



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 June 2, 2022

Name of Applicant Daniel & Davina Stampfel
Address 109 S. College Street, McKinney, TX 75069

Telephone (646) 236-4496
E-mail Address dbldwedding@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 Sarah Battle House
Address of Building 109 S. College St. McKinney, TX 75069

Date of Construction Known or Circa 1877
(If not known provide approximate date Circa)

Architect/Designer unknown
Builder/Contractor unknown
Architectural Period/Style Colonial Style (I-House form)

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

McKinney Outlots, Lot 515

Does the building remain on its original site?

Yes

No (specify original location) This house was originally built on the site now occupied by the L.A. Scott House at 513 W. Louisiana St. It was moved to its current site in 1894.

City of McKinney
Historic Building Marker Application
(Supporting Documentation)

The Sarah Battle House
109 South College Street



A. Alterations & Construction

Construction

The Sarah Battle House, constructed around 1877, was originally a two-story, wood-frame residential structure built on a pier-and-beam foundation. The house has a side-gable roof with a single-story wing extending at the rear. A porch extends across the entire front of the house. The symmetrical floor plan has a central axis defined by wide hallway. The house is fenestrated with its original nine-over-one sash windows. Pine flooring is used throughout the original portion of the house. The home's design follows the Colonial Style with some subtle, if not folkish, Georgian influences.

Alterations

In 1894, the home's owner had the house moved from its original location facing West Louisiana Street to its current location on South College Street. At this time, it appears that the north end of the house was extended a few feet to enlarge the rooms on that side. Though the house was built around 1877, it does not appear on Sanborn Maps until 1908. The Sanborn Maps from that time show that the house once had a small front portico and two side-porches off the home's kitchen wing.

The first known alterations after the home's relocation occurred in 1915 when the north porch was enclosed. Also during this remodeling, the front portico was enlarged to extend the entire width of the house. The house was likely unaltered until the home's owner in 1935 repainted and re-papered the house while also re-arranging some rooms.

In 1980, the home was purchased by Michael and Beverly Luby who are responsible for a major renovation to the home's interior. As a result, the kitchen wing of the house was extended roughly 20-foot to the east. The entire wing became a large, open-plan, multi-functional space under a vaulted ceiling. This enlarged room encompassed the screen porch on the south side of the house which had been the site of an active water well when the house was first moved in 1894. The current owners are aware that the well was functional in the 1990s and believe it was capped when the home was refurbished to be sold in 2017. Two bathrooms have been added but by whom is unknown.

The Lubys wished to preserve as much of the home's historic essence as possible. During the renovation the Lubys were able to find and reuse materials from other historic structures in McKinney that were being razed. In an application for a Texas historical marker prepared on behalf of the Lubys by historian Helen Hall, she wrote:

It is interesting to note that in remodeling the home, some of the beaded ceiling was in need of replacing. At the time the railway station was being demolished and had the exact type of ceiling, so part of the old H & T.C. Station is visible on walls and ceiling of the large room.

The Lubys also installed antique sash windows whenever possible and made other stylistic decisions based on their preservation goals. Over two decades later, the home experienced some superficial changes when its owner at the time refurbished the house with the intent to resell in 2017.

Even though the interior has undergone significant changes in the last decades, the public face of the house has changed little and looks as it would have 100 years ago.

The windows are original as well as the overall massing as seen from street. Despite the interior updating, many of the home's original elements remain, including the stair railing, door knobs, front-door transom, plank paneled walls, and ceiling treatments.

Anticipated Needs

The current owners have no plans to expand or otherwise remodel the house, but do anticipate repairing some aging windows. Should other repairs be necessary, it is the intention of the owners to preserve the historic nature of the house.

B. Historical Figures

Sarah Susanna (Smith) Battle (1824-1903): First Resident

Sarah (Smith) Battle arrived in McKinney with her husband James around 1874. Upon the couple's arrival she purchased a two-acre tract of land in her name from Dr. William T. Moore just west of the 120 acre-tract that was the City of McKinney. The house the couple built together would become Sarah's home for nearly 20 years.

Sarah Battle was born Sarah Susanna Smith to planter Sion D. Smith and his wife Mary Russ. At the time of Sarah's birth, the Smith's lived in Henry County, Alabama in the southeast corner of the state where Sion owned a farm and nearly thirty slaves.

In 1842 at the age of eighteen, Sarah married 29-year-old farmer James E. Battle in Alabama as he and his parents were migrating westward from North Carolina. By 1850, Sarah and James had made their way to Louisiana. Records show that James acquired 320 acres near Ruston in north-central Louisiana, an area known for its wood-milling. By 1860, the Battles had established a substantial estate. According to the 1860 census, the Battles owned real estate worth \$175,000 plus \$20,000 in personal property (over \$6.5 million in today's dollars). It is possible that the Battles were engaged in the timber trade, perhaps the owner of a mill.¹ An obituary from 1903 claims that Sarah once managed 500 slaves. While it is true that 5 percent of the 2,278 plantations in the South had 100 to 500 slaves², it is possible that the number described in the obituary is an exaggeration. Nevertheless, the Battles were certainly wealthy. The same obituary offers a glimpse into the life the Battles lead on their sumptuous estate. The obituary reads, "During slavery times many social functions were given, when carriages would be sent for miles for the guests. Hospitality and good cheer were always on the threshold."

In 1861, Louisiana became the sixth state to succeed from the Union. The Civil War that ensued disrupted every aspect of life for Louisiana residents. Inflation, lack of credit and the presence of an occupying army made it difficult to conduct business. Many of those who had the means fled to Texas, including the Battles. In 1863, They fled with some slaves to Marilin, Texas, about 25 miles southeast of Waco. The family later moved to Minter, about 9 miles south of Bryan-College Station. The census from 1870 suggests that the War had a devastating effect on the Battle family wealth. The census shows the Battle estate worth only \$500 (nearly \$11,000 today).

¹ This cannot be verified. The Jackson Parish courthouse burned in 1878, destroying all deed records.

² From the NationalHumanitiesCenter.org

In the early 1870s, the Houston & Central Texas Railroad began laying tracks through Texas between Bryan and Denison. It is likely that James' experience in the timber industry helped him win a contract to furnish wooden cross ties to the company in North Texas. As the tracks were laid northward, the Battle family moved from Bryan to Dallas in 1872. Two years later the family moved to McKinney. In August of 1874, Sarah purchased, in her own name, a two-acre lot on the western edge of town from Dr. William T. Moore. She paid \$400 cash along with a \$400 note due one year later. It is not known why her husband James was not a party to the deed. At any rate, they soon constructed a two-story house on the property. The Collin County Appraisal District records indicate that the house was constructed in 1877. Given when Sarah purchased the property and information in her 1903 obituary, this date is likely to be correct if not even earlier.

Sarah and James had ten children. Five died in infancy while another died at the age of eighteen. The four surviving children lived in the new house with their parents until James died in 1880. Sarah continued to live in the house for the next 13 years. The eldest daughter Mary married ice-mill manager Albert G. Eakins in 1881 and moved to Madill in the Indian Territory³. Son James E. Jr. became a grocer in Fort Worth. Daughter Sarah married and moved to El Paso. The youngest son Charles became a timber merchant in Vancouver, Canada.

Sarah Battle's health began to wain near the end of her life. In 1893, she moved to Fort Worth to live with her son James. The following year the Battle home and the two-acre lot it occupied was sold to ice-mill owner Edward W. Morten. When Sarah's son James died in 1895, she moved to Madill to be with her daughter Mary.

Sarah died in Madill in 1903. Her body was removed to McKinney for burial at the Pecan Grove Cemetery. When her body arrived at the H. & T.C. depot on an early evening in March, a procession of mourners delivered her casket to the cemetery where a sunset service was conducted by Rev. W.A. Stuckey of the First Methodist Church. Sarah was laid to rest next to her husband's grave.

Edward Winfield Morten, Jr. (1861-1928): The Second Home-owner

Edward W. Morten, Jr. was the owner of the McKinney Ice and Coal Company and a stockholder in other businesses including the Collin County National Bank and the Collin County Mill and Elevator Company.

³ The Indian Territory became the state of Oklahoma in 1907.

Edward Morten, Jr. was born in 1861 to parents Edward Morten, Sr. and Mary L. Clark in Indiana. Edward, Jr.'s father was a Civil War colonel who migrated to Fort Worth, Texas via Tennessee and established the town's first cotton compress in 1877. The elder Morten married his first wife Mary in 1860. They had three children, Edward Morten, Jr. being the eldest. In 1899, the elder Morten moved from Fort Worth to Farmersville where he served as postmaster for 10 years.

Edward, Jr. married Minnesota native Nellie Ann Webb in 1882. Their union produced one child, Blanche in 1884. At the age of 30, Edward, Jr. ended up in McKinney where he purchased McKinney's first ice plant from its founders James P. Nenny and Dr. Duncan T. Pardue in 1891. This investment began a series of business dealings that would lead Edward to become one of the wealthiest men in McKinney and associated with the town's most notable citizens. In 1901, Edward incorporated his ice business sharing ownership with Louis A. Scott and others. He also became a stockholder in the Collin County National Bank joining with other McKinney businessmen including, Jesse Shain, J.S. Heard, and J. Perry Burrus.

Later in 1901, Edward sought to further expand his fortunes with a move to Dallas where he, along with several other investors, organized the New Century Milling Company. In 1903, Edward shared ownership with the same investors in the Collin County Mill & Elevator Company. In 1913, Edward would establish the Morten Milling Company. In June of 1929, Edward was among other mill owners to consolidate their holdings under one single charter known as the Tex-O-Kan Four Mills.

A month after the founding Tex-O-Kan, Edward, Jr. died at his sister's house in Southampton, New York. Edward is buried in the Southampton Cemetery along with his sister who died in 1941. Edward's widow Nellie continued to live in Dallas following her husband's death. She died in 1936 and is buried at the Grove Hill Memorial Park in Dallas.

Joseph Andrew Garrison (1855-1939): The Fourth Home-owner

Joseph A. Garrison was active in real estate, insurance and local politics. He ran in the Democratic primary for Texas State Representative in 1906, losing to Justice of the Peace T.J. Bowels.

Joseph was born in Georgia, the son of Joseph T. Garrison, Sr. and Mollie Iler. In 1876, he left his home state to settle in the Millwood community in the Southeast part of Collin

County where he farmed for many years. In 1879, he married Sidney Gardenhire at Rockwall, Texas. The couple had seven children before Sidney died in 1900. A year later, Joseph moved the family to McKinney where he quickly embedded himself into the social and business affairs of the city. He became an active member of the Woodman of the World (W.O.W.), the Masons and opened a real estate office near the McKinney Square.

In 1906, Joseph stepped into politics by running for the Texas State Legislature. His opponent was Justice of the Peace Thomas J. Bowles. Though Joseph outspent his opponent by 23%, Mr. Bowles won the election. During Joseph's campaign, at age 51 he took time to marry 30-year-old, mother-of-one, Ethel King. The couple had one child together, a daughter exactly nine months to the day after their wedding.

The record is not clear but some time between 1902 and 1910, Joseph moved into the Battle House on South College Street. There is no deed on file in Collin County showing that Joseph owned the house but the Census of 1910 indicates that he did. The Garrisons were a blended family with children from each previously married parent living there. While living on South College Street, Joseph expanded his trade by selling insurance along with real estate. He moved his office from the *Daily Courier-Gazette* building to the east side of the McKinney Square above the J.D. Stiff Dry Goods Company (currently Patina Green).

In 1912, a legal dispute arose between Joseph and neighbor Louis A. Scott. It appears that Mr. Scott sold a 1/3-acre portion of this two-acre lot which contained the Battle House to Joseph. Some time later Joseph defaulted on two payments totaling \$900. Mr. Scott filed suit in Collin County District Court (case #6923). When the case came to trial, Joseph failed to appear. The case was decided in Mr. Scott's favor forcing the house to be seized and sold at a sheriff's sale.

The following year Joseph left his insurance and real estate business to accept a bookkeeping position with W.S. Matthews & Company, a McKinney ginner and cotton dealer. In the years that followed, Joseph purchased a house on North Oak Street and remained active in the Masonic Lodge. He also continued to pursue his interest in Democratic politics, serving as a Precinct Chairman in 1928.

Joseph died in 1939, succumbing to pneumonia after being in failing health for several years. Local Methodist minister Rev. C.F. Dodge conducted the funeral service in the chapel of the Crouch Funeral Home with a Masonic graveside service conducted at

the family cemetery (Mount Zion Cemetery) in Rockwall, Texas. Ethel moved to Dallas following her husband's death, dying there in 1961. Her funeral service was held at the Trinity Presbyterian Church in Dallas with her interment being made at the Pecan Grove Cemetery next to her first husband Virgil K. Shaver.

Thomas Allen Coleman (1842-1918): The Fifth Home Owner

Thomas Coleman was a business man and Collin County Superintendent of School for six years when McKinney opened its first public school in a brick building in 1889.

Thomas Coleman was born in 1842 to parents Robert Coleman and Matilda Jackson who ran a grocery business in Kentucky. He was educated in Missouri and at the age of eighteen arrived in Texas, eventually settling in Collin County in 1873. He worked as a school teacher until he was elected as the County of Superintendent of Schools in charge of the 134 schools in the County.

When Thomas was a young man, he was involved in a gun-shot accident that took off his right hand at the wrist and left his other hand partially functional. Despite this physical set-back, Thomas was active in McKinney politics and business. After serving as Superintendent, Thomas purchased interest in T.J. Melton's hardware business. Later, he pursued the pork-dealing trade and operated a grocery store on the south side of the McKinney Square. He also became a stockholder in the Frisco Gin, Mill & Elevator Company. In the last five years of his life Thomas worked as the county secretary for the Farmers Mutual Insurance Association.

Thomas's civic interests included serving on the McKinney Board of Equalization that oversaw city property appraisals. He was elected principal of McKinney's South Ward School in 1908. He ran for political offices as well, including City Assessor and Collector and Justice of the Peace. Neither of these campaigns resulted in a win for him.

In 1883, Thomas married Etta Gough, cousin to Texas State Senator James R. Gough. The couple had one daughter, Allie, who was an accomplished musician who was in charge of the music department of St. Mary's College at Dallas.

In February of 1918, Thomas died of heart failure at the family home on South College Street. Though Thomas had professed the Christian faith at a revival meeting when he was 38 years old, he never joined any McKinney church. Nevertheless, his funeral service was conducted by Baptist Minister Dr. E.E. King with interment at the Pecan Grove Cemetery. Thomas' widow, Etta, later moved to Waco to live with their daughter.

When Etta died in 1932 her body was removed to McKinney to be buried next to her husband.

The Huffman-Allen Family: Long-time Owners (1918-1975)

Huffman family story in Texas began when John S. Huffman, Jr. left Kentucky as a widower having survived the deaths of two wives. In 1851, John, Jr. along with children from his two marriages, settled in the Peters Colony in North Texas. John, Jr. engaged in the livestock trade in the Collin County community of Lebanon, roughly where Frisco is now. Eventually John, Jr. moved eastward to Plano. In 1880, he died and was buried at the Rowlett Creek Cemetery in that city. Several of the Huffman descendants would go on to make significant contributions in a variety of professional fields, including education, journalism, sports and politics.

John, Jr.'s eldest son, John S. Huffman III, became the first physician in Plano and married Kentucky native Mary Perrin in 1848. The couple had ten children. John III and Mary's eldest daughter Laura (1849-1935) was the mother of Roy Largent, who worked as a scout for the Chicago White Sox as did his wife Bessie. In fact, Bessie was the first full-time female professional baseball scout. She developed her scouting skills watching Roy coach the McKinney High School Lions. Roy and Bessie worked as a team and signed over 150 players for the White Sox between 1925 and 1943. Their best known signee was Hall of Fame short stop Luke Appling.

Another Huffman daughter was Ruth (1854-1938) who married McKinney real estate dealer Joseph W. Baines (1846-1906) in 1869. In 1878, Joseph Baines purchased a weekly newspaper called *The McKinney Advocate* whose offices were on the west side of the McKinney Square. Joseph used his paper to support John Ireland's campaign for Texas Governor in 1882. John Ireland won that election and as a "thank you" appointed Joseph as his Secretary of State. Joseph, Ruth and their daughter Rebekah left their McKinney home on South Chestnut Street and moved to Austin. When Gov. Ireland's term of office was complete, the family moved to Blanco where Joseph practiced law and served in the State Legislature until 1903. Joseph died in 1906. The year following her father's death, Ruth married lawyer Samuel E. Johnson in Fredericksburg, Texas. In 1908, Ruth gave birth to a son, Lyndon B. Johnson, who would go on to become the 36th President of the United States.

John III and Mary Huffman had a total of seven children surviving until adulthood, six girls and one boy. Their third daughter was named John "Jonnie" Ellen Huffman (1854-1930). Jonnie was born about twelve miles southwest of McKinney. In 1868, she

married farmer John Henry Allen (1844-1919). The couple lived in the Lebanon community for nearly fifty years before moving to McKinney when John was too old to continue farming. Jonnie purchased a home on South College Street in her own name that some of the family moved into, including two of their daughters, Rose and Laura Sue, as well as two grandsons of two deceased daughters. Rose and Laura Sue were unmarried and long-time teachers in McKinney's elementary schools.

Jonnie became the head of the household when her husband died in 1919, only a year after the couple's move to McKinney. In 1922, Rose died at the age of 46 leaving Laura Sue as the sole income earner for the family. When Jonnie died in 1930, Laura Sue inherited the home. Her two nephews continued living with her in the South College Street house until one of them, R. Frank Gurney, became married and moved out in 1934. Laura Sue would spend the rest of her life in the house along with nephew Ivan.

Laura Sue died in 1962 but Ivan continued living in the house for one more year before selling the house to his cousin R. Frank Gurney. With this sale, Ivan became the longest term resident of the house at 45 years. The house finally left the possession of the Allen family when R. Frank sold it to Lillian Shelby in 1975.

C. Property Ownership

Address: 109 South College Street, McKinney, Texas 75069

Legal Description: McKinney Outlots, Lot 515

Purchase Date	Seller	Buyer	Reference
Mar 24, 1849	William Davis	Jim Reynolds, Commissioner	
Mar 13, 1852 ¹	William Davis, sheriff sale	Abner Fickle	E/429
Dec 30, 1852	Abner Fickle	Milton Wilkerson	F/227
Mar 28, 1871	Elvira Wilkerson	Patrick H. O'Brien	T/242
Jan 29, 1872	Patrick H. O'Brien	William T. Moore	W/823
Aug 27, 1874	William T. Moore	Sarah S. Battle	X/232
Nov 1, 1894	Sarah S. Battle	E.W. Morten	66/284
May 11, 1900	E.W. Morten	L.A. Scott	94/483
?	L.A. Scott	J.A. Garrison	?/?
May 11, 1912 ²	J.A. Garrison, sheriff sale	Thomas A. Coleman	197/139
Sep 15, 1918 ³	Etta G. Coleman	Mrs. John Allen	219/10
Oct 1, 1963 ⁴	Ivan W. Allen	R. Frank Gurney	624/130
Jun 20, 1975	R. Frank Gurney	Lillian Shelby	959/170
Nov 5, 1980	Lillian Shelby	Michael & Beverly Luby	1323/414
Dec 30, 1985	Michael & Beverly Luby	Terry & Donna Woods	2287/729
Aug 16, 1990	Terry & Donna Woods	Weichert Relocation	3339/745
Nov 15, 1990	Weichert Relocation	Tommy L. Honea	3411/396
Dec 7, 1992	Tommy L. Honea	Gilbreth & Elaine Adams	92-0086611
May 1, 1995	Gilbreth & Elaine Adams	Gilbreth & Elaine Adams etal	95-0029631
Feb 9, 2016	G & E Adams etal	Gilbreth Adams	
Apr 13, 2016	Gilbreth Adams	Tobin & Monica Haggard	
Sep 25, 2017	Tobin & Monica Haggard	Ullie Versavel	
Jun 17, 2019	Ullie Versavel	Daniel & Davina Stampfel	

¹ J. Robert Fitzhugh, Sheriff

² A.T. Robertson, Sheriff

³ Widow of Thomas A. Coleman

⁴ Both Ivan W. Allen and R. Frank Gurney are heirs to Mrs. John Ellen (Huffman) Allen.

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.

A small town called Buckner was the seat of the new county until the 1848 State Legislature required that the seat be within three miles of the geographical center of the county. As it turned out, William Davis' tract sat within this radius and was chosen by a open election (where only 11 people voted) to be the location of the new seat of Collin County.

In March of 1849, William Davis, along with his wife Margaret, "donated" 120 acres of the southwest corner of his original tract to the county commissioners which became the new town of McKinney. 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 promptly sold. This 120 acres became known as the McKinney Original Donation and was divided into 87 blocks which were to be sold to finance the City of McKinney. As a side note, shortly after donating the land to be a new city, William Davis 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).

In 1852, a judgment of \$73.72 was levied against William Davis in a civil suit. It was Sheriff J. Robert Fitzhugh's duty to collect this sum through the forced sale of a 30-acre tract of land Mr. Davis owned that abutted the western boundary of McKinney. Abner Fickle became owner of the land with his high bid of \$140. Six months later Mr. Fickle sold the southern portion of this tract consisting of 13.75 acres to Milton Wilkerson for \$139.70. Later, Mr. Fickle sold the northern portion to another buyer for \$100 in 1853.

The 13.75-acre tract was in the Wilkerson family until Mr. Wilkerson's widow sold a two-acre tract to Patrick O'Brien for \$250 in 1871. This two-acre tract was eventually

purchased by Sarah S. Battle in 1874 for \$800. Sarah and her husband James came to Texas in 1863 when the Civil War made its way to Louisiana where they owned a large sawmill. After leaving his fortune behind, James Battle helped supply railroad ties for the new rail line making its way north from Bryan, Texas on its way to Sherman.

The Battles built a simple two-story, wood-frame I-house on their property facing West Louisiana Street. The house was home to James and Sarah and their four teenage children until James died in 1880. Sarah continued living in the home until 1894 when she sold it to ice-mill owner Edward W. Morten for \$2,000 cash plus a \$1,500 note.

Soon after Mr. Morten purchased the Battle property, he moved the old house that Sarah and James had built to the southwest corner of the two-acre tract. This allowed Mr. Morten to build a new, single-story house on the northwest corner of the tract that the *McKinney Democrat* characterized as “handsome.”

In 1900, before moving to Dallas, Mr. Morten sold his two-acre property with the two houses on it to his business partner Louis A. Scott for \$7,500. The appreciated price that Mr. Scott paid suggests that Mr. Morten’s house was indeed handsome. Still, it would be Mr. Scott’s addition of a second story and other improvements which would produce the sumptuous Queen-Anne Style home at the corner of College and Louisiana Streets that is now one of McKinney’s best known residential landmarks.

During the time Mr. Scott owned the property, he sold a one-third-acre portion on which the Sarah Battle House occupied to insurance agent Joseph A. Garrison. This transaction occurred some time after 1902 and before 1910. This portion Mr. Scott sold had the dimensions 180’ by 80’ giving the lot its present size. The details of this transfer of property are unclear since there is no record of it in the Collin County archives. The lack of records may have something to do with the disagreement that arose between Mr. Scott and Mr. Garrison that require Mr. Scott to sue Mr. Garrison over two unpaid vendor liens totaling \$900 in 1912. The Court ruled in Mr. Scott’s favor not because of the merits of the case but because Mr. Garrison failed to appear before the court. The judge ordered Mr. Garrison’s property to be seized and sold at auction to cover the debt amounting to \$1,072.90 which included attorney’s fee and interest.

In May of 1912 according to the terms of the Court’s decree, Sheriff A.D. Robertson presided over the public auction of the seized property on the Court House steps. Businessman Thomas A. Coleman purchased the property with his high bid of \$1,152.50.

In 1915, Mr. Coleman hired George B. Hughes to remodel the house which included enlarging the front porch. The old porch was originally a small portico that merely spanned a couple of feet beyond the width of the door. The new structure was deeper and spanned most of the home's front facade, providing a more functional place to gather with family and guests. Mr. Coleman also made alterations to the wing of the house that included the kitchen by enclosing an existing porch on the north side of the house.

When Mr. Coleman died in 1918, his widow sold the house to Mrs. John "Jonnie" Allen who moved into the house with two of her daughters and two grandchildren from two deceased daughters. The house would remain in the Allen family for the next 57 years. During that time the house passed from Mrs. Allen to daughter Laura, to grandson Ivan, and finally to grandson R. Frank Gurney.

While the Allen family owned the house, there was one known remodeling project overseen by Laura in 1935. She repainted the exterior, repapered the interior and had other improvements made, including a new roof and rearranging some of the rooms. The *McKinney Courier-Gazette* wrote of this project, "When completed the home will be one of the most modern and attractive in the city." The newspaper was often generous with its praise of new and remodeled homes demonstrating its bias for newer and contemporary styled homes.

R. Frank Allen sold the house to Lillian Shelby in 1975 who sold it to Michael and Beverly Luby in 1980. The Lubys made extensive changes to the interior giving the home its current styling before selling the house in 1985. Several owners later, some superficial updating was made to the home's baths and kitchen by Realtor Tobin Haggard before selling it in 2017. Since then, no significant alterations have occurred.

F. Drawings

William Davis Headright

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

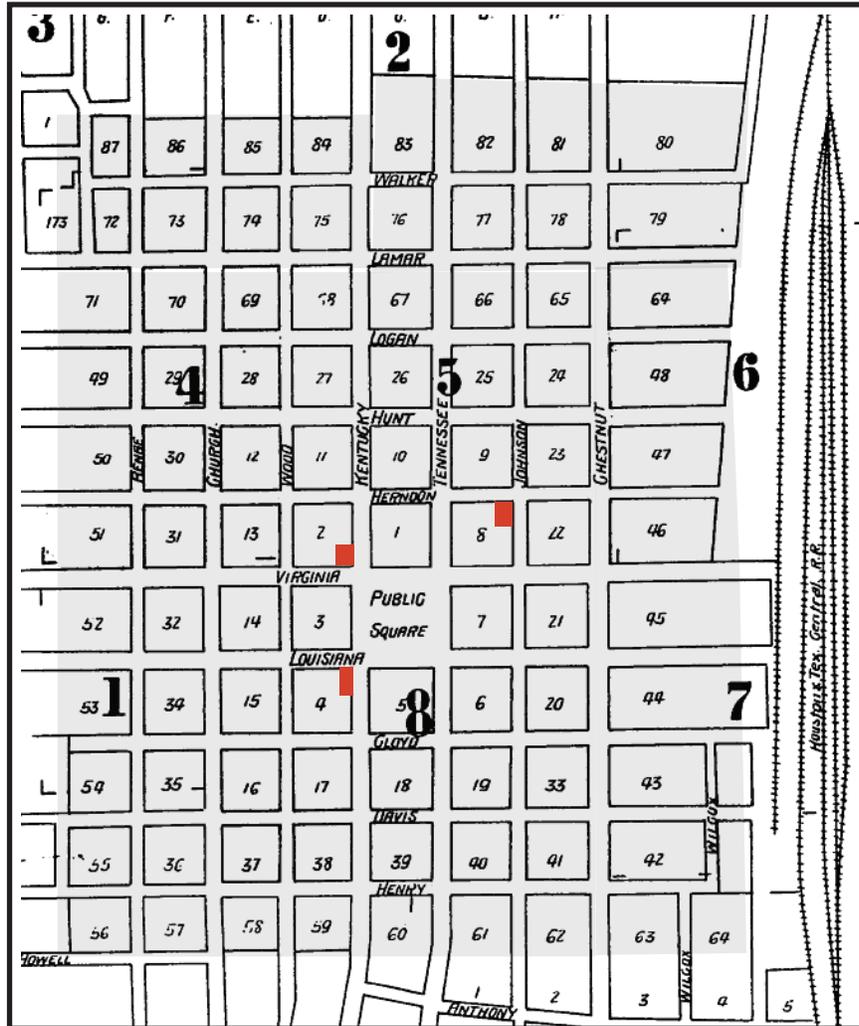
William Davis was granted 2/3 of a league and a labor of land in 1841. This type of grant did not fit any of the regular headright classes at the time and suggests that William Davis (who was single at the time) was granted an augmentation based on some unique performance associate with his contribution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



This grant became known as the Davis Survey and amounted to 3,129 acres which encompassed the site chosen to be the County Seat of Collin County. William Davis donated 120 acres of his land to the County Commissioners to be used to create the town of McKinney. The legal description of properties which were a part of this donation often include the words “McKinney Original Donation.” The photo below shows the Davis Survey and the McKinney Original Donation (outlined in blue) overlaid on a map of McKinney’s downtown area.



McKinney Original Donation

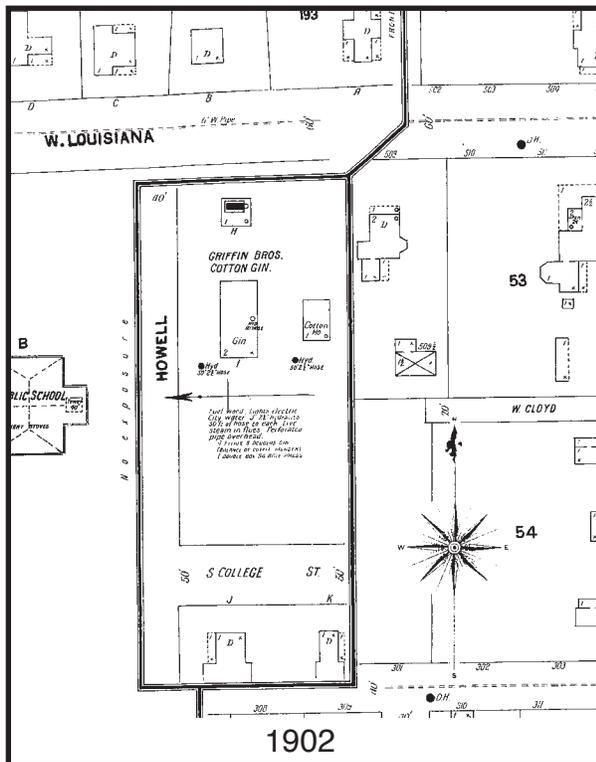


In 1849, William Davis and his wife Margaret donated 120 acres of his 3,129 acre headright to become the City of McKinney, the new Collin County seat. Commissioners J.B. Wilmeth, J.M. McReynolds, and John Fitzhugh instructed George White and Ethelred Whitely to lay out the new town. Mr. Davis' donation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

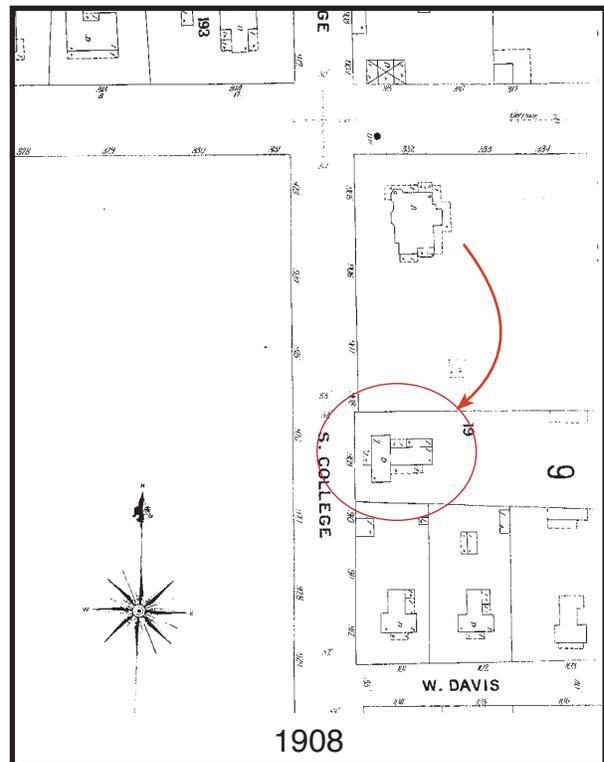
Sanborn Maps:

The property that became 109 S. College Street was originally part of a 30.5-acre tract that William Davis sold to Abner Fickle in 1852. That same year Mr. Fickle sold a 13.75-acre portion of it to Milton Wilkerson. Mr. Wilkerson's widow sold a 2-acre portion of that to Patrick O'Brien in 1871. Some time after 1902, L.A. Scott sold off a .3-acre portion of it to Joseph A. Garrison giving the lot its current size.

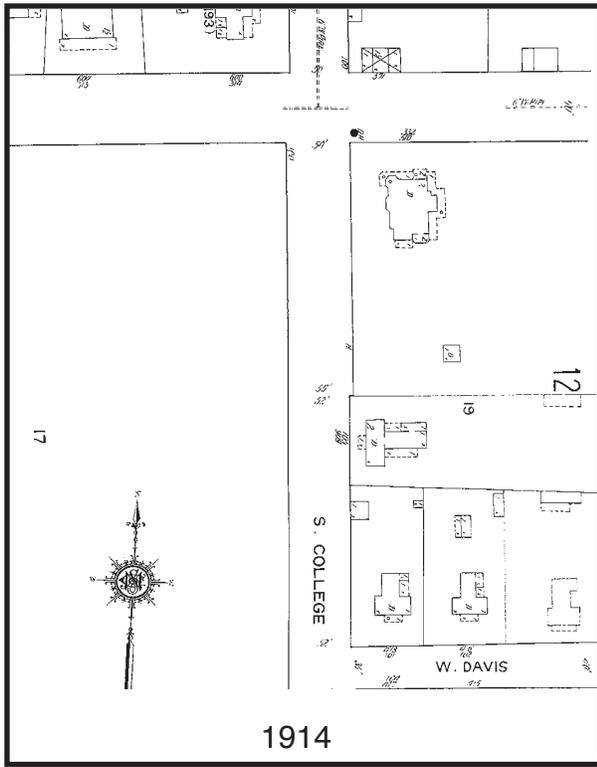
-  Southwest corner of Davis Survey
-  McKinney Original Donation, 1849
-  Davis to Fickle, 30.5 acres, 1852
-  Fickle to Wilkerson, 13.75 acres, 1852
-  Wilkerson to O'Brien, 2 acres, 1871
-  Scott to Garrison, .3 acre, c1902-1910



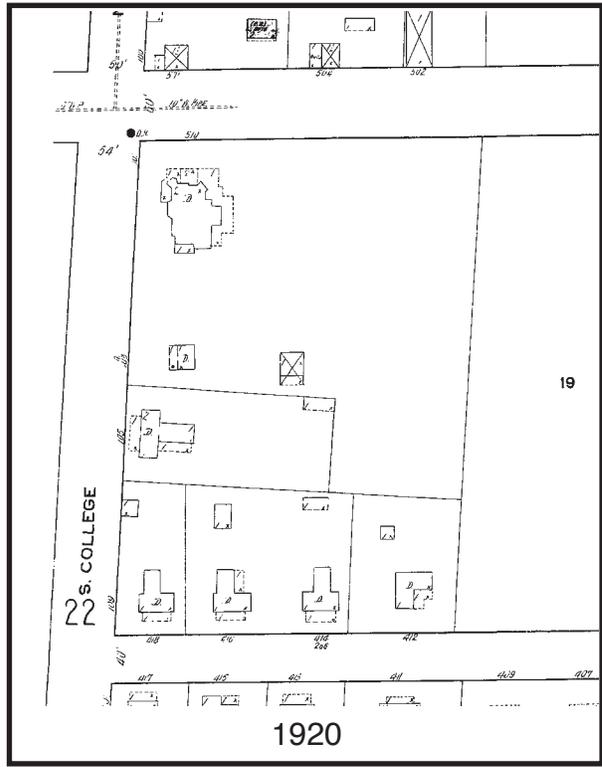
The Battle House is not indicated on any Sanborn maps prior to 1908. The map above has an inset covering what would be the home's location.



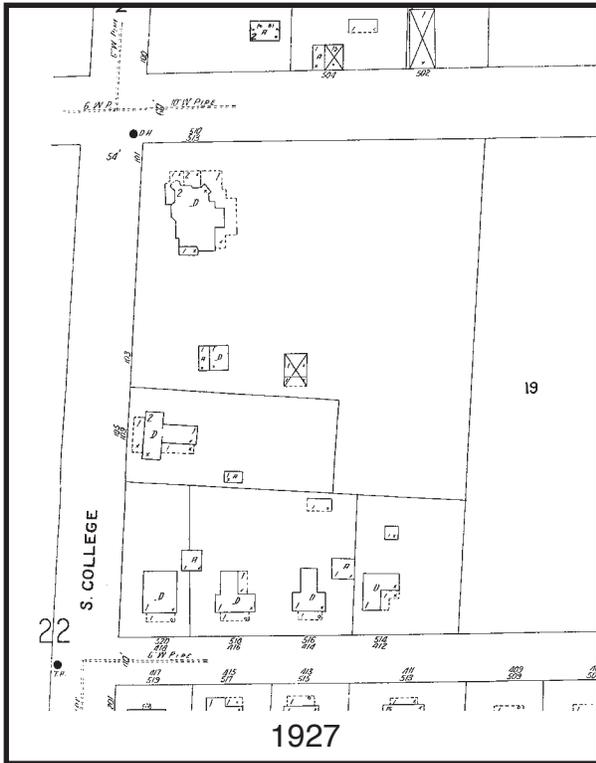
This 1908 map shows the Battle House after E.W. Morten moved it from the corner of the lot to its current location in 1894.



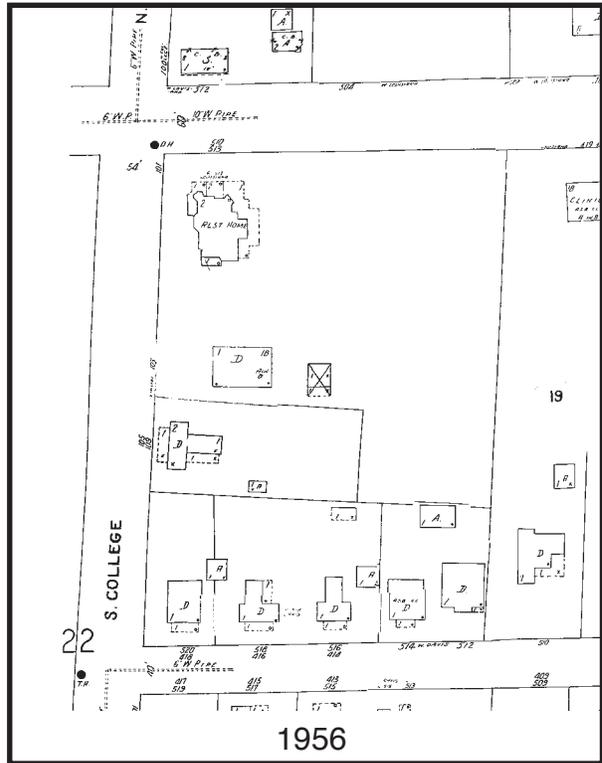
This map from 1914 shows the Battle House unchanged from the 1908 map.



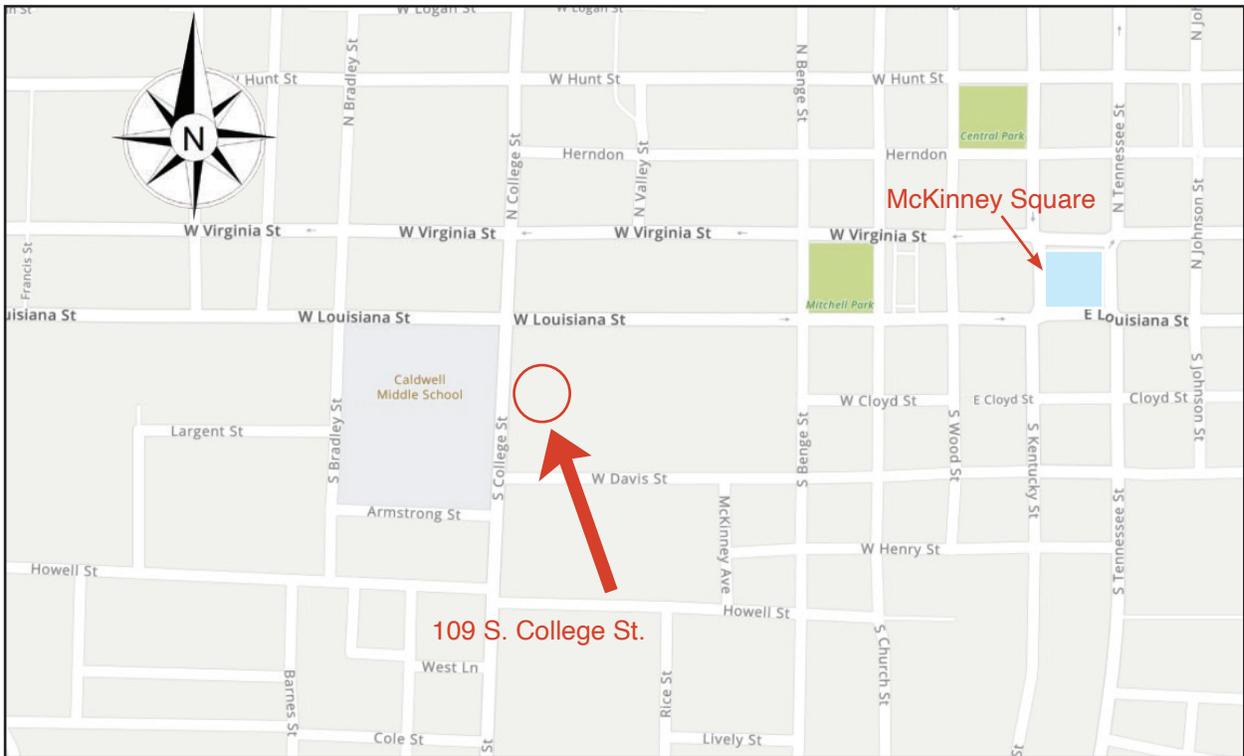
This map from 1920 suggests that the front porch was enlarged and the north side of the house underwent some alteration.



The 1927 Sanborn map shows no change from the previous published map.



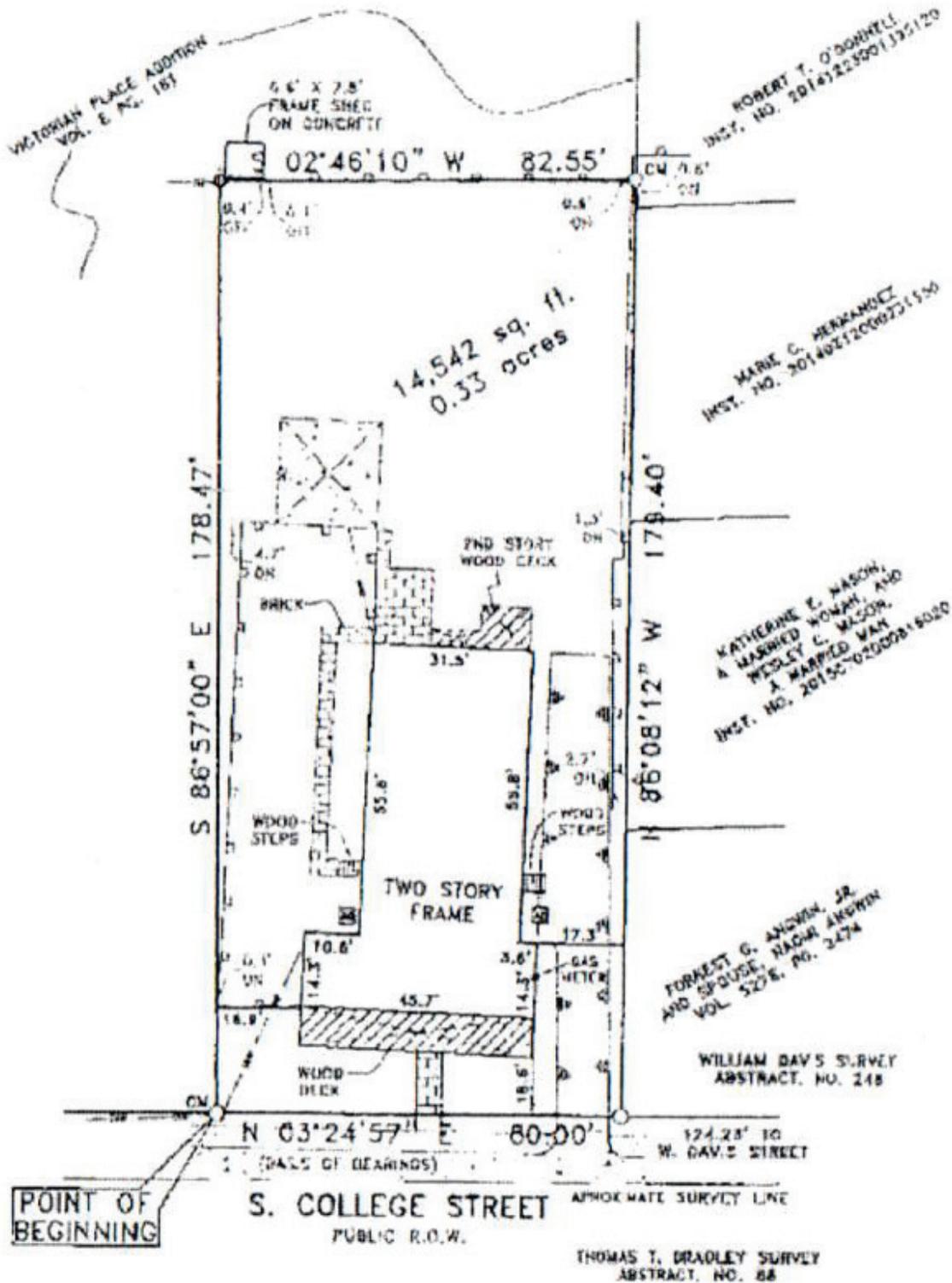
The last Sanborn map made of McKinney was in 1956 and shows the Battle House as it was in the 1927 edition.



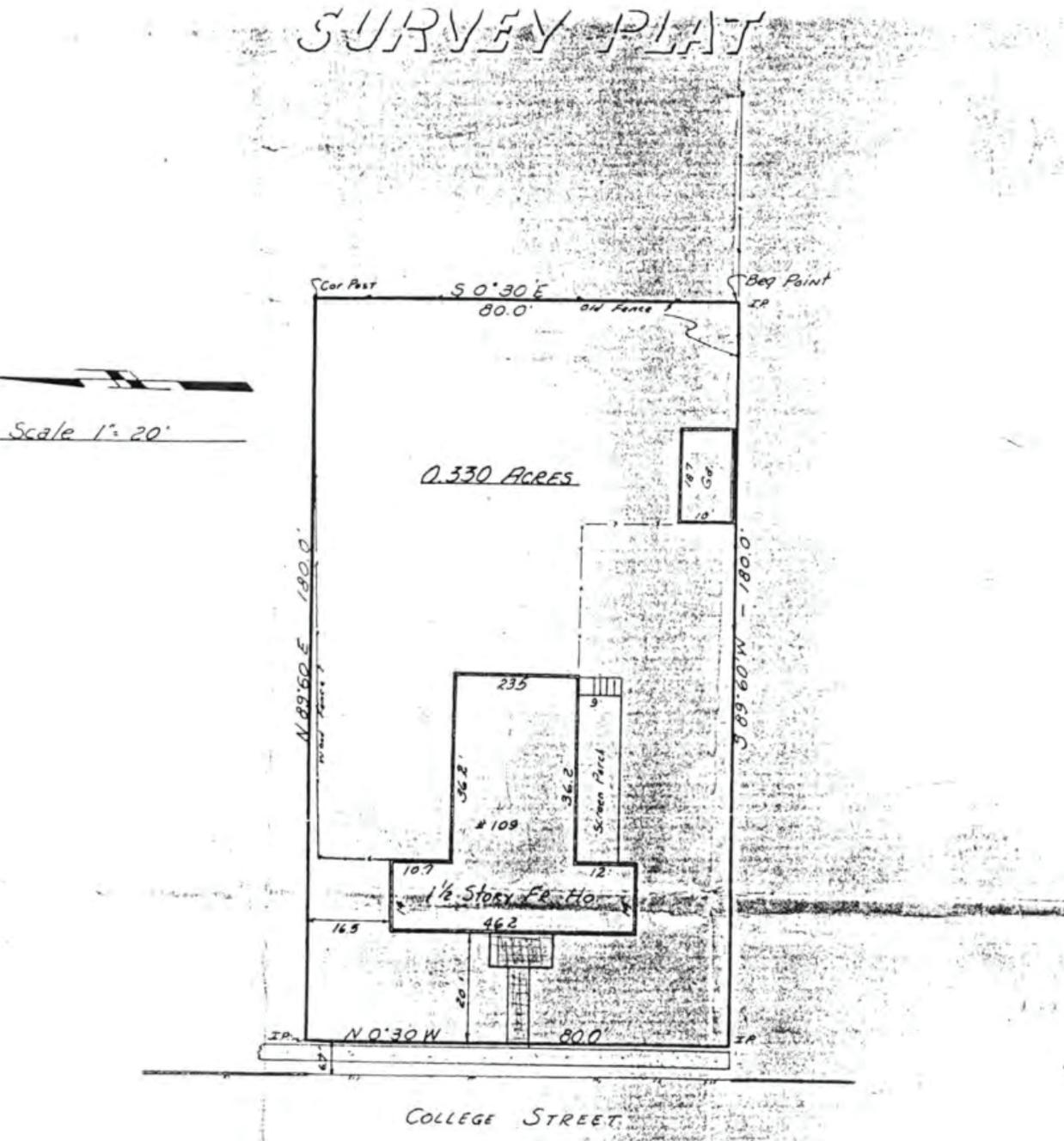
The map above shows the neighborhood around 109 South College Street. The aerial photo below shows the immediate neighborhood near the intersection of South College and West Louisiana Street.



Site Plan for 109 South College Street (current)



Site Plan for 109 South College Street (June 5, 1975)



This plat from 1975 shows the footprint of the Sarah Battle House prior to the renovation that occurred in the early 1980s by the Luby family. The area that is now the Great Room was originally 36.2 x 23.5 feet. The screen porch on the south side of the house had not yet been enclosed and was the site of a functioning water well.

Legal Description for 109 South College Street

EXHIBIT A

Order No.: 8058671900215

Being a tract of land situated in the William Davis Survey, Abstract No. 248, in the City of McKinney, Collin County, Texas, same being that tract of land conveyed to L. Sheryl Adams, by deed recorded in Clerk's File No. 95-0029631, Real Property Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Victorian Place Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Volume E, Page 181, Map Records, Collin County, Texas, and in the East line of S. College Street (public right-of-way);

THENCE South 86 degrees 57 minutes 00 seconds East, along the Southerly line of said Victorian Place Addition, a distance of 178.47 feet to a 60d nail found for corner, said corner being the Northeast corner of herein described tract;

THENCE South 02 degrees 46 minutes 10 seconds West, along the Westerly line of said Victorian Place Addition, a distance of 82.55 feet to a 5/8 inch iron rod found for corner, said corner being the most South Southwest corner of said Victorian Place Addition, and on the North line of that tract of land conveyed to Robert T. O'Donnell, by deed recorded in Instrument No. 20141223001395120, Deed Records, Collin County, Texas;

THENCE North 86 degrees 08 minutes 12 seconds West, along the North line of said O'Donnell tract, and the South line of herein described tract, a distance of 179.40 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Forrest G. Angwin, Jr. and spouse, Naomi Angwin, by deed recorded in Volume 5276, Page 2474, and in the East line of said S. College Street;

THENCE North 03 degrees 24 minutes 57 seconds East, along the East line of said S. College Street, a distance of 80.00 feet to the POINT OF BEGINNING, and containing 14,542 square feet or 0.33 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/18/2019 02:13:53 PM
\$34.00 CLEE
20190618000701020



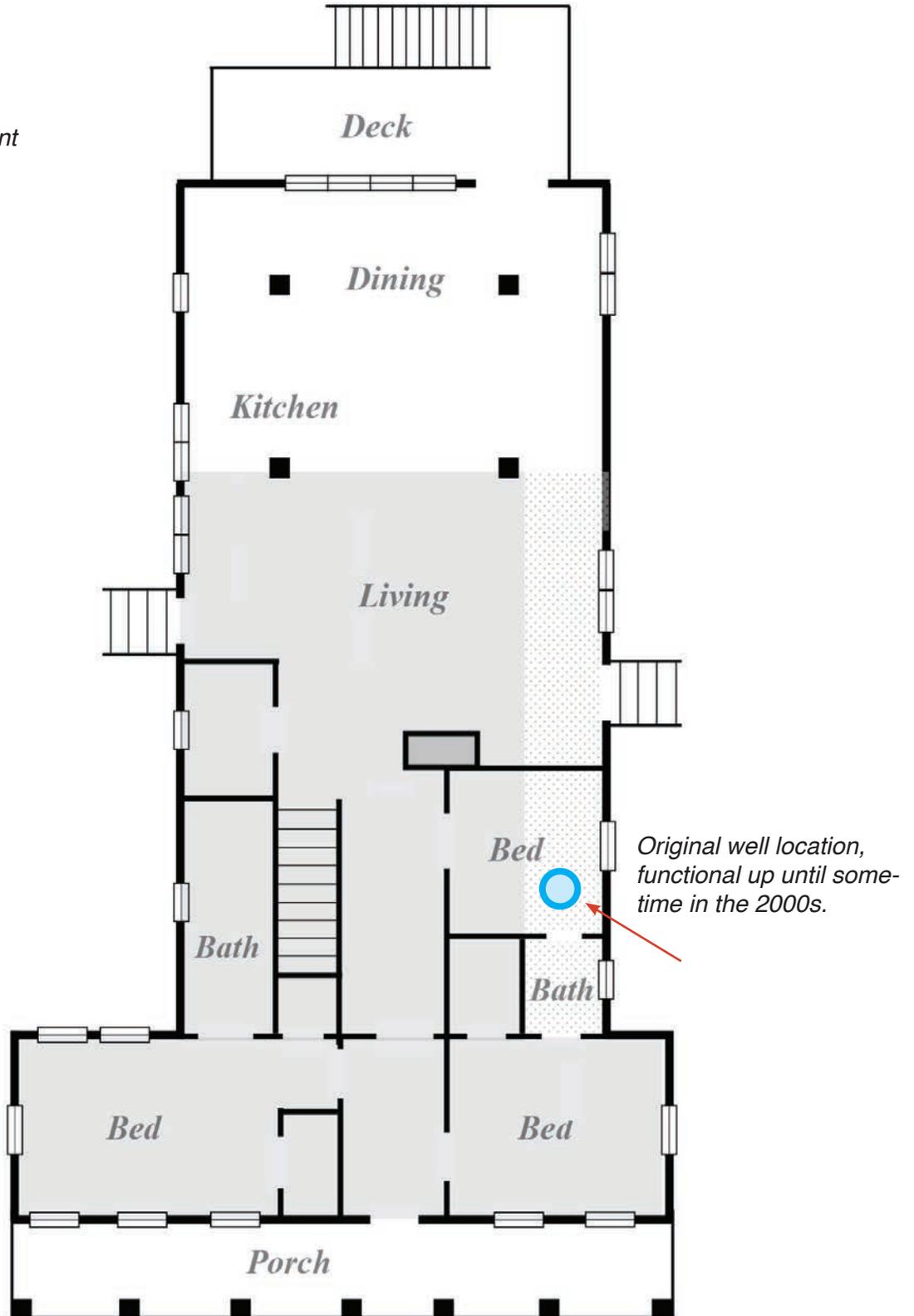
Stacey Kemp

Floor Plan: first floor

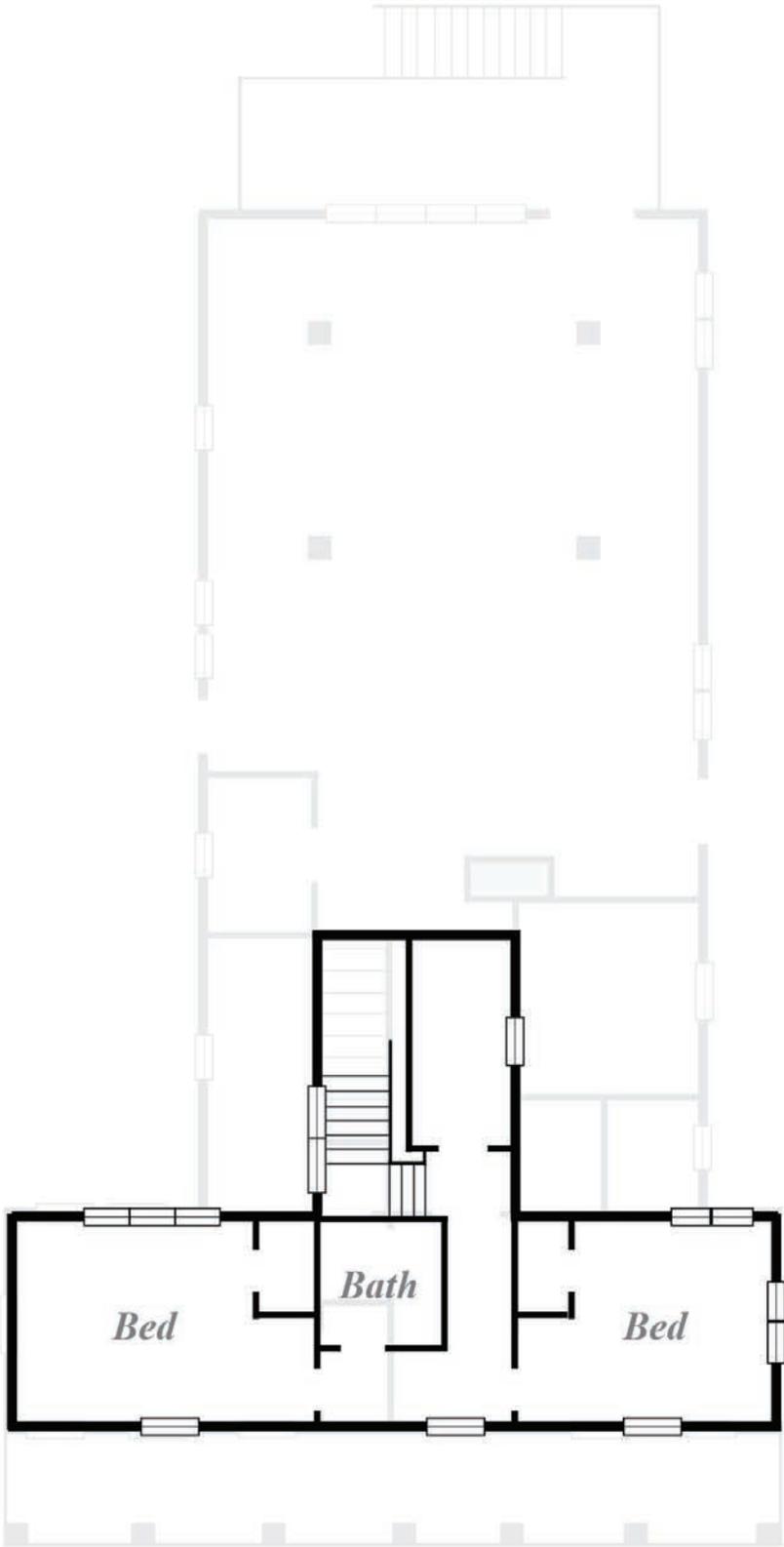
This plan shows the Battle House in its current configuration with an overlay of the original footprint.

 Original porch

 Original footprint



Floor Plan: second floor



G. Photographs

April 1, 1841. 2f9-tf

State of North Carolina, County of Onslow.
Court of Pleas and Quarter Sessions, February Term, 1841.

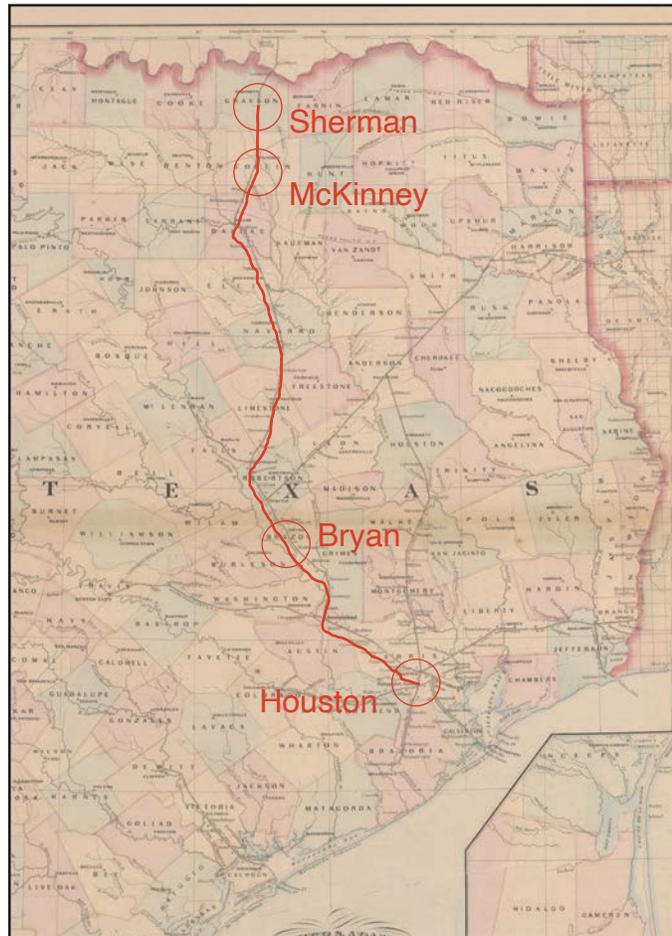
JOHN JONES, } Original
vs. }
THOMAS BATTLE. } Attachment.

It appearing to the satisfaction of the Court, that the defendant, Thomas Battle, is not an inhabitant of this State; it is ordered by the Court that publication be made in the 'Wilmington Advertiser' for six weeks, notifying said Thomas Battle that unless he be and appear before this Court at the next Term thereof to be held on the first Monday of May next at the Court House in Onslow, then and there to plead or demur, to this suit, judgment by default will be granted against him.

Witness Jasper Ethridge Clerk of our said Court at office, the 2d day of April, A. D. 1841.
JASPER ETHRIDGE.

April 8, 1841. 270-6t.

This newspaper article from 1841 shows that Thomas Battle, the father of **James E Battle**, was no longer a resident of North Carolina where he was being sued by John Jones.



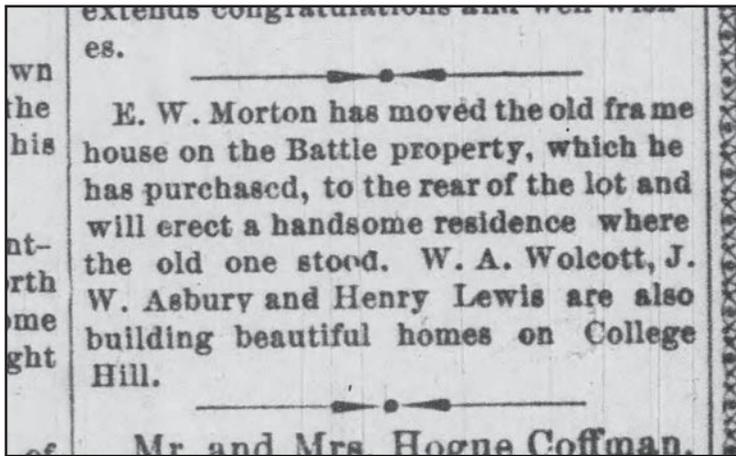
Around 1863, the Battles fled Louisiana eventually settling near Bryan, Texas where the Houston & Texas Central Railroad was laying tracks northward. James E. Battle furnished cross-ties to the company for its rail expansion.

1	2	3	4			7	8		10	11	12	13	14
			Age	Sex	Color		Value of Real Estate	Value of Personal Estate					
		The name of every person whose usual place of abode on the first day of June, 1860, was in this family.			Whether able to read and write.	Profession, Occupation, or Trade of each person, male and female, over 15 years of age.			Place of Birth, Naming the State, Territory, or Country.				Whether deaf and dumb, blind, insane, idiotic, pauper, or convict.
23	24	James E. Battle	47	M	W	Farmer	175,000	20,000	Carolina				
21		Sarah E. Battle	38	F	W	Domestic			Alabama				
35		Thomas Battle			W				Louisiana				
36		Mary Battle	6	F	W				La				
37		James E. Battle	14	M	W				La				
38		Samuel H. Battle			W				La				
39		James B. Harrison	21	M	W	Farmer		150	Georgia				
40		Burnard Harrison	13	M	W	So			So				
							204,500	33,000					
			No. white males,	No. colored males,	No. foreign born,	No. blind,			No. idiotic,			No. convicts,	
			No. white females,	No. colored females,	No. deaf and dumb,	No. insane,			No. paupers,				

After **James E. Battle** and his wife **Sarah** settled in Louisiana sometime before 1850, he engaged in "farming" according to the Census of that year. Over the next decade his wealth grew considerably. The 1860 Census indicates that he owned \$175,000 in real estate with an additional \$20,000 in other assets making his combined wealth equal to over \$6.5 million in today's dollars. He lost nearly all of it during the Civil War.



In 1891, **Edward W. Morten** purchased the McKinney Ice Plant located on East Virginia Street from James P. Nenney & Dr. Duncan T. Pardue. In 1901, the company incorporated as the McKinney Ice, Light & Coal Company with L.A. Scott, J.S. Scott, William Ware and E.W. Morten as its stockholders. The building pictured at left was built in 1920.



In 1894, **Edward W. Morten** purchased the home of James and Sarah Battle which at the time faced Louisiana Street. This clipping from the "McKinney Democrat" indicates that he moved the house to its current orientation facing South College Street. In preparation for his move to Dallas, Mr. Morten sold this property to his business partner Louis A. Scott in 1900.

MONEY
MAKES
MONEY

8%

Investors All Over the World
Have Mailed in This Coupon, and Now YOU!

Old Line Building and Loan Plan

The Fidelity adheres to the time tried old line building and loan plan, offering you absolute safety and availability of your funds and a high rate of return on your investment.

Funds invested with the Fidelity are reinvested in first lien mortgages that do not exceed 60 per cent of the actual value of the properties.

We Have No Salesmen

We do not employ salesmen. When you fill out the coupon above and mail it to us our complete plan will be sent to you by mail. There in the quiet of your own home, without outside influence to sway your good judgment, you can make a detailed inspection of our proposition, and then make up your own mind as to investing. MAIL THE COUPON TODAY.

3 Classes of Shares

On the **INSTALLMENT** shares the applicant pays monthly installments of \$5 for each \$1,000 certificate applied for. On **ADVANCE PAYMENT** shares, payment of \$50 in advance is made on each \$100 share. On **FULLY PAID** shares, fully paid certificates are issued on each \$100 payment or multiple thereof.

S A F E T Y

No corporate body of Texas open to receive the savings of the people is so restricted in its operation by law—one in which your money is more carefully safeguarded. The Fidelity is not allowed by law to loan on stocks, bonds, promissory notes or speculative securities. Its loans are restricted to first mortgages on Texas real estate. The Fidelity is not a get-rich-quick institution, but it offers a plan which encourages systematic savings for the greatest public benefit and gives you the greatest possible return on your investment consistent with absolute safety.

AVAILABILITY: Fidelity Certificate holders have the right to withdraw their entire accumulation plus accrued interest on short notice.

WE CHARGE NO MEMBERSHIP OR OTHER FEES. IT COSTS YOU NOTHING TO MAKE THE INVESTMENT AND IT COSTS YOU NOTHING TO WITHDRAW THE INVESTMENT.

FIDELITY BUILDING & LOAN ASS'N.

An Old-Line Company, Chartered, Controlled, Examined and Supervised by the State of Texas
Directors—M. M. Crane, A. A. Jackson, T. E. Jackson, H. E. Spafford, E. W. Morten, M. M. Crane Jr., Leslie Jackson
118-19-20-21-22-23 KIRBY BUILDING, DALLAS, TEXAS

Edward W. Morten was involved in several McKinney businesses, including banking, hog processing and other mill-related industries. He also owned the New Century Cotton Mill in Dallas.



Edward W. Morten died at the home of his sister in Southampton, NY in July of 1929 after suffering an illness for several months. In 1936, his widow Nellie died in Dallas and was buried there.

DEMOCRATIC ANNOUNCEMENTS.

For Representative:
J. A. GARRISON.
 T. O. MURRAY

For County Attorney:
 L. J. TRUETT,
 GEORGE P. BROWN

For County Judge:
 JOHN CHURCH
 R. C. MERRITT

For Sheriff:
 GEORGE EUBANKS
 TODD WARDEN
 A. T. (ALEX) ROBERTSON

For Tax Collector:
 H. R. (PETE) CHADDICK
 W. T. (DR.) MOORE.

J.A. Garrison was active in politics. In 1906, he ran for office of State Representative from Collin County. He lost to the Justice of the Peace T.J. Bowles who was a late entry into the race. Mr. Garrison never held an elected office but occasionally participated in Democratic Conventions.

Fine Farm For Sale.

Seventy-two acres of as fine land as there is in Collin county, 1 mile north of Lebanon, every acre fine level black land and all in cultivation. Price only \$65 per acre, and can give easy terms.—J. A. GARRISON, at Courier-Gazette office.



J.A. Garrison sold real estate until switching to insurances around 1910.

J.A. Garrison is buried at Mount Zion Cemetery in Rockwall, Texas. His widow Ethel moved to Dallas following her husband's death. She died there in 1961 with her interment being made at the Pecan Grove Cemetery next to her first husband Virgil K. Shaver.

FIRE INSURANCE.

Are you protected if fire were to destroy your home? A fire insurance policy on your home or household goods would not cost you but a few dollars, yet it might save you hundreds. You owe it to your family to protect their home against the fire demon.

For protection, see **J. A. GARRISON, S. E. Corner Sq., upstairs. New Phone, 409.**

CITY ELECTION, APRIL 2, 1912.

For City Secretary:

J. FRANK SMITH.
R. F. DOWELL.
SIMS CAMERON.

For City Assessor and Collector:

SILAS E. WALKER.
FORREST BOARD.
T. A. COLEMAN.
JAMES H. BALL.

For City Attorney:

T. C. ANDREWS.
JEWEL ABERNATHY.

For City Marshal:

JOHN S. McKINNEY.

Alderman, Ward No. 1:

WICK GRAVES.

Alderman Ward 2, Long Term:

J. R. COGGINS.
(Re-election).

MARSHALL PADGITT.

Alderman Ward 2, Short Term:

W. H. (BILL) STOUT.
ED WEST.
J. W. (WALTER) DOWNS.

Alderman Ward No. 3:

GILES McKINNEY.

Thomas A. Coleman served as Collin County School Superintendent in the early 1890s. Afterwards Mr. Coleman was engaged in several businesses, including hardware, grocery and milling. In 1912, at the age of 70 Mr. Coleman ran for the office of City Assessor and Collector. He lost to Forrest Board.

Thomas A. Coleman was engaged in the live stock trade for many years. Two of the stockholders of the company Mr. Coleman worked for were L.A. Scott and E.W. Morten, both former owners of the Battle House which Mr. Coleman purchased from J.A. Garrison in 1912.

McKinney as a Hog Market.

McKinney has quite a reputation as a hog market. One day recently T. A. Coleman, who is the street buyer for the Shain Packery Company, bought hogs from wagons hailing from the vicinity of Aubrey, Blue Ridge, Farmersville, Pike and Josephine. Owing to the high price of corn, hogs are being sold off pretty closely by farmers and the general opinion is that the supply will be much below the demand next year.



John S. Huffman
(1825-1865)



John E. (Huffman) Allen
(1851-1930)

The Allen Family consists of several members who resided in the Battle House from 1918 to 1975. The first Allens to live there were John H. Allen and his wife John "Jonnie" Huffman, daughter of Dr. J.S. Huffman, the first physician of Plano.



This 1898 photo shows the Allen family when they lived on a farm west of McKinney in Frisco. When Mr. Allen was 74 years old, Jonnie purchased the Battle House from Etta Coleman in 1918. Mr. Allen died the following year but the house remained in the Allen family until 1975.

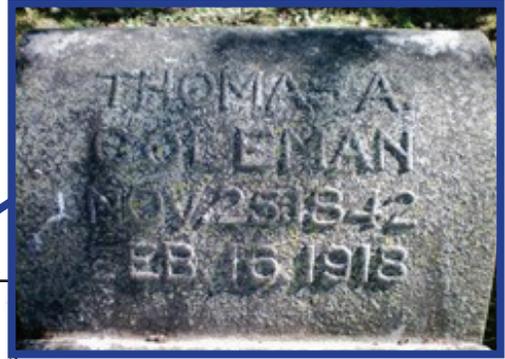
Rear (l to r): Carrie Ella Allen, William Allen, Lillie Lou Allen
Front (l to r): John H. Allen, John Ellen (Huffman) Allen, Laura Sue Allen, Rose Allen.



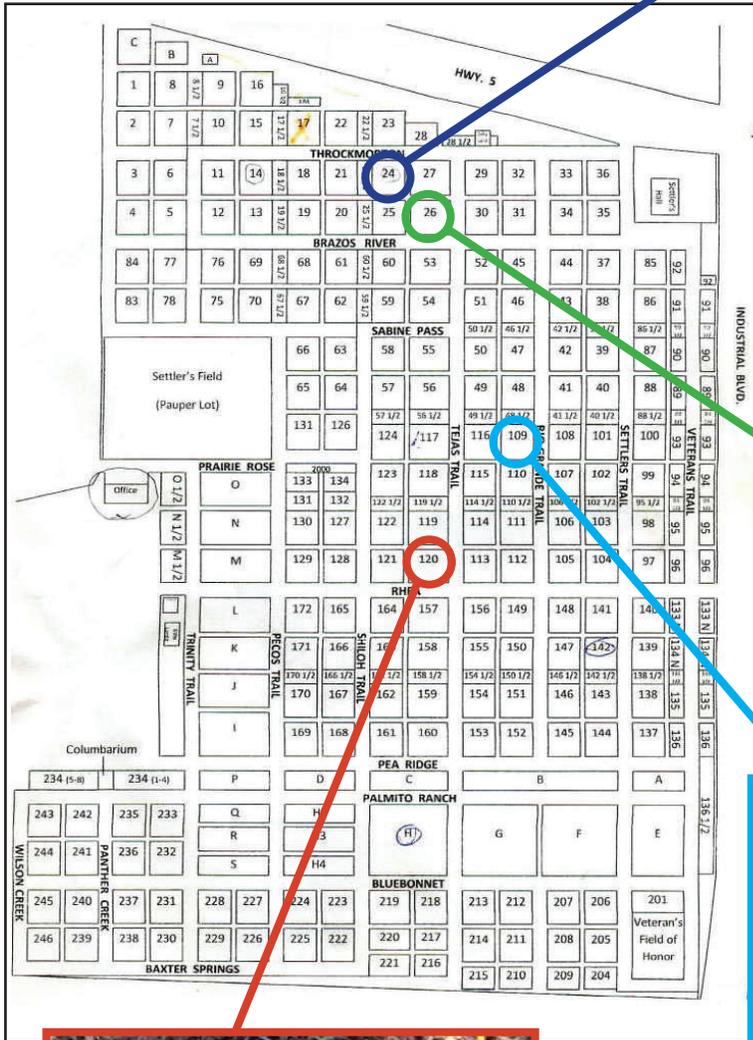
The Allen family, through Jonnie Huffman, is connected to the 36th President of the United States Lyndon B. Johnson. Jonnie's sister Ruth is the former President's grandmother. The photo (at left) shows L.B.J. campaigning for U.S. Senate near Austin in 1941 when his first-cousin-once-removed **Laura Sue Allen** lived in the Battle House.

Pecan Grove Cemetery

This map of Pecan Grove Cemetery in McKinney shows the final resting place of some of the people associated with 109 S. College Street.



Thomas A. Coleman (1842 - 1918)



**James E. Battle, (1813 - 1880)
Sarah (Smith) Battle (1824 - 1903)**



Louis A. Scott (1852 - 1934)



**John H. Allen (1844 - 1919)
"Jonnie" (Huffman) Allen (1851-1930)
Laura Sue Allen (1887-1962)
Ivan Allen (1904-1970)**

Current Photos (2022)



Neighborhood Context (2022)

109 South College Street neighborhood context



View looking North on S. College Street



View looking South on South College Street

Homes near 109 South College Street



513 W. Louisiana Street (L.A. Scott House)



602 W. Louisiana Street (J.W. Fields House)



515 W. Davis Street



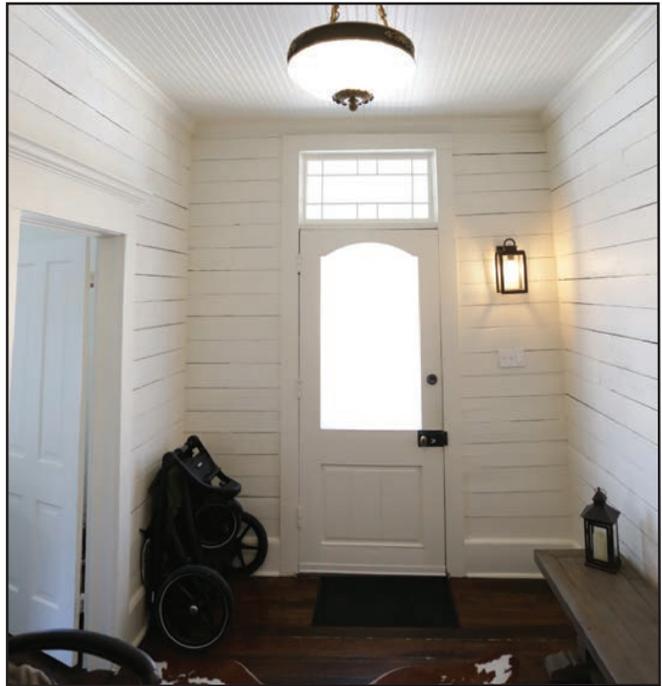
519 W. Davis Street

Architectural Accents



Bead board ceiling

The beaded ceiling as noted in the application for a Texas historical marker prepared on behalf of the Lubys by historian Helen Hall (see page 2)



Front entrance



Original pine flooring



Original plank paneled walls



Original newel post



Original stair railing (re-located)



Original 9-over-one window



Great room added to the rear of house



Original porcelain door knob

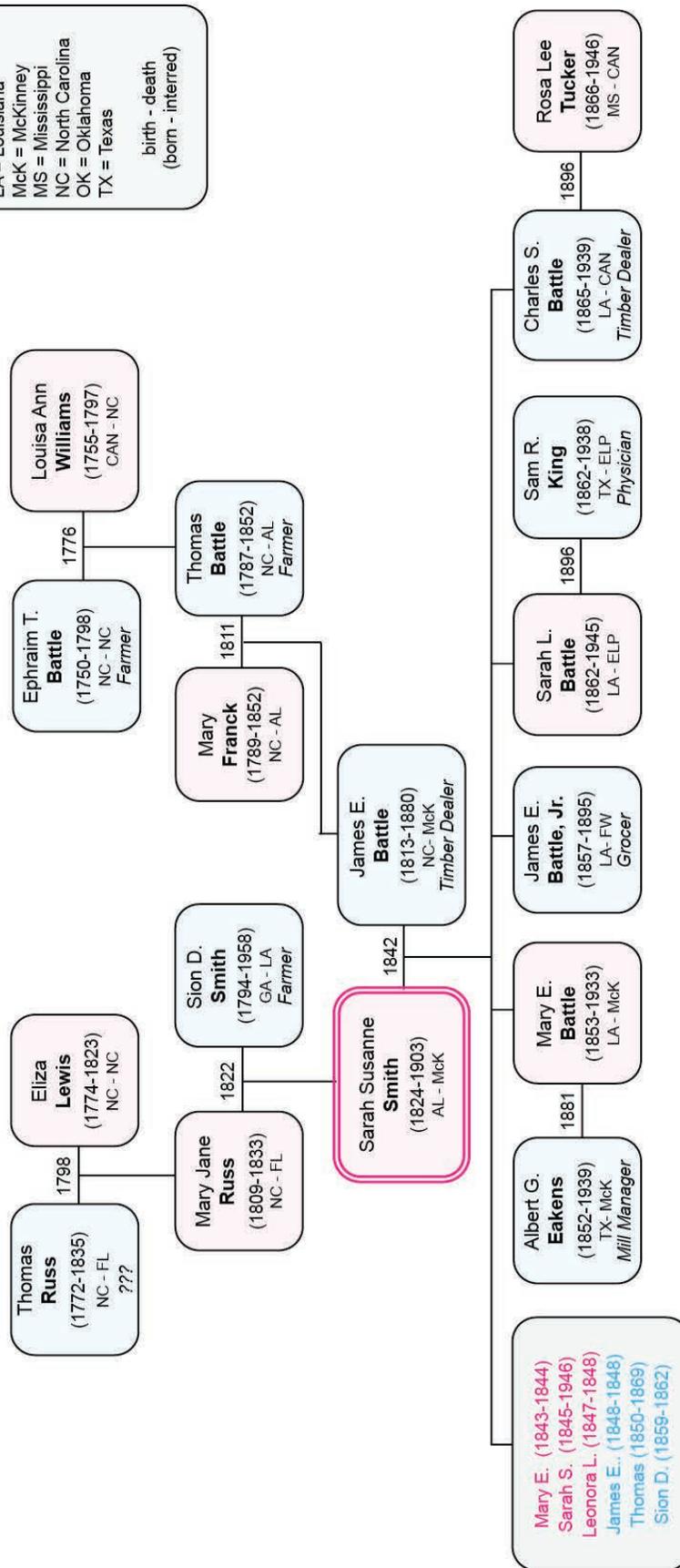
H. Additional Information

Battle Family of Early McKinney

Legend

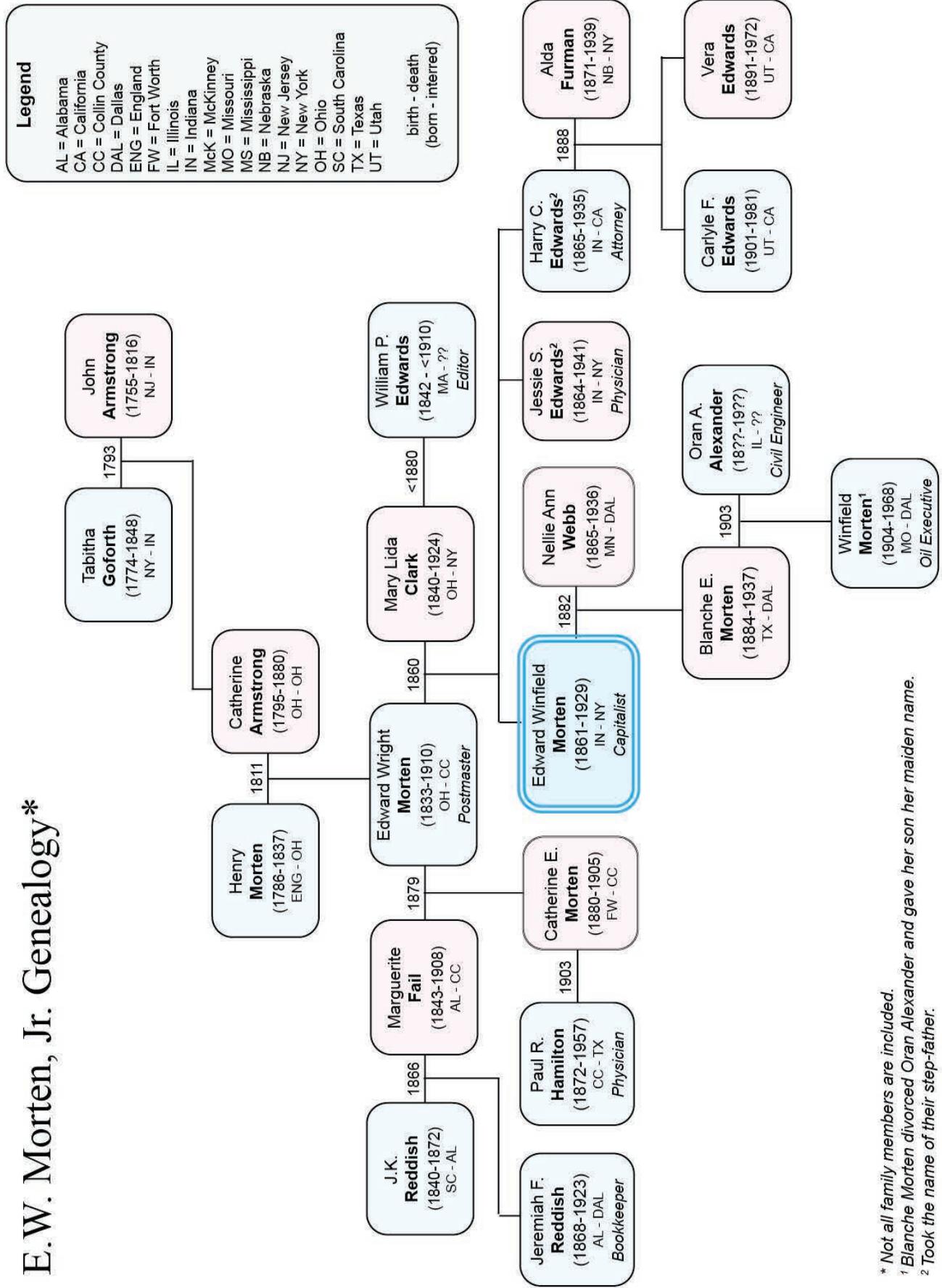
AL = Alabama
 CAN = Canada
 CC = Collin County
 DAL = Dallas
 ELP = El Paso
 FW = Fort Worth
 FL = Florida
 GA = Georgia
 LA = Louisiana
 McK = McKinney
 MS = Mississippi
 NC = North Carolina
 OK = Oklahoma
 TX = Texas

birth - death
 (born - interred)



* Not all family members are included.

E.W. Morten, Jr. Genealogy*



* Not all family members are included.

¹ Blanche Morten divorced Oran Alexander and gave her son her maiden name.

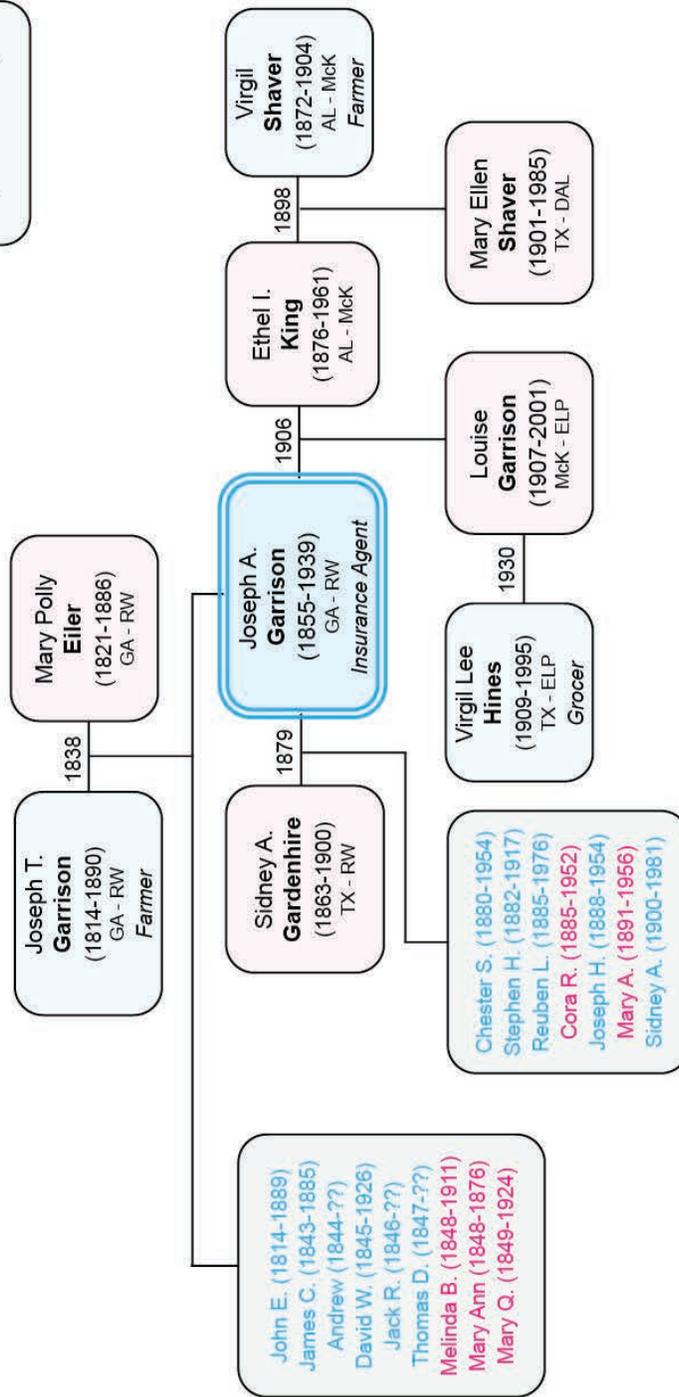
² Took the name of their step-father.

Joseph A. Garrison Genealogy*

Legend

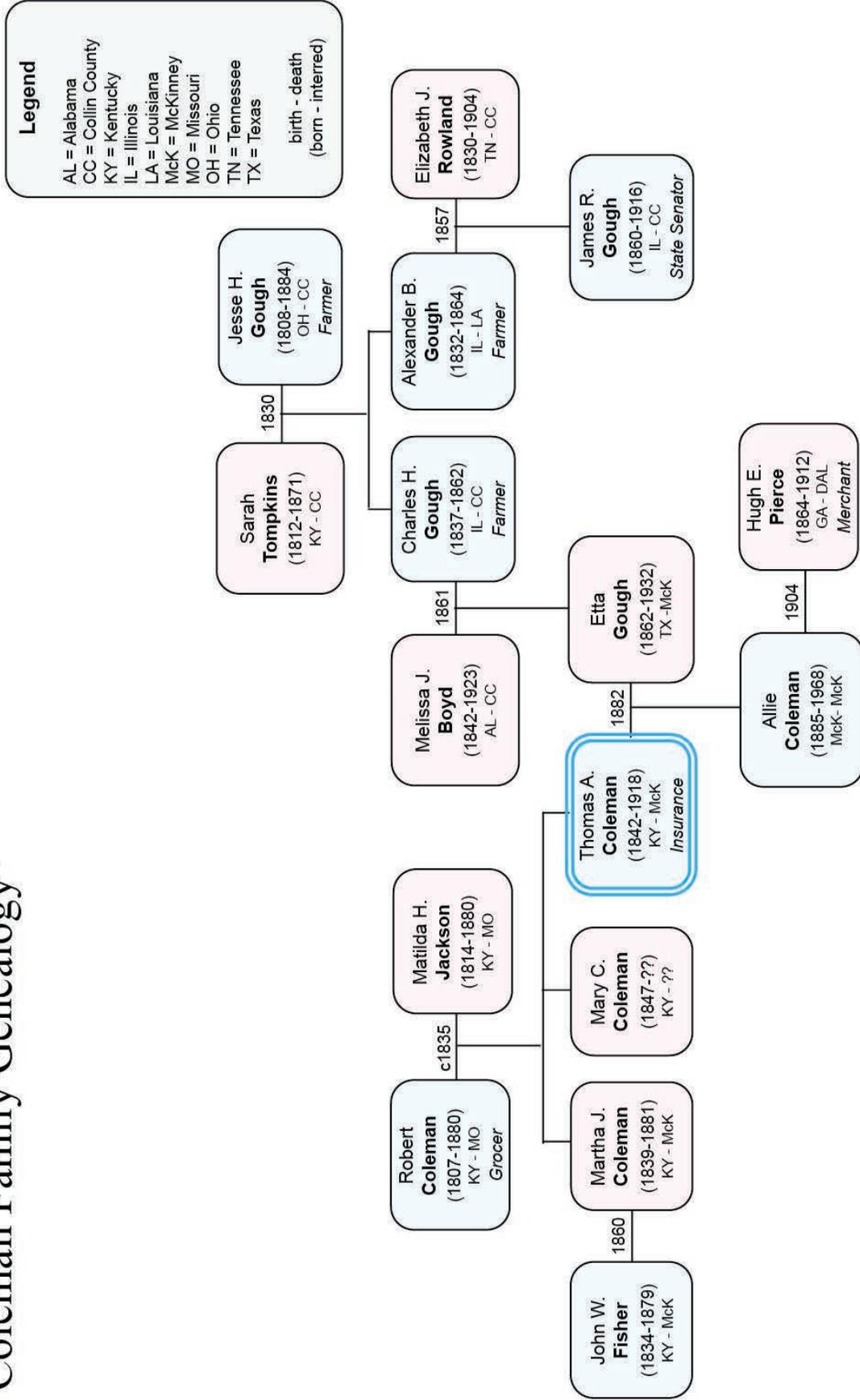
AL = Alabama
 CC = Collin County
 DAL = Dallas
 ELP = EL Paso
 GA = Georgia
 IN = Indiana
 McK = McKinney
 RW = Rockwall
 TX = Texas

birth - death
 (born - interred)



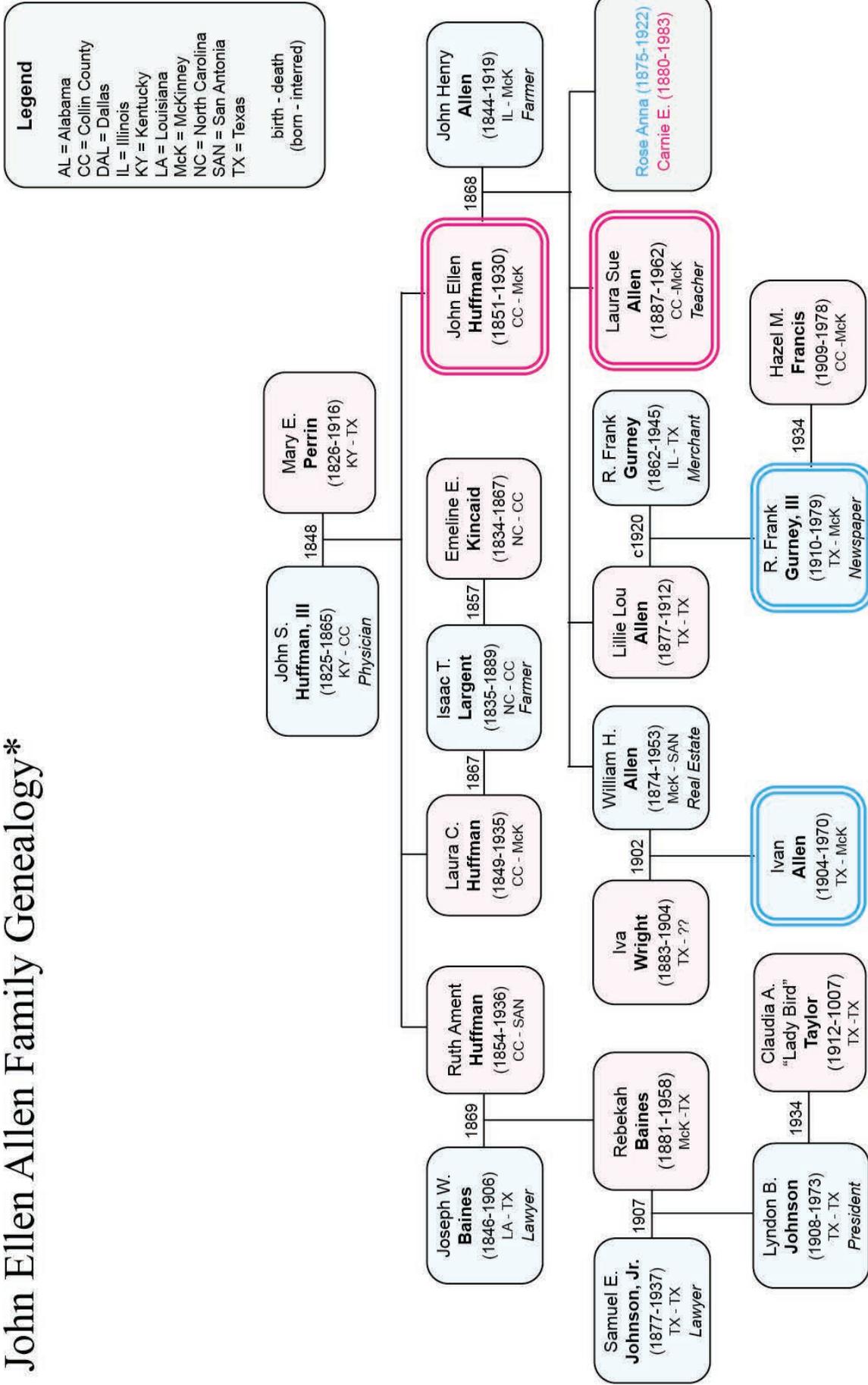
* Not all family members are included.

Coleman Family Genealogy*



* Not all family members are included.

John Ellen Allen Family Genealogy*



* Not all family members are included.

Evolution of Architectural Style

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

Queen Anne Style

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

Prairie and Foursquare Styles

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

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



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

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

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

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

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



Arts & Craft Movement

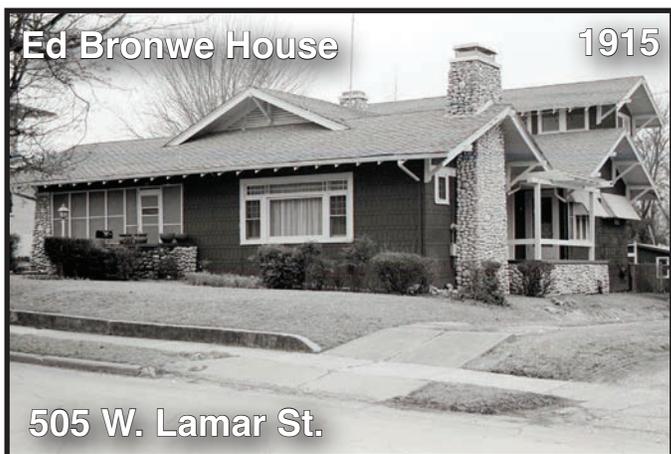
The Arts & Craft Style was another popular alternative to the Queen Anne Style. This style originated in England in the late 1880s and was espoused by social commentator John Ruskin and textile designer William Morris. The Arts & Craft movement emphasized natural, handmade elements. It was as much a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

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

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

Other Styles

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



The I-House Style

The I-House is a term coined by American historian Fred Kniffen to describe some of the residential structures that were popular in Indiana, Illinois, and Iowa in the 19th Century. However, the I-House architectural form was also popular in states that did not begin with the letter “I.”

The style is essentially a simplified version of the American Colonial era architecture that was influenced by the more formal Georgian Style of the 18th Century. The style is sometimes called the “Georgian I-House Style.”

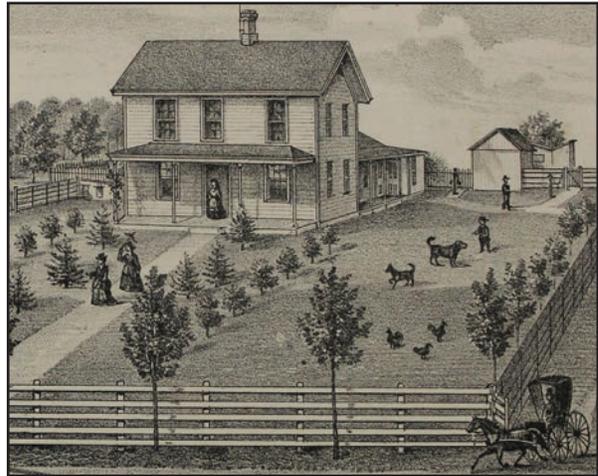
The elements that characterize the I-House Style are:

- Side-gabled roofs
- Two-stories
- Multiple chimneys
- Rectangular footprint
- Symmetrical facade and floor plan
- Two equally-sized rooms on each floor
- A central passage hall
- A rear wing for a kitchen
- Decoration reserved for porch and entry

The I-House Style was popular in rural America between 1820 and 1890. Before railroads could reach remote farm regions, there was little concern for stylistic expression. Neither the materials, the money, nor the manpower existed for creating anything other than a practical dwelling. Still, even with limited resources, rural homeowners desired to emulate the Georgian-like style and the respectability and wealth it suggested.

As advances in distribution and mechanization improved, builders in rural areas had more access to affordable, wood-carved detailing. These manufactured elements could be applied easily to the I-House porch to add a bit of Victorian “sophistication.”

Interest in the style waned at the end of the 19th Century as the nation’s taste shifted to homes with asymmetric facades and elaborate decoration. In rural America, this would lead to the creation of the Folk Victorian and Queen Anne Styles.



The above illustration shows a standard I-House as depicted in the 1874 Atlas of McLean County, Illinois.



Early pioneer settler to Collin County Joseph B. Wilmeth built this I-House around 1848 on his 320-acre farm north of McKinney.



One of the oldest homes in McKinney is the Howell-Parker House built around 1861. It was later remodeled in the 1920s but the home’s original I-House form can still be seen.

The I-House Style in McKinney

Before Victorian architecture arrived in McKinney, the simple, I-House was the popular style. The first rail line into McKinney was the Houston & Texas Central Railroad which arrived in 1872. Prior to that, domestic structures were barely anything more than wooden sheds.

An I-House is a dwelling whose floor plan is a simple elongated rectangle. Supposedly, the name I-House comes not from the shape of the house but from the fact that these houses were popular in Indiana, Iowa, and Illinois in the late 1800s.

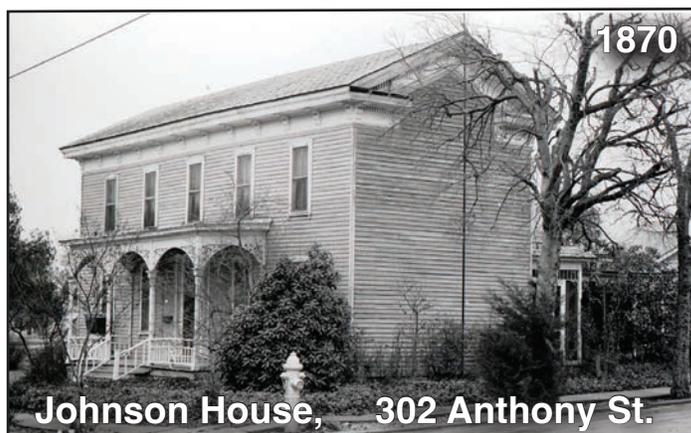
Though the house is best known as the home of Jesse James' cousin, the house owned by wealthy stockman Tuck Hill is a good example of a typical I-House Style with its end-gable roof and symmetrical front facade. The structure has no ornamentation except for the Victorian elements applied to the porch.

Another example of an I-House in McKinney is the Johnson House at Chestnut Square. Like the Tuck Hill House, this house has a decorative Victorian flourish added to its porch. Some other houses that make the Hill and Johnson houses look flamboyant are the Battle and Orenduff houses. These houses askew any ornamentation on the house and the porch.

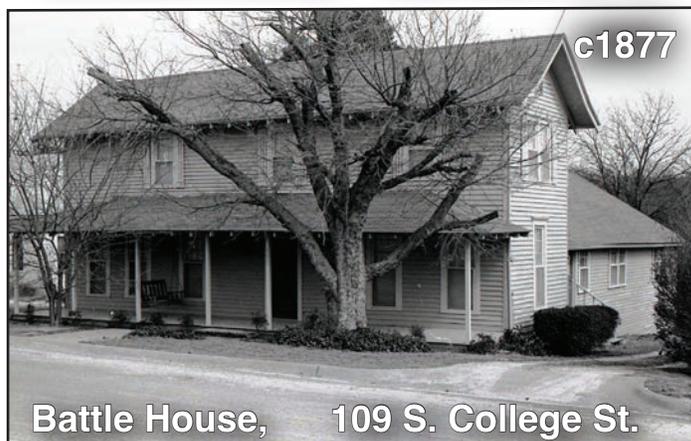
Because of their age and the fact that these homes were built before the era of indoor plumbing and electricity, most of these homes in McKinney have been razed or remodeled. The house at 1306 N. Waddill St. was originally an I-House built in 1859 for James S. Muse but has since been significantly altered.



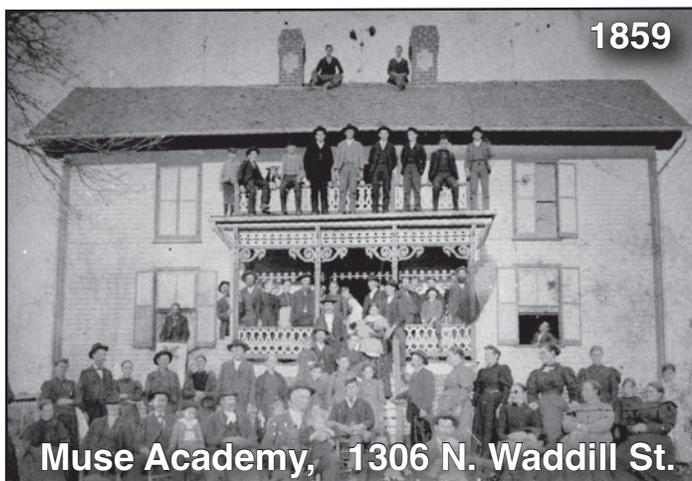
Tuck Hill House, 616 W. Virginia St.



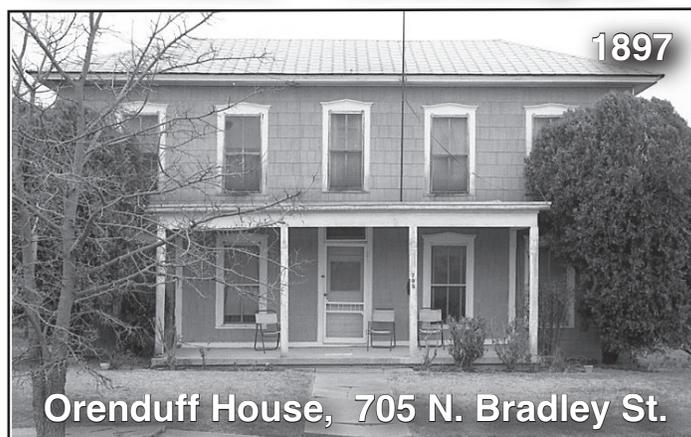
Johnson House, 302 Anthony St.



Battle House, 109 S. College St.



Muse Academy, 1306 N. Waddill St.



Orenduff House, 705 N. Bradley St.

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Research assistance provided by Tom Michero

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