



CITY OF MCKINNEY, TEXAS

Agenda

Historic Preservation Advisory Board

Thursday, September 7, 2017

5:30 PM

2nd Floor Conference Room
McKinney City Hall
222 N. Tennessee Street
McKinney, Texas 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

CONSENT ITEMS

This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.

17-868 [Minutes of the Historic Preservation Advisory Board Regular Meeting of July 6, 2017](#)

Attachments: [Minutes](#)

REGULAR AGENDA

17-010HTM [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shannon Yarbrough and Bob Bruu for Approval of a Historic Marker for the House Located at 516 West Hunt Street](#)

Attachments: [Historical Marker Application](#)
[Supporting Documentation](#)

17-010HT [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shannon Yarbrough and Bob Bruu for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 516 West Hunt Street](#)

Attachments: [HNIZ Application](#)
[Supporting Documentation](#)

DISCUSSION ITEMS

17-869 [Discuss Historic Home Recognition Calendar](#)

BOARD OR COMMISSIONER COMMENTS

Board or Commission Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 1st day of September, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.

17-868



TITLE: Minutes of the Historic Preservation Advisory Board Regular Meeting of July 6, 2017

SUPPORTING MATERIALS:

[Minutes](#)

HISTORIC PRESERVATION ADVISORY BOARD

JULY 6, 2017

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on Thursday, July 6, 2017 at 5:30 p.m.

Board Members Present: Chairperson Shannon Burton, Vice-Chairperson Peter Bailey, Jonathan Ball, Amber Douzart, Lance Hammond, Karen Zupanic, and Terrance Wegner

Staff Present: Planning Manager Matt Robinson, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

Chairperson Burton called the meeting to order at 5:30 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Vice-Chairperson Bailey, seconded by Board Member Hammond, to approve the following consent item, with a vote of 7-0-0.

**17-665 Minutes of the Historic Preservation Advisory Board
Regular Meeting of June 1, 2017**

END OF CONSENT

Chairperson Burton continued the agenda with the Regular Agenda.

**17-007HTM Conduct a Public Hearing to Consider/Discuss/Act on
the Request by Brenda Tullous, for Approval of a
Historic Marker for the House Located at 622 North
Church Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application and stated that Staff was recommending approval of a Historic Marker for 622 N. Church Street. He offered to answer questions.

Board Member Ball asked why the property had a designation of a medium priority and if the addition of the two-car garage had anything to do with it. Mr. Giersch stated that the new detached garage did not have anything to do with the priority rating. He stated that there were other slight alterations made to the structure that classified it as a medium priority structure.

Vice-Chairperson Bailey asked if the garage was for automobiles or was for living quarters. Mr. Giersch stated that it was for automobiles.

Board Member Douzart asked if this was the first time that the property had been reviewed for a historic marker. Mr. Giersch said yes.

Ms. Brenda Tullous, 622 N. Church Street, McKinney, TX, explained the request and gave a brief history of the work done to the house and property. She offered to answer questions.

Board Member Ball asked about the renovations made to the property. Ms. Tullous stated that the property had been rented out to tenants since 1963 and had fallen into disrepair. She stated that it was condemned by the City of McKinney Code Department in 1996. Ms. Tullous stated that the previous owner had purchased the property and renovated it. She stated that after she purchased the property she updated the kitchen, bathroom floors, and finished out the upstairs to create two bedrooms and one bathroom while keeping the same roofline. Ms. Tullous stated that she also added a fence and landscaping.

Chairperson Burton asked what new renovations might be needed in the near future to the property. Ms. Tullous stated that she planned to add a new roof, gutters, paint, and screens.

Vice-Chairperson Bailey asked if the house had a claw foot tub. Ms. Tullous said yes.

Chairperson Burton asked if there were still some of the original details inside the structure. Mr. Tullous said yes. She stated that the grandson of Mr. Bloss toured the house and stated that it looked like what he remembered.

Board Member Wegner asked if there were any regulations regarding gutters on house in the Historic "H" District. Mr. Giersch stated that half round gutters were preferred; however, there were no restrictions.

Board Member Ball asked if this structure was a finer example of a Craftsman Bungalow or had a historic significance to McKinney. Mr. Giersch stated that it was a good example and that the previous owners were a part of McKinney's history.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Board Member Zupanic, seconded by Board Member Ball, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

17-007HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Brenda Tullous for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 622 North Church Street

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request and stated that Staff was recommending approval of the Level 1 Tax Exemption for 622 N. Church Street and offered to answer questions.

Vice-Chairperson Bailey asked when the tax exemption would start. Mr. Giersch stated that it would begin in 2018.

Board Member Zupanic asked if the tax exemption would be good for seven years. Mr. Giersch stated that if the program had any changes in the future, then that might change.

Ms. Brenda Tullous, 622 N. Church Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Chairperson Burton asked if the money saved with the tax exemption would be used towards the upkeep and renovations of the property. Ms. Tullous said yes.

Board Member Ball asked if Ms. Tullous did the research on the property for the application. Ms. Tullous said yes.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Vice-Chairperson Bailey, seconded by Board Member Wegner, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

17-009HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Alfred & Kate Cheng for Approval of a Historic Marker for the House Located at 609 Tucker Street

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the Historic Marker application and stated that Staff was recommending approval of a Historic Marker for 609 Tucker Street. He offered to answer questions.

Vice-Chairperson Bailey asked how many years the Newsome's owned the property. Mr. Giersch stated that they owned it from 1921 – 1962.

Mr. Alfred Cheng, 609 Tucker Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Vice-Chairperson Bailey asked how many years Mr. Cheng owned the property. Mr. Cheng stated that they owned the property for approximately two years.

Chairperson Burton asked if they were specifically looking for a historic house like this in McKinney when they purchased it. Mr. Cheng stated that they were looking for a house in the Historic "H" District and had viewed a number of houses when they saw a sign stating that this property was going on the market soon. He stated that it was an amazing house and that they were pleased that they were able to purchase it.

Chairperson Burton asked if they did renovations to the interior of the house. Mr. Cheng said no; however, they had paved the driveway.

Chairperson Burton asked what renovations need to be made to the property in the near future. Mr. Cheng stated that the windows needed to be repainted and that there were some sagging floors that needed to be addressed.

Chairperson Burton asked if nine-over-one windows were common in McKinney. Mr. Giersch said no and that there were maybe only a few in McKinney similar to this.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Board Member Wegner, seconded by Board Member Zupanic, the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

**17-009HT Conduct a Public Hearing to Consider/Discuss/Act on
the Request by Alfred & Kate Cheng for Approval of a
Level 1 Historic Neighborhood Improvement Zone Tax
Exemption for the House Located at 609 Tucker Street**

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request and stated that Staff was recommending approval of the Level 1 Tax Exemption for 609 Tucker Street and offered to answer questions. There were none.

Mr. Alfred Cheng, 609 Tucker Street, McKinney, TX, concurred with the Staff Report and offered to answer questions.

Board Member Wegner asked for the general location of the property. Mr. Cheng stated that it was located at the southeast corner of Tucker Street and College Street.

Chairperson Burton opened the public hearing and called for comments. There being none, on a motion by Board Member Ball, seconded by Vice-Chairperson Bailey,

the Board unanimously approved the motion to close the public hearing and approve the request as recommended by Staff, with a vote of 7-0-0.

END OF REGULAR AGENDA ITEMS

Chairperson Burton continued the agenda with the Discussion Items.

17-667 Discuss Status of Historic Home Recognition Calendar

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, and the Board briefly discuss the Historic Home Recognition Program. Mr. Giersch gave a brief update on the status on the calendar. He mentioned that approximately 75% of the houses being featured in the calendar were newer construction. Board Member Zupanic suggested changing the title of the calendar to "Historic District Home Recognition".

END OF DISCUSSION ITEMS

Mr. Giersch stated that the Historic Preservation Advisory Board interviews were scheduled for Thursday, July 20 at 5:30 p.m. at the McKinney Performing Arts Center.

Vice-Chairperson Bailey stated that they recently visited Nacogdoches, TX and he brought some information to share with the Board after the meeting, if anybody was interested. He stated that they plan to visit Weatherford, TX to learn some about their history as well.

There being no further business, Chairperson Burton declared the meeting adjourned at 6:17 p.m.

SHANNON BURTON
Chairperson



17-010HTM

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shannon Yarbrough and Bob Bruu for Approval of a Historic Marker for the House Located at 516 West Hunt Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: September 7, 2017

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of a historic marker for 516 West Hunt Street.

PRIORITY RATING: The property is listed as a medium priority building according to the 2015 Update of the Historic Resource Survey. A medium priority building contributes to local history or broader historical patterns, however, reversible alterations have diminished the building's integrity. These might include the loss or clear replacement with modern materials some of the historic windows, portions of the porch, roof materials or an addition that noticeably changes the perception of the building. For this priority rating these changes would need to be generally believed to be readily reversible without further loss of historic material. Any alterations should blend and not distract such that the building remains a typical example of architecture, engineering, or crafted design of the period it represents.

ITEM SUMMARY: On July 25, 2017 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 516 West Hunt Street (also known as the Westmoreland House).

The purpose of the Historic Marker Program is to encourage owners of historic properties to become actively involved in the preservation of McKinney's historic past through the recognition of historic events, people, and architecture. The applicant has submitted a written narrative relating the history of the various families that have owned

the property or resided at 516 West Hunt Street and the role they played in McKinney's history.

The Westmoreland House was built in 1925. It is an excellent example of a Prairie Style home, although featuring elements in the Craftsman style as well. The house is a two-story, pier and beam construction with painted exterior masonry. The front façade of the home emphasizes horizontal lines common of Prairie Style homes, as seen in the porch which is defined by square brick columns on brick piers and a shallow pitched roof. The roof features gables and soffits, which is more typical of Craftsman Style homes; however, the shallow pitch of the gable on the porch roof is more commonly associated with Prairie Style homes. Additionally, the house features multiple groupings of four-over-one sash windows that are original to the home. The interior also features many original design pieces, such as crown molding, lighting features, and door hardware.

HISTORICAL FIGURES ASSOCIATED WITH THE HOUSE:

The original piece of land where the house is constructed was owned by brothers James and William Rhea.

William Sims purchased the land from William Rhea in 1894 and constructed a house around 1900.

William Sims lived in the house with his wife Daisy, along with daughters Norma and Ona until selling the house in 1906.

Simms was an agent for the Wells-Fargo Express Company. After leaving employment with the Wells-Fargo Express Company, Simms served as City Treasurer. Simms also became the first Exalted Ruler elected to the Order of Elks in McKinney in 1903.

In 1906, William Ticknor bought the house from William Sims, where he lived for several years while working for The Texas Company (later to be renamed Texaco). In 1909 Ticknor was relocated and forced to sell the home.

In 1909, George M. Wilson bought the house from William Ticknor. Wilson was a member of one of Collin County's most influential families. His father fought with the Republic of Texas against Mexican incursions and later served as County Sheriff. One of his uncles, Thomas Benton Wilson, was a surveyor and land developer.

In 1913, Peyton Westmoreland purchased the house, where he lived with his wife Emma until they razed it to build the home that is currently standing in 1925.

Westmoreland was a McKinney grocery store owner, onion farmer, and realtor. He ran a grocery store in McKinney for over 65 years.

In 1904 Westmoreland was offered a partnership interest in his Uncle's business, a grocery store, J.B. Rhoden & Co. which occupied the Wilcox Building on East Louisiana

Street.

The partnership remained until Westmoreland's Uncle's death in 1915. Westmoreland then became the sole owner of the business and renamed the grocery store P.R. Westmoreland & Co. The store continued to thrive until 1921 when a fire destroyed nearly everything in the store.

Following the closure of P.R. Westmoreland & Co. Peyton opened several other grocery stores throughout McKinney as well as developed successful farming and real estate businesses, using his home at 516 West Hunt Street as his office until his death in 1965.

Between 1967 and today there have been four owners.

ASSESSMENT: Staff believes that the applicant has met all of the requirements to obtain a Historic Marker under the Historic Neighborhood Improvement Zone Program (Ordinance 2015-12-105). Therefore, Staff is recommending approval of a Historic Marker for 516 West Hunt Street.

Under Ordinance 2015-12-105, if the HPAB approves the Marker, the applicant will be responsible for purchasing and displaying the Historic Marker.

Also, under Ordinance 2015-12-105, if the Historic Preservation Advisory Board approves the Marker, the applicant may make application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years) providing the building has architectural integrity and has been properly rehabilitated/restored and maintained. The building must have a residential use in order to qualify for the tax exemption.

SUPPORTING MATERIALS:

[Historical Marker Application](#)
[Supporting Documentation](#)



City of McKinney Historic Building Marker Application

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

I. Applicant Information

Date of Submittal July 24, 2017

Name of Applicant Shannon Yarbrough & Bob Bruu

Address 516 West Hunt Street, McKinney, TX 75069

Telephone (214) 770-8943

E-mail Address syarbrough2008@gmail.com

II. Owner Information (If different from Applicant)

Name of Owner - same -

Address _____

Telephone ()

E-mail Address _____

III. General Building Information

Name of Building Westmoreland House

Address of Building 516 West Hunt Street, McKinney, TX 75069

Date of Construction Known 1925 or Circa
(If not known provide approximate date Circa)

Architect/Designer unknown

Builder/Contractor unknown

Architectural Period/Style Modified Prairie Style

Legal Property Description of Current Location (Lot and Block Numbers)

WA Rhea Addition, Lot 3

Does the building remain on its original site?

☒ Yes

☐ No (specify original location) _____

Indicate the original and adapted uses of the building.

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

IV. Architectural Description

A. Physical Characteristics

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

B. Materials (Please check all that apply)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Exterior Wall Surface		
Siding (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Windows		
Wood Sash	<input type="checkbox"/>	<input type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Single-hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Double-hung	<input type="checkbox"/>	<input type="checkbox"/>
Casement	<input type="checkbox"/>	<input type="checkbox"/>
Fixed	<input type="checkbox"/>	<input type="checkbox"/>
Awning	<input type="checkbox"/>	<input type="checkbox"/>
Hopper	<input type="checkbox"/>	<input type="checkbox"/>
Sliding	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Roof Materials		
Shingles (specify type)	<input checked="" type="checkbox"/> _____ composition	<input checked="" type="checkbox"/> _____ composition
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Primary Exterior Color	_____ natural red brick mix	_____ off white
Secondary (Trim) Color	_____ white	_____ grey

1. Supporting Documentation

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

A. Alterations

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

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

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

C. Property Ownership

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

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

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

F. Drawings

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

G. Photographs

Historic

- Provide at least one historic photograph of the property.

Current

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

H. Additional Information

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

I. References

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

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.

X Shannon Lyall
Applicant Signature

Permission of owner for plaque placement ☐
X [Signature]
Owner Signature

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Westmoreland House 516 West Hunt Street



A. Alterations & Construction

Construction

The Westmoreland House is a two-story, brick residential structure built in 1925 on a pier-and-beam foundation. The roof consists of crossing gables and soffitted eaves. A porch extends across the full front of the house joining a carport on the side. The floor plan is asymmetrical with room connections using a minimum of hall space. Hard and soft woods are used for interior flooring. The house is fenestrated with vertically proportioned four-over-one sash windows that are original to the house.

The home design follows the Prairie Style but includes of some standard Craftsman elements. For instance, instead of a hip roof that is normally associated with the

Prairie Style, this home has gable roof structure. Along with this deviation from the normal Prairie Style, the pitch of second story roof is more closely associated with the Craftsman Style. However, the shallow pitch of the roof covering the porch and carport is more familiar to the Prairie Style as it emphasizes a strong, horizontal orientation. Also, the height and grouping of the windows is a typical Prairie Style feature as are the solid, square brick columns topped with a plain limestone capitals.

The Westmoreland House's architectural significance comes from its brick construction, its proportions, its blend of roof pitches, and its windows. While interest in the Prairie Style was waning around the time of the house was built, the Westmoreland House possesses a blend of influences on a scale that is noteworthy for McKinney.

Alterations

The house has experienced several changes since its construction in 1925. The first alteration involves the conversion of the second story into a one-bedroom apartment with a private entrance around 1941. The second alteration occurred around 1945 when the screen porch on the east side of the house was converted into an office. Other alterations include a room added to the second floor sometime before 1974 and a first-floor room addition made on the north side of the house.

Alterations to the interior include extensive remodeling to the kitchen and bathrooms. Some remodeling to the second floor has taken place to reincorporate the apartment quarters with the rest of the residence.

Many original aspects remain. Among them are, windows, crown molding, lighting fixtures, phone niche, and door hardware.

Anticipated Needs

The current owners have recently installed new gas lines and anticipate replacing the roof soon. Other repairs include shoring up the garage and removing fill from a fish-pond. The current owners also look forward to refurbishing the 117 year-old barn to maintain its historic character.

B. Historical Figures

William Henry Sims (1862-1929)

William H. Sims was born in Gansville, Louisiana in 1862 to W.H. Sims, Sr. and Sarah Stewart. After graduating from the University of Louisiana at Baton Rouge, William moved to McKinney and began working for Walter B. Harrison, a grain and cotton dealer. After a short time, he left Mr. Harrison's employment to take a position as agent for the Wells-Fargo Express Company, a position he held for 23 years. He left that employment when the company wanted to reassign him to another city. For a number of years after that, William served as City Treasurer during the 1890s when the City was under the alderman form of government.

In 1887, William married Daisy Cameron (1867-1941) who came from a prominent Collin County pioneer family. Her father George W. Cameron, who moved to McKinney after the Civil War, was a farmer and Collin County treasurer. Daisy's mother, named Missouri, was the City's tenth Postmaster and its first female to hold the office. She was appointed in 1894 by President Grover Cleveland who assumed that "Missouri" was a man's name. Nevertheless, she served the post for four years until a new administration took over.

William and Daisy had two children, Norma and Ona. In 1903, William was the first Exalted Ruler elected to the Order of Elks in McKinney. He was also a member of the Knights of Pythias. He joined the First Presbyterian Church when the "Indian Evangelist" Rev. Frank Hall Wright held revivals in McKinney. Reverend Wright, who lived in Dallas, was a nationally known evangelist and the son of ex-governor of Georgia Allen Wright, a full-blooded Choctaw chief. His mother was a missionary.

In 1904, William went to work as a sales representative for the Collin County Mill & Elevator Company with J. Perry Burrus as President. During his 17 year employment he proved himself to be the firm's most productive salesman.

William W. Ticknor (1869-1942)

Will Ticknor was born in Kentucky in 1869 to George D. Ticknor and Cora Hendricks. The family moved to Texas in 1886 and settled in the Allen area. In 1892, he married Hattie Rogers and settled in McKinney around the same time.

Will began working for the Houston & Texas Central Railway Company in 1888 when

he was 19 years old. As he acquired skill and expertise, he became responsible for the equipment that supplied the water needed by the steam powered locomotives. As pumping technology was developing from steam power to gas power around the turn of the century, his job required him to manage the pumping of water to the trains as well as the pumping of oil to fuel the equipment that did the pumping. In 1904, he was responsible for changing the Cottonwood pump station just north of Allen from a steam-powered pump station to a gas-powered one. The oil that powered his new pump station came from a pipeline built by a new company headquartered in Beaumont called the Texas Company, which later would adopt the name Texaco.

In 1907, Will left his 19-year employment with the H. & T.C. to go to work for the Texas Company. One of his first projects was to connect the Texas Company's pipes to the Interurban to furnish oil for fuel. His employment with the Texas Company required him to relocate frequently. He left McKinney in 1909 and would spend some time in Los Angeles, California and Marques, Texas before returning to McKinney in 1914 as chief engineer for the company. His stay was short lived. By 1919, he and his second wife had moved to Greenville. Later they would live in Dallas and finally Shreveport.

Will made frequent trips to McKinney during his the 20 years he lived in Shreveport and on one of those visits in 1942 he unexpectedly died. He is buried with other members of his family in Pecan Grove Cemetery.

George Milam Wilson (1874-1955)

George M. Wilson was born in Collin County in 1874 to one of the county's most prominent families. His father was George Alxeander Wilson, who came to Collin County in 1842 from Tennessee and fought with the Republic of Texas against Mexican incursions before it became a U.S. state. Following George's service, he returned to his home state of Tennessee to gather friends and family, including his wife Martha Kincaid and moved them all in a caravan to Texas. George settled six miles north of McKinney the same year the city was founded. In 1867, George was appointed the position of County Sheriff, a position he held for two years.

George Milam Wilson was the fifth of nine children to be born to the elder George and Martha. In his early years, the young George was engaged in farming and hauling lumber from Jefferson. He was also a stockman driving a herd of cattle in 1902 into the Indian Territory (Oklahoma) in search of suitable pasture for them. In 1904, he married Lulu Allison from Norman, Oklahoma. The couple lived in McKinney for about nine years. While living in McKinney, George continued to trade in cattle. He was also a part

owner of the Wilson-Dunn Gin Company. He also possessed considerable land holdings and in 1909 he subdivided a six-acre tract of land on the east side of McKinney on Murray Street between Greenville and Anthony Streets known as the G.M. Wilson Addition.

In 1913, George sold his interest in the ginning business and moved to Bishop, Texas where he was in the harness, saddle, and vehicle business for a few years. In 1919, he started the Bishop Realty Company in that city. Not long after that he left Bishop to pursue other business interests in Guthrie, Oklahoma. It was his involvement in cotton ginning business that led him back to McKinney in 1922 to work at the Oil Mill Gin.

In 1935, George and his wife were given a farewell party in their honor when they left McKinney to move to Wewoka (near Oklahoma City) where their son lived. A few years later they moved to Vinita (near Tulsa) where George managed the Cobb Hotel until his death in 1955. George and his wife Lula are buried in the Fairview Cemetery at Vinita.

The Wilson family of Collin County was large and influential. One of George's uncles was Thomas Benton Wilson (1840-1913) who was a surveyor, land developer, and founder/director of the Continental State Bank (which became the Central State Bank). In 1909, Thomas offered 460 acres of his land to the State of Texas when business and county officials were trying to get an A & M college located in Collin County.

Another uncle was Augustus "Gus" Wilson (1844-1935) who lived a simple life in a log cabin with few possessions but managed to give away \$800,000 during his lifetime, making him one of the most generous philanthropists McKinney has ever known. He paid the salaries of school teachers when the state failed to. He paid for churches to be built regardless of denomination. He saved farms from foreclosure and gave to the poor.

Peyton Ruben Westmoreland (1881-1965)

Peyton Westmoreland was a McKinney grocery store owner, onion farmer, and Realtor. His grocery store was in business for over 45 years, making it McKinney's longest running grocery business.

Peyton Westmoreland was born in Madisonville, Texas to Lawrence Westmoreland and Sarah Rhoden. He and his younger sister Pearl were orphaned at a young age. Their uncle John B. Rhoden, who arrived in McKinney in 1892, took them in to raise them.

As a youth, Peyton worked as a dishwasher in his uncle's business which was both a

restaurant and grocery store on South Tennessee Street. Later, he accepted a job in the grocery store owned by W.E. Ditto on West Virginia Street. When he turned 19 years old he was promoted to store manager and began attending classes at Stone Business School in the evenings.

In January of 1904, his Uncle John offered Peyton a partnership interest in his business which was, at the time, a successful grocery store. Peyton accepted the opportunity and the business changed its name to J.B. Rhoden & Co. to reflect the new arrangement. One week after the new partnership formed, Peyton and his sister Pearl filled the First Baptist Church with their double wedding ceremony in which he married Emma Yeager. Pearl married Herndon Barlow. Though Peyton's marriage to Emma would last another 61 years, his partnership with his uncle ended quickly eight months later. Peyton returned to work for W.E. Ditto where he worked for the next four years.

In 1908, Peyton attempted to enter city politics by running a campaign for City Tax Assessor and Collector against two opponents, T.A. Coleman and Forest Board. Of the 659 votes cast on April 7, Peyton came in second with 219 votes losing to Mr. Board by 136 votes. Peyton graciously thanked his supporters and extended his best wishes to his successful opponent. Peyton never ran for City office again.

In September of 1908, Peyton posted an ad in the *McKinney Courier-Gazette* announcing that he was selling his household goods "on account of changing location." Three weeks later, he and wife Emma left for Tulsa, Oklahoma. The reason for their departure is unknown but a month after their departure his uncle relocated his grocery business to the Wilcox Building on East Louisiana Street just west of what was then the Post Office. This move may have been the impetus behind Peyton's quick return to McKinney in December of that year. Once again Peyton and his uncle enter into a partnership, this time with lasting success.

The financial success of the business partnership allowed Peyton to pursue other interests. In 1909, he was initiated into the International Order of Odd Fellows (I.O.O.F) and the Woodsman of the World (W.O.W). He also began buying and managing income producing property. However, it seems his favorite past-time activity was a good road trip. In 1911, he took one such trip to Mexico with C.J. McDaniel of Wylie to buy some land near Veracruz. He returned with some fine samples of lemons, potatoes, and corn and remarked that land could be purchased for \$7.50 to \$25.00 per acre and would "some day reach a fabulous price."

He and Emma took another road trip in 1915 to see the Panama-Pacific Exposition in San Francisco. This trip was intended to last three months and take them through Denver, Salt Lake City, Los Angeles, San Francisco, San Diego, El Paso and San Antonio. However, the trip was cut short when Peyton received a telegram while in Los Angeles that his uncle had died of a heart attack. Peyton and his wife Emma drove home immediately to attend the funeral.

Peyton became the administrator of his uncle's estate which included one Overland automobile, a horse, 400 bales of hay, five gallons of gasoline, and an undivided one-half interest in J.B. Rhoden & Company. Consequently, Peyton became the sole owner of the grocery business and changed its name to P.R. Westmoreland & Co.

The business continued to thrive despite competition from at least 16 other grocery stores in McKinney at the time. However, in September of 1921 a fire gutted the two-story Wilcox Building nearly destroying everything in the store. The fire caused an estimated \$12,000 damage which was only partially covered by insurance. What was salvageable was sold in a "fire sale" the following month.

Peyton contemplated whether to give up the grocery business all together and focus on his farm and real estate businesses. However, with the encouragement he received from friends and former patrons, he purchased the grocery store owned by A.L. Ragsdale and reopened on East Virginia Street.

In 1924, with the business back on track, Peyton planned another road trip with his wife. The first leg of the trip took them through New Mexico, Arizona, and California where they attended the National Retail Grocer's Association convention in Los Angeles. During the next three months driving their Special Six Studebaker, they visited Oregon, Washington, Canada, Idaho, Wyoming, Colorado, back through New Mexico. The total trip encompassed 8,600 miles.

When Peyton returned home he found himself challenged by three economic factors relating to the coming Crash of 1929. First, farm foreclosure rates were increasing. Second, farm employment was trending down. Third, competition was increasing. The old business model of customers making purchases on account and paying on their account monthly was not working. The servicing of such receivables was increasingly expensive and made maintaining good customer relations difficult. Several of Peyton's competitors were shifting to a cash-and-carry model which allowed them to reduce their prices.

In 1926, Peyton responded to these challenges by opening a second store that operated on a strictly cash and carry basis. The store was called "Buy-Lo Cash & Carry" and opened at 222 East Louisiana Street. By the end of the year, he adopted the same policy for his East Virginia Street store as well. In 1928, he changed the name of his Virginia Street store to "Save-U Cash & Carry." He managed these two stores which were barely a block apart for four years. Finally, in 1932, he closed the East Virginia Street store to focus on the Buy-Lo store. The store became one of McKinney's most enduring businesses surviving the rationing challenges of World War II and the economic disruption of the Tornado of 1948. The store closed around 1955 after nearly 30 years in the same location.

Before the store closed, Peyton was dividing his time among his other business interest, including farming and real estate. He worked from his home and often used his 516 West Hunt address in his advertisements. One of Peyton's largest contracts in 1960 involved the sale of his 80-acre farm in Southeast McKinney to the Lavon Developing Company. Some of the land was used to create the Westmoreland Heights subdivision. The balance of the acreage, which was once Peyton's onion farm, is now the site of Encore Wire.

Peyton Westmoreland died in 1965 of congestive heart failure at the Wysong Hospital. His body is laid to rest in the Abbey Mausoleum at the Restland Cemetery in Dallas. A year following his death his widow Emma sold the house on West Hunt and moved to 1603 Bonner Street. She later died in 1972 and is entombed at Restland Cemetery next to her husband. The couple had no children.

C. Property Ownership

Address: 516 West Street, McKinney, Texas 75069

Legal Description: WA Rhea Addition, Lot 3

Purchase Date	Seller	Buyer
Sep. 20, 1841	Republic of Texas ¹	William Davis
Mar. 24, 1849	William Davis	Collin County
circa 1860	Collin County	W.A. Rhea
Apr. 15, 1884	(subdivided)	
Mar. 24, 1894	W.A. Rhea	William H. Sims
Jun. 5, 1906	William H. Sims	William W. Ticknor
Jul. 14, 1909	William W. Ticknor	George M. Wilson
Oct. 23, 1913	George M. Wilson	Peyton R. Westmoreland
Jul. 25, 1966	Emma. Westmoreland ²	Harry & Virginia Humphrey
Jun. 13, 1967	Harry & Virginia Humphrey	Glenn W. Stewart
Mar. 11, 1974	Glenn W. Stewart	Herman G. Mullins, Jr.
Jun. 3, 2013	Herman G. Mullins, Jr	Carol J. Scarborough
Nov. 18, 2016	Carol J. Scarborough	Robert Bruu & S. Yarbrough

¹ *Reaffirmed by the State of Texas in 1850*

² *Widow of Peyton R. Westmoreland*

D. Tenant History

Tenant history is same as deed history except for the years that the second floor was used as an apartment. Emma's mother was the first occupant from 1941 until her death in 1944. Based on available historical telephone directories, other occupants included D.W. Harriss (1949), B.P. Donaldson (1953), D.P. Jones (1956), La Rue Crawford (1960).

E. Narrative History

In 1841, the Republic of Texas granted a “land patent” totaling 3,129 acres to William Davis in return for his participation in the new nation’s battle for independence. In 1849, he donated 120 acres to Collin County officials for the creation of the City of McKinney. The town planners laid out the city into 87 blocks known as the Original McKinney Donation.

Brothers James and William Rhea were successful mill owners from the town of Rhea Mills northwest of McKinney, named for their father. The two brothers were also partners in buying and selling land and purchased part of Block 49 of the original McKinney donation.

In 1884, the Rhea Brothers subdivided their tract into four lots. The subdivision became known as the W.A. Rhea Addition. The home at 516 West Hunt occupies Lot 3 of this subdivision.

In 1894, Wells Fargo Express agent and City treasurer William Sims purchased Lot 3 on West Hunt Street from William Rhea for \$800. William Sims, who was living on North Chestnut Street at the time, built a new wood-frame home on his lot around 1900. The 1902 Sanborn Map shows the existence of the house on the south end of the property and a barn on the north end. William and his wife Daisy, along with daughters Norma and Ona, lived there until selling the house in 1906. The family moved to a house on North Kentucky previously occupied by J.W. Jackson, the former owner of the Bon Ton Confectionery and Cafe Company who moved to Oklahoma to become a hardware merchant.

In 1906, William Ticknor, a pump engineer for H. & T.C., purchased the house from William Sims. William Ticknor was very knowledgeable about a subject that was in great demand at the time. He knew how to pump large quantities of fluids like the water and oil, the two fluids needed in order to run steam-powered locomotives. Around the same time he purchased the house on West Hunt Street, he left the railroad company to join a recently formed firm doing business as The Texas Company. The company would later change its name to Texaco. His new employer was laying pipe everywhere there was a train station and after a couple of years Mr. Ticknor was relocated and forced to sell his house.

In 1909, George M. Wilson purchased the house from William Ticknor for \$3,000 dollars. Mr. Wilson was a stockman, farmer, and gin operator who was a member of one of the Collin County's most influential pioneer families. His father had been sheriff for a couple of years and his uncle Thomas Benton Wilson help found a bank in McKinney. George lived in the house with his wife Lula and their son Milam for about four years. In 1913, the George sold the house and moved his family to Bishop, Texas to go into a harness, saddle, and vehicle business there.

In 1913, groceryman Peyton Westmoreland purchased the house for \$2,500 cash and a \$1,500 note. Mr. Westmoreland was in business with his uncle J.B. Rhoden when he made the purchased. However, Peyton became full owner of the business when his uncle died in 1915. Peyton and his wife Emma, who had no children, lived in the house until they razed it to build a new two-story brick home in its place in 1925. The house that Peyton built is the one that stands on the lot today.

The new home was a solidly-built structure following the Prairie Style architecture with Craftsman-like influences. It was a large home for two people with its open living and dining space along with its ample front porch and terrace. It was the venue for many society gatherings.

Around 1941, Peyton's mother-in-law came to live in the house. To accommodate her, the upstairs was converted into a generous one-bedroom apartment with a private entrance. After her passing in 1944, Peyton continued to make the space available for rent. Around that same time, Peyton began spending more time managing his farms and other properties and converted the home's sunroom into a real estate office. At some later date, he added a room at the rear of the house and enlarged the upstairs apartment.

The Westmorelands celebrated their 60th wedding anniversary in the house in 1964. There is no record of the number of guest present but it likely exceeded the 400 guests that participated in their 50th anniversary held in the same home.

Peyton died in 1965 and the following year his widow sold the house to Harry and Jenifer Humphrey for \$2,000 cash and a note for \$15,000.

F. Drawings

W.A. Rhea Addition

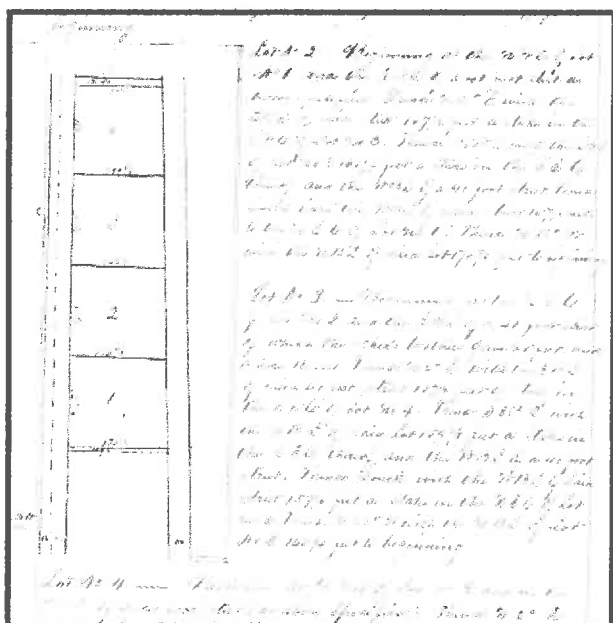
Brothers James and William Rhea were successful mill owners who purchased many tracts of land in Collin County. The brothers were responsible for creating subdivisions on both Church and Hunt Street.

In 1884, the Rhea Brothers subdivided part of Block 49 of the Original McKinney Donation that William Davis gave for the creation of the City of McKinney. The subdivision originally consisted of four lots. Other lots were added later.

The property at 516 Hunt Street (highlighted in red in the map at right) is Lot 3 in of the W.A. Rhea Addition.

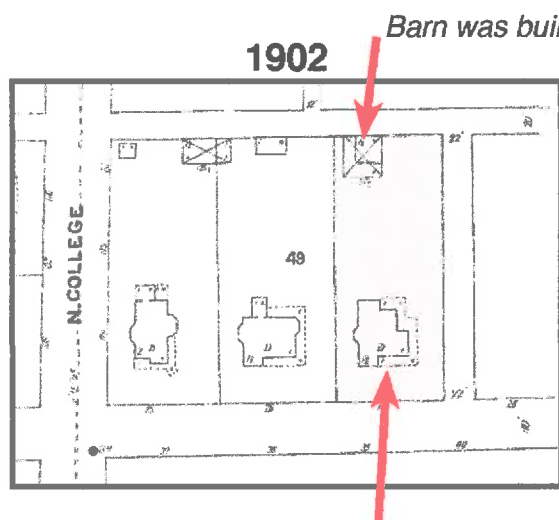


This map shows the Davis land patent and adjacent surveys. The eastern most edge of the Davis survey is now College Street. The shaded rectangle in the diagram indicates City boundaries beyond the original 120 acre donation.

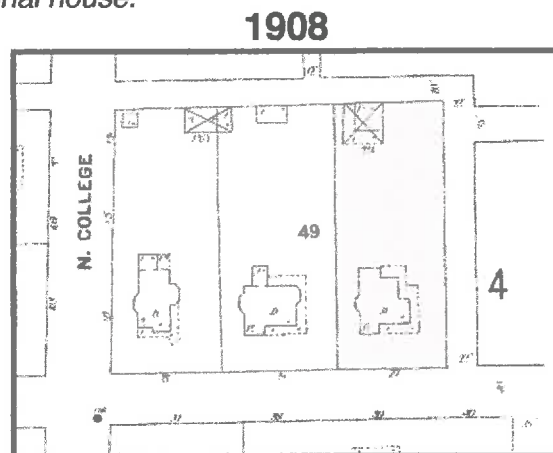


The W.A. Rhea Addition began as four lots in the Original McKinney Donation.

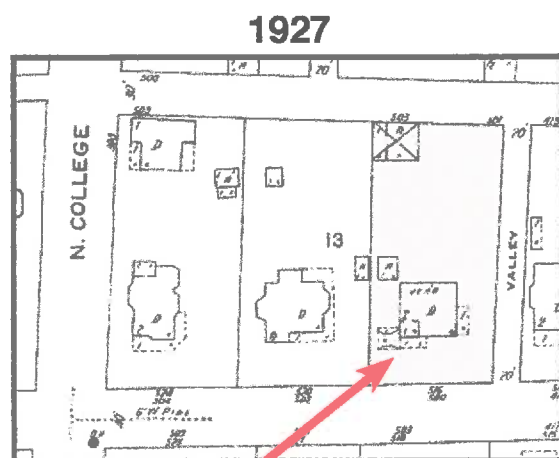
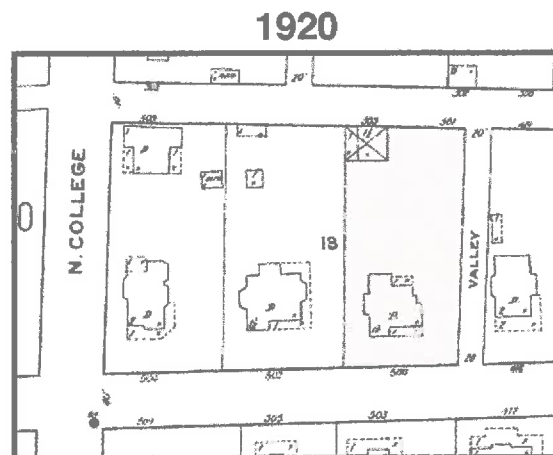
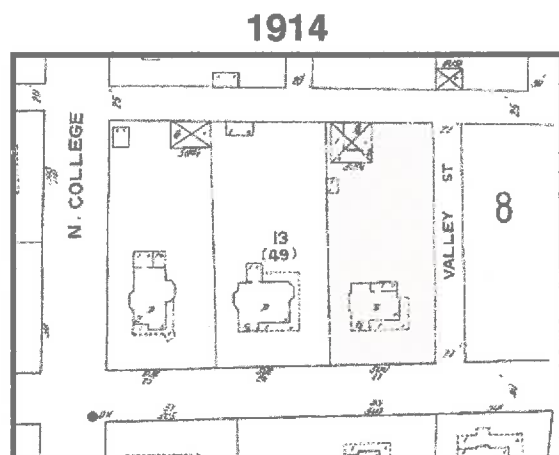
Sanborn Maps: 1902 & 1927+



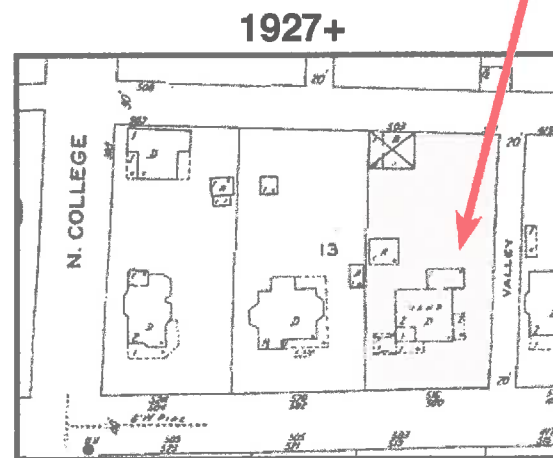
Barn was built with original house.



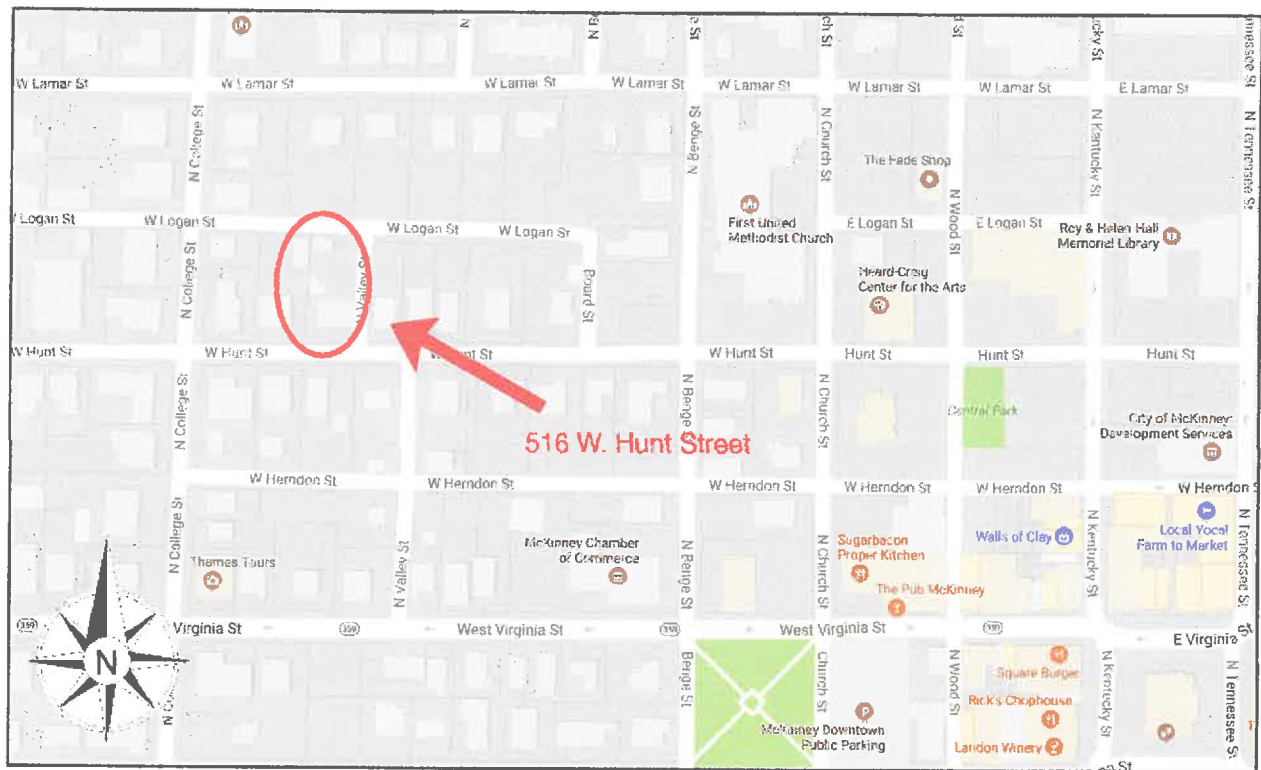
First house was built for W.W. Sims



Peyton Westmoreland had a new structure built in 1925 on the site of the previous house.



Sometime after 1930 additions were made to the house.



The map above shows the neighborhood around 516 West Hunt Street. The aerial photo below shows the immediate neighborhood at the intersection of West Hunt and North Valley Street.



LOT 3
VOL. 905, PG. 184,
D. R. C. C. T.

ALLEY
(UNIMPROVED)
(EAST - REC - 88')
S 87°44'03" E
SET 1/2" L. R.
H/CAP MARKED
RPLS 14957

FND. 1 1/4" L. R.
FND. 1" L. R.

(NORTH - REC - 185.40')
N 03°32'23" E 185.40'

WOOD BARN
COVERED
WOOD GARAGE
COVERED
WROUGHT IRON FENCE
POOL
POOL PUMP
TWO STORY BRICK/WOOD SIDING RESIDENCE
A/C PADS
COVERED
CURBPORT

CHAINLINK FENCE
CONC. RETAINING WALL

ALLEY
S 03°32'23" W 182.32'
(SOUTH - REC - 182')

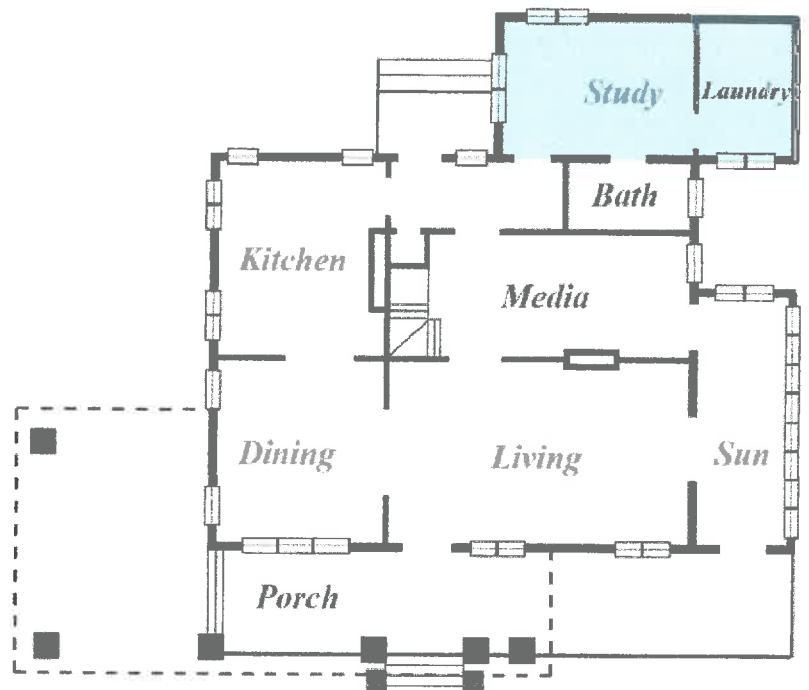
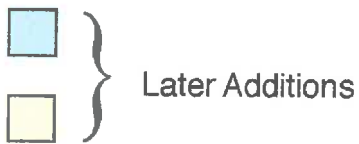
WEST 88.00'
(WEST - REC - 88')
87.77'
N 89°44'21" W

W. HUNT STREET
ASPHALT

- 15 -

Floor Plan

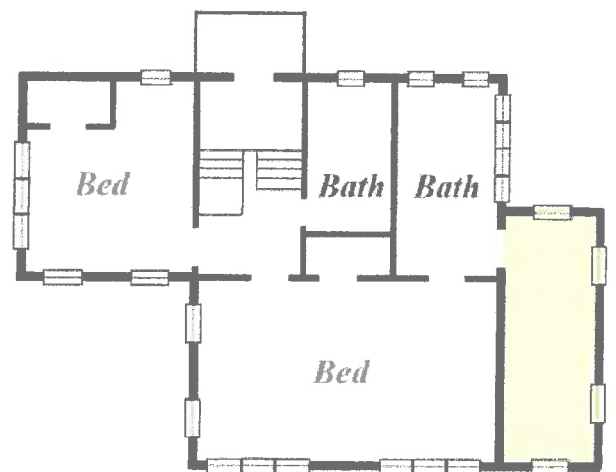
This plan shows the Westmoreland House as it currently exists.



First Floor



Roof Plan

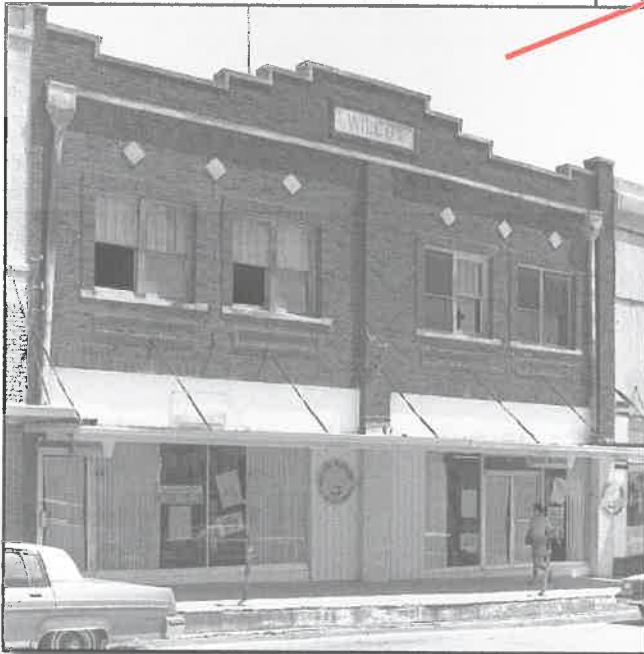
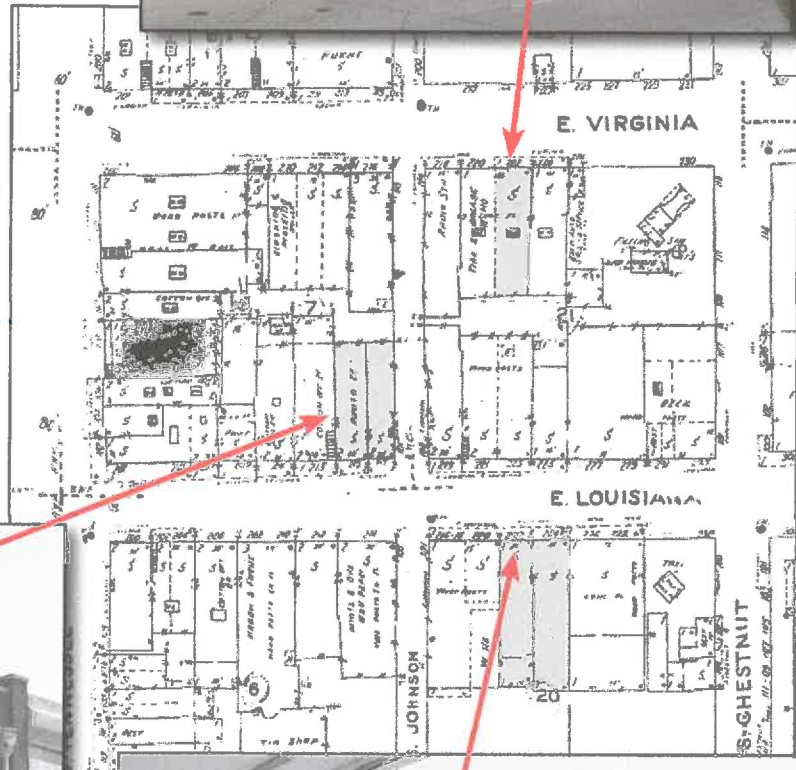


Second Floor

G. Photographs

Peyton Westmoreland joined his uncle J.B. Rhoden in the grocery business in 1908 when Mr. Rhoden had a store in the first level of the Wilcox Building (a.) on East Louisiana Street. In 1921, a fire broke out in the building which necessitated a move.

Mr. Westmoreland opened a new store (b.) on East Virginia in 1922. Four years later, he opened a second store (c.) that went by the name Buy-Lo Cash & Carry. This store was located at 222 East Louisiana. He operated the two stores (b. & c.) until 1933 when he closed the East Virginia store. The store at 222 East Louisiana was in operation until the mid 1950s. In 2014, the building was nearly completely razed and rebuilt. The Buy-Lo Store would have been where Bayou Jacks is now located.



1st Store

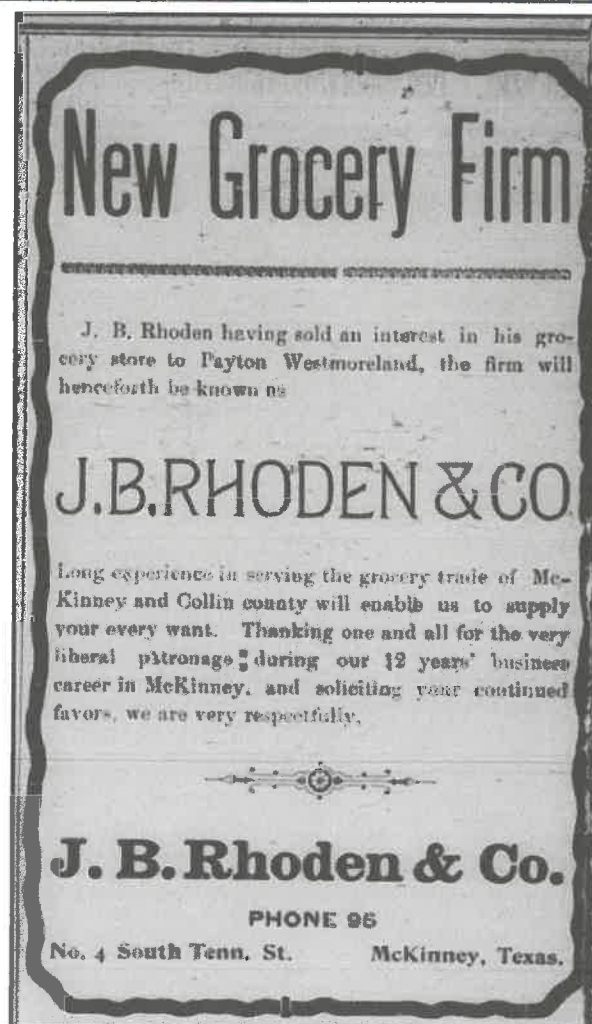
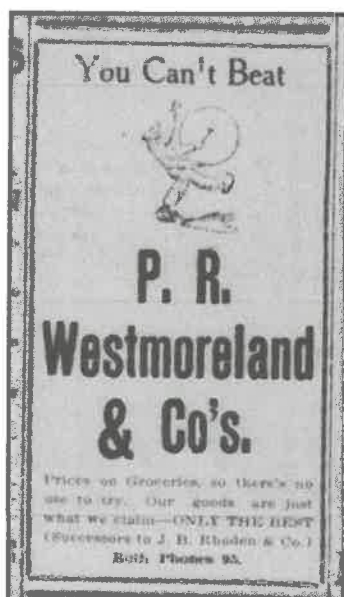


3rd Store



Peyton Westmoreland got his first job in the grocery business with his uncle J.B Rhoden who owned a store that was a restaurant and a grocery story. In 1904, Peyton's uncle offered him a partnership which he accepted but within a few months the two dissolved the partnership. However, in 1908, they again partnered together and were in business as J.B Rhoden & Co. at a new location in the Wilcox Building on East Louisiana. When his uncle died in 1915, Peyton took over the business, changed the name, and was in the grocery business for the next 40 years.

The photo at the top of the page shows a sign recovered by the current owners from a lumber pile behind the Westmoreland House. The sign dates from the 1920s when his store was on East Virginia Street.





The Westmorelands loved road trips. They took frequent trips to Colorado and on at least two occasions drove to California. Their first trip in 1915 was cut short when Peyton's uncle (and business partner) died unexpectedly. However, in 1924 the Westmorelands went on a three-month road trip in a Special Six Studebaker that took them 8,600 through California, Canada, and Mexico and points in between. The photo above shows the brand and model of car they traveled in. It is not, however, a picture of Peyton Westmoreland.



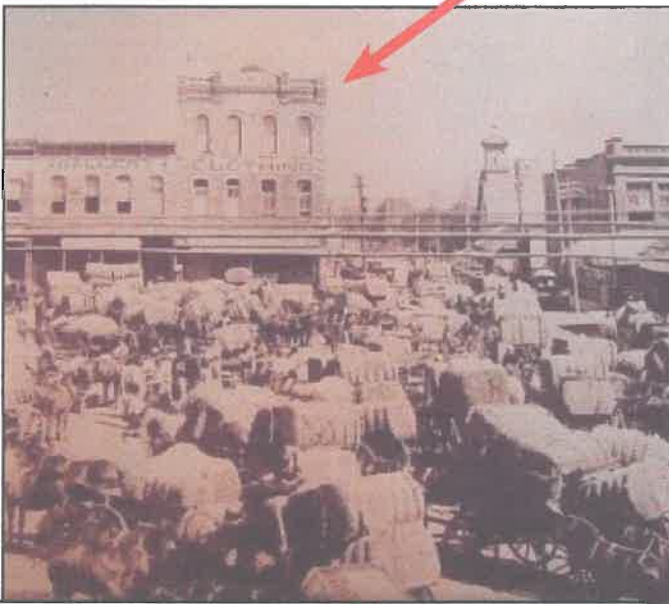
Acme Brick, Pat. Jan 8, 1924

Acme Brick Company patented a process that made a new type of brick that was used in the construction of the Westmoreland House. The brick was developed in 1924 and came from kilns in Perla, Arkansas. It was called "carpet" brick. The name comes from the rough, porous texture of the surface of the brick. The bricks in the photo were once part of two short pedestals that flanked the front steps at the Westmoreland House.

The Barn



Around the turn of the century, when William H. Sims built the first house at 516 W. Hunt, he also built a barn. The barn appears in Sanborn Maps as early as 1902 and most likely predates the publication of the map by a couple of years. Nearly all the original hardware still exists on this well-preserved 117-year-old structure.



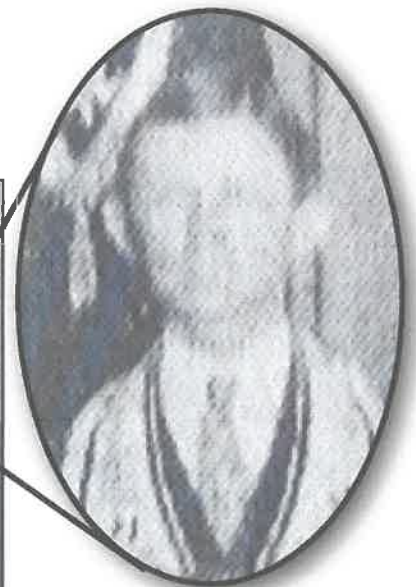
I.O.O.F

The Independent Order of Odd Fellows is an altruistic service society founded in Baltimore in 1819. However, its roots date back to 17th century England when life was tough, lawless and desperate. The lack of basic medical knowledge allowed disease and sickness to take its toll. Widows and children were particularly vulnerable both physically and economically. The Odd Fellows were ordinary people organizing to provide services for the less fortunate in their towns. Their motto is:

"To visit the sick, relieve the distressed, bury the dead and educate the orphans."

The Empire Lodge No. 68 was instituted in McKinney in 1857 and was one of the most active lodges in Texas. In 1913, the three-story building they owned (shown at top left) collapsed killing eight people. Subsequent lawsuits forced the Lodge to file for bankruptcy in 1915. They reconstituted themselves as the Empire Lodge No. 953 (shown at left) with the help of Texas Cotton Mill owner J. Perry Burrus.

Below shows the McKinney Empire Lodge No. 68 in a group photo dated 1909. Peyton Westmoreland is on the right end of the third row from the bottom.



**Peyton R. Westmoreland
1909**

Mrs. Westmoreland Is Class Hostess

Mrs. P. R. Westmoreland received members of the Ladies Bible class of the First Baptist Church in her hospitable home Tuesday. Lovely arrangements of spring flowers were used throughout in the decorations. Mrs. W. E. Ditto and Mrs. Rufus Furr were co-hostesses.

During a business session officers for the year were elected. Mrs. Westmoreland, Mrs. S. E. Walker, Mrs. E. L. D.

Anniversary Club Meets Tuesday Night

Mr. and Mrs. P. R. Westmoreland received the Anniversary Club Tuesday evening in their attractive home on West Hunt Street. A two course dinner was

Euzelians Meet With Mrs. Westmoreland

The Euzelian Class of the First Baptist Church met in the lovely home of Mrs. P. R. Westmoreland with 24 members and present. The cohostesses were Mrs. George W. Smith, Sr., Mrs. Ella Walker, Mrs. Mayo Melton and Mrs. B. B. Waters.

GARDEN CLUB HAS PROGRAM TUESDAY

Members of the McKinney Garden Club met Tuesday afternoon at the home of Mrs. P. R. Westmoreland. Cohostesses with Mrs. Westmoreland were Mrs. J. L. Bright, Mrs. L. D. Cadenhead, Mrs. Cecil Stevens, Mrs. H. A. Browne, Mrs. Carl Cox, Mrs. Wallace Wilson, Mrs. F. M. Simmons and Mrs. Lynn Boorman.

After a short business meeting, which was conducted by Mrs. D. M. Proctor, the program was

Century Club Meets With Westmorelands

The Century Club met in the home of Mr. and Mrs. P. R. Westmoreland Tuesday night for games and refreshments.

Sixteen members were present, including the guest, T. W. S.

Westmorelands Entertain With Buffet Dinner

Mr. and Mrs. P. R. Westmoreland of this city entertained the Centennial Club in their home on West Hunt Street with a buffet dinner.

Westmorelands Honor Guests At Party

Mr. and Mrs. P. R. Westmoreland entertained with a garden party at their home on West Hunt Street Tuesday afternoon.

Westmorelands Entertain Canasta Club

Mr. and Mrs. P. R. Westmoreland were hosts to members of the Anniversary Club and guests for games of Canasta Tuesday evening in their home on West Hunt Street. An artistic arrangement of yellow palms was used.

NEW YEAR'S EVE PARTY IS GIVEN

Mr. and Mrs. P. R. Westmoreland entertained with a watch party at their home on West Hunt Street on New Year's Eve. A delicious buffet dinner was served from the large table which was laid with a Normandy lace cloth. Red and silver candles formed a beautiful centerpiece. The party was

Westmoreland Home Scene Of Class Party

The Euzelian Class of the First Baptist Sunday School met in the home of Mrs. P. R. Westmoreland September 14 with 18 members and one guest. Mrs. Jim Sherman, present. The house was beautifully decorated and as the group arrived a dessert plate was passed by the hostess, Mrs. B. B. Walters. Mrs. Otis Nelson, Mrs. Joe McKeller

Local Couple Celebrate 60th Anniversary

Mr. and Mrs. Peyton R. Westmoreland of McKinney observed their 60th wedding anniversary with open house Sunday at their lovely home, 516 West Hunt Street. Several hundred guests called during the afternoon between the hours of 2 o'clock and 5 o'clock. The palatial Westmoreland home, for many years the scene

Westmoreland's Hold Open House Sunday

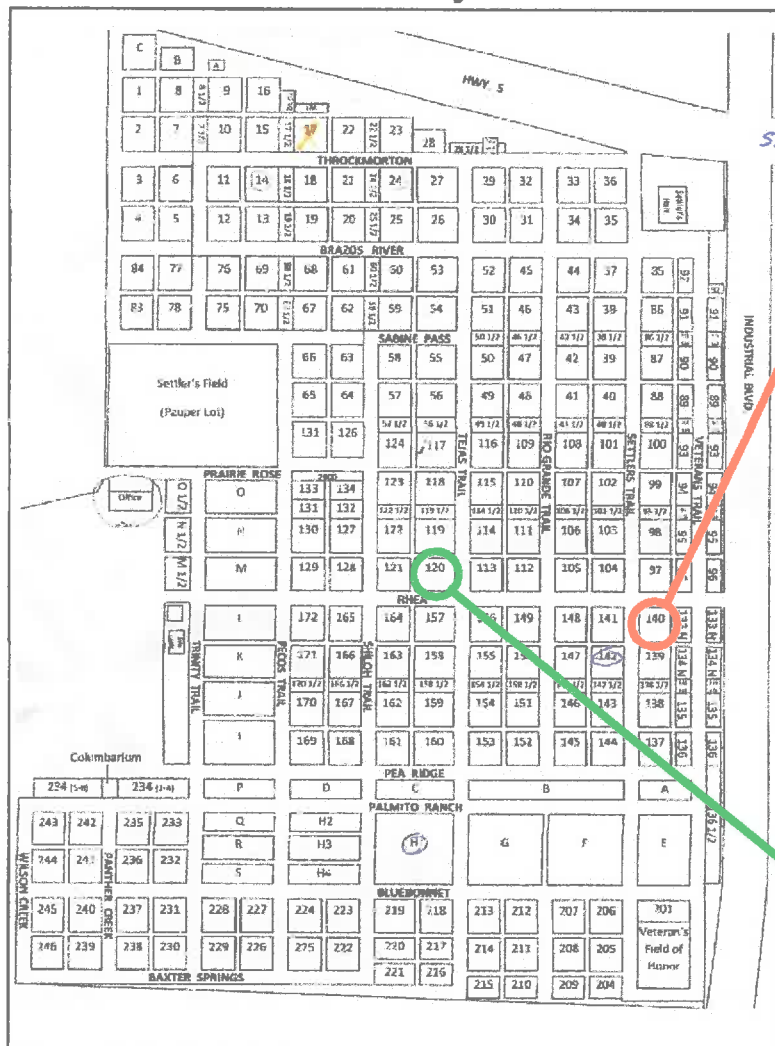
The P. R. Westmoreland home, 516 West Hunt street, was the scene of a beautifully appointed Open House on Sunday afternoon when about four hundred friends called to offer congratulations upon the Golden Wedding of Mr. and Mrs. Westmoreland. The guests, many from out-of-town, called between the hours of 2 and 5 o'clock.

The chosen decorative motif of

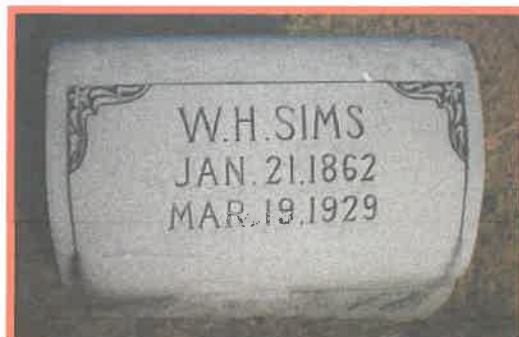
Emma Westmoreland was a prolific hostess. The home at 516 West Hunt was the scene of numerous social events. The Westmoreland 50th Wedding Anniversary party in 1954 hosted over 400 guests amid arrangements of carnations, gladiolas, roses, and chrysanthemums.

Cemeteries

Pecan Grove Cemetery



The Pecan Grove Cemetery in McKinney is the final resting place for William and Daisy Sims in Block 140. William and Hattie Ticknor are buried in Block 120.



Restland Cemetery



Peyton and Emma Westmorland are entombed in the Abbey Mausoleum at the Restland Cemetery in Dallas, Texas.

Fairview Cemetery



George and Lula Wilson are buried at the Fairview Cemetery in Vinita, Oklahoma.



Prairie Style

The elements that characterize the Prairie Style are:

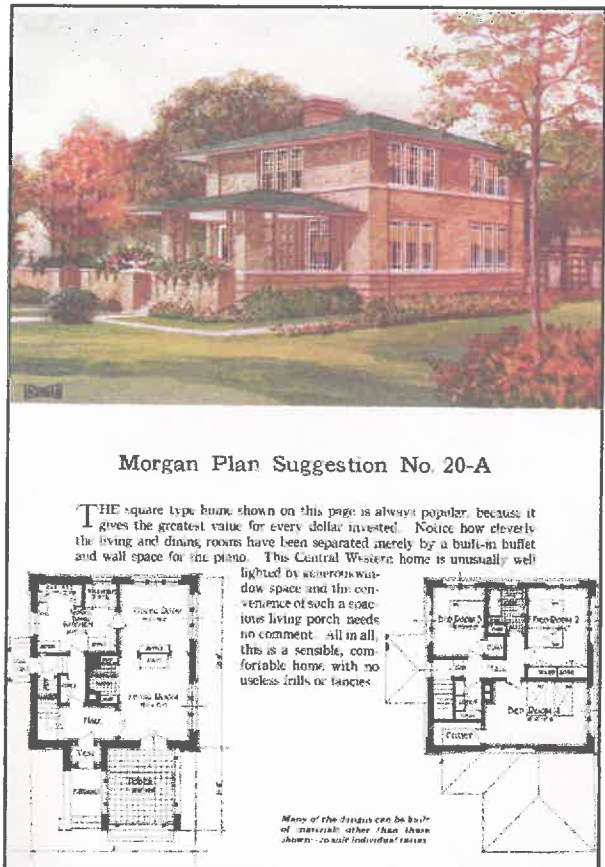
- low-pitched, hipped roof
- broad eaves with soffits
- rock or brick fireplace
- porches/balconies under overhangs
- square columns
- tall windows arranged in groups
- horizontal massing
- rectilinear lines
- 2 story (most common)

The Prairie Style originated as a part of the Arts and Crafts Movement. The Movement began in Britain and flourished in America around the beginning of the 20th Century. The Arts and Crafts Movement celebrated nature, art, and hand-craftsmanship. One of the goals of the Movement was to elevate the “decorative arts” to the status that the “fine arts” enjoyed.

The popular 19th Century English social critic John Ruskin was a prominent proponent of the Movement and its ideals. English designer William Morris was one of the first artists to adopt those ideals and express them in tapestry, stain-glass, and textile design.

In 1893, Chicago was the site of the World's Columbian Exposition. Many of the buildings at the fair were inspired by classic Greek and Roman architecture to the chagrin of archi-

(next page)



The above illustration is from a 1924 Morgan Sash & Door pattern book showing a Prairie Style home.



The Darwin Martin House in Buffalo, NY was built by Frank Lloyd Wright in 1905 demonstrates the Prairie Style aesthetic.

pects looking for something more modern and authentically American.

A new aesthetic, which became known as the Prairie Style, was born in response to the fair. The style applied the ideals of the Arts & Crafts Movement in forms as simple and sprawling as the Midwestern prairies.

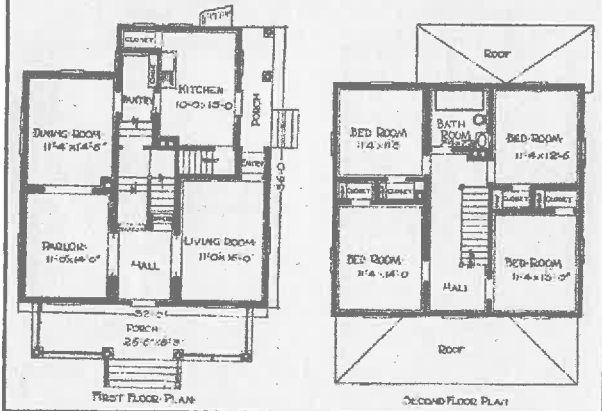
The style is known for its hipped roofs, deep eaves, square columns and horizontal lines. The Style was most popular between 1900 and 1920s. It's best known proponent was Frank Lloyd Wright who was as good a marketer as he was an architect. The style was impressive and easy to construct and most effective in two-story structures. The more modest Craftsman Bungalow evolved along side the Prairie Style which shared many of the same elements.

The Prairie Style took the ubiquitous vernacular American Foursquare home and morphed it into a unique expression of the Arts & Crafts ideals.

Popularity in the Prairie Style wained in the 1920s as people become more interested in Craftsman bungalows and revival styles. However, following World War II interest in the Prairie Style resurfaced (along with Frank Lloyd Wright's career) and was the primary influence behind the Ranch Style.



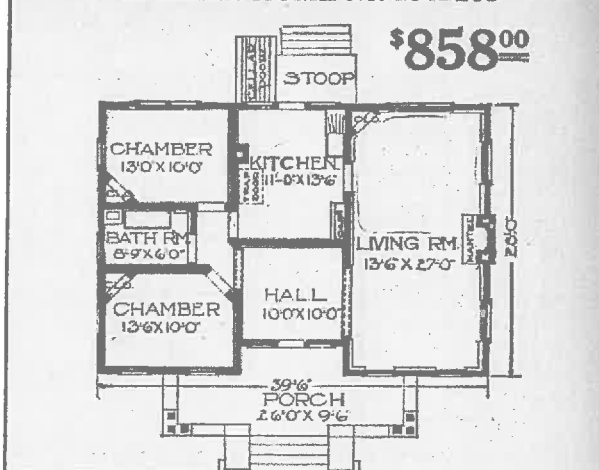
MODERN HOME No. 264B102



A Sears 1916 pattern book shows a typical American Foursquare house.



MODERN HOME No. 264B208



A Sears 1916 pattern book shows a typical Craftsman Bungalow house.

Prairie Style in McKinney

Interest in the elaborate forms of the Victorian era had nearly completely evaporated at beginning of the 20th Century in McKinney. People were preferring simpler styles that were more economical and easier to build.

One of the most popular styles during this period was the American Foursquare house which was essentially a cube with a pyramid on top with a front porch attached. It was a pragmatic solution to dwelling which appealed to many hard-working pioneers. The house at 801 N. Church is an example of the Foursquare Style in its basic form.

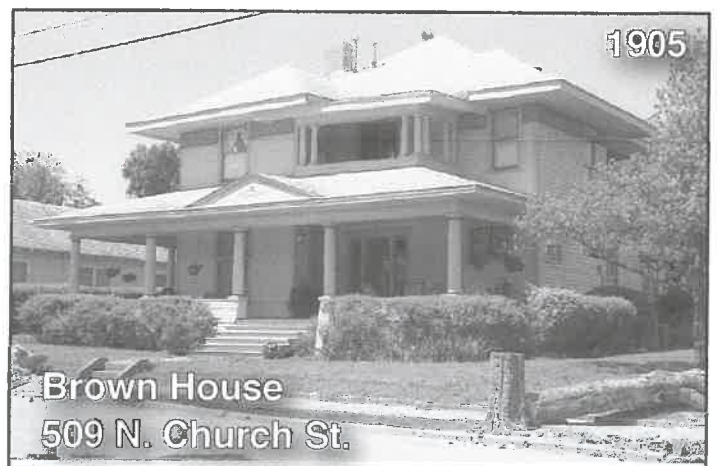
However, McKinney citizens of means allowed themselves to indulge in more elaborate variations and incorporate the design trends of the day. One such trend was the Prairie Style. The Heard-Craig house designed by Dallas architect J.E. Flanders around 1900 is an example of this. At its core, it is a Foursquare house with both Victorian and Prairie Style elements applied to it.

A few years later, the same architect designed the Brown House on Church Street but incorporated more Prairie Style elements. This wood-frame house has deeper eaves, an asymmetrical footprint, and a more horizontal emphasis. Still, this house can not claim to be a full-blooded Prairie Style home. The column and window treatments belong to older influences.

In 1911¹, J. Perry Burrus, who was arguable the wealthiest man in town at the time, had a \$30,000 brick home built on North Waddill Street that is the finest example of the Prairie Style that exists in McKinney. It has a hip roof, deep eaves with soffits, horizontal lines, square columns, ribbons of windows and it is made of brick, making it one of the first brick homes in McKinney.

Shortly after the Burrus home's construction, the architecture firm of Lang & Witchell in Dallas built a similar looking home in that city that is often called the best example of the Prairie Style in Texas. Given Burrus' prominence and connection to Dallas, it is possible the same firm designed both homes.

Meanwhile, back in McKinney, the Prairie Style was growing in popularity among those who could afford larger homes. The Burrus house set a high bar for



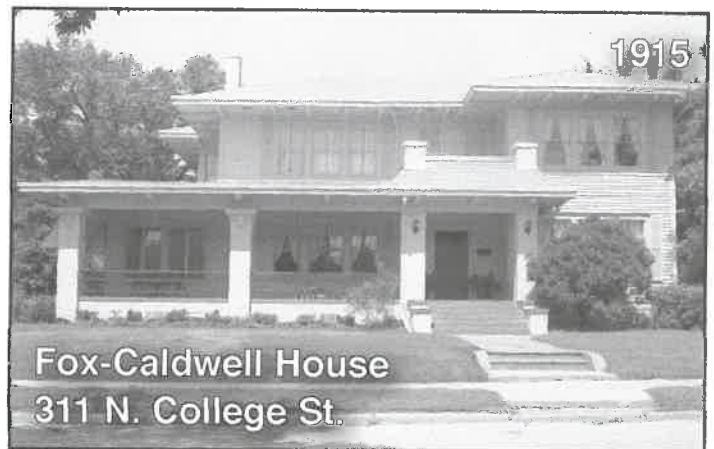
grandeur and style yet other prominent citizens of the city built homes with the Prairie Style in mind. One of those prominent citizens was grocer/investor George Fox. In 1915, he had a home build on College Street that was simpler in form than the Burrus House but unlike the Burrus House the Fox House embellishes the Prairie Style with some anachronistic classical detailing, including carved modillions attached to the soffits and egg-and-dart styling around square capitals. The home, while not a pure example of the idiom, is unmistakably a Prairie Style home.

The style's popularity was waining during the 1920s when another successful groceryman Peyton Westmoreland built a home on Hunt Street in 1925. His home is less committed to the Prairie Style than its predecessors and freely combines a mixture of stylistic elements that create a fresh hybrid. First of all, the house includes the gabled roofs common to the Craftsman Style and even combines roofs of different pitches. Second, in its original form the house had a more vertical proportion in its lines and massing. However, the later addition to the east side of the house added to its width to produce a more Prairie Style proportion. The result of these departures from the typical Prairie Style is a home that is relaxed and casual rather than formal and imposing.

The Prairie Style all but vanished in McKinney by the 1930s. It was replaced by revival styles (like Tudor and Classical) as well as its popular cousin, the Craftsman Bungalow. However, following World War II many of the design ideals of the Prairie Style were reincorporated into the Ranch Style.



Prairie Style
5002 Swiss Ave., Dallas



Fox-Caldwell House
311 N. College St.



Westmoreland House
516 W. Hunt St.



Ranch Style
408 W. Louisiana St.

¹ Many contemporary sources indicate that the Burrus House was built in 1914. However, newspaper articles from February of 1912 mention a party "in their beautiful new home" indicating that the house was conceived of and built in 1911.

Current Photos (2017)



Neighborhood Context (2017)

516 West Hunt Street neighborhood context



View looking West on West Hunt Street



View looking East on West Hunt Street

Nearby Homes on West Hunt Street



520 West Hunt Street



514 West Hunt Street



515 West Hunt



519 West Hunt Street

Architectural Accents



Custom tile-work on fireplace



Original fireplace



4-over-1 vertical proportioned windows



Custom carved bracket holding mantle



Chimney made of "carpet" brick



Plain limestone cap on brick column



The Methodist Women's Group pose in front of the house next door to the Westmoreland House on Valentines Day in 1929.



The same perspective in 2017.

Westmoreland Family of Early McKinney*



I. References & Resources

Collin County Deeds Records Office.

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

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

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

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

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

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

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

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

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

Collin County History Website by Joy Gough, collincountyhistory.com

"Portal to Texas History," texashistory.unt.edu

Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *



17-010HT

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shannon Yarbrough and Bob Bruu for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 516 West Hunt Street

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: September 7, 2017

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

STAFF RECOMMENDATION: Staff is recommending approval of the Level 1 tax exemption for 516 West Hunt Street.

PRIORITY RATING: The property is listed as a medium priority building according to the 2015 Update of the Historic Resource Survey. A medium priority building contributes to local history or broader historical patterns, however, reversible alterations have diminished the building's integrity. These might include the loss or clear replacement with modern materials some of the historic windows, portions of the porch, roof materials or an addition that noticeably changes the perception of the building. For this priority rating these changes would need to be generally believed to be readily reversible without further loss of historic material. Any alterations should blend and not distract such that the building remains a typical example of architecture, engineering, or crafted design of the period it represents.

ITEM SUMMARY: With an associated agenda item, #2017-010HTM, the applicant is requesting approval of a Historic Marker. If the Historic Preservation Advisory Board (HPAB) approves the applicant's request for a Historic Marker, then, under Ordinance 2015-12-105, the applicant is eligible to request that the HPAB consider an application for a Level 1 tax exemption (100% exemption of the City's ad valorem taxes for a period of 7 years). Per the Collin Central Appraisal District, estimated ad valorem taxes for

this property in 2016 are \$3,780.

ASSESSMENT: Staff has inspected the house to confirm that the building has architectural integrity and has been properly rehabilitated/restored and maintained according to the Secretary of the Interior's Standards.

In Staff's assessment, the applicants have met the requirements to obtain a tax exemption under Level 1 of the Historic Neighborhood Improvement Zone Tax Exemption Program. Therefore, Staff is recommending approval of the Level 1 tax exemption for 516 West Hunt Street.

SUPPORTING MATERIALS:

[HNIZ Application](#)

[Supporting Documentation](#)

APPLICATION for CERTIFICATE of ELIGIBILITY for HNIZ TAX INCENTIVE PROGRAM City of McKinney, Texas

OWNER:

NAME Shannon Yarbrough & Bob Bruu
COMPANY
ADDRESS 516 W. Hunt Street
CITY, STATE ZIP McKinney, TX 75069
PHONE 214-770-8943 (Shannon)
FAX
E-MAIL ADDRESS syarbrough2008@gmail.com

ADDRESS OF PROPERTY BEING CONSIDERED: 516 West Hunt Street
Legal Description: WA Rhea Addition, Lot 3

PLEASE CHECK THE APPROPRIATE LEVEL THAT APPLIES:

☒ Level 1 ☐ Level 2 ☐ Level 3



REQUIRED ATTACHMENTS:

☒ Letter of intent ☒ Legal description of Property ☐ Cost Estimates
☒ Photographs of Property ☐ Certificate of Appropriateness ☐ Approved Marker
(If Applicable)

ALL ATTACHMENTS SHOULD BE 11" x 17" OR SMALLER.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a Certificate of Eligibility does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. All work is subject to verification.

Owner's Signature:

X 


Date: July. 24, 2017

Date: _____

Return all forms and documentation to the Historic Preservation Office, Development Services Building.
221 N. Tennessee St. McKinney, TX 75069

FOR OFFICE USE ONLY:

Date Received: 07/25/2017

File # 2017-010HT Preservation Priority

Built Circa: 1915



PLANNING DEPARTMENT

HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE TAX EXEMPTION PROGRAM APPLICATION FOR LETTER OF ELIGIBILITY

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED
PLEASE REFER TO THE "LIST OF REQUIRED ATTACHMENTS"

By signing this Application for a Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program, the applicant affirms:

1. All submitted information for this application represents an accurate description of the proposed work.
2. Filing an application does not guarantee approval of a Letter of Eligibility.
3. It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
4. The applicant certifies that the project described in this application will be constructed in exact

ADDRESS OF PROPERTY: 516 West Hunt Street, McKinney, TX 75069

OWNER: Shannon Yarbrough & Bob Bruu

Name (Print): _____

Mailing Address: 516 West Hunt Street

City, State, & Zip: McKinney, TX 75069

Phone: 214-770-8943

Fax: _____

E-mail: syarbrough2008@gmail.com

OWNER SIGNATURE: X Shannon Yarbrough Bob Bruu

REQUIRED ATTACHMENTS:

☒ Photographs of all 4 elevations
☐ Letter outlining proposed work

☒ Historical Marker Application (Level 1 Exemption only)

* Please note a Certificate of Appropriateness may be required for any proposed work*

TAX EXEMPTION LEVEL REQUESTED:

☒ Level 1

☐ Level 2

☐ Level 3

City of McKinney

Historic Building Marker Application

(Supporting Documentation)

The Westmoreland House 516 West Hunt Street



A. Alterations & Construction

Construction

The Westmoreland House is a two-story, brick residential structure built in 1925 on a pier-and-beam foundation. The roof consists of crossing gables and soffitted eaves. A porch extends across the full front of the house joining a carport on the side. The floor plan is asymmetrical with room connections using a minimum of hall space. Hard and soft woods are used for interior flooring. The house is fenestrated with vertically proportioned four-over-one sash windows that are original to the house.

The home design follows the Prairie Style but includes of some standard Craftsman elements. For instance, instead of a hip roof that is normally associated with the

Prairie Style, this home has gable roof structure. Along with this deviation from the normal Prairie Style, the pitch of second story roof is more closely associated with the Craftsman Style. However, the shallow pitch of the roof covering the porch and carport is more familiar to the Prairie Style as it emphasizes a strong, horizontal orientation. Also, the height and grouping of the windows is a typical Prairie Style feature as are the solid, square brick columns topped with a plain limestone capitals.

The Westmoreland House's architectural significance comes from its brick construction, its proportions, its blend of roof pitches, and its windows. While interest in the Prairie Style was waning around the time of the house was built, the Westmoreland House possesses a blend of influences on a scale that is noteworthy for McKinney.

Alterations

The house has experienced several changes since its construction in 1925. The first alteration involves the conversion of the second story into a one-bedroom apartment with a private entrance around 1941. The second alteration occurred around 1945 when the screen porch on the east side of the house was converted into an office. Other alterations include a room added to the second floor sometime before 1974 and a first-floor room addition made on the north side of the house.

Alterations to the interior include extensive remodeling to the kitchen and bathrooms. Some remodeling to the second floor has taken place to reincorporate the apartment quarters with the rest of the residence.

Many original aspects remain. Among them are, windows, crown molding, lighting fixtures, phone niche, and door hardware.

Anticipated Needs

The current owners have recently installed new gas lines and anticipate replacing the roof soon. Other repairs include shoring up the garage and removing fill from a fish-pond. The current owners also look forward to refurbishing the 117 year-old barn to maintain its historic character.

B. Historical Figures

William Henry Sims (1862-1929)

William H. Sims was born in Gansville, Louisiana in 1862 to W.H. Sims, Sr. and Sarah Stewart. After graduating from the University of Louisiana at Baton Rouge, William moved to McKinney and began working for Walter B. Harrison, a grain and cotton dealer. After a short time, he left Mr. Harrison's employment to take a position as agent for the Wells-Fargo Express Company, a position he held for 23 years. He left that employment when the company wanted to reassign him to another city. For a number of years after that, William served as City Treasurer during the 1890s when the City was under the alderman form of government.

In 1887, William married Daisy Cameron (1867-1941) who came from a prominent Collin County pioneer family. Her father George W. Cameron, who moved to McKinney after the Civil War, was a farmer and Collin County treasurer. Daisy's mother, named Missouri, was the City's tenth Postmaster and its first female to hold the office. She was appointed in 1894 by President Grover Cleveland who assumed that "Missouri" was a man's name. Nevertheless, she served the post for four years until a new administration took over.

William and Daisy had two children, Norma and Ona. In 1903, William was the first Exalted Ruler elected to the Order of Elks in McKinney. He was also a member of the Knights of Pythias. He joined the First Presbyterian Church when the "Indian Evangelist" Rev. Frank Hall Wright held revivals in McKinney. Reverend Wright, who lived in Dallas, was a nationally known evangelist and the son of ex-governor of Georgia Allen Wright, a full-blooded Choctaw chief. His mother was a missionary.

In 1904, William went to work as a sales representative for the Collin County Mill & Elevator Company with J. Perry Burrus as President. During his 17 year employment he proved himself to be the firm's most productive salesman.

William W. Ticknor (1869-1942)

Will Ticknor was born in Kentucky in 1869 to George D. Ticknor and Cora Hendricks. The family moved to Texas in 1886 and settled in the Allen area. In 1892, he married Hattie Rogers and settled in McKinney around the same time.

Will began working for the Houston & Texas Central Railway Company in 1888 when

he was 19 years old. As he acquired skill and expertise, he became responsible for the equipment that supplied the water needed by the steam powered locomotives. As pumping technology was developing from steam power to gas power around the turn of the century, his job required him to manage the pumping of water to the trains as well as the pumping of oil to fuel the equipment that did the pumping. In 1904, he was responsible for changing the Cottonwood pump station just north of Allen from a steam-powered pump station to a gas-powered one. The oil that powered his new pump station came from a pipeline built by a new company headquartered in Beaumont called the Texas Company, which later would adopt the name Texaco.

In 1907, Will left his 19-year employment with the H. & T.C. to go to work for the Texas Company. One of his first projects was to connect the Texas Company's pipes to the Interurban to furnish oil for fuel. His employment with the Texas Company required him to relocate frequently. He left McKinney in 1909 and would spend some time in Los Angeles, California and Marques, Texas before returning to McKinney in 1914 as chief engineer for the company. His stay was short lived. By 1919, he and his second wife had moved to Greenville. Later they would live in Dallas and finally Shreveport.

Will made frequent trips to McKinney during his the 20 years he lived in Shreveport and on one of those visits in 1942 he unexpectedly died. He is buried with other members of his family in Pecan Grove Cemetery.

George Milam Wilson (1874-1955)

George M. Wilson was born in Collin County in 1874 to one of the county's most prominent families. His father was George Alxeander Wilson, who came to Collin County in 1842 from Tennessee and fought with the Republic of Texas against Mexican incursions before it became a U.S. state. Following George's service, he returned to his home state of Tennessee to gather friends and family, including his wife Martha Kincaid and moved them all in a caravan to Texas. George settled six miles north of McKinney the same year the city was founded. In 1867, George was appointed the position of County Sheriff, a position he held for two years.

George Milam Wilson was the fifth of nine children to be born to the elder George and Martha. In his early years, the young George was engaged in farming and hauling lumber from Jefferson. He was also a stockman driving a herd of cattle in 1902 into the Indian Territory (Oklahoma) in search of suitable pasture for them. In 1904, he married Lulu Allison from Norman, Oklahoma. The couple lived in McKinney for about nine years. While living in McKinney, George continued to trade in cattle. He was also a part

owner of the Wilson-Dunn Gin Company. He also possessed considerable land holdings and in 1909 he subdivided a six-acre tract of land on the east side of McKinney on Murray Street between Greenville and Anthony Streets known as the G.M. Wilson Addition.

In 1913, George sold his interest in the ginning business and moved to Bishop, Texas where he was in the harness, saddle, and vehicle business for a few years. In 1919, he started the Bishop Realty Company in that city. Not long after that he left Bishop to pursue other business interests in Guthrie, Oklahoma. It was his involvement in cotton ginning business that led him back to McKinney in 1922 to work at the Oil Mill Gin.

In 1935, George and his wife were given a farewell party in their honor when they left McKinney to move to Wewoka (near Oklahoma City) where their son lived. A few years later they moved to Vinita (near Tulsa) where George managed the Cobb Hotel until his death in 1955. George and his wife Lula are buried in the Fairview Cemetery at Vinita.

The Wilson family of Collin County was large and influential. One of George's uncles was Thomas Benton Wilson (1840-1913) who was a surveyor, land developer, and founder/director of the Continental State Bank (which became the Central State Bank). In 1909, Thomas offered 460 acres of his land to the State of Texas when business and county officials were trying to get an A & M college located in Collin County.

Another uncle was Augustus "Gus" Wilson (1844-1935) who lived a simple life in a log cabin with few possessions but managed to give away \$800,000 during his lifetime, making him one of the most generous philanthropists McKinney has ever known. He paid the salaries of school teachers when the state failed to. He paid for churches to be built regardless of denomination. He saved farms from foreclosure and gave to the poor.

Peyton Ruben Westmoreland (1881-1965)

Peyton Westmoreland was a McKinney grocery store owner, onion farmer, and Realtor. His grocery store was in business for over 45 years, making it McKinney's longest running grocery business.

Peyton Westmoreland was born in Madisonville, Texas to Lawrence Westmoreland and Sarah Rhoden. He and his younger sister Pearl were orphaned at a young age. Their uncle John B. Rhoden, who arrived in McKinney in 1892, took them in to raise them.

As a youth, Peyton worked as a dishwasher in his uncle's business which was both a

restaurant and grocery store on South Tennessee Street. Later, he accepted a job in the grocery store owned by W.E. Ditto on West Virginia Street. When he turned 19 years old he was promoted to store manager and began attending classes at Stone Business School in the evenings.

In January of 1904, his Uncle John offered Peyton a partnership interest in his business which was, at the time, a successful grocery store. Peyton accepted the opportunity and the business changed its name to J.B. Rhoden & Co. to reflect the new arrangement. One week after the new partnership formed, Peyton and his sister Pearl filled the First Baptist Church with their double wedding ceremony in which he married Emma Yeager. Pearl married Herndon Barlow. Though Peyton's marriage to Emma would last another 61 years, his partnership with his uncle ended quickly eight months later. Peyton returned to work for W.E. Ditto where he worked for the next four years.

In 1908, Peyton attempted to enter city politics by running a campaign for City Tax Assessor and Collector against two opponents, T.A. Coleman and Forest Board. Of the 659 votes cast on April 7, Peyton came in second with 219 votes losing to Mr. Board by 136 votes. Peyton graciously thanked his supporters and extended his best wishes to his successful opponent. Peyton never ran for City office again.

In September of 1908, Peyton posted an ad in the *McKinney Courier-Gazette* announcing that he was selling his household goods "on account of changing location." Three weeks later, he and wife Emma left for Tulsa, Oklahoma. The reason for their departure is unknown but a month after their departure his uncle relocated his grocery business to the Wilcox Building on East Louisiana Street just west of what was then the Post Office. This move may have been the impetus behind Peyton's quick return to McKinney in December of that year. Once again Peyton and his uncle enter into a partnership, this time with lasting success.

The financial success of the business partnership allowed Peyton to pursue other interests. In 1909, he was initiated into the International Order of Odd Fellows (I.O.O.F) and the Woodsman of the World (W.O.W). He also began buying and managing income producing property. However, it seems his favorite past-time activity was a good road trip. In 1911, he took one such trip to Mexico with C.J. McDaniel of Wylie to buy some land near Veracruz. He returned with some fine samples of lemons, potatoes, and corn and remarked that land could be purchased for \$7.50 to \$25.00 per acre and would "some day reach a fabulous price."

He and Emma took another road trip in 1915 to see the Panama-Pacific Exposition in San Francisco. This trip was intended to last three months and take them through Denver, Salt Lake City, Los Angeles, San Francisco, San Diego, El Paso and San Antonio. However, the trip was cut short when Peyton received a telegram while in Los Angeles that his uncle had died of a heart attack. Peyton and his wife Emma drove home immediately to attend the funeral.

Peyton became the administrator of his uncle's estate which included one Overland automobile, a horse, 400 bales of hay, five gallons of gasoline, and an undivided one-half interest in J.B. Rhoden & Company. Consequently, Peyton became the sole owner of the grocery business and changed its name to P.R. Westmoreland & Co.

The business continued to thrive despite competition from at least 16 other grocery stores in McKinney at the time. However, in September of 1921 a fire gutted the two-story Wilcox Building nearly destroying everything in the store. The fire caused an estimated \$12,000 damage which was only partially covered by insurance. What was salvageable was sold in a "fire sale" the following month.

Peyton contemplated whether to give up the grocery business all together and focus on his farm and real estate businesses. However, with the encouragement he received from friends and former patrons, he purchased the grocery store owned by A.L. Ragsdale and reopened on East Virginia Street.

In 1924, with the business back on track, Peyton planned another road trip with his wife. The first leg of the trip took them through New Mexico, Arizona, and California where they attended the National Retail Grocer's Association convention in Los Angeles. During the next three months driving their Special Six Studebaker, they visited Oregon, Washington, Canada, Idaho, Wyoming, Colorado, back through New Mexico. The total trip encompassed 8,600 miles.

When Peyton returned home he found himself challenged by three economic factors relating to the coming Crash of 1929. First, farm foreclosure rates were increasing. Second, farm employment was trending down. Third, competition was increasing. The old business model of customers making purchases on account and paying on their account monthly was not working. The servicing of such receivables was increasingly expensive and made maintaining good customer relations difficult. Several of Peyton's competitors were shifting to a cash-and-carry model which allowed them to reduce their prices.

In 1926, Peyton responded to these challenges by opening a second store that operated on a strictly cash and carry basis. The store was called "Buy-Lo Cash & Carry" and opened at 222 East Louisiana Street. By the end of the year, he adopted the same policy for his East Virginia Street store as well. In 1928, he changed the name of his Virginia Street store to "Save-U Cash & Carry." He managed these two stores which were barely a block apart for four years. Finally, in 1932, he closed the East Virginia Street store to focus on the Buy-Lo store. The store became one of McKinney's most enduring businesses surviving the rationing challenges of World War II and the economic disruption of the Tornado of 1948. The store closed around 1955 after nearly 30 years in the same location.

Before the store closed, Peyton was dividing his time among his other business interest, including farming and real estate. He worked from his home and often used his 516 West Hunt address in his advertisements. One of Peyton's largest contracts in 1960 involved the sale of his 80-acre farm in Southeast McKinney to the Lavon Developing Company. Some of the land was used to create the Westmoreland Heights subdivision. The balance of the acreage, which was once Peyton's onion farm, is now the site of Encore Wire.

Peyton Westmoreland died in 1965 of congestive heart failure at the Wysong Hospital. His body is laid to rest in the Abbey Mausoleum at the Restland Cemetery in Dallas. A year following his death his widow Emma sold the house on West Hunt and moved to 1603 Bonner Street. She later died in 1972 and is entombed at Restland Cemetery next to her husband. The couple had no children.

C. Property Ownership

Address: 516 West Street, McKinney, Texas 75069

Legal Description: WA Rhea Addition, Lot 3

Purchase Date	Seller	Buyer
Sep. 20, 1841	Republic of Texas ¹	William Davis
Mar. 24, 1849	William Davis	Collin County
circa 1860	Collin County	W.A. Rhea
Apr. 15, 1884	(subdivided)	
Mar. 24, 1894	W.A. Rhea	William H. Sims
Jun. 5, 1906	William H. Sims	William W. Ticknor
Jul. 14, 1909	William W. Ticknor	George M. Wilson
Oct. 23, 1913	George M. Wilson	Peyton R. Westmoreland
Jul. 25, 1966	Emma. Westmoreland ²	Harry & Virginia Humphrey
Jun. 13, 1967	Harry & Virginia Humphrey	Glenn W. Stewart
Mar. 11, 1974	Glenn W. Stewart	Herman G. Mullins, Jr.
Jun. 3, 2013	Herman G. Mullins, Jr	Carol J. Scarborough
Nov. 18, 2016	Carol J. Scarborough	Robert Bruu & S. Yarbrough

¹ *Reaffirmed by the State of Texas in 1850*

² *Widow of Peyton R. Westmoreland*

D. Tenant History

Tenant history is same as deed history except for the years that the second floor was used as an apartment. Emma's mother was the first occupant from 1941 until her death in 1944. Based on available historical telephone directories, other occupants included D.W. Harriss (1949), B.P. Donaldson (1953), D.P. Jones (1956), La Rue Crawford (1960).

E. Narrative History

In 1841, the Republic of Texas granted a “land patent” totaling 3,129 acres to William Davis in return for his participation in the new nation’s battle for independence. In 1849, he donated 120 acres to Collin County officials for the creation of the City of McKinney. The town planners laid out the city into 87 blocks known as the Original McKinney Donation.

Brothers James and William Rhea were successful mill owners from the town of Rhea Mills northwest of McKinney, named for their father. The two brothers were also partners in buying and selling land and purchased part of Block 49 of the original McKinney donation.

In 1884, the Rhea Brothers subdivided their tract into four lots. The subdivision became known as the W.A. Rhea Addition. The home at 516 West Hunt occupies Lot 3 of this subdivision.

In 1894, Wells Fargo Express agent and City treasurer William Sims purchased Lot 3 on West Hunt Street from William Rhea for \$800. William Sims, who was living on North Chestnut Street at the time, built a new wood-frame home on his lot around 1900. The 1902 Sanborn Map shows the existence of the house on the south end of the property and a barn on the north end. William and his wife Daisy, along with daughters Norma and Ona, lived there until selling the house in 1906. The family moved to a house on North Kentucky previously occupied by J.W. Jackson, the former owner of the Bon Ton Confectionery and Cafe Company who moved to Oklahoma to become a hardware merchant.

In 1906, William Ticknor, a pump engineer for H. & T.C., purchased the house from William Sims. William Ticknor was very knowledgeable about a subject that was in great demand at the time. He knew how to pump large quantities of fluids like the water and oil, the two fluids needed in order to run steam-powered locomotives. Around the same time he purchased the house on West Hunt Street, he left the railroad company to join a recently formed firm doing business as The Texas Company. The company would later change its name to Texaco. His new employer was laying pipe everywhere there was a train station and after a couple of years Mr. Ticknor was relocated and forced to sell his house.

In 1909, George M. Wilson purchased the house from William Ticknor for \$3,000 dollars. Mr. Wilson was a stockman, farmer, and gin operator who was a member of one of the Collin County's most influential pioneer families. His father had been sheriff for a couple of years and his uncle Thomas Benton Wilson help found a bank in McKinney. George lived in the house with his wife Lula and their son Milam for about four years. In 1913, the George sold the house and moved his family to Bishop, Texas to go into a harness, saddle, and vehicle business there.

In 1913, groceryman Peyton Westmoreland purchased the house for \$2,500 cash and a \$1,500 note. Mr. Westmoreland was in business with his uncle J.B. Rhoden when he made the purchased. However, Peyton became full owner of the business when his uncle died in 1915. Peyton and his wife Emma, who had no children, lived in the house until they razed it to build a new two-story brick home in its place in 1925. The house that Peyton built is the one that stands on the lot today.

The new home was a solidly-built structure following the Prairie Style architecture with Craftsman-like influences. It was a large home for two people with its open living and dining space along with its ample front porch and terrace. It was the venue for many society gatherings.

Around 1941, Peyton's mother-in-law came to live in the house. To accommodate her, the upstairs was converted into a generous one-bedroom apartment with a private entrance. After her passing in 1944, Peyton continued to make the space available for rent. Around that same time, Peyton began spending more time managing his farms and other properties and converted the home's sunroom into a real estate office. At some later date, he added a room at the rear of the house and enlarged the upstairs apartment.

The Westmorelands celebrated their 60th wedding anniversary in the house in 1964. There is no record of the number of guest present but it likely exceeded the 400 guests that participated in their 50th anniversary held in the same home.

Peyton died in 1965 and the following year his widow sold the house to Harry and Jenifer Humphrey for \$2,000 cash and a note for \$15,000.

F. Drawings

W.A. Rhea Addition

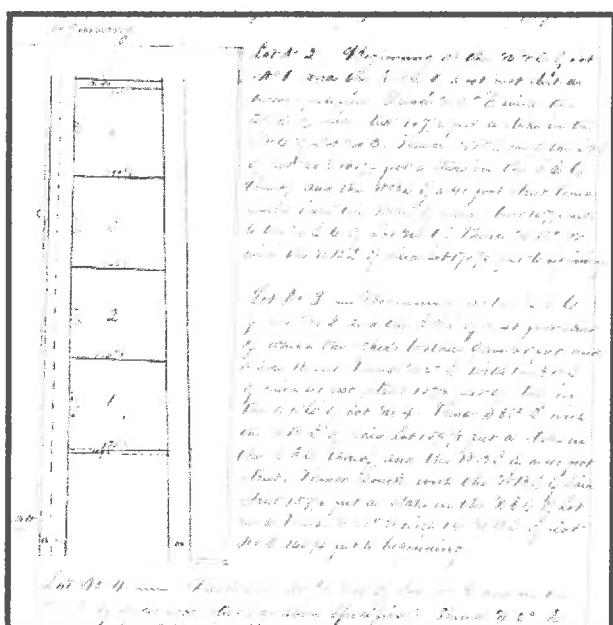
Brothers James and William Rhea were successful mill owners who purchased many tracts of land in Collin County. The brothers were responsible for creating subdivisions on both Church and Hunt Street.

In 1884, the Rhea Brothers subdivided part of Block 49 of the Original McKinney Donation that William Davis gave for the creation of the City of McKinney. The subdivision originally consisted of four lots. Other lots were added later.

The property at 516 Hunt Street (highlighted in red in the map at right) is Lot 3 in of the W.A. Rhea Addition.

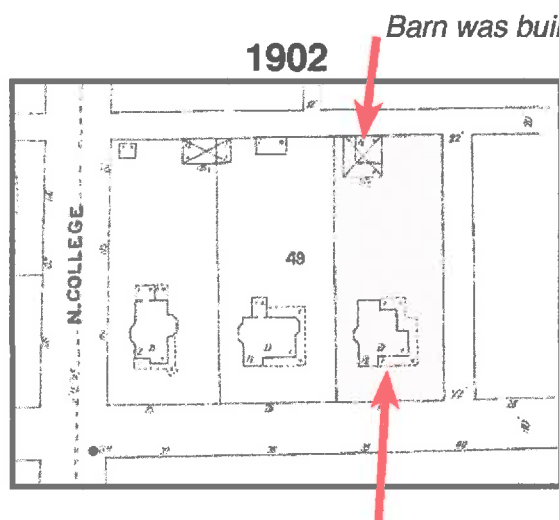


This map shows the Davis land patent and adjacent surveys. The eastern most edge of the Davis survey is now College Street. The shaded rectangle in the diagram indicates City boundaries beyond the original 120 acre donation.

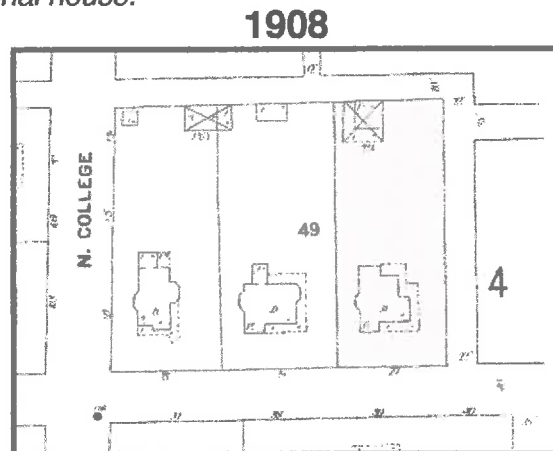


The W.A. Rhea Addition began as four lots in the Original McKinney Donation.

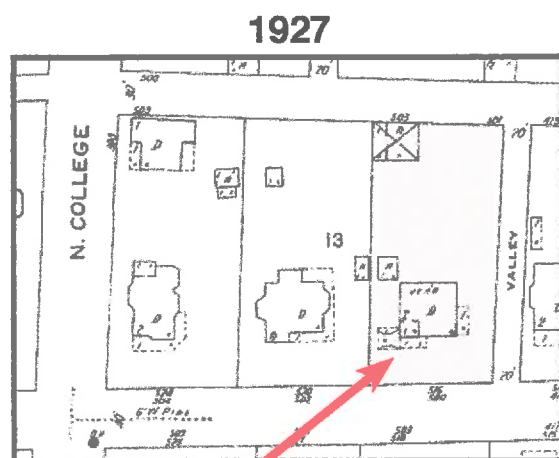
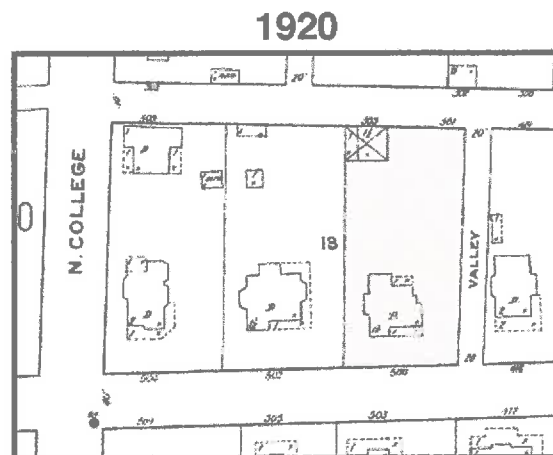
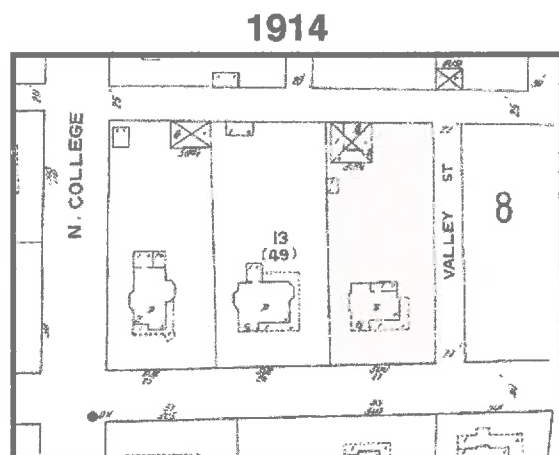
Sanborn Maps: 1902 & 1927+



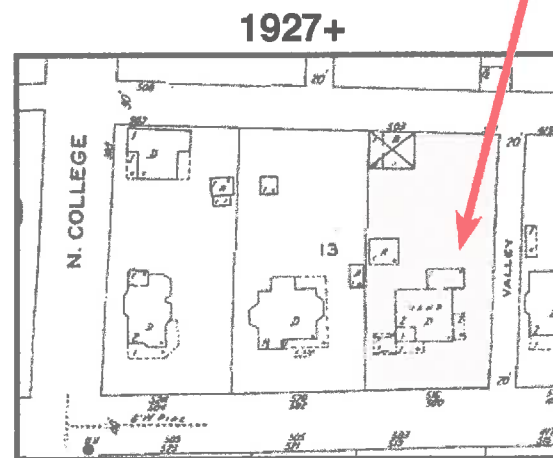
Barn was built with original house.



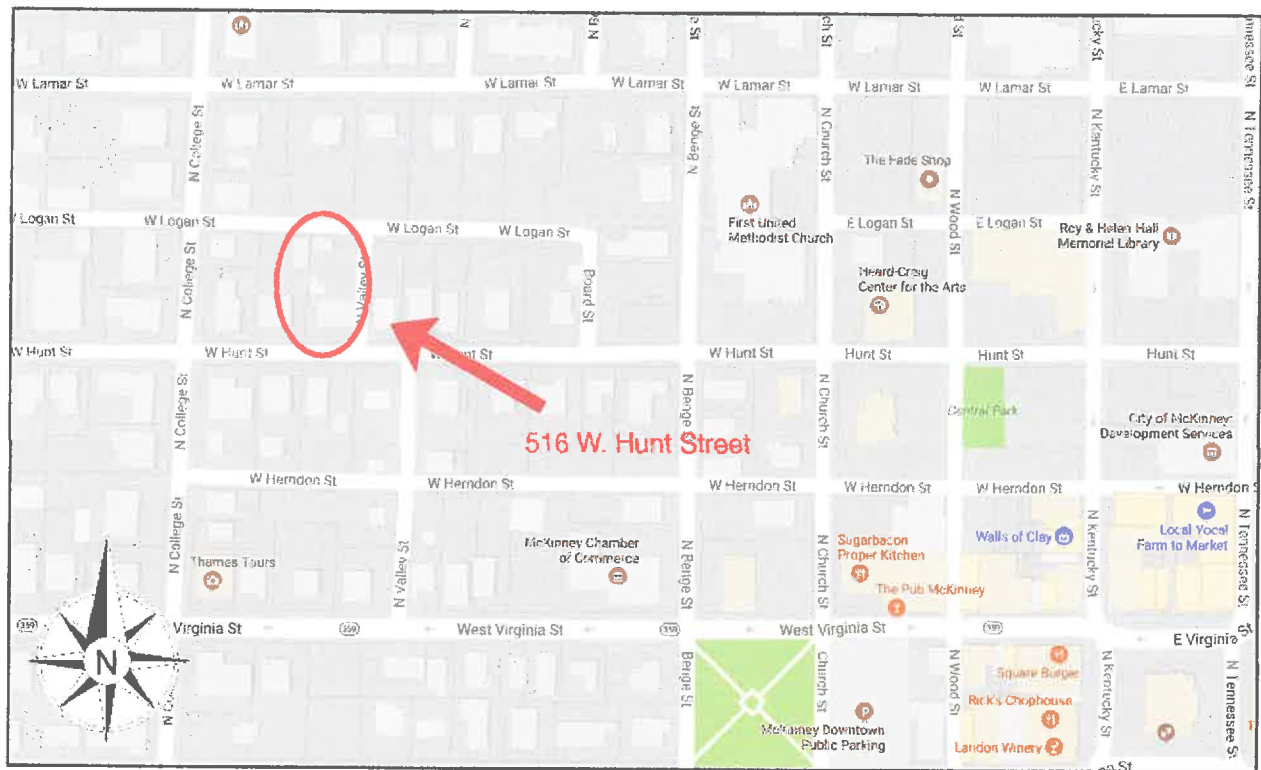
First house was built for W.W. Sims



Peyton Westmoreland had a new structure built in 1925 on the site of the previous house.



Sometime after 1930 additions were made to the house.



The map above shows the neighborhood around 516 West Hunt Street. The aerial photo below shows the immediate neighborhood at the intersection of West Hunt and North Valley Street.



LOT 3
VOL. 905, PG. 184,
D. R. C. C. T.

ALLEY
(UNIMPROVED)
(EAST - REC - 88')
S 87°44'03" E
SET 1/2" L. R.
H/CAP MARKED
RPLS 14957

FND. 1 1/4" L. R.
FND. 1" L. R.

(NORTH - REC - 185.40')
N 03°32'23" E 185.40'

WOOD BARN
COVERED
WOOD GARAGE
COVERED
WROUGHT IRON FENCE
TWO STORY BRICK/WOOD SIDING RESIDENCE
POOL
POOL PUMP
A/C PADS
COVERED
CURBPORT
CHAINLINK FENCE
CONC. RETAINING WALL

87.77'
22.1'
9.8'
10.9'
7.0'
8.2'
20.4'
26.4'
15.4'
21.2'
34.2'
49.5'
87.77'
N 89°44'21" W
S 03°32'23" W 182.32'
(SOUTH - REC - 182')

W. HUNT STREET
ASPHALT

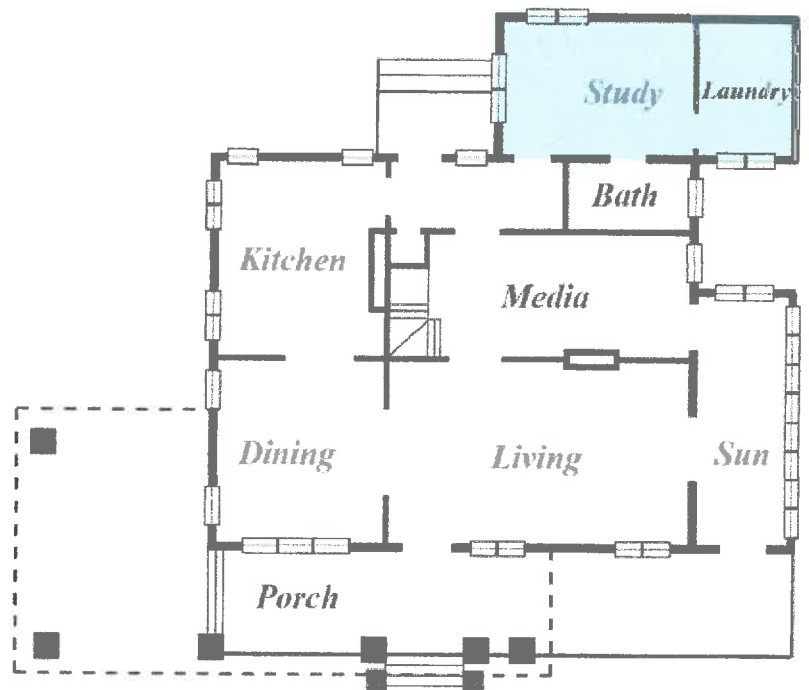
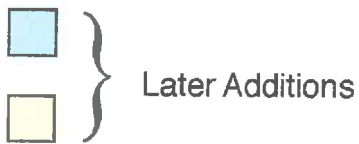
LOT 2
VOL. 915, PG. 565,
D. R. C. C. T.

LOT 4
VOL. 905, PG. 185,
D. R. C. C. T.

- 15 -

Floor Plan

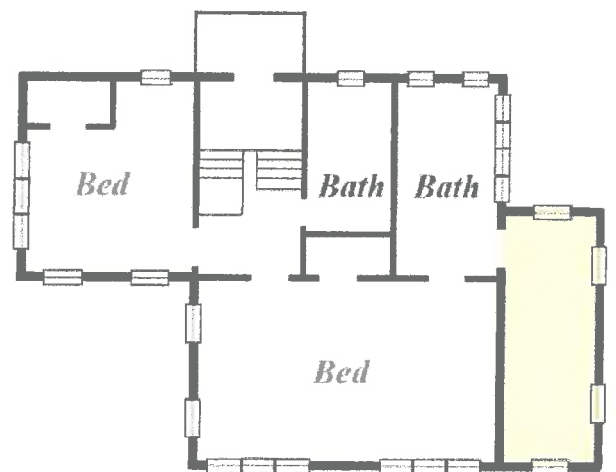
This plan shows the Westmoreland House as it currently exists.



First Floor



Roof Plan

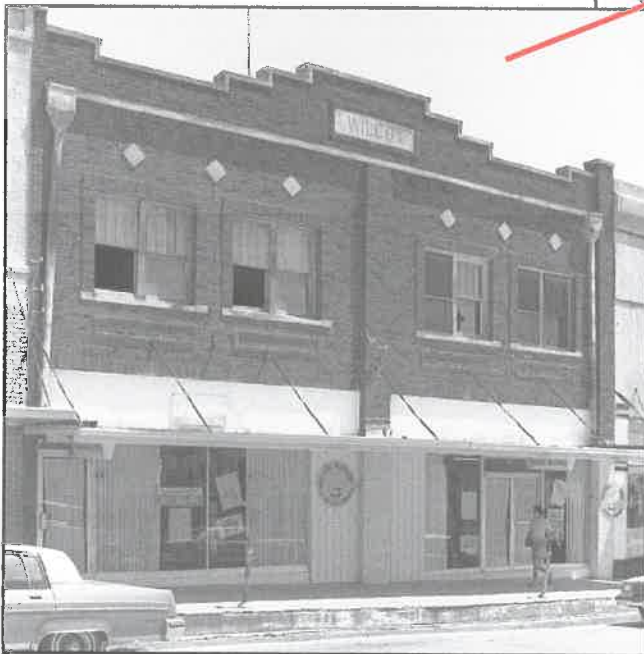
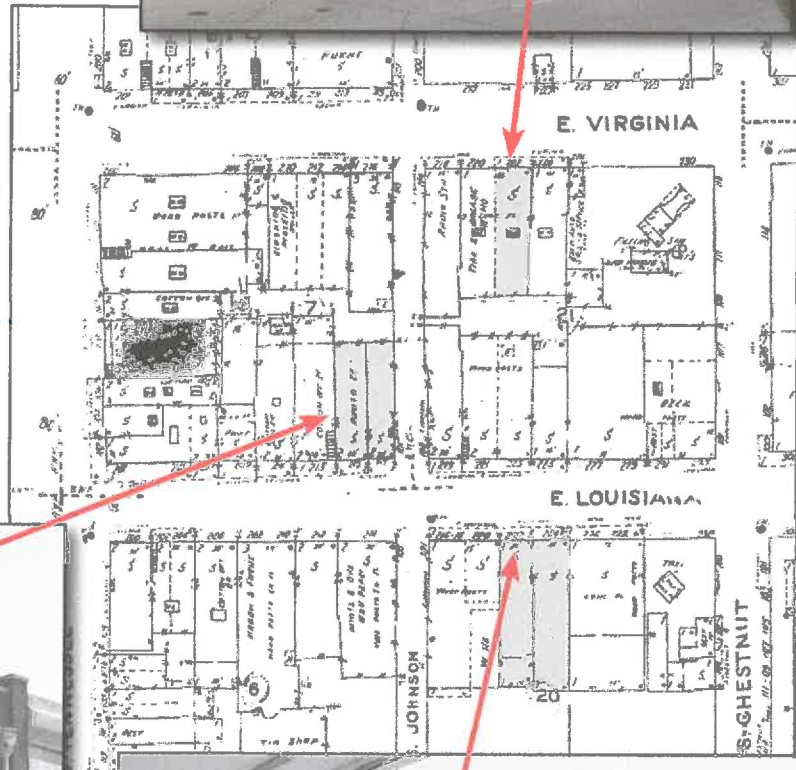


Second Floor

G. Photographs

Peyton Westmoreland joined his uncle J.B. Rhoden in the grocery business in 1908 when Mr. Rhoden had a store in the first level of the Wilcox Building (a.) on East Louisiana Street. In 1921, a fire broke out in the building which necessitated a move.

Mr. Westmoreland opened a new store (b.) on East Virginia in 1922. Four years later, he opened a second store (c.) that went by the name Buy-Lo Cash & Carry. This store was located at 222 East Louisiana. He operated the two stores (b. & c.) until 1933 when he closed the East Virginia store. The store at 222 East Louisiana was in operation until the mid 1950s. In 2014, the building was nearly completely razed and rebuilt. The Buy-Lo Store would have been where Bayou Jacks is now located.



1st Store

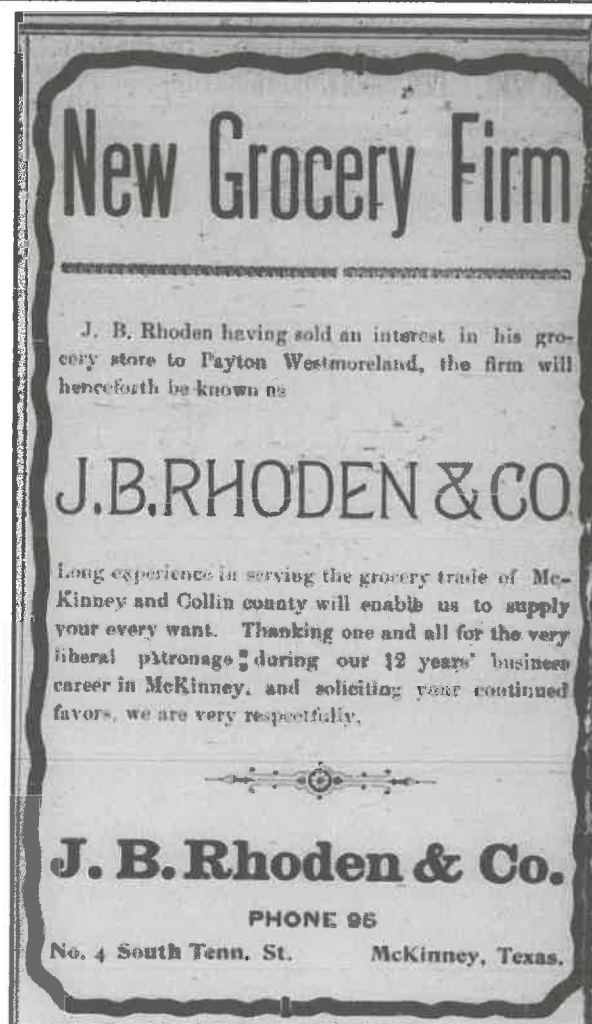
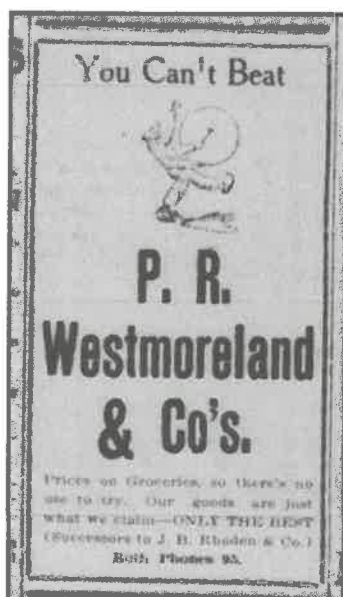


3rd Store



Peyton Westmoreland got his first job in the grocery business with his uncle J.B Rhoden who owned a store that was a restaurant and a grocery story. In 1904, Peyton's uncle offered him a partnership which he accepted but within a few months the two dissolved the partnership. However, in 1908, they again partnered together and were in business as J.B Rhoden & Co. at a new location in the Wilcox Building on East Louisiana. When his uncle died in 1915, Peyton took over the business, changed the name, and was in the grocery business for the next 40 years.

The photo at the top of the page shows a sign recovered by the current owners from a lumber pile behind the Westmoreland House. The sign dates from the 1920s when his store was on East Virginia Street.





The Westmorelands loved road trips. They took frequent trips to Colorado and on at least two occasions drove to California. Their first trip in 1915 was cut short when Peyton's uncle (and business partner) died unexpectedly. However, in 1924 the Westmorelands went on a three-month road trip in a Special Six Studebaker that took them 8,600 through California, Canada, and Mexico and points in between. The photo above shows the brand and model of car they traveled in. It is not, however, a picture of Peyton Westmoreland.



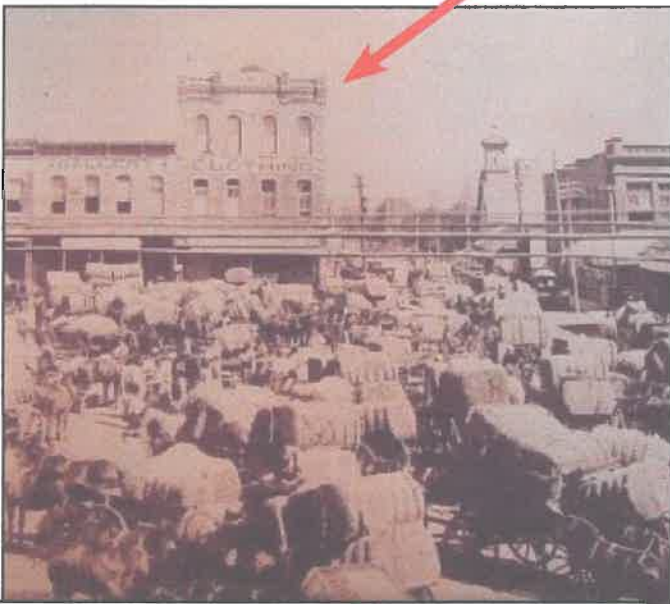
Acme Brick, Pat. Jan 8, 1924

Acme Brick Company patented a process that made a new type of brick that was used in the construction of the Westmoreland House. The brick was developed in 1924 and came from kilns in Perla, Arkansas. It was called "carpet" brick. The name comes from the rough, porous texture of the surface of the brick. The bricks in the photo were once part of two short pedestals that flanked the front steps at the Westmoreland House.

The Barn



Around the turn of the century, when William H. Sims built the first house at 516 W. Hunt, he also built a barn. The barn appears in Sanborn Maps as early as 1902 and most likely predates the publication of the map by a couple of years. Nearly all the original hardware still exists on this well-preserved 117-year-old structure.



I.O.O.F

The Independent Order of Odd Fellows is an altruistic service society founded in Baltimore in 1819. However, its roots date back to 17th century England when life was tough, lawless and desperate. The lack of basic medical knowledge allowed disease and sickness to take its toll. Widows and children were particularly vulnerable both physically and economically. The Odd Fellows were ordinary people organizing to provide services for the less fortunate in their towns. Their motto is:

"To visit the sick, relieve the distressed, bury the dead and educate the orphans."

The Empire Lodge No. 68 was instituted in McKinney in 1857 and was one of the most active lodges in Texas. In 1913, the three-story building they owned (shown at top left) collapsed killing eight people. Subsequent lawsuits forced the Lodge to file for bankruptcy in 1915. They reconstituted themselves as the Empire Lodge No. 953 (shown at left) with the help of Texas Cotton Mill owner J. Perry Burrus.

Below shows the McKinney Empire Lodge No. 68 in a group photo dated 1909. Peyton Westmoreland is on the right end of the third row from the bottom.



**Peyton R. Westmoreland
1909**

Mrs. Westmoreland Is Class Hostess

Mrs. P. R. Westmoreland received members of the Ladies Bible class of the First Baptist Church in her hospitable home Tuesday. Lovely arrangements of spring flowers were used throughout in the decorations. Mrs. W. E. Ditto and Mrs. Rufus Furr were co-hostesses.

During a business session officers for the year were elected.

Mrs. Westmoreland, Mrs. S. E. Walker, Mrs. E. L. D.

Anniversary Club Meets Tuesday Night

Mr. and Mrs. P. R. Westmoreland received the Anniversary Club Tuesday evening in their attractive home on West Hunt Street. A two course dinner was

Euzelians Meet With Mrs. Westmoreland

The Euzelian Class of the First Baptist Church met in the lovely home of Mrs. P. R. Westmoreland with 24 members and present. The cohostesses were Mrs. George W. Smith, Sr., Mrs. Ella Walker, Mrs. Mayo Melton and Mrs. B. B. Waters.

GARDEN CLUB HAS PROGRAM TUESDAY

Members of the McKinney Garden Club met Tuesday afternoon at the home of Mrs. P. R. Westmoreland. Co-hostesses with Mrs. Westmoreland were Mrs. J. L. Bright, Mrs. L. D. Cadenhead, Mrs. Cecil Stevens, Mrs. H. A. Browne, Mrs. Carl Cox, Mrs. Wallace Wilson, Mrs. F. M. Simmons and Mrs. Lynn Boorman.

After a short business meeting, which was conducted by Mrs. D. M. Proctor, the program was given.

Westmorelands Entertain With Buffet Dinner

Mr. and Mrs. P. R. Westmoreland of this city entertained the Centennial Club in their home on West Hunt Street with a buffet dinner.

NEW YEAR'S EVE PARTY IS GIVEN

Mr. and Mrs. P. R. Westmoreland entertained with a watch party at their home on West Hunt Street on New Year's Eve. A delicious buffet dinner was served from the large table which was laid with a Normandy lace cloth. Red and silver candles furnished the centerpiece. The party was

Westmorelands Honor Guests At Party

Mr. and Mrs. P. R. Westmoreland entertained with a garden party at their home on West Hunt Street. Mr. and Mrs. P. R. Westmoreland were present. T. W. Smith, Jr. and the guests enjoyed the garden and a dessert.

Westmorelands Entertain Canasta Club

Mr. and Mrs. P. R. Westmoreland were hosts to members of the Anniversary Club and guests for games of Canasta Tuesday evening in their home on West Hunt Street. An artistic arrangement of yellow palms was used.

Westmoreland Home Scene Of Class Party

The Euzelian Class of the First Baptist Sunday School met in the home of Mrs. P. R. Westmoreland September 14 with 18 members and one guest. Mrs. Jim Sherman, present. The house was beautifully decorated and as the group arrived a dessert plate was passed by the hostess, Mrs. B. B. Walters. Mrs. Otis Nelson, Mrs. Joe McKeller

Local Couple Celebrate 60th Anniversary

Mr. and Mrs. Peyton R. Westmoreland of McKinney observed their 60th wedding anniversary with open house Sunday at their lovely home, 516 West Hunt Street. Several hundred guests called during the afternoon between the hours of 2 o'clock.

The palatial Westmoreland home, for many years the scene

Westmoreland's Hold Open House Sunday

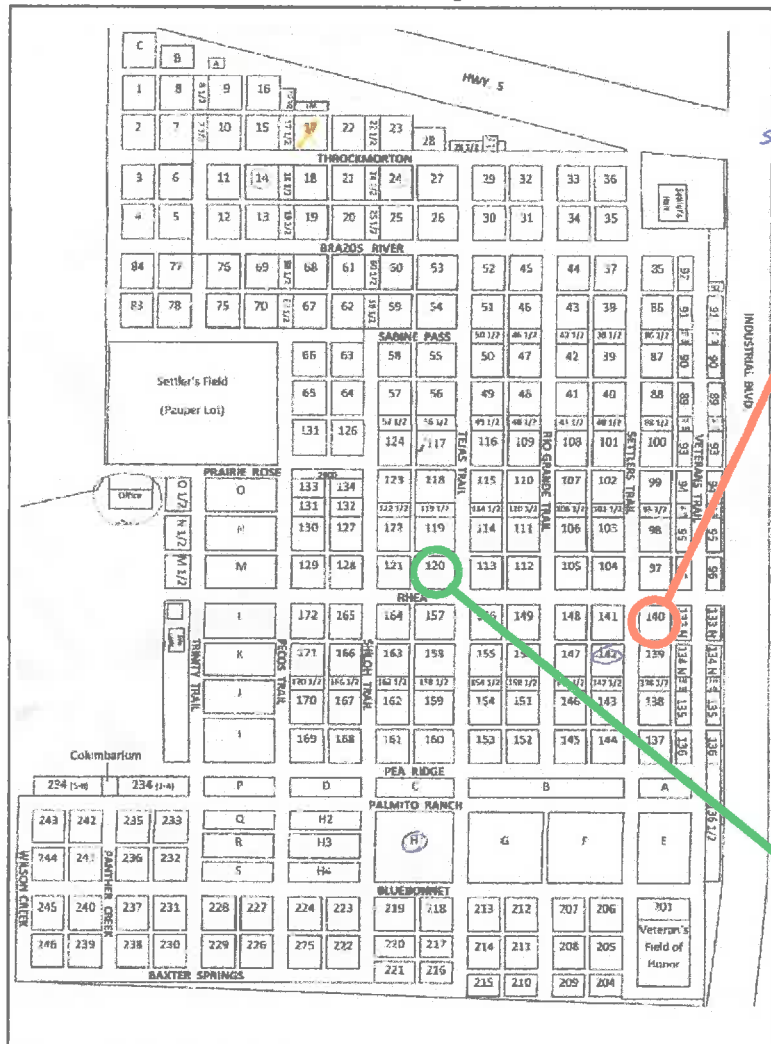
The P. R. Westmoreland home, 516 West Hunt street, was the scene of a beautifully appointed Open House on Sunday afternoon when about four hundred friends called to offer congratulations upon the Golden Wedding of Mr. and Mrs. Westmoreland. The guests, many from out-of-town, called between the hours of 2 and 5 o'clock.

The chosen decorative motif of

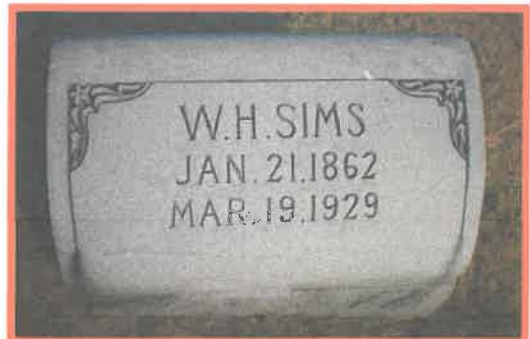
Emma Westmoreland was a prolific hostess. The home at 516 West Hunt was the scene of numerous social events. The Westmoreland 50th Wedding Anniversary party in 1954 hosted over 400 guests amid arrangements of carnations, gladiolas, roses, and chrysanthemums.

Cemeteries

Pecan Grove Cemetery



The Pecan Grove Cemetery in McKinney is the final resting place for William and Daisy Sims in Block 140. William and Hattie Ticknor are buried in Block 120.



Restland Cemetery



Peyton and Emma Westmorland are entombed in the Abbey Mausoleum at the Restland Cemetery in Dallas, Texas.

Fairview Cemetery



George and Lula Wilson are buried at the Fairview Cemetery in Vinita, Oklahoma.



Prairie Style

The elements that characterize the Prairie Style are:

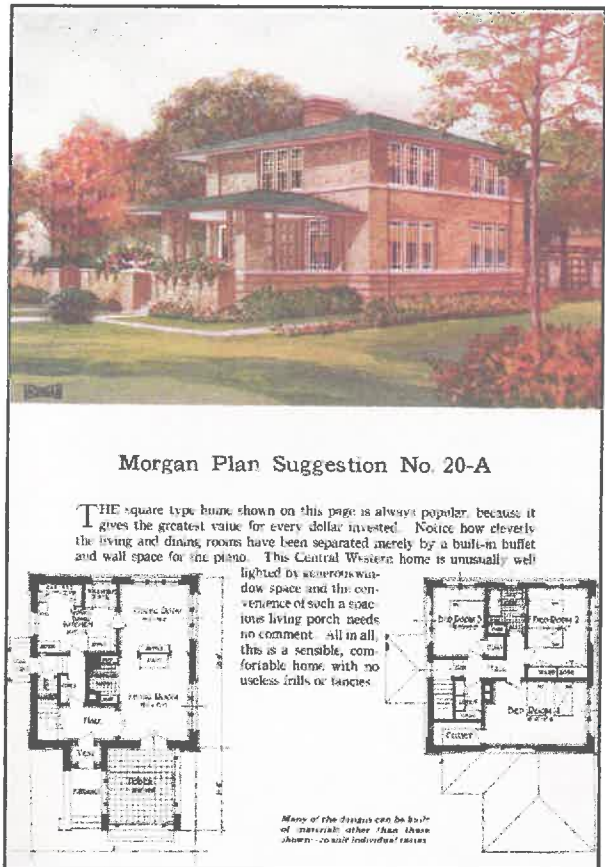
- low-pitched, hipped roof
- broad eaves with soffits
- rock or brick fireplace
- porches/balconies under overhangs
- square columns
- tall windows arranged in groups
- horizontal massing
- rectilinear lines
- 2 story (most common)

The Prairie Style originated as a part of the Arts and Crafts Movement. The Movement began in Britain and flourished in America around the beginning of the 20th Century. The Arts and Crafts Movement celebrated nature, art, and hand-craftsmanship. One of the goals of the Movement was to elevate the “decorative arts” to the status that the “fine arts” enjoyed.

The popular 19th Century English social critic John Ruskin was a prominent proponent of the Movement and its ideals. English designer William Morris was one of the first artists to adopt those ideals and express them in tapestry, stain-glass, and textile design.

In 1893, Chicago was the site of the World's Columbian Exposition. Many of the buildings at the fair were inspired by classic Greek and Roman architecture to the chagrin of archi-

(next page)



The above illustration is from a 1924 Morgan Sash & Door pattern book showing a Prairie Style home.



The Darwin Martin House in Buffalo, NY was built by Frank Lloyd Wright in 1905 demonstrates the Prairie Style aesthetic.

pects looking for something more modern and authentically American.

A new aesthetic, which became known as the Prairie Style, was born in response to the fair. The style applied the ideals of the Arts & Crafts Movement in forms as simple and sprawling as the Midwestern prairies.

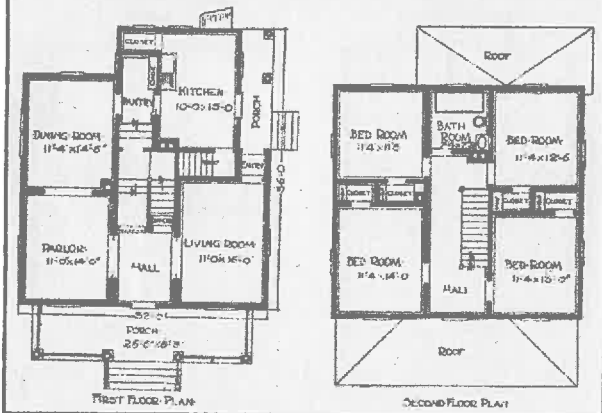
The style is known for its hipped roofs, deep eaves, square columns and horizontal lines. The Style was most popular between 1900 and 1920s. It's best known proponent was Frank Lloyd Wright who was as good a marketer as he was an architect. The style was impressive and easy to construct and most effective in two-story structures. The more modest Craftsman Bungalow evolved along side the Prairie Style which shared many of the same elements.

The Prairie Style took the ubiquitous vernacular American Foursquare home and morphed it into a unique expression of the Arts & Crafts ideals.

Popularity in the Prairie Style wained in the 1920s as people become more interested in Craftsman bungalows and revival styles. However, following World War II interest in the Prairie Style resurfaced (along with Frank Lloyd Wright's career) and was the primary influence behind the Ranch Style.



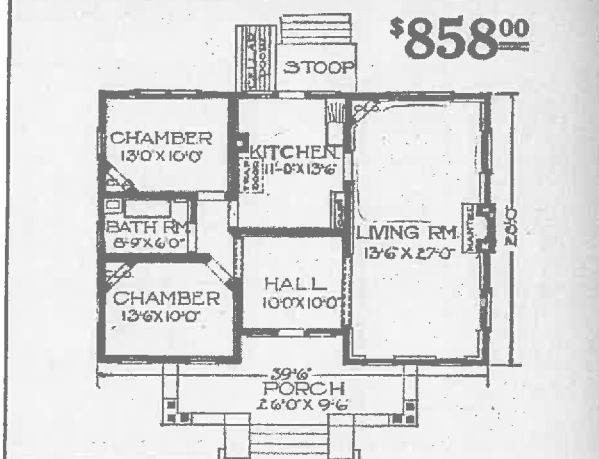
MODERN HOME No. 264B102



A Sears 1916 pattern book shows a typical American Foursquare house.



MODERN HOME No. 264B208



A Sears 1916 pattern book shows a typical Craftsman Bungalow house.

Prairie Style in McKinney

Interest in the elaborate forms of the Victorian era had nearly completely evaporated at beginning of the 20th Century in McKinney. People were preferring simpler styles that were more economical and easier to build.

One of the most popular styles during this period was the American Foursquare house which was essentially a cube with a pyramid on top with a front porch attached. It was a pragmatic solution to dwelling which appealed to many hard-working pioneers. The house at 801 N. Church is an example of the Foursquare Style in its basic form.

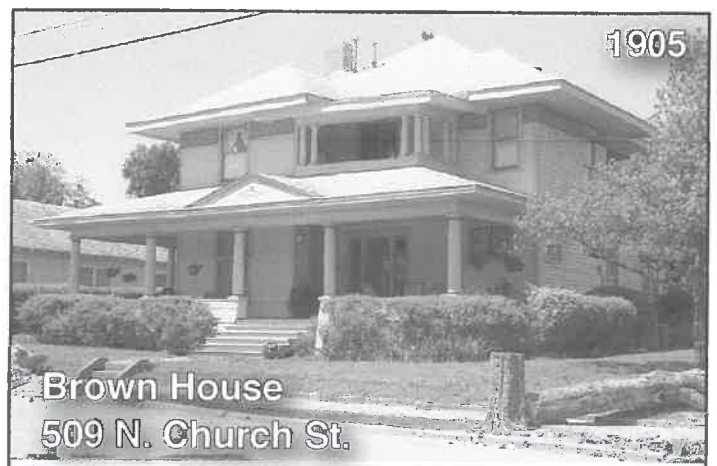
However, McKinney citizens of means allowed themselves to indulge in more elaborate variations and incorporate the design trends of the day. One such trend was the Prairie Style. The Heard-Craig house designed by Dallas architect J.E. Flanders around 1900 is an example of this. At its core, it is a Foursquare house with both Victorian and Prairie Style elements applied to it.

A few years later, the same architect designed the Brown House on Church Street but incorporated more Prairie Style elements. This wood-frame house has deeper eaves, an asymmetrical footprint, and a more horizontal emphasis. Still, this house can not claim to be a full-blooded Prairie Style home. The column and window treatments belong to older influences.

In 1911¹, J. Perry Burrus, who was arguable the wealthiest man in town at the time, had a \$30,000 brick home built on North Waddill Street that is the finest example of the Prairie Style that exists in McKinney. It has a hip roof, deep eaves with soffits, horizontal lines, square columns, ribbons of windows and it is made of brick, making it one of the first brick homes in McKinney.

Shortly after the Burrus home's construction, the architecture firm of Lang & Witchell in Dallas built a similar looking home in that city that is often called the best example of the Prairie Style in Texas. Given Burrus' prominence and connection to Dallas, it is possible the same firm designed both homes.

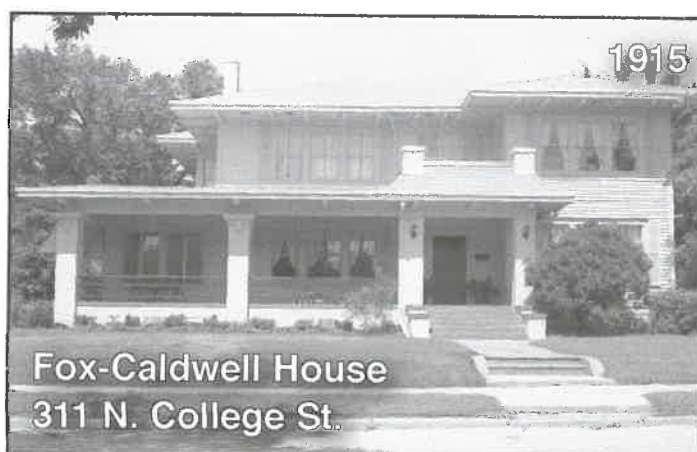
Meanwhile, back in McKinney, the Prairie Style was growing in popularity among those who could afford larger homes. The Burrus house set a high bar for



grandeur and style yet other prominent citizens of the city built homes with the Prairie Style in mind. One of those prominent citizens was grocer/investor George Fox. In 1915, he had a home build on College Street that was simpler in form than the Burrus House but unlike the Burrus House the Fox House embellishes the Prairie Style with some anachronistic classical detailing, including carved modillions attached to the soffits and egg-and-dart styling around square capitals. The home, while not a pure example of the idiom, is unmistakably a Prairie Style home.

The style's popularity was waning during the 1920s when another successful groceryman Peyton Westmoreland built a home on Hunt Street in 1925. His home is less committed to the Prairie Style than its predecessors and freely combines a mixture of stylistic elements that create a fresh hybrid. First of all, the house includes the gabled roofs common to the Craftsman Style and even combines roofs of different pitches. Second, in its original form the house had a more vertical proportion in its lines and massing. However, the later addition to the east side of the house added to its width to produce a more Prairie Style proportion. The result of these departures from the typical Prairie Style is a home that is relaxed and casual rather than formal and imposing.

The Prairie Style all but vanished in McKinney by the 1930s. It was replaced by revival styles (like Tudor and Classical) as well as its popular cousin, the Craftsman Bungalow. However, following World War II many of the design ideals of the Prairie Style were reincorporated into the Ranch Style.



¹ Many contemporary sources indicate that the Burrus House was built in 1914. However, newspaper articles from February of 1912 mention a party "in their beautiful new home" indicating that the house was conceived of and built in 1911.

Current Photos (2017)



Porch



South Front



North



Northwest



Southeast



West



East

Neighborhood Context (2017)

516 West Hunt Street neighborhood context



View looking West on West Hunt Street



View looking East on West Hunt Street

Nearby Homes on West Hunt Street



520 West Hunt Street



514 West Hunt Street



515 West Hunt



519 West Hunt Street

Architectural Accents



Custom tile-work on fireplace



Original fireplace



4-over-1 vertical proportioned windows



Custom carved bracket holding mantle



Chimney made of "carpet" brick



Plain limestone cap on brick column



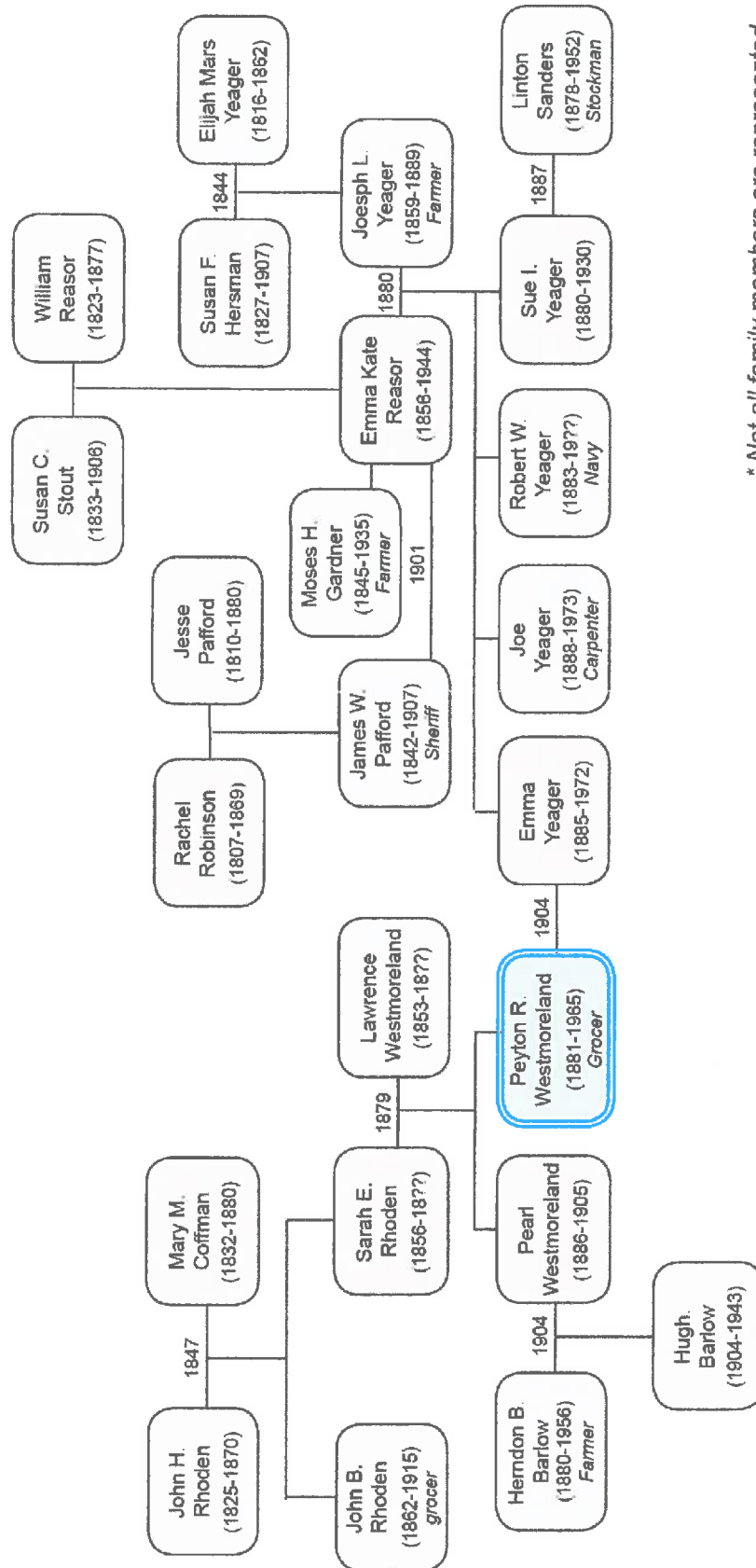
The Methodist Women's Group pose in front of the house next door to the Westmoreland House on Valentines Day in 1929.



The same perspective in 2017.

H. Additional Information

Westmoreland Family of Early McKinney*



* Not all family members are represented

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Ancestry.com

McKinney Public Library

Research assistance provided by Tom Michero

* * *



17-869

TITLE: Discuss Historic Home Recognition Calendar

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: September 7, 2017

DEPARTMENT: Planning

CONTACT: Guy R. Giersch, Historic Preservation Officer
Matt Robinson, AICP, Planning Manager

ITEM SUMMARY:

- Discuss the Historic Home Recognition Calendar

SUPPORTING MATERIALS: