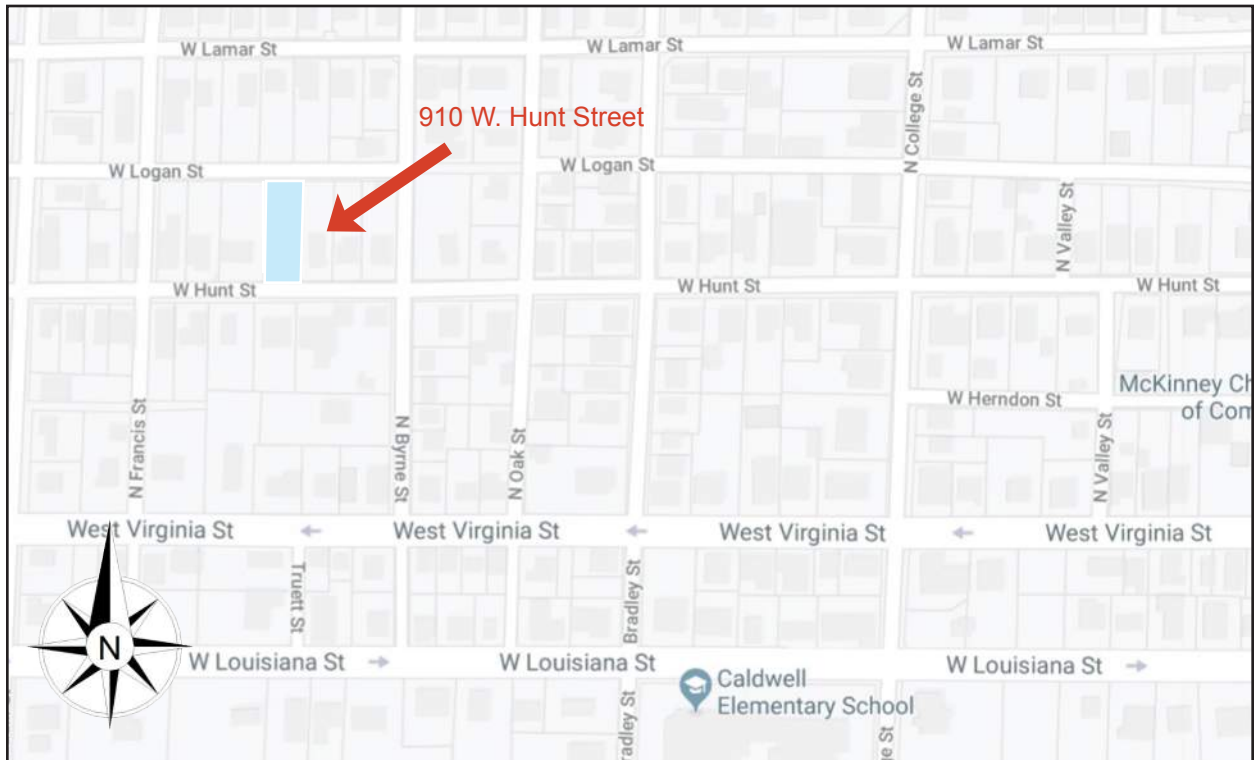
The original floor plan of the Charles Self house included a front and back porch as indicated by the red arrows in the above diagram.



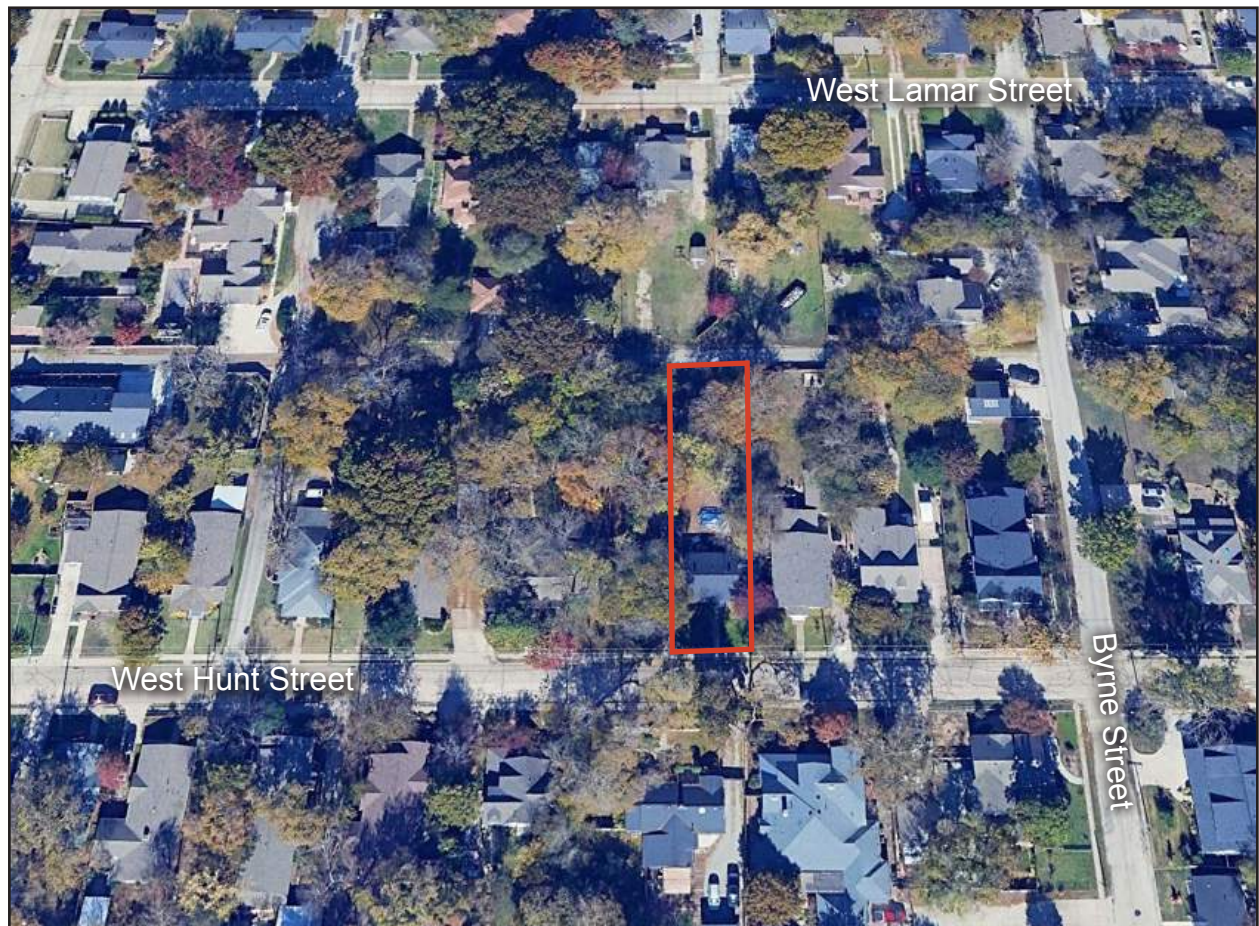
1927



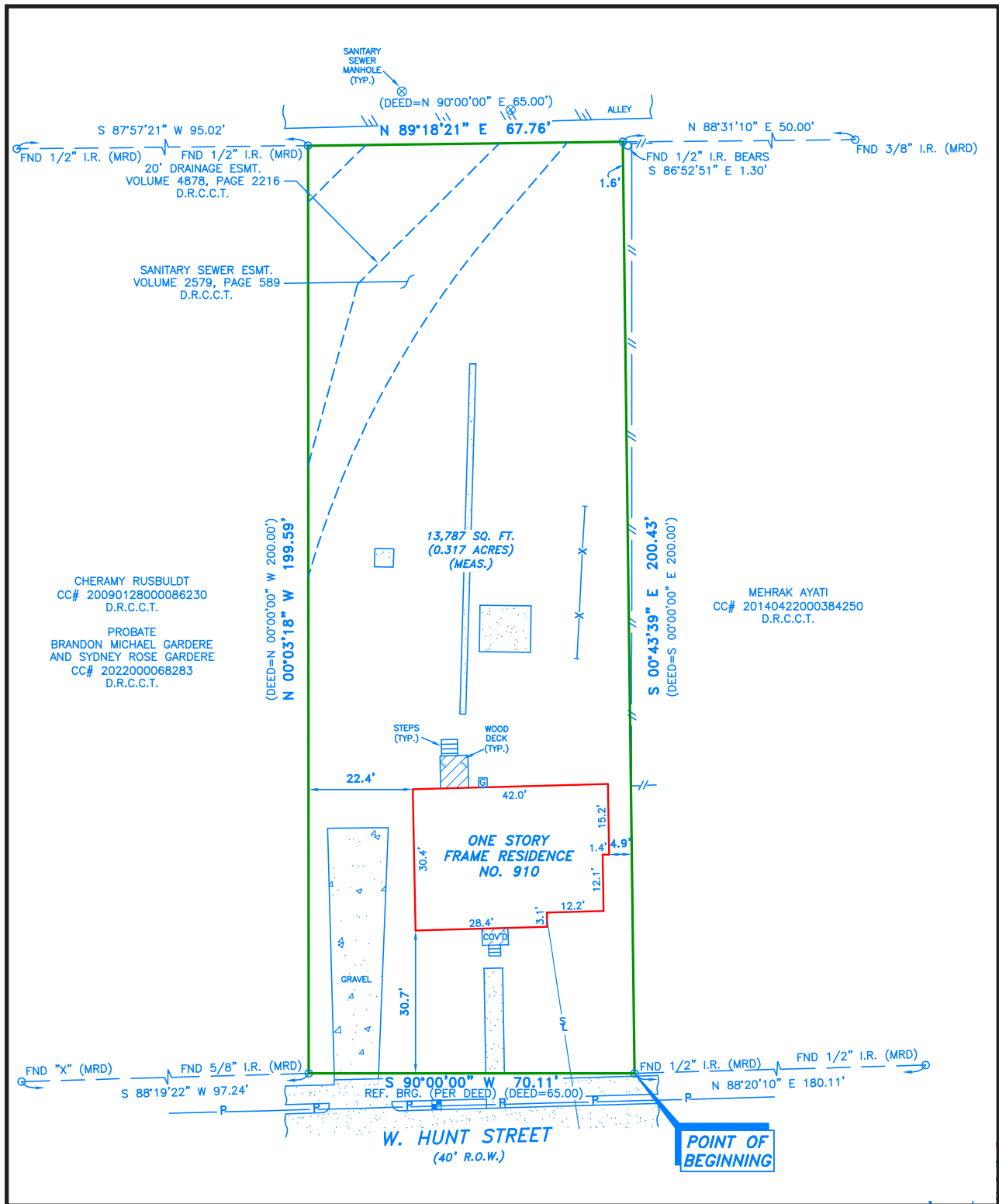
1927+



The map above shows the neighborhood around 910 West Hunt Street. The aerial photo below shows the immediate neighborhood at the intersection of West Hunt and Byrne Streets.



Site Plan for 910 West Hunt Street (prior to addition)



Legal Description 910 West Hunt Street

Being situated in the T.T. Bradley Survey, abstract number 88, in the City of McKinney, Collin County, Texas, and being a resurvey of that certain tract of land described in warranty deed to John Andrew McCormack, Sr. and wife, Janet Lynn McCormack, of record in volume 1796, page 246, the deed records of Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the north right-of-way line of W. Hunt Road (40' right-of-way), at the SOUTHEAST corner of said McCormack tract, same being the SOUTHWEST corner of tract of land described in warranty deed with vendor's lien to Mehrak Ayat, of record under County Clerks' file number 20140422000384250, of the deed records of Collin County, Texas, from which a 1/2" iron rod found for reference at the intersection of the NORTH right-of-way of said W. Hunt Street and the WEST right-of-way line of Byrne Street bears NORTH 88°20'10" EAST, a distance of 180.11 feet;

Thence SOUTH 90°00'00" WEST along the NORTH right-of-way line of said W. Hunt Street, a distance of 70.11 feet to a 5/8" iron rod found for corner at the SOUTHWEST corner of said McCormack tract, same being the SOUTHEAST corner of a tract of land described in a special warranty deed to Cheramy Rusbult, of record under County Clerk's file number 20090128000086230, of the deed records of Collin County, Texas, from which an "X" found for reference at the SOUTHWEST corner of said Rusbult tract bears SOUTH 88°9'22" WEST, a distance of 97.24 feet:

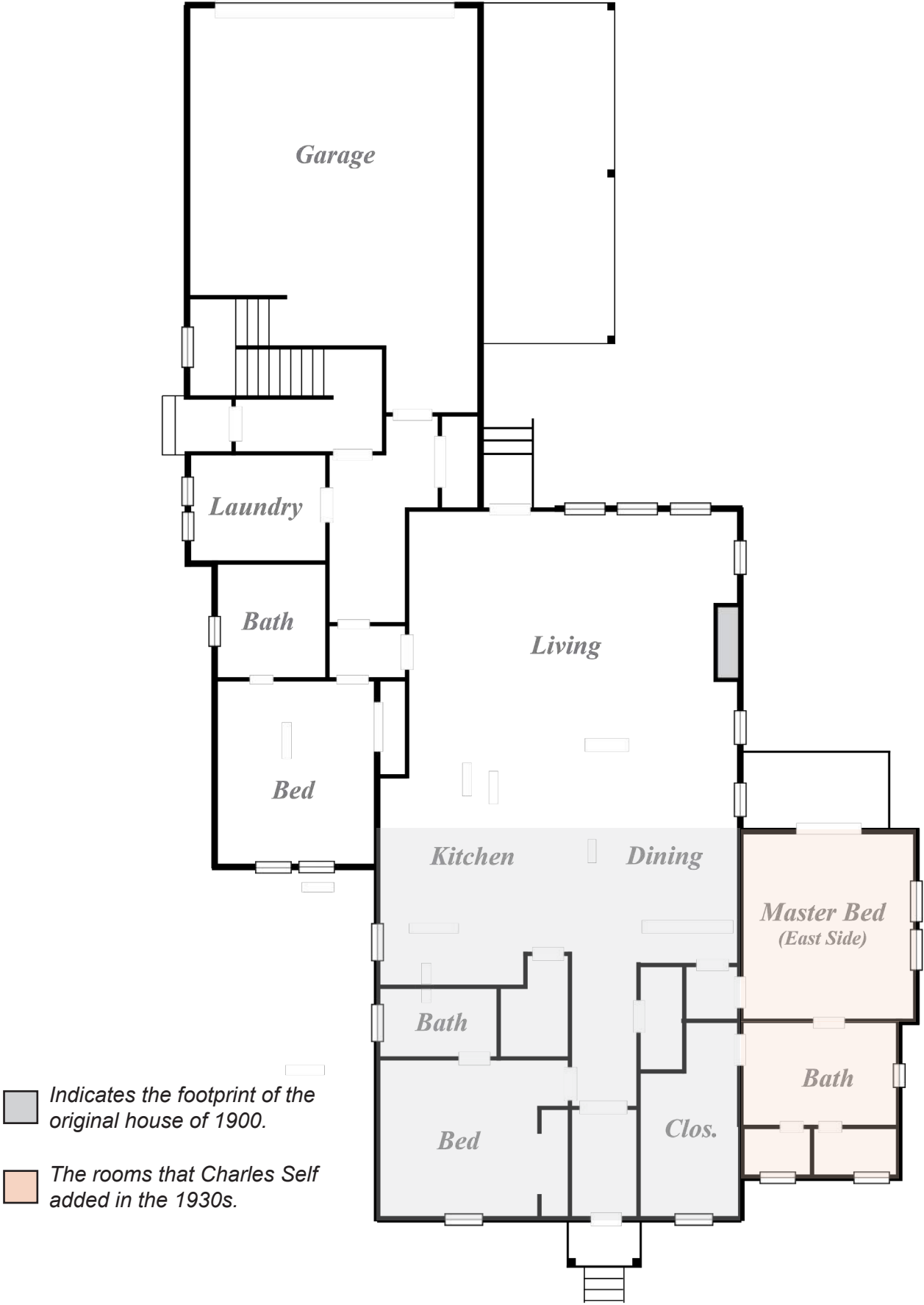
Thence NORTH 00°3'18" WEST along the common line of said McCormack tract and said Rusbult tract, a distances of 199.59 feet to 1/2" iron rod found for corner at the common NORTH corner thereof, in the south line of an alley, from which a 1/2" iron rod found for reference at the NORTHWEST corner of said Rusbult tract bears SOUTH 87°7'21" WEST, a distance of 95.02 feet;



Thence NORTH 89°8'21" EAST along the SOUTH line of said alley, a distance of 67.76 feet to a point for corner at the NORTHEAST corner of said McCormack tract, same being the NORTHWEST corner of said Ayati Tract, from which a 1/2" iron rod found for reference bears SOUTH 86°2'51" EAST, a distance of 1.30 feet, and from which a 3/8" iron rod found for reference at the NORTHEAST corner of said Ayati tract bears north 88°1'10" EAST, a distance of 50.00 feet;

Thence SOUTH 00°43'39" EAST along the common line of said McCormack tract and said Ayati Tract, a distance of 200.43 feet to the point of beginning and containing 13,787 square feet or 0.317 acres of land.

Floor Plan

This plan shows the first floor of the Charles Self House in its current configuration.



-  Indicates the footprint of the original house of 1900.
-  The rooms that Charles Self added in the 1930s.

Current Photos (2026)



Neighborhood Context (2026)

910 W. Hunt Street neighborhood context



View looking West on W. Hunt Street



View looking East on W. Hunt Street

Houses near 910 West Hunt Street



908 W. Hunt Street



1002 W. Hunt Street



909 W. Hunt Street



1003 W. Hunt Street

Photos: Interior

When the current owners purchased the Charles Self house in 2023, it consisted of five rooms. The new owners updated the 123-year-old house and added to the home's square footage. This was accomplished while keeping the exterior of the home looking nearly untouched as viewed from Hunt Street.

While preserving the home's original aesthetic on the outside, the new owners sought to accent the updated interior with antique doors, light fixtures, and stained glass reproductions that reflected the time period the home was built.

These photos show the period specific architectural details accents that the new owners included in their contemporary remodeling of the home.



Entry Hall



Kitchen & Living Room



Living Room



Dining Room



South Bedroom (used as den)



Master Bedroom (East Side)



Master Bathroom (East Side)



Master Closet (East Side)

Photos: Architectural Accents



Lighting Fixture



Fireplace and Chandelier



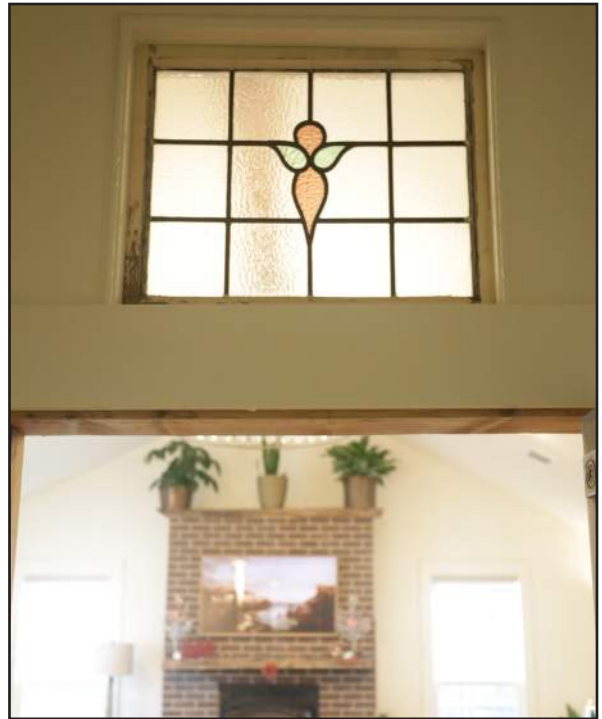
Chandelier



Lighting Fixture



Oak Flooring



Stained Glass Reproduction



Custom Walnut Island Top



Contemporary Leaded Glass

The island top (at left) was made from the wood of a downed walnut tree that grew on the west side of the property.



Art Nouveau Double Doors



Door Knob



Wrought Iron Door Detail



Civil War Era Door

The National Folk Style (Vernacular)

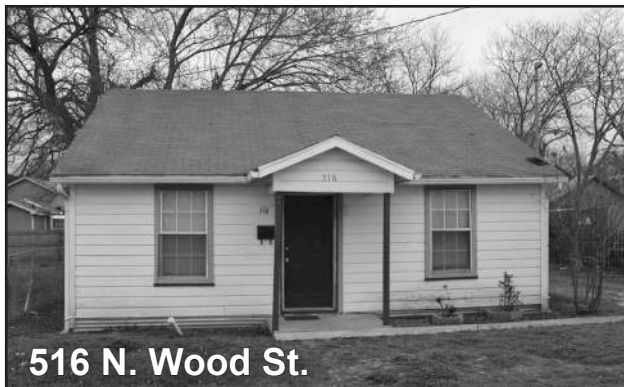
The National Folk Style is a catch all category that includes several styles of vernacular architecture including gable-front, hall-and-parlor, I-house, massed-plan styles. In every case, these homes were simple unadorned structures that prioritized economy over aesthetics. The advent of railway transportation in the late 19th Century provided builders affordable, mass produced building materials.

The elements that specifically characterize the Massed-Plan Style are:

- single story
- wood frame construction
- four rooms
- rectangular footprint
- side-gabled roof
- symmetrical front elevation
- centrally-located, shed-roof porches
- lack of ornamentation

The National Folk Style is all about function. No frills here. Because of their affordability, they were often built as rental properties by private land owners. The style was also used as company housing for mills and manufacturing plants. When a National Style structure incorporates Victorian era ornamentation, it is often called Victorian Folk Style.

This type for folk architecture was a common choice in Texas between 1880-1930. The simple frame construction using pre-manufactured materials made these homes easy to build, even for someone with limited building experience.



516 N. Wood St.

More recently constructed Massed-Plan homes (above) often had a small gabled portico instead of a wide, shed porch.



322 S. Kentucky St.



411 Oak St.

The photos above and below show nearly identical early 20th Century Massed-Plan homes in McKinney in various parts of the city.



206 McKinney St.



507 W. Davis St.



1934

910 W Hunt St.

The Arches of McKinney

The National Folk Style is not known for sophisticated architectural details which is why the arch above the portico of Charles Self House is so integral to the character of the house. This delicate segmented arch adds an undeniable flourish to an otherwise simply expressed elevation.

This portico was added by Mr. Self during his 1934 remodeling of the home when he turned the front porch into an interior space. Because the old porch led to the front door, Mr. Self needed to re-imagine how people would enter the house. His solution included a motif common to the Federal Style, popular in U.S. following the American Revolution. This style was known for its simple elegance and its small but graceful porticoes. Symbolically, it became connected to the principles that the new nation was founded upon.

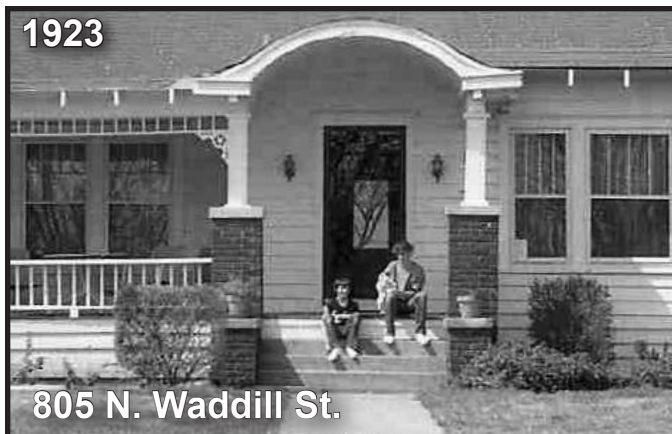


1925

Wolford House

507 W. Lamar St.

During the 1910s, 20s, and 30s, this element was so popular it was often incorporated into more modern styles which it was not originally a part of. In McKinney during that time, the element was included in many of the newly constructed Arts & Craft Style homes, often to great effect.



1923

805 N. Waddill St.

The arched portico that appears on the Charles Self House looks as if it got its inspiration from the house at 507 W. Lamar St. built by carpenter W.O. Wilkes for school teacher Earl Wolford in 1925.



1922

512 W. Hunt St.



1910

301 N. College