



# CITY OF MCKINNEY, TEXAS

## Agenda Historic Preservation Advisory Board

Thursday, August 6, 2020

5:30 PM

City Hall  
Second Floor Conference Room  
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**

### **PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)**

*If you wish to address the Board on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the Clerk before the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.*

*Speakers wishing to address the Board regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Board Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

### **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.*

**20-0641**      [Minutes of the Historic Preservation Advisory Board Regular Meeting of June 4, 2020](#)

**Attachments:**    [Minutes](#)

### **END OF CONSENT ITEMS**

### **REGULAR AGENDA**

**20-020HTM**      [Conduct a Public Hearing to Consider/Discuss/Act on the](#)

[Request by Kim Black for Approval of a Historic Marker for the House Located at 509 North Kentucky Street](#)

**Attachments:** [2020-020 Marker App 509 N Kentucky Myrick House Alterations and Constructions](#)  
[Myrick House Historic figures](#)  
[Myrick Property Ownership](#)  
[Myrick House Sanborn Maps](#)  
[Myrick Neighborhood Context](#)  
[Myrick House Photos](#)  
[Photographs Myrick Businesses](#)  
[PowerPoint 509 N Kentucky](#)

**20-020HT** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 509 North Kentucky Street](#)

**Attachments:** [2020-020H Tax Incentive App](#)

**END OF REGULAR AGENDA**

**DISCUSSION ITEMS**

**20-0642** [Discuss 2020-2021 Historic Home Recognition Calendar](#)

**END OF DISCUSSION ITEMS**

**BOARD OR STAFF 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 29th day of July, 2019 at or before 5:00 p.m.*

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*Empress Drane  
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](mailto: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>.*



20-0641

**Code Sections:**

**Title:** Minutes of the Historic Preservation Advisory Board Regular Meeting of June 4, 2020

**Text of Legislative File 20-0641**

Minutes of the Historic Preservation Advisory Board Regular Meeting of June 4, 2020

**SUPPORTING MATERIALS:**

Minutes



## HISTORIC PRESERVATION ADVISORY BOARD

JUNE 4, 2020

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, June 4, 2020 at 5:30 p.m.

Board Members Present: Chairman Lance Hammond, Ian Beirnes, Shannon Burton, Chris Tovar, and Alternate Nina Ringley

Board Member Absent: Vice-Chairman Jonathan Ball, Betty Petkovsek, and Carl R. Smith

Staff Present: Assistant Director of Planning Mark Doty, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

There were two guests present.

Chairman Hammond called the meeting to order at 5:35 p.m. after determining a quorum was present.

Chairman Hammond called for Public Comments for non-public hearing agenda items. There were no public comments.

Chairman Hammond called for consideration of the Consent Agenda. The Board unanimously approved the motion by Board Member Burton, seconded by Board Member Beirnes, to approve the following consent item, with a vote of 4-0-0:

**20-0439** Minutes of the Historic Preservation Advisory Board Meeting of March 5, 2020.

END OF CONSENT AGENDA

Board Member Tovar arrived at 5:40 p.m.

Chairman Hammond continued the agenda with the Regular Agenda Items.

**20-003HTM** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Diane Craig for Approval of a Historic Marker for the House Located at 309 North Benge Street. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the historic marker application. He discussed the history of the house and the previous property owners. Mr. Giersch stated that Staff was recommending approval of a historic

marker for 309 North Benge Street and offered to answer questions. Ms. Diane Craig, 309 North Benge Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Board Member Burton asked if the property had ever been part of the church property. Ms. Craig stated that the property was never part of the church; however, there has been some property donated for the church parking area. Board Member Burton asked if Ms. Craig planned to make any modifications to the property. Ms. Craig said no and briefly mentioned some of the previous work done to the house. Chairman Hammond opened the public hearing and called for comments. There being none, on a motion by Commission Member Beirnes, seconded by Commission Member Tovar, the Commission unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

**20-003HT** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Diane Craig for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 309 North Benge Street. Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 309 North Benge Street. Mr. Giersch stated that the ad valorem taxes for this property in 2020 are approximately \$2,296. He offered to answer questions. There were none. Ms. Diane Craig, 309 North Benge Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. Board Member Beirnes asked Ms. Craig if she plans to reinvest the tax incentive money back into the property. Ms. Craig said absolutely and that there were various projects that would be needed around the property. Chairman Hammond opened the public hearing and called for comments. There being none, on a motion by Commission

Member Tovar, seconded by Commission Member Burton, the Commission unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 5-0-0.

END OF REGULAR AGENDA

Chairman Hammond continued the agenda with the Discussion Items.

- 20-0440** Discuss the 2020-2021 Calendar for the Preserve Historic McKinney Home Recognition Program Calendar. The Board and Staff discussed the calendar. Mr. Giersch gave an overview on the current status of the calendar. Alternate Board Member Ringley questioned why we raise funds by selling calendar advertisements to pay for the printing of the calendar, instead of the City funding the expense. The Board felt the calendar shared a good deal of information on McKinney's history and current events. They thought it was an excellent tool to promote the Historic District. Staff offered to check into that option and would let the Board know the results.

END OF DISCUSSION ITEMS

There being no further business, on a motion by Board Member Beirnes, seconded by Board Member Tovar, the Board unanimously approved the motion to adjourn the meeting, with a vote of 5-0-0. Chairman Hammond declared the meeting adjourned at 6:09 p.m.

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LANCE HAMMOND  
Chairman



### Code Sections:

**Title:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Historic Marker for the House Located at 509 North Kentucky Street

### Text of Legislative File 20-020HTM

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Historic Marker for the House Located at 509 North Kentucky Street

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney.

**MEETING DATE:** August 6, 2020

**DEPARTMENT:** Planning

**CONTACT:** Guy R. Giersch, Historic Preservation Officer  
Mark Doty, Assistant Director of Planning

**STAFF RECOMMENDATION:** Staff is recommending approval of a historic marker for 509 North Kentucky Street.

**PRIORITY RATING:** The property is listed as a high priority building according to the 2015 Update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets in some cases, criteria for inclusion in the National Register of Historic Places and/or is eligible for a Texas Historical Marker.

**ITEM SUMMARY:** 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 509 North Kentucky Street and the role they played in McKinney's history. On July 6, 2020 the applicant submitted the necessary documentation to apply for a historic marker for the house located at 509 North Kentucky Street known as the Henry C. Myrick House.

The Myrick House was built in 1925 by James M. Pistole for the Myrick's. It is an example of a Craftsman style home which was popular between 1905 and 1925. The house is a two-story wood frame house constructed on a pier and beam foundation. The house has a gable roof extending across the front of the house and a second story created by a cross

gable. The front gable has a stained-glass window and uses knee-braces, false timber framing, and exposed rafter tails. The front porch is a three-bay porch supported with brick piers and tapered columns resting on the piers. The house is covered with wood clapboard siding. The house is fenestrated using four-over-one sashes. The house is clad with wood lap siding. There is an attached pergola on the left side of the house and like the porch is supported with brick piers and tapered columns. The three-bay front porch extends across the front of the house.

The house has experienced minimal alterations since it was built in 1925. A small utility room has been added to the rear of the house. The current owner has no plans to expand. She is committed to maintaining the Craftsman aesthetic of the house.

### **Historical Figures Associated with the House:**

#### **Henry Calvin Myrick (1875 - 1953)**

- Henry Calvin Myrick was born in Tennessee in 1875 to William T. Myrick and Mary Jarrell. He moved to Collin County when he was 14. At the age of 26 Henry purchased 100 acres near Lowry Crossing presumably to follow in his father's footsteps and become a farmer.
- In 1908, at the age of 33, Henry married 19-year-old Ama "Cattie" Bridgefarmer, the daughter of Dr. David Bridgefarmer and Nancy Willis of Lowry Crossing.
- Lowry Crossing got its name since this was where the East Fork of the Trinity River was shallow thus wagons and buggies could cross the river here. Today, if you go to Lowry Crossing you will find Bridgefarmer Road and Myrick Lane cross each other.
- The Myrick's lived in McKinney. Mr. Myrick, along with Daniel C. Bridgefarmer owned a grocery business on east Louisiana Street near the Collin County Mill & Elevator Company. Throughout the 20's the partnership changed. In 1929 a fire broke out in the store and destroyed much of the building and two delivery trucks.
- The Myrick business model relied on a direct connection with its suppliers. Henry would purchase directly from local farmers, often paying retail price as well as using trucks to bring in produce from the Rio Grande Valley. Myrick used the newly designed Ford V-8 trucks for more efficiency in pick-up and delivery of produce. He was an advocate for crop diversity in the crops grown in the fields. Myrick understood the importance of having a variety of fruits and vegetables.

Henry eventually left the grocery business and opened a garage business next door to the grocery store. However, it was during the 1920's that Henry had the most success in the grocery business and in 1924 Henry and Ama purchased the lot at 509 North Kentucky Street to build on. In 1925, Myrick hired Jim Pistole to build a two-story, 7 room, Craftsman style house. Ama and Henry lived together at the house until Henry died in 1953. In 1994, at the age of 104, Ama died. Their only child, Henry Jr., is living in McKinney. He sold the house to Kim Black, current owner, in 1997.

#### **James Monroe Pistole (1883-1928)**

James Pistole was a farmer-turned-contractor. He bought and sold property in McKinney during the 20's. James moved to McKinney from Tennessee, with his parents, in 1901. James eventually married Julia F. Odle and moved to Oklahoma. Eventually they came back to McKinney and Pistole got involved in the building trades. James became very successful in the construction business.

**ASSESSMENT:** Staff believes that the applicant has met all 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 509 North Church 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:**

2020-020 Marker App 509 N Kentucky

Myrick House Alterations and Constructions

Myrick House Historic figures

Myrick Property Ownership

Myrick House Sanborn Maps

Myrick Neighborhood Context

Myrick House Photos

Photographs Myrick Businesses

PowerPoint 509 N Kentucky



## 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: 509 N. Kentucky Street, McKinney, TX 75069

OWNER: Kim Black

Name (Print): \_\_\_\_\_

Mailing Address: 509 N. Kentucky Street

City, State, & Zip: McKinney, TX 75069

Phone: 972-658-3823

Fax: \_\_\_\_\_

E-mail: justager12@gmail.com

OWNER SIGNATURE: **X** 

#### REQUIRED ATTACHMENTS:

**X** Photographs of all 4 elevations  
☐ Letter outlining proposed work

**X** Historical Marker Application (Level 1 Exemption only)

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

#### TAX EXEMPTION LEVEL REQUESTED:

**X** Level 1

☐ Level 2

☐ Level 3



## 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 Apr. 22, 2020

Name of Applicant Kim Black

Address 509 N. Kentucky Street, McKinney, TX 75069

Telephone ( 972 ) 658-3823

E-mail Address justagerl2@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 Henry C. Myrick House

Address of Building 509 N. Kentucky Street, McKinney, TX 75069

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

Architect/Designer unknown

Builder/Contractor James M. Pistole

Architectural Period/Style Craftsman Bungalow Style

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

McKinney Outlots Lot 695a

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	East	East
Orientation		
Floor Plan		
Open plan	<input type="checkbox"/>	<input type="checkbox"/>
L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Modified L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Center passage plan	<input type="checkbox"/>	<input type="checkbox"/>
2-room plan	<input type="checkbox"/>	<input type="checkbox"/>
T-plan	<input type="checkbox"/>	<input type="checkbox"/>
Shotgun plan	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Roof Type		
Gable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hipped	<input 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
<b>Construction</b>		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<b>Foundation</b>		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<b>Exterior Wall Surface</b>		
Siding (specify type)	<input checked="" type="checkbox"/> <u>wood</u>	<input checked="" type="checkbox"/> <u>wood</u>
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<b>Windows</b>		
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"/> _____
<b>Roof Materials</b>		
Shingles (specify type)	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>composition</u>
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 checked="" type="checkbox"/> _____	<input type="checkbox"/> _____
<b>Primary Exterior Color</b>	<u>white</u>	<u>white</u>
<b>Secondary (Trim) Color</b>	<u>white</u>	<u>white</u>

## **1. Supporting Documentation**

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

### **A. Alterations**

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

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

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

### **C. Property Ownership**

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

### **D. Tenant History**

List all known tenants of the property throughout its history.

### **E. Narrative History**

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

### **F. Drawings**

- Provide a sketch of the current site plan. Include the proposed location of the historic plaque.
- Provide a sketch map indicating the nominated property and any related sites.
- Copies of Sanborn Maps <sup>TM</sup> 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 <sup>TM</sup>, newspapers, and other sources used in preparing this form. (See a list of possible references after the signature page.)

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

Permission of owner for plaque placement ☐

X Jim Black  
Applicant Signature

X Jim Black  
Owner Signature

**City of McKinney**  
**Historic Building Marker Application**  
(Supporting Documentation)

**The Henry C. Myrick House**  
509 North Kentucky Street



## **A. Alterations & Construction**

### **Construction**

The Henry C. Myrick House, constructed in 1925, is a two-story, wood-frame residential structure built on a pier-and-beam foundation. The house has front-facing gabled roof with a two-room, pop-up second story. A brick chimney on the north facade acts as a unifying element between the first and second floors. A porch spans the entire front of the house as it faces North Kentucky Street. An attached carport to the south gives the house a distinct horizontal orientation. The house is fenestrated with vertically oriented four-over-one single-hung sash windows. A single stained-glass window is set in the front-facing gable. The floor plan is asymmetrical with minimum use of hallways.

The flooring consists of hardwood throughout except for tile in the kitchen and bath. The home's design follows the Craftsman Bungalow Style with broad gables, horizontal orientation, exposed rafters, knee bracing and porch columns on square brick pedestals.

### **Alterations**

The original structure was a 7-room home and has experienced minimum alteration since its original construction. The most obvious and recent alteration has been the updating of home's only bathroom. Some changes have been made to the kitchen counter top and floor while the cabinets remain original. Most of the original interior fixtures have been removed and replaced with contemporary ones. There appears to be no significant alterations to the exterior except for the addition of a small utility room connected to the kitchen at the rear of the house.

### **Anticipated Needs**

The current owner has no plans to expand or otherwise remodel the house and is committed to maintaining the Craftsman aesthetic of the house. She does, however, anticipate adding new paint and roof in the near future.

## **B. Historical Figures**

### **Henry Calvin Myrick (1875-1953)**

Henry Myrick owned and operated a grocery business in McKinney near the Flour Mill for nearly two decades beginning in the early 1920s.

Henry Myrick was born in Tennessee in 1875 to William T. Myrick and Mary Jarrell. He was the fifth of eleven children and arrived in Collin County with his family at the age of 14. His mother and father left Tennessee to Texas in 1889, settling in the Lowry Crossing area about 5 miles southeast of McKinney. At the age of 26, Henry purchased 100 acres near Lowry Crossing to follow his father's profession of farming and later become involved in the grocery business there.

The Myrick's were well-known citizens of the area actively engaged in the Methodist Church and civic affairs. Henry was among three trustees who oversaw the annual late-spring festival held at the Wilson Chapel Cemetery. The event featured decorations, music and speeches. He was also connected to a church-related festival held each August.

At the age of 33, Henry married into a Lowry Crossing family just as prominent as his. In 1908, he married 19-year-old Ama "Cattie" Bridgefarmer, the daughter of Dr. David Bridgefarmer and Nancy Willis. The Bridgefarmer family, like the Myricks, moved from Kentucky to Collin County in the early 1880s. Dr. Bridgefarmer taught school in the area before attending medical school in Memphis, Tennessee. He began his medical practice in 1891. Another Bridgefarmer with medical credentials was Ama's cousin, the optometrist Dr. James S. Bridgefarmer, who owned a jewelry store on the McKinney Square for decades and in 1946 boasted that it was the only air-condition business in town.

Henry and Ama continued to live and farm in the Lowry Crossing area until around 1920. The area got its name because the East Fork of the Trinity River was particularly shallow there and the banks were not so steep as to prohibit wagons and buggies from crossing. The Bridgefarmer and Myrick families were two of the most prominent families in this small farming community. Two of the streets in the town are named for them and given the marriage between Henry and Ama, it is fitting that these two streets intersect.

Around 1920, Henry and Ama moved to McKinney to start a grocery business. The 1920 Census indicates that the couple was living in a house they owned in McKinney. However, no deed records exist showing a purchase of property in McKinney until he

purchased a 80'x200' lot on the east side of McDonald Street in 1922. The records show several Myrick family members living on Anthony Street which perhaps means that he owned property jointly with a relative.

One asset Henry did own with a relative was the grocery business he started with his wife's cousin, Daniel C. Bridgefarmer. The firm of Myrick & Bridgefarmer first advertised its operations in 1920. The *McKinney Courier-Gazette* displayed an ad announcing this "new produce house" located on East Louisiana Street near the Collin County Mill & Elevator Company, now known simply as the Four Mill.

Henry Myrick owned his grocery business throughout the decade of the 1920s and well into the early 1930s. However, his partnership change intermittently with other members of his family. Beginning in 1922, Henry teamed up with brother-in-law Wade Biggers to form Myrick & Biggers. In the beginning of 1926, the partnership changed and became Bridgefarmer & Myrick. Later in that year, it became Myrick & Biggers. In 1927, it resumed as Bridgefarmer & Myrick. In 1929, the business was back to calling itself Myrick & Biggers. This would be the last change. In November of 1929, a fire broke out in the store and destroyed much of the building and two delivery trucks.

No matter what name was being used, the Myrick business model relied on a direct connection with its varied suppliers. Henry Myrick would purchase directly from the farmer, often at the same price the farmer could get from a public city market. However, Henry did not rely solely on local produce but owned a small fleet of trucks that could haul produce from the Rio Grande Valley and deliver to customers in North Texas. In 1938, the *McKinney Courier-Gazette* recognized Henry's company to be the first in Collin County to purchase a newly designed V-8 truck being offered by Ford Motors. Henry was keen on innovation and even experimented growing spinach in Collin County versus purchasing it from afar. He also advocated for crop diversify urging farmers not to rely solely on a single crop in their fields.

Henry had a nephew Earl who worked for the *Courier-Gazette* and the *Weekly Democrat-Gazette* until taking a position with a newspaper in Lubbock in 1923. Earl's association with these McKinney newspapers seemed to have engendered a friendly relationship between the publishers (Tom W. Perkins and Walter B. Wilson) and the Myrick family at large. These newspapers were often complimentary in their frequent reporting of the Myrick family travels, visitations and personal affairs but given the lack of "society news" about the Myricks, the clan appears to have eschew local high-society in favor of family and their Lowry Crossing connections.



In the mid 1930s, Henry left the grocery business to another nephew Herman E. Crice and for a while operated a garage just to the east of his old grocery store on East Greenville Street. While operating the garage business, Henry maintained his home in McKinney and continued farming the land he owned east of town. In 1941, this garage was purchased and occupied by East End Garage with Theo Crockett and Earl Warden as proprietors.

When the grocery business experienced its greatest success during the 1920s, Henry and Ama purchased a vacant lot at 509 North Kentucky Street from Sarah Elizabeth Pharr, the widow of firewood dealer Cicero L. Pharr. The purchase was made in the fall of 1924 and by January of 1925 Henry had hired contractor Jim Pistole to build a two-story, seven-room Craftsman-style bungalow. Later that year Henry and Ama had their first and only child, Henry C. Myrick, Jr. During WWII Henry, Jr. joined the Marines and was involved in the Battle of Iwo Jima. He was among the seven Collin County residents to participate in the battle and one of the two who survived. In 1950, he received a bachelor of Business Administration degree from S.M.U. and is now a retired furniture dealer.

Henry, Sr. and Ama occupied the house together until Henry died at the age of 78 in 1953. Henry's funeral service was held at McKinney's First Methodist Church and was officiated by Rev. Joseph Connally and Rev. Floyd Doulware, past and present pastors respectively. The pallbearers were all family members indicating just how tight the Myrick family was. Henry was interred at Pecan Grove Cemetery.

Following Henry's death, Ama continued to live at 509 N. Kentucky Street but after five months subdivided the property to create a 55'x90' lot along its western boundary. This subdivided portion she sold to Henry's nephew Herman Crice, who took over the grocery business, for "\$1 plus love and affection."

As a widow, Ama joined the Good Neighbor Club, a social organization that was created in McKinney in 1951 whose missions was "helping the sick and for extending kindnesses in illness and in deaths." Mrs. Roy Holman was the club's first president. The club was known for organizing parades and holiday dinners. It met monthly and existed until the late 1960s.

Ama died in 1994 at age of 104 and is buried next to her husband Henry at the Pecan Grove Cemetery.

### **James Monroe Pistole (1883-1928)**

James Pistole was a farmer-turned-contractor who developed and sold property during the 1920s in McKinney. He was born in Tennessee to parents Joseph Pistole and Elizabeth Adamson in 1883. His parents moved to McKinney and began farming when James was seven years old. In 1901, James married Julia F. Odle whose parents came to McKinney from Burkville, Kentucky when she was an infant.

Following their marriage, James and Julia moved to Oklahoma for several years before returning to live three miles northwest of McKinney. The 1910 Census shows James' occupation as "farmer" while a later article in the *McKinney Courier-Gazette* mentions that he is part of a work crew employed by contractor C.M. Brantley. In 1912, James and Julia moved to McKinney proper to take advantage of the construction opportunities the growing town offered. Within two years, he had achieved a considerable reputation as a builder, erecting school houses, commercial buildings and houses.

In 1919, James partnered with plumber Frank F. Wiggs to purchase property along North Tennessee Street for development. In April of that year, the *McKinney Courier-Gazette* writes:

*F.F. Wiggs, well-known plumber and progressive business man, and J.M. Pistole, than whom no town has a better contractor, have bought a large lot on North Tennessee Street. 360x312, pave street, and will soon commence the erection of six or seven new, modern and up-to-date home for the people. All the old buildings on this street will be torn down and modern ones will be erected. They will build the houses to suit, with the number of rooms and finish them up as desired. They will build them for sale, making a very close price on them. The deal was consummated by Tom W. Perkins of McKinney Realty Co. The first new home will be built at once. No town is growing like McKinney and we need a few more real, live, progressive builders like F.F. Wiggs and J.M. Pistole.*

In the decade between 1910 and 1920, McKinney's population grew over 40% from 4,714 to 6,677. With this growth came new opportunities. The business of Messrs. Pistole and Wiggs was unique for the times in that they not only built houses but they also purchased the land to build them on making them among McKinney's first residential developers. Their business got a promotional lift from its connection with Tom W. Perkins who was both a real estate agent for McKinney Realty Company and the editor of the McKinney newspaper. Mr. Perkins was generous with his newspaper's

frequent mentions of the building accomplishments of James Pistole, especially since he received a commission on most (if not all) of those sales.

Just as James Pistole was closing out a banner year for his business and planning new projects for the following year, his wife Julia's health began declining until she died in January of 1920. Though James and his partner Frank finished several projects together in 1920, the volume and scale of their business declined. In 1922, James moved to land he owned at Aubrey, Texas (near Denton) and took up farming again. Also, in that year he married Laura Dickerson and spent some time in the Texas Panhandle at Memphis where his new wife's mother lived. The following year he declared bankruptcy, surrendering all his property to the District Court for the Eastern District of Texas. The bankruptcy lead him to look for new business opportunities back in McKinney. Around 1924, James and Laura were living in McKinney where James found construction work though family and friends. One of the homes he built during this period was for his first wife's cousin, Jimmie J. Odle. Another home he built for fellow builder Charles A. Abbott. A lucky break came at the beginning of 1925 when grocer Henry Myrick hired James to build a two-story house on Kentucky Street. Henry's wife and James' first wife were distant cousins but both from the Lowry Crossing area. This project gave James enough money to advertise in the newspaper that several years ago provided him so much free press. Between February and September of 1925 James ran 159 ads in the *McKinney Courier-Gazette*. During that time, none of James' building activity was ever reported by the newspaper.

In 1926, James, his wife Laura, and minor children left McKinney and moved to San Antonio. There, he continued to work as a carpenter until his death in 1928 due to an on-the-job accident. His body was removed for burial to the Kansas Cemetery near Oklahoma City where Laura's parents had a farm. Following James' death, Laura returned to Oklahoma. One of Laura's brothers, Leonard, was a Oklahoma City Council member from 1936 to 1957. Laura died in 1979.

## C. Property Ownership

**Address:** 509 North Kentucky Street, McKinney, Texas 75069

**Legal Description:** McKinney Outlots, Lot 695a

Purchase Date	Seller	Buyer	Book/Page
Sep. 23, 1841	Republic of Texas	William Davis	
Mar. 24, 1849	William Davis	Town of McKinney	B / 279
Sep. 6, 1850 <sup>1</sup>	State of Texas	William Davis	J / 459
Oct. 8, 1867	William & Sallie Davis	James Bledsoe	Q/555
Mar. 24, 1871	James Bledsoe	James McKinney	T/468
Feb. 13, 1872	James McKinney	Thomas S. Batson	X/145
Dec. 10, 1875	Thomas S. Batson	A. Bement	Z/225
Dec. 11, 1875	A. Bement	W.R.H. Mack	Z/204
Dec. 1, 1875	W.R.H. Mack	T.H. & T.T. Emerson	I/369
Sep. 8, 1876	T.T. Emerson	J.L. Doggett	Z/622
Sep. 24, 1884	J.L. Doggett	John Johnson	24/581
Aug. 3, 1888	John Johnson	Elizabeth Holder	37/477
Feb. 5, 1890	W.A. & Elizabeth Holder	John Johnson	48/601
Jul. 20, 1895	John Johnson	H.F. Hibbits	69/286
Sep. 25, 1908	H.F. Hibbits	Mrs. S.E. Pharr	151/357
Oct. 7, 1924	Mrs. S.E. Pharr	H.C. Myrick	254/215
Jul. 11, 1953	Ama K. Myrick	Herman E. Crice	473/93
Mar. 22, 1994	Ama Myrick	B.J. & Linda Dixon	94-0029278
Jan. 30, 1997	B.J. & Linda Dixon	Kim Black	97-0011324

<sup>1</sup> This is does not represent a transfer of property but rather he date the State of Texas issued a patent reaffirming William Davis' ownership.

## D. Tenant History

Tenant history is the same as owner history.

## **E. Narrative History**

In 1841, the Republic of Texas granted William Davis 3,129 acres of land in return for his participation in the new nation's battle for independence. This two square-mile tract of land was situated on East Fork of the Trinity river in what was then Fannin County. After the Republic of Texas became the 28th state to enter the United States of America in 1845, it subdivided several counties into smaller units. Collin County was such a county, carved out of Fannin County.

In 1850, Peter H. Bell, the third Governor of Texas, signed a Letter of Patent re-affirming the Republic's grant of land to William Davis. This grant was recorded and signed by Governor E.M. Pease in 1856. Even before this grant was recorded by the new State of Texas officials, William Davis and his wife at the time, Margaret, "donated" 120 acres of this tract to the Collin County Commissioners to create the new County Seat in the City of McKinney in 1849. At the time of his donation, Mr. Davis considered this acreage to be some of his least valuable land because of the heavy brush that covered it. Still, as consideration for granting this property, he was deeded three lots within the new town site, which he sold as quickly as he could. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks. The blocks were subdivided into smaller lots and sold to finance the City of McKinney. As a side note, shortly after donating the land to be a new city, William abandoned his wife and child in McKinney and headed to California to search for gold. Land records indicating that William and Margaret were married for only a few years following the donation. By early 1859, William was married to a woman named Sallie (a.k.a. Sarah).

The land outside the 87-block donation still owned by William Davis was also divided into lots. These were known as McKinney Outlots and appear in the legal descriptions of these properties unless purchased and replatted by developers. The northern boundary of the original donation occurs along a line roughly 200 feet north of (and parallel to) Walker Street. It took many years for these distant lots to sell. It wasn't until 1867 that William Davis sold a two-acres track immediately north of Block 84 of the Original Donation. This track was purchased by James Bledsoe for \$250. The tract changed hands several times until in 1875 banker T.T. Emerson acquired in a sheriff sale. The following year he sold it to attorney J.L. Doggett for \$800. Mr. Doggett owned it for the next twelve years during which time he divided the property and built his own residence on the southern portion of the tract. He placed his house on an area that measured 200 x 115 feet fronting the west side of Kentucky Street. Mr. Doggett sold this property

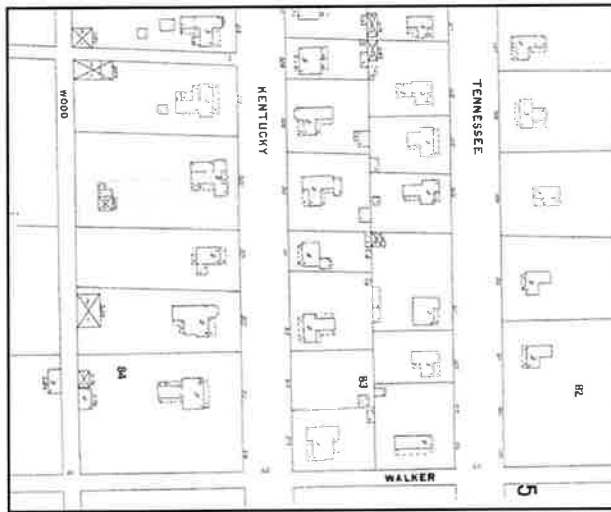
to farmer John Johnson in 1884 for \$1,400. It is not known if Mr. Johnson lived in the house but in 1888 he gave it to his daughter and her husband for "\$1,000 plus love and affection." Two years later the daughter and husband sold it back to Mr. Johnson who held it for another five years before gifting it to his granddaughter Mrs. H.F. Hibbits for "\$100 plus love and affection."

In 1908, Mrs. Hibbits sold the property to Mrs. S.E. Pharr. Sometime before 1914 she remodeled the house by adding to the front porch along with other changes. Sometime between 1914 and 1920 she moved the house from the center-line of the property several feet to the north and divided the property into two, nearly equal sized lots. This allowed her to put the vacant, southern half of her property on the market which she did in September of 1908.

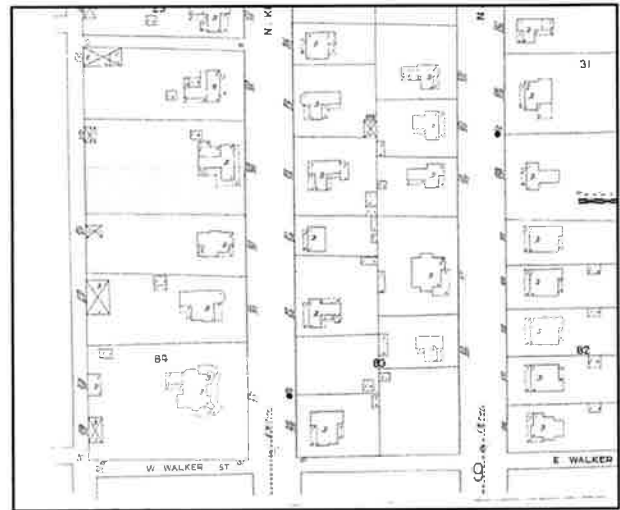
In October, grocer Henry C. Myrick purchased the vacant lot for \$1,500. By January of 1925, Mr. Myrick had hired contractor James Pistole to build his house. This two-story, seven-room wood-frame house is likely the largest residence he ever erected while living in McKinney. It is certainly among his last before he moved to San Antonio.

Henry Myrick died in 1953. Soon after that, Mrs. Myrick carved out 90 feet of the western portion of the property to give to Henry's nephew Herman Circe for "\$1 plus love and affection. The remaining 55 x 90 foot lot was Mrs. Myrick's home until her death in 1994 at the age of 104. Mrs. Myrick occupied the house for a total of 69 years.

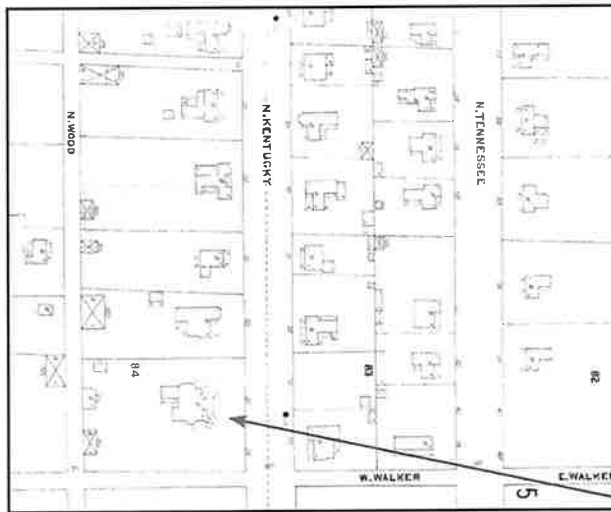
## Sanborn Maps: 1897 - 1927+



1897



1914

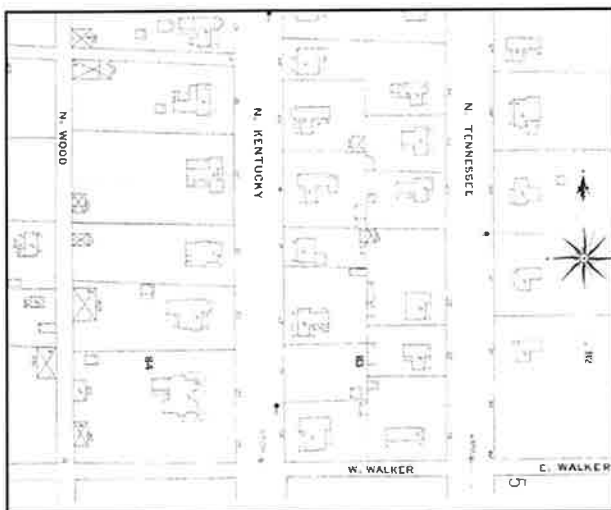


1902

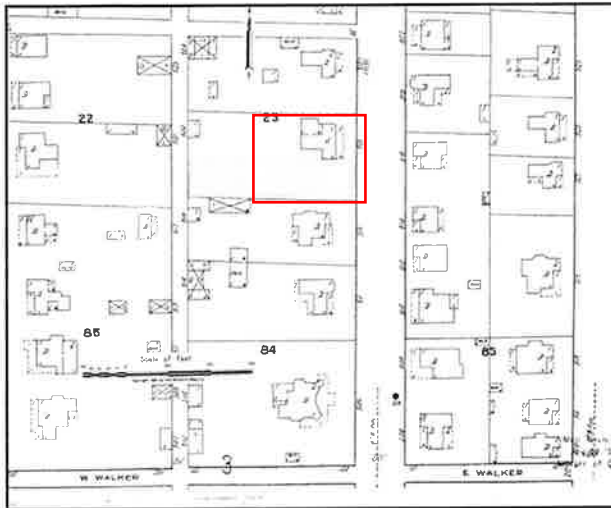
*In 1876, J.L. Dogget purchase a lot just north of Block 84 of the McKinney Original Donation and built the house that appears in the 1897 Sanborn Map. The property changed hands a number of times unaltered until Mrs. S.E. Pharr purchased the property in 1908. The 1914 map shows alterations to the structure that includes a porch spanning the full width of the house as it faces Kentucky Street.*



*A grand Queen Anne Style house three houses south of the H.C. Myrick house belonged to prominent McKinney pioneer J.L. Greer. It first appears on the Sanborn maps in 1902. The home was destroyed by fire in 1957.*

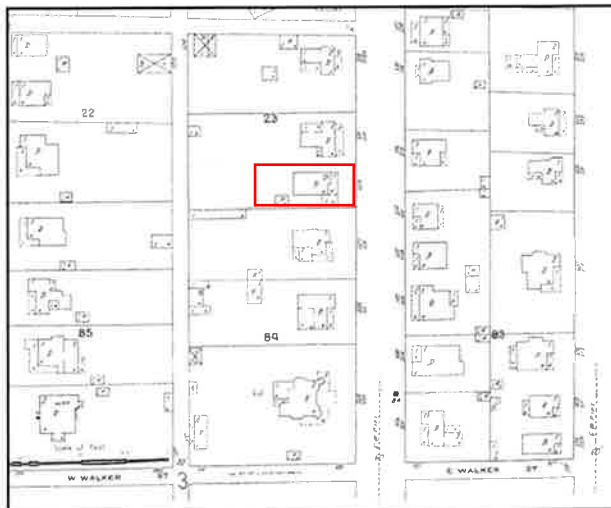


1908



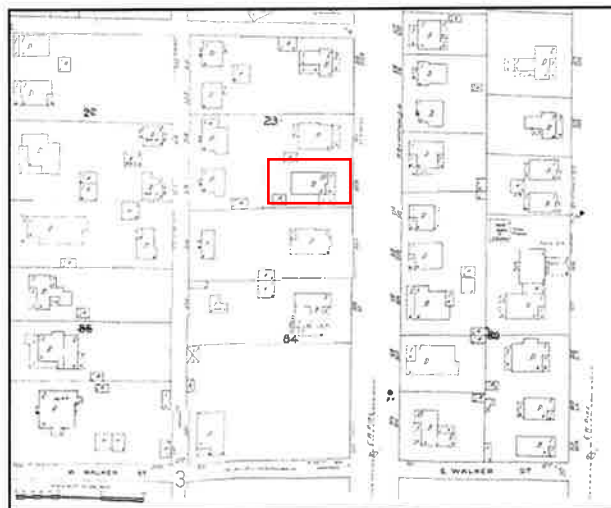
**1920**

*The 1920 map shows that Mrs. Pharr moved the house to the northern portion of the lot allowing her to divide the lot. She sold the southern portion as a vacant lot in 1924 to Henry Myrick.*



**1927**

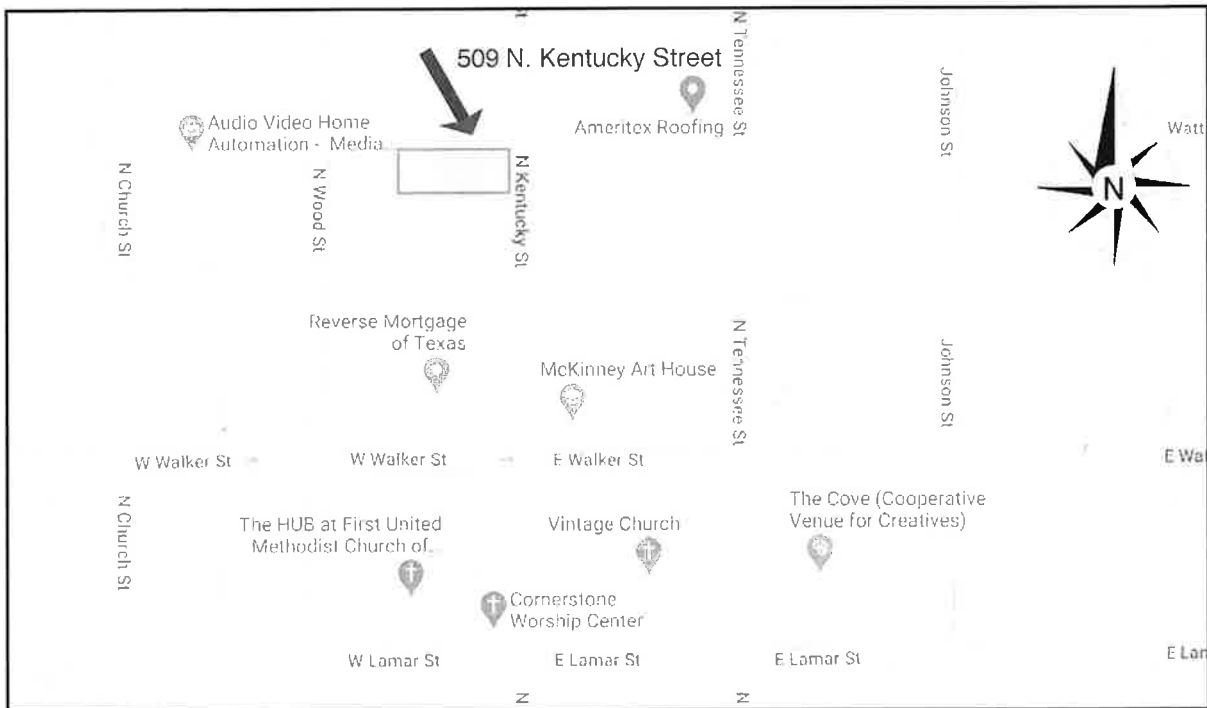
*The 1927 map shows the footprint of the house Mr. Myrick contracted with James Pistole to build in 1925.*



**1927+**

*Soon after Mr. Myrick died in 1953, his widow divided the property and gave a 90'x55' portion of it to Mr. Myrick's nephew Herman Crice. This new platting is indicated in the 1927+ map.*

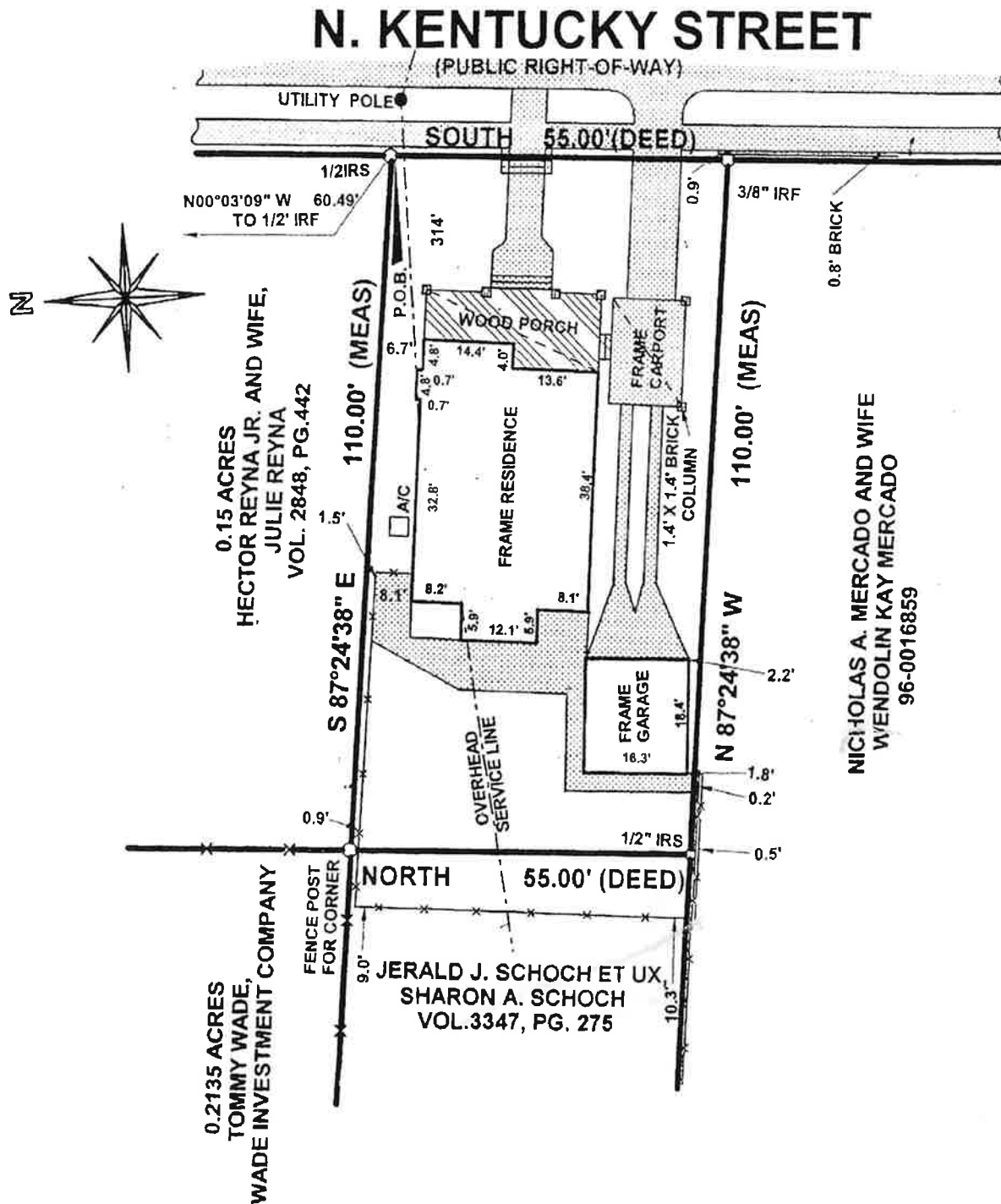




*The map above shows the neighborhood around 509 North Kentucky Street. The aerial photo below shows the H.C. Myrick House North of Walker Street, between N. Wood and N. Kentucky Street.*



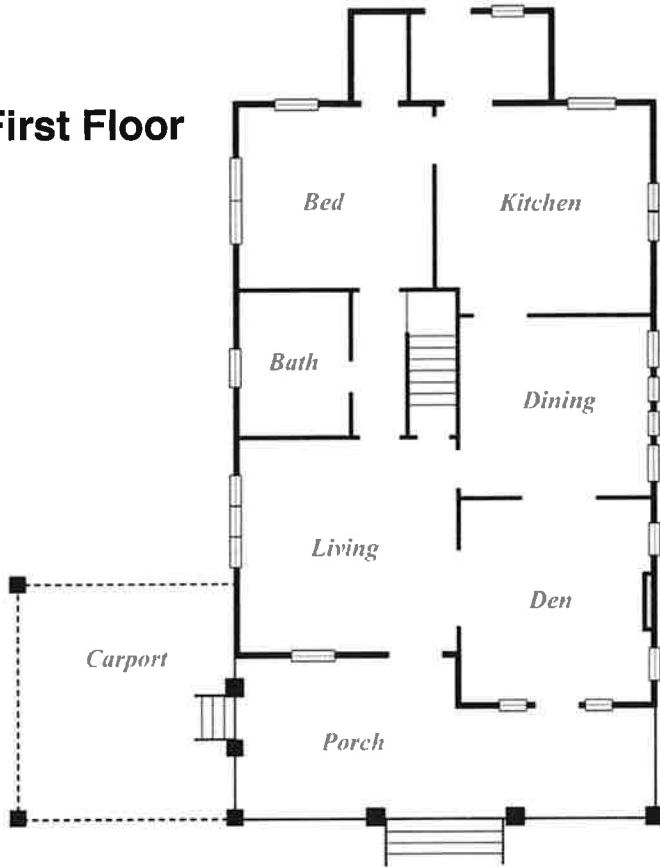
# Site Plan for 509 N. Kentucky Street



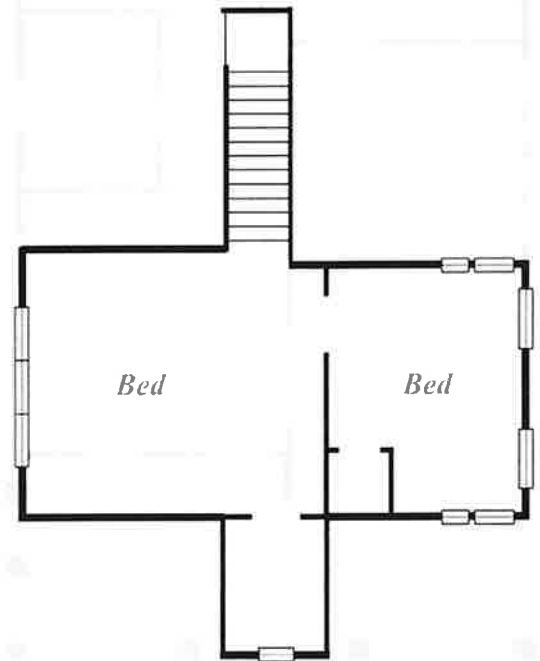
## Floor Plan

*This plan shows the H.C. Myrick House in its current configuration.*

### First Floor



### Second Floor



## Neighborhood Context (2020)

### 509 North Kentucky neighborhood context



*View looking south on N. Kentucky Street*



*View looking north on N. Kentucky Street*

### Homes near 509 N. Kentucky Street



*507 N. Kentucky St.*



*505 N. Kentucky St.*

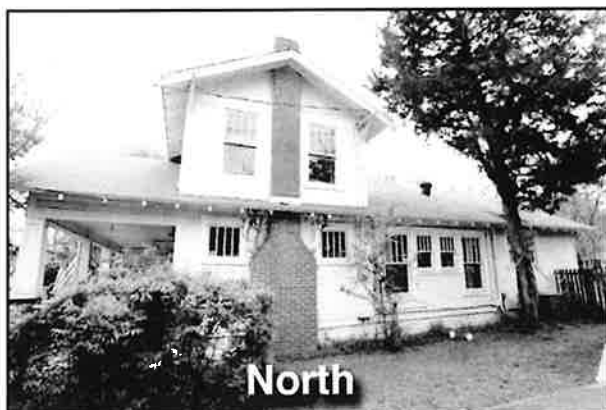
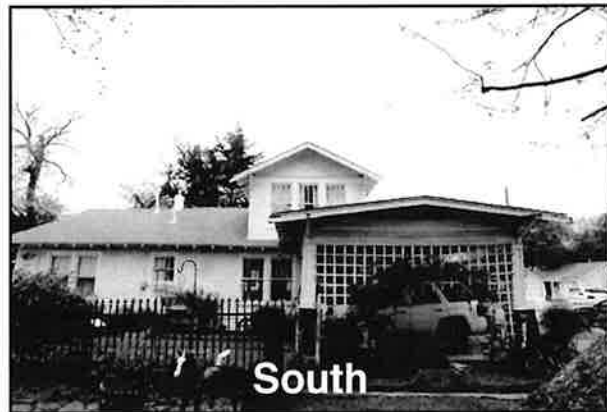
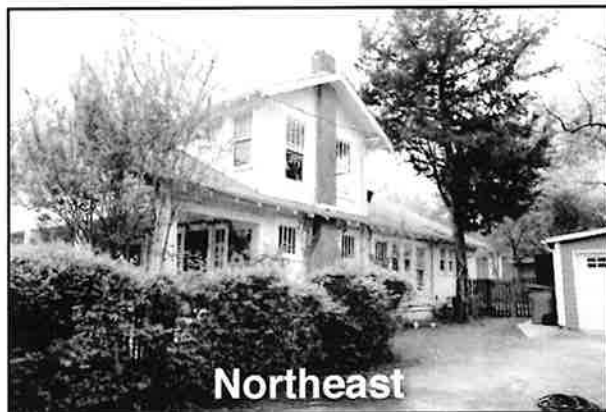


*506 N. Kentucky St.*



*513 N. Kentucky St.*

## Current Photos (2020)



## G. Photographs

**New PRODUCE House**



Car Load Turkeys  
Wanted at once.  
Will pay the highest market price.

Also Chickens, Eggs, and Butter in large or small quantities.  
Honest dealings and honest weight is our motto.  
Call 880 and we will send a truck after your Turkeys.

**Myrick & Bridgefarmer**  
Located on East Louisiana Street, near  
Collin County Mill & Elevator Co.  
McKinney, Texas.

In 1920, **Henry Myrick** began a grocery business with **D.C. Bridgefarmer**, his wife's cousin, on the east side of the railroad tracks on East Louisiana Street (see below). Mr. Myrick was in the grocery business for about ten years and during that time he partnered with different family members.

**ICE COLD**  
**WATERMELONS**  
2c lb.  
**They're fine**  
**Get them at our ice platform.**  
**Bridgefarmer & Myrick**  
**E. Greenville St.**



The photo above shows the property at 705 E. Greenville Street where Henry Myrick operated his business. In 1929, a fire partially destroyed one of the buildings. The building was later reconstructed. In the 1930s, the building on the left was a grocery store operated by Henry Myrick's nephew Herman Crice. Meanwhile, Mr. Myrick operated a garage out of the building on the right.



When **Henry Myrick** wasn't running the business with his wife's cousin he was running it with his brother-in-law **Wade Biggers** (at right). It was during this association that a fire partially destroyed the business.



**Wade Biggers (1875-1942)**



## FREE

Package of Kellogg's Corn Flakes for you at this store Friday and Saturday. Bring us your Coupon.

### MYRICK & BIGGERS

Phone 889      E. Greenville St.

...n county, will be loaded Monday. Let everyone who wants to have a part in this good work send in their offering this week to M. Whisenand's office. Not a Baptist family in the county, but should send in something to help care for the orphan children. Anything you can use in your own home will be acceptable. Please do your part to make the offering the best ever sent from your church. Mr. George Smith is quite ill at the home of his daughter, Mrs. Arthur Boren.

## FIRE DESTROYS MYRICK & BIGGERS STORE MON. NIGHT

### TWO DELIVERY TRUCKS ALSO DESTROYED DURING BLAZE

Fire, which broke out about 9:30 o'clock Monday night, partially destroyed the Myrick & Biggers grocery and produce house on East Greenville street. The fire broke out in the adjoining shed, destroying two of the store's delivery trucks.

H. C. Myrick and Wade Biggers own and manage this popular McKinney grocery and produce house. The contents of the store were fire and water damaged. Some insurance was carried by the owners.

The cause of the fire is not known. As usual, members of the McKinney Volunteer Fire department were on the scene in a hurry and did some effective work in extinguishing the flames.

Mr. Myrick announced this morning that they would resume business within the next few days some place in the city, their location to be announced within the next day or two, where they will operate their business until their old location can be rebuilt.

Mr. and Mrs. John R. Gateley, Miss Bill Moses and Miss Hazel Ball, all of Dallas, were guests Sunday of Mr. and Mrs. Martin Moses and family in this city. Mrs. Gateley and Miss Bill Moses are their daughters.

Thur Burton and wife, Grover Burton and wife and Lawrence Leary, a business man of Fort Worth, were all 6 o'clock dinner guests at the home of Dr. and Mrs. E. L. Burton in McKinney Saturday evening.

Henry Myrick's wife, **Ama Bridgefarmer**, was a member of a prominent family in the Lowry Crossing area of Collin County a few miles southeast of McKinney.



# ANNOUNCING

The Opening of My Office Over McCain Dry Goods Store.

Licensed Optometrist  
Eyes Examined  
Glasses Fitted

I am glad to be back in McKinney after an absence of 22 years. I was created near McKinney and the early part of my life was spent here.

I will be glad to have my old friends call on me for their optometric work. It will be a pleasure to serve you in my line.

My office, from the standpoint of scientific equipment, ranks with any office in Dallas or elsewhere. I have had nineteen years experience in optical work.

MY WORK IS ALSO: COMPLETELY GUARANTEED. Any person treated or fitted with glasses must be perfectly satisfied or money will be cheerfully refunded.

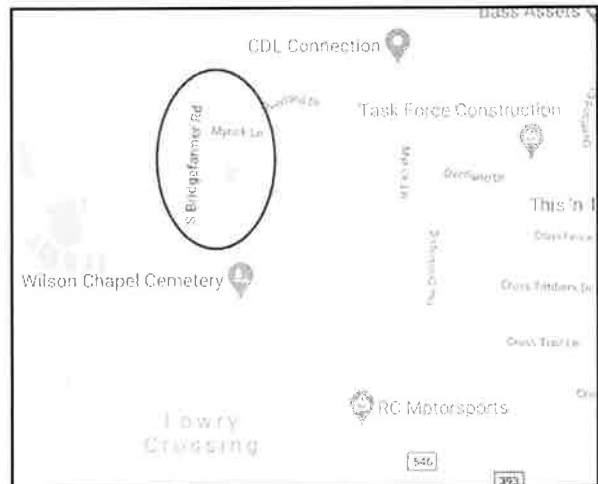
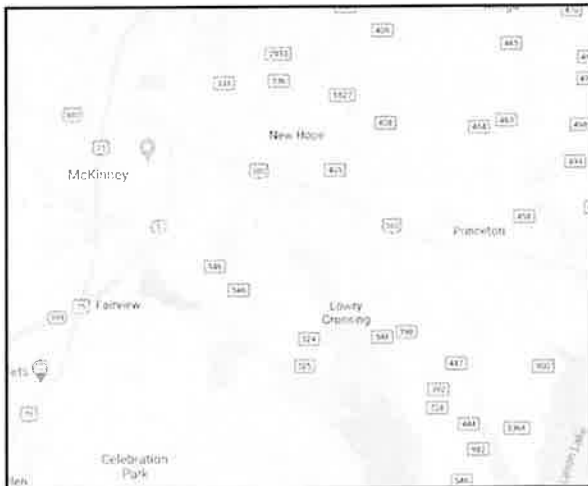
I offer the most scientific and painstaking Optical Service, including the newest ideas in attractive optical frames and the lowest prices for which such service is obtainable today!

## DR. J. S. BRIDGEFARMER

LICENSED OPTOMETRIST

Upstairs Over McCain Dry Goods Store. Phone 288.

In 1926, one of Ama Bridgefarmer's, cousins **James S. Bridgefarmer** opened an optometrist shop in McKinney which later became a popular jewelry store.



**Lowry Crossing** got its name from William Lowry who owned the land where people and wagons could cross the East Fork of the Trinity River. Both Ama Bridgefarmer and Henry Myrick's families settled in this area from Kentucky before 1900. The town has streets named for these families, Bridgefarmer Road and Myrick Lane. Given the marriage between Henry and Ama in 1908 it is fitting that these streets intersect.



## TEEN-SHUN

NEWS OF OUR  
FRIENDS IN THE SERVICE

### Myrick Writes Of Iwo Action



PFC. HENRY MYRICK JR.

Mr. and Mrs. H. C. Myrick of this city have recently received a letter from their son, PFC. Henry C. Myrick Jr., in which he described in detail his action and the Fifth Air Division Marine Division in the battle for Iwo. He said that

when they hit the beach they ran out of the boats. "At a glance we could see and hear that it was plenty hot, so we hit the deck in shell holes which were plentiful. I remember that I looked up toward Seribotche and machine gun bullets kicked dirt in my face. From then on I was a human prairie dog and plenty scared.

"About five days later our platoon was ordered to the other end of the island and up we went again. We were used as stretcher bearers on that end, but mostly we did sniping patrol. I am seeing John (John Haynes, son of Mr. and Mrs. Frank Haynes of this city) often. We have been having lots of fun planning for the future. We already have our orchestra mapped out."

### Edgar Savage Jr. Is Safe

Mr. and Mrs. Edgar L. Savage, formerly of this city and now making their home in Richardson, have received a cable from their



Henry Myrick's son, **Henry Myrick, Jr.**, was one of seven Collin County residents to be involved in the WWII battle of Iwo Jima. This five-week battle was a strategic win for the Americans if only for the iconic photo that AP photographer Joe Rosenthal took of six soldiers raising the flag on Mt. Suribachi. The famous photo was actually of a second flag raising. The first flag that was planted was considered too small to be seen from the beach below so a larger one replaced it. Of the 40,000 American soldiers involved in the battle, 6,800 lost their lives. Henry, Jr. was one of the survivors.



**James M. Pistole (1883-1928)**

**James Monroe Pistole** arrived in Collin County at the age of seven when his parents moved from Kentucky in 1890. James began his career as a contractor by working for C.M. Brantley before teaming up with plumber Frank F. Wiggs in 1919. The firm of Wiggs & Pistole specialized in building four and five-room bungalow style homes.

## **J. M. PISTOLE, CONTRACTOR**

Estimates gladly furnished. All work first-class and guaranteed.

Residence: 1414 West St.

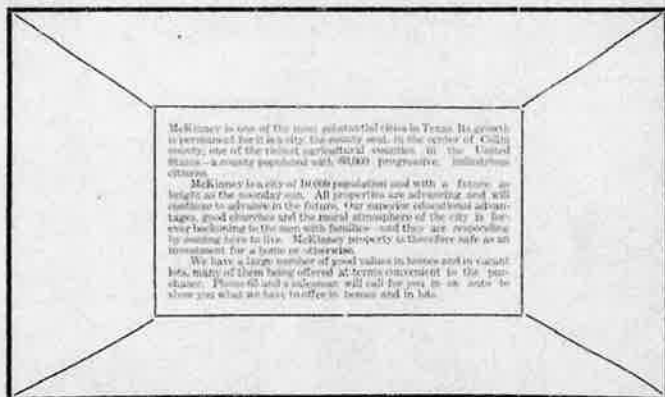
## **INVEST YOUR MONEY**

**DURING 1918**

**IN A HOME IN**

# **McKINNEY**

**"The City of Safe Investments, with a Future as Bright as the Noonday Sun"**

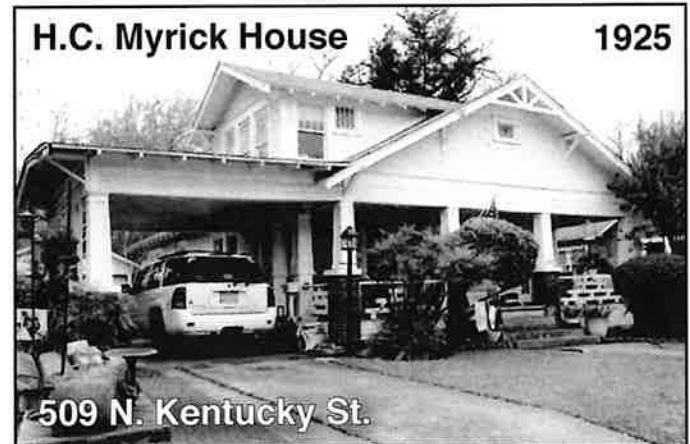
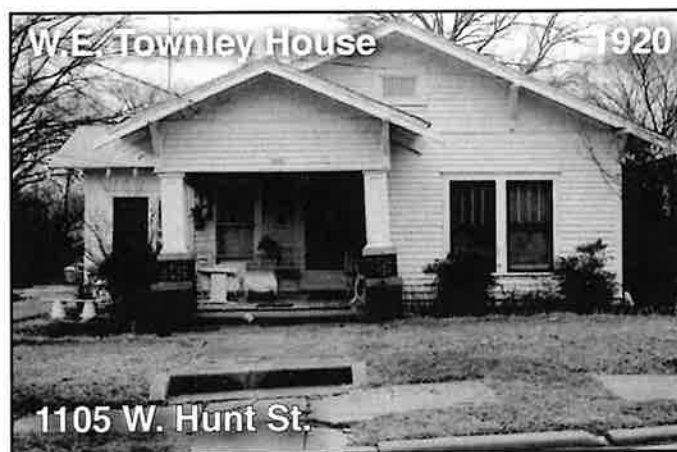
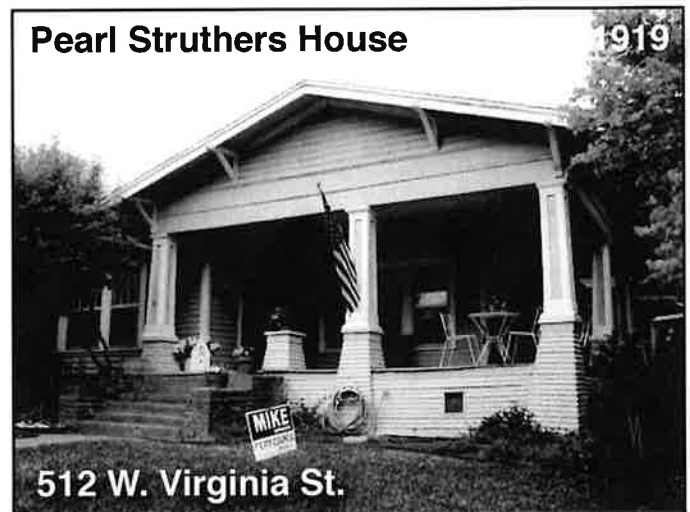
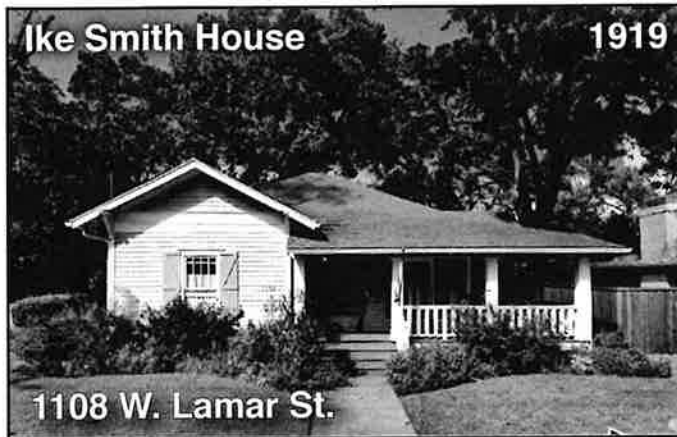


**McKinney Realty Co.**

Tom W. Perkins and Walter B. Wilson, Owners.  
J. Ollie Smith and Frank G. Howell, Salesmen.  
Phones 66. Office With Daily Courier-Gazette and Weekly Democrat-Gazette, McKinney, Texas.

Wiggs & Pistole teamed up with Tom Wilson who was both the editor of the McKinney Courier-Gazette and owner of McKinney Realty Company to develop and sell property in McKinney. The association produced dozens of homes but was short-lived. In 1922, James moved to the Texas Panhandle and married. He worked as a farmer and sometimes in construction. He returned to McKinney in the mid 1920s, but eventually moved to San Antonio.

# Homes Built by Jim Pistole



**James Pistole** partnered with F.F. Wiggs to develop dozens of properties in McKinney between 1919 and 1922. The partnership split afterwards and James left town only to return in 1924 for a short while. James and his partner specialized in small bungalow-style homes. Many of the homes were built in response to the demand for rental property at the time. Among the projects James and his partner were responsible for was a six-lot subdivision project on N. Tennessee St. in 1920.



## Myrick House 1985





## Myrick House 1985





## Myrick House 1985





## Myrick House 2005



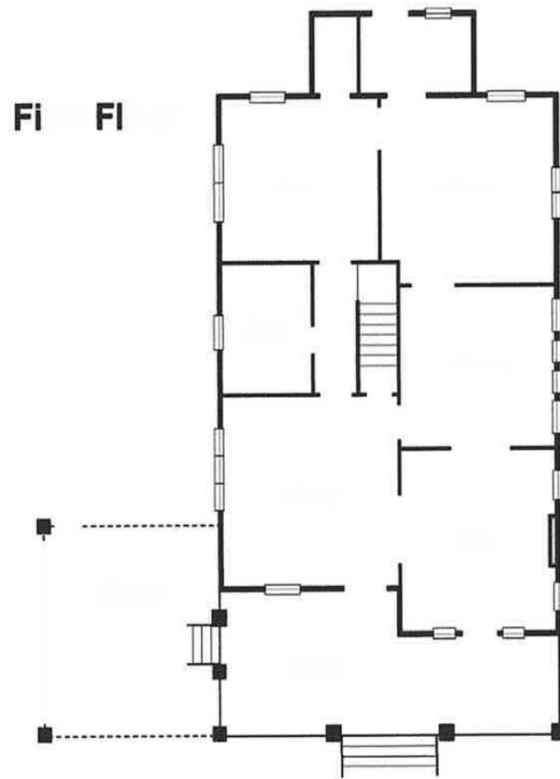


## Myrick House 2015

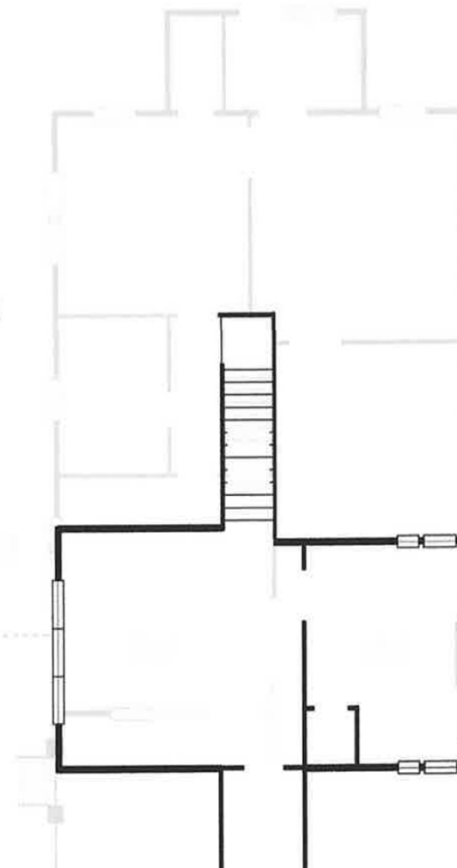




## First Floor Pla



## Second Floor Plan FI



P



Porch (facing North)



East Front



Porch (facing South)



Southeast



Northeast



South



North



West



The photo shows the property at 705 E. Greenville Street where Henry Myrick operated a garage out of the building on the right and Herman Crice, his nephew operated a grocery store.





Stained glass original to the house.

**Code Sections:**

**Title:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 509 North Kentucky Street

**Text of Legislative File 20-020HT**

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kim Black for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 509 North Kentucky Street

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney

**MEETING DATE:** August 6, 2020

**DEPARTMENT:** Planning

**CONTACT:** Guy R. Giersch, Historic Preservation Officer  
Mark Doty, Assistant Director of Planning

**STAFF RECOMMENDATION:** Staff is recommending approval of the Level 1 tax exemption for 509 North Kentucky Street.

**PRIORITY RATING:** The property is listed as a high priority building according to the 2015 Update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets, in some cases, criteria for inclusion in the National Register of Historic Places and/or is eligible for a Texas Historical Marker.

**ITEM SUMMARY:** With an associated agenda item, 2020-020HTM, 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 beginning in 2021).

Per the Collin Central Appraisal District, estimated ad valorem taxes for this property in 2019 are \$865.00.

**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 applicant(s) 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 509 North Kentucky Street.

**SUPPORTING MATERIALS:**

2020-020H Tax Incentive App

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

**OWNER:**

NAME Kim Black  
COMPANY \_\_\_\_\_  
ADDRESS 509 North Kentucky Street  
CITY, STATE ZIP McKinney, TX 75069  
PHONE 972-658-3823  
FAX \_\_\_\_\_  
E-MAIL ADDRESS justagerl2@gmail.com

ADDRESS OF PROPERTY BEING CONSIDERED: 509 N. Kentucky Street  
Legal Description: McKinney Outlots Lot 695a

**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: Apr. 22, 2020

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:

File #

Preservation Priority

Built Circa:



20-0642

**Code Sections:**

<b>Title:</b> Discuss 2020-2021 Historic Home Recognition Calendar
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**Text of Legislative File 20-0642**

Discuss 2020-2021 Historic Home Recognition Calendar

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney

**MEETING DATE:** August 6, 2020

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Guy R. Giersch, Historic Preservation Officer  
Mark Doty, Assistant Director of Planning

**DISCUSSION ITEM:**

- Discuss 2020-2021 Historic Home Recognition Calendar