

May 18, 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 submitted this application for a **Historic Building Marker** on behalf of Alyssa Fernandez and David Witten for the house at 1211 West Hunt Street.

I am submitting this application only for the Marker. The homeowners will be collecting receipts in order to apply for the Level 1 tax exemption at a later date.

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 let me know. For any other questions and/or for scheduling meetings, please feel free to contact Alyssa Fernandez (see below).

Thank you for your help through the submittal process.

Best regards,

A handwritten signature in black ink that reads "Tom Michero". The signature is written in a cursive style with a large, sweeping initial "T".

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

Home Owner Contact Info:
Alyssa Fernandez
1211 W. Huntl St.
214-250-0493
ffernandez.alyssa@gmail.com

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: Ralph Agee House

Address of Building: 1211 W. Hunt Street, McKinney, TX 75069

Date of Construction: 1946 Check one: *Known or* *Circa*

Architect/Designer: _____

Builder/Contractor: Southern Investment Company

Architectural Period: Modern **Architectural Style:** Minimal Traditional

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

Parcel ID and Legal Description of Property LEGAL: Waddill Addition (CMC), Blk 5, Lot 3B

PROPERTY ID: 1132964

GEOGRAPHIC ID: R-0835-005-003B-1

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

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

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

Windows		
Double Hung	<input type="checkbox"/>	<input type="checkbox"/>
Single Hung	<input type="checkbox"/>	<input type="checkbox"/>
1 over 1	<input checked="" type="checkbox"/> metal	<input checked="" type="checkbox"/> metal
3 over 1	<input type="checkbox"/>	<input type="checkbox"/>
4 over 1	<input type="checkbox"/>	<input type="checkbox"/>
4 over 4	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Awning	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Hopper	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Arched	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Fixed	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Sliding	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other (specify)	<input type="checkbox"/> _____	<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 type="checkbox"/>	<input type="checkbox"/>
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/> metal siding	<input checked="" type="checkbox"/> metal siding
Windows		
Wood Sash	<input type="checkbox"/>	<input type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Steel Sash	<input type="checkbox"/>	<input type="checkbox"/>
Vinyl Sash	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/> metal	<input checked="" type="checkbox"/> metal
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
Secondary (Trim) Color
Additional Colors

cream white*
light blue*

cream white
light blue

* from earliest known photograph in 2005

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

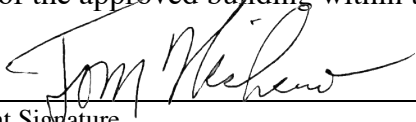
Provide any additional information that supports the application. This may include copies of architectural drawings, letters, oral histories, newspaper/magazine articles, etc.

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.)

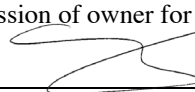
The Historic Preservation Advisory Board requests that all plaques be mounted on the front façade of the approved building within thirty (30) days of receipt.

Permission of owner for plaque placement



Applicant Signature

Tom Michero
1108 Tucker Street
McKinney, TX 75069



Owner Signature


Alyssa Fernandez
1211 West Hunt Street
McKinney, TX 75069

Collin CAD Property Search

2025 Certified Values are now live!

Property ID: 1132964 For Year 2025

Property Details

Account		
Property ID:	1132964	Geographic ID: R-0835-005-003B-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	1211 W HUNT ST MCKINNEY, TX 75069	
Map ID:	068.E	
Legal Description:	WADDILL ADDITION (CMC), BLK 5, LOT 3B	
Abstract/Subdivision:	S0835	
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT	
Owner 		
Owner ID:	1360426	
Name:	FERNANDEZ ALYSSA & DAVID WITTEN	
Agent:		
Mailing Address:	1211 W HUNT ST MCKINNEY, TX 75069-3603	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$146,109 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$250
Land Non-Homesite Value:	

Agricultural Market Valuation:	\$0 (+)
Value Method:	C
Market Value:	\$396,109 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$396,109 (=)
HS Cap Loss: ⓘ	\$151,507 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$244,602
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	\$396,109	\$244,602	N/A
GCN	COLLIN COUNTY	\$396,109	\$224,797	N/A
JCN	COLLIN COLLEGE	\$396,109	\$165,380	N/A
SMC	MCKINNEY ISD	\$396,109	\$104,602	N/A

📖 Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 1276.0 sqft **Value:** \$145,400

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R03	1950	1276
CP	Covered Porch/Patio	R03	1950	20

Description: BARN 12X18 **Type:** Residential **Living Area:** 0 sqft **Value:** \$709

Type	Description	Class CD	Year Built	SQFT
BARN	Barn	BN14	1975	216

Property Land

Type	Description	Acreeage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.19	8,342.00			\$250,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$146,109	\$250,000	\$0	\$396,109	\$151,507	\$244,602
2024	\$200,021	\$162,000	\$0	\$362,021	\$139,656	\$222,365
2023	\$157,288	\$162,000	\$0	\$319,288	\$117,138	\$202,150
2022	\$159,379	\$144,000	\$0	\$303,379	\$119,606	\$183,773
2021	\$77,066	\$90,000	\$0	\$167,066	\$0	\$167,066
2020	\$80,715	\$85,500	\$0	\$166,215	\$0	\$166,215
2019	\$85,196	\$76,500	\$0	\$161,696	\$0	\$161,696
2018	\$100,000	\$72,000	\$0	\$172,000	\$9,003	\$162,997
2017	\$87,500	\$67,500	\$0	\$155,000	\$6,821	\$148,179

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
3/24/2025	WD	Warranty Deed		FERNANDEZ ALYSSA & DAVID WITTEN			2025000035631
7/24/2019	WDNL	Warranty Deed / No Letter	DUFF SARAH R				20190724000877180

6/25/2009	WD	Warranty Deed	DAVIS MELISSA F & LEE	DUFF SARAH R		20090269000805130
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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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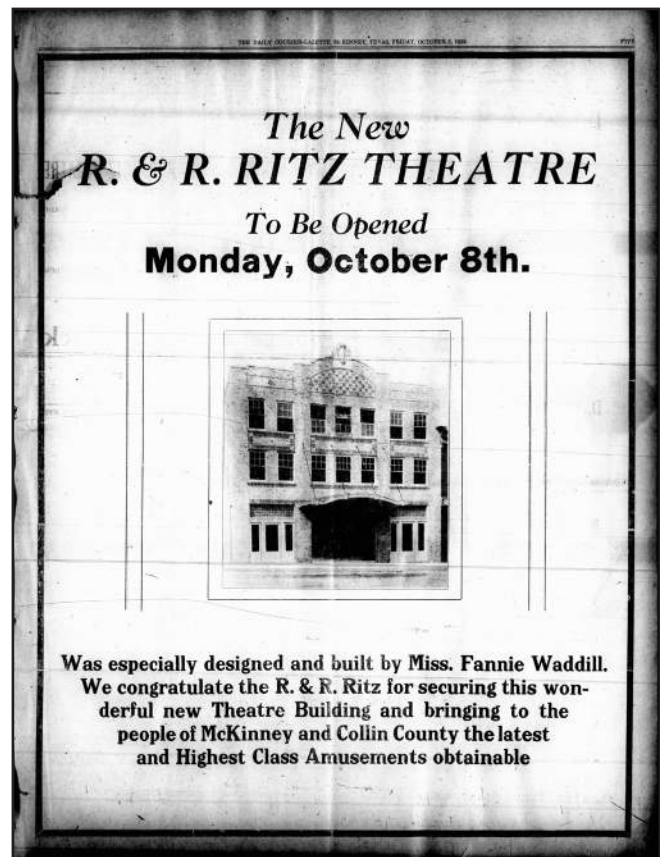
Historical Photographs



The home in the above photo shows the home at the corner of Lamar and Church Streets. It was constructed around 1904 and was home to four of Judge Robert L. Waddill's children. The Judge never lived there but Robert, Jr., Gaston, Fannie, and George Morris each resided there at their deaths.



**Fannie Paca Waddill
(1856-1939)**



Fannie Waddill, daughter of Judge R.L. Waddill and wife Sarah, inherited the lot that would later become the site of the Ralph Agee House. Ms. Waddill never married but was otherwise active in the religious and cultural life of McKinney. In 1928, Ms. Waddill helped design and completely financed the construction of the Ritz Theater located on the northwest corner of the McKinney Square.

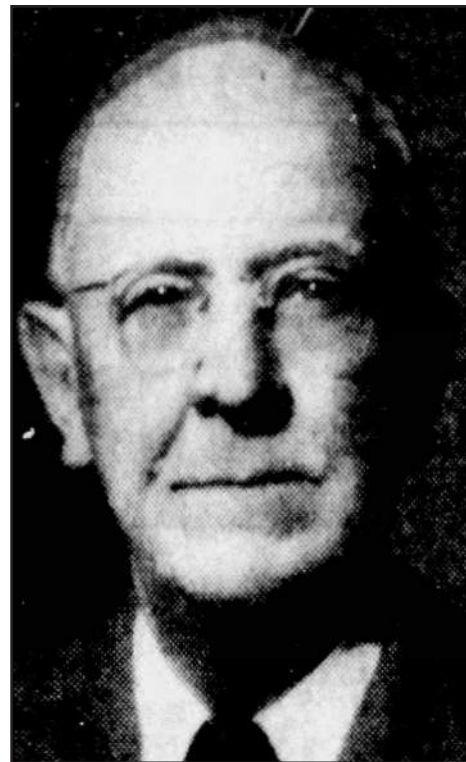
FOR SALE

15 New Houses

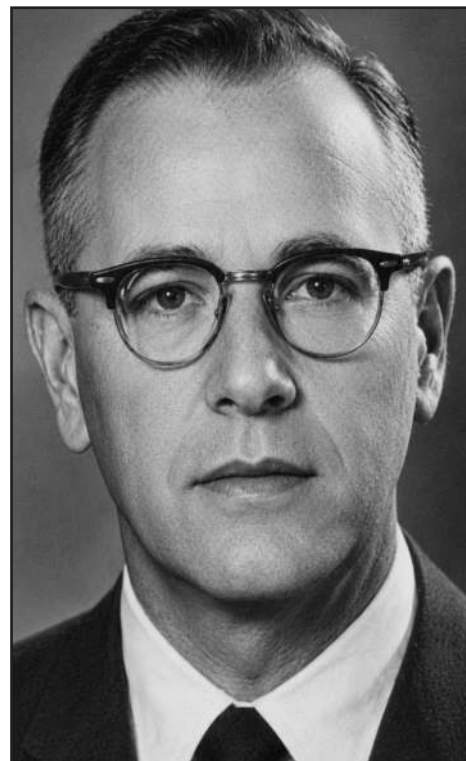
Now Nearing Completion On Morris And Hunt
Streets, 3 Bed Room Frame, F. H. A. Inspected.

Our Mr. A. E. Soniat Will Be At Our Field Office,
Saturday, November 10 th
To Handle Details and Answer Inquiries

**Southwestern Investment
Company**
Ft. Worth, Texas



James E. Foster
(1876-1961)



Alvin E. Soniat
(1901-1997)

*The **Southwestern Investment Company**, was headquartered in Fort Worth. The company grew rapidly from its oil and real estate investments throughout the state. In the late 1930s, **James E. Foster** and his son were Directors of the company. Mr. Foster grew up in Mineral Wells and in his youth worked as a cattle driver on the Old Chisholm Trail. **Alvin Soniat**, from Louisiana, was the company's Secretary and responsible for managing the company's 15-home development in McKinney that was completed in 1946.*



Ralph H. Agee
(1916-2004)

Ralph Agee was born in Friendship, Tennessee and settled in McKinney after serving in WWII as a Second Lieutenant. He worked as a typesetter and as an editor for the Dallas Morning News. He was a 32-Degree Mason, serving for some time as its High Priest.



Nancy (Vier) Agee
(1923-2004)

Nancy Vier was born in McKinney and attended Boyd High School. She graduated from the City Hospital School of Nursing in McKinney in 1944. She was the head of the Pediatric Department of the Methodist Hospital of Dallas. After receiving a B.S. degree in Nursing Education at T.W.U. in Denton in 1958, she was appointed Director of Nursing Service at the McKinney City-County Hospital (formerly City Hospital).



Nancy (right) was active in music and drama while attending Boyd High School.



John Gay
(1929-2021)



Judy Leatherman
(1934-Living)

NOTICE OF FORMATION OF PARTNERSHIP

Roland Boyd and Ed Veigel announce the formation of a partnership for the

General Practice of Civil Law

at

202 Central National Bank Building
McKinney, Texas

ROLAND BOYD ED VEIGEL **JOHN GAY**

*John Gay, a native of McKinney, was active in civic affairs his entire life, serving as Mayor from 1991 to 1997 and as a Council Member before that. John married Realtor and entrepreneur **Judy Leatherman** in 1959. The couple is now best know as the namesakes for the John and Judy Gay Library in west McKinney.*

Sisters of Art
shoes for women and children

OPENING
AUGUST, 18



UNISA Chinese Laundry
MIA andrewgeller
BERRY'S
ESPRIT Nickels enzo AUTRY
BEENE BAG KangarooOS
StrideRite

Judy Gay and Joan Coleman
400 N. Central Expressway McKinney, Texas 75069

Miss Leatherman And John Gay To Be Married

Plans have been announced for the forthcoming marriage of Miss Judy Leatherman of Ennis and Dallas, and John E. Gay 1211 West Hunt Street, this city. Miss Leatherman's parents are Mr. and Mrs. A. D. Leatherman of Ennis. Mr. Gay is the son of Mrs. Morris E. Gay, 316 North Church Street, and the late Mr. Gay.

The couple plan to be married October 17, in Fort Worth, Texas, in the home of Mrs. Thelma Sowell, aunt of the bride-to-be.



William H. Coffman got his start in the nursery business in his early 20s working at the McKinney Nursery for horticulturist Elbert W. Kirkpatrick who established the Texas Nurseryman's Association in 1885. In 1922, William opened his own nursery business called Coffman Florist on South Tennessee Street when the street was the main north/south thoroughfare through the city. A year later, he expanded his business with a new greenhouse. His wife Ary assisted as a designer. The above photo is from 2023. Despite what the sign in the window reads, the business opened in December of 1922. These buildings were razed in 2025.



**COFFMAN'S
GREENHOUSE**
(On Paved Street)

**FUNERAL WORK
NURSERY STOCK
and ORNAMENTALS**

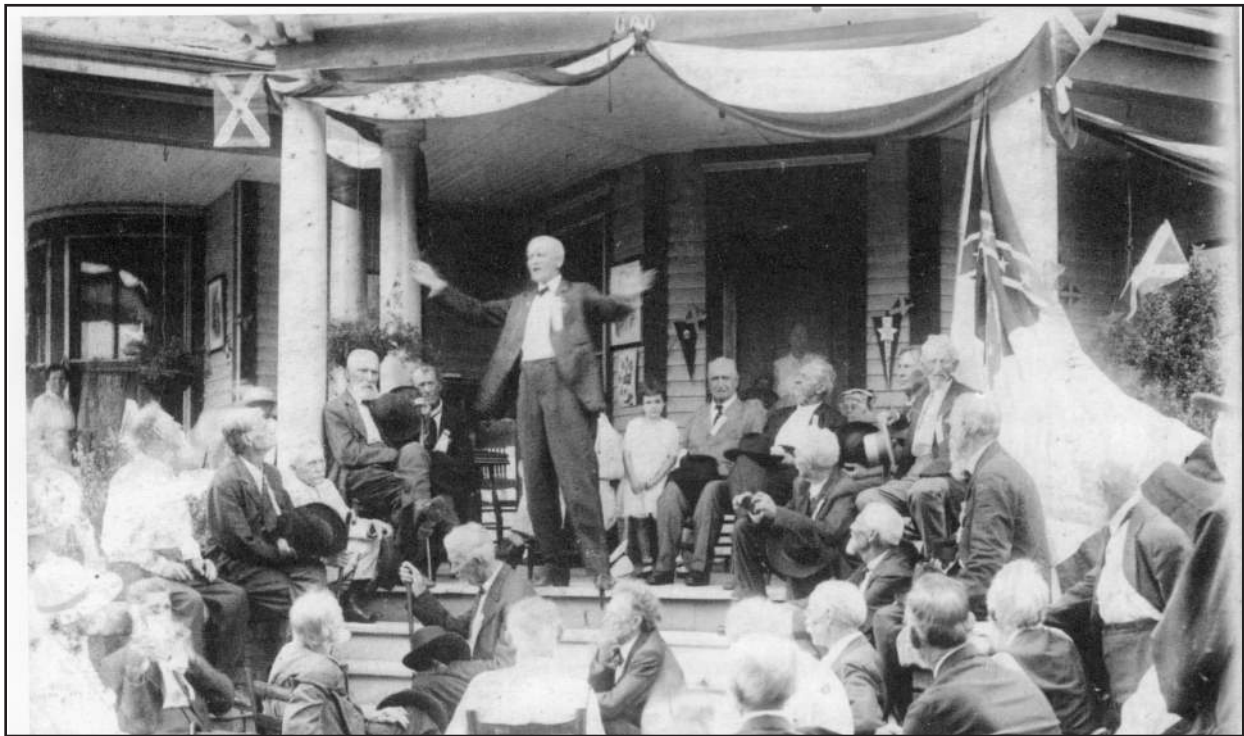
Prices Reasonable. Quick
Service.

W. H. COFFMAN, Propr.
No. 808 S. Tenn. St.
Phone 807.
McKinney, Texas.

Ary (Meador) Coffman married William Coffman in 1917. The couple had three children, all who helped manage the family business in the same location for over 80 years.

Ary (Meador) Coffman
(1898-1969)

William H. Coffman
(1894-1964)



In 1919, **William Coffman** managed the Texas Nursery Company begun by Civil War veteran **Elbert W. Kirkpatrick** who was an influential Texas horticulturist, establishing the Texas Nurseryman's Association in 1885. Mr. Kirkpatrick's contribution to the field of horticulture was honored with the naming of a variety of peach known as the *Elberta* peach. However, Mr. Kirkpatrick (seen above) was better known locally for hosting attendees of the annual Confederate Veterans picnic at his sumptuous, Queen-Anne Style home at 903 South Parker Street.



MCKINNEY REPRESENTATIVE
of the
TEXAS NURSERY COMPANY
Incorporated

Capital Stock \$250,000.00.

OFFICERS: E. W. Kirkpatrick, Pres.; C. C. Mayhew, Vice-Pres. and General Mgr.; H. E. Hall, Sec'y and Treas.

DIRECTORS: E. W. Kirkpatrick, McKinney, Texas; Jno. S. Kerr, Sherman, Texas; Joe F. Etter, Sherman, Texas; W. A. Harvey, Sherman, Texas; C. C. Mayhew, Sherman, Texas; C. B. Dorchester, Sherman, Texas; H. E. Hall, Sherman, Texas; O. D. McReynolds, Sherman, Texas; J. T. Foote, Sherman, Texas.

Pot Plants, Cut Flowers, Bulbs, Funeral Flowers and Designs a specialty. Shrubs, Shade Trees, Fruit Trees, Nut trees and General Nursery Stock.

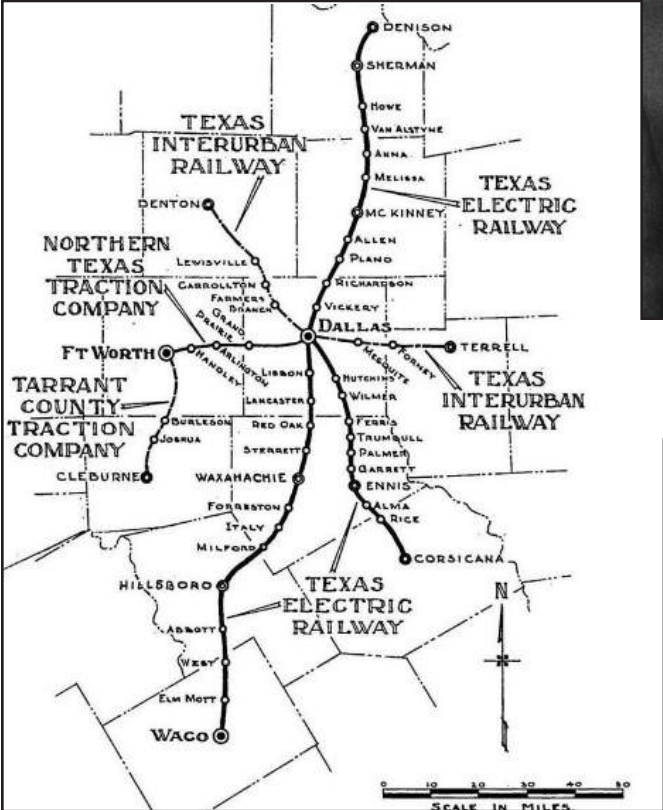
WILLIAM H. COFFMAN, Mgr.

Display and McKinney Headquarters at "The Alcove," northwest Corner Public Square. Phone 137.
Residence Phone 406 McKinney, Texas.

Edna G. Buchanan (left in photo) was born in Blue Ridge, about 20 miles northeast of McKinney. In the 1940s, he worked as a Section Gang Foreman for the Texas Electric Railway. His job was to supervise maintenance crews repairing tracks. He married Rutha Mae Mott in 1922. They celebrated their 50th wedding anniversary while living at 1211 W. Hunt Street in 1972.



Edna G. Buchanan (1900-1987)
Rutha Mae (Mott) Buchanan (1904-1978)

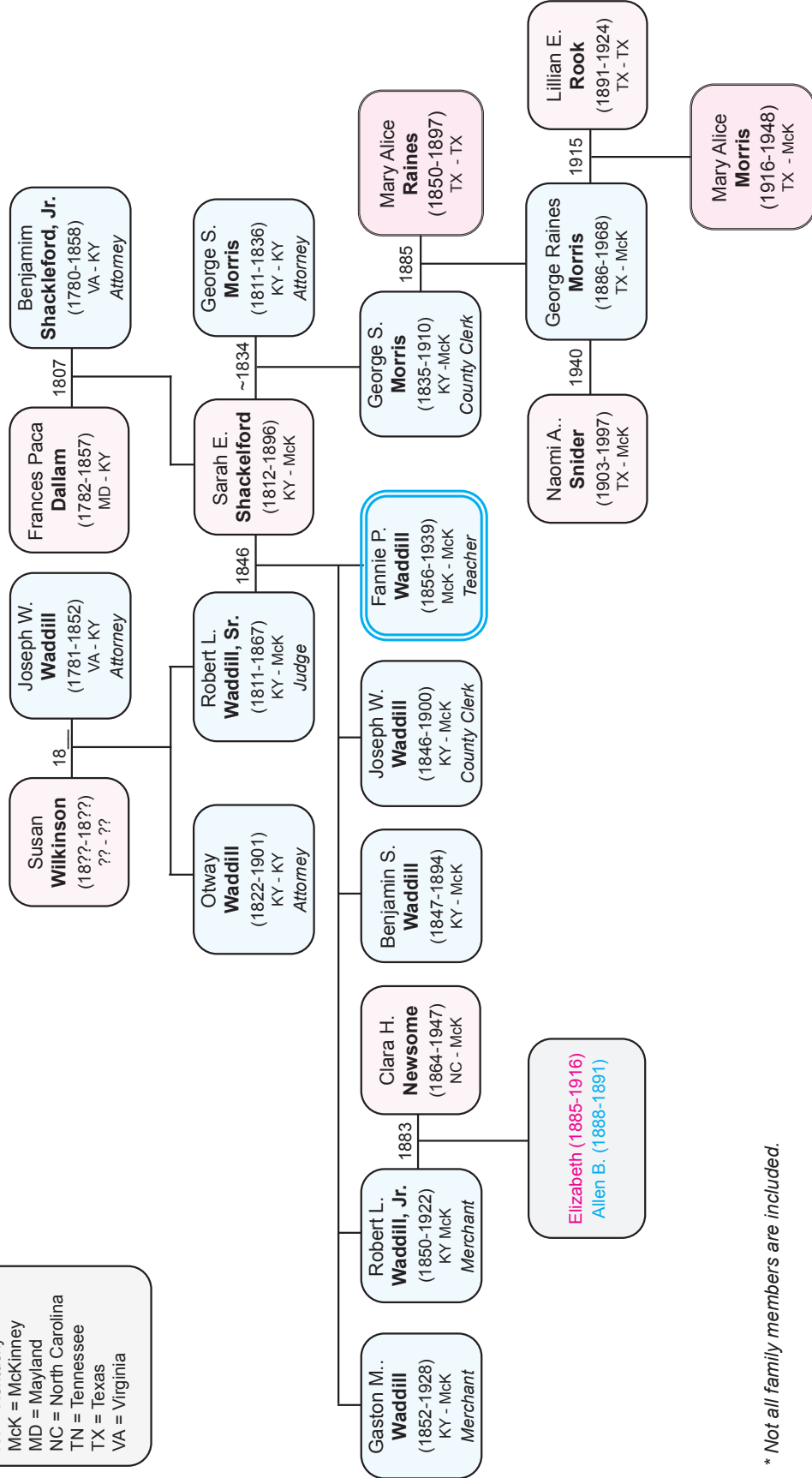


The Texas Electric Railway was established in 1908 connecting Sherman to McKinney. Other rail companies formed and merge, creating a rail network that connected several Texas towns, including Waco, Corsicana, Denton and Fort Worth. In McKinney, its tracks went down the center of Kentucky Street. As automobile travel became easier and more popular, the Interurban could not compete. It closed down in December of 1948.

Fannie P. Waddill Family of Early McKinney*

Legend

- CC = Collin County
- DAL = Dallas
- IL = Illinois
- KY = Kentucky
- McK = McKinney
- MD = Maryland
- NC = North Carolina
- TN = Tennessee
- TX = Texas
- VA = Virginia

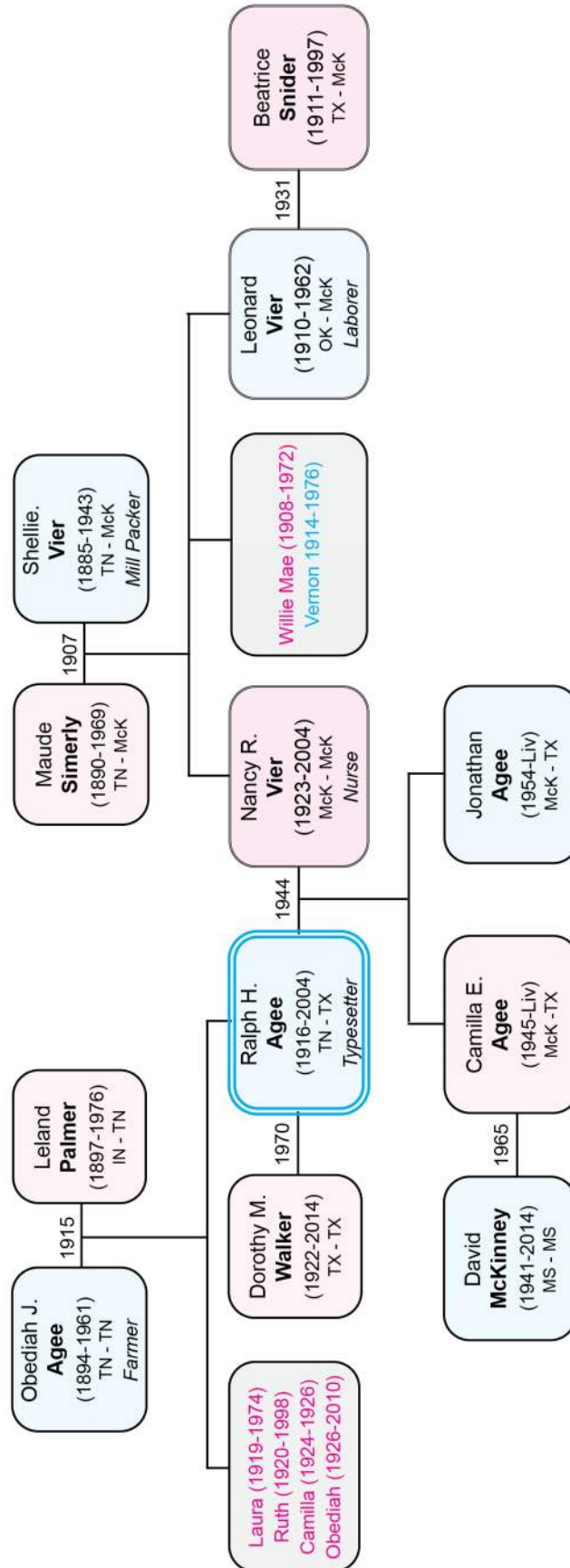


* Not all family members are included.

Ralph H. Agee Family of Early McKinney*

Legend

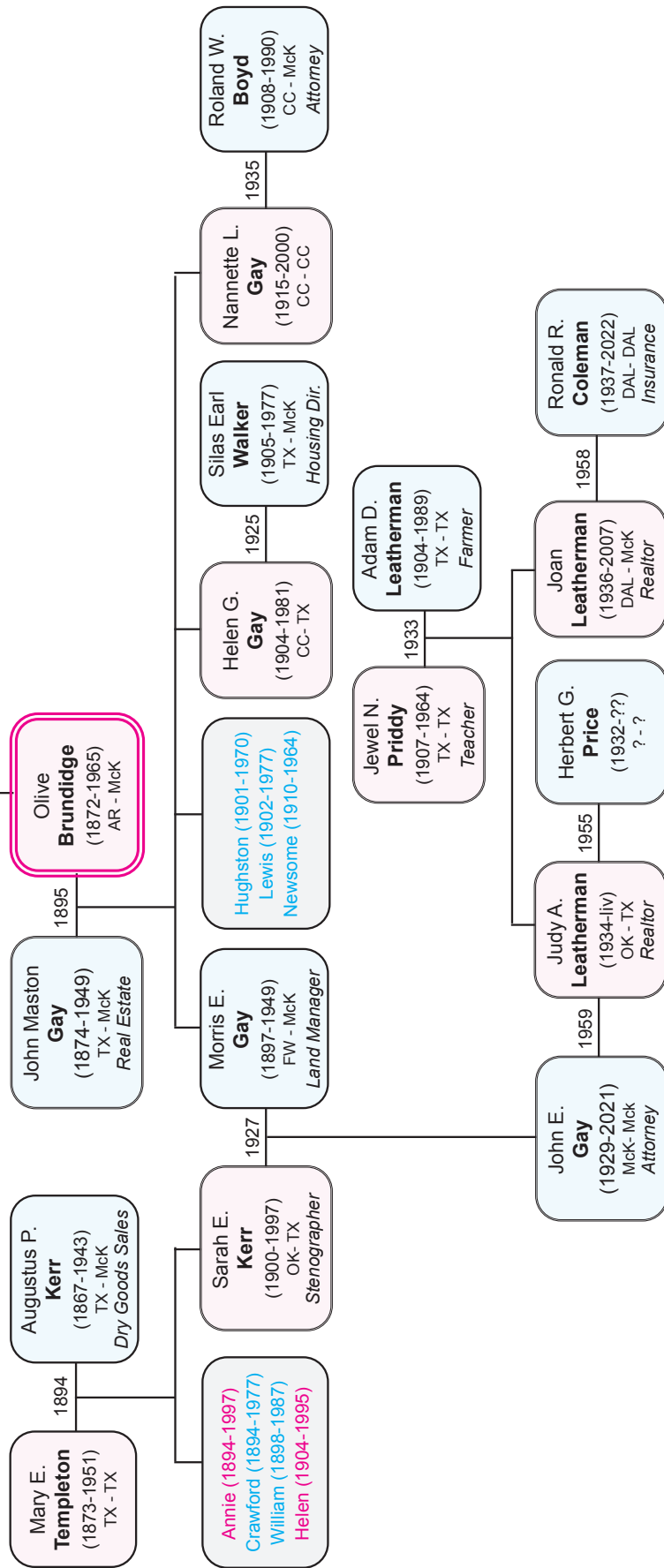
- IN = Indiana
- Liv = Living
- McK = McKinney
- MS = Mississippi
- OK = Oklahoma
- TN = Tennessee
- TX = Texas



John E. Gay Family of Early McKinney*

Legend

- AL = Alabama
- AR = Arkansas
- CC = Collin County
- DAL = Dallas
- FW = Fort Worth
- McK = McKinney
- MS = Mississippi
- OK = Oklahoma
- TX = Texas

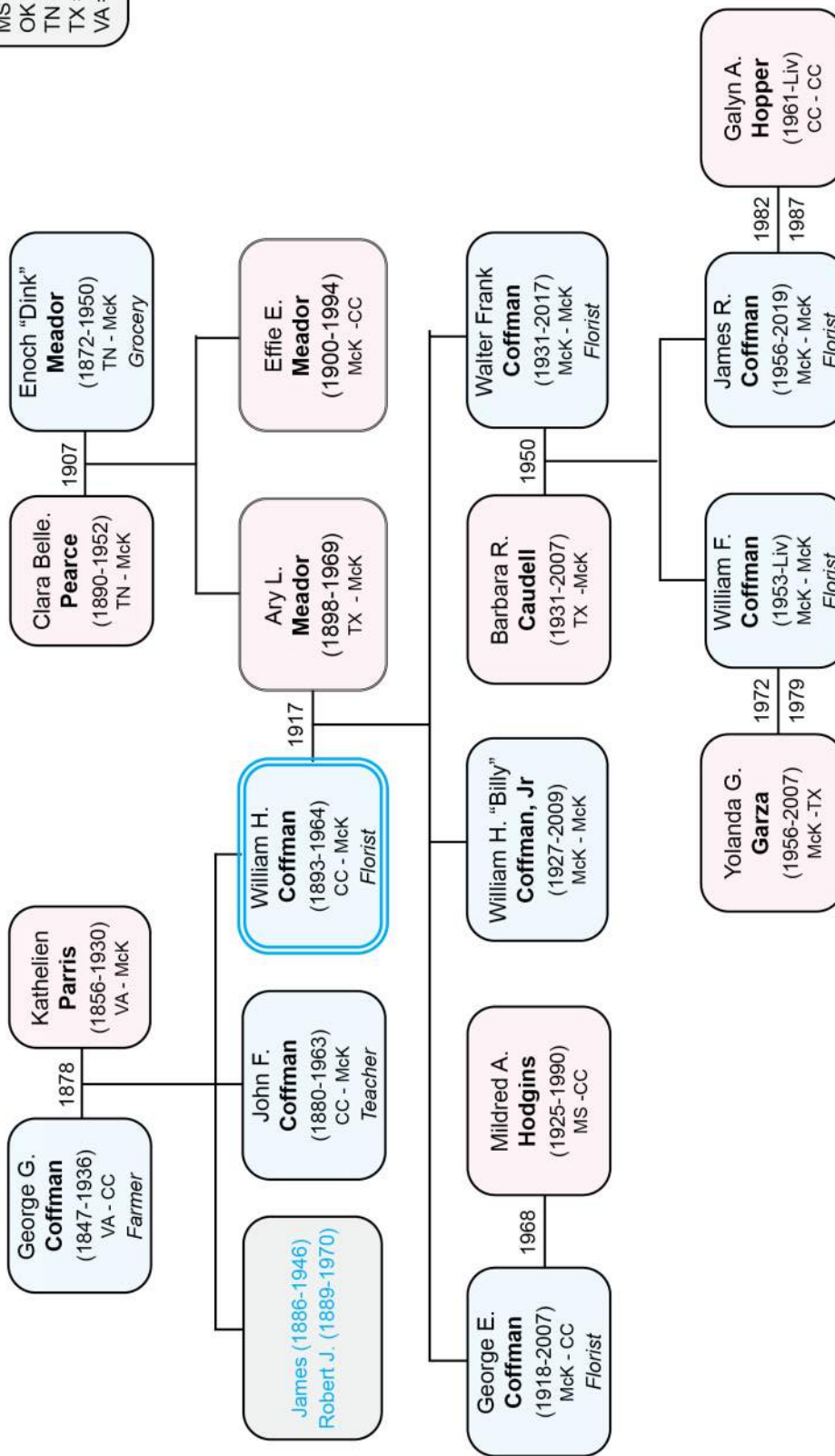


* Not all family members are included.

William H. Coffman Family of Early McKinney*

Legend

- CC = Collin County
- Liv = Living
- McK = McKinney
- MS = Mississippi
- OK = Oklahoma
- TN = Tennessee
- TX = Texas
- VA = Virginia

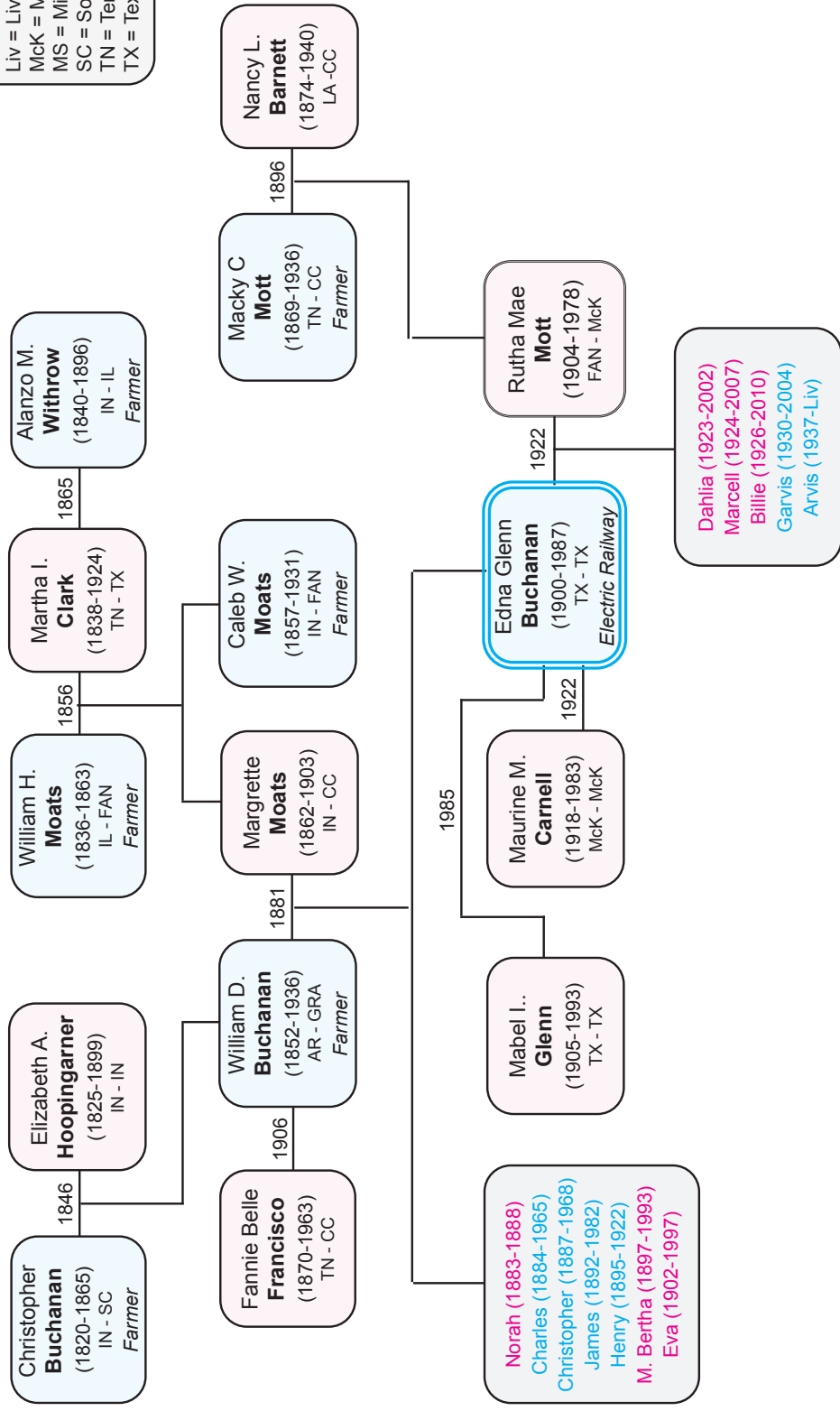


* Not all family members are included

Edna Glenn Buchanan Family of Early McKinney*

Legend

AR = Arkansas
 CC = Collin County
 FAN = Fannin County
 GRA = Grayson County
 LA = Louisiana
 IL = Illinois
 IN = Indiana
 Liv = Living
 McK = McKinney
 MS = Mississippi
 SC = South Carolina
 TN = Tennessee
 TX = Texas



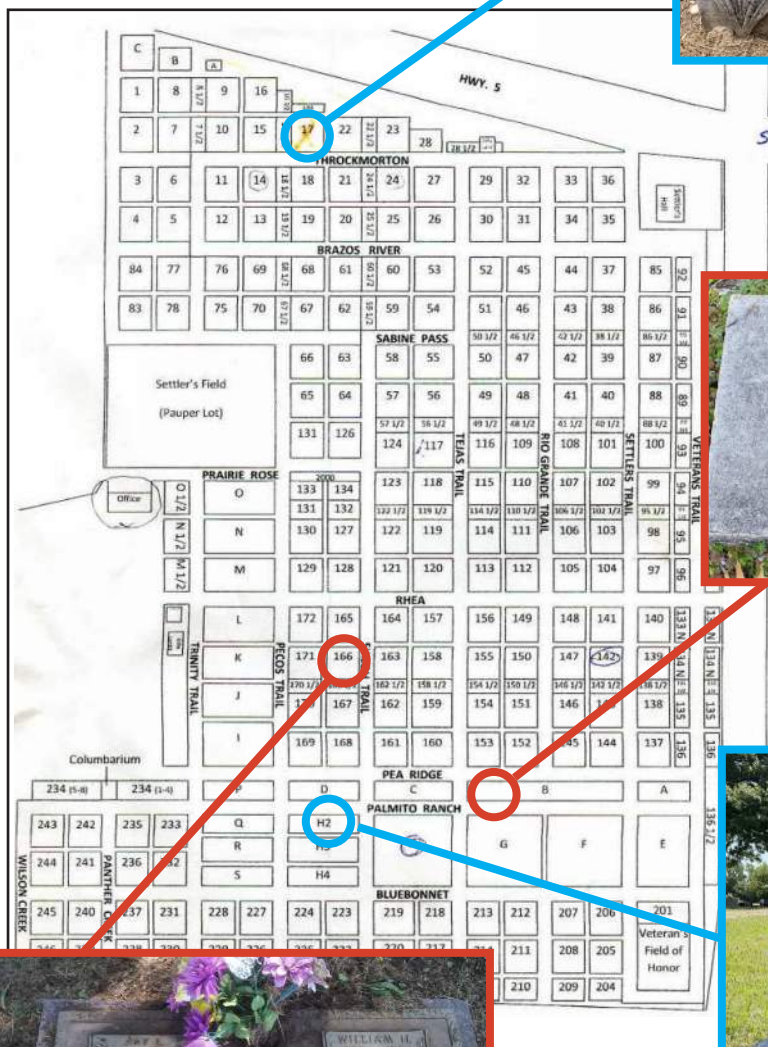
* Not all family members are included.

Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of key people associated with 1211 North Hunt Street.



Fannie Paca Waddill
1856 - 1938



Olive (Brundidge) Gay
(1872 - 1965)



Ary L. (Meador) William H. Coffman
(1898 - 1969) (1893-1964)



John E. Gay
(1923 - 2021)

Ridgeview Memorial Park (Allen, Texas)

This aerial view of Ridegview Memorial Park in Allen shows the final resting places of key people associated with 1211 West Hunt Street.

*Nancy (Vier) Agee
(1923 - 2004)*



*Rutha Mae (Mott)
(1904 - 1978)*

Edna Glenn Buchanan
(1900 - 1987)*

** Edna's middle name on his tombstone is spelled with one N, "Glen." Other documents have his middled name spelled with two Ns, "Glenn."*

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Ralph Agee House 1211 West Hunt Street



Alterations & Construction

Construction

The Ralph Agee House was constructed in 1946 as a single-story, six-room, wood-frame residential structure built on a pier-and-beam foundation. The house has a side-gabled roof. A forward facing gabled wing connects to the main roof. A gabled portico covers the entry from an open, concrete porch. The house has one-over-one sash windows and very shallow eaves. The house faces north onto West Hunt Street. The design and construction follows the Minimum Traditional Style, as was popular after World War II.

Alterations

There have been no known major alterations to the original structure. Beginning in 2025, the current owners painted the house and engaged in making repairs to the electrical panel and plumbing. In the interior, they removed old carpet from the bedrooms and restored the original hardwood floors. As a part of the electrical update they replaced all lighting fixtures and added new ones to the dining room and kitchen.

Anticipated Needs

The owners are investigating ways to improve the thermal efficiency of the windows. However, it is the intent of the owners to maintain the historic integrity of the house and insure that it remains true to its original architectural character and compatible with its surrounding environment.

Narrative History

In 1842, a land company known as the Peters Colony was formed in Texas to encourage U.S. citizens to immigrate to the newly established Republic. The Peters Colony offered land at little cost to entice prospective settlers from the east 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. When the meeting was over, 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 acres 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.

One individual, Judge Robert L. Waddill, purchased much of Mr. Bradley's property holdings over time. By the time of Judge Waddill's death in 1867, he had accumulated 108 acres of the T.T. Bradley Survey. When the Judge's widow Sarah died in 1896, the surviving five Waddill children subdivided the land into 28 blocks which became known as the Waddill Addition. The youngest Waddill child, Fannie P. Waddill, received 15 lots in the new subdivision. One of these was Lot 3 in Block 5 located on West Hunt Street.

The Waddill Addition became known as one of McKinney's most desirable, if not prestigious, neighborhoods in the city. The addition was especially popular among local investors. Many of the lots in the addition changed hands several times as the Waddill heirs sold off their holdings.

In 1920, Fannie sold Lot 3 Block 5 to real estate dealer J. Ollie Smith for \$700. Over the next five years the property changed hands among investors twice before Fannie Waddill re-purchased it from a cash-strapped Carl Gallagher who offered it to Fannie for \$1 cash and assumption of his remaining note on the property. Fannie held onto the property until her death in 1939. When her large estate was finally settled in 1945, the property was purchased by Fort Worth-based Southwestern Investment Company.

Southwestern Investment Company was a real estate firm that invested in various residential and commercial properties throughout Texas. In 1945, the firm purchased several vacant residential lots in McKinney for the purpose of erecting 15 homes on South Morris and West Hunt Street. The firm assigned Alvin E. Soniat to act as manager of the McKinney field office. These homes were completed and went on the market in early 1946.

In May of 1946, Ralph Agee, a Tennessee native purchased a newly-built, three-bedroom, one-bath house on West Hunt Street from Southwestern Investments for \$7,500. Ralph and his wife Nancy lived in the house at 1211 W. Hunt Street for eight years before selling it in October of 1954 to Mrs. Olive Gay. She held it for just over eight years, renting it to her grandson John E. Gay. Her grandson John was living in the home when he married Judy Leatherman. John Gay went on to become Mayor of McKinney (1991-1997) and the well-known couple was later honored in 2009 when the “John and Judy Gay Library” received its name. In 1962, Olive Gay sold the house to nurseryman William H. Coffman who died the following year. His heirs held the property for another six years, finally selling it to former railroad foreman Edna G. Buchanan in 1970 (Edna is *his* given name). Upon his death, the property was sold to Bobby and Brenda Addington in 1979. They held the property for 12 years before selling it in 1991 to Timothy Crabtree. The property changed hands two more times before it was purchased by the current owners in 2005.

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 Ed 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 Ed Bradley's headright grant to two tracts amounting to 320 acres being affirmed by the State of Texas. Howell Street in McKinney marked the north line of his tract. This tract later became known as the Ed Bradley Survey. In 1855, Ed's son Thomas was deeded a separate grant of 291 acres situated immediately north of his father's tract.

Thomas T. Bradley, the eldest son of Ed and Nancy Bradley, was born in Missouri in 1824. 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 Bradley family in 1855. The cemetery is located on Wilson Creek Parkway east of the Salvation Army building. 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.

Fannie Paca Waddill (1856-1939): Early Lot Owner

Fannie P. Waddill was a member of one of McKinney's most prominent pioneer families who arrived from Kentucky in 1953. She was youngest child and only daughter of Judge Robert L. Waddill and Sarah Shackelford.

Fannie's father had a high regard for education. Fannie attended the Muse Academy in McKinney and a later a girl's school in Kentucky. Upon her return to McKinney, she taught for ten years in a private school established by her father in the backyard of the family home.

Fannie's father died in 1867. Years later when her mother died, the couple's five living children inherited a 108-acre track of land about a mile west of the McKinney Square. In 1897, the heirs subdivided the track into 84 lots with each getting between 15 and 18 lots each. This subdivision became known as the Waddill Addition and among McKinney's most desirable locations to live.

Fannie received 15 of the Waddill Addition lots. Her ample inheritance allowed her to pursue her appreciation for culture and the arts. She was a founding member of the Owl Club, a social organization founded in 1893 that was dedicated to the study of art, music, and literature.

With the passing of her siblings, by the late 1920s Fannie owned even more of the family property. One of these properties was a brick building on the northwest corner of the McKinney Square. In February of 1928, a fire completely destroyed the building. Despite losing the building, Fannie and her only surviving sibling Gaston wrote a thank-you letter to the McKinney Fire Department for their "valiant work" and enclosed a check for \$25. Gaston died two months after the fire, leaving Fannie in control of nearly all of the family property.

Given her appreciation for the arts, it did not take Fannie long to decide what to do with the burned lot on the Square. In June of 1928, she signed a contract with carpenter J. Ed Michael to build "The Ritz Theater," a three-story building with retail on the first floor.

After the theater was finished and a month before the 1929 Stock Market Crash, Fannie began a three-month tour of Europe with her nephew George Morris. Undeterred by the Great Depression, Fannie and George traveled together once more, this time to China, Japan, and Hawaii in June of 1931.

Beginning in the mid 1930s, Fannie's health began to limit her activities. Having never married, she resided for most of her life in a home she shared with her siblings at the corner of Church and Lamar Streets. In 1939, she died of a stroke and is buried at the Pecan Grove Cemetery.

Ralph Humphrey Agee (1916-2004): First Homeowner

Ralph Agee was born in Friendship, Tennessee in 1916 to parents Obediah Agee and Leland Palmer. He grew up on the family farm and graduated from high school there. In his twenties, he took up the typesetting profession. He worked at the "Tri-County News" in Tennessee, before enlisting in the Army at Catoosa, Georgia in 1941. Ralph, a 2nd Lieutenant, was discharged before the end of the war in July of 1944 due to an injury he received. However, two months before his discharge Ralph married nurse Nancy R. Vier at a ceremony in the bride's home town of McKinney, Texas. Rev. A.L. Clinkinbreard officiated the ceremony at the East Christian Church. After the ceremony, the newly wed couple spent a brief honeymoon in Dallas before Nancy returned to her nursing duties at the McKinney City Hospital.

The couple had their first child, Camilla, in March of 1945. A year later, they purchased a newly constructed home for \$7,500 on West Hunt Street built by the Southwestern Investment Company, a Fort Worth-based real estate development firm..

While living on Hunt Street, the couple had their second child, Jonathan, in 1954. Two years after the birth of their son, the family moved to Richardson. While there, Ralph worked at the Harbin-Spotts Printing Company, the Oak Cliff Supplies in Dallas, and as an editor for the Dallas Morning News.

Nancy grew up in McKinney and attended Boyd High School. She was a 1944 graduate of the City Hospital School of Nursing in McKinney. She served three years as head of the Pediatric Department of the Methodist Hospital of Dallas. In 1958, she received a B.S. degree in Nursing Education at T.W.U. in Denton. That same year, she was appointed Director of Nursing Service at the McKinney City-County Hospital (formerly City Hospital). In addition to being a talented nurse, Nancy was recognized for charm and beauty by winning second place in the McKinney Jaycee's Annual Bathing Beauty Revue of 1942. Her prize was \$3.00 in War Stamps. The winner received \$15.

In April of 1970 Ralph and Nancy divorced. A year later, Ralph married Dorothy M. Walker of Dallas and the couple moved to Stephenville.

Ralph was an active member of the Baptist Church and a 32nd degree Mason. He served as High Priest of the Haggai Masons in McKinney and was granted lifetime membership to Stephenville Masonic Lodge 267. He was also lifetime member of Hella Shriner of Dallas and the Scottish Rite.

Ralph died at Stephenville in 2004 and is buried at the Erath Gardens of Memory Cemetery. Dorothy, who died in 2014, is buried next to Ralph. Ralph's first wife Nancy never remarried. She died in 2014 at the age of 81 and is buried at the Ridgeview Memorial Park in Allen.

Olive (Brundidge) Gay (1872-1965): Second Homeowner

Olive Brundidge was born on the family farm in Searcy, Arkansas to parents Rev. James and California Brundidge in 1872. Olive's uncle was the six-term Congressman Stephen Brundidge representing a district 40 miles northeast of Little Rock.

In the early 1890, James and wife "Callie," along with their nine children, moved from Searcy to Nevada, Texas (20 miles southeast of McKinney). It was there that their daughter Olive married real estate dealer John Maston Gay in 1895. The couple had five children before moving to a home at 803 Tucker Street in McKinney in 1920 when Olive was 48 years old.

Sometime after 1935, Olive and husband John Maston Gay move to a house on Gaston Avenue in Dallas to be close to Olive's three brothers. Tragically in 1949, at the age of 77, Olive was forced to deal with both the death of her husband John and her eldest son Morris who was still living in McKinney at the time. Morris worked as a ranch manager and was married to Sarah Kerr. Morris Gay and Sarah had one son, John Edward Gay.

John Edward Gay graduated from McKinney Boyd High School in 1947. He was attending Southern Methodist University as an undergraduate and was living with his grandparents on Gaston Avenue the year his father and grandfather died. He went on to receive a law degree from there in 1954 and passed the Bar that same year. John returned to McKinney to join the law firm of his uncle Roland Boyd and lived in a house Olive purchased for him to live in at 1211 West Hunt Street.

Early on, John Edward Gay was active in civic and society affairs, a penchant he had this entire life. Early on, he became the President of the SMU Alumni Club and chaired the committee to establish a new charter for the City of McKinney. He headed the Collin County Bar Association, the Rotary Club, the Heart Association of Collin County. He accomplished all of that before marrying Judy Leatherman in 1959 who became connected with Ebby Halliday Realtors and one McKinney's leading business owners. Soon after the wedding, John moved from West Hunt Street and the couple took up residence on Finch Street.

Later in his life, John served as McKinney Mayor from 1991 to 1997 and as a Council Member before that. However, John Gay and his wife Judy are now best known as being the namesakes for the “John and Judy Gay Library” that was built on Eldorado Boulevard in 2009.

No doubt Olive was proud of her grandson as she continued to make her home in Dallas. However, when Olive was in her early 90s, her poor health required her to return to McKinney to live with her daughter Nannette on Finch Street while her son-in-law Earl Walker (husband of Olive’s other daughter Helen) became her legal guardian. In 1963, Mr. Walker sold Olive’s West Hunt Street house to nurseryman William H. Coffman.

Olive died in October of 1965 at the age of 93 and is buried next to her husband John Matson Gay (1874-1949) at the Pecan Grove Cemetery in McKinney.

William Howard Coffman (1893-1964): Third Homeowner

William H. Coffman was a florist in McKinney for four decades with a nursery on South Tennessee Street. He was born to parents George Coffman and Kate Parish of Woodlawn, Texas (four miles northeast of McKinney).

William’s father George was from Roanoke, Virginia. He arrived in Dallas, Texas in his youth where he drove a mule-driven street car. He later returned to Virginia but soon came back to Texas, settling on a farm in the Collin County community of Woodlawn.

William got his start in the nursery business in his early 20s working at the McKinney Nursery for nationally-recognized horticulturist Elbert W. Kirkpatrick who established the Texas Nurseryman’s Association in 1885. Despite Mr. Kirkpatrick’s contribution to the field of horticulture, he is probably better known locally for hosting attendees of the annual Confederate Veterans Picnic at his sumptuous, Queen-Anne Style home at 903 South Parker Street.

In 1917, William married Collin County native Ary L. Meador. The couple had their first child, George, in July of 1918. Six months later, they purchased a home on South Chestnut Street from fellow nurseryman and business partner Lee Roy Hedgcoxe (grandson of Henry O. Hedgcoxe, the key figure responsible for the “Hedgcoxe War” of 1852).

In July of 1919, William moved the family to Sherman where he accepted an assistant manager position with a florist there. He was not in that position for long. By November,

William was back in McKinney as manager of the newly incorporated business called Texas Nursery Company. The company boasted a capitalized net worth of \$250,000, with Elbert W. Kirkpatrick as President.

In 1922, William opened his own nursery business called Coffman Florist on South Tennessee Street when the street was the main route through the McKinney. About a year later, he expanded his business with a new greenhouse. His wife Ary assisted as a designer.

It is not surprising that William and Ary were members of the McKinney Garden Club. The couple were deeply involved in farming, ranching, and the arts. William was civically active in several organizations including, Rotary Club, Chamber of Commerce, and the Retail Merchants Association. He was a 32nd Degree Mason, a Shriner, and a member of the Presbyterian Church.

In addition to raising ornamental flowering plants, William raised Whiteface Hereford cattle on his ranch in Woodlawn. He was a member of the American Hereford Association, which was the world's largest purebred registry organization at the time. His herd of 40 Herefords produced livestock often considered among the best in Collin County.

The Coffmans were not typical agrarians. In addition to producing fine flora and fauna, they appreciated color, design, and style and are said to have owned an original painting by Texas artist Frank Klepper who won a first prize at an exhibition in Paris, France in 1910. Mr. Klepper is known locally for his 1934 mural he painted in the McKinney Post Office, now the Collin County History Museum. Mr Klepper's work now appears in several museum collections and auction houses.

The Coffman business served McKinney for over 80 years. It survived a Great Depression, a tornado, a robbery, the death of its founder, and a new highway that diverted traffic to west of town. When William died of arteriosclerosis in 1964 at the age of 71 his three sons George, Frank, and Billy took over running the business. Ary died in 1969. The business finally closed around 2009 and the property passed to the William's grandson James. Upon James' death in 2019, the property was sold to IDA Realty of Richardson.

William and Ary Coffman are buried at the Pecan Grove Cemetery.

Edna Glenn Buchanan (1900-1987): Fourth Homeowner

Edna Buchanan was born in Blue Ridge, Texas about ten miles northeast of McKinney. He was the son of blacksmith William D. Buchanan of Arkansas and Margrette Moats of Indiana. Edna's father was from Arkansas and moved to Collin County around 1880 and married Margrette Moats in 1881.

Born in 1900, Edna was the couple's seventh child. In his youth, he worked as a farm laborer. In 1922, he married Rutha Mae Mott from Fannin County. Edna and Rutha Mae had five children and lived in Melissa for many years where he worked for the Interurban Railway, the electric rail system that connected Dallas to Sherman operated by Texas Power & Light.

Around 1942, Edna and Rutha Mae moved to McKinney where he became an active member of the North Baptist Church, taking charge of its Sunday School program. Later, the couple lived in Richardson.

In April of 1970, Edna and Rutha Mae returned to McKinney where they purchased the home at 1211 W. Hunt Street. Rutha Mae and Edna celebrate their 50th wedding anniversary while living in the home. The couple spent much of their retirement years with church activities and seeing their children marry. In January of 1978, Rutha Mae died at that age of 73 and is buried at the Ridgeview Memorial Cemetery in Allen. Fifteen months later, at the age of 79, Edna married 61-year-old, Fannin County native Maurine Cranell.

Two months after Edna's marriage to Maurine, the couple sold the house on Hunt Street to radiologist Bobby Addington and moved to Leonard in the northeast corner of the county. The marriage ended when Maurine died in 1983. Two years later, at the age of 85, Edna married for a third time to Mabel Glenn of Hopkins, Texas.

Edna died in Leonard in 1987 and is buried next to his first wife Rutha Mae at the Ridgeview Memorial Cemetery. Edna's third wife Mabel died in 1993 and is buried next to her first husband Venus Alcorn at the Yantis Cemetery in Yantis, Texas.

C. Property Ownership

Address: 1211 West Hunt Street, McKinney, Texas 75069

Legal Description: Waddill Addition (CMC), Blk 5, Lot 3B

Geographic ID: R-0835-005-003B-1

Lat: 33.199023° **Lon:** -96.627731°

Purchase Date	Seller	Buyer	Book/Page
Jul. 31, 1855 ¹	State of Texas	Thomas T. Bradley	I / 370
Jan. 31, 1855	Thomas T. Bradley	Andrew J. Tucker	I / 310
Sep. 27, 1855	Andrew J. Tucker	Robert L. Waddill	I / 393
Aug. 17, 1897 ²	Sarah Waddill (partitioned)	Fannie P. Waddill	78 / 428-9
Mar. 13, 1920	Fannie P. Waddill	J. Ollie Smith	226 / 464
Mar. 25, 1920	J. Ollie Smith	L. R. Gibson	226 / 551
Mar. 11, 1921	L. R. Gibson	Carl Gallagher	234 / 167
Mar. 17, 1925	Carl Gallagher	Fannie P. Waddill	255 / 53
Apr. 12, 1945 ³	Fannie P. Waddill, dec'd.	Southwestern Investment	352 / 346
May 8, 1946	Southwestern Investment	Ralph & Nancy Agee	365 / 429
Oct. 9, 1954	Ralph & Nancy Agee	Mrs. Olive Gay	490 / 491
Jan. 16, 1963	Mrs. Olive Gay	William H. Coffman	611 / 232
Apr. 2, 1970 ⁴	George & Annette Coffman	Edna & Glenn Buchanan	754 368
Jun. 6, 1979	Edna & Glenn Buchanan	Bobby Addington	1176 / 417
Feb. 19, 1991	Bobby Addington	Timothy & Paula Crabtree	3445 / 356
May 25, 2000	Timothy & Paula Crabtree	Melissa & Davis Lee	
Jun. 29, 2009	Melissa & Davis Lee	Sarah E. Duff	
Mar. 27, 2025	Sarah E. Duff	Alyssa & Davis Fernandez	

¹ This is the date the State of Texas issued a patent affirming T.T Bradley's ownership.

² Heirs of Sarah & R.L. Waddill subdivide 108 acre tract.

³ Fannie Waddill died in 1939. Her nephew George R. Morris acted as executor.

⁴ Heirs of William and Ary Coffman

D. Tenant History

Though the Ralph Agee House was not always occupied by its owner, the only known tenant was John E. Gay in the late 1950s.

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

* * *

Map & Plans

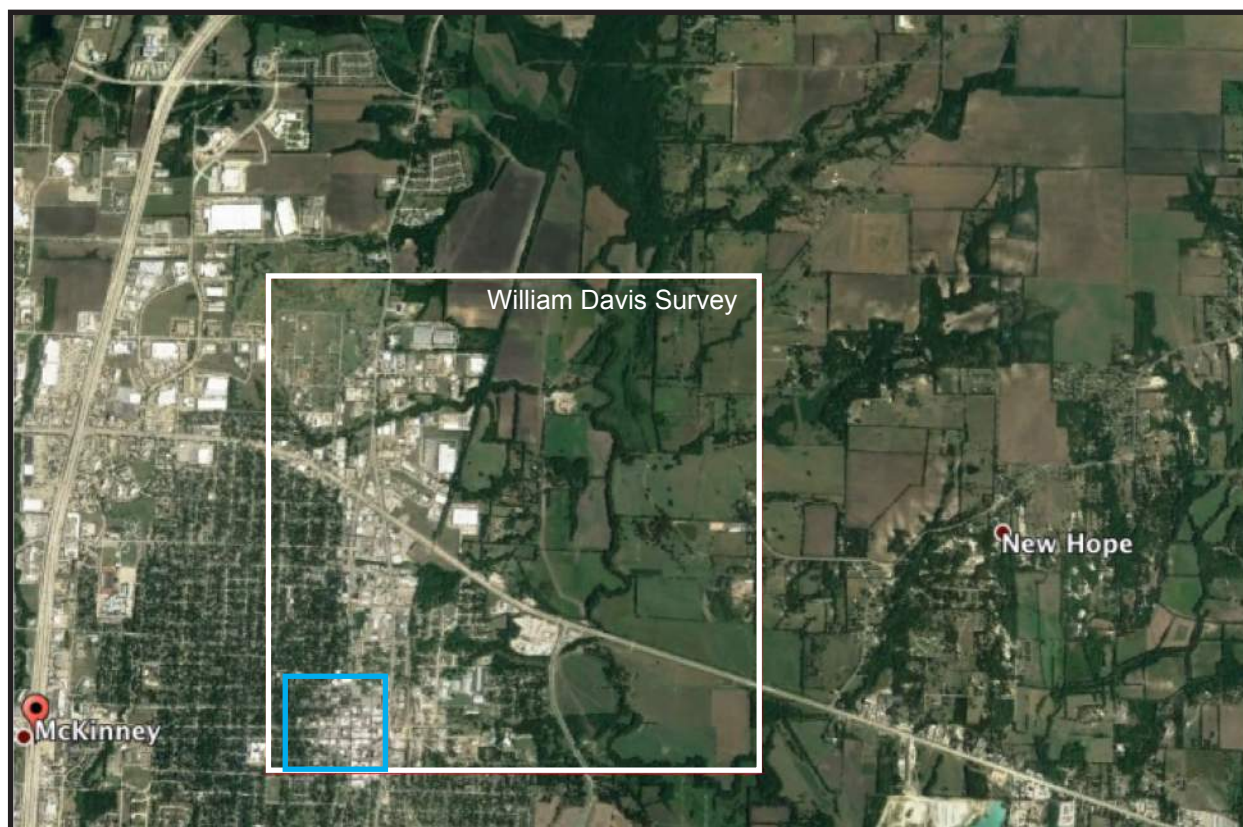
William Davis Headright

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.

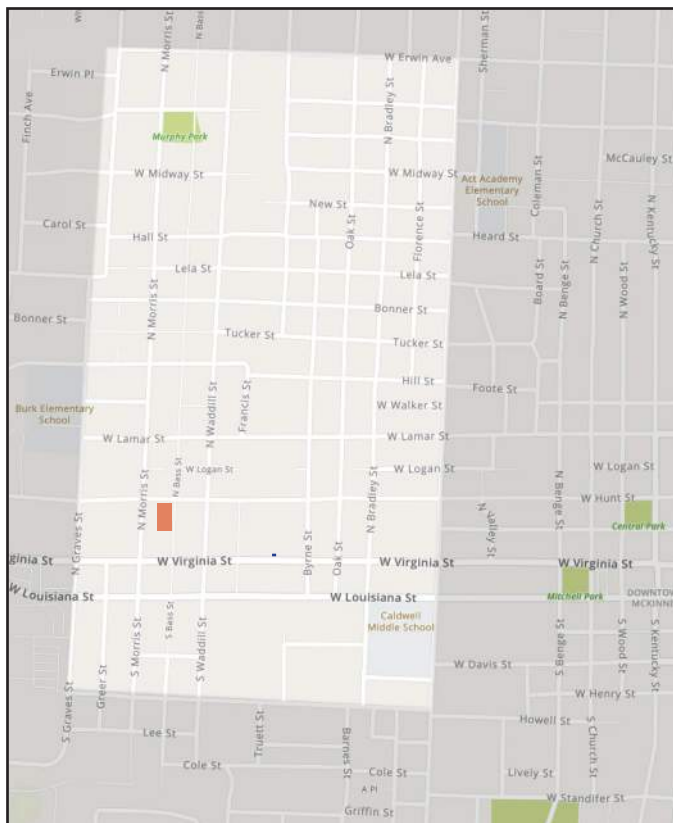
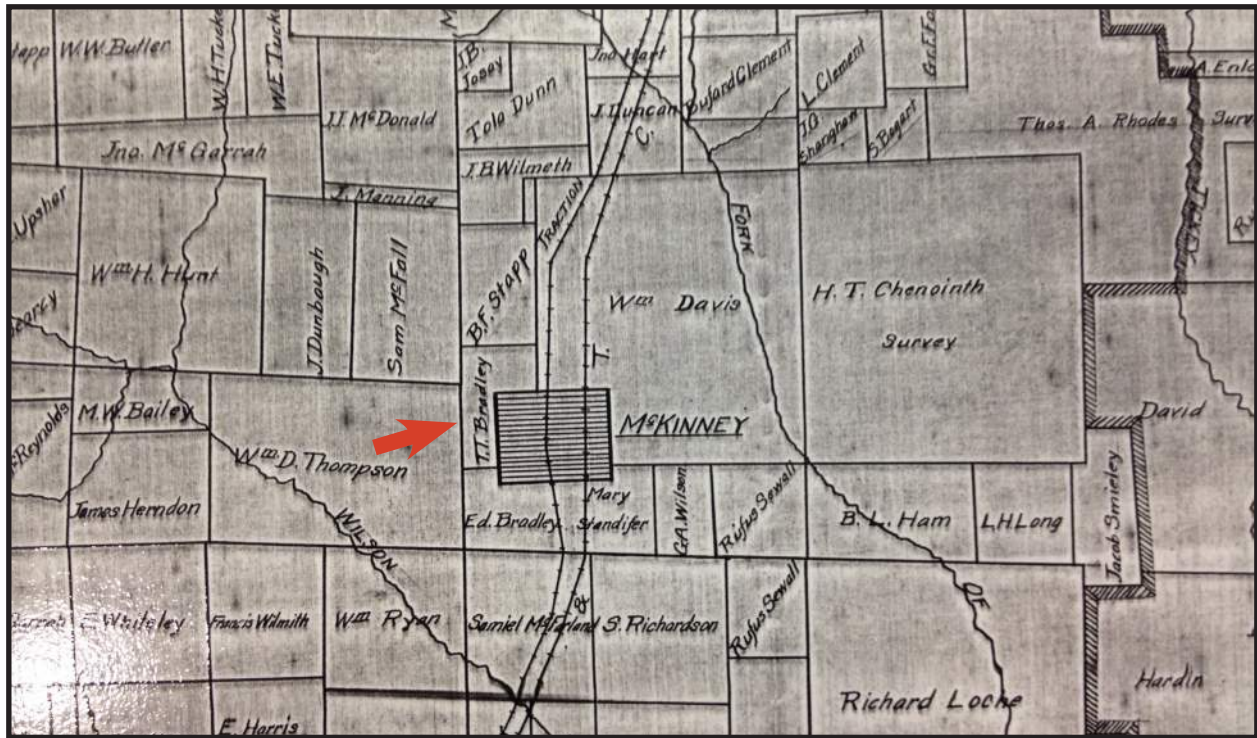
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associate with his contribution 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 red rectangle shows the lot at 1211 W. Hunt Street that Fannie Waddill sold to the Southwestern Investment Company in 1945.

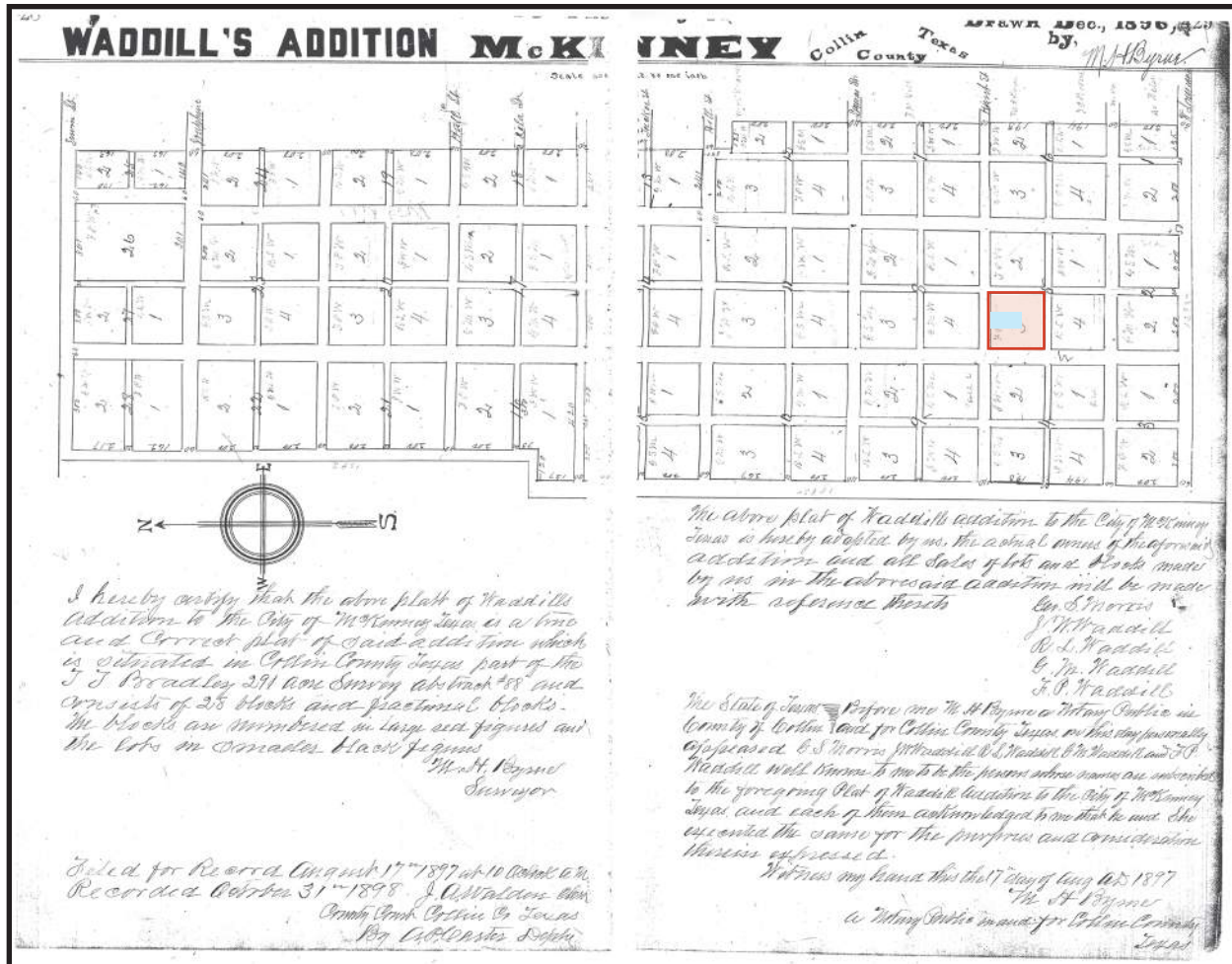
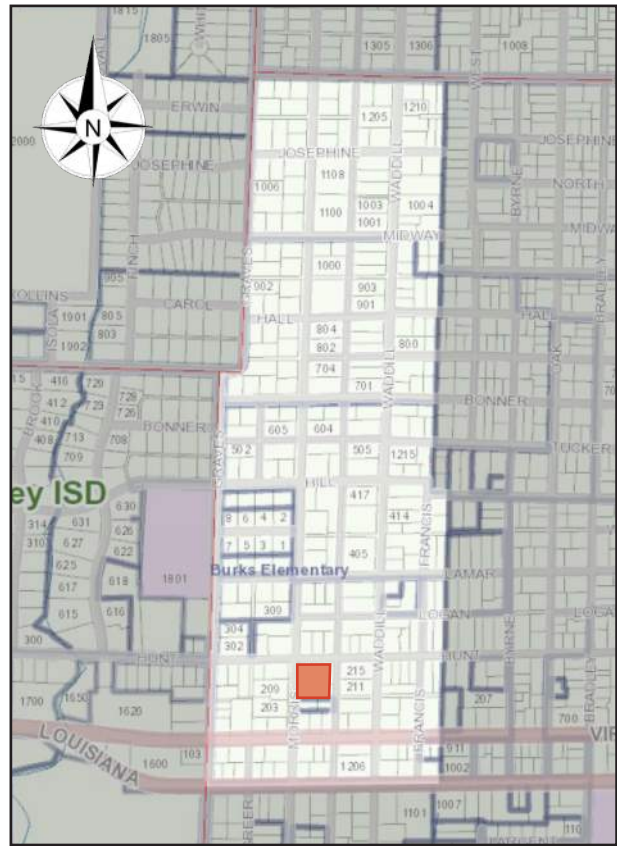
Drawings

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 daughter Fannie received 15 lots as her allotment. One of those was Lot 3, Block 5.

The map at right shows the boundaries of the Waddill Addition in context to the current city streets. Lot 3 in Block 5 is highlighted in red.

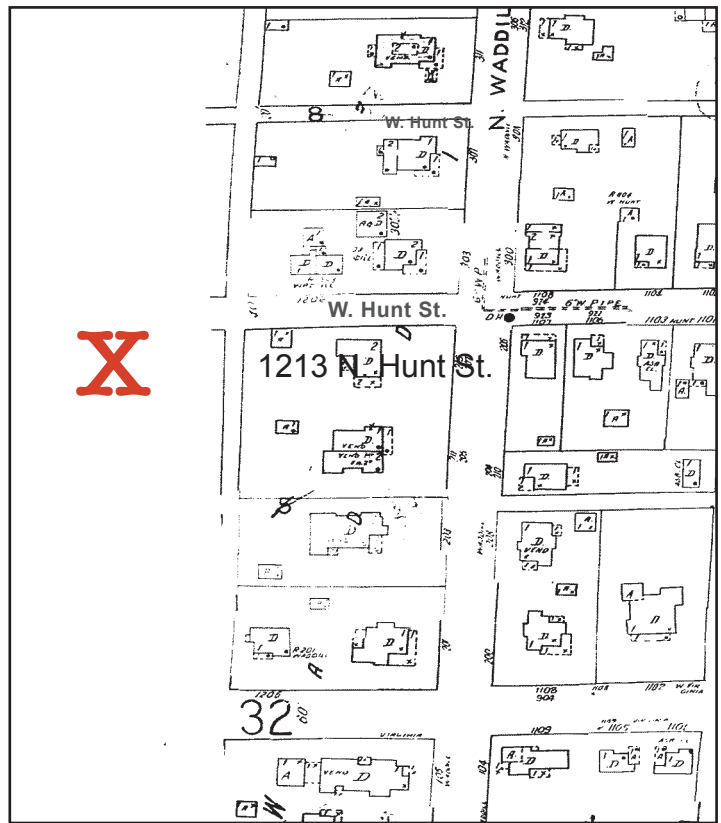
The plat below shows the original subdivision map drawn up in 1897. Lot 3, Block 5 is highlighted in red with the site of the Ralph Agee House indicated in blue.



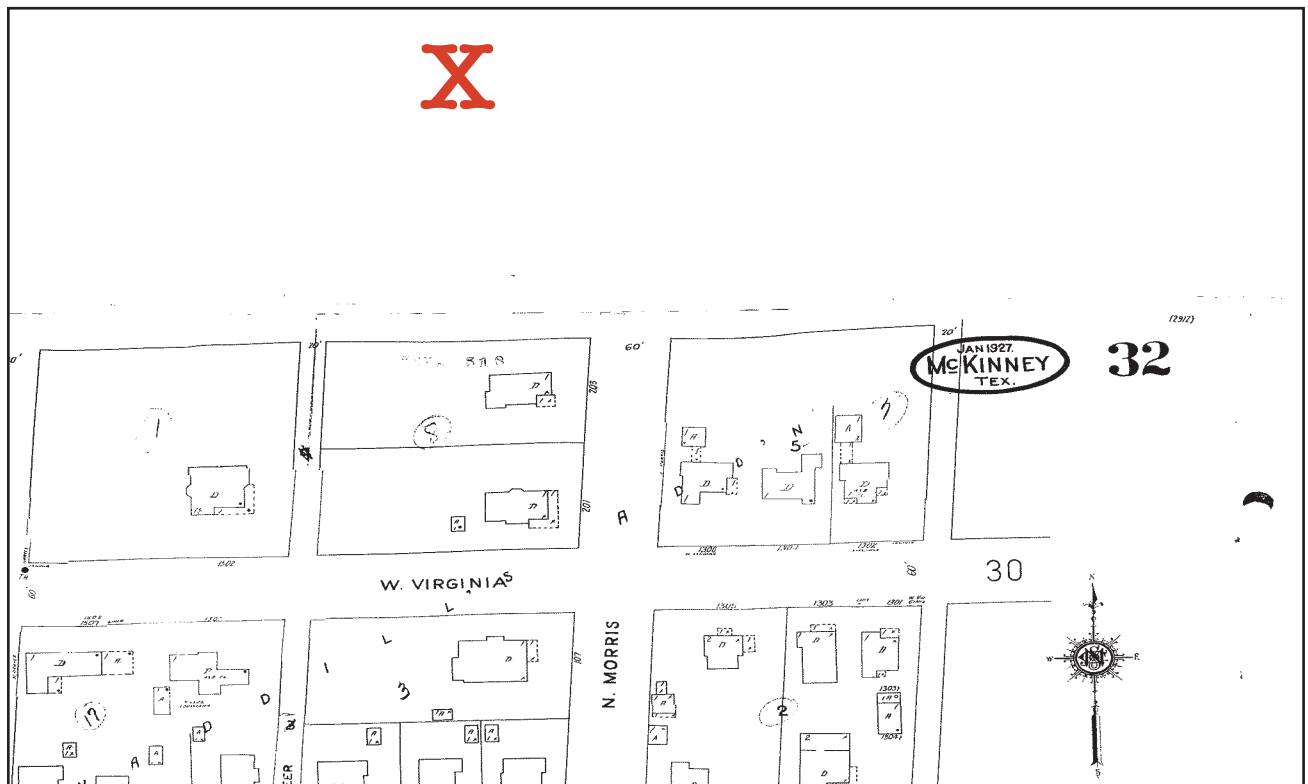
Sanborn Map

Until the 1960s, Graves Street was considered the western boundary of McKinney. The area between Morris and Graves Streets was sparsely developed in these early years and the Sanborn maps only include a few of the structures that were known to exist. Because of this, the Ralph Agee House does not appear on any maps published by the Sanborn Insurance Company.

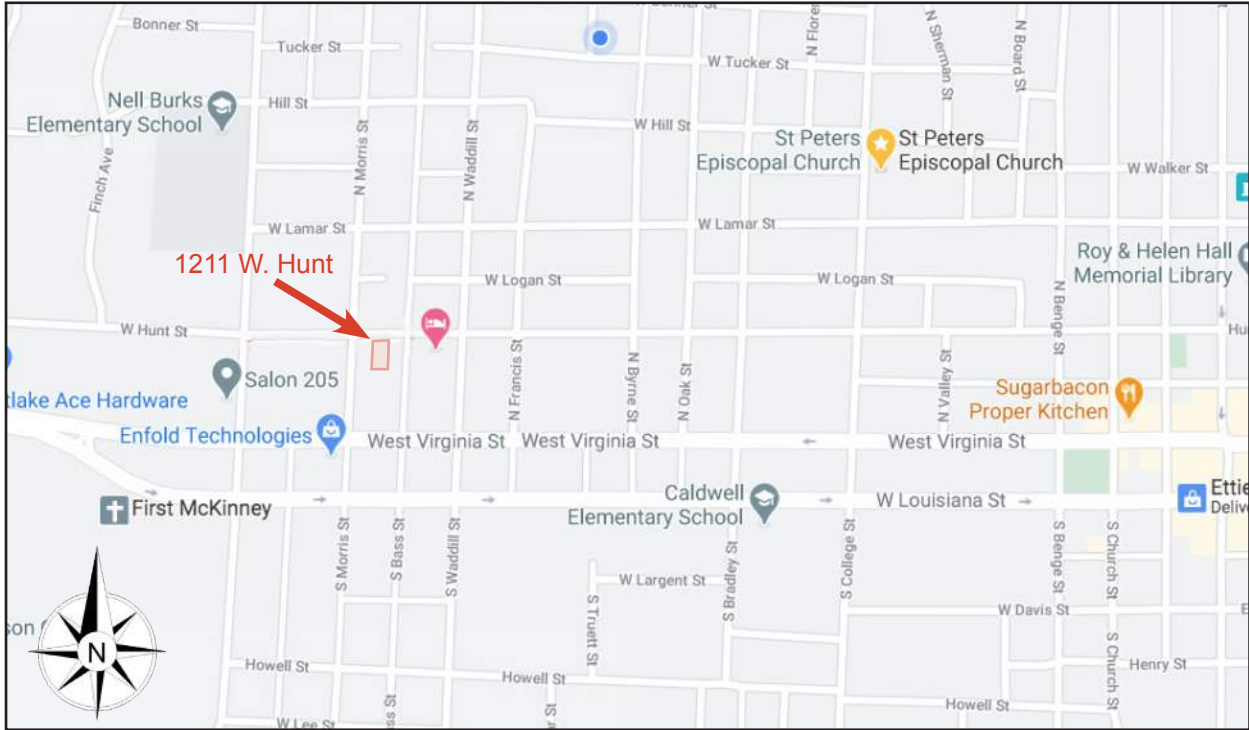
The maps on this page show the area included in the last published maps of the western portion of McKinney. The red Xs indicate the location of the Ralph Agee House if it had been included on the maps.



Post-1927 Sanborn Map, sheet 30



Post-1927 Sanborn Map, sheet 32

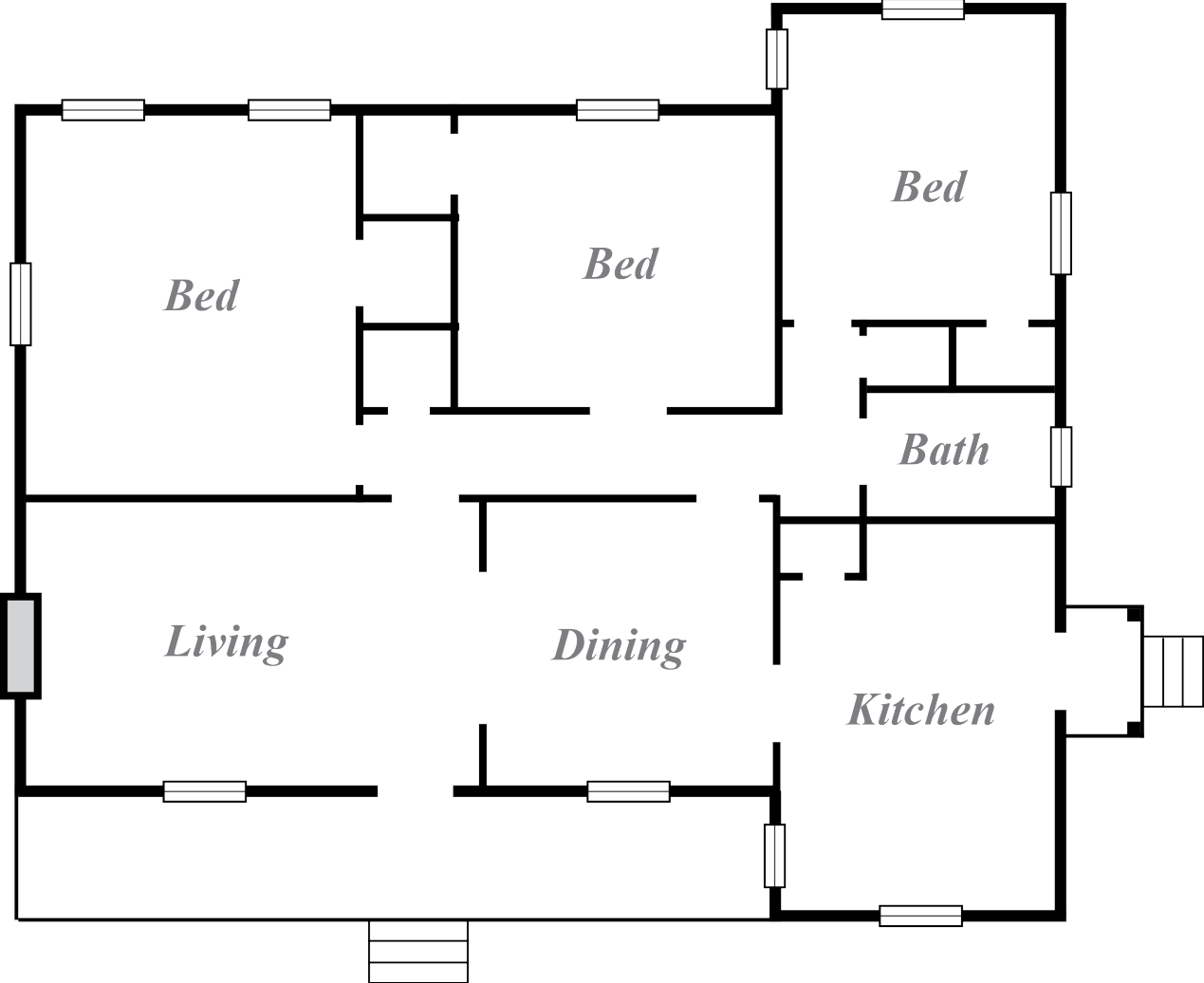


The map above shows the neighborhood around 1211 W. Hunt Street. The aerial photo below shows the immediate neighborhood at the intersection of North Morris and West Hunt Streets.

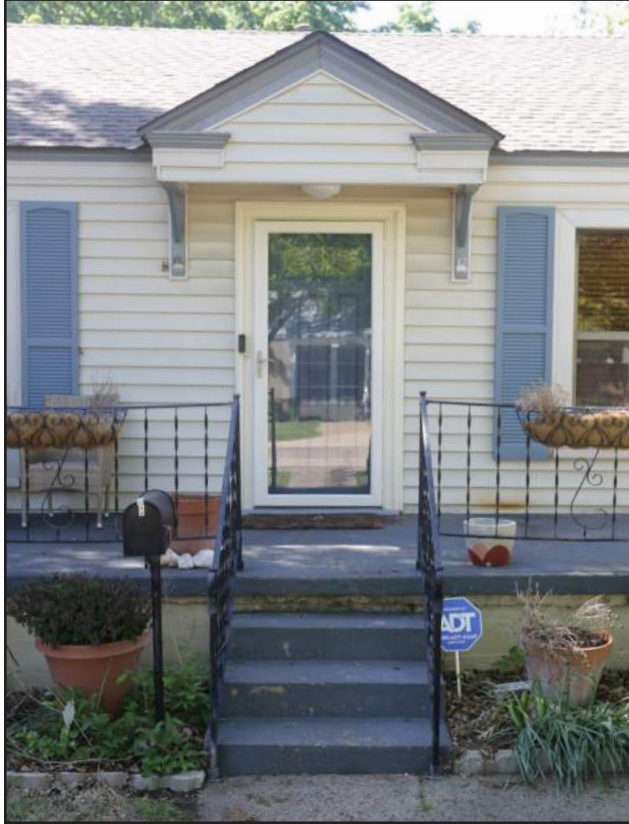


Floor Plan

This plan shows the floor of the Ralph Agee House in its current configuration.



Current Photos (2026)



West



Southwest



North



South



Northwest



East

Neighborhood Context (2026)

1211 W. Hunt Street neighborhood context



View looking East on W. Hunt Street



View looking West on W. Hunt Street

Houses near 1211 West Hunt Street



1214 W. Hunt Street



1210 W. Hunt Street



1212 W. Hunt Street



1302 W. Hunt Street

Photos: Interior & Details



Porch



North Entry



Living Room



Dining Room



Kitchen



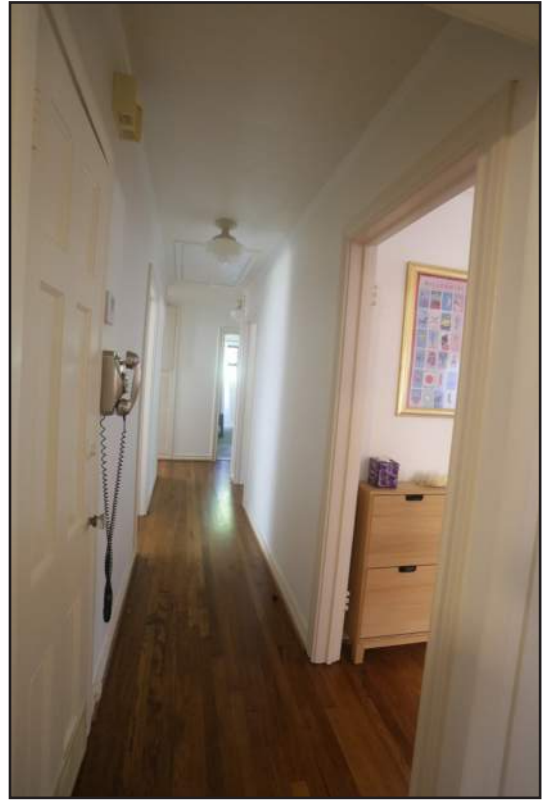
Master Bedroom



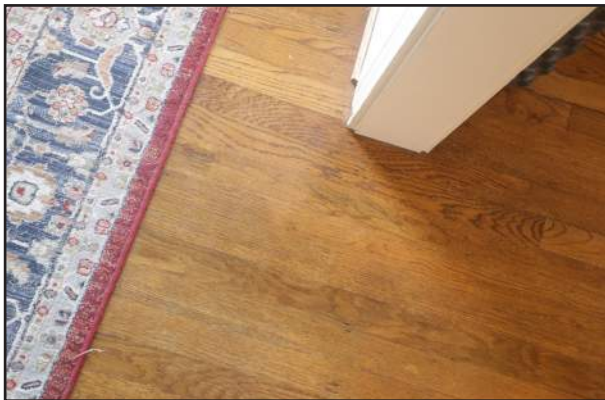
Office Room



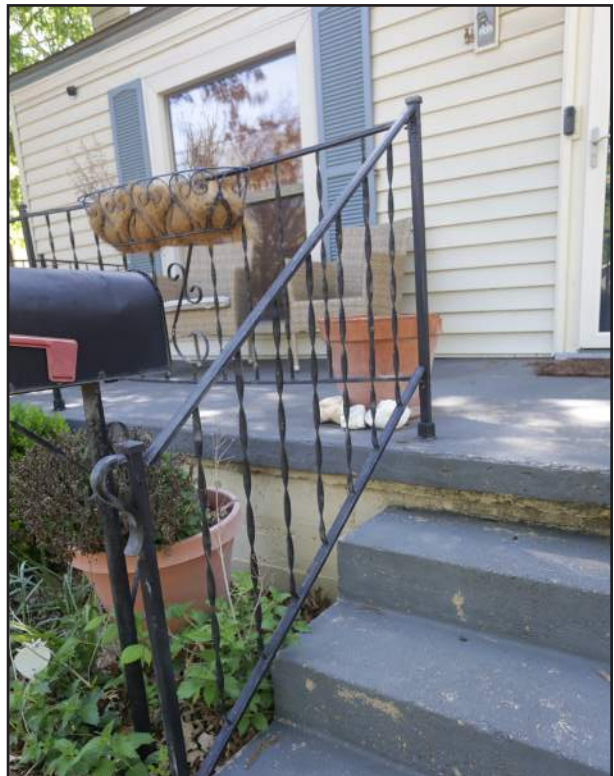
Bathroom



Hallway



Oak Flooring



Wrought Iron Railing

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

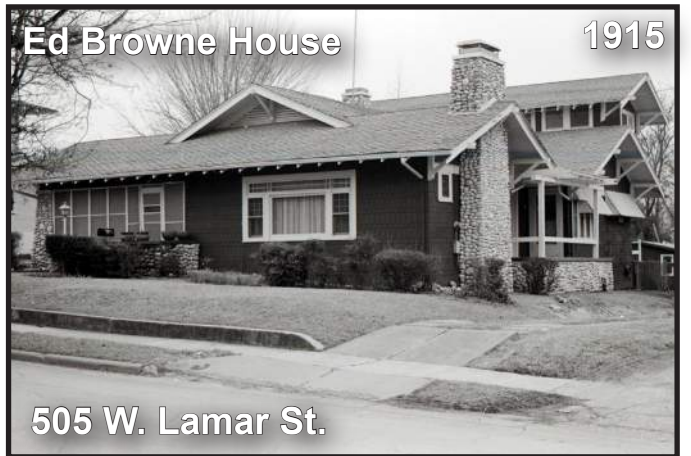
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a 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. Following World War II, the Minimal Traditional Style home became popular, followed by the Ranch Style in the late 1950s.



Minimum Traditional

The Minimal Traditional Style was common in the U.S. from the late 1930s through the 1950s. It emerged during the Great Depression and became especially popular after World War II. The homes were affordable, efficient to build, and well-suited to growing suburban neighborhoods.

The style, as its name suggests, incorporates little in the way of ornamentation. Instead, it offers only hints of other styles such as Tudor Revival, Craftsman, and Colonial. With financial assistance from the G.I. Bill and the FHA, these homes were especially popular among returning soldiers starting families following World War II.

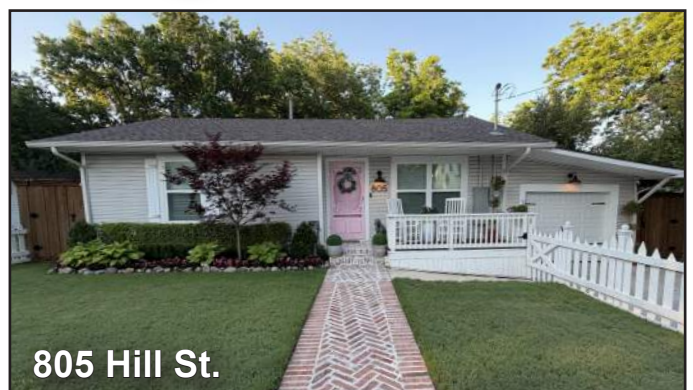
Characteristics of the Minimum Traditional Style include:

- 4-6 rooms, single story
- wood frame construction
- Low pitched gabled roofs
- shallow eaves
- rectangular footprint
- combined living/dining spaces
- unadorned front entrance
- incorporates simplified traditional styles
- lack of ornamentation
- attached garage

The Minimal Traditional style was a pragmatic response to the national economy, the growing social influence of the automobile, and a new emerging modern aesthetic that valued functionality over architectural embellishment.



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



These are the photos of the homes built by the Southwestern Investment Company in 1946. At the time, these houses sold for around \$7,500. Their similarities are unmistakable, yet the house at 1211 W. Hunt St. is the only one to have an open porch and a gabled portico above the entry.



1211 W. Hunt St.



110 S. Morris St.



114 S. Morris St.



116 S. Morris St.



202 S. Morris St.



204 S. Morris St.



206 S. Morris St.



208 S. Morris St.



111 S. Morris St.



This brick home was built in 1995 on the lot of the original Southwestern Investment Co. residence constructed in 1946.

108 S. Bass St.



1214 W. Hunt St.



1212 W. Hunt St.



1210 W. Hunt St.



1205 W. Hunt St.



1009 W. Logan St.