

July 16, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

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

Dear Cassie,

I am submitting this application for a **Historic Building Marker** on behalf of Traci Paulette for the house at 620 West Virginia Street.

I am submitting this application for the Marker along with an application for the HNIZ tax exemption.

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 Traci Paulette (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 fluid and cursive, with the first name "Tom" being more prominent than the last name "Michero".

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

Home Owner Contact Info:
Traci Paulette
620 W. Virginia St.
214-498-5607
traci.paulette@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:	Sims Cameron House		
Address of Building:	620 W. Virginia Street, McKinney, TX 75069		
Date of Construction:	Check one: ☐ Known or ☒ Circa 1893-1897		
Architect/Designer:	Unknown		
Builder/Contractor:	Unknown		
Architectural Period:	Victorian	Architectural Style:	Late Queen Anne
Is Building Location Original?	☐ Yes	☒ No (Specify Original location):	618 W. Louisiana St., McKinney

Parcel ID and Legal Description of Property	Legal Description: McKinney Outlots, Lot 576B & 577B
	Geographic ID: R-0926-000-576B-1
	Lat: 33.198144° Lon: -96.622578°

Building Use:

Original Uses	Folk Victorian Style	Adapted Uses
☐ Agriculture	☐ Agriculture	☐ Agriculture
☐ Commerce	☐ Commerce	☐ Commerce
☐ Education	☐ Education	☐ Education
☐ Government	☐ Government	☐ Government
☐ Healthcare	☐ Healthcare	☐ Healthcare
☐ Industrial	☐ Industrial	☐ Industrial
☐ Recreation	☐ Recreation	☐ Recreation
☐ Religious	☐ Religious	☐ Religious
☒ Residential	☒ Residential	☒ Residential
☐ Social	☐ Social	☐ Social

☐ Transportation _____

☐ Transportation _____

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

a. Plan and Orientation

	Original 1-1/2	Current 2
Number of Stories		
Orientation (N, S, E, W)	South	South
Floor Plan		
Open plan	☐	☐
L-plan	☐	☐
Modified L-plan	☒	☒
Center passage plan	☐	☐
2-room plan	☐	☐
T-plan	☐	☐
Shotgun plan	☐	☐
Asymmetrical plan	☐	☐
Other (specify)	☐ _____	☐ _____

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

Roof Form		
Gable	☒	☒
Hipped	☒	☒
Flat with Parapet	☐	☐
Gambrel	☐	☐
Mansard	☐	☐
Shed	☐	☐
Other (specify)	☐ _____	☐ _____
Windows		
Double Hung	☐	☐
Single Hung	☐	☐
1 over 1	☒	☒
3 over 1	☐	☐
4 over 1	☐	☐
4 over 4	☐	☐
Casement	☐ _____	☐ _____
Awning	☐ _____	☐ _____
Hopper	☐ _____	☐ _____
Arched	☐ _____	☐ _____
Fixed	☐ _____	☐ _____
Sliding	☐ _____	☐ _____
Other (specify)	☐ _____	☐ _____
Doors		
Single front	☒	☒
Double front	☐	☐
2 Front Doors	☐	☐
Solid Panel	☐	☐
Multiple Panel	☐ _____	☐ _____

Glass	☐	☐
Other	☐	☐
Decorative Elements		
Corbels	☐	☐
Brackets	☒	☒
Columns and post	☒	☒
Shutters	☐	☐
Porch(es)	☒	☒
Other	☐	☐

Materials (Please check all that apply.)

	Original	Current
Construction		
Frame	☒	☒
Solid Brick	☐	☐
Solid Stone	☐	☐
Concrete	☐	☐
Other (specify)	☐	☐
Foundation		
Pier and Beam	☒	☒
Stone	☐	☐
Brick	☐	☐
Concrete	☐	☐
Concrete Masonry Units	☐	☐
Other (specify)	☐	☐
Exterior Wall Surface		
Siding (specify type)	☐	☐
Stucco	☐	☐
Stone	☐	☐
Brick	☐	☐
Wood Shingle	☐	☐
Other (specify)	☒ wood siding	☒ wood siding
Windows		
Wood Sash	☒	☒
Aluminum Sash	☐	☐
Steel Sash	☐	☐
Vinyl Sash	☐	☐
Other (specify)	☐	☐
Roof Materials		
Shingles (specify type)	☒ composition	☒ composition
Tile (specify type)	☐	☐
Slate	☐	☐
Metal (specify type)	☐	☐
Other	☐	☐

Primary Exterior Color
Secondary (Trim) Color
Additional Colors

white
gray*

white
white

** based earliest known color 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.

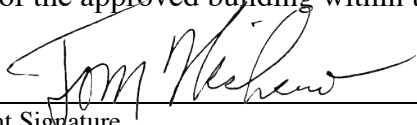
H. Additional Information

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.)

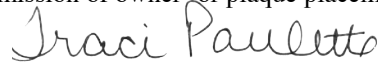
The Historic Preservation Advisory Board requests that all plaques be mounted on the front façade of the approved building within thirty (30) days of receipt.



Applicant Signature

Tom Michero
1108 Tucker Street
McKinney, TX 75069

Permission of owner for plaque placement ☒



Owner Signature

Traci Paulette
620 W. Virginia Street
McKinney, TX 75069

Collin CAD Property Search

Property ID: 1126329 For Year 2026

Property Details

Account		
Property ID:	1126329	Geographic ID: R-0926-000-576B-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	620 W VIRGINIA ST MCKINNEY, TX 75069	
Map ID:	068.E	
Legal Description:	MCKINNEY OUTLOTS (CMC), LOT 576B & 577B	
Abstract/Subdivision:	S0926	
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT	
Owner ⓘ		
Owner ID:	1206977	
Name:	PAULETTE CARY &	
Agent:		
Mailing Address:	TRACI PAULETTE 620 W VIRGINIA ST MCKINNEY, TX 75069-4542	
% Ownership:	100.0%	
Exemptions:	HS - HT - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:		\$947,827 (+)
Improvement Non-Homesite Value:		\$142,825 (+)
Land Homesite Value:		\$256,500 (+)
Land Non-Homesite Value:		\$0 (+)
Agricultural Market Valuation:		\$0 (+)
Value Method:		C
Market Value:		\$1,347,152 (=)
Agricultural Value Loss: ⓘ		\$0 (-)
Appraised Value: ⓘ		\$1,347,152 (=)
HS Cap Loss: ⓘ		\$140,783 (-)
Circuit Breaker: ⓘ		\$0 (-)
Assessed Value:		\$1,206,369
Ag Use Value:		\$0

to using for legal purpose and or documents.

📌 Taxing Entities

For proposed tax rates, adopted tax rates, and tax estimates visit the Tax Transparency website: [CollinTaxInfo.org \(https://collintaxinfo.org\)](https://collintaxinfo.org)

For tax statements or to make payments, visit the Tax Office website: [CollinCAD.org/tax-offices \(https://collincad.org/tax-offices\)](https://collincad.org/tax-offices)

Owner: PAULETTE CARY &

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	\$1,347,152	\$442,793	N/A
GCN	COLLIN COUNTY	\$1,347,152	\$1,116,153	N/A
JCN	COLLIN COLLEGE	\$1,347,152	\$865,504	N/A
SMC	MCKINNEY ISD	\$1,347,152	\$1,006,369	N/A

📌 Property Improvement - Building

Description: RESIDENTIAL = 620 W VIRGINIA ST **Type:** Residential **Living Area:** 3066.2 sqft **Value:** \$947,827

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R07	1930	1656
CP	Covered Porch/Patio	R07	1930	457
MA2	Main Area 2nd Floor	R07	1930	1053
AG	Attached Garage	R07	1930	356
MA2	Main Area 2nd Floor	R07	2014	356

Description: RENTAL HOUSE = 204 N BRADLEY **Type:** Residential **Living Area:** 1144.0 sqft **Value:** \$142,825

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R03	1945	1144
CP	Covered Porch/Patio	R03	1945	96

📌 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.25	11,033.85			\$256,500	\$0

📌 Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$1,090,652	\$256,500	\$0	\$1,347,152	\$140,783	\$1,206,369
2025	\$864,942	\$256,500	\$0	\$1,121,442	\$18,949	\$1,102,493
2024	\$878,191	\$171,000	\$0	\$1,049,191	\$0	\$1,049,191
2023	\$838,859	\$171,000	\$0	\$1,009,859	\$0	\$1,009,859
2022	\$763,627	\$152,000	\$0	\$915,627	\$0	\$915,627

📌 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
7/12/2021	WD	Warranty Deed	CHADICK CABE	PAULETTE CARY &			20210729001529500
5/7/2015	WD	Warranty Deed	BENSON SCOTT & MARCY	CHADICK CABE			20150609000684270

10/24/2013	WD	Warranty Deed	GREEN HAROLD M	BENSON SCOTT & MARCY			20131025001464160
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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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City of McKinney

Historic Building Marker Application

(Supporting Documentation)

Sims Cameron House

620 W. Virginia Street



Alterations & Construction

Construction

The Sims Cameron House was originally constructed between 1892 and 1897. The house began as a one-and-half story, wood-frame residential structure built on a pier-and-beam foundation following a modified L-plan. It had prominent, front-facing gabled roof intersecting a larger hipped roof. An inset-porch extended across the front of the house. The home's 10-foot ceilings allow it to be fenestrated with tall, vertically-oriented one-over-one sash windows. The home's design was influenced by the Queen Anne Style with bay windows, floor extensions, scrolled brackets and other ornamentation.

Alterations

In 1914, the house was moved from its original site at 618 West Louisiana Street to its current location on West Virginia Street, 300 hundred feet north. After it was moved, the new owner made several updates to what was a nearly 20-year-old house. Later, in 1935, the same owner made the house a full two-story house with the addition of a full-height bedroom on the second floor.

The house remained relatively unchanged until an owner of the house in 2014 made extensive updates to the house to give its current appearance. These alterations included new exterior siding, wrapping the porch around the home's southeast corner, applying fish-scale shingles to the exterior of the second story addition and elevating the foundation nearly two feet. These changes added stylistic consistency to the original 19th Century construction while responding to contemporary building standards.

Since 2021, the current owners have:

- Painted the interior and exterior
- Repaired the front porch
- Exposed the interior wallboard
- Installed new shingles on the roof
- Added underpinning to the foundation and repaired the resulting wall cracks.

Anticipated Needs

The current owner purchased the house in 2021 and has no plans to make further alterations. However, should repairs or alterations be required, it is the intent of the home owners to maintain the historic integrity of the house as close to its original aesthetic as possible.

Narrative History

Edward Bradley came from Kentucky to Texas with his wife Nancy and four children in 1842 to partake of the land being offering by the settlement company known as the Peter's Colony. The Republic of Texas used organizations like this to attract immigrants to the young nation by offering settlers lucrative land contracts. Ed Bradley's family was among the first 200 families to settle in the area.

Despite having plenty of land to give away, the Peter's Colony managers had difficulty settling as many people as required by their agreement with the Republic of Texas. Management issues within the Peter's Colony organization led to great legal confusion regarding the titles held by the settlers. It was only after Texas joined the United States that these disputes were fully settled. In the end, Ed Bradley's headright grant of 640 was affirmed. In 1855, Edward Bradley's son, Thomas T. Bradley, was deeded a separate grant signed by Texas Governor Elisha M. Pease for 291 acres situated a half mile west of the McKinney town square.

Thomas Bradley's tract was popularly known as College Hill. Though Thomas was a farmer by profession, he 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.

In 1871, Thomas' daughter Sarah Jane married saloon keeper George M. O'Brien. That same year, for consideration of "love and affection" Thomas deeded a two-acre parcel to the newlyweds. George was a member of the pioneer O'Brien family that settled the town of Buckner, the county's second oldest town. George and Sarah Jane had one daughter. Tragically in 1873, an epidemic of Small Pox broke out in Collin County killing hundreds of people. George was among them. Soon afterwards, Sarah Jane married harness maker Warren D. Parker. In 1877, Thomas Bradley corrected Sarah Jane's deed so that ownership of the property that George and Sarah once owned jointly reflected that the tract was now Sarah Jane's separate property. Five months later, Sarah Jane (and her new husband) sold the tract that her parents had given her and her first husband George as a wedding present. The buyer was Francis Marion "Tuck" Hill.

Tuck Hill was a well-known former Confederate captain and successful stockman who was known to have hosted his cousins, Frank and Jesse James, on their several visits to McKinney. Tuck purchased Sarah Jane Parker's lot for \$175 cash and a note for \$150 and held the property for over a decade.

Around 1878, Tuck Hill built a house to be his residence on his lot fronting West Virginia Street. The two-story residence with its cross-gabled roof and covered porch was one of the first homes in McKinney to be adorned with Victorian details. Over the next two years Tuck purchase adjoining lots until he owned the entire block. In 1888, he divided the block he owned in to several lots selling an eastern portion of the property to local dentist Dr. Henry L. Pearson (1858-1945) for \$400 in cash and a \$500 one-year note.

In February of 1913, Tuck and Mary sold the lot just west of their home to capital investor Joseph E. Largent for \$900 cash. This lot was located at the corner of West Virginia and North Bradley Streets. Three days later, Mr. Largent sold the lot to City Commissioner and mule trader Joe W. Barnes who was living nearby in house on West Louisiana Street.

In 1914, Joe Barnes wanted to make some changes to his West Louisiana property and made a purchase arrangement with City Secretary Sims Cameron that included Mr. Barnes moving his current house and placing it on the corner lot at Virginia and Bradley Streets. Sims paid \$3,000 for the house and lot. It is not an accident that Sims and his wife Jennie decided to live next to Tuck Hill. Sims' mother was a first cousin of Mary Q. Graves, the wife of Tuck Hill.

The house that Mr. Barnes sold to Mr. Cameron was originally built for Judge Frank E. Wilcox around 1893. The house was a Queen Anne inspired one-and-a-half story, seven room residence. Frank and his wife Jennie lived in the house on West Louisiana Street for nearly a decade before Jennie died at the age of 34 in November of 1904. Within days of her death, the heart-broken Frank put the house up for sale. The house sold within a week to Joe Barnes. Mr. Barnes and his wife lived in the old Wilcox house for another decade before selling it to Sims Cameron and having it moved. Joe Barnes replaced the house he sold to Sims with a modern, two-story early Prairie Style structure constructed by carpenter Arthur W. Dowlen.

Once the old Wilcox house was on its new lot, Sims Cameron began overhauling and remodeling it. However, probably the biggest change Sims made to the house was made in 1935 when he added a bedroom (or sleeping porch), making the upstairs portion of the house a full second story. At the time Sims was remodeling his home, architectural styles were shifting in favor of the Craftsman Style and this is evident in the flattened pitch of the gable of the addition.

Sims and his wife Jennie lived together in their house at 620 W. Virginia Street until Sims died in 1958. Jennie continued to live in the house until her death in 1964. In the years that followed, other changes were made to the house. Around 2014, a major renovation took place. The exterior siding was replaced, the porch was remodeled to wrap around the home's southeast corner, fish-scale shingles were added to the second story addition, and the foundation was elevated. All of these alterations are consistent with the time period of the home's original construction and make the 1935 addition more stylistically consistent with the rest of the house.

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 of 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.

Warren Dickson Parker (1846-1910): Lot Grantor to Tuck Hill

Warren Parker was born in Humphreys County, Tennessee on Christmas Day in 1846. He, along with his brothers John and Robert, left their home state for Texas in the late 1850s. All found their way to McKinney where they each plied their trades. John was a gunsmith. Robert was a shoemaker. And, Warren was a harness maker.

Around 1874, Warren married Sarah Jane “Jennie” Bradley who was a recent widowed and daughter of Thomas Bradley. Another Parker brother would later have connections with the Bradley family when Warren’s brother John married Sarah’s cousin in 1879. Both John and Warren married women with considerable land holdings that they inherited from Thomas T. Bradley.

Warren and Sarah had four children. Their first died at a young age. Around 1880, the family moved to Dallas where Warren worked as a sewing machine salesman. Sarah died sometime before 1900.

Warren was active in two fraternal organizations, the Woodsman of the World (W.O.W.) and the International Order of Odd Fellows (I.O.O.F.). In 1915, he served as the Secretary for McKinney’s I.O.O.F Empire Lodge No. 68 even though he lived in McKinney at the time. Warren died in Dallas in April of 1928 due to pneumonia. He is buried at the Grove Hill Cemetery in Dallas.

Francis Marion Hill (1842-1920): Next Door Neighbor

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

Tuck Hill was born on February 13, 1843 in Lafayette County, Missouri, the son of Robert M. Hill and wife Susan Poor. In his youth, Tuck was a precocious adventurer having traveled as far away as Salt Lake City when he was 16 years old.

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

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

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

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

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

Tuck was active in civic affairs serving as an alderman from 1899 to 1901. He was the McKinney Camp Commander of the United Confederate Veterans in 1895. He also helped organize the ex-Confederates and Old Settlers Picnic Association. This organization held an annual event in McKinney that showcased agriculture, livestock and

food in a carnival-like atmosphere. The Picnic concluded each year with a parade around the town Square with Tuck serving as its Grand Marshall most years. The last “Confederates” picnic was held in 1941. After that, because there were few living Confederate veterans, the event became known as the Old Settlers Picnic. Tuck was also a member of the Odd Fellow Lodge (I.O.O.F.) and served as a Deacon in the First Christian Church.

Captain Hill died at his home on Virginia Street on February 3, 1920 at the age of 77 years. His burial at the Pecan Grove Cemetery was conducted under the auspices of the Odd Fellow Lodge.

Joe Wood Barnes (1871-1924)

Joe Barnes was a native of Collin County having been born on the farm of his parents Henry and Francis Jane Barnes near Rock Hill on January 26, 1871. He was reared there until his father moved to McKinney, after which Joe became a grocery delivery boy for the firm of Fox & Love. His energy, enthusiasm, and obliging nature rapidly rewarded Joe with success in the business world. He later embarked in the retail grocery business for himself and later in the firm of Will C. Gerrish under the firm name of Barnes & Gerrish in 1906. The firm was one of the largest retail grocery businesses in McKinney until Joe voluntarily retired to devote his attention to mule and livestock trading. In 1909, he partnered with Joe E. Largent and founded the firm of Barnes & Largent which enjoyed much success.

In 1912, when McKinney’s Aldermanic form of municipal government gave way to the City Commission form, Mr. Barnes was elected, along with undertaker Sam J. Massie as the City Commissioners, and H. A. Finch as Mayor. During the four two-years terms they all served together, the city began laying pavement for sidewalks as well as the initiation of other popular infrastructure projects.

In 1898, Joe Barnes married Miss Florence Largent, daughter of William and Rosa Largent and cousin of his mule-business partner Joe E. Largent. The couple had two children, Joe W. Barnes, Jr., and Rosabelle.

In 1914, Joe Barnes was looking to make some changes to the family home on West Louisiana Street. Instead of remodeling or razing the old house, he sold it to grocery store manager Sims Cameron who moved it one block away to a lot on West Virginia Street that Joe Barnes had sold him. Joe Barnes hired carpenter Arthur W. Dowlen to build him a new two-story, Four-Square Style house with Italianate massing and

neo-classical accents. The new sumptuous home had every modern convenience.

Joe Barnes was active in civic affairs beyond his duties as Commissioner. He was a member of the First Christian church and an member of the Benevolent and Protective Order of the Elk (B.P.O.E.), a fraternal order dedicated to community, charity, and service.

In 1924, he died due to a stomach injury he sustained while cranking his car. Joe Barnes' funeral services was conducted at the family residence at 618 West Louisiana Street with interment at the Pecan Grove Cemetery.

William Sims Cameron (1885-1958)

Sims Cameron served as the City of McKinney Secretary from 1912 to 1918 and was a long-time officer of the Central National Bank. He was a native of McKinney, the son of Franklin Beecher Cameron and Mollie Estelle Graves. Sims was educated in the Jones Academy of McKinney, later attending McKinney Business College run by Professor N.R. Stone on the west side of the McKinney Square.

Sims first job after college came in 1908 working for grocer Price Stiff. He worked in the grocery business for four years. During that time he married McKinney native Jennie Lewis with the couple taking up residence with Jennie's parents on North College Street then later renting a home on West Virginia Street.

In 1912, Sims quit his bookkeeping position at the grocery store to run for McKinney City Secretary. Three candidates vied for the position with Sims winning with 400 votes. That was more votes than the combined totals of the other two candidates. Two years earlier, Sims had proven himself a popular public figure in McKinney by placing 14th in a city-wide popularity contest sponsored by the McKinney Courier Gazette. His ranking won him a free trip to Colorado in 1910. The winner of that contest was Claude Sears who at 16 years of age walked away with first prize, a \$1,250 Buick touring car.

In March of 1914, with two years of public employment under his belt, a wife, and a four-year-old daughter, Sims looked to create a permanent home for his family. He found it in a home owned by mule trader Joe W. Barnes. However, Mr. Barnes didn't want to sell his property, just the house. So, Sims bought Mr. Barnes' house and moved it one block to the corner of Bradley and Virginia Streets to a be placed on a lot Sims had also purchased from Mr. Barnes. This allowed Mr. Barnes to build a new house and provided Sims and his wife with a house they could refurbish to their liking.

Sims held his City Secretary job until resigning in 1918 to take a teller position at the Continental State Bank on the North side of the McKinney Square. When the bank changed ownership and became the Central National Bank in 1922, Sims was promoted to Assistant Cashier, a position with more clout than the title implies. The position actually made Sims an officer of the bank.

Sims was a witty, jovial, and devoted employee of the bank for 37 years. For over 25 of those years, he held the position of Assistant Cashier. It was not until the late 1940s that he was promoted to Assistant Vice-President.

Sims was active in civic affairs, fraternal clubs, and business organizations including Chamber of Commerce, Retail Merchants Association, Collin County Bankers Association to name a few. He was an office holder in nearly every organization he was a member of. He was the Exalted Ruler of the Benevolent Protective Order of Elks (B.P.O.E.) and the Master of Finance for the Knights of Pythias. He was also entrusted to manage many City elections. Sims' wife Jennie was also community minded serving as an officer of the Entre Nous Club which was devoted to the study of literature and supporting local education.

Sims and Jennie had four children, three while living at 620 W. Virginia Street. In 1944, their youngest child Jack served as a Navy aviation-radio operator in the Pacific during WWII. He received a Purple Heart and a commendation from Admiral Nimitz, Commander of the Pacific Fleet after a plane he was in was shot down over enemy territory. After a month-long leave, he rejoined his fighter group only to become missing in action in July of 1945 when his group was downed by enemy fire.

Sims and Jennie lived together at 620 West Virginia Street until Sims died of a heart attack in 1958. Jennie continued to live in the house until her death in 1964. The following year, the Cameron children, Louise, Sims Jr., and Robert sold their family home of 50 years to widow Maybelle McManus.

Sims and Jennie are interred at Pecan Grove Cemetery.

Property Ownership

Address: 620 W. Virginia Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, Lot 576B & 577B

Geographic ID: R-0926-000-576B-1

Lat: 33.198144° **Lon:** -96.622578°

Purchase Date	Seller	Buyer	Book/Page
Jul 31, 1855	State of Texas	Thomas T. Bradley	I/370
Apr 10, 1871	Thomas T. Bradley	Jane & George O'Brien	U/174
Nov 9, 1877	Jane & W.D. Parker ¹	F.M. & M.Q. Hill	5/36
Feb 24, 1913	F.M. & M.Q. Hil	J.E. Largent	179/319
Feb 27, 1913	J.E. Largent	Joe W. Barnes	179/318
Aug 15, 1914	Joe W. Barnes	Sims Cameron	203/529
Jan 18, 1965	George Cameron et al. ²	Maybelle McManus	0646/0635
Aug 8, 1969	Maybelle McManus	Harold Green	0738/0477
Oct 25, 2013	Harold Green	Scott & Marcy Benson	
May 7, 2015	Scott & Marcy Benson	Chadick Cabe	
Jul 12, 2021	Chadick Cabe	Traci Paulette	

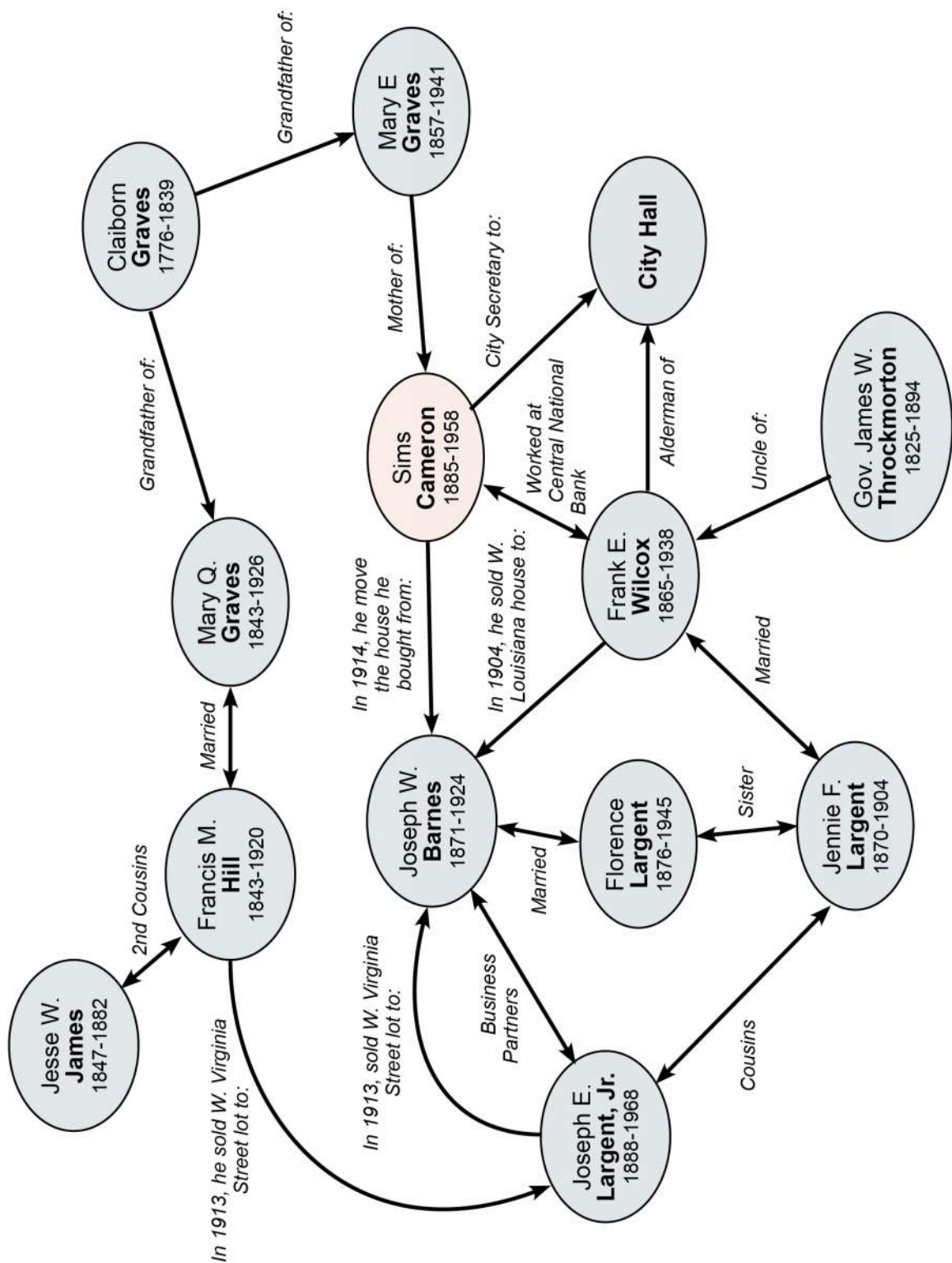
¹ Jane married W.D. Parker after her first husband's death.

² The Cameron heirs sold the property following Jennie Cameron's death.

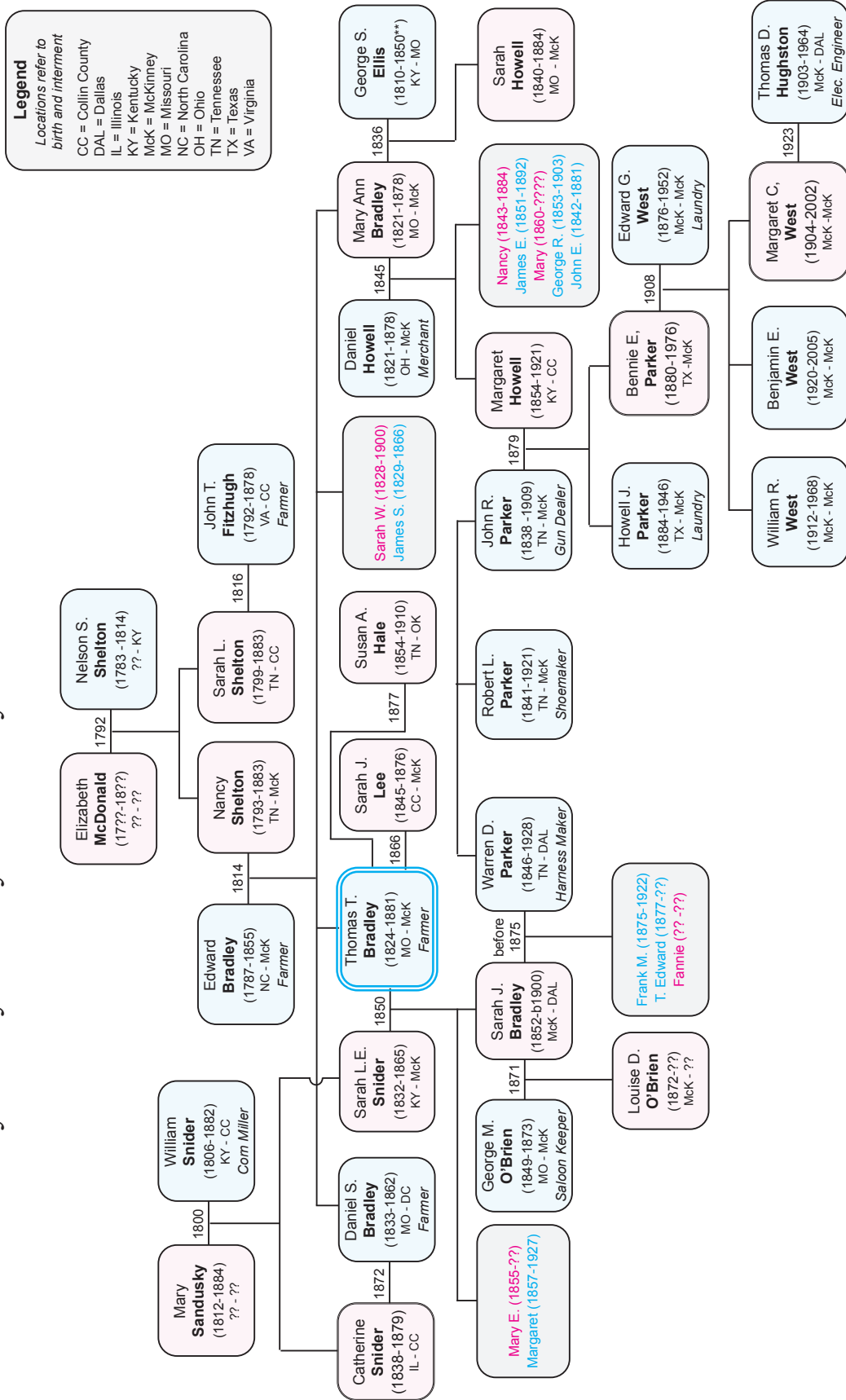
Tenant History

Same as owner history.

Relationships of Sims Cameron



Thomas T. Bradley Family of Early McKinney*



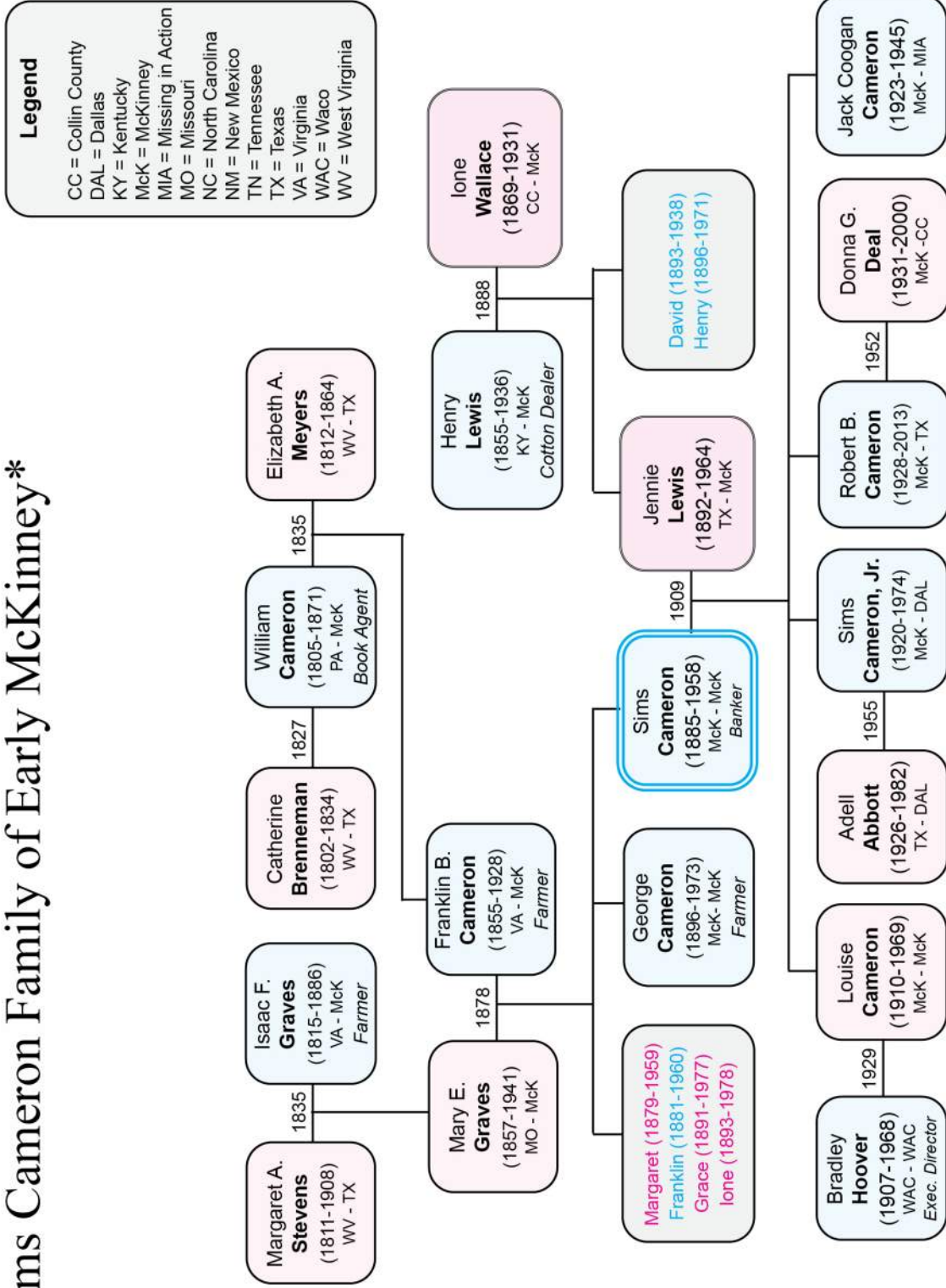
* Not all family members are included.
** Unverified

Legend
Locations refer to birth and interment

AR	=	Arkansas
CA	=	California
CC	=	Collin County
DAL	=	Dallas
GER	=	Germany
KY	=	Kentucky
LA	=	Louisiana
McK	=	McKinney
MO	=	Missouri
OK	=	Oklahoma
PA	=	Pennsylvania
SC	=	South Carolina
TX	=	Texas
VA	=	Virginia



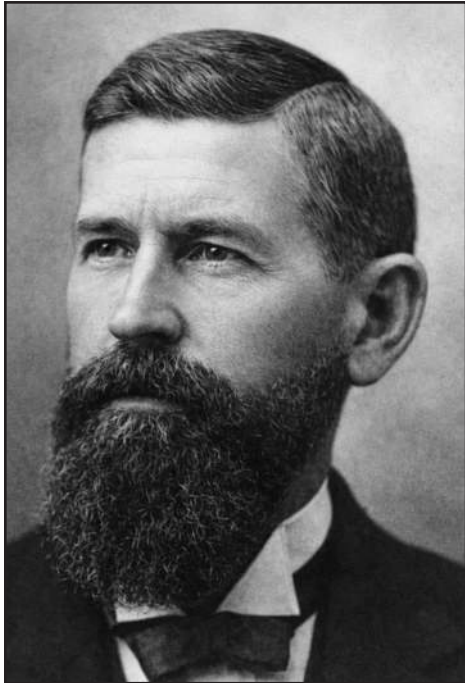
Sims Cameron Family of Early McKinney*



* Not all family members are included.

Historical Photographs

A.I. restoration

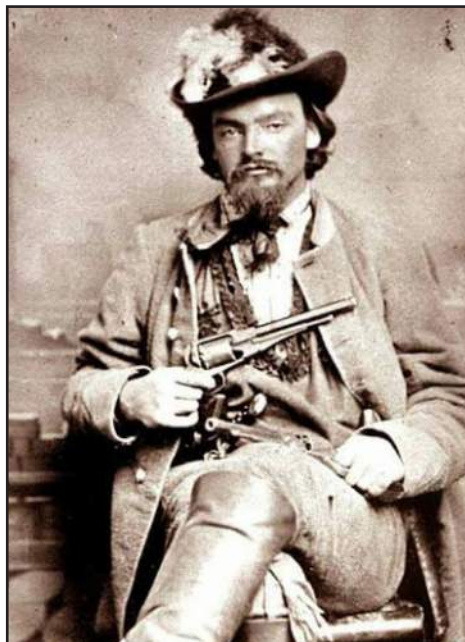


Francis Marion "Tuck" Hill
(1843-1920)

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



Tuck Hill was known as a exceptional rider and sharpshooter. One of his six-shooters he used in the Civil War is said to have 141 notches on its handle. This picture, taken late in his life, shows him with one of his pistols as he stands in front of his house at 616 W. Virginia Street.



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



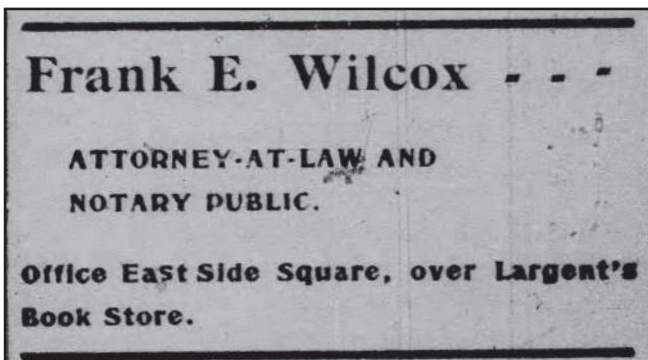
Frank E. Wilcox
(1865-1938)



Around 1892, when **Frank Wilcox** was a young attorney, he built a house (similar to the one above) at the corner of West Louisiana and Bradley Streets. It was in this house that his wife died in 1904, prompting Mr. Wilcox to sell the house and property to mule trader Joe Barnes.



Frank Wilcox purchased this home (at left) on Foote Street from book-keeper J.A. Wright in 1907 days before Frank's marriage (#2) to school teacher Rebecca Abernathy. The house was originally built for First National Bank officer Howell Smith in 1905 and designed by J.E. Flanders of Dallas who also designed the Heard-Craig House.



Frank Wilcox received his degree from the University of Texas in Austin in 1887 and began his practice in McKinney. He became City Attorney in 1889. He also engaged in private practice and as a Representative in the Texas Legislature and a County Judge for several years before becoming the Judge for the 59th District Court serving Grayson County in 1918. He maintained this office until a month before his death in 1938.



In 1914, **Joe Barnes** hired A.W. Dowlen to build the house seen above after he moved the original house once owned by Judge Frank Wilcox from the lot at 618 W. Louisiana St. to 620 W. Virginia St.



Joe Wood Barnes
(1871-1924)

We Will Buy Your Mules

Or We'll Sell You Some Mules



Bring in those young mules and we'll pay you the cash for them. Or if you are in the market come in and let us show you a good span.

Let us thank all of you people who have given us business in the past. We expect always to treat you right.

Barnes & Largent, McKinney, Texas

Joe Barnes began his career in the grocery business, first working for the firm of Fox & Love. He later had his own business located where Spoons is now. Later, he partnered with Will Gerrish to establish one of the largest grocery business in McKinney. In 1909, Joe left the grocery business and partnered with his wife's cousin J.E. Largent to start a mule trading business. The firm built the building that now houses Doug & Lynda's Ski shop on East Louisiana Street.



Sims Cameron
(1885-1958)

Sims Cameron was the McKinney City Secretary from 1912 to 1918. He resigned in order to become a teller at the Continental State Bank. When that bank became the Central National Bank in 1920 he was soon promoted to Assistant Cashier.

No. 14236

Statement Of The Condition Of

CENTRAL NATIONAL BANK

McKinney, Texas

As Of The Close of Business, June 29, 1935

RESOURCES

Loans and Discounts	\$402,687.10
Banking House, Furniture and Fixtures	52,200.00
Other Real Estate	3,250.00
Bonds on Deposit	69,500.00
Stock in Federal Reserve Bank	3,250.00
Federal Deposit Insurance Corporation	1,477.21
5% Redemption Fund	2,500.00
U. S. Gov. Securities	\$ 96,671.48
County and Municipal Bonds and Securities	103,127.15
State Warrants	26,711.00
Collin Co. Warrants	13,992.70
County School Warrants	13,327.68
Due from County	741.18
Bills of Exchange	1,188.74
Cash and Exchange	303,118.30

TOTAL QUICK ASSETS: \$58,878.23

TOTAL \$1,093,742.54

LIABILITIES

Capital Stock (Preferred)	\$50,000.00
Capital Stock (Common)	50,000.00
Surplus and Profits	15,600.00
Circulation	50,000.00
Bonds on Deposit	69,500.00
Reserve for Dividend on Preferred Stock	1,000.00
Reserve for Common Stock Dividend	10,000.00

DEPOSITS 847,642.54

TOTAL \$1,093,742.54

The Above Statement Is Correct

A. H. EUBANKS,

Active Vice President and Cashier

OFFICERS

ADD G. WILSON

Chairman

F. B. POPE

President

W. A. DOWELL

Vice-President

A. H. EUBANKS

Active Vice-President and Cashier

W. SIMS CAMERON

Assistant Cashier

L. F. BARNES

Assistant Cashier

J. C. STEWART

Assistant Cashier

W. L. GLAZIER

Assistant Cashier

DIRECTORS

S. P. COFFEY

W. AVERY DOWELL

A. H. EUBANKS

DR. C. T. LEWIS

F. B. POPE

ADD G. WILSON

E. G. WEST

JUDGE F. E. WILCOX

MEMBER:

Federal Deposit Insurance Corporation
Federal Reserve Bank



Sims held his Assistant Cashier position for 25 years before becoming the bank's Assistant Vice President in 1950. The location of the Central National Bank is now home to Barrons.

A FRIEND.

Moving Residence.

Sims Cameron, city clerk, who purchased the residence of Commissioner Joe W. Barnes, is having same moved to his lot on the corner of Virginia and Bradley streets. He will have the building overhauled and remodeled and will occupy same as a home. Commissioner Barnes will have a new, modern and up-to-date residence erected on his lot on the corner of Louisiana and Bradley streets. Work will begin on the new residence soon.

Building New Home

Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting places of people associated with 620 W. Virginia Street.



Francis Marion "Tuck" Hill
1843 - 1920



Sims Cameron
1885 - 1958



Jennie (Lewis) Cameron
1892 - 1964



Maybelle (Cote) McManus
1913 - 2001



Joe W. Barnes
1871 - 1924

I. References & Resources

Collin County Deeds Records Office.

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

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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.

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Ancestry.com

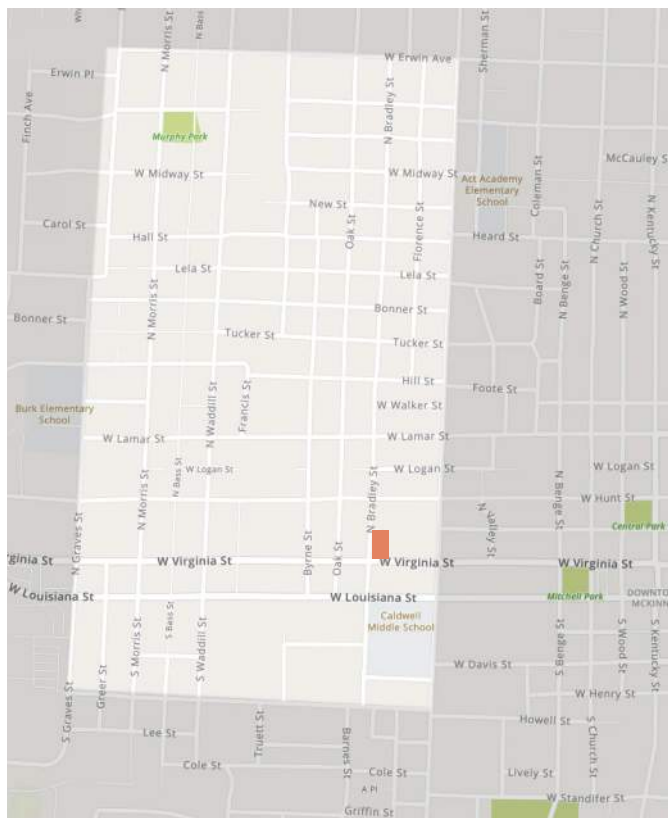
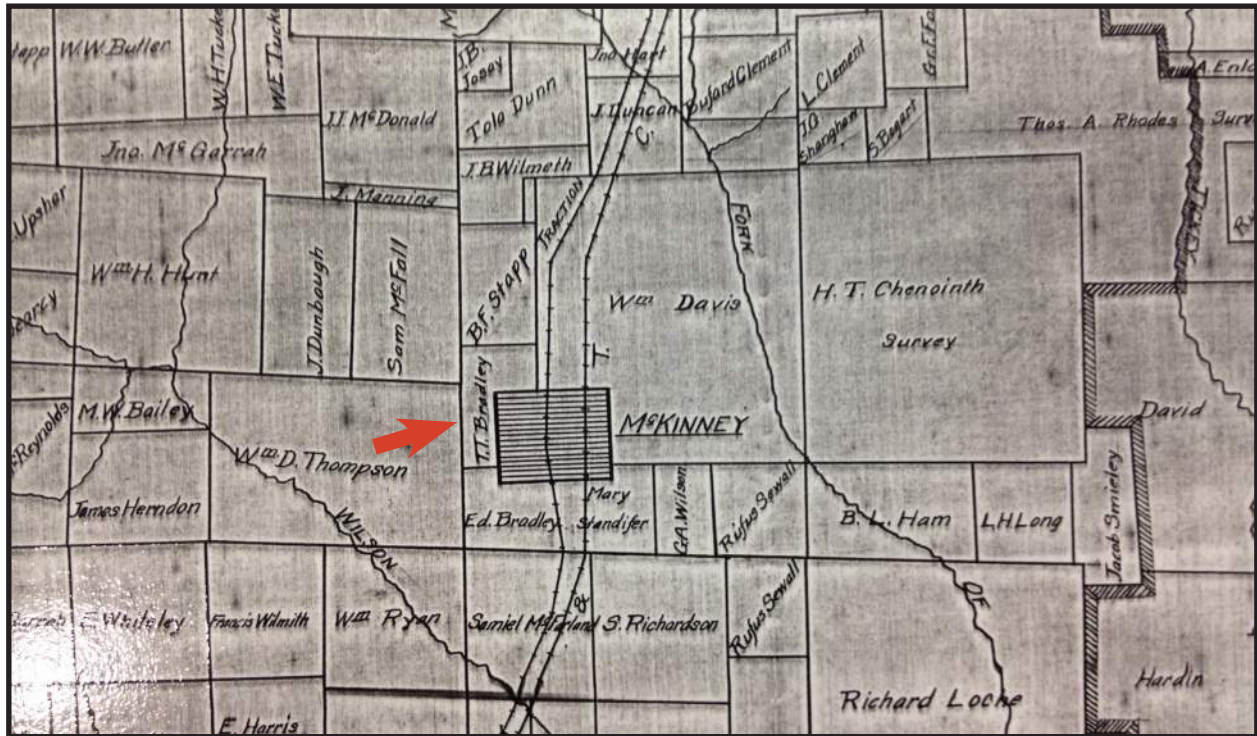
McKinney Public Library

Research assistance provided by Tom Michero

* * *

Maps & Drawings

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.

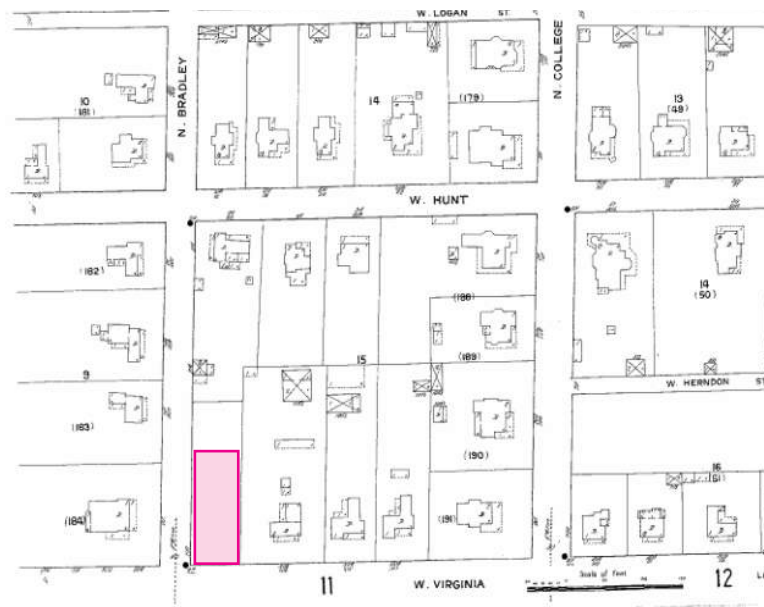
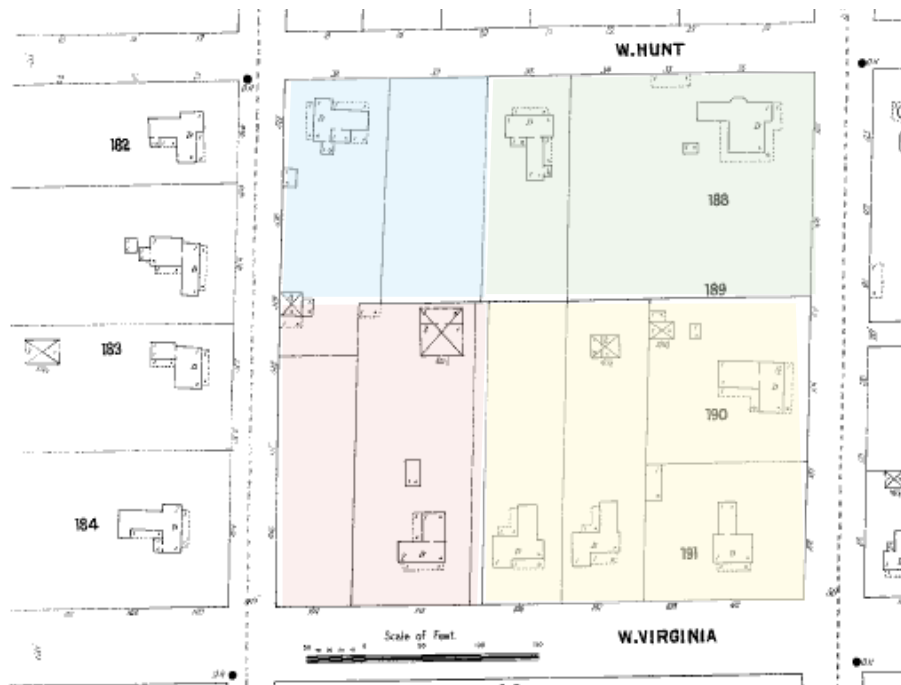
The map above shows the boundaries of grants awarded in the McKinney area. William Davis donated 120 acres in the southwest corner of his property to become the town of McKinney and the County Seat of Collin County.

The highlighted section of the map (at left) of McKinney shows the size and location of the tract awarded to Thomas T. Bradley situated between College and Graves Streets. The red rectangle is the cite of the 620 W. Virginia St.

The Tuck Hill Property

The Sanborn Insurance maps below show the purchases Tuck Hill made to acquire ownership of the entire block bounded by Virginia, College, Hunt, and Bradley Streets. The bottom diagram shows the Tuck Hill property that was conveyed to Sims Cameron by way of Joe Barnes in 1914.

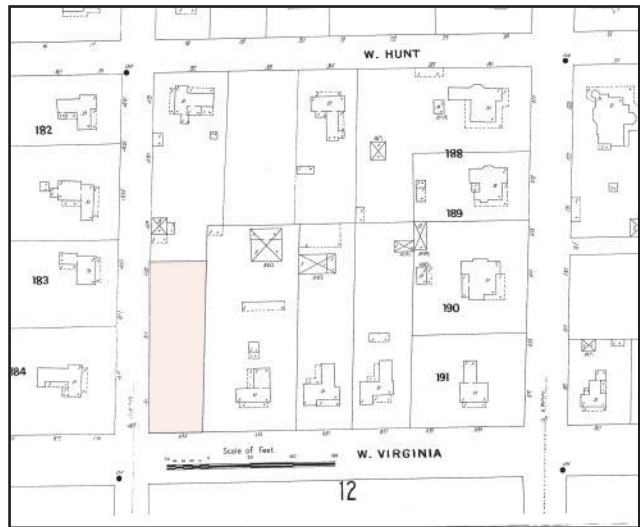
- W.D.Parker to F.M. Hill, 10/9/1877 (5/36)
- T.T. Bradley to F.M. Hill, 10/11/1878 (7/321)
- T.T. Bradley to F.M. Hill, 5/17/1879 (9/10)
- Edwin Foote to F.M. Hill, 3/22/1880 (12/345)



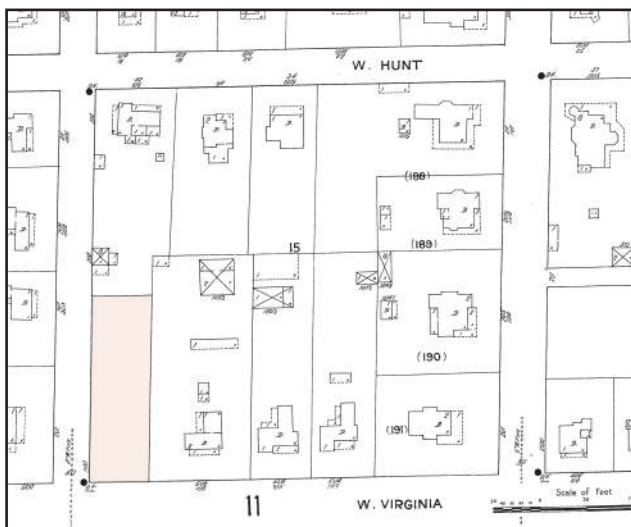
Sanborn Maps: 1902 - 1927+



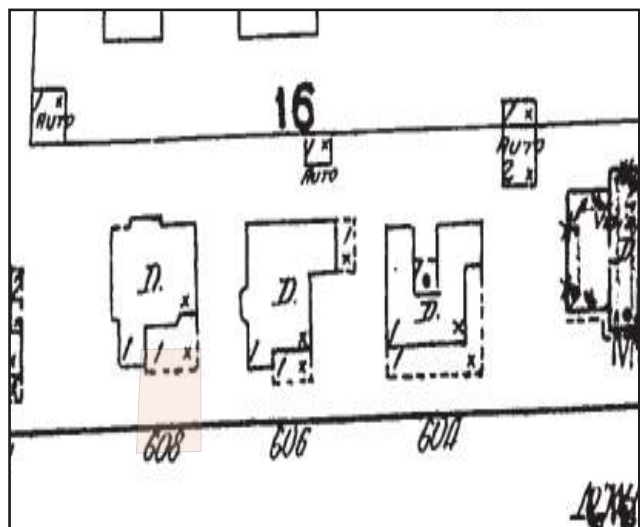
1902



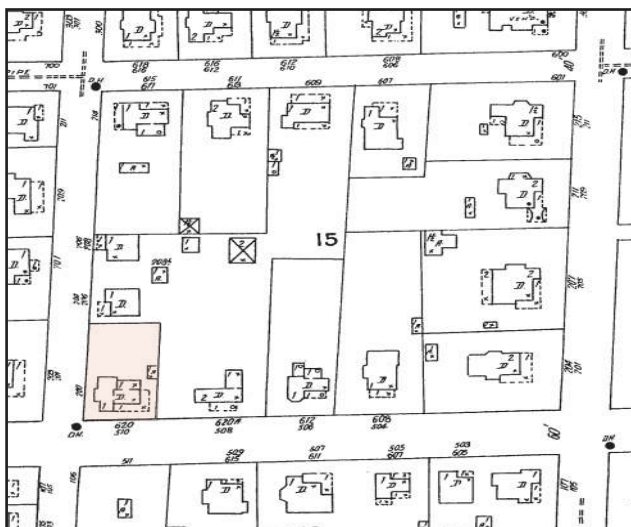
1908



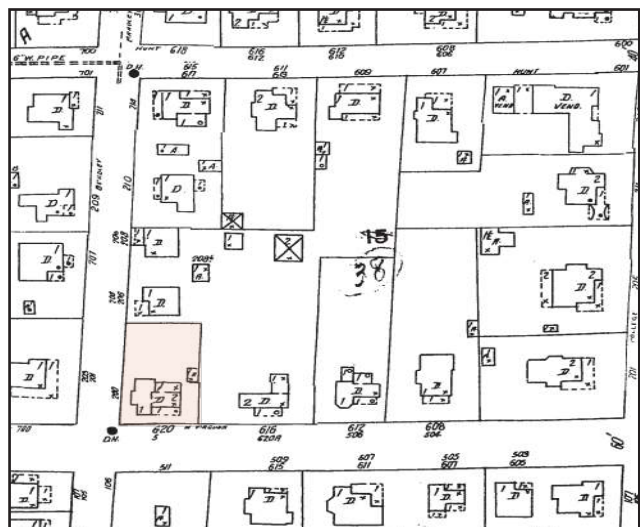
1914



1920

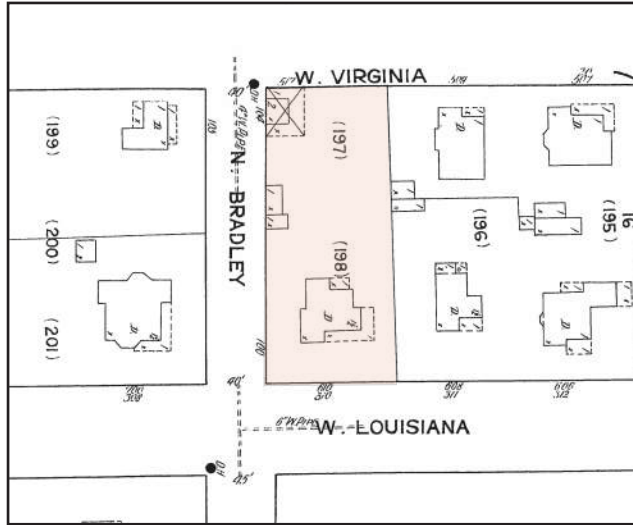


1927



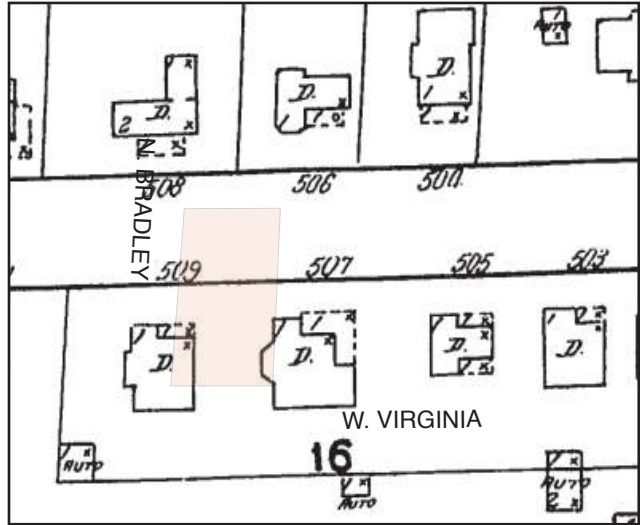
1927+

The Barnes House Moved to 620 W. Virginia



1914

The Sanborn map above shows the footprint of the house that Joe Barnes sold to Sims Cameron before Sims had it moved to his own lot on West Virginia Street.



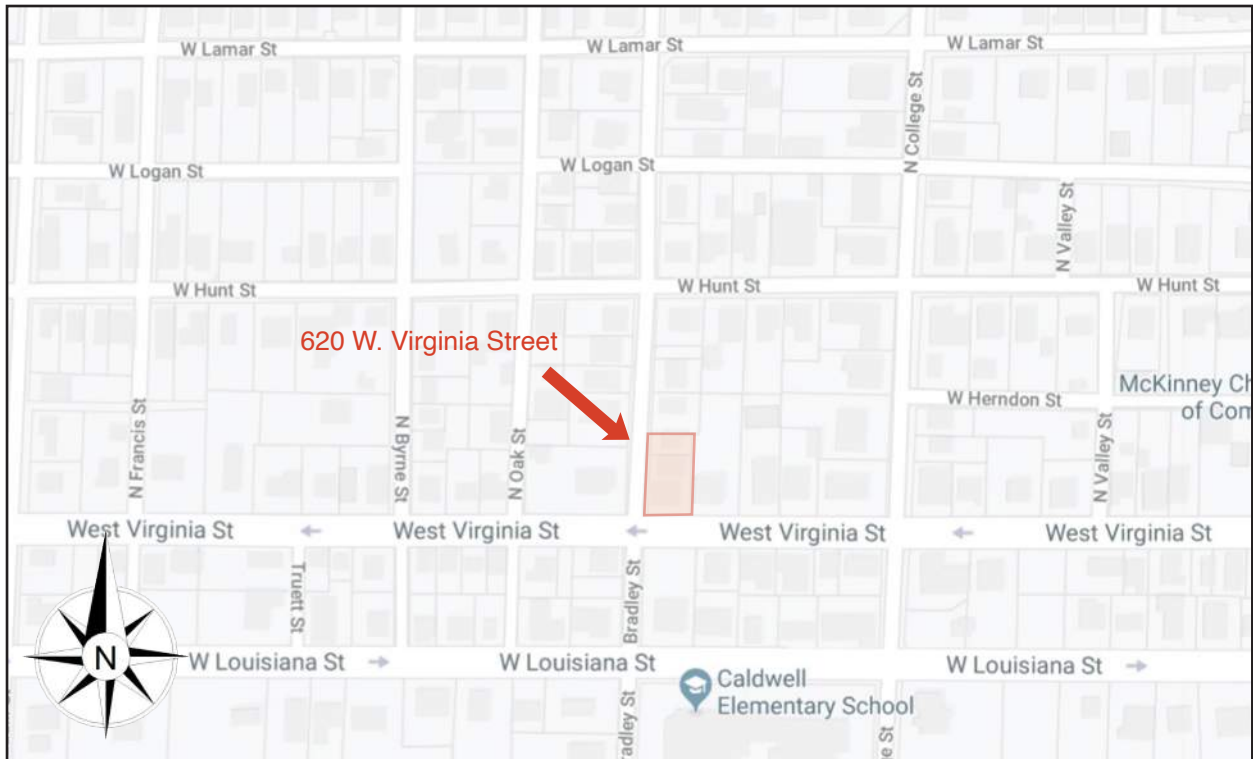
1920

The Sanborn map of 1920 shows the footprint of the house Sims purchased from Joe Barnes that was relocated to this new site in 1914.

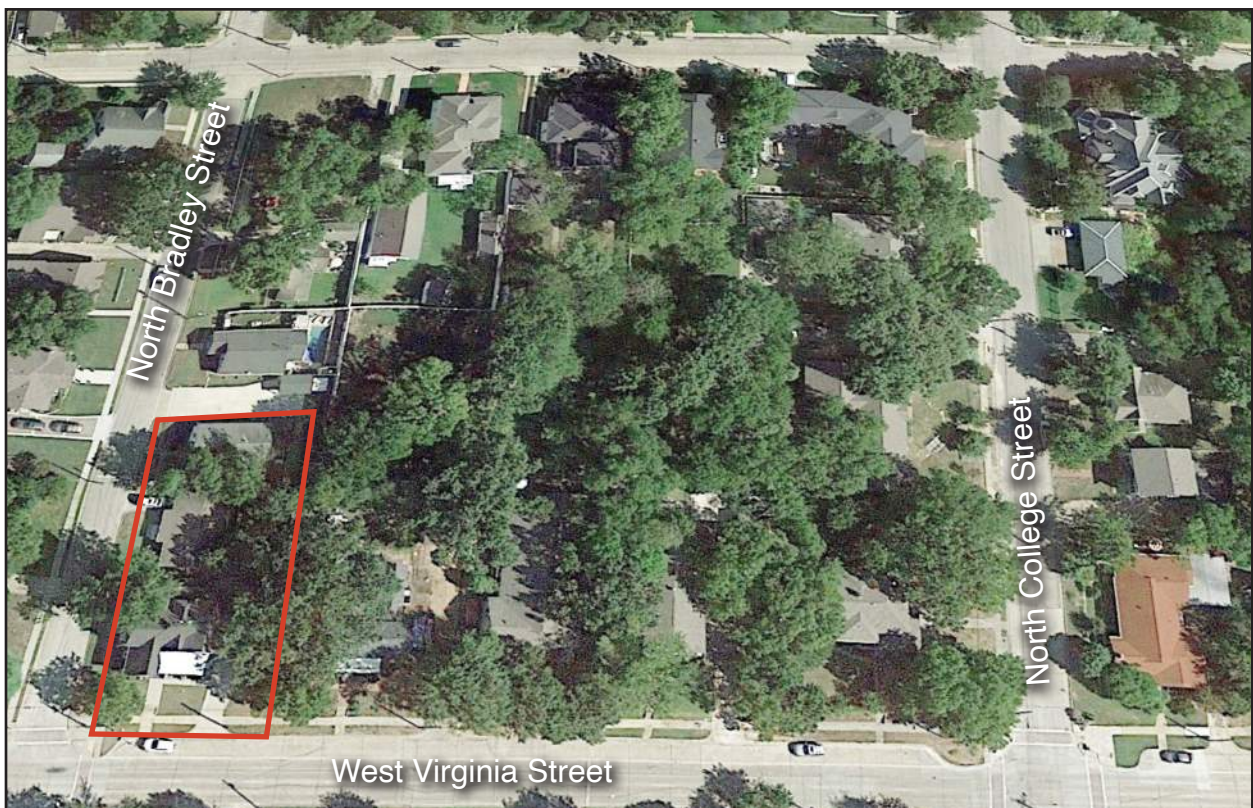
Once Joe Wilcox's old house was on Sims' lot, Sims began remodeling it. In 1935, he added a full second story.



After Sims removed the old Wilcox house from Joe Barnes' lot on Louisiana Street, Joe hired carpenter A.W. Dowlen to build the house shown at left.

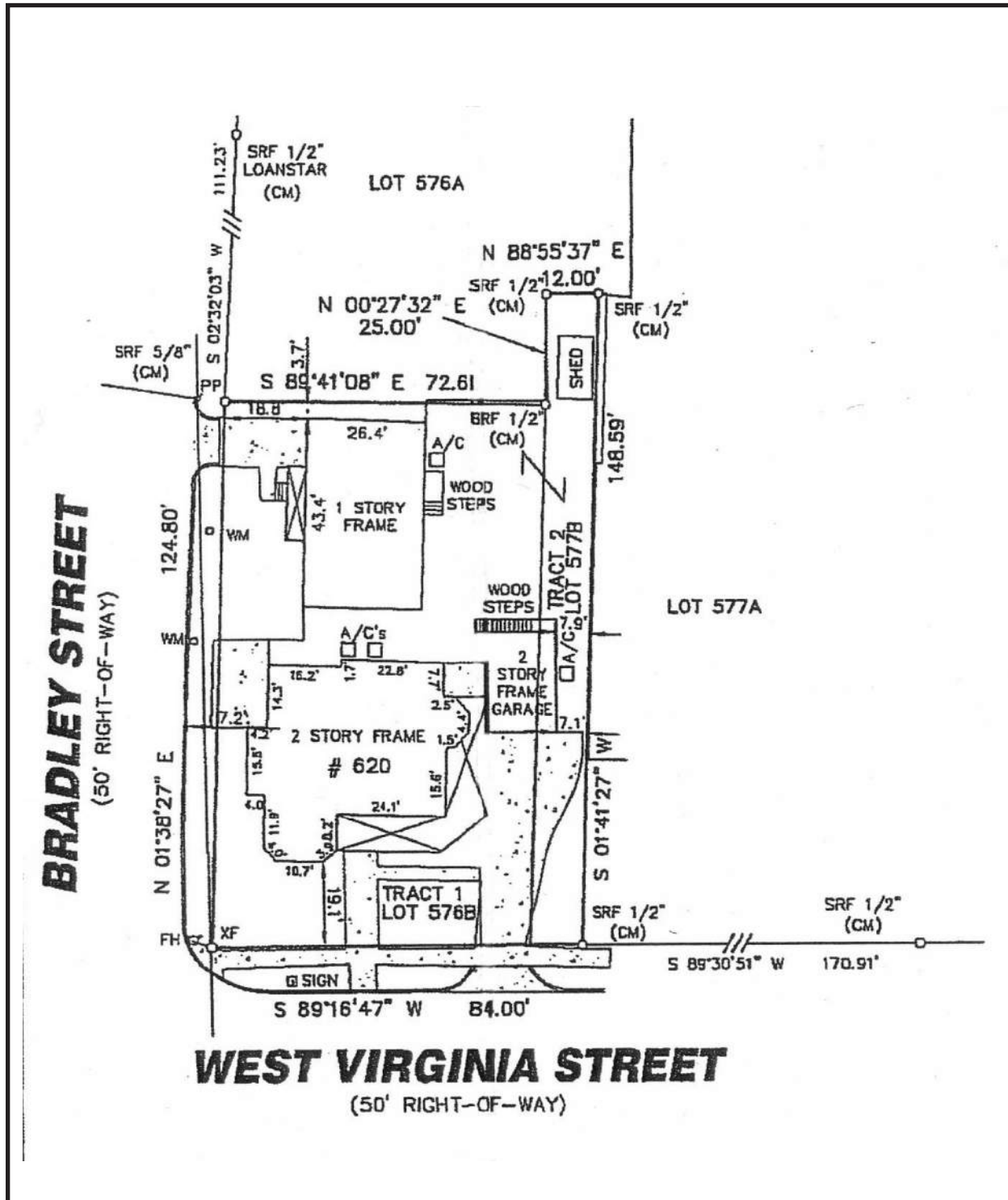


The map above shows the neighborhood around 620 West Virginia Street. The aerial photo below shows the immediate neighborhood at the intersection of North Bradley and West Virginia Streets.



Site Plan for 620 West Virginia Street

Traci & Carey Paulette, owners



Legal Description 620 West Virginia

Tract I:

Being in the City of McKinney, Texas, and being a portion of Outlet B-576, in the T.T. Bradley Survey, recored in Book 646, Page 635, of the Collin County Book of Records, Collin County, Texas, and being more fully described as follows:

Beginning at a "+" cut set the Southwest corner of a tract of land sold by W.P. Parker and wife, to F.M. Hill on the 9th day of November, 1877, by deed recorded in Volume 5, Page 36 of the Collin County, Deed Records, and being in the North edge of Virginia Street and the East edge of Bradley Street;

THENCE North 01°38'27" East for a distance of 124.80 feet along the East edge Bradley Street to a 5/8-inch steel for found for corner;

THENCE South 89°41'08" East for a distance of 72.61 (72.0, deed) feet to a 5/8-inch steel rood found for corner;

THENCE South 01°58'36" West for a distance of 123.52 feet to a point for corner in the North edge of said Virginia Street;

THENCE South 89°16'47" West along the said North edge of said Virginia Street, 72.0 feet to the PLACE OF BEGINNING, containing 8,971 square feet of 0.206 acres of land, more or less.

Tract II:

Situated in Collin County, Texas, part of Outlot #577, in the City of McKinney and being part of a 0.618 acre tract described in a deed from Douglas Christian Nyman to Dale Cole recored in Volume 1070, Page 93 of the Collin County, Deed Records and being more fully described as follows:

Beginning at a point in the Southwest corner of the said tract in the Northland of Virginia Street:

THENCE North 01°56'36" East departing said North line of Virginia Street for a distance of 123.52 feet to a 5/8-inch steel for found;

THENCE North 00°27'32" East for a distance of 25.00 feet to a 5/8-inch steel rod with "TEARACORP" cap set at the most Westerly Northwest corner of the said track;

THENCE North 88°55'37" East for a distance of 12.00 feet to a 1/2-inch steel rod found;

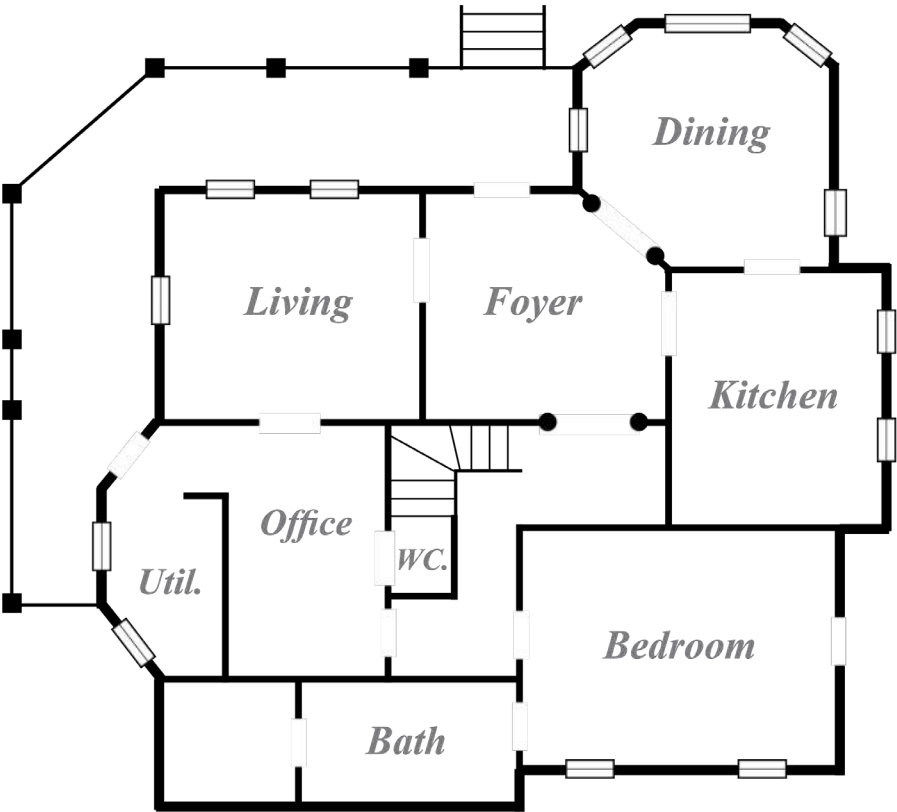
THENCE 01°41'27" West with the West line of said tract for a distance of 148.59 feet to a 1/2-inch steel rod found in the North line of Virginia Street;

THENCE South 89°16'47" West a distance of 12.00 feet to the PLACE OF BEGINNING and containing 1,741 square feet of 0.040 acres of land, more or less.

Floor Plan

This plan shows the floor plan for the Sims Cameron House in its current configuration.

1st Floor



2nd Floor

