

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

Fred Coffey House
215 North Morris Street



A. Alterations & Construction

Construction

The Fred Coffey House, constructed in 1915, is a single-story, wood-frame residential structure built on a pier-and-beam foundation. The house has a prominent, front-facing gable-roof partially covering a porch that wraps the southeast corner of the house. A side-gable extends over a southern portion of the wrap-around porch. The porch is defined by brick pylons and columns supporting these two gable roofs. The house has varied fenestration, including 16-over-one sash windows. Other windows occur in triplet groupings with multiple panes over a single bottom pane. Pine and oak flooring are used throughout the house except in the tiled bathrooms.

The home's design follows the Craftsman Bungalow Style with its low-pitched gable roof, exposed rafter tails supporting extended eaves, knee bracing, and extensive use of wood trim in the interior. Porch railings and stone-capped pylons give the home's elevations a strong horizontal expression, a motif borrowed from the Prairie Style. The floor plan has an asymmetrical disposition of rooms around two adjoining fireplaces. Room-to-room circulation is minimized with rooms that connect directly to each other.

Alterations

After the initial construction of the Fred Coffey House in 1915, there is no evidence that alterations were made to the house until 1935 when the *McKinney Courier-Gazette* mentions that Gus Hudson was painting the house brown and white. Years later, a 1953 photo of the house shows louvered shutters enclosing the southern porch. The same photo shows a large trellis attached to the front of the house. The photo also shows that two of the home's brick chimneys have been removed, suggesting that some alteration of the kitchen and rear bedroom occurred.

After Helen Coffey died in 1984, later owners added a bathroom at the rear of the house where a hall once led to a sleeping porch that is now an enclosed interior space. Doors from the kitchen and breakfast room were changed to accommodate the sleeping porch's new function.

The homeowners who purchased the house in 2015, removed the louver screens and trellis from the porch. They also enlarged the bathroom that was added to the rear of the house and updated the kitchen and the other bathroom as well. Elsewhere in the house, Craftsman-style wood treatments were added to the fireplaces to provide an architectural focus to the living room, master bedroom, and dining room.

Anticipated Needs

The current owners have no plans to expand or otherwise remodel the house. Should other repairs be necessary, the owners intend to preserve the historic nature of the house.

B. Historical Figures

Fred Sam Coffey (1889-1965): The First Home Owner

Fred Coffey was a long-time resident of McKinney who started his professional career as a confection-store owner in 1914. He later opened a drug store on the McKinney Square in 1921 and operated it for over 40 years.

Fred Sam Coffey was born in Collin County on November 27, 1889, the grandson of pioneer settlers Salathial Coffey and Mary McFarland who migrated from Kentucky in 1855. The Coffey name is a storied one. Coffey family biographer Hallie (Coffey) Biggs claims the family origins can be traced back to Eroa, son of Ollil Moet, King of Ireland in 463 A.D. Other sources, offered by Mrs. John Shipp, claim the Irish family descended from Milesius, King of Braganza of the Iberian Peninsula who lived between 1773 and 1699 B.C. As tradition has it, Milesius is considered to be the father of the Irish race.

Though these ancestral claims are likely more mythical than factual, the origins of the Coffey family in America can be more or less traced to John Thomas Coffey (1620-1717) who arrived from Ireland and settled in Essex County, Virginia in 1637. The original spelling of the name in Gaelic was O'Cobbthaigh, meaning "descendant of the victorious one." The Anglicized form is often spelled O'Coffey or simply Coffey.

John Coffey likely arrived in America as an indentured servant of Nicholas Hill. In 1648, John married Mary Jolliffe. The couple had five children, the last being Edward Joshua Coffey in 1670. Twenty years later, Edward married Ann Powell in 1690. Their union produced six children, two of those being twins, John Bulford and Edward Joshua, Jr. These twins would go on to generate two distinct lineages separated geographically that would, five generations later, reconnect in McKinney in 1855.

These lineages began in Virginia, but around 1750, Edward's lineage moved to North Carolina while John's descendants migrated to Kentucky around 1790. Eventually, both lineages were in Kentucky around 1800 but the families were living 130 miles apart. In 1855, Salathial (from Edward's lineage) and Jesse (from John's lineage) left Kentucky by wagon and ended up in Collin County. It is not known if Salathial and Jesse traveled together or if they even knew of each other at the time of their arrival. Nevertheless, the descendants of these two Coffey lineages had a significant impact on Collin County and the city of McKinney.

Salathial Coffey was born in Kentucky in 1812. He married Nancy Dunbar in 1835. The couple had eight children together before she died in 1853. Later that same year, Salathial married widow Mary Ann (McFarland) Ballew who had six children from her previous marriage. In 1855, the newlyweds gathered their children and migrated west from Russell, Kentucky in four wagons and a buggy, finally settling in Collin County after a 1,000-mile, six-week journey. The family settled in the Forest Grove community about eight miles south of McKinney. After Salathial and Mary Ann settled into their newly acquired farm, the couple added three more children to the Coffey family, Margaret, Josie, and Sterling.

The other Coffey-family member to arrive in Collin County in 1855 was Jesse Perry Coffey (1823-1906). He arrived from Casey County, Kentucky with his wife Tabitha and 10 children. The family settled and farmed in the Anna area north of McKinney. In 1860, Jesse was elected as Collin County Commissioner representing Precinct 2. In the county election of 1862, Jesse was re-elected to Precinct 2 and Salathial was elected as representative of Precinct 1. The two served concurrently producing the unlikely reunion of two family members who shared a three-time great-grandfather making them fourth cousins.

The Collin County historians J. Lee and Lillian Stambach in their 1958 book "A History of Collin County, Texas" claim that they could not determine if Jesse and Salathial were related. However, there is ample evidence showing that they are both descendants of Edward J. Coffey (1670-1716) of Virginia. Still, there is no written record confirming that they knew they were related. However, a group photo taken in 1925 shows members of these separate lineages gathering to honor Jesse's son's 50 wedding anniversary. Aside from this photo, there is no evidence suggesting that they recognized each other as cousins. In fact, for over 40 years the descendants of Salathial held annual family reunions each summer at Finch Park. Even though the attendees of these reunions were mentioned in the newspaper, the descendants of Jesse do not appear to have participated.

Salathial and Mary Ann's youngest child was Sterling Price Coffey (1862-1944) who moved to McKinney as a young adult in 1891. He owned a livery on East Virginia Street and was known for having the finest horses and top-of-the-line buggies for hire. Sterling started his livery business on the lot now occupied by Local Yocal, but in 1902, he moved his operations to the corner of East Virginia and North Johnson Streets, now a parking lot.

As a livery operator, Sterling provided a place for people to leave their wagons and horses while they shopped or did business on the McKinney Square. He also provided luxury buggies with horses to local residents who enjoyed Sunday rides, especially on Easter or for going to the Opera House. Salesmen of the day often depended on borrowed rigs to make their sales calls or deliveries. Whenever the Texas State Fair was running, Sterling provided a four-horse cab that transported visitors from McKinney to the fair grounds and back. However successful Sterling was in the early part of the 20th Century, he could not compete with the growing popularity of the automobile.

The first McKinney resident to purchase an automobile was banker Thomas T. Emerson in 1903. Still, it would not be until the late-1920s that Sterling would completely retire from the livery business. In his retirement, Sterling tended to his investments and other business interests, including being a Director of the Central National Bank, a position he held for 20 years.

In 1886, Sterling married Ida Rountree. The couple had five children, two daughters, and three sons. Their first two children were sons, Dudley Otto and Fred Sam. The remaining children arrived after the family moved to McKinney in 1891.

Fred Sam Coffey was born when his family lived in the Forest Grove area in what is now Allen. When Fred was two years old, the family moved to McKinney. Fred attended McKinney public schools, graduating from McKinney High School in 1908. Following high school, Fred worked as a soda jerk at the Smith Brothers Drug Store on the McKinney Square. In 1912, he was employed at the Old Corner Drug Store in Waco. Later that year, Fred moved to College Station to attend Texas A & M. He only attended for a single term before he accepted a manager position at a confectionery store in town where he earned \$1,200 per year. For comparison sake, a Ford Model "T" two-seat roadster cost about \$680 (\$21,000 in today's dollars).

In January of 1914, the 25-year-old Fred returned to McKinney and partnered with his brother Otto to purchase a confectionery business called The Alcove. The enterprise had the financial backing from their father Sterling. The business was previously owned by Jim White and Ernest LeBeau and was conveniently located on the corner of Virginia and Kentucky Streets where people would gather to board the Interurban, the electric railway system that connected Waco with Sherman. The Alcove customers could get drinks, confections, magazines, pens, and tobacco products while waiting for their train to arrive. The store was often cited as the most popular ice cream parlor in town.

Later that year, Fred married Helen Gerrish, the daughter of pioneer settlers George and Mary (Fisher) Gerrish. Helen's father George was a Maine native who served at a young age aboard a Union warship involved in the battle of Fort Sumter at the beginning of the Civil War. After the War, George moved to Pennsylvania to work in the oil fields. He was also involved in wagon making. He came to Texas in 1874 and served as a Texas Ranger until settling near McKinney that same year. Four years later he married Mary E. Fisher. George and Mary had seven children, Helen being their fifth, born in 1891.

The success of The Alcove allowed Fred and Helen to purchase a lot and have a home built on it during the summer of 1915. Fred paid \$1,000 for the lot. He hired contractor Arthur W. Dowlen to build a single-story, Craftsman-style brick-and-frame bungalow at what is now 215 North Morris Street.

In June of 1917 at age of 27, Fred registered for the draft. On his registration card, he described himself as tall and slender with blue eyes and brown hair and slightly bald. He indicated his trade as "confectionary merchant." He claimed exemption from the draft due to a "dependent relative" and did not serve. Fred's unwed brother Otto, on the other hand, volunteered his service in the U.S. Air Service, a branch of the Army at the time. Following the war, Otto returned to McKinney in January of 1919 to resume working with Fred at The Alcove.

The year 1920 was an auspicious year for Fred. In June of that year, Fred's wife Helen gave birth to a set of twin girls, Dorothy and Dorris. At the end of the year, Fred and Otto sold The Alcove to purchase a nearby drug store owned by S.J. Vaughn at 209 North Kentucky Street. Fred and Otto operated the store as the Coffey Brothers Drug Store, even enlisting the help of their younger brother Laurin.

Otto died in 1929 at the age of 42. Though he was popular, a loyal Mason, and a veteran of WWI, he never married. For most of his life, Otto resided with his parents on South Wilcox Street. Six weeks before his death, he underwent an undisclosed treatment in a Dallas hospital from which he never recovered.

With Fred as the sole owner of the business, he changed the name to the Coffey Drug Store. It operated at the same location on Kentucky Street until 1935. That year the business moved to the building on the southeast corner of the McKinney Square currently occupied by The Celt. The Coffey Drug Store continued its successful operation at its new location for the next 30 years. Fred's death in 1965 ended his 51-year run

as a business owner on the McKinney Square.

Fred died on August 10, 1965 and is buried in the family plot at the Fizhugh Cemetery at Forest Grove, the community where he was born. Fred's wife Helen continued to live in their Morris Street home until dying at the age of 93 in 1984.

Arthur Whitney Dowlen (1865-1947): Building Contractor

Arthur Dowlen was a successful builder in McKinney during the first two decades of the 20th Century. His portfolio of work includes at least two brick buildings near the McKinney Square and dozens of residences.

Arthur Dowlen was born in Cheatham, Tennessee on April 9, 1865, the same day General Lee surrendered to General Grant at the Appomattox Courthouse in Virginia. Arthur was one of ten children born into the farming family of parents Harris Dowlen and Sarah Mathis. He was educated in Springfield, Tennessee and taught school in four different counties in the state.

In 1891, Arthur married Ida Carney also of Cheatham. The couple lived in Tennessee for two more years before moving to McKinney to be near Arthur's four older siblings, three brothers and one sister who had moved to the area years earlier.

One of his brothers was Prince A. Dowlen, an educator, who arrived in Collin County in 1881 and owned land between McKinney and Farmersville. The area was known as Wilson's Switch because of the railroad that passed over land owned by T.B. Wilson. However, when the area residents tried to use the name to get a post office, it was rejected because the name had already been taken by another Texas town. The post office, and eventually the town, chose the name Princeton in honor of Prince Dowlen. In later years, Prince Dowlen became a judge in Beaumont, Texas.

The other siblings, Finis, Gideon, and Carrie arrived in Collin County around 1872. Carrie was married to educator Issac A. Looney when she arrived. Mr. Looney established a private school in McKinney and ran it for several years before moving to Farmersville in 1885 to teach there. The brothers Finis and Gideon followed the building trades. Finis became a lumber dealer in Hillsboro, Texas while Gideon, the oldest of the brothers, worked as a carpenter in McKinney.

Arthur Dowlen had worked several years as a teacher back in Tennessee before moving to Texas in 1893 at the age of 28 with his wife Ida. He continued that trade for

another seven years. However, around 1900 Arthur's work interest shifted to carpentry, apparently influenced by his brother Gideon. One of his first major contracts came to him in 1904. He was to build an eight-room, two-story parsonage for the Cumberland Presbyterian Church which was at the time located on the southwest corner of the intersection at Church and Davis Streets. Around that same time, he and his wife purchased and built a house on College Street.

Arthur's influence in construction and civic affairs expanded over the next few years. By 1915, he owned the McKinney Manufacturing Company which made building components such as doors, moldings, windows as well as desks, and cedar chests. He was also the Worshipful Master (president) of the St. John's Lodge of Masons, a title that he held for years. His business success and leadership abilities led some McKinney residents to urge Arthur to run for the Office of Mayor. In March of 1915, he announced his candidacy to run against the popular incumbent Henry A. Finch. Perhaps realizing his unlikely prospects for success, Arthur decided to withdraw his name from the ballot. As it turned out, Mr. Finch ran unopposed and naturally won the April election.

Arthur Dowlen was a prolific builder in McKinney between 1905 and 1915. He built at a time when interest was waning in the Victorian Style as the Prairie and Craftsman Styles were becoming popular. He is responsible for erecting some of McKinney's most expressive homes for the period, including the 12-room, two-story house on North Benge he built for real-estate-man William E. Ditto during the summer of 1913. Mr. Dowlen is not likely to have designed these homes but his skill at building them allowed him to compete in the homebuilding market of Dallas. His success lead him to move there in 1920.

The Dowlen family consisting of Arthur, wife Ida, daughter Onyx, and son Carney moved into a house in the Lower Greenville area of Dallas on Victor Street. In Dallas, Arthur continued to work as a building contractor. Ida kept house. Onyx worked in the Dallas County Clerk's Office. Carney began a career in banking which lead him to become the President of Highland Park State Bank.

In 1942, at the age of 42, Carney resigned from his position at the bank to join the Army as the United States' participation in World War II was expanding. However, on a training mission in November of 1942, a plane he was on crashed into the St. Lawrence River near his base in Maine. Of the nine people on board, Carney was among the five who lost their lives. In 2009, the co-mingled remains of the five fallen crew members were discovered and in 2015 interred at Arlington National Cemetery in Virginia.

Three years before Carney's death, Arthur's wife Ida died of a heart attack in 1939. In the years that followed, Arthur continued to live in Dallas with his daughter Onyx. Arthur died in 1947. Both Arthur and Ida are buried at the Dallas Restland Cemetery. Onyx never married and lived in the family home in Dallas until her death in 1972. She is also interred at Restland Cemetery.

C. Property Ownership

Address: 215 North Morris Street, McKinney, Texas 75069

Legal Description: Waddill Addition, Blk 4, Lot 2b

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	Robert L. Waddill	(partition)	78 / 428-9
Oct. 8, 1897	Waddill Heirs	Jessie W. Waddill	77 / 620
Dec. 15, 1900 ³	Jessie W. Waddill, decd.	Robert L. Waddill, Jr.	102 / 313
Feb. 14, 1914	Robert L. Waddill, Jr.	Fred S. Coffey	205 / 72
Nov. 1, 1984	Helen Coffey, decd.	Gerald Springer	2028 / 0671
Apr. 25, 1989	Gerald Springer	Barbara Logan	184 / 275
Dec. 19, 2014	Barbara Logan	Robert & Paula Smith	20141226001398800

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 Jessie's heirs transfer ownership to Robert Waddill, Jr.

D. Tenant History

The tenant history of the Fred Coffey House is the same as the ownership history.

E. Narrative History

Edward Bradley came from Kentucky to Texas with his wife Nancy and four children in 1842 to partake of the land being offered by the settlement company known as the Peter's 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. 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 attracting the number of settlers 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. Only after Texas joined the United States did many of these disputes become settled. In the end, Ed Bradley's headright grant of 640 was affirmed. In 1855, Edward Bradley's son, Thomas T. Bradley (1824-1881), 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.

Over the next several years, Judge Robert L. Waddill, Sr. purchased portions of this tract at different times. By the time of his death in 1867, he owned about 108 acres within the T.T. Bradley tract. Judge Waddill's widow Sarah died in 1896. The following year, the five surviving children subdivided the land into 28 blocks that became known as the Waddill Addition. Eldest son Joseph received 17 lots in the new subdivision. One of these was Lot 2 in Block 4. When Joseph died in 1900, the lot's ownership was transferred to his brother Robert L. Waddill, Jr. He held the property for 14 years, selling it to confection-store owner Fred S. Coffey for \$1,000 in 1914.

At the time of the purchase, Fred and his brother Otto were operating a confection business on the Northwest corner of the McKinney Square. Otto was living with his parents and Fred was newly married. After purchasing the Waddill Addition lot in 1914, Fred hired contractor Arthur W. Dowlen to build the single-story, Craftsman-style bungalow that now exists at 215 North Morris Street.

Arthur Dowlen was building houses as tastes in McKinney were turning from the Victorian Style to more modern styles like the Prairie and Craftsman Style. Arthur was especially skilled at constructing intricate roofs with expressively exposed rafters, a motif common to the Craftsman aesthetic. While the roof line of the Fred Coffey House is standard for the style, Mr. Dowlen skillfully covers the front and side porches with gable roofs accented with segmented arches supported by tall brick piers. The Fred

Coffey House is one of the few Craftsman bungalows in McKinney that incorporate brick. The home's architectural detailing remains original and rises to a sophisticated level with its stained-pine woodworking throughout the house. There are few Craftsman Style homes in McKinney that match this quality of design and detailing.

In 1922, Fred subdivided his property and hired contractor James E. Michael to build a rent-house on the western portion of his lot. When Fred's daughter Dorris married McKinney merchant John M. Lowry in 1941, the newly married couple became tenants, living there for 20 years. Another alteration to the property in historical times, as reported by the *McKinney Courier-Gazette*, came in 1935 when the house received a new coat of brown and white paint. Sometime before 1942, John Hazel Gerrish, Helen's brother, began a long-term residency with Helen and Fred. He lived with them until his death in 1967. It is likely that some remodeling occurred to accommodate his presence in the house. A 1953 photo shows an enclosed porch and indicates the removal of two, small chimneys, suggesting that the rear bedroom and kitchen experienced some alteration. Other than these changes, the house likely remained in its original condition up until Helen's death in 1984. Since then, the home has had three owners who have made various alterations to the interior.

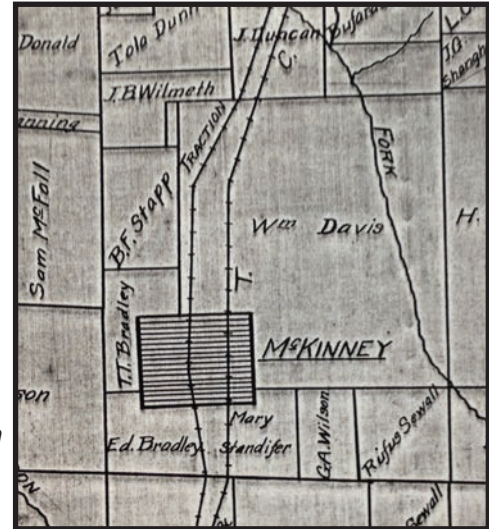
The current owners appreciate the home's original Craftsman aesthetic, and while they have updated the kitchen and baths, they have been careful to incorporate Craftsman-Style elements where possible.

F. Drawings

William Davis Headright

When Texas became a republic, it granted land to participants in the battle for independence. There were several classes of grants available depending on when a person arrived in Texas and if they were married. Generally, a married man who was in Texas before March 2, 1836 would be eligible for a First Class Headright grant of one league and one labor of land (4,605 acres). A single man could get 1/3 of a league and one labor (1,653 acres).

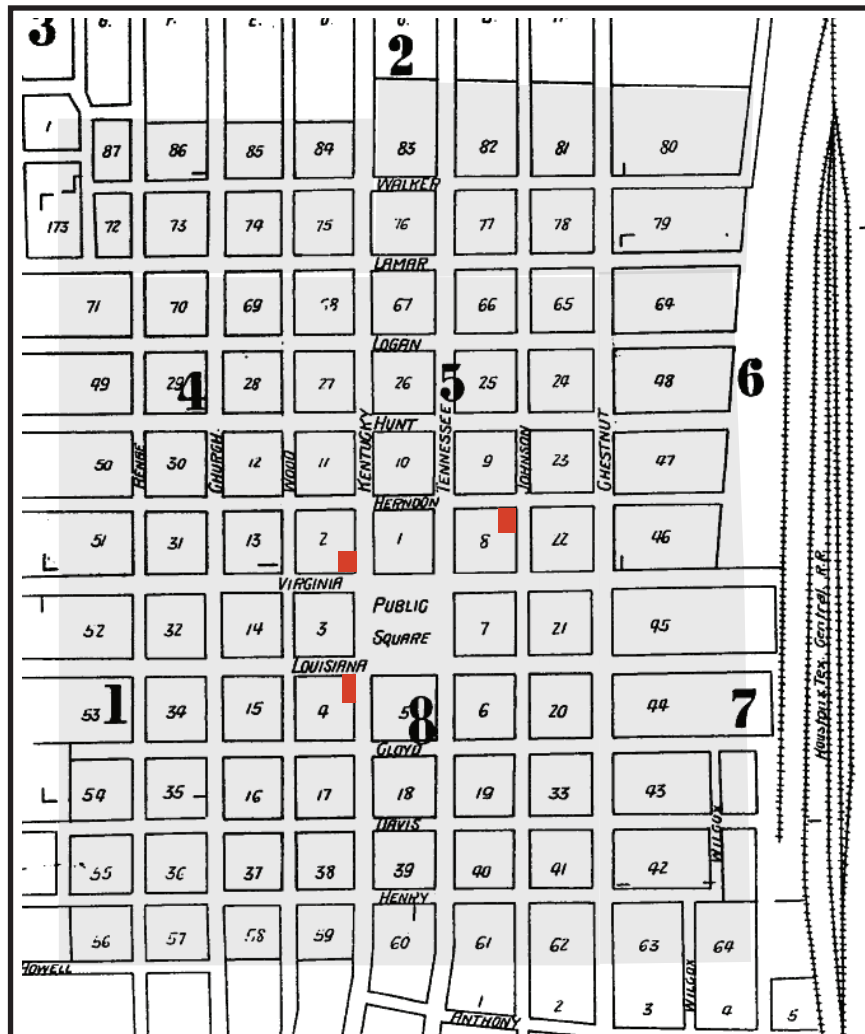
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associated with his contribution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



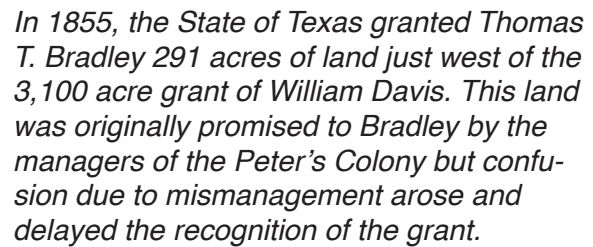
This grant became known as the Davis Survey and amounted to 3,129 acres which encompassed the site chosen to be the County Seat of Collin County. William Davis donated 120 acres of his land to the County Commissioners to be used to create the town of McKinney. The legal description of properties which were a part of this donation often 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.



McKinney Original Donation



In 1849, William Davis and his wife Margaret donated 120 acres of his 3,129 acre headright to become the City of McKinney, the new Collin County seat. Commissioners J.B. Wilmeth, J.M. McReynolds, and John Fitzhugh instructed George White and Ethelred Whitely to lay out the new town. Mr. Davis' donation was divided into 87 blocks and became known as the McKinney Original Donation (shown in shaded area). The commissioners "paid" Davis by allowing him to have title to three lots within the donation. These lots are highlighted in red in the above map.

[illegible]

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.

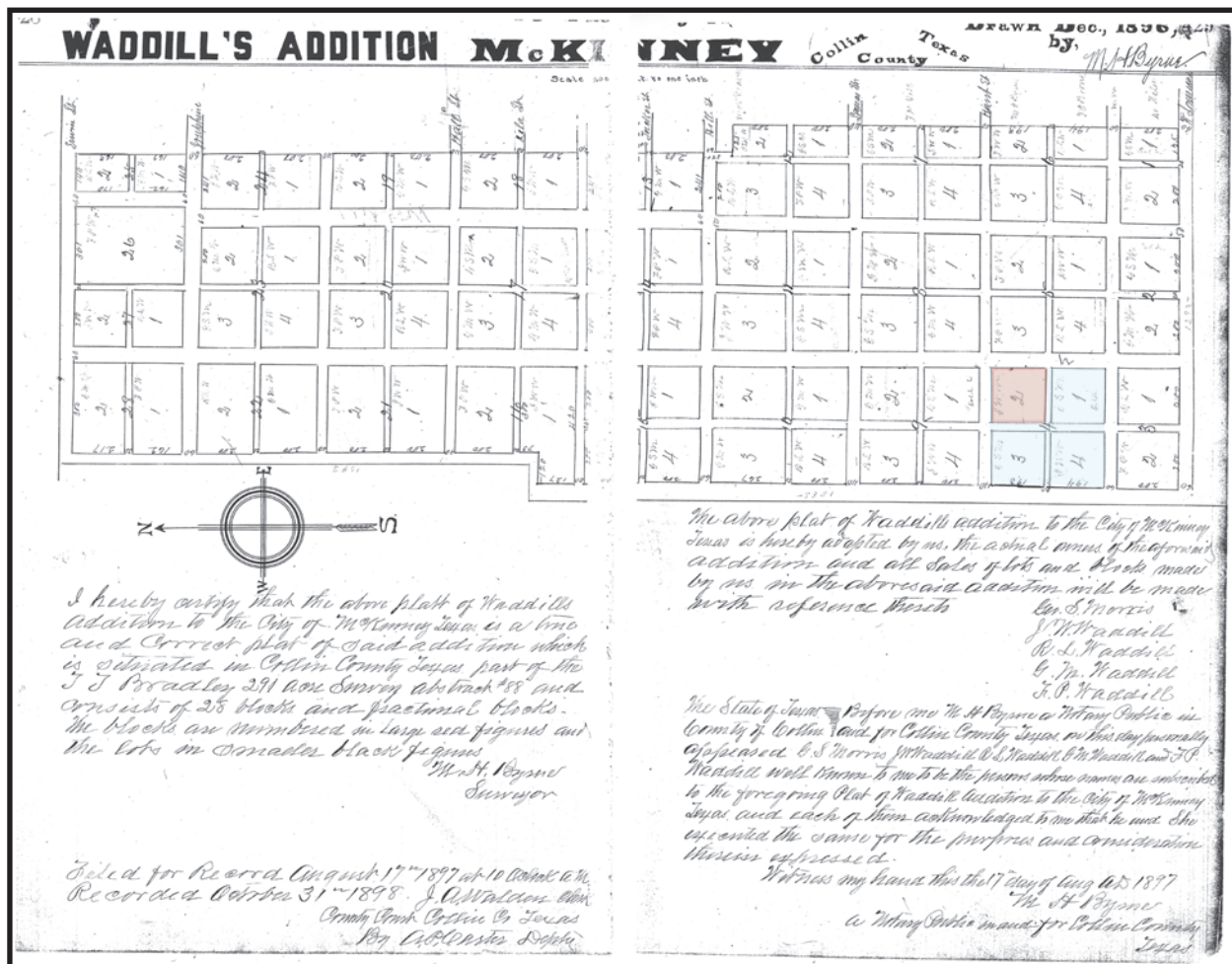
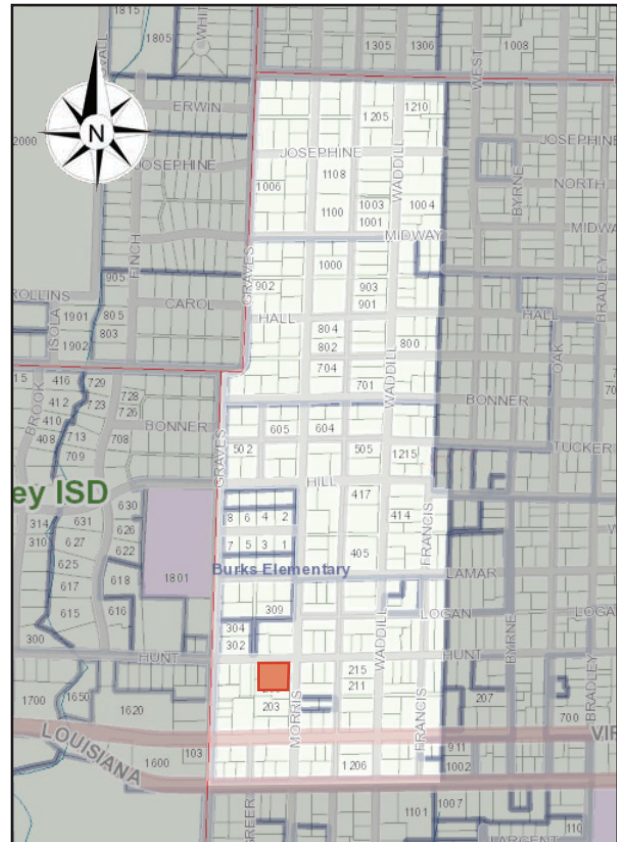
The highlighted section of the map (at left) of McKinney shows the size and location of the tract awarded to Thomas T. Bradley. The pink portion is the land that R.L Waddill owned that was later subdivided to become the Waddill Addition. The red rectangle is the lot that the Fred Coffey House occupies.

Waddill Addition

When Sarah Waddill, wife of R.L. Waddill, died in 1896 her heirs received an undivided ownership of the land her husband had accumulated. The heirs subdivided the land into 28 blocks and deeded separate ownership to themselves. Jessie Waddill received Block 4, Lot 2 as a portion of his allotment, indicated in red in the map at right.

The map at right shows the boundaries of the Waddill Addition in context to the current city streets. The figure below is the original subdivision map drawn up in 1897. Block 4 is highlighted in light blue and lot 2 is highlighted in red.

In 1914, Fred Coffey purchased the Northern half of lot 2 from Robert L. Waddill, Jr. This lot is now known as 215 N. Morris Street, the street being named for Judge Waddill's stepson, George S. Morris (1835-1910).

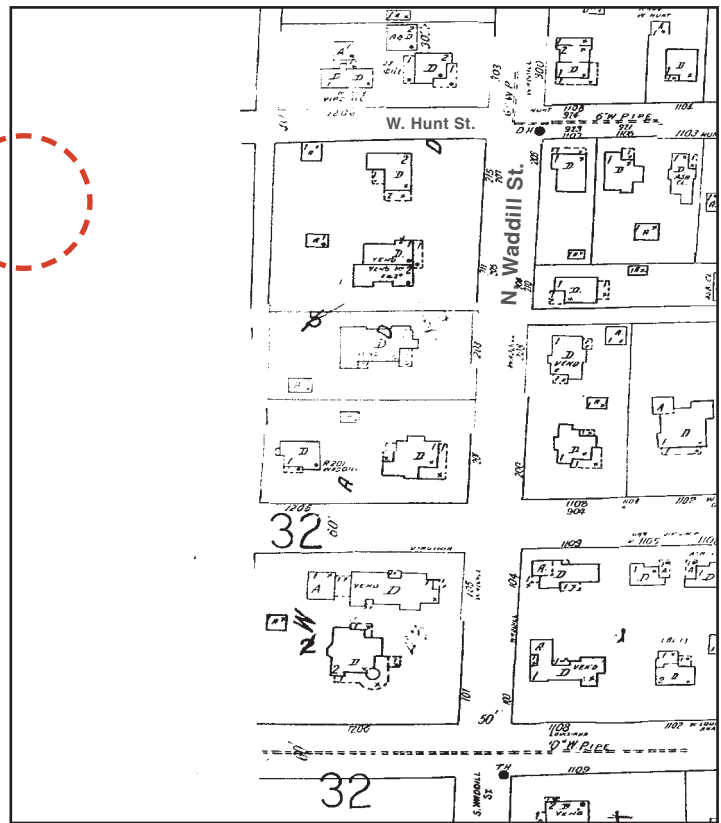


Sanborn Map

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 Fred Coffey 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 in 1956. The red circles indicate the location of the Fred Coffey House if it had been included on the maps.

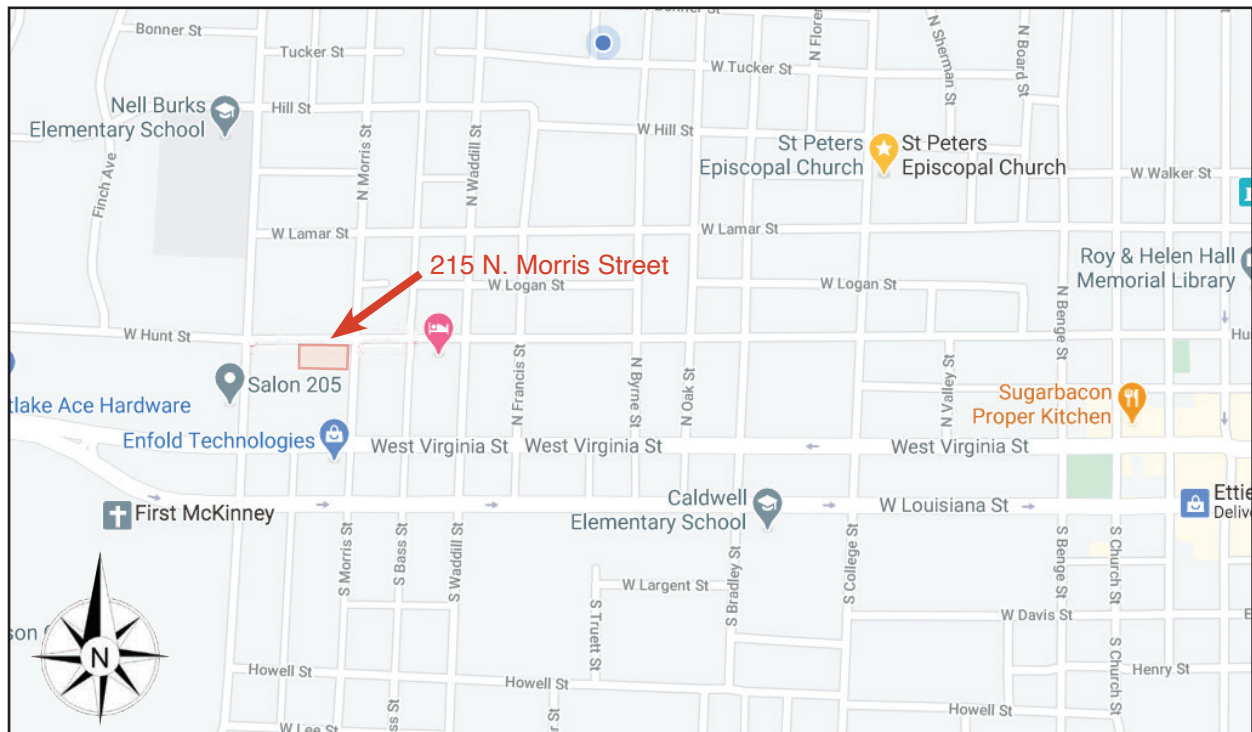
Though these maps were published in 1956, they are essentially reprints of 1927 maps with a few edited details.



Post-1927 Sanborn Map, sheet 30



Post-1927 Sanborn Map, sheet 32

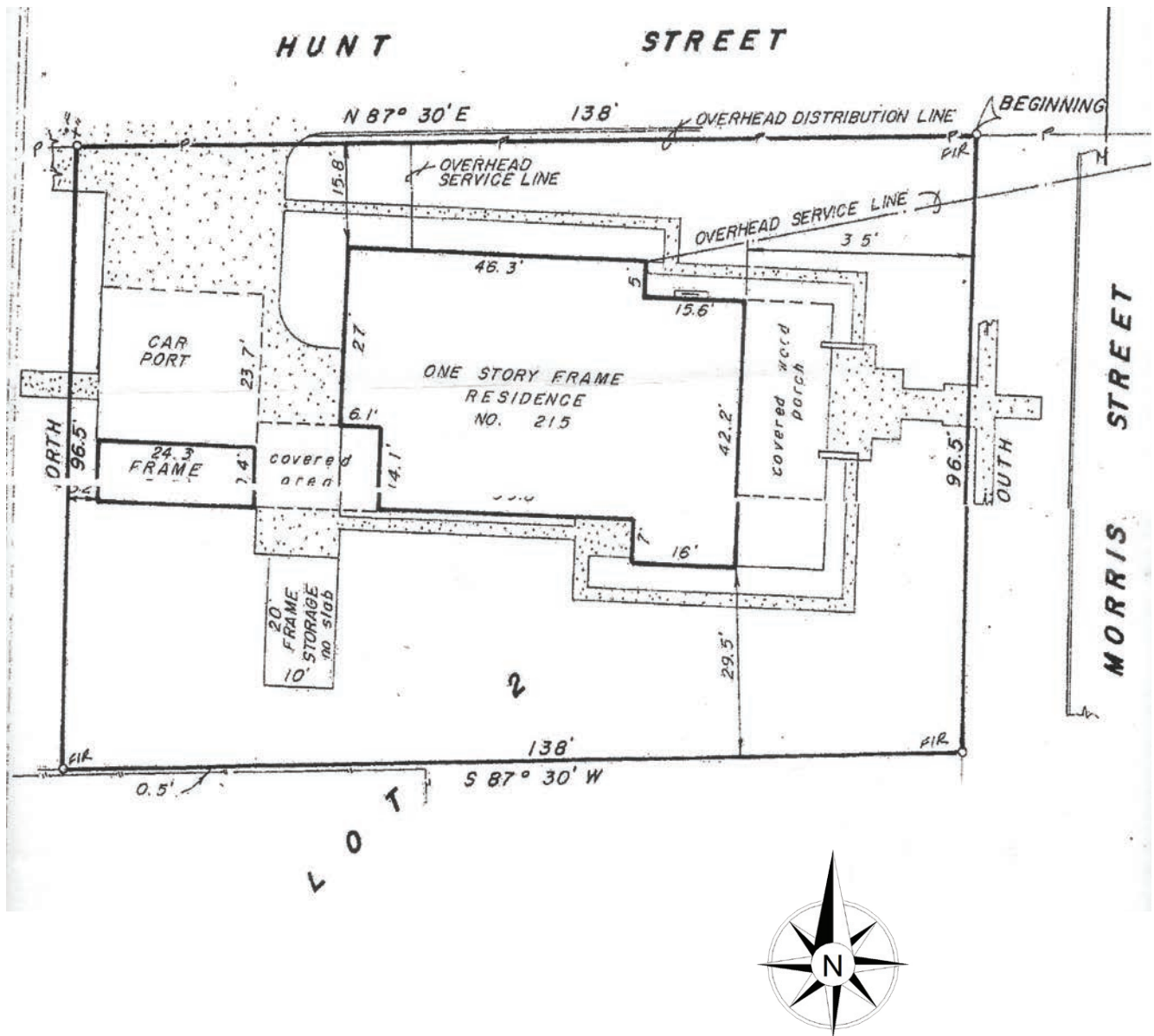


The map above shows the neighborhood around 215 N. Morris Street. The aerial photo below shows the immediate neighborhood at the intersection of North Morris and West Hunt Streets.



Site Plan for 215 North Morris Street

Robert W. Smith, owner



Legal Description for 215 North Morris Street

Situated in Collin County, Texas, and being a tract of land out of Lot 2 in Block 4 of THE WADDILL'S ADDITION to the City of McKinney, according to the Plat recorded in Volume 78, Page 428 of the Deed Records of Collin County, Texas and being more particularly described by mete and bounds, to-wit:

BEGINNING at an iron pin set at the Northeast corner of Lot 2, same being the intersection of the South line of Hunt Street and the West line of Morris Street;

THENCE South with the West line of Morris Street 96.5 feet to an iron pin;

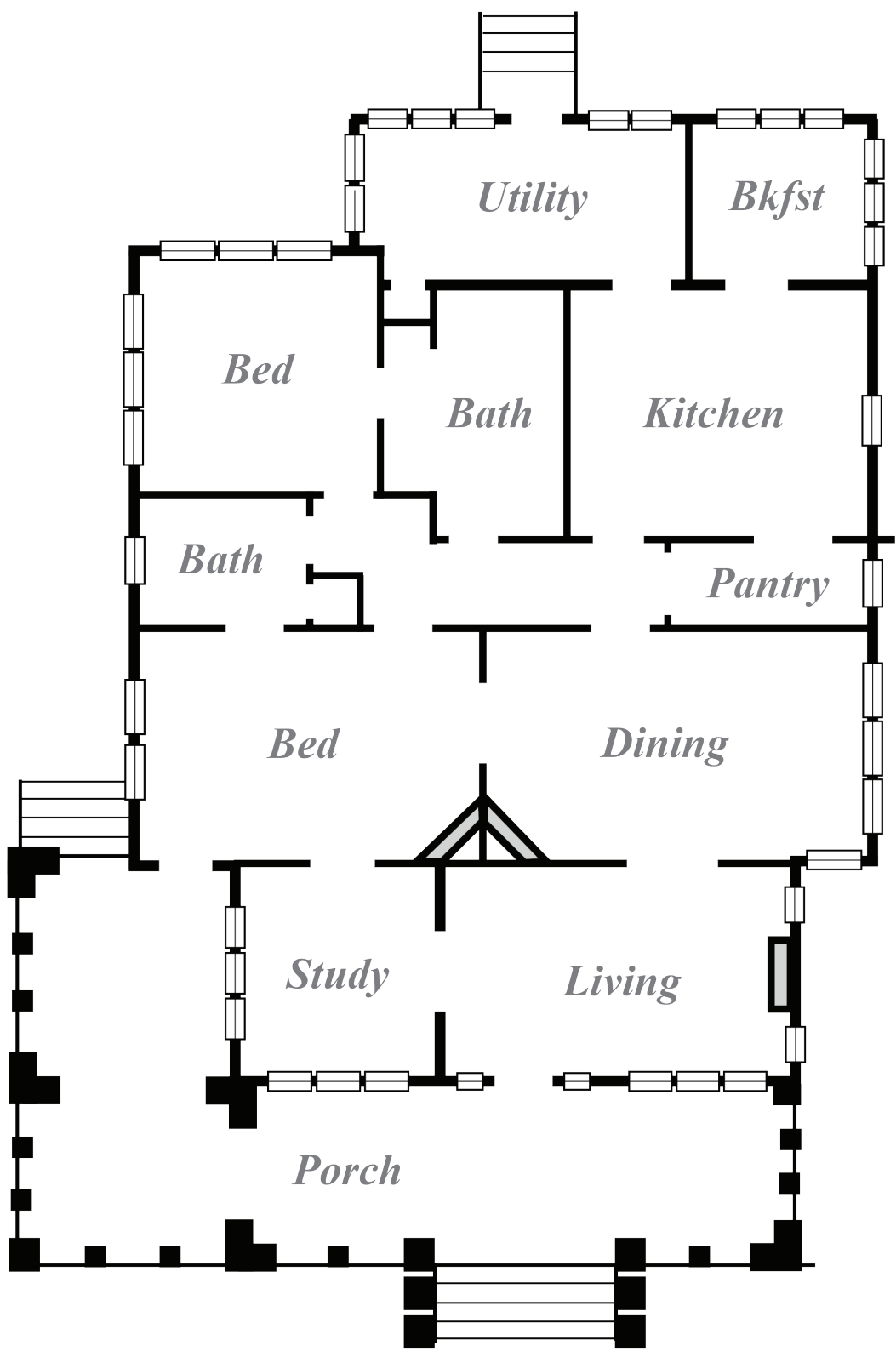
THENCE South 87 deg 30 min West 138 feet to an iron pin;

THENCE North 96.5 feet to an "x" cut in concrete in the South line of Hunt Street;

THENCE North 87 deg 30 min with the South line of Hunt Street 138 feet to the PLACE OF BEGINNING.

Floor Plan:

This plan shows the Fred Coffey House in its current configuration.



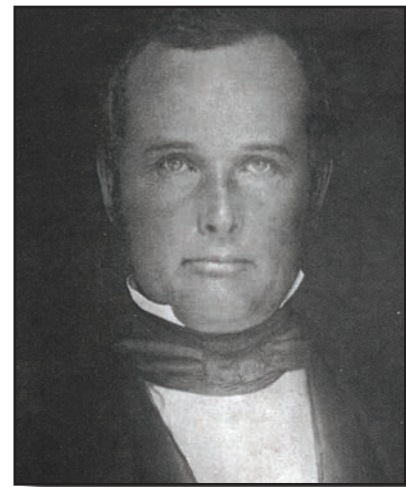
G. Photographs

Robert L. Waddill, Sr. was a graduate of Princeton University and practiced law in Kentucky before arriving in McKinney with his 18-year-old step-son George S. Morris, Jr. in 1853. R.L. Waddill worked as a Texas District Judge and accumulated hundreds of acres of land in Collin County.

Around 1845, Robert L. Waddill married Sarah Shackelford, the widow of George Morris. The couple had five children Joseph, Robert, Benjamin, Gaston, and Fannie. Robert L. Waddill, Sr. died in 1867 at the age of 56. Several written accounts at the time attribute his early death to the fact that he rode horseback to all his circuit appointments in his district. Upon Robert's death, his wife Sarah inherited his property. When she died in 1896, the Waddill heirs subdivided 108 acres of land west of McKinney into what is now known as the Waddill Addition.

Joseph W. Waddill, the eldest son of Sarah and Judge Waddill received 17 lots in the new addition. Upon Joseph's death in 1900, Lot 2 of Block 4, became the property of Joseph's brother, Robert L. Waddill, Jr.

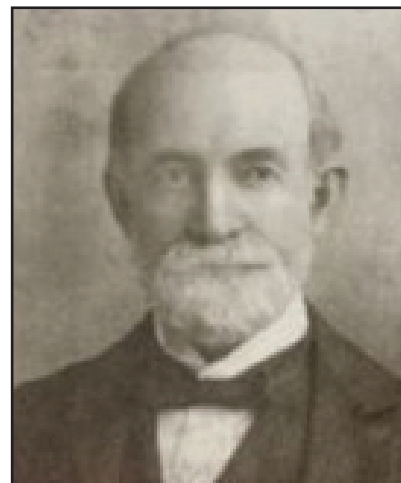
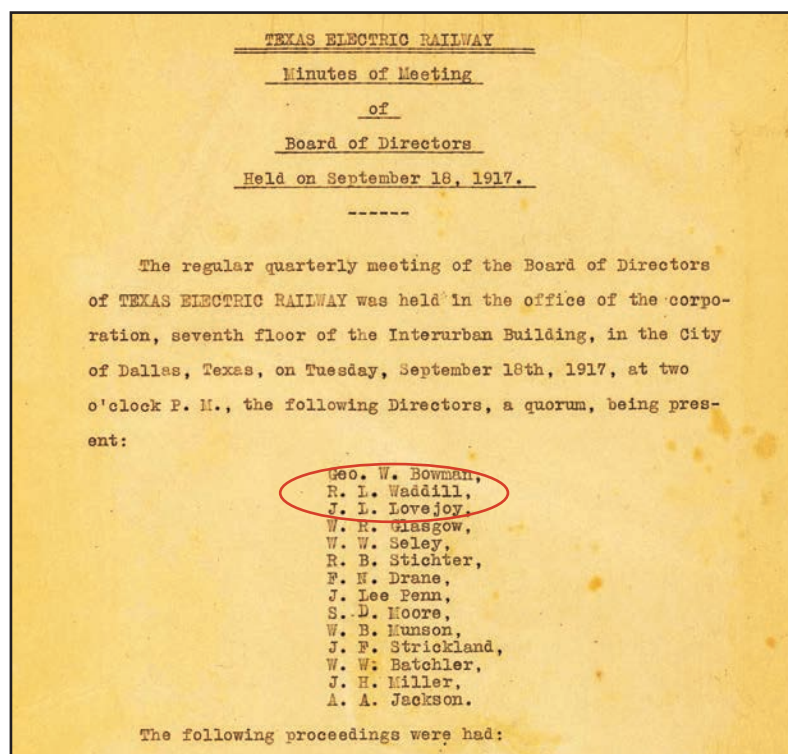
Robert L. Waddill, Jr. entered the McKinney grocery business at a young age and amassed a substantial fortune through his business and investments. He owned valuable business properties and was a major stockholder in the Texas Electric Railway. In 1914, Robert, Jr. sold the north half of Lot 2 to confectioner Fred Coffey for \$1,000.



Judge Robert L. Waddill, Sr.
(1811 - 1867)



Sarah (Shackelford) Waddill
(1812 - 1896)



George S. Morris, Jr.
(1835 - 1910)



Fred S. Coffey
(1889 - 1965)

Fred Sam Coffey arrived in McKinney at the age of three when his parents Sterling and Ida Coffey moved to the city in 1891. Fred partnered with his brother Otto to purchase a confectionery business but later opened a drug store that was in business in McKinney for 44 years.



Helen (Gerrish) Coffey
(1891 - 1984)

McKinney native Helen Gerrish, daughter of George and Mary Gerrish, married Fred Coffey in 1914. Her father, George Henry Gerrish, was on a U.S. Navy ship that took part in the Battle of Fort Sumter which initiated the Civil War.



Fred Coffey graduated from McKinney High School in 1908. The above photo shows Fred (in oval) with his fellow classmates.



In 1914 Fred and his brother Otto Coffey, with the help of their father Sterling, purchased The Alcove, a confectionery business at the corner of Virginia and Kentucky Streets. The store was conveniently located where passengers would board the Interurban. The Alcove offered soda fountain drinks, magazines, tobacco products, and pens. It was a thriving business and was considered to be the best ice cream parlor in town.

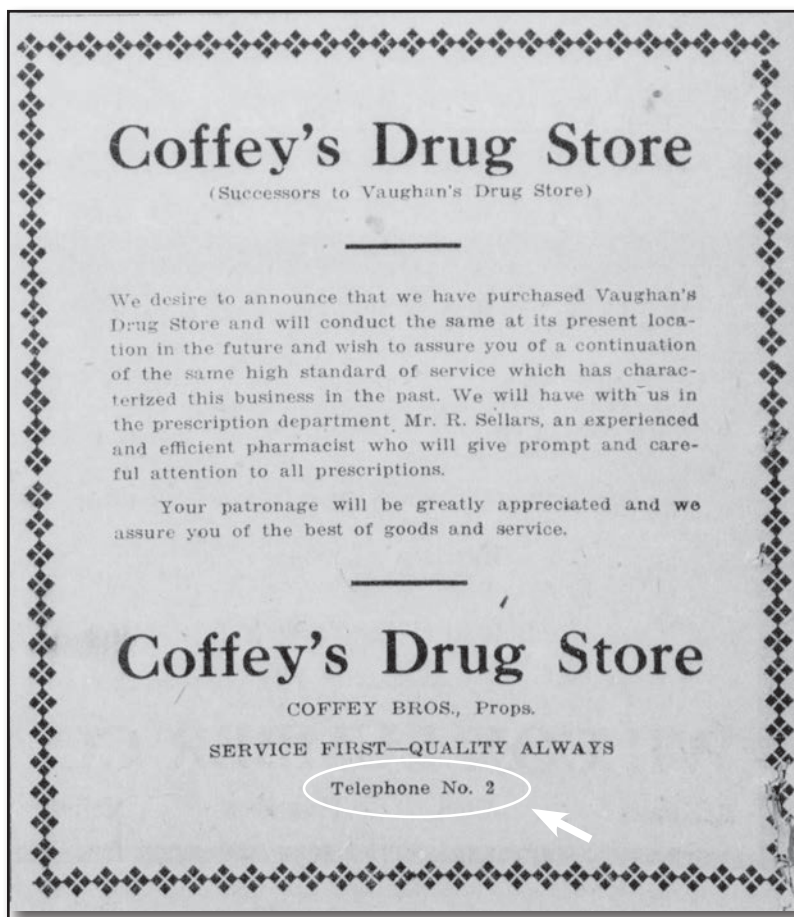


Otto Coffey
(1887 - 1929)

***Dudley Otto Coffey** was born to parents Sterling and Ida Coffey in 1887 at the family homestead in Allen. He partnered with his brother in 1914 to purchase The Alcove. In 1917, he enlisted in the military, serving in the aviation corps during World War I. He never married but was active in the Masonic and Elks lodges. His obituary highlights his generosity by reporting that "frequently the Masons and Elks requested him to sit up with a corpse" as was the custom of those organizations.*



In 1920, the Coffey brothers sold The Alcove and purchased an existing drug store up the street at 209 N. Kentucky Street own by Spruill J. Vaughan. The new store became known as Coffey's Drug Store. The above photo shows the interior of the store with brothers Otto (1) and Fred (2).



This ad appeared in the "McKinney Courier-Gazette" in January of 1921 just after the Coffey brothers purchased their new business. It was not the custom of the day to include addresses in business ads but phone numbers were another thing. Telephones first appeared in McKinney in 1880 and connected with Dallas and Sherman in 1883. The Coffey's Drug Store ended up with one of the easiest phone numbers to remember... 2. A service station on South Tennessee Street was the lucky holder of phone number 1.



Fred's brother Otto died in 1929 leaving Fred as the sole owner of the business. The drug store continued to operate on Kentucky Street until 1935 when Fred moved the business to the southeast corner of the McKinney Square to the building now occupied by The Celt on Tennessee Street. Coffey's Drug Store operated at this location until 1965.



This photo from Christmas of 1946 shows the Fred and Helen Coffey family inside their home at 215 N. Morris Street. Fred and Helen stand side-by-side in the center of the photo. The man on the left with the cane is John Hazel Gerrish, Helen's brother who lived in the house with the Coffeys for over two decades.

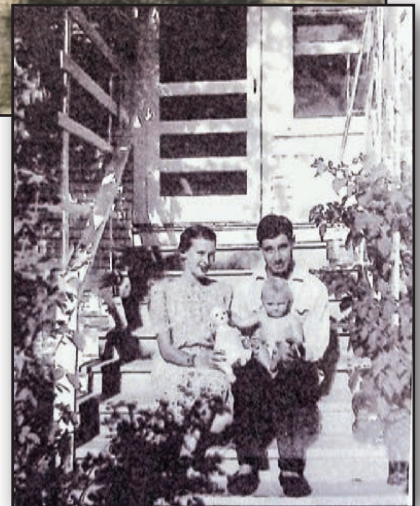


The photo above show Helen (far left) and Fred (far right) with daughter Dorothy, son-in-law James Rattan, and granddaughter Helen. The photo at left shows Fred at home around 1960.





These photos were taken 100 years apart. The top photo shows a colorized photo taken soon after the house was built in 1915. The photo below shows the house in 2015 with its current owner on the porch.



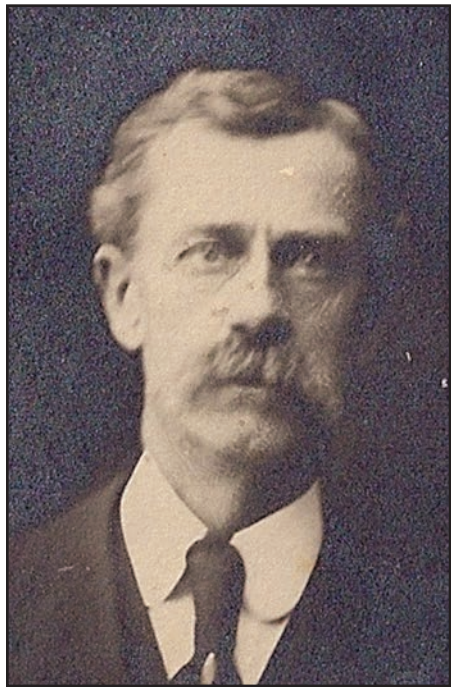
The 1944 photo at right shows the rear entrance of the house with Fred and Helen's daughter Dorothy, son-in-law James Rattan, and grandchild Helen Rattan.



Though **Salathial Coffey** was not the only person in McKinney with the Coffey name, it was his progeny that gathered every year in Finch Park to celebrate the family's progenitor. At left is Salathial with his second wife, Mary Ann McFarland. Oddly, the other branch of the Coffey family represented by Collin County resident Jesse P. Coffey did not participate in these reunions.



This 1913 photo includes all of the living children of Salathial Coffey and one in-law. The photo was likely in honor of the couple in the middle of the front row who, at the time of the photo, had been married for 56 years. Back row (l to r): Sterling, Josie, Margaret, Nancy, Zachary. Front row (l to r): Milton, Rev. John M. McKinney, Polly Ann, William. The photo was taken at the H.A.L. Greenwood Studio on the McKinney Square. The "Democrat-Gazette" reports that this reunion was the first time they had all been together in 33 years.



Sterling P. Coffey
(1862 - 1944)

Salathial Coffey had 11 children by two wives. His youngest child, Sterling P. Coffey, was his third child with his second wife Mary Ann McFarland. Sterling was born seven years after the couple's arrival in Texas. As an adult, Sterling operated a popular livery stable on East Virginia St. until the late 1920s. He was also a director of the Central National Bank for over 20 years.



Salathial was not the only branch of the Coffey family to arrive in McKinney in 1855. This photo shows several Salathial descendants attending a 50th wedding anniversary for their distant cousin James P. Coffey (1) and his wife Sallie (2) when they lived at 1311 N. Coleman in 1925. The reunion brought together two branches of the Coffey family who shared a relative from the 17th Century. Salathial descendants include Sterling (3) with his sister, Margaret (Coffey) Kerby (4), Sterling's son Otto (5), Fred Coffey's wife Helen (6) and their twins Dorris and Dorothy (7), and Fred's sister-in-law Avis (8). Fred cannot be identified in the photo.

COFFEY FAMILY REUNION NOTES

Sterling P. Coffey, prominent McKinney retired business man, property owner and bank director, was the only surviving child of Salathial Coffey and wife to attend the reunion, this year. He was born after his parents moved here from Russell County, Kentucky, in 1855, and was the youngest child of a large family of brothers and sisters. Only two of the children are now living—Mr. Coffey and Mrs. Nancy Jane Liggett of Bellevue, Clay County, Texas. This lone surviving sister was not able to be present, and was greatly missed by her brother and the other relatives. A telegram of greeting was sent her.

Mrs. Sterling P. Coffey was present with her husband to mingle with relatives. She made a very interesting talk. The reunion, this year, fell on the forty-ninth wedding anniversary of herself and honorable husband, who were united in marriage, July 21, 1886. Her maiden name was Ida Rountree. The officiating minister

Eighth Annual Coffey Family Reunion Held In McKinney Sunday

DESCENDANTS OF SALATHIAL COFFEY AND TWO WIVES ASSEMBLE IN LARGE NUMBERS FROM TWO STATES TO COMMEMORATE 80th ANNIVERSARY OF COMING OF FAMILY TO THIS COUNTY AND STATE—FARMERSVILLE MERCHANT AND CITY COUNCILMAN SERVED AS CHAIRMAN PAST YEAR.

Commemorating the eightieth anniversary of the planting of the Coffey family in Collin County, the annual reunion of Salathial Coffey's descendants was held at Finch Park Sunday, July 21. A large number assembled to enjoy the day.

This was its eighth annual reunion. All of these events have been held in Finch Park, except that of July 30, 1933, which was held in the McKinney City Coliseum, on account of a heavy downpour of

and pure and christian-like.

Bounteous Dinner.

A bounteous dinner was served at 1:00 o'clock on a long table by the women folk. Food was brought in abundance in baskets and boxes by the relatives from over two states, who came to attend the happy occasion. The attendance was splendid, but there was still plenty of food left to feed as many more after all had partaken to

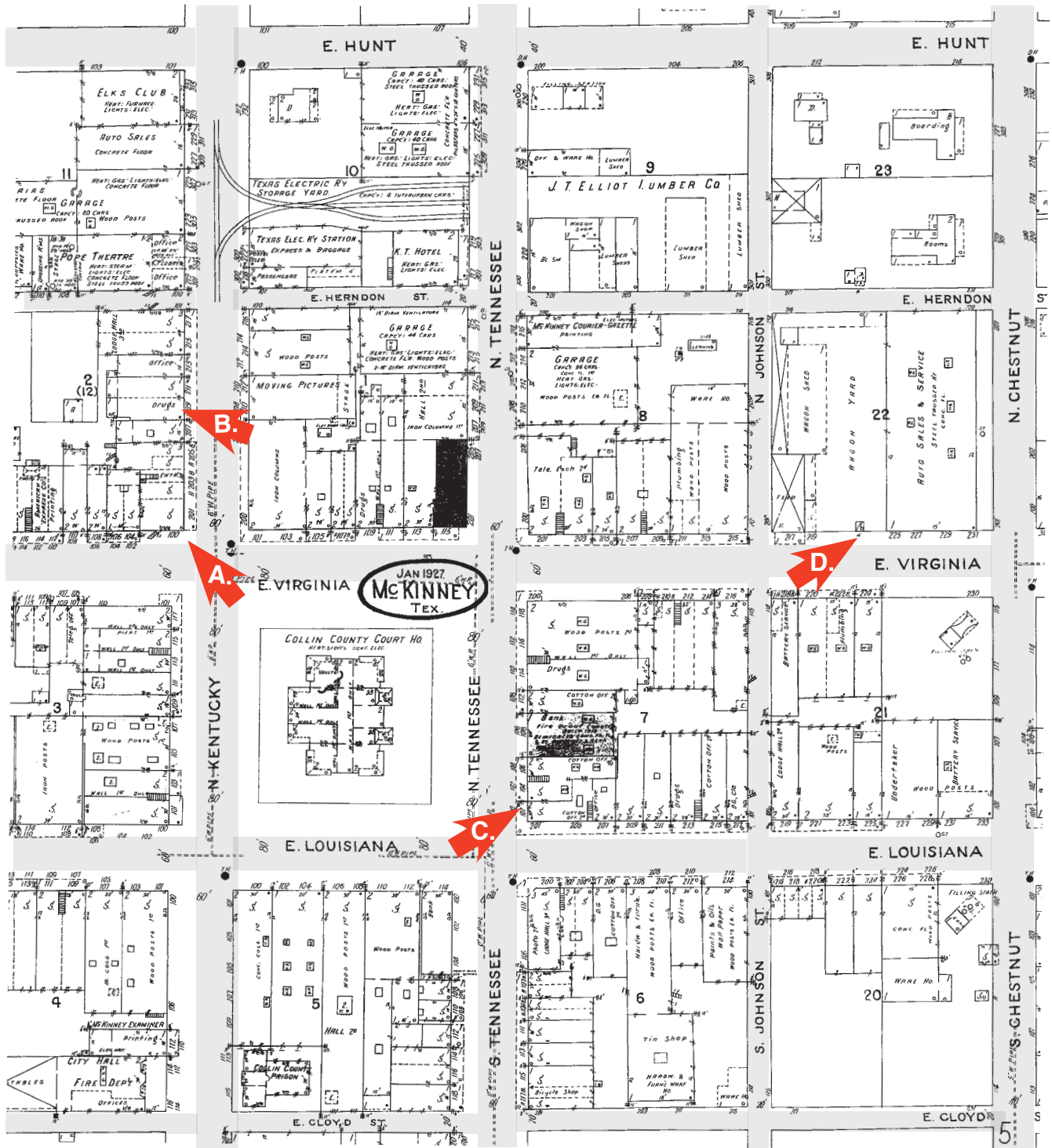
In the summer of 1928, several members of the extended Coffey family sponsored a family reunion at Finch Park in McKinney. The reunion was open to all descendants of Salathial Coffey. The annual reunion ran for over thirty years, attracting hundreds of Coffey relatives each year. In 1935, the **Lightcrust Doughboys** were hired to provide entertainment. The country-swing band was originally organized by the Burrus Mills of Fort Worth and was the band that launched the careers of Bob Wills and Milton Brown. It also featured announcer "Pappy" Lee O'Daniel who went on to become Texas Governor in 1939 and Senator in 1941. The character Menelaus in the movie "O Brother Where Art Thou" is loosely based on the life of William Lee "Pappy" O'Daniel. The group pictured in this 1935 photo is the band after Bob, Milton, and Pappy left the band. Nevertheless, the Lightcrust Doughboys remained popular for many more years producing several albums and performing regularly on scores of radio stations throughout the South and Southwest.

'Lightcrust Doughboys' Picnic Entertainers Wednesday



Picnic attendants on the first night of that event, Wednesday, July 24, will have an opportunity of seeing and hearing the Lightcrust Doughboys, in person. These entertainers are pictured above with Eddie Dunn, announcer. The Doughboys need no introduction to McKinney and Collin County audiences, who have tuned them in hundreds of times from their Fort Worth studios. One of the largest crowds in the history of the picnic-reunion is expected to be on hand Wednesday night for the program by these talented entertainers.

Around the McKinney Square 1927



A. The Alcove (1914-1920)

B. Coffey Bros. Drug Store (1920-1935)

C. Coffey Drug Store (1935-1965)

D. Sterling Coffey Livery (closed in 1920s)



Arthur W. Dowlen
(1865 - 1947)

GENERAL CONTRACTORS	
A. W. Dowlen Phone 627	R. L. Hankal Phone 304
DOWLEN & HANKAL GENERAL CONTRACTORS	
Estimates made and furnished. All work firstclass and guaranteed. No contract too large or small.	
MISCELLANEOUS	

Arthur W. Dowlen moved to McKinney in 1893 and worked a teacher until around 1900 when he followed his brother Gideon into the construction trade. One of Arthur's first major contracts involved building a manse (pastor's residence) for the Overland Presbyterian Church in McKinney.

Local and long distance telephone connections

McKinney Manufacturing Co.

We Manufacture

Sash, Doors and General Building Supplies

Mantles a Specialty

J. H. MINOR, Manager

Around 1910, Arthur Dowlen established the McKinney Manufacturing Company that specialized in fabricating building components along with desks and chairs and other items made of wood.

CITY ANNOUNCEMENTS

Election Tuesday, April 6.

For Mayor:
A. W. DOWLEN.

For City Commissioner:
WICK GRAVES.
W. S. MATHEWS.

In March of 1915 **Arthur Dowlen** announced his candidacy for the Office of Mayor in McKinney against the popular incumbent Mayor H.A. Finch. Arthur later withdrew his name for consideration leaving Mr. Finch to run unopposed in the April election.

A. W. DOWLIN

Home Man, Home Contractor
Patronized
By HOME PEOPLE

Make us Prove it--here it is:

Fine Two-Story Home being built for County Attorney

~~Sam Neathery~~

Fine New Bungalow Home for Fred Coffey,
of Coffey Bros.

Fine Two-Story Home for W. L. Fitzgerald,
with J. P. Crouch & Co.

All These Homes Within A Three Minutes' Walk
Of Each Other.

NOT TOO BUSY TO FIGURE ON YOUR CONTRACT. I WORK FIRST-CLASS, COMPETENT WORK-
MEN--NEVER LEAVING A JOB UNTIL ITS FINISHED. ASK ANYONE FOR WHOM I HAVE EVER
WORKED. THE "CITY OF THE HOUR" IS GROWING; LET ME HELP YOU TO MAKE IT GROW FAST.
OR I THANK MY FRIENDS FOR THEIR PATRONAGE AND HELP.

A. W. DOWLIN, The Home Contractor
Phone 627

The years from 1914 to 1915 represented **Arthur Dowlen's** most prolific building period in McKinney. During this period he completed nearly a dozen homes, including one for Fred Coffey (see ad at left). The name "Dowlin" often appears to be a frequently used and accepted alternative to "Dowlen." He is also known to have used the first name "Pat" and "Whit."



It is probable that there is not another family in the United States with ten children of comparative ages, all in good health and on as lovable terms, as those composing the family group pictured above. The pictures of these, his aunts and uncles, were assembled by F. S. Thomas, Nashville. They are, reading from left to right, top row: Mrs. Alice D. Izor, 62, Miami, Fla.; Mrs. Petrona D. Reading, 65, Pleasant View, Tenn.; A. W. Dowlen, 67, Dallas, Texas, and R. L. Dowlen, 70, Ashland City, Tenn. Bottom row: Miss Annie Dowlen, 72, Ashland City; F. A. Dowlen, 74, Beaumont, Texas; Mrs. Telitha Goodlett, 76, Hillsboro, Texas; F. E. Dowlen, 80, Hillsboro, and Mrs. Carrie Looney, 83, Brownsville, Texas, and G. H. Dowlen, 78, McKenzie, Texas.

The above photo exposé appeared in the January 22, 1933 issue of the "Nashville Banner." There was no additional information regarding why the Dowlen family merited this recognition as all ten children lived in nine different cities spread over three states. Also, it is curious that the author of this piece was familiar enough with the family to have pictures of them but misprinted P.A. Dowlen's name (not F.A. Dowlen) and the city where G.H. Dowlen lived (McKinney, not McKenzie).

The Officers and Directors
of the
HIGHLAND PARK STATE BANK
Announce the Election of
MR. LUTHER M. JORDAN
as President Succeeding
CAPTAIN CARNEY L. DOWLEN

who has been called to the service of our country
in the U. S. Army Air Corps at Miami Beach,
Florida.

E. B. GERMANY,
Chairman of the Board.

**HIGHLAND PARK
STATE BANK.**
HIGHLAND PARK (DALLAS), TEXAS
MEMBER FEDERAL DEPOSIT INSURANCE CORPORATION



Carney L. Dowlen, the son of Arthur and Ida Dowlen, was born in 1900 and attended A&M College (now Texas A&M). One of his first jobs out of college was with the Collin County State Bank in McKinney. He advanced quickly in his banking career to become the President of the Highland Park State Bank in Dallas. Soon after the U.S. involvement in WWII, Carney resigned his banking position and joined the Army.

During a training mission while stationed in Maine, an aircraft he was in crashed into the St. Lawrence River killing five of the nine crew members. Carney was one of the five men killed. It was not until 2009 that the remains of the fallen soldiers were discovered. In 2015, the mixed remains were interred and a memorial placed at Arlington National Cemetery



Edward J.
Coffey
(1670-1716)
VA - VA

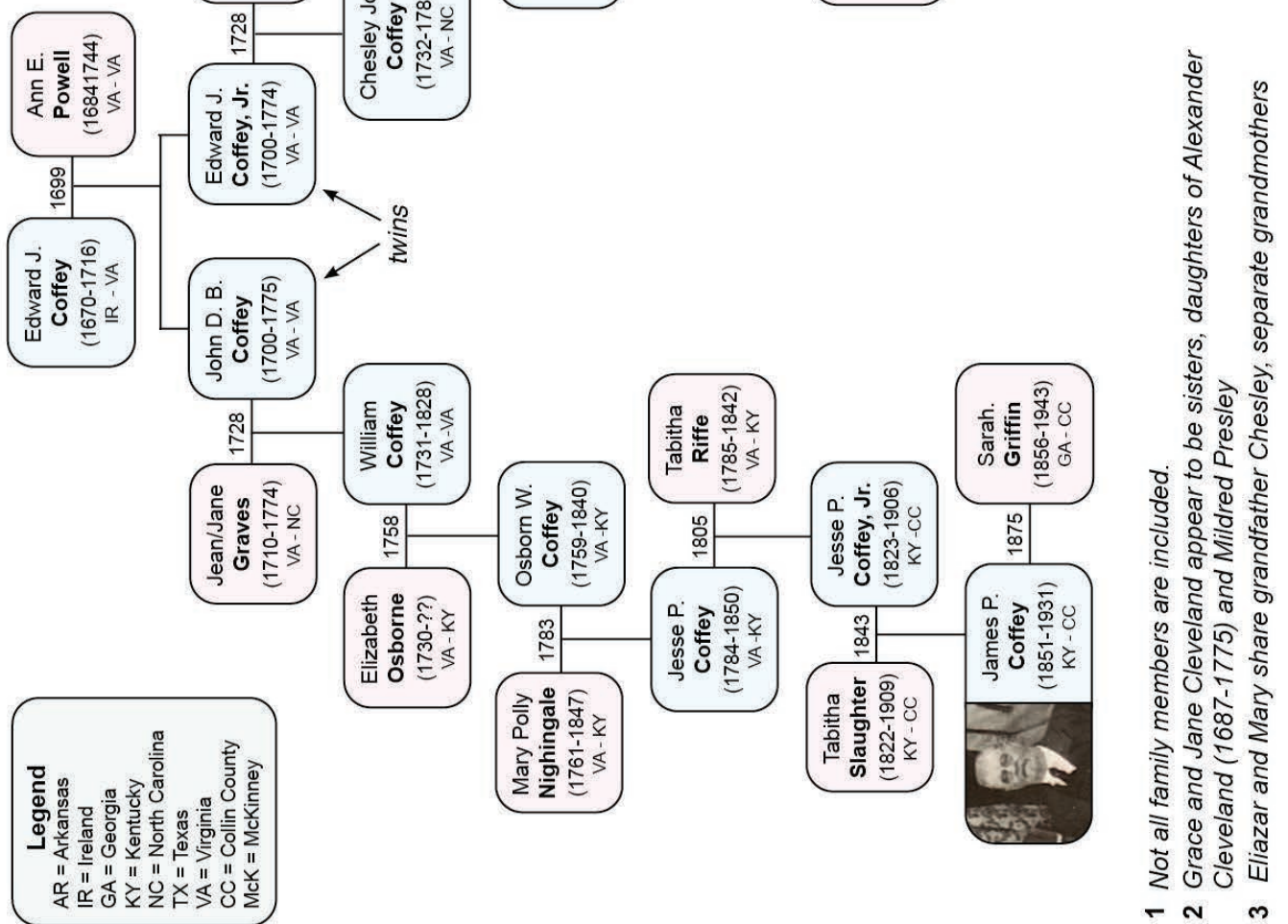


Coffey Family Ancestry¹

Many genealogist cite **Edward J. Coffey** as being the first Coffey from Ireland to settle in Virginia, likely around 1690. Edward and his wife Ann Powell had six children. Two of those were twins,

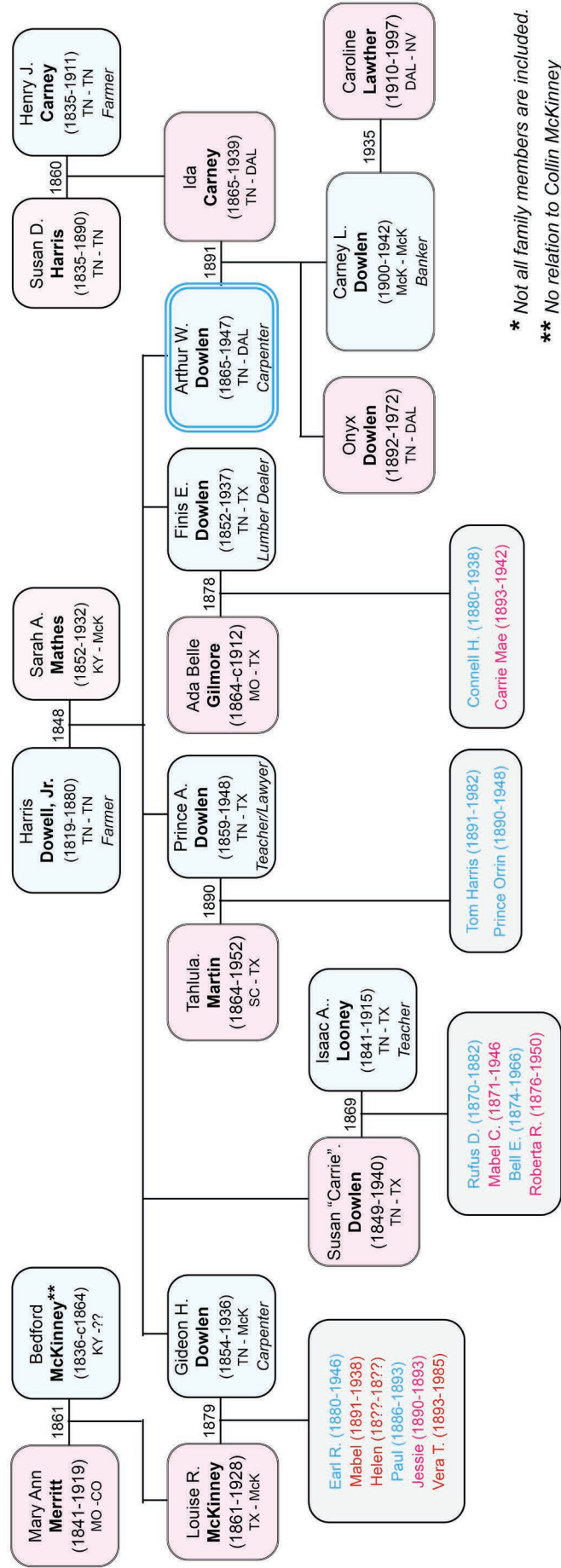
John and **Edward, Jr.** The descendants of these twins likely knew each other as its members separately migrated from Virginia to North Carolina around 1750. There are stories of Jesse and Salathiel arriving in Texas in 1855, though none of these stories mention they arrived together. However, there is mention of a wagon caravan of 80 people including descendants of John Coffey arriving from Kentucky that year.

Later descendants, Jesse and Salathiel, served as County Commissioners together in the early 1860s. Still, it is not known if these cousins knew they were related.



Dowlen Family of Early McKinney*

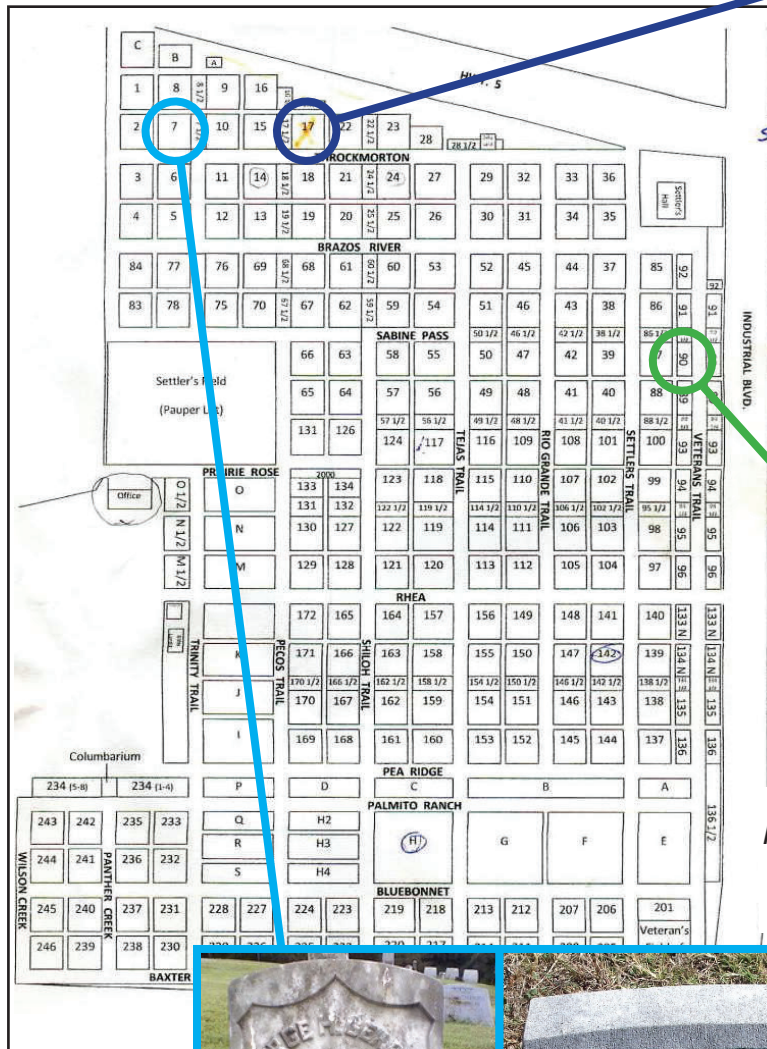
Legend
 CC = Collin County
 CO = Colorado
 DAL = Dallas
 KY = Kentucky
 McK = McKinney
 MO = Missouri
 NV = Nevada
 SC = South Carolina
 TN = Tennessee
 TX = Texas
 VA = Virginia



* Not all family members are included.
 ** No relation to Collin McKinney

Pecan Grove Cemetery

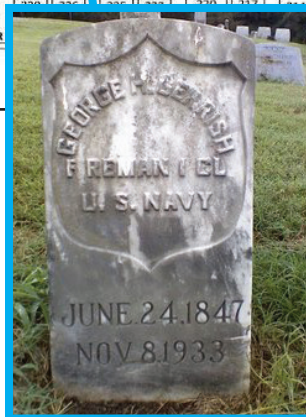
This map of Pecan Grove Cemetery in McKinney shows the final resting place of some of the people associated with 215 North Morris Street.



Jessie W. Waddill (1845-1900)
Inherited property from his father
Judge R.L. Waddill, Sr.



Robert L. Waddill (1850-1922)
Inherited property from his brother Jessie
Waddill. Later sold it to Fred Coffey



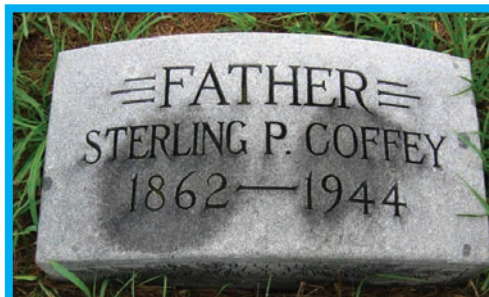
George H. Gerrish
(1847-1933)
Fred's father-in-law



Mary E. (Fisher) Gerrish
(1862-1939)
Fred's mother-in-law

Fitzhugh Cemetery

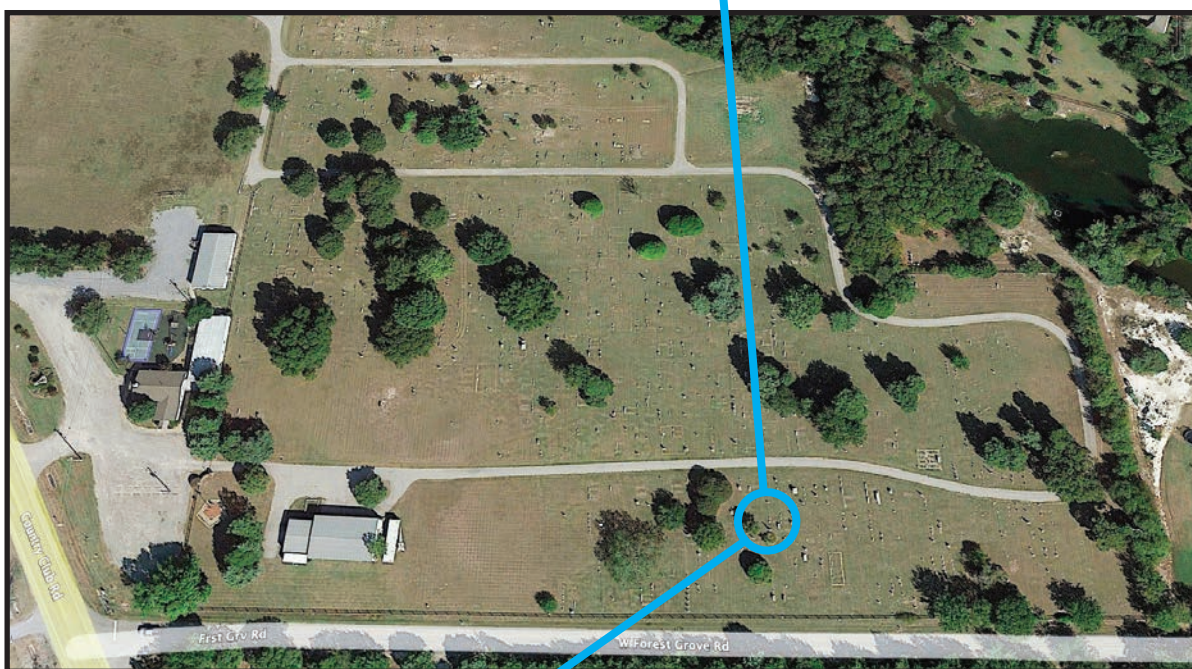
This aerial view of Fitzhugh Cemetery (a.k.a. Forest Grove Cemetery) in Allen, Texas shows the final resting place of members of the Coffey family connected with 215 North Morris Street.



Sterling P. Coffey (1862 - 1944)
Fred Coffey's father



Ida (Rountree) Coffey (1867 - 1937)
Fred Coffey's mother



Fred S. Coffey (1889 - 1965)
Owner of 215 N. Morris St.

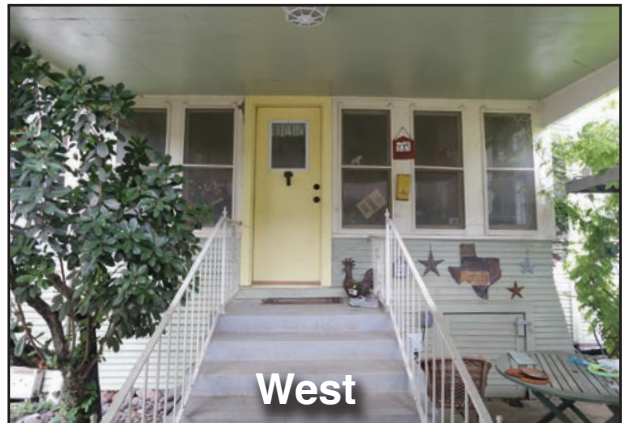


Helen (Gerrish) Coffey (1891 - 1984)
Fred Coffey's wife

Current Photos (2022)



East Front



West



Northeast



Northwest



North



South

Architectural Accents



*Living Room Fireplace
(The wooden mantle of this fireplace was added
in modern times.)*



Living Room



Stained long-leaf pine column



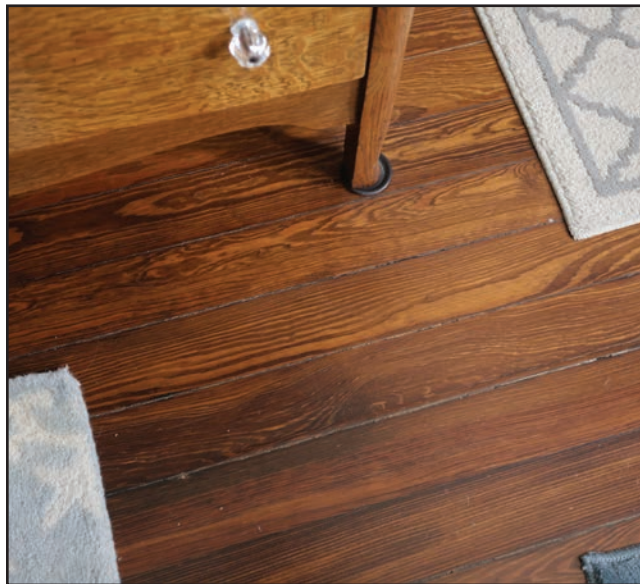
Extensive use of wood trim, typical of the Craftsman Style.



Entry to butler pantry



Push-button switch in living room



Pine flooring



Oak flooring



Study adjoining the living and dining room



Original door knob



Breakfast room adjacent to the kitchen.



The Fred Coffey House uses several window configurations based on this 16-over-1 pattern.



Bedroom fireplace

Neighborhood Context (2022)

215 North Morris Street neighborhood context



View looking South on N. Morris St.



View looking North on N. Morris St.



View looking East on W. Hunt St.



View looking West on W. Hunt St.

Homes near 215 North Morris Street



1302 West Hunt Street



1305 West Hunt Street



1214 West Hunt Street



201 North Morris Street



203 North Morris Street



206 North Morris Street

Evolution of Architectural Style

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

Queen Anne Style

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

Prairie and Foursquare Styles

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

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



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

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

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

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

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



Arts & Craft Movement

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

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

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

Other Styles

To a lesser degree, there are other early 20th Century architectural styles represented in McKinney's historic neighborhood. These styles include Classical Revival, Colonial Revival and English Cottage (see examples below). Though these homes are impressive, they did not enjoy the same popularity as the more "modern" looking Prairie and Art & Craft Styles.

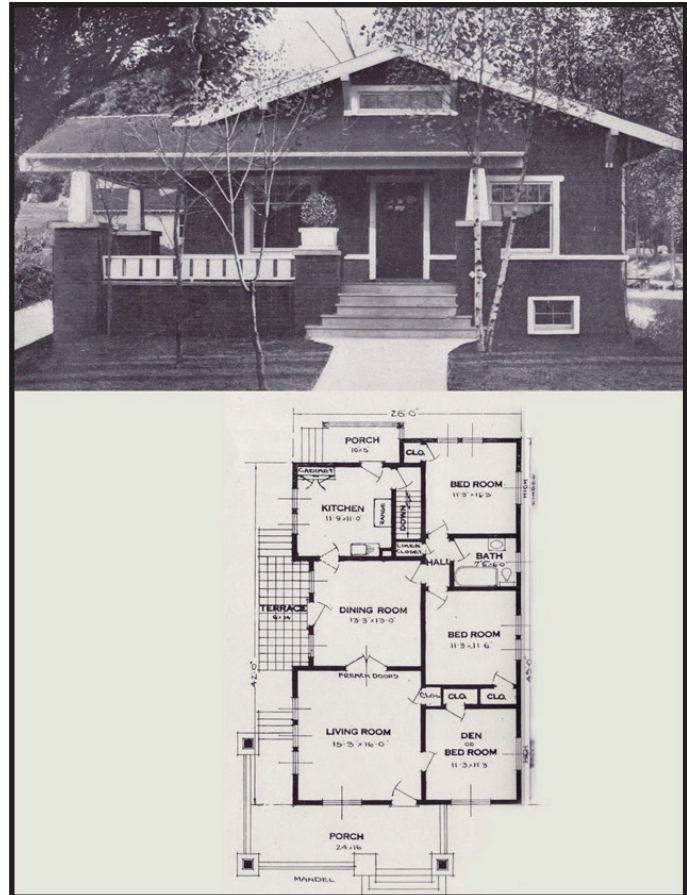


The Craftsman Style

The elements that characterize the Craftsman Style are:

- low-pitched, gabled roof
- wide eaves
- exposed structural beams & rafters
- typically 1 to 1½ stories
- spacious, wide front porch
- tapered columns supported by piers
- use of stone, wood, and natural materials
- knee bracing
- broad, horizontal elevations
- irregular floor plans
- rooms connect without hallways

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



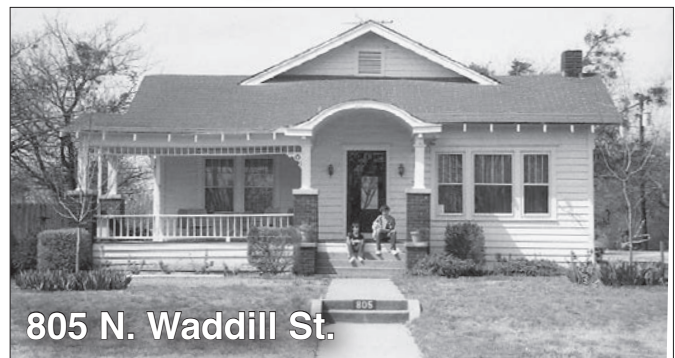
The above illustration is from a pattern book of 1923 showing a typical Craftsman Bungalow home design.



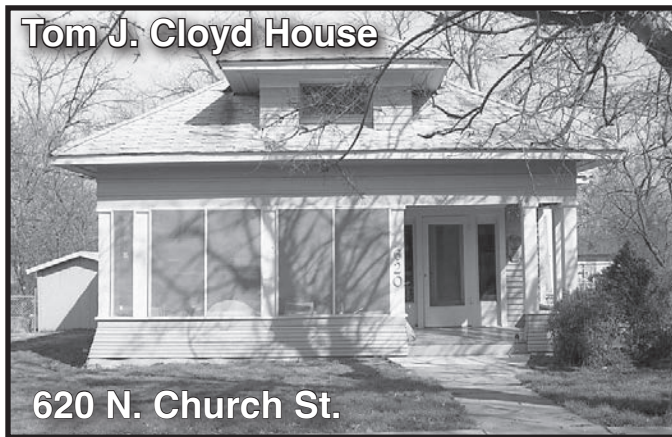
301 N. College St.



416 North Waddill St.



805 N. Waddill St.



Tom J. Cloyd House

620 N. Church St.



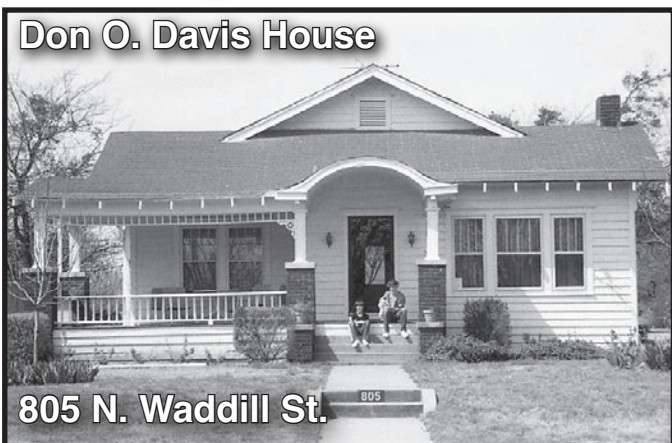
Gamble House

Pasadena, Ca.



J.P. Harris House

608 N. Virginia St.



Don O. Davis House

805 N. Waddill St.

Bungalows of McKinney

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

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

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

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

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

S.E. Walker House



311 N. Waddill St.

Fred S. Coffey House



215 N. Morris St.



411 W. Virginia St.



1000 W. Lamar St.

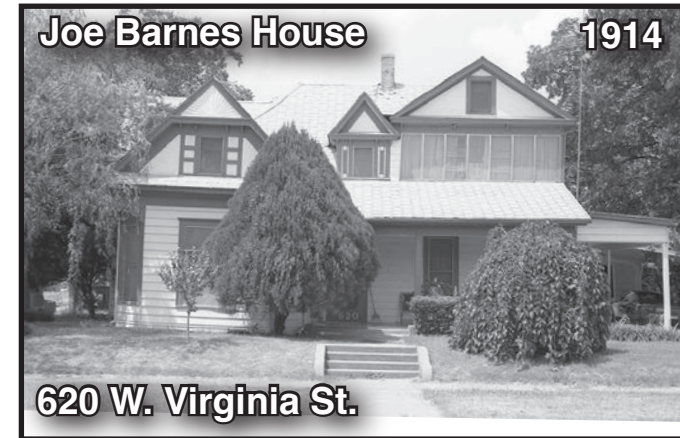
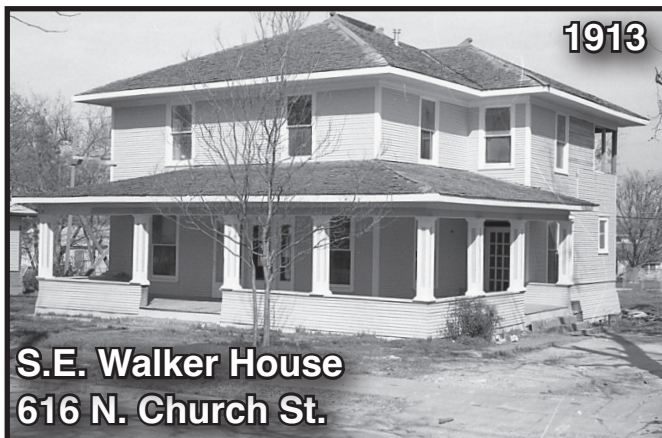
The difference between the Craftsman Bungalow and the vernacular bungalow lies in their attempt to replicate the aesthetic of the Arts & Craft Movement. This difference can be seen by comparing the Walker and Coffey houses to two other houses in the Historic District.

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

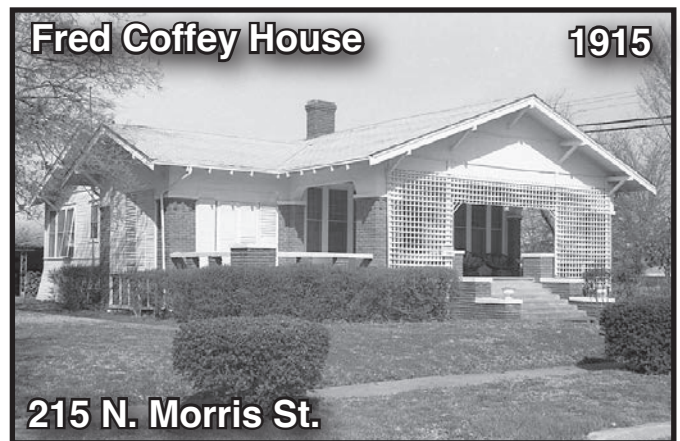
Work of A.W. Dowlen

When Arthur Dowlen came to McKinney in 1893, he spent the next seven years working as a teacher. He left that profession to become a contractor and quickly became one of McKinney's most popular builders. It is not known who designed the homes that he built but most have a distinctive flourish that seems intended to catch a person's atten-

(continued)



tion. Exaggerated eave returns and jerkinhead roofs are good examples of some of the attention-getting elements for which he is known. Arthur Dowlen built homes during a time when interest in the Victorian Style was nearly all but gone, replaced by the more popular Craftsman Style and the stately Prairie Style. Mr. Dowlen seemed to have no difficulty understanding how to respond to the different construction techniques each of these styles required. His success as a builder in McKinney allowed him to tap into the building market in Dallas which lead him to move there in 1920.



After Fred Coffey sold The Alcove in 1920, he and his brother purchased and operate their drug store in this building constructed by Arthur W. Dowlen in 1912.

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

Personal correspondence with Nancy (Coffey) Malone

Research assistance provided by Tom Michero