



# City of McKinney Historic Building Marker Application

Submit the completed application to the following address:  
City of McKinney, Planning Department  
221 N. Tennessee Street, McKinney, TX 75069

## I. Applicant Information

Date of Submittal December 18, 2023  
Name of Applicant Sean Miller  
Address 1104 W. Louisiana, TX 75069  
Telephone ( )  
E-mail Address \_\_\_\_\_

## II. Owner Information (If different from Applicant)

Name of Owner - same -  
Address - same -  
Telephone ( )  
E-mail Address \_\_\_\_\_

## III. General Building Information

Name of Building Lee Elliott House  
Address of Building 1104 W. Louisiana Street, McKinney, TX 75069  
Date of Construction Known 1940 or Circa  
(If not known provide approximate date Circa )  
Architect/Designer John Astin Perkins  
Builder/Contractor Lee Elliott  
Architectural Period/Style Minimal Traditional

Legal Property Description of Current Location (Lot and Block Numbers)  
WADDILL ADDITION, BLK 1, LOT 2D

Does the building remain on its original site?  
 Yes  
 No (specify original location) \_\_\_\_\_

Indicate the original and adapted uses of the building.

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

#### IV. Architectural Description

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##### A. Physical Characteristics

	Original 1	Current 1
Number of stories	South	South
Orientation		
Floor Plan		
Open plan	<input type="checkbox"/>	<input type="checkbox"/>
L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Modified L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Center passage plan	<input type="checkbox"/>	<input type="checkbox"/>
2-room plan	<input type="checkbox"/>	<input type="checkbox"/>
T-plan	<input type="checkbox"/>	<input type="checkbox"/>
Shotgun plan	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
Roof Type		
Gable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hipped	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Flat with parapet	<input type="checkbox"/>	<input type="checkbox"/>
Gambrel	<input type="checkbox"/>	<input type="checkbox"/>
Mansard	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

**B. Materials** (Please check all that apply)

	Original	Current
<b>Construction</b>		
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"/> _____
<b>Foundation</b>		
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"/> _____
<b>Exterior Wall Surface</b>		
Siding (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<b>Windows</b>		
Wood Sash	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Single-hung	<input type="checkbox"/>	<input type="checkbox"/>
Double-hung	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input type="checkbox"/>	<input type="checkbox"/>
Fixed	<input type="checkbox"/>	<input type="checkbox"/>
Awning	<input type="checkbox"/>	<input type="checkbox"/>
Hopper	<input type="checkbox"/>	<input type="checkbox"/>
Sliding	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<b>Roof Materials</b>		
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	_____ white	_____ gray
Secondary (Trim) Color	_____ (dark)	_____ charcoal

## 1. Supporting Documentation

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

### **A. Alterations**

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

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

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

### **C. Property Ownership**

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

### **D. Tenant History**

List all known tenants of the property throughout its history.

### **E. Narrative History**

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

### **F. Drawings**

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

### **G. Photographs**

Historic

- Provide at least one historic photograph of the property.

Current

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

### **H. Additional Information**

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

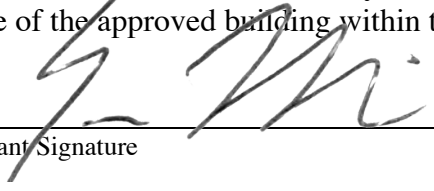
### **I. References**

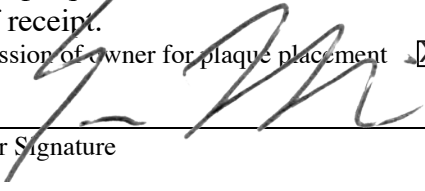
Attach a list of the books, articles, Sanborn Maps™, newspapers, and other sources used in preparing this form. (See a list of possible references after the signature page.)

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

Permission of owner for plaque placement

  
\_\_\_\_\_  
Applicant Signature

  
\_\_\_\_\_  
Owner Signature

# City of McKinney

## Historic Building Marker Application

(Supporting Documentation)

### **Lee Elliott House**

1104 W. Virginia Street



## **A. Alterations & Construction**

### **Construction**

The Lee Elliott House was completed in 1940 as a single-story, brick residence built on a pier-and-beam foundation. The house faces south on a 1/4 acre corner lot. The floor plan is asymmetrical with a split-level entryway separating its public areas from its private ones. The interior flooring consists of hardwood. The house is fenestrated with six-over-six sash windows.

Architect John Astin Perkins of Dallas designed the house with two bedrooms, a large living room and generous formal dining room. The house design also includes a two-car attached garage, a feature new to McKinney homes at the time. Though the style of the residence is often called Minimal Traditional, the architect was clearly influenced by cottages in England and French chateaus.

## **Alterations**

The exterior of the house has changed little since its original construction. At some time in the last twenty years, the original shutters were removed but have now been replaced. The brick exterior that was likely originally painted white was painted gray sometime prior to 2015.

The interior has undergone significant updating while maintaining much of the original floor plan. The bathrooms and kitchen have been completely updated to contemporary standards. The original scrolling fascia work of the built-in cabinets in the living room has been removed. The brick of the fireplace has been painted.

Other changes include, a patio area off the living room that has been enclosed to create an office. The formal dining area is now used as a media room. Formal chandeliers have been added to the entry area and living room.

The current owners have given much attention to preserving the hardwood floors and the original brass fittings, as well as keeping the original windows operable.

## **Anticipated Needs**

The current owners have accomplished much of their desired updates and do not anticipate making further changes.

## B. Historical Figures

### **Landon Lee Elliott, Jr. (1902-1968): First Home Owner**

Lee Elliott, Jr. grew up in the lumber business and started his own yard in McKinney in 1936. He became one of the city's most successful purveyors of building products.

The Elliott lumber legacy began in Dallas in 1872. That year, Lee's great-uncle, James T. Elliott, opened his lumber yard southeast of town near the intersection of Swiss and Haskell Avenues. In 1884, James' young nephew Landon L. Elliott (father of Lee Elliott, Jr.) came to work for him at the age of 18. Landon worked for his uncle for nine years before becoming the manager of the J.T. Lumber Yard of McKinney. Landon Elliott was active in business, civic and church activities in McKinney until his poor health prevented it. He was a Mason, a deacon in the First Christian Church and a member of the Chamber of Commerce. He married Ernie Stiff, the daughter of Confederate Capt. Ed R. Stiff. Ernie's grandfather was Jack McGarrish, the first merchant in the city of Buckner which was the original Seat of Collin County.

In 1902, Landon and Ernie Elliott became parents upon the arrival of their first and only child, Landon Lee Elliott, Jr. The family rented a house on North Bradley before moving to West Hunt Street in 1922. Lee, as the younger Elliott was called, graduated from Terrill Prep School in Dallas and returned to McKinney to work with his father in the lumber business situated on North Tennessee Street where the City Hall now stands. A short time later, Lee left the lumber business to work for Sam Massie, a successful businessman and undertaker. While working for Mr. Massie, Lee fell in love with the owner's daughter Virginia Massie. During their courtship, Mr. Massie retired from the funeral business, causing Lee to return to the J.T. Lumber Company to again work along side his father. In 1926, Lee and Virginia married.

Though J.T. Elliott died in 1919, the business continued to carry his name. Lee's father had been the manager of the McKinney business for nearly 30 years, but in 1928 that duty fell to a new manager, Leo Spillman. Around that time, Lee was offered and accepted a position with the Reliance Brick Company of Dallas. He apparently saw more opportunity at a new company than he saw with the new management of the family business. The Depression Era economy along with the failing health of his father may have been factors in his career decision to return to McKinney in 1936. Upon his return, Lee started his own lumber company located behind the W.O.W. Building on South Tennessee Street.



Lee Elliott started his building materials Company with only one truck and two employees, James Douglas and Bill Blackman. He was able to compete with other lumber yards by offering service the competition could not or would not do. In a 1952, the local historian and one-term Mayor Capt. Roy Hall visited the new business to find an item he needed. Lee Elliott told Mr. Hall that they did not have what he was looking for but assured him that it would be in the store the next day. The following morning Mr. Hall received a call telling him the item had arrived. Mr. Hall went to the store and paid 80 cents for it. Later, Mr. Hall found out that Lee Elliott had sent an employee in the only truck the company owned to Dallas to get the item that Mr. Hall wanted. Mr. Hall was so impressed by the service, he devoted a newspaper article to it.

In 1943, Lee Elliott bought out the J.T. Lumber Co. of McKinney that his father had managed. In 1954, he bought the J.T. Elliott Lumber Company of Dallas, the business his great-uncle had started in 1872. Lee Elliott's company was involved in many large-scale building projects in McKinney, including rebuilding the Texas Textile Mill after the 1948 tornado and adding 72 mill homes in 1950. Other local projects included work on the Veterans Hospital as well as the first government-subsidized housing project in McKinney.

In June of 1951, the McKinney Housing Authority contracted with Lee Elliott Building Materials Company to construct two low-income housing projects, Merritt Homes and Lloyd Owens Place. The firm was chosen based on its low bid of \$680,000. These two projects created a total of 100 new living units. The Housing Authority selected and purchased 10 acres of land on North Tennessee Street south of Cavalier Street as the site for the Merritt Homes project which consisted of 86 units for whites. The project was named for James Merritt who owned much of the land chosen for the development. The Housing Authority also acquired land east of McDonald Street on Throckmorton and Railroad Street to be the site of a 14-unit blacks-only project named for Lloyd Owens, a former long-time employee of the Gibson Caldwell family.

Lee Elliott had a keen eye for opportunity and when he heard that the U.S. Army needed wooden ammunition boxes, he contacted several business associates and organized a box factory in Lufkin, Texas known as the McKinney Manufacturing Company. By 1952, the company had delivered 150,000 boxes and had a contract to produce another 150,000. The factory employed 75 people.

Lee was active in McKinney's civic affairs. He was a member of the Chamber of

Commerce, Rotary Club, and the Quarterback Club. He served on the boards of several organizations including the City-County Hospital, McKinney Country Club, and the Christian Church. In 1952, he was featured in a multi-page "Achievement Edition" of the *Daily Courier-Gazette* that offered over 80 homes and businesses he was responsible for building.

In 1939, Lee Elliott hired fellow McKinneyite John Astin Perkins to design a house for him and Virginia at 1104 West Louisiana Street. Though John was five years younger than Lee, they would have known each other well. John was a native of McKinney as was Lee. Both men graduated from the Terrill Academy. When John was 13 years old, his family moved into the house at 205 North College Street previously owned by Lee's family in 1920. That means John would have slept in Lee's old bedroom.

Lee and Virginia were living with Virginia's parents on South Tennessee Street while John was designing their new house. The couple moved into their new McKinney house in 1940. They lived there until moving to Dallas in 1952 where John, again, designed their house at 6825 Prestonsire Lane.

Lee died in Dallas on December 7, 1968 at the age of 66 following several weeks of illness. He is buried at the Sparkman Hillcrest Memorial Park of Dallas. His wife lived for another 23 years until her death on May 5, 1991. The couple had no children.

Note: There is no connection between Lee Elliott family and the current business in Dallas known as Elliott Hardware.

### **John Astin Perkins (1907-1999); Architect of Home**

John Astin Perkins is the architect credited for creating the "Dallas look" in interior design. The style he is known for combined traditional forms accented with exuberant, yet uncommon, color combinations. His client base was made up of many of the wealthiest residents in and around Dallas, including Clint Murchison, Ross Perot, and Perry Bass.

John was born in McKinney Texas in 1907 to parents Frank D. Perkins, Jr. and Daisy Astin. Both of John's parents were connected to Charles C. Heard family, Mr. Heard being his great-grandfather while his mother was the sister-in-law of McKinney philanthropist Bessie Heard.

John attended the prestigious and academically oriented Terrill Preparatory School for Boys in Dallas. This school was founded in 1906 and quickly became considered the best private school for boys in Texas before merging with another school to become the St. Mark's School in 1950.

Upon John's graduation in 1924, he announced his intention to head east to study architecture. His father Frank was not excited about this. Frank was a civil engineer and former college football captain with a degree from Texas A&M who was the first to build surfaced roads in McKinney in 1914. Frank was likely wanting to steer his son and only child away from the arts and toward a more "masculine" profession.

In 2000, Christine Allison of *D Homes and Garden Magazine* reported:

*His father who in an effort to 'toughen him up,' had forced him to spend a Texas summer roofing, thought it was a ridiculous idea and refused to pay for his education. So John cashed in a small inheritance he'd received from an uncle and applied to Yale University--where he received a degree in architecture, along with the prestigious Beaux Arts Award.*

It is not clear who the uncle was that help fund John's education. John's mother's brother, Roger Q. Astin, died in Bryan, Texas in 1926, two years after John entered Yale. Another possible source of the funds could be from John's aunt (his mother's sister-in-law) Bessie Heard. Miss Heard had the means and would have been sympathetic to John's career choice since she had attended New York's Parson's School of Design in 1916 and later worked for an art gallery in Dallas.

John graduated from Yale in 1928 having won the Beaux-Arts Institute of Design competition that year which earned him a fellowship in New York City. For the next several years John continued his design education. The 1930 Census indicates that John was working as a clerk in a grocery in Austin, Texas while he was studying architect at the University of Texas. When John graduated in 1931, he returned to New York to study at the Parson School of Design until 1933.

After completing his education, John moved to Dallas. Several of his first jobs occurred in McKinney. He worked on the home of lawyer Ted Cisco, businessman Thomas E. Craig, and Dr. Charles Shumway. In 1935, he designed the Fannie Finch Elementary School. In 1939, he designed a home for lumber yard owner Lee Elliott, Jr.

John acquired the reputation of being a perfectionist with strong opinions about design.

His culture, wit, and ability to host parties allowed him to cultivate a wealthy clientele. It has been reported that one of John's clients once said, "When you use John Perkins, all you have to worry about is paying for it — everything is perfect."

By 1940, John was the go-to designer for Dallas socialites. The city's burgeoning oil and mercantile industries created a clique of wealthy woman with homes that needed a decorator's touch. Back then, it would have been difficult for an unmarried man to spend much time with someone's rich wife and even more difficult for a man in John's line of work to be unmarried. In 1946, at the age of 38, John married the 36-year-old divorcée Bernice Brown.

Bernice was a graduate of Southern Methodist University from Wichita Falls who was involved in local theater. The wedding was held in Connecticut at the home of Mrs. Richard Halliday, professionally known as Broadway actress Mary Martin. At the time of the wedding, Mary Martin was already well-known but had not yet started in *South Pacific*, *Peter Pan*, or *The Sound of Music*. Her stage career spanned over 40 years. She was named a Kennedy Center Honoree in 1989, one year before her death.

John and Bernice's wedding announcement stated that the couple would make Dallas their home. Yet, there is nothing that indicates that actually happened. In fact, the wedding between John and Bernice quietly ended in divorce after about a year. Nevertheless, John, Bernice, and Mary remained close friends the rest of their lives. The gossip columnist Suzy Knickerbocker once suggested in 1976 that John and Mary might be getting engaged, when the two had been seen together in Palm Springs, Sea Island, Ga., and Europe. It is likely that the columnist was merely trying to out Mary since rumors of Mary's sexuality were a frequent tabloid topic.

John Astin Perkins continued as an active designer in Dallas until his death on September 17, 1999 at the age of ninety-two. His work was frequently featured in *Architectural Digest*, *Town and Country*, and *Interior Design Magazine*. The Alexander Architectural Archives at the University of Texas at Austin is now the repository of Mr. Perkins' drawings, photographs, ledgers, correspondence, awards, and personal papers.

Christine Allison of *D Home and Garden* claimed that John Astin Perkins was the "last great decorator," She concluded her 2000 article with these words:

*Although he designed numerous Dallas institutions, including the Dallas Country Club, the original Northwood Club, the Dallas Club, the Insurance Club, and the Dallas Women's Club--and received a Recognition of Excellence Award from the Texas Chapter of the American Institute of Architecture in 1988 for an international-style house he designed on Mockingbird Land--he was best known for his mixed periods, styles and fabrics.... 'He would mix everything in ways that broke all of the rules, but it worked....*

*His architecture and design received national notice, and his work was featured in Architectural Digest, Home & Garden, House beautiful, Interior Design, and Town & Country. He received the prestigious Tuni Award from the American Society of Interior Designers. He designed residences all over the country and in Mexico, and traveled all over the world, shopping for his clientele. He pushed his clients in directions they'd never expected, but he had as much a gift for human psychology as design.... "When he died, the mourners at St. Michaels and All Angels flowed out into the street. Socialites. Old friends. The nieces and nephews. And people with rougher hands: the painters, craftsmen, woodworkers, and restorers. After the service a caravan, miles long, wound its way to his house in Bluffview [Dallas for the reception]."*

John A. Perkins is interred at Pecan Grove Cemetery in McKinney in the family plot along side his mother and father.

### **Angus Cameron Bullock (1905-1978); Second Home Owner**

Angus C. Bullock was a service station owner who established the first Oldsmobile dealership in McKinney. He was born in McKinney in 1905 to painting contractor Angus C. Bullock, Sr. and his wife Mable Anderson. Angus, Jr. was the couple's youngest child and only son.

In 1908, the family home on West Hunt Street was completely destroyed by fire. The family moved to a home in the southwest portion of the City only to return to West Hunt Street some time prior to 1910. Once again, their house was destroyed by fire. Angus, Sr. rebuilt it and sold it to Dr. James A. Caldwell who gave it to his son Gibson and daughter-in-law Goldie Warden. Gibson Caldwell (1886-1981) went on to be a prominent business leader who served for 25 years on the McKinney School Board. Caldwell Elementary School is named in his honor.

After Angus, Sr. sold his home to Dr. Caldwell in 1913, the Bullock family moved to Dallas but returned to McKinney a year later. The family eventually purchased the home

of Dr. Benjamin Throckmorton (son of former Texas governor James W. Throckmorton) on North Coleman Street. Angus, Jr. lived there with his parents while working for the Dallas Times Herald as the McKinney subscription manager in 1922. Angus, Jr. kept an office in the North Side Drug Store on the Square. He later worked as a salesman in a grocery store until his growing interest in cars lead him to manage a gas station at the corner of Hunt and Tennessee Streets in 1929. He soon partnered with another employee of the station to purchase the gas station begun by T. Al Bomar located at the corner of Church and Virginia Street. In 1931, Angus bought out his business partner to become the sole owner of the Bullock Motor Company.

Over the next two decades, Angus Bullock partnered with others to enlarged his gas station to include auto repair and body work. In the mid 1930s, his service station became the agent for the Olds Motor Works. Mr. Bullock was a frequent advertiser in the local newspaper.

In 1933, Angus married Lilian Harrison of Oklahoma. Thereafter, the couple lived at 907 Tucker Street where Lilian hosted club meetings of various clubs of which she was a member. The couple had no children.

In 1940, Angus registered with the Selective Service as the United States entered World War II. He was not called to duty until the end of 1942. In January of 1943, Private Bullock served in the Army at Camp Robinson in Arkansas. During WWII the base served as a prisoner-of-war camp for German soldiers. In March of that year, Angus was transfered to the Army Air Corps at Sheppard Field, Texas likely as an aviation mechanic. Angus did not spend much time in service. By the summer of 1943, he was back in McKinney working at his service station.

In 1952, the Bullocks purchased the home at 1104 West Louisiana from lumber yard owner Landon Lee Elliott, Jr. That same year Mr. Elliott was the subject of a special feature published in the *McKinney Currier-Gazette*. The multi-page spread showed dozens of homes that Mr. Elliott's lumber yard was responsible for either building or providing the materials for. The residence that Mr. Elliott had build for himself in 1939 was owned by Angus Bullock when this feature was published and so is refer to as the "A.C. Bullock" home.

The Bullock Motor Company continued its success through the 1950s. In 1955, the Texas Company (Texaco) held a dinner in Dallas honoring Mr. Bullock for his 30 years of selling their products. That same year, Mr. Bullock moved his operations from its

downtown McKinney location to the newly opened, two-mile stretch of Highway 75 east of the Square (now McDonald Street). The Bullock Motor Company was one of the first car dealerships to locate there. The Wysong Central Fire Station now occupies the lot at Hunt and McDonald Streets where Bullock's brick building once stood.

Angus and Lilian lived at 1104 West Louisiana until Angus' death in 1978. Though he lived in McKinney, he was treated at the Gaston Hospital in Dallas where he died of colon cancer. His body was interred at the Restland Memorial Park in Dallas. Lilian continued to live at the house in McKinney until her death in 2000 at the age of 93. She, too, is buried at the Restland Memorial Park.

## C. Property Ownership

**Address:** 1104 West Louisiana Street, McKinney, Texas 75069

**Legal Description:** Waddill Addition, Blk 1, Lot 2D

Purchase Date	Seller	Buyer
Jul. 31, 1855 <sup>1</sup>	State of Texas	Thomas T. Bradley
Jan. 31, 1855	Thomas T. Bradley	Andrew J. Tucker
Sept. 27, 1855	Andrew J. Tucker	Robert L. Waddill
Oct. 2, 1897	(subdivided)	Jessie W. Waddill <sup>2</sup>
Feb. 22, 1919	Francis P. Waddill <sup>3</sup>	George B. Keller
Nov. 24, 1919	George B. Keller	Wellington C. Gerrish
Dec. 12, 1919	Wellington C. Gerrish	Charles M. Abbott
Mar. 23, 1925	Charles M. Abbott	Dr. Edwin L. Burton
Mar. 1, 1931	Dr. Edwin L. Burton	Grover Burton
Nov. 5, 1938	Grover Burton	Landon Lee Elliott. Jr.
Feb. 8, 1952	Landon Lee Elliott, Jr.	Angus C. Bullock
Oct. 26, 2001	Lillian Bullock Estate	Michael Shores
Dec. 15, 2005	Michael Shores	William S. Wilson
Jun. 22, 2007	William S. Wilson	Karen Helton
Sep. 28, 2012	Karen Helton	William & Kathleen Lenchner
Jan. 21, 2021	William & Kathleen Lenchner	Andre Wegner
Sep. 28, 2021	Andre Wegner	Sean & Melanie Miller

<sup>1</sup> Date of patent by the State of Texas. Ownership of property predates this.

<sup>2</sup> Heir to Sarah Waddill, widow of R.L. Waddill, Sr.

<sup>3</sup> Heir to J.W. Waddill

## D. Tenant History

Same as ownership history.



## E. Narrative History

In 1855, when Elisha M. Pease was Governor of Texas, the state granted Thomas T. Bradley title to 291 acres of land a half mile west of the city of McKinney. Andrew J. Tucker bought a portion of this acreage but soon sold it to Judge R.L. Waddill. When Mr. Waddill died in 1867, he owned about 108 acres of the Bradley tract. His widow Sarah died in 1896. The following year, the surviving children subdivided the land into 28 blocks (divided into four lots each) which became known as the Waddill Addition. Jesse W. Waddill, one of five children, received 17 lots in the new subdivision. One of these was Lot 2 in Block 1 located near the intersection of North Waddill and West Louisiana Streets. When Jesse Waddill died in 1900, his sister Frances "Fannie" Paca Waddill inherited the property. She held the property until selling it to grocery-store owner George B. Keller for \$2,500 in February of 1919. Nine months later Mr. Keller sold the property to merchant Will C. Gerrish for \$4,000. A month later, Mr. Gerrish subdivided the lot into western and eastern halves. He and sold the west half to filling-station owner Charles M. Abbott. The property changed hands two more times before attorney Grover Burton sold the southern half of the divided lot to lumber-yard owner Lee Elliott, Jr. for \$200 cash and a \$700 note at the end of 1938.

In 1939, Mr. Elliott hired architect John Astin Perkins to design a house to go on his newly purchased lot. John was born and lived in McKinney before getting a degree in architecture from Yale and a design degree from Parsons School of Design in New York. In the mid-1930s before John was well-known, he worked out of his office in Dallas but was involved with several clients in McKinney including Dr. C.M. Shumway whose home was constructed from materials from Lee Elliott's lumber yard in 1937.

In 1941, *Architectural Digest* featured the Elliott house designed by Perkins in its magazine. Lee and wife Virginia lived in the house for the next dozen years with the home being a frequent venue for the Bluebonnet Bridge Club of which Virginia was a member.

In 1952, the Elliotts moved to Dallas and sold their home to auto-garage owner Angus C. Bullock. Angus and his wife Lillian would eventually reside in the home longer than any other owner. Angus died in 1978. Lillian died in 2000 after residing in the home for 48 years.

**Current Photos (2023)**



**South Front**



**East**



**Southeast**



**North**



**Southwest**



**West**

## Current Interior



*Entryway, steps to living room*



*Living room*



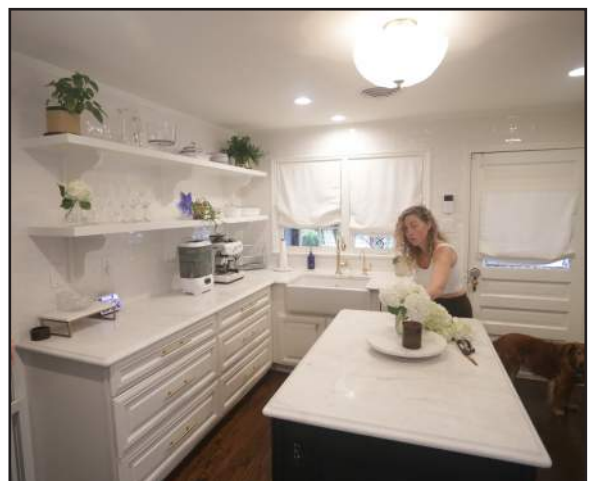
*Fireplace in living room*



*Media room*



*Breakfast room*



*Kitchen*

## Architectural Accents



*Gabled end of house, west side*



*Monogrammed door knocker*



*Mail Box*



*Six-over-six windows*



*Wainscot wall molding*



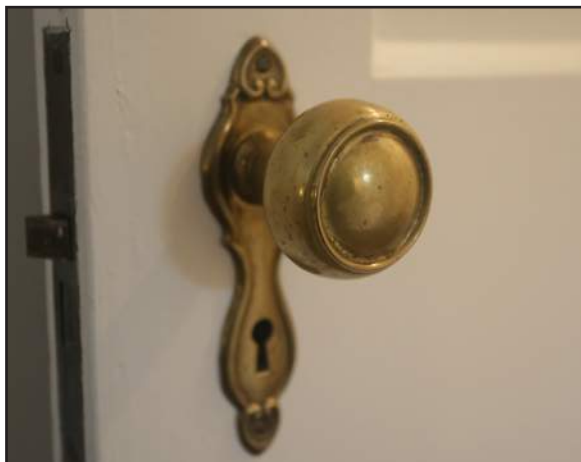
*Oak flooring*



*Door knob, exterior*



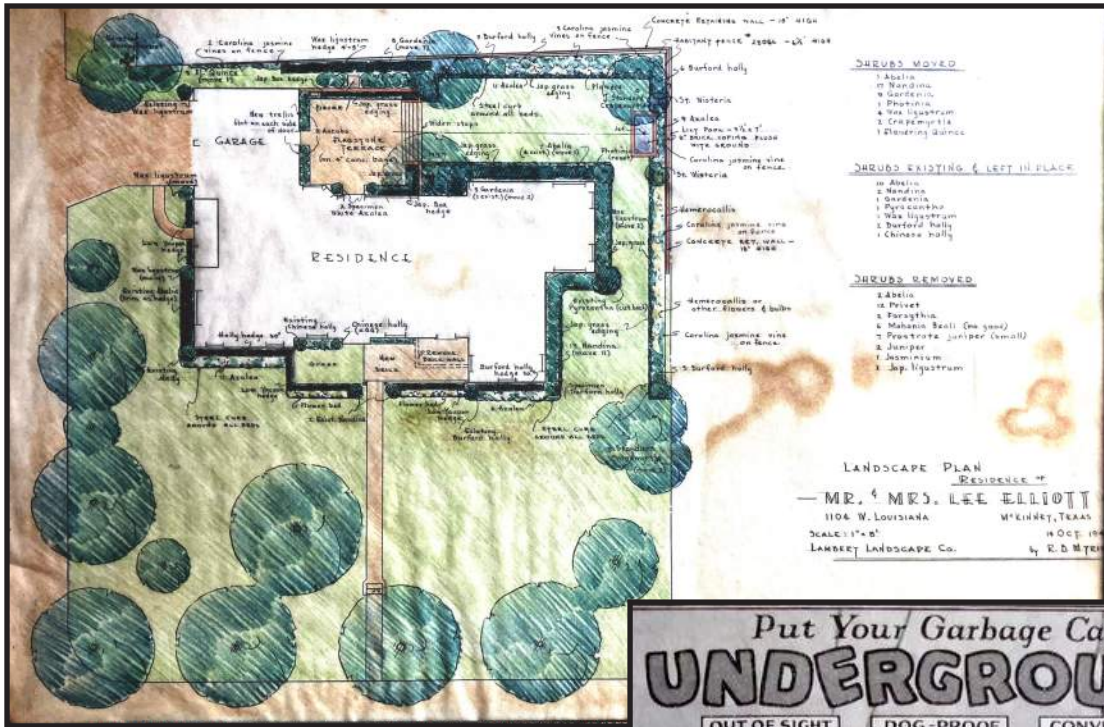
*Dental molding*



*Door knob, interior*



*Chandelier*



Landscape plan, 1947



Sunken trash can

Put Your Garbage Can  
**UNDERGROUND**

OUT OF SIGHT    DOG-PROOF    CONVENIENT  
 ODORLESS    FLY-PROOF    SANITARY

**Majestic**  
 UNDERGROUND  
 Garbage Receiver

Gets Rid of This

THE MAJESTIC COMPANY - HUNTINGTON, INDIANA  
 Please send me literature describing your Underground Garbage Receiver.

# Neighborhood Context (2023)

## 1104 West Louisiana Street neighborhood context



*View looking west on W. Louisiana Street*



*View looking east on W. Louisiana Street*

## Homes near 1104 West Louisiana Street



*1206 W. Louisiana Street*



*1102 W. Louisiana Street*



*1207 W. Louisiana Street*



*1109 W. Louisiana Street*

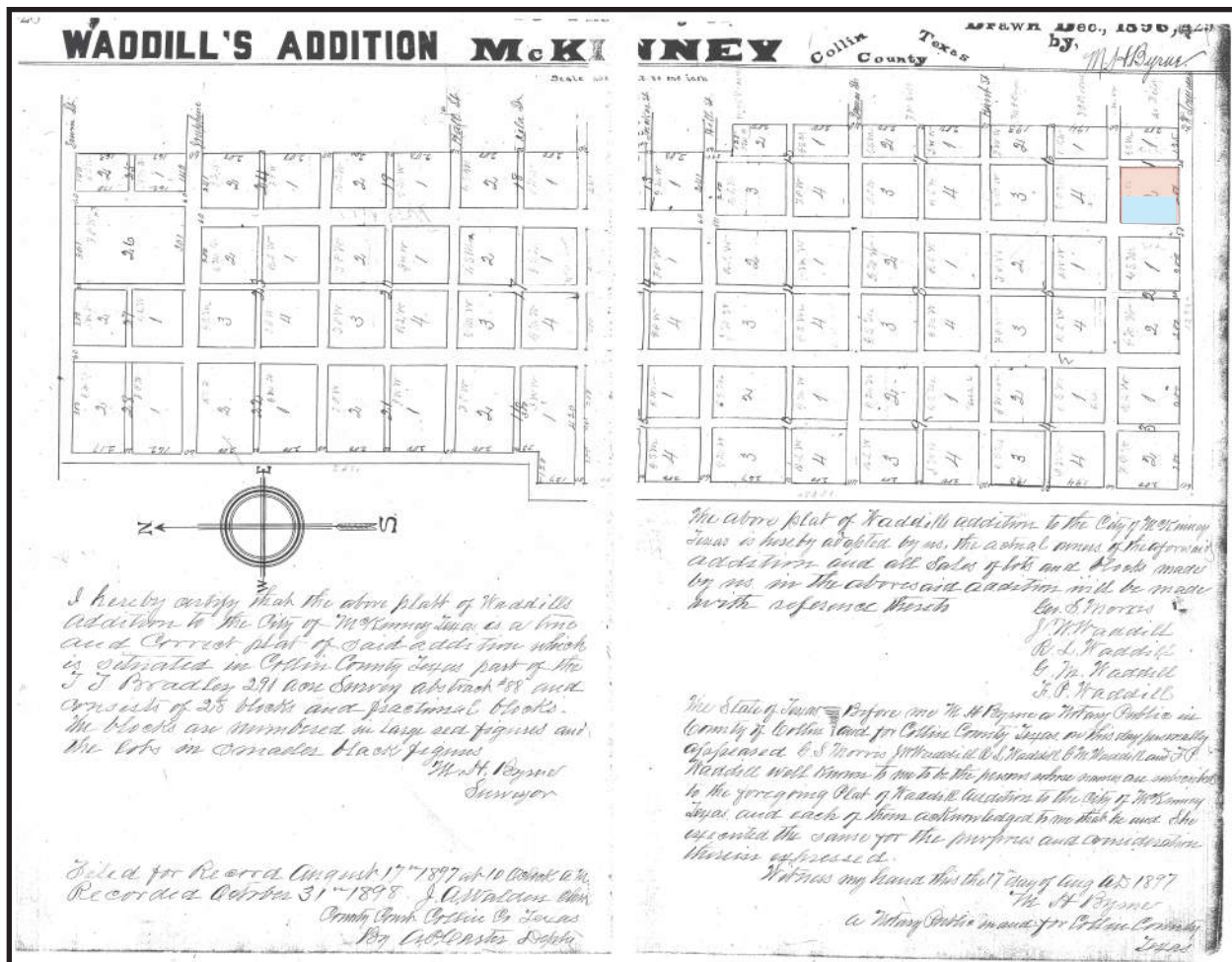
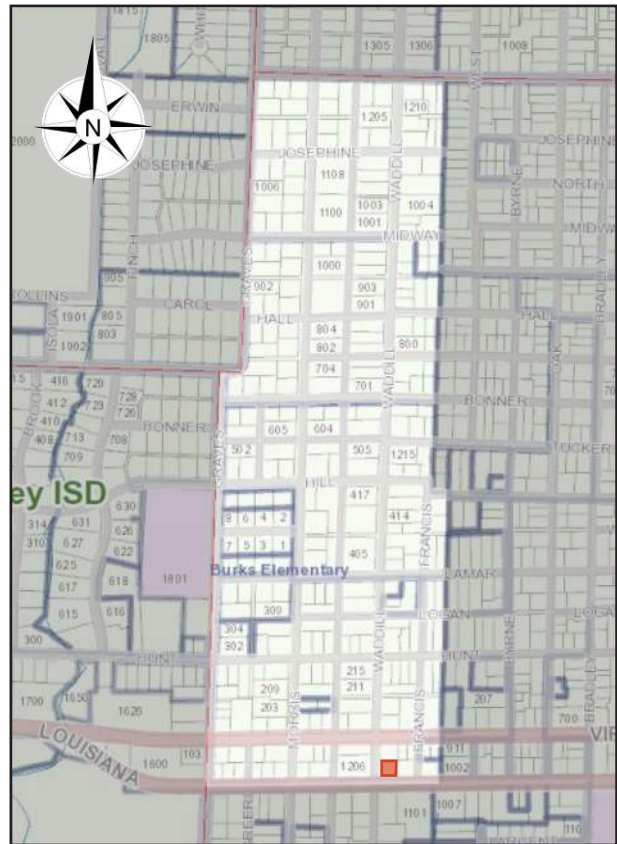
# F. Drawings

## Waddill Addition

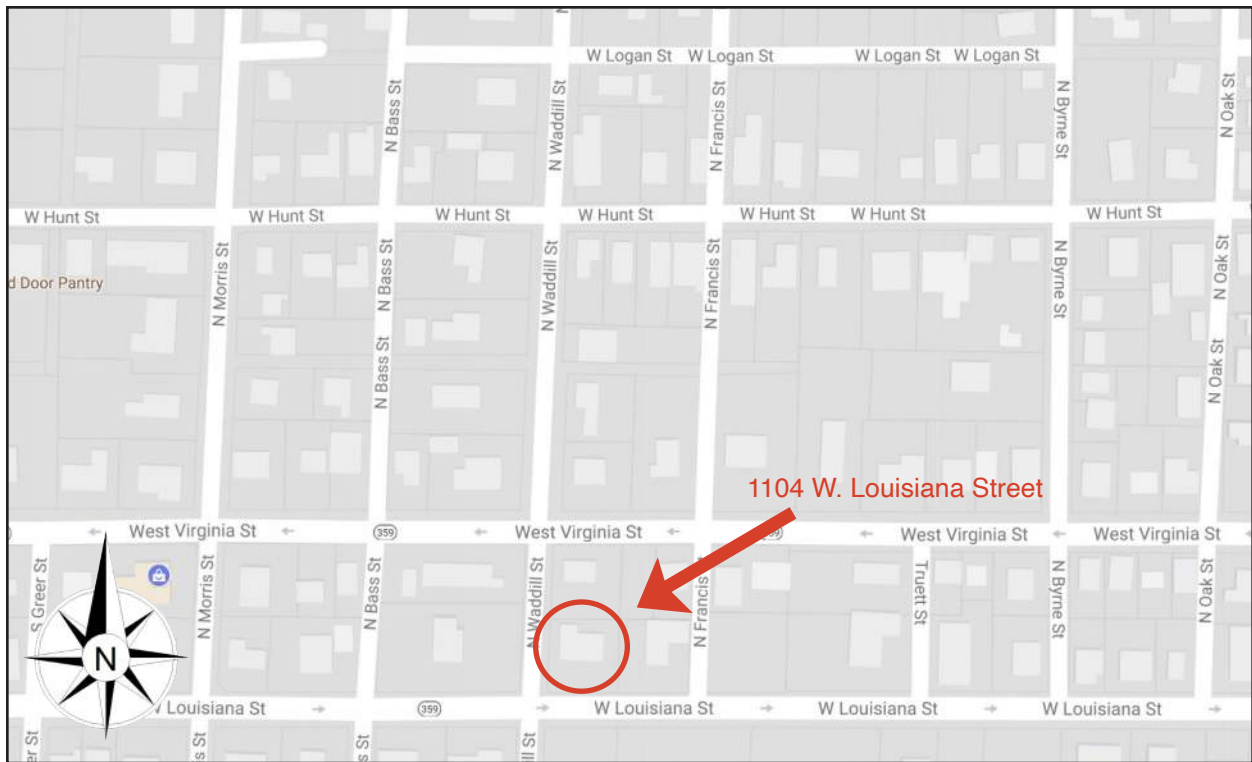
When Mrs. R.L. Waddill died in 1896, her heirs received undivided ownership of the land her husband had accumulated. The heirs subdivided the land into 28 blocks and deeded separate ownership to themselves. Mrs. Waddill's son Jesse received Lot 2, Block 1 as a portion of his allotment. When Jesse died, ownership transferred to his sister Frances in 1901.

The map at right shows the boundaries of the Waddill Addition in context to the current city streets. Lot 2 in Block 1 is highlighted in red.

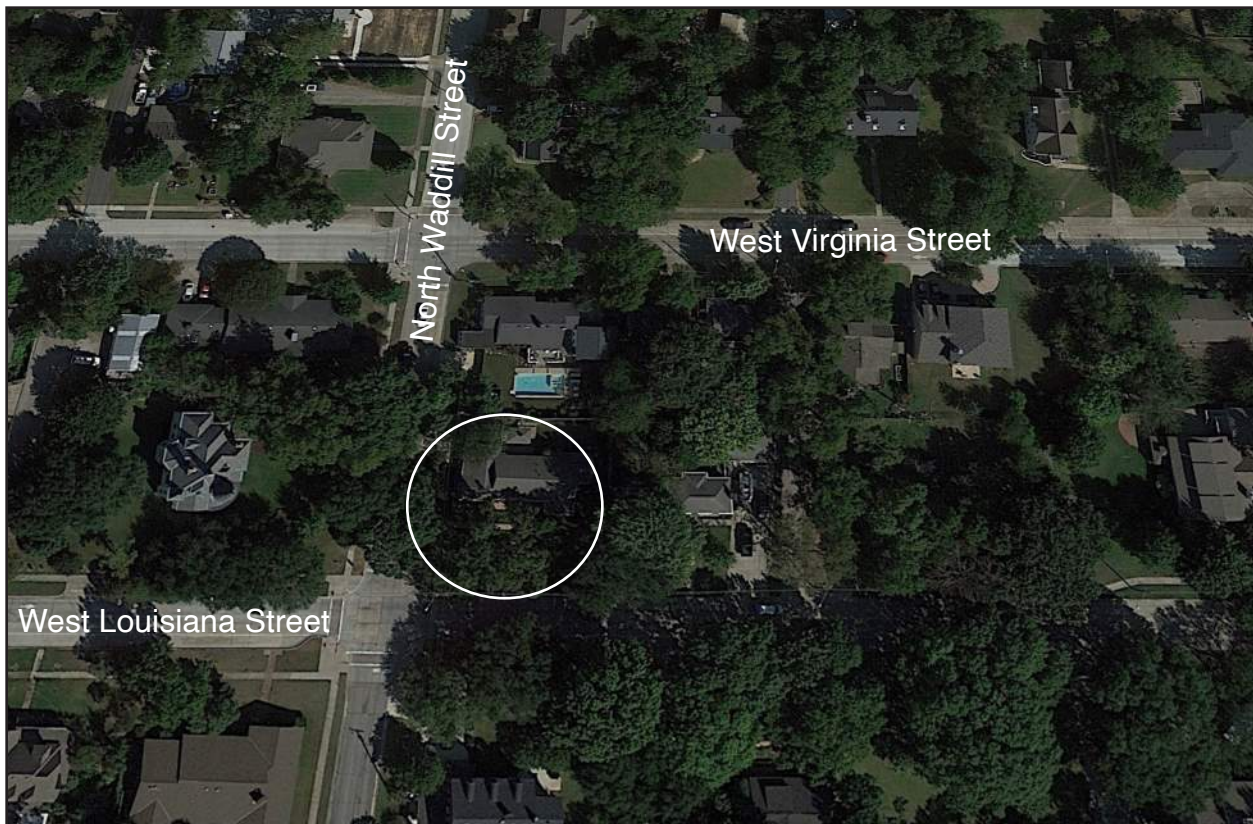
The item below is the original subdivision map drawn up in 1897. Block 1 is highlighted in red. Lot 2 is highlighted in blue.







The map above shows the neighborhood around 1104 W. Louisiana St. The aerial photo below shows the immediate neighborhood at the intersection of North Waddill and West Virginia Streets.



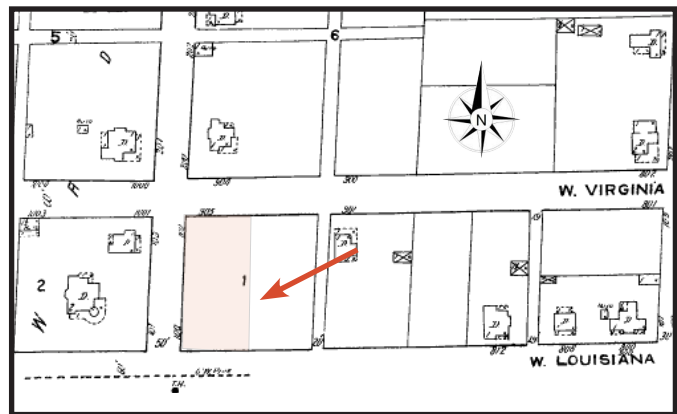
# Sanborn Maps: 1920 & 1927+

The scope of the Sanborn Maps prior to 1920 does not extend far enough west of McKinney to include the Waddill Addition. However, the 1920 map does show the area when the west half of Block 1 was owned by jewelry merchant Charles M. Abbott.

In 1927, the west half of the block was owned by Dr. Edwin L. Burton.

In 1955, Sanborn Insurance edited its 1927 maps to show new construction in the area. Map #30 shows the Elliott House on the south portion of the west half of Block 1. The year the map was revised the house belonged to automobile dealer Angus C. Bullock.

1920



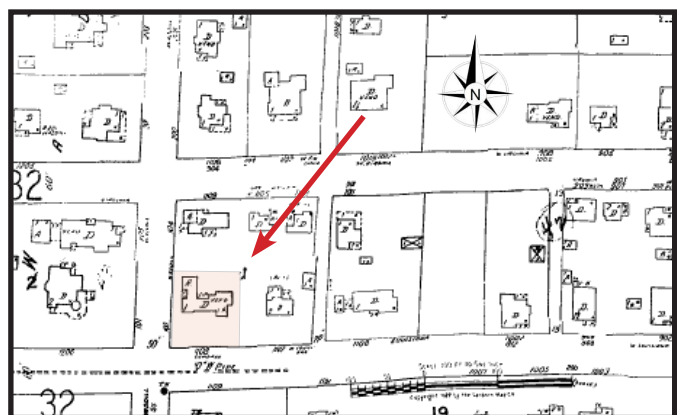
Lot owned by C.M. Abbott

1927



Lot owned by Dr. E.L. Burton

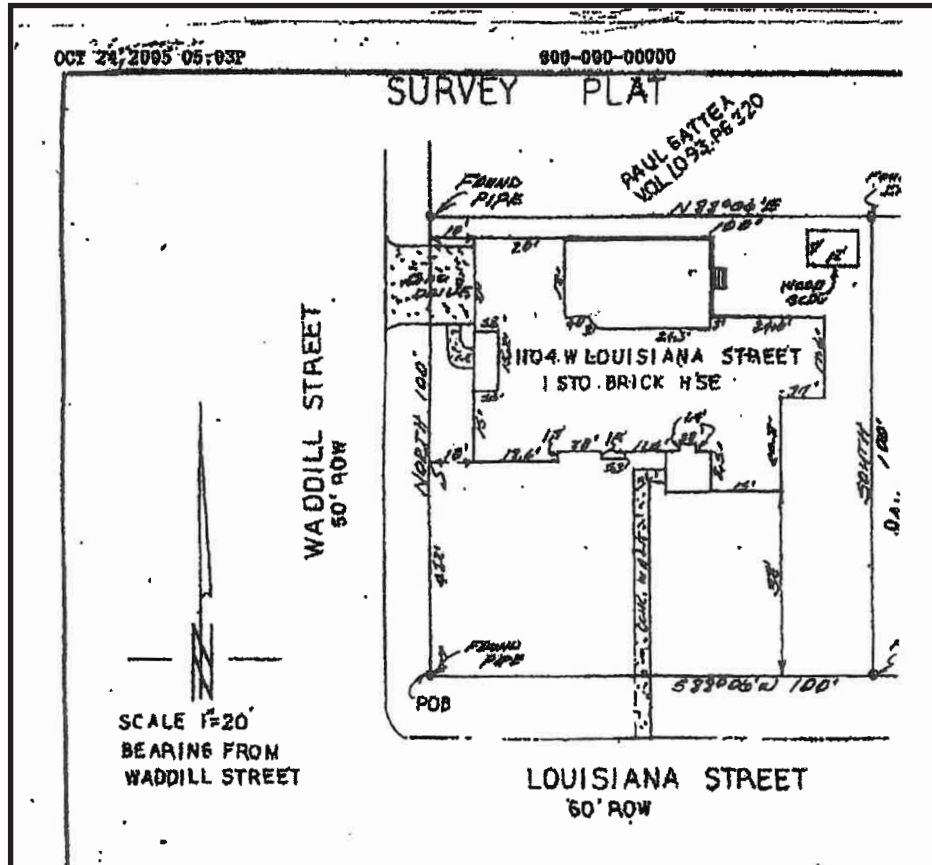
1927+



Landon Lee Elliott House (built 1940)

# Site Plan for 1104 W. Louisiana Street (2021)

Legal Description: Waddill Addition, Blk 1, Lot 2D



## Legal Description

Situated in Collin County, Texas and being part of Lot 2, Block 1 of the WADDILL ADDITION, an addition to the City of McKinney, according to the Plot thereof recorded to Volume 78, Page 428 of the Deed Records of Collin Country, Texas, being more particularly described by metes and bounds to wit:

Beginning at a pipe found, being the Southwest corner of Lot 2;  
 THENCE North with the West line of Waddill Street 100 feet to a pin found;  
 THENCE North 88 deg. 06 min. East 100 feet to an iron pin found;  
 THENCE South 100 feet to a pipe found in the North line of Louisiana Street;  
 THENCE South 88 deg. 06 min. West with said North line 100 feet to the place of beginning.

*[Signature]*  
 Kelly K. Baker, KRLS No. 1643  
 2511 Shoshone Lane Drive  
 McKinney, Texas 75070  
 972-562-2431



This project is not in the  
 100 Year Flood Plain per FGA Map 48083C07  
 Dated 1-19-95

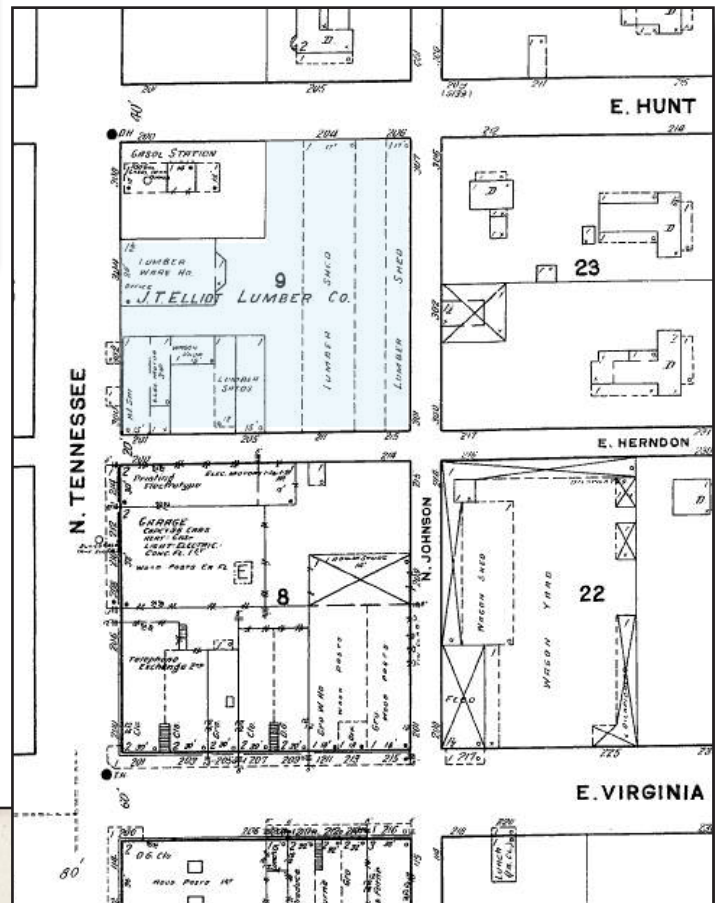
## G. Photographs



**Landon Lee Elliott, Jr.**  
(1902 - 1969)

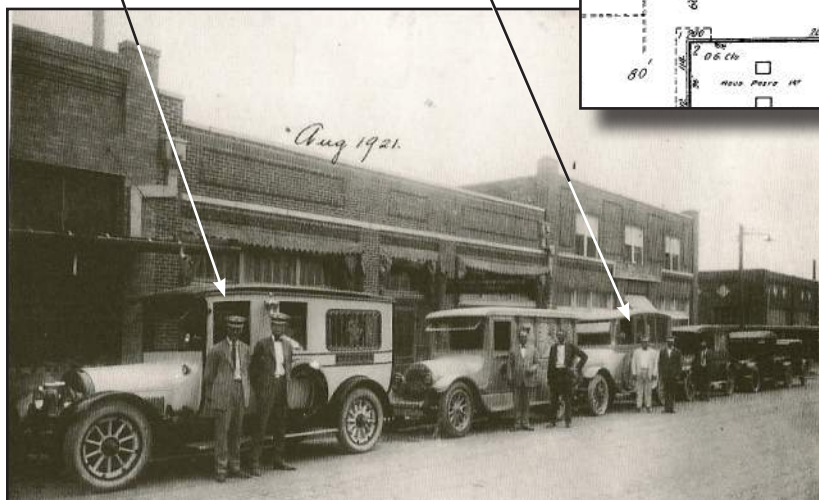
The J.T. Elliott Lumber Company was located on N. Tennessee St. where the McKinney City Hall now stands. When the elder Lee died in 1934, the younger Lee opened a new lumberyard behind the W.O.W. building on S. Tennessee St.

**Landon Lee Elliott, Jr.** was the great-nephew of lumberyard owner James T. Elliott who opened his business in Dallas in 1872. As the Dallas business expanded, in 1893 James opened a lumberyard in McKinney with his nephew Landon Lee Elliott, Sr. in charge.



Sam Massie

Lee Elliott, Jr.



Lee, Jr. did not follow his father into the lumber business as a young man. He was first employed by undertaker Sam Massie then later by Reliance Brick Company in Dallas. Finally, in 1936 after his father's death, Lee, Jr. returned to McKinney to start his own lumber yard.

The above photo shows Sam Massie in front of his funeral home along his employees. In 1922, Lee Elliott, Jr. married Virginia, the daughter of his boss Sam Massie

**Lee Elliott's** lumber business built his own house in 1940. His firm was also responsible for building scores of other homes in McKinney between 1936 and 1952. Mr. Elliott grew up in the lumber business given that both his father and great-uncle worked in the trade. By 1943 Lee Elliott was able to buy out the lumber yards that his great-uncle owned and became one of the most prominent suppliers of building materials in North Texas. With greater financial success came opportunities to contract for large-scale commercial projects. In 1951, the Lee Elliott Company was awarded the contract to build 100 apartment units for the newly established McKinney Housing Authority.

**McKinney Daily Courier-Gazette**  
AND THE WEEKLY DEMOCRAT-GAZETTE  
LEE ELLIOTT "ACHIEVEMENT EDITION"

**Sincere Desire To Serve Well Heralds Lumber Yard's Growth To Big Business In A Few Years**  
By CAPT. ROY F. MAUL  
Special Writer

In 1932 this writer, heading to various parts of the state, happened into a small lumber yard at the intersection of the Dallas River and the highway. The Lee Elliott yard was on duty then, and said they did not have the pretentious kind of lumber, but that it had been selected for its high quality, strong, and hard to burn. The selected items were in stock and were ready to ship at once. The yard was a small, unpretentious affair, but the owner, Lee Elliott, was a man of high character and high ability.

Mr. Elliott himself is a man of high character and high ability. He is a man who has been in the lumber business for many years, and has built up a reputation for himself as a man who is sincere in his desire to serve well. He is a man who has been in the lumber business for many years, and has built up a reputation for himself as a man who is sincere in his desire to serve well.

**EDITORIAL**  
The Man Worth While  
By TOM W. HARRIS JR.

When a great man is born, he is born to do great things. He is born to do great things, and he does them. He is born to do great things, and he does them. He is born to do great things, and he does them.

**Lumber Shipments Show Large Gain**

**When the McKinney Housing Authority Contracted to Build the 75 Homes at the Taylor Hill in McKinney, Lee Elliott Built Them for the Government.**

**Lee Elliott Building Material Company Furnished all the material for the new Taylor Hill in McKinney, which is one of the largest and most modern and most modern in the city.**

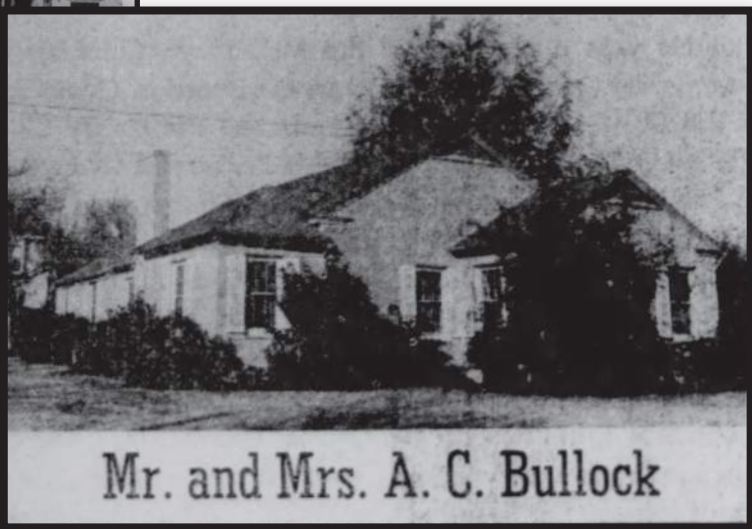
**Lee Elliott and his company have been in the lumber business for many years, and have built up a reputation for themselves as men who are sincere in their desire to serve well.**

The Daily Courier-Gazette Friday, March 14, 1952. LEE ELLIOTT "ACHIEVEMENT EDITION" The Weekly Democrat-Gazette Thursday, March 20, 1952.

**These Homes or Business Institutions Were Built By or Materials Furnished by Lee Elliott of The Lee Elliott Building And Material Company.**

 Mr. and Mrs. Carl Gray	 Dr. James Couch	 Mrs. Ben Oates	 Mr. and Mrs. Glenn O'Brien
 Mrs. E. F. Marshall	 Mr. and Mrs. J. T. Rollins	 Mr. and Mrs. Carl O...	 Mr. and Mrs. A. M. Scott, Jr.
 Mr. and Mrs. R. C. Chestnut	 Dr. and Mrs. John Hooper	 Mr. and Mrs. Chas. Angel	 Mr. and Mrs. B. D. Spurgeon
 Mr. and Mrs. A. C. Bullock	 Mrs. Chas. Burrus	 Mr. and Mrs. Carl Cox	 Mr. and Mrs. George Allen
 Mr. and Mrs. Wayne Timmons	 Mr. and Mrs. Geo. Forsythe	 Mr. and Mrs. Frank Weller	 Mr. and Mrs. C. E. Dalton
 Mr. and Mrs. Ward Worthy	 Mr. and Mrs. George Allen	 Wynong Clinic	 Mr. and Mrs. C. E. Dalton

In 1952, the Courier-Gazette issued a special edition featuring the work and accomplishments of Lee Elliott.



**Mr. and Mrs. A. C. Bullock**

The 1952 article that featured Lee Elliott shows the east facade of his former home he sold to A.C. Bullock.

*Angus C. Bullock began his career as a subscription manager for the Dallas Times Herald. His interest in cars lead him to work at an auto garage until he was able to start his own business. He began selling Oldsmobiles at his service station in 1936.*


**DIRECTORY**  
OF MCKINNEY'S LEADING  
SERVICE STATIONS, GARAGES,  
AUTO SUPPLY HOUSES AND OTHER BUSINESSES

When in need of anything in these lines, remember the firms listed here. They offer the very best the market affords and are anxious to serve you at all times.


<p><b>C. P. HORN</b> Auto Supply <b>GOODYEAR</b> ● Batteries ● Tires ● Tubes <b>GE &amp; ZENITH</b> ● Radios ● TV We Service All Makes "Friendly Service" 227 E. Louisiana Phone 2-5556</p>	<p><b>DELCO</b> <b>CHAMPION</b> Spark Plugs <b>FRAM</b> Oil - Air - Gas - Water Filters Delco Remy &amp; Auto-Lite ● Generators ● Starters ● Ignitions A - C Fuel Pumps Delco Shock Absorbers <b>SHERWOOD DAY'S</b> <b>AUTOMOTIVE SERVICE</b> 124 S. Tenn. Phone 2-4251</p>
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**COMPLETE GARAGE SERVICE**  
"Let A. C. Bullock Be Your Automobile Doctor"  
**BULLOCK MOTOR CO.**  
216 W. Virginia TEXACO PRODUCTS Call 2-4441

*Shop with Convenience*

USE  AT

**Bullock Motor Company**



**A. C. BULLOCK, Owner & Manager**

Bullock Motor company is one of Collin county's pioneer car dealerships, selling one of the industry's pioneer automobiles, the Oldsmobile. The firm has been in business in McKinney for 39 years. In addition to Oldsmobiles sales and service, a 24 hour wrecker service is maintained. Texaco gas is also one of the services as well as tires and auto parts.



*Angus C. Bullock, along with a business partner, purchased the service station at Church and Virginia Streets from T.A. Bomar in 1929. Two years later, Bullock bought out his partner and became the sole owner of what became the Bullock Motor Company. In 1955, Bullock moved his business to the corner of Hunt and McDonald Street.*

**John Astin Perkins** was born in McKinney in 1907 to a wealthy, well-connected family. He studied architecture and interior design at Yale, University of Texas, and Parson's School of Design. Following his education he settled in Dallas and became arguably the cities most popular interior designer. His wit, charm, and ability to entertain made him popular in the city's highest social circles.

His work was frequently featured in design magazines and much has been written about his enthusiastic use of color. However, Mr. Perkins personal life was equally colorful. In 1946, at the age of 39, he married Wichita Falls native Bernice Brown at the Connecticut home of Broadway star Mary Martin.

Bernice worked as Mary Martin's secretary for many years and likely met John through his association with Mary. John and Bernice's marriage ended in divorce after about a year. However, Bernice, Mary, and John remained life-long friends.

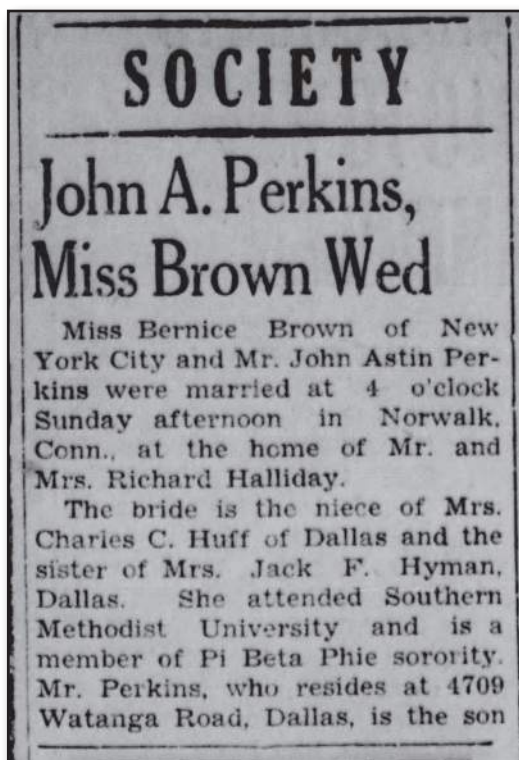
In the 1970s, John and Mary were often seen together in Palm Springs, Sea Island, Ga. and Europe. There was speculation that they were romantically involved but they insisted that they were only "best friends."



John Astin Perkins  
1907- 1999



Bernice Brown  
1910 - 1988



Mary Martin is best known for her work in "Peter Pan," "South Pacific," and "The Sound of Music" and for being the mother of actor Larry Hagman who starred in "I Dream of Jeanie" and "Dallas."



Mary Martin  
1913 - 1990



**J.A. Perkins** shows his architectural versatility in this International Style residence he designed for oil tycoon C.M. “Dad” Joiner of Dallas in 1936. This was one of Perkin’s first commissions.



As **J.A. Perkins’** notoriety grew he became known more for his interiors by adding color to traditional forms like these European antique chairs covered with a multi-colored printed fabric.



**J.A. Perkins** designed this residence for himself at 4709 Watauga Road in Dallas around 1940.

*This partial list of clients includes some of **J.A. Perkins’** biggest names. Most of his institutional work involved interiors while his individual work included both residences and interiors.*

**Clients of John Austin Perkins**

- Dallas Country Club, Dallas
- Northwood Club, Dallas
- Insurance Club, Dallas
- Dallas Women’s Club, Dallas
- Hotel Statler, Dallas
- Baker Hotel, Dallas
- Imperial Club, Dallas
- Columbus M. “Dad” Joiner, Dallas
- James J. Ling, Dallas
- Clint Murchison, Dallas
- John Leavell, Dallas
- Ross Perot, Dallas
- William S. Dorset, Sherman
- Frank Harvey, Wichita Falls
- Ford Albritton, Sea Island, GA
- Asheville City Club, Asheville, NC
- Hotel Monteleone, New Orleans, LA
- Rivercrest Country Club, Fort Worth
- John Marvin Leonard, Fort Worth
- Perry Bass, Fort Worth

**McKinney Clients**

- Ted Sisco
- Thomas E. Craig
- Lee Elliott
- Ike Griffin
- Bess Heard
- Add G. Wilson
- Dr. Charles M. Shumway
- Fannie Finch Elementary
- J.L. Greer Elementary
- Crouch Funeral Home
- St. Peter’s Episcopal Church





The house at 4248 Armstrong Pkwy. in Dallas was designed by Anton Korn in 1924. **J.A. Perkins** remodeled its interior decades later. These images offer a good representation of the “Dallas look” that Mr. Perkins is credited with creating.

The following page shows some of the structures Perkins designed in McKinney, Dallas, and Wichita Falls.



## Projects in McKinney by J.A. Perkins



G.L. Greer Elem., 510 Heard, McKinney - 1938



Fannie Finch Elem., 1205 S. Tennessee, McKinney - 1938



J.C. Erwin, Jr., 307 N. College St., McKinney - 1937



Crouch Funeral Home, 601 S. Tennessee, McKinney - 1937



Dr. Shumway, 407 S. Tennessee St., McKinney - 1941



Dr. Shumway, 505 N. Waddill St., McKinney - 1937

Residence of Mr. and Mrs. Lee Elliott, McKinney, Texas

Architecture & Decoration by JOHN ASTIN PERKINS

WM. E. SHUTTLES, Builder



Heating: Payne Furnace & Supply Company, Inc.

Marble: Vermont Marble Company

Paneling: Ponderosa Pine

Venetian Blinds: National Venetian Blind Company

Plumbing Fixtures: American Radiator & Standard Sanitary Corporation



Living Room

*This one-page spread featuring the Lee Elliott House on 1104 W. Louisiana St. appeared in a 1941 edition of "Architectural Digest" for his house that was completed in 1940.*

## Other Projects



Lee Elliott, 6831 Prestonshire Lane, Dallas - 1952



Harvey House, 2708 Hamilton Blvd. Wichita Falls - 1960



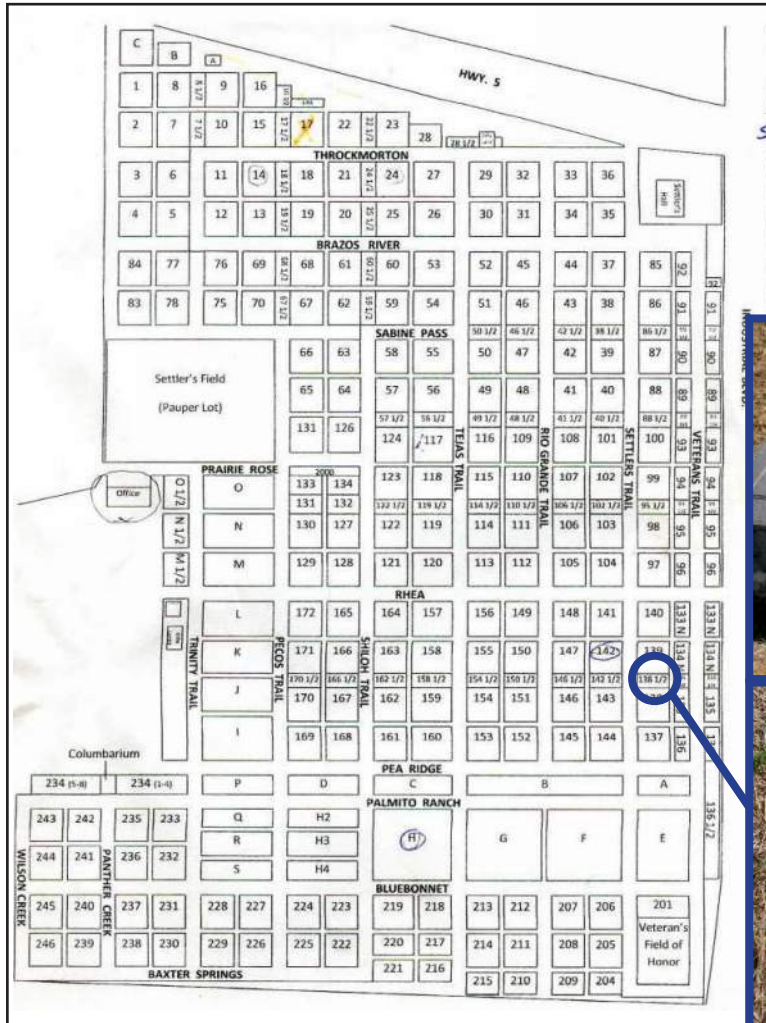
J.A. Perkins, 4709 Watauga Rd., Dallas - 1940



4305 Westway Ave., Dallas TX - 1937

# The final resting places of people connected to 1104 W. Louisiana

## Pecan Grove Cemetery, McKinney



*John Astin Perkins  
1907 - 1999*

## Sparkman Hillcrest Memorial Park, Dallas



*Landon Lee Elliott, Jr.  
1902 - 1968*

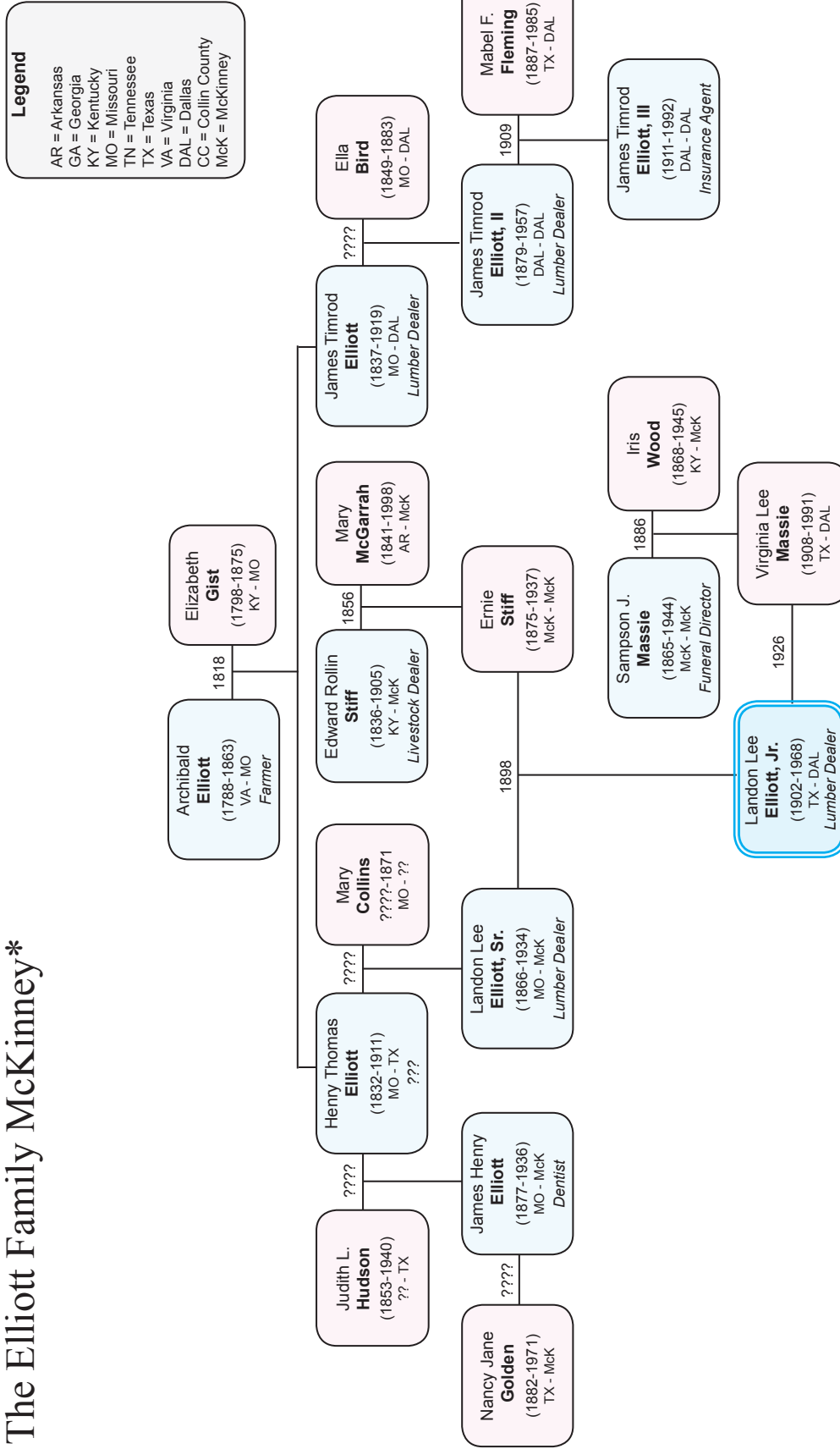
## Restland Memorial Park, Dallas



*Angus Cameron Bullock  
1905 - 1978*

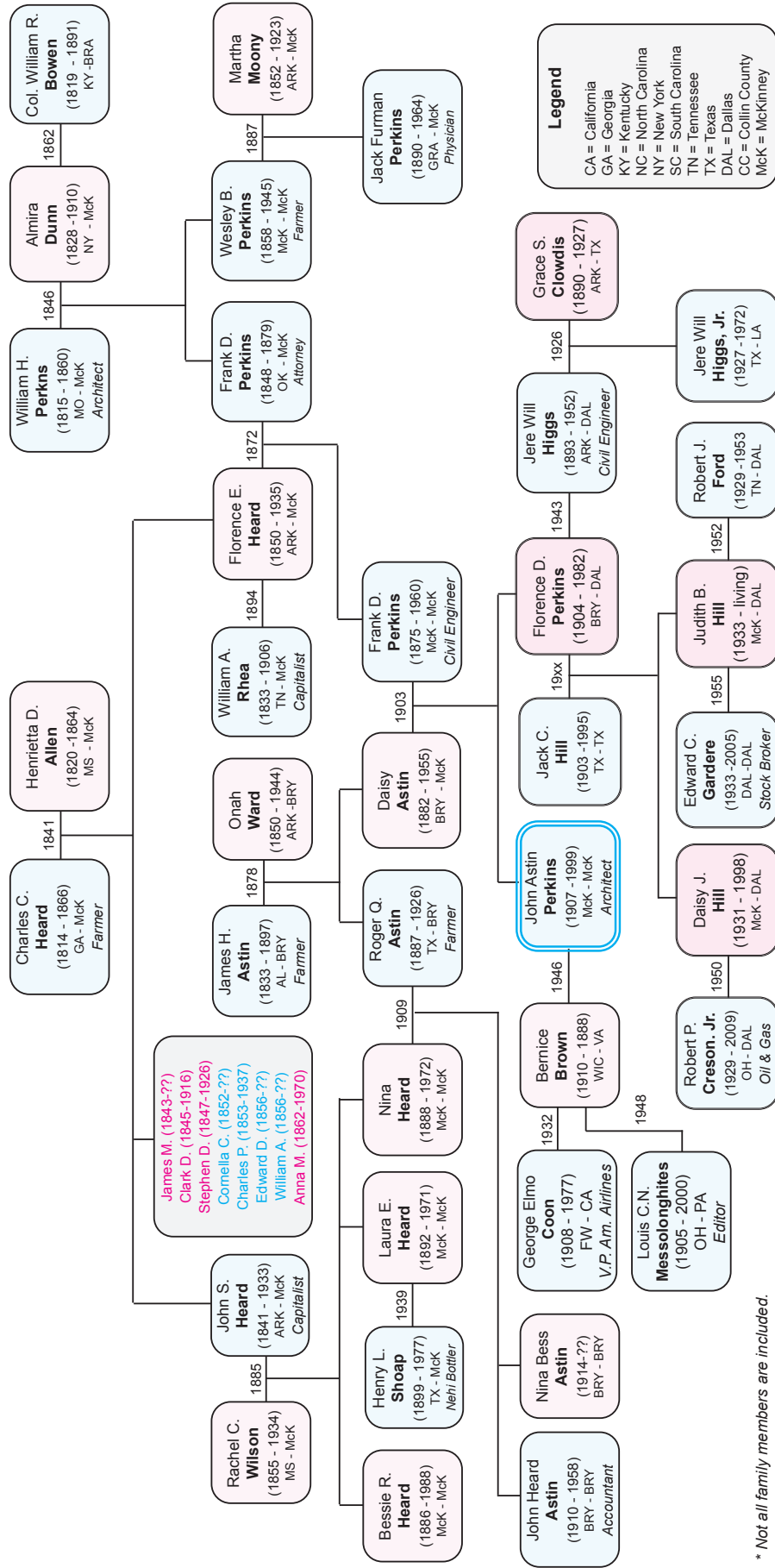
# H. Additional Information

## The Elliott Family McKinney\*



\* Not all family members are included.

# J.A. Perkins Family Genealogy\*





## 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.



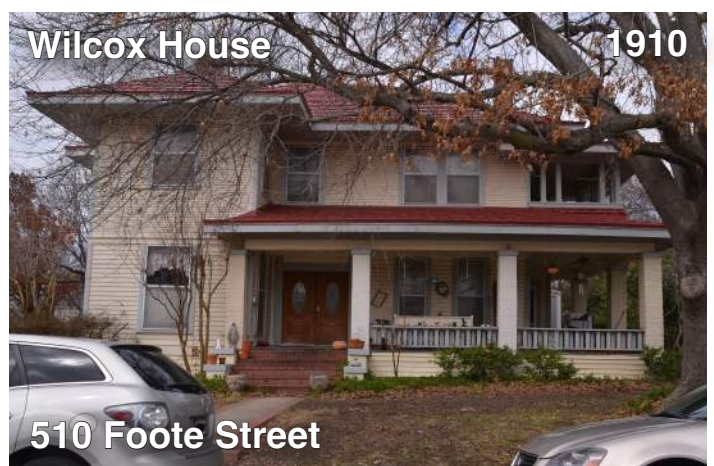
By the early 1900s, not all builders and clients were ready to abandon the old familiar style and the prestige it conveyed. This resulted in many homes becoming an eclectic mixture of new and old styles.

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

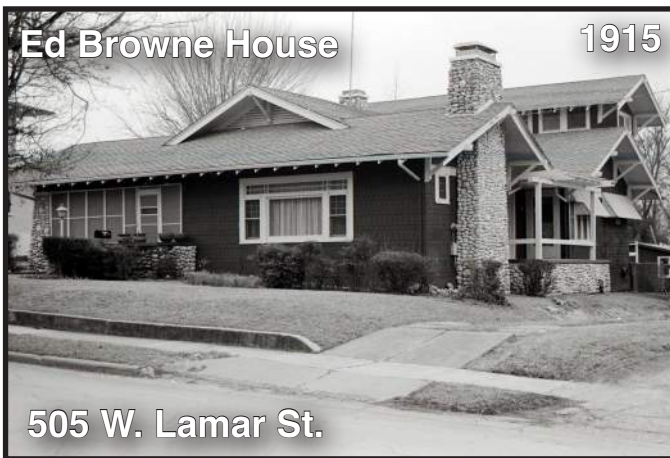
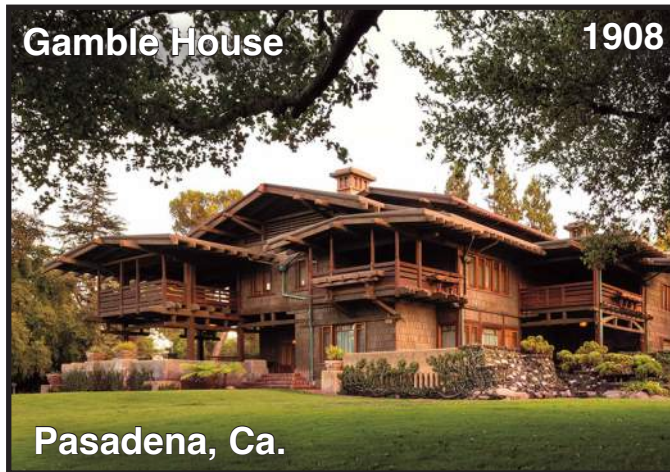
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a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

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 Arts & Craft Styles.



## Minimal Traditional Style

Prior to 1930, residential architecture followed distinct easy-to-identify design trends such as Victorian, Arts and Crafts, Prairie, and Tudor. However, during the years of the Great Depression a home's design became subordinate to its function and cost.

The economic forces at the time reduced a home's stylistic expression to a minimum. This interest in function and economy became the core tenets of a "modern" aesthetic. However, designers often found ways to add elements that suggested earlier traditional forms, often combining elements from different stylistic traditions.

The elements that characterize the Minimal Traditional Style are:

- Single story
- Low-pitched hipped or gabled roof
- Narrow eaves
- Chimney used as a major design element
- Minimum ornamentation
- Detached garage
- Large multi-pane windows
- Small front porch, sometimes arched

The Minimal Traditional Style house was the dominant style in the United States following WWII. Often these homes were promoted by the FHA as homes "that the majority of American wage earners could afford." However, the style was not confined to inexpensive homes.

The minimal style influenced more substantial homes that incorporated higher quality materials such as brick and stone. These more expensive homes express the modern aesthetic but often included eclectic elements borrowed from earlier styles, including French, Italian, and English styles.

The Minimal Traditional Style is sometimes considered to be a non-style because of its lack of ornamentation. However, it is just this lack that defined the modern movement that was emerging in architecture.

The popularity of Minimal Traditional Style faded in the 1950s when designers eschewed all stylistic connections to the past in favor of the Ranch and Contemporary Styles that emphasized straight lines, flat roofs, and sprawling horizontal profiles.



*This home was available in the 1936 Sears catalog. It shows the influence of the Minimal Traditional Style that emerged following the Great Depression.*



*The term Minimal Traditional includes a wide range of homes that were built after the Great Depression. The style includes the simple FHA promoted home (top) and the more substantial residence (bottom), both built in 1941.*