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National Register of Historic Places
Multiple Property Documentation Form

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This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing 514 MPE

Historic and Architectural Properties in McKinney, Collin County, Texas

B. Associated Historic Contexts

Processing of Agricultural Goods in McKinney (1890-1930)

Early Settlement and Vernacular Building Traditions in McKinney (1850-1910)

Commercial Development in McKinney (1848-1937)

C. Geographical Data

The 1986 City Limits of McKinney, Collin County, Texas

The location of all sites are plotted on the McKinney, East U.S.G.S. map except the following, which are on the McKinney, West U.S.G.S. map

- 417 N. Waddill - Site No. 871
- 405 N. Waddill - Site No. 872
- 215 N. Waddill - Site No. 877
- 211 N. Waddill - Site No. 878
- 203 N. Waddill - Site No. 879
- 201 N. Graves - Site No. 833
- 1303 W. Louisiana - Site No. 474
- 1109 W. Louisiana - Site No. 476
- 1206 W. Louisiana - Site No. 475

See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Curtis Tunnell

Signature of certifying official

21 Aug. 1987

Date

State Historic Preservation Officer - Texas Historical Commission

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

for Patrick W. Andrus

Signature of the Keeper of the National Register

10/8/87

Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

INTRODUCTION TO MCKINNEY'S HISTORIC CONTEXTS

McKinney, county seat of Collin County, has been an important agricultural, industrial and commercial center in north-central Texas since its founding in 1849. The town stands about 30 miles north of Dallas, near some of the most fertile and productive farmland in the state. While McKinney's growth has been steady throughout its history, the town's most active period of development occurred during the late nineteenth and early twentieth centuries when it became an important regional center for the processing and distribution of locally grown agricultural crops. Collin County was among the state's leading producers of cotton, wheat and corn which attracted such enterprises as grain elevators, a flour mill, cotton gins, a compress, a cotton oil mill and a textile mill to McKinney during the late 1800s and early 1900s. With this growth, citizens constructed many new residences, churches and commercial buildings, and much of the town's extant historic resources date to this period. Industrial growth around the turn of the century also contributed to the town's commercial development, as McKinney became an important retail center between Dallas and the Sherman-Denison area. McKinney boasts an active preservation movement which resulted, in part, from the city's participation in the Texas Main Street Program. As residents have rediscovered their downtown, they have also begun to appreciate the town's intact historic neighborhoods, and many homes have been restored in recent years. McKinney's present population is estimated to be 20,000.

This nomination was a pilot study of the new multiple-property format. The text complies with guidelines stated in the "Preparing Multiple-Property Submissions for Registering Properties in the National Register of Historic Places" booklet dated September 27, 1985.

A total of fifty individual properties, four groupings (including the Old McKinney Hospital and Nurses' Apartment Building, Houses at 406-408 Heard, the Kirkpatrick House and Barn at 903 Parker, and Houses at 402 and 408 Wilcox), and two historic districts are being submitted with this multiple-property nomination.

*Please Note: Individual properties and historic districts submitted as part of this nomination are presented in the old multiple-resource nomination format, as approved by Carol Shull and Bruce Noble in separate telephone conversations with Peter Maxson of the Texas Historical Commission.

F. Associated Property Types

I. Name of Property Type see continuation sheets

II. Description

see continuation sheets

III. Significance

see continuation sheets

IV. Registration Requirements

see continuation sheets

See continuation sheet

See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

See continuation sheet

See continuation sheet

H. Major Bibliographical References

See continuation sheet

See continuation sheet

Primary location of additional documentation:

- State historic preservation office
 Other State agency
 Federal agency

- Local government
 University
 Other

Specify repository: Texas Historical Commission, Austin, Texas

I. Form Prepared By

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PROCESSING OF AGRICULTURAL GOODS IN MCKINNEY (1890 - 1930)

Historic Context

The cultivation and processing of locally grown crops fueled much of McKinney's late nineteenth- and early twentieth-century growth and prosperity. During this period, Collin County emerged as one of the leading agricultural centers in Texas. Cotton prevailed as the county's largest and most significant farm product, however, corn, wheat and oats were also grown in large quantities. Although crop production in the McKinney area continues today, its role in the local economy diminished after World War II.

McKinney and Collin County are situated on the Blackland Prairie, a wedge-shaped region that extends northeast from the San Antonio area at its most narrow point, to the Red River valley. This belt, which features gently rolling prairies with black waxy soil, is extremely fertile. Blessed with temperate weather conditions and long growing seasons, the Blackland Prairie includes some of the state's most productive farmland.

Cotton

Collin County was organized in 1842, and early census records indicate that area settlers soon began to grow cotton in limited quantities. In 1860 Collin County farmers produced only 16 bales. Most of the state's cotton of the antebellum period was grown in the older, more established counties of East Texas. Following the Civil War, settlements pushed westward and cotton production also spread, especially along the Blackland Prairies where the soil proved particularly well suited for cotton cultivation. In 1870, according to census records, Collin County produced 4,371 bales, a significant increase from a decade earlier.

Area farmers initially shipped cotton by wagon to early trade centers, such as Jefferson in East Texas. Overland transportation was slow, cumbersome and expensive, which kept profits small. However, the arrival of the Houston & Texas Central (now Southern Pacific) Railroad in 1872 laid the groundwork for dramatic changes in the local cotton industry, and McKinney soon became the primary cotton-shipping point in Collin County. Along with the railway, the town's selection as the seat of government and its strategic location near the county's center contributed to McKinney's development into an important regional trade and commercial center.

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Local cotton production reached unprecedented heights during the late nineteenth and early twentieth centuries. Information compiled by J. Lee Stambaugh and noted in various issues of the Texas Almanac from Agricultural Schedules of the U. S. Census provides graphic documentation of this increase and is illustrated in the following table (production totals for 1880 and 1890 were not provided). Although Collin County was never Texas' top cotton grower, it consistently ranked among the state's leaders.

Collin County Cotton Production

<u>Year</u>	<u>Number of Bales</u>
1860	16
1870	4,371
1900	50,762
1910	56,255
1920	75,315
1930	70,464
1940	69,358
1950	25,059

A number of factors contributed to this dramatic rise, and foremost among these was increased demand for cotton fiber in national and international markets. With soaring prices, cotton cultivation became more profitable during the late nineteenth and early twentieth centuries. The railroad enabled larger quantities to be transported at a cheaper price, and Galveston, which stood at the terminus of many of the state's railroads, evolved into the nation's largest cotton-shipping port by the late 1800s. Equipped with improved agricultural implements and aided with better farm techniques, cotton producers increased their yields. Also, greater settlement along the fertile Blackland Prairie, where most of Texas' cotton was grown at that time, provided the manpower necessary to grow and harvest this labor-intensive crop.

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Much of the cotton was cultivated on small farms, frequently by tenants. Once the fleecy crop was picked, farmers hauled it to a gin where the fiber was separated from the seeds. Before the advent of the compress industry, cotton baling occurred only at the gin. Cotton was then transported to textile mills in the United States and Europe. The Manufacturing Schedule of the 1870 census indicates that one gin operated in McKinney, but by 1876, four years after the arrival of the railroad, the city boasted three. The W. C. Burrus Flour Mill and Cotton Gin, the Gerrish and Lawson Cotton Gin, the Burger Cotton Gin and the Griffin Brothers Gin were among the many that operated locally during the late nineteenth and early twentieth centuries.

After processing at the gins, cotton fiber was taken in loose bales to a compress where it was prepared for shipment. There, a high-powered piston-pressed cotton into more compact, heavier bales which enabled the good to be transported more economically. Although these bales were about the same size as those from the gin, they generally were about five times as dense. Thus, more cotton could be shipped.

The compress industry played a vital role in the state's cotton trade. Up until the early 1880s, Texas' only compresses operated in Galveston or Houston, where almost all of the state's cotton was processed and shipped. As cotton production increased during the late nineteenth century, compresses were built throughout the Texas hinterland, especially in the Black Prairie region.

The McKinney Cotton Compress Company began operations by 1892, boosting the local cotton industry. It originally stood on block 47 of the original town site, in the 400 block of East Hunt Street and was serviced by the Houston and Texas Central and Missouri-Kansas-Texas railroads. Sanborn maps show that gins, which had previously been scattered throughout the city, began to cluster around the compress. Although the plant expanded by 1902, the company abandoned its original site in 1914 and relocated to the 300 block of North Throckmorton Street. The new site provided significantly more space and allowed for expansion. The property now is a sprawling six-acre complex that includes the compress, warehouses, a water tower, and offices. The facility has since changed ownership several times, but it remains in operation and is known today as Producers Compress, Incorporated.

Although cotton was shipped to port cities, such as Houston and Galveston, cotton brokers most often purchased bales of the crop in communities throughout the state. These buyers either worked independently or, to reduce overhead, were employees of mill companies based in the

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eastern United States or foreign countries. They purchased cotton directly from the farmer, from the gin operator, at the compress, or on the courthouse square during trade days when farmers brought their cotton to town. Old city directories of McKinney reveal that most of these brokers maintained offices in the upper floors of commercial buildings or banks in the city's downtown.

The cotton oil industry which developed during the late nineteenth century found use for the cotton seed, a previously discarded byproduct in the ginning process. Seeds were pressed into oil and were used for soap, food oil or animal feed. The earliest cotton oil mills in north Texas operated in the Sherman-Denison area, about 30 miles north of McKinney. In 1892 the McKinney Cotton Oil Company was established in the 500 block of East Louisiana Street.

With the success of the local cotton trade during the early twentieth century, business leaders of McKinney worked to establish a community owned and operated textile mill. These individuals believed enough cotton was grown in the area and sufficient capital was available locally to support such an operation. They also reasoned that a textile mill would boost the town's economy by providing jobs for area residents, encourage other industries and factories to locate in McKinney, and also enable more of the profits from the harvesting and processing of locally grown cotton to remain in the community. J. Perry Burrus, who had attained great wealth with his ownership of the McKinney Mill and Elevator Company and other flour mills throughout the state, spearheaded the effort. On November 24, 1909 plans for the establishment of the \$200,000 Lone Star Mill Company were announced in the McKinney Daily-Gazette. The original board of directors included the city's most influential and financially successful individuals. They were W. B. Newsome, J. L. White, George Wilcox, J. L. Lovejoy, L. A. Scott, E. W. Kirkpatrick, John H. Ferguson, and T. B. Wilson. Other board members elected to head the company were J. Perry Burrus, president; S. D. Heard, first vice-president; and J. P. Crouch, second vice-president.

While the plant was under construction, local newspapers closely monitored its progress. The mill, whose name was changed to the Texas Cotton Mill Company, began operations on November 1, 1910 and, according to local historians, was reputed to be one of only two mills west of the Mississippi River that manufactured colored-print cloth. The plant included 5000 spindles and 160 looms within a massive one- and two-story brick building. During this initial construction phase, the mill's owners also erected 17 workers' "cottages" to the south of the factory. The entire mill complex stood adjacent to a large cotton field, just beyond the southeast city limits. The Houston and Texas Central Railroad serviced the factory.

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The Texas Cotton Mill Company, proving an immediate financial success, increased its capacity and included 11,172 spindles and 376 looms by 1917. At that time, it was one of only 14 mills in the state. Company founders no doubt beamed with pride after the 1920 census indicated that the city experienced one of its largest growth rates during the previous decade, due largely to the locally owned textile factory. With a work force that eventually totaled over 520, the McKinney mill brought many new residents to the town. As Everett Lloyd noted in Farm and Ranch magazine, "probably 90 percent of the labor employed in the Texas mills came from other states" (Lloyd 1917: 1).

J. E. Cooper, a prominent local contractor, completed a \$200,000 expansion to the mill in 1926. During this construction phase, Cooper built a two-story addition onto the building's east side and also erected more workers' houses. By 1927 the entire plant complex included the mill, an office building, three warehouses, a water tower, a cooling pond and a concrete-lined reservoir. A boarding house, meeting hall and over 50 single-family, workers' dwellings stood directly south of the plant, while another 25 houses were located to the north.

The area around the factory soon became known as Mill Town, which functioned as an almost separate community within McKinney. Independently owned stores, which catered to workers who lived nearby, opened along the 300 and 400 blocks of Millwood (now Elm) Street, across the street from the mill.

The Texas Textile Mill, as it was eventually known, operated for almost six decades before closing in 1969. One factor that contributed to its demise occurred in 1948 when a tornado struck the plant and nearby land. The storm caused two deaths (a remarkably small number considering its severity), many injuries and approximately \$3,000,000 worth of damage. Although the factory was rebuilt, its operations never completely recovered. The popularity of synthetic textiles in the post-World War II era also added to the plant's miseries. A Waco-based textile company eventually purchased the factory, and on January 1, 1969 the McKinney plant closed and much of its equipment was shipped to the company's Waco plant. A furniture manufacturer bought the facility that same year and began operations that continue today.

Cotton production and processing dominated the local economy through the 1920s until the onset of the Great Depression which caused cotton prices to drop substantially. McKinney's cotton industry never fully rebounded. The gradual decline in Collin County's cultivation of the crop typifies the overall reduction in cotton production throughout central and north-central

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Texas. While most of the state's cotton was grown in the Blackland Prairies during the late 1800s and early 1900s, the major cotton production centers shifted to other parts of the state by the mid-twentieth century. With the aid of new irrigation techniques, the bulk of the state's cotton is now grown in the South Plains of the Panhandle region and the costal plains of south Texas.

Grain Storage and Processing

Despite cotton's dominance in the local agricultural market, Collin County farmers cultivated large amounts of corn, wheat and oats, ranking among the state's largest suppliers during the late nineteenth and early twentieth centuries. Their high yields facilitated the development of a grain processing industry that played a key role in the town's history.

When Collin County was first settled, its society was almost exclusively agrarian. Census records indicate that the vast majority of male settlers listed farming as their primary occupation, which is not surprising given the prevailing frontier conditions of the time. Collin County, like much of the state, was relatively isolated and its residents strived for self-sufficiency. To feed their families, farmers typically raised a variety of crops on their small farms which were plentiful throughout the Collin County landscape. Agricultural schedules of the 1850 and 1860 census reveal that such staple crops as wheat, corn and oats were the chief goods grown.

An integral element of this agrarian society was the operation of grist mills, which were the county's first manufacturing facilities. These early mills, either water- or animal-powered, ground wheat and corn into a fine meal that could then be used for baking. Census records list a single grist mill in Collin County by 1870. Because power sources were limited until the 1890s, mill owners often combined cotton gins with their operations. W. C. Burrus owned such a business about three miles northeast of the courthouse by 1876.

Continued settlement during the mid- and late-nineteenth century resulted in greater production and cultivation of agricultural goods. Corn, wheat and oats production increased to such an extent that surplus goods were shipped to other markets, made possible, of course, with the advent of rail service in 1872.

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The Farmers and Merchants Roller Mill, owned by D. W. Stoufer, began operations in 1885 and stood west of the Houston and Texas Central tracks and north of the McKinney Compress Company's original plant. W. C. Burrus and his son J. Perry Burrus, both of whom had operated a flour mill and cotton gin outside of McKinney, purchased the Farmers and Merchant mill in 1892 and renamed it the Collin County Mill and Elevator Company.

The establishment of this firm marked the beginning of an enterprise that soon opened branch facilities throughout Texas and eventually became one of the Southwest's largest suppliers of flour and other milled goods. J. Perry Burrus became company president around the turn of the century and in 1904 successfully led the takeover of the Fort Worth Mill in nearby Fort Worth. Ten years later, the McKinney mill built new facilities on the other side of the tracks. With its massive concrete and steel grain elevators, the plant stood as an imposing landmark in the community and symbolized the significance of the local agricultural trade. It manufactured flour until its conversion into a feed mill during the 1930s. At that time, it was part of the Tex-O-Can Milling Company, headquartered in Dallas and founded by Jack Burrus, son of J. Perry Burrus who died in 1933. This large firm owned mills and elevators in Dallas, Lubbock, Fort Worth, San Antonio, Galveston, Texas and Kingfisher, Oklahoma. The McKinney facility continued operations until the 1970s. Since then, the plant has remained intact but unused.

While the Collin County Mill and Elevator Company was an extremely significant local industry, it was not the only grain storage and processing plant in town. In 1894 Ben Hill and J. W. Webb established a mill and elevator company near the 400 block of East Louisiana Street. Hill and Webb erected new facilities in 1906, which are still in use. The Obershain Brothers operated a corn mill by 1892 but it was razed in the 1910s. Another now-defunct plant was the McKinney Elevator Company, which operated between the 1890s and 1910s. It was demolished in 1914 when the Collin County Mill and Elevator was built on the site.

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Property Type: Cotton-Processing Facilities

Description

These structures are directly involved in the processing, shipment or refinement of cotton and its by-products and include cotton gins, compresses and cotton oil mills. Because utility and efficient operation are their primary concerns, these property types generally are void of stylistic detailing.

All harvested cotton was brought to a gin for initial processing. A small wood-frame structure, most often sheathed with corrugated metal, housed the gin. Farmers hauled the cotton by wagon to an open bay that extended from one side of the elongated, rectangular-plan structure. The raw good was taken to the gin where tandem circular saws drew the fibers through, leaving the seeds behind. The cotton was then conveyed to a small, detached warehouse, while the seeds were taken to another separate building.

Because cotton-ginning equipment was relatively inexpensive, compared to that for a compress or cotton oil mill, gins were commonplace. They could be found in both urban and rural settings, but generally stood near important roads and rail lines. Several gins relocated in close proximity to the urban cotton compress once it was built.

Both compresses and oil mills involved substantial capital to begin operations and, therefore, were built less frequently. A compress usually included a steam-powered piston and baling device enclosed by a two-story tower. Here, the cotton was pressed into 500-pound bales. Since the compress would handle massive quantities of cotton during a season, large, open cotton yards and eventually covered warehouses provided storage space. Cotton yards proved a less desirable solution because bales were exposed to the elements, which could cause substantial damage. By the early twentieth century, enclosed storage buildings became commonplace and usually consisted of a series of one-story attached, sheet-metal-covered warehouses of wood-frame construction. Brick walls, as frequent partitions, provided limited protection from fire.

A cotton oil mill included a complex of three structures. The seed house was the largest and most recognizable because of its imposing hipped roof. Seeds were stored in this sheet-metal-clad, wood-frame structure until ready for refinement. A conveyor then took the seeds to the brick

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mill, where the hulls were removed and the kernels were pressed into oil. Another detached building stored the hulls which eventually were used as animal feed. Like the compress, the oil mill complex always stood adjacent to railroad tracks.

As cotton's significance in the local economy waned following World War II, the majority of industrial structures involved in the crop's processing either closed or reduced operations. Technological advances and improved processing methods increased productivity in more recently built structures, forcing many of the older facilities to cease operations. Many have been razed or their machinery has been removed and the structures used for other purposes.

Significance

McKinney's cotton-processing structures played a significant role in the town's history and development during the late nineteenth and early twentieth centuries. Much of the area's vast agricultural potential was realized through the construction and operation of these facilities. Their establishment aided the town's commercial development because area farmers came to McKinney to sell their crops and then purchased goods at downtown stores. These property types also laid the foundation for the town's industrial development and supported the establishment of a textile mill.

Registration

These property types are significant for their associations with the local cotton industry. Because much of McKinney's late nineteenth- and early twentieth-century growth resulted from the community's active cotton trade, structures in this category played an important role in the town's history and also contributed to Texas' development into the nation's largest cotton-producing state. These property types, therefore, meet Item A of the the National Register Criteria which states that they "are associated with events that made a significant contribution to the broad patterns of our history." These structures are grouped under the INDUSTRY and AGRICULTURAL areas of significance because of their ties with the town's industrial development and the processing of an important, locally grown, cash crop.

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To qualify for listing in the National Register, these properties must be over 50 years old and have been constructed to aid in the processing, shipment or refinement of cotton. In their present state, they must be recognizable to the time of the original use and retain their basic form. They ideally should retain some of their cotton-processing equipment. Only a small number of these extremely significant properties were ever built locally; extant examples that retain their integrity should qualify for listing in the National Register.

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Property Type: Textile Mill Complex

Description

This property type includes the cotton textile factory and all structures directly associated with its operation, including workers' housing, meeting halls and boarding houses. During the early twentieth century -- when many Texas businessmen envisioned the state's development into a cotton-processing center -- a factory such as this provided housing for its workers. Thus, all of the buildings within such a complex were financed by the company that was responsible for the mill's operation.

A textile plant is a manufacturing facility that includes a group of structures, the largest of which is the mill where the raw good is transformed into a finished product. With modest stylistic detailing, the mill is a massive one- or two-story brick building which houses spinning, weaving, dye and cloth rooms. The factory's main offices is located within the plant's main building or in a small detached structure. Cotton to be manufactured and cloth to be shipped are stored in any of the large, warehouses -- usually of frame construction and clad with sheet metal-- which stand nearby. A cooling pond, reservoir and water tower also stand on the plant site and are necessary components in the mill's successful operation. Because such a factory required the use of a large amount of property, mill owners built the facility on undeveloped land near the outskirts of town. It was also essential to locate near railroad tracks to enable raw and manufactured goods to be shipped easily.

To remain competitive and embrace new technology, some of the factory's obsolete and inefficient equipment may be replaced, although the bulk of the original machinery is maintained most often, as the cost of replacement is great. If a mill ceased operations and the building is converted for another use, the mill's machinery is frequently removed. Exterior alterations are few and are generally limited to the construction of additions and/or to general repairs and upkeep to the original facility.

As is customary for such a large-scale manufacturing operation of that vintage, the factory built single-family residences, boarding houses and club halls for its laborers. These structures stand in close proximity to the mill. As the company prospered and its operations expanded, the factory frequently built more workers' housing. Despite a wide range in their date of construction, these dwellings are often remarkably similar in design, plan and detailing. Frame construction is most popular because of its low cost.

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In McKinney, these houses have a front projecting room with a small inset porch to one side. Most are L-plan houses surmounted by a hip roof. The long blocks on which they stand and the uniform siting of each present continuous rows of detached domestic buildings. Once the houses are sold and are no longer a part of the mill, their overall condition is likely to deteriorate. If the structures are not owner occupied, tenants frequently care little for the structure's appearance, as the dwellings stand in an industrial and less desirable setting. Relatively few alterations affect the integrity of these houses. Most changes are limited to replacement of windows and porch floors.

Significance

Despite Texas' development into the nation's largest cotton producer by the late nineteenth century, only a small number of textile mills were ever constructed in the state. By 1917 Texas boasted 14 mills and most operated in cities, situated on the Blackland Prairie, such as Waco, Hillsboro and Waxahachie, where the bulk of the state's cotton was grown. The Texas Cotton Mill Company, established in McKinney in 1910, became an important industrial operation not only for McKinney, but also for north-central Texas. Its founding illustrates the prominence and significance of cotton to the local economy. For almost six decades, the mill was the city's largest employer. Since Texas was primarily an agricultural state during the early twentieth century, only a relatively small number of factory workers' housing was ever constructed within its borders. Most of those that were built have been destroyed in recent years, but this group in McKinney is among the finest and most intact examples of company-built housing in the state.

Registration

These property types are important for their association with the local cotton industry and for being among the small number of textile mill operations built in Texas. To be eligible for listing in the National Register, certain conditions must be met. These sites can qualify under Item A of the National Register criteria and should be listed under the INDUSTRY area of significance. Because architecture is not necessarily an area of significance, exterior and interior alterations are not as important a concern as the retention of major components and buildings. The mill should closely resemble its original appearance and must be recognizable to its period of significance despite any repair or retooling that may have

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taken place in recent years. Dwellings associated with the mill must have been built and owned by the company and occupied by its employees. The workers' housing units are not significant on their individual merits, therefore they must be viewed as a whole. To qualify, over 50 percent of these dwelling must retain their uniform character in appearance, siting, materials and location near the mill to be of significance. New infill and modern alterations detract from the integrity of these dwellings.

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Property Type: Residences of Plant Managers, Investors and Commodity
Brokers

Description

This property type includes domestic structures of many of the city's most affluent residents. These individuals were able to build or purchase imposing houses because of their investments and direct involvement in McKinney's profitable agricultural-processing industry of the late nineteenth and early twentieth centuries. Since crop production and refinement remained an integral element in the town's economy for almost 40 years, these homes reflect a wide range of architectural preferences that were popular throughout north-central Texas. The earliest and one of the most common is the Queen Anne style, which features irregular massing and a variety of texture, color and detailing. Some houses have gouged and chiseled ornamentation which is frequently associated with the Eastlake style. These residences enjoyed some popularity among local home builders in the late nineteenth century, although these houses were constructed less frequently than their Queen Anne counterparts. By the early 1900s, Classical Revival houses were being built in McKinney. This architectural mode emphasizes order and symmetry, with details drawn from Greek and Roman architecture, though of "modern" interpretations. Characteristic classical elements include two-story porticos with massive Ionic, Doric or Composite columns. The Prairie School was another locally popular style of the early 1900s. No McKinney examples demonstrate the bold horizontal massing most often associated with scholarly versions of the style. However, several local examples suggest stylistic influences of the Prairie School with low-pitched roofs, broad eaves and friezes, and expansive porches.

Regardless of their styles, these houses were built in the city's more desirable locations, in neighborhoods north and west of the central business district and away from industrial facilities. Partly because McKinney's growth slowed in the years following the cotton boom, relatively little recent construction has taken place in these neighborhoods. Therefore, a large number of these houses remain. Most have been altered somewhat, but these changes generally have not affected their historic integrity. Porch, window and door replacements are most common. For the most part, these residences have been well maintained, and many have been restored in recent years.

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Significance

These dwellings represent another manifestation of the success and prominence of the local agricultural-processing industry during the late nineteenth and early twentieth centuries. The individuals who constructed these residences included major stockholders of the textile mill or owners of grain elevators who reaped the greatest financial benefits in the local economic boom. As symbols of their owners' financial wealth and social status, these properties reflect a strong desire among the town's affluent to appear modern and progressive. Prominent local builders and architects designed many of the more high-style dwellings, and even a few regionally known architects from nearby Dallas received commissions to design homes in McKinney. To a large extent, these houses introduced new trends and raised awareness of architectural styles among the local populace.

Registration

These property types are noteworthy for their associations with persons who were directly involved in the local cotton- or grain-processing industry and are also among the finest local examples of high-style residential architecture of the late nineteenth and early twentieth centuries. These sites qualify under Item B of the National Register criteria. Since these dwellings are among the city's most architecturally noteworthy dwellings, these property types are listed under INDUSTRY or COMMERCE and, in some cases, the ARCHITECTURE area of significance. Properties with architectural significance could also meet Item C of the National Register Criteria. To qualify for listing in the National Register, a property must have been the primary residence of an individual who was a major investor in, or involved with the day-to-day operations of an agricultural-processing concern in McKinney. These properties also could be the homes of brokers who purchased locally grown crops for shipment to Galveston or other ports. Their association with the property must coincide with the time of their involvement in the local agricultural industry. It must be proved that these individuals made a significant contribution to McKinney's industrial development or operation during the late nineteenth and early twentieth centuries. To qualify under the ARCHITECTURE area of significance, these properties should be well-preserved examples of a style or type and must be recognizable to the time of their association with those individuals involved in the local cotton trade. They must be at least 50 years old and retain integrity of design, materials and workmanship.

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EARLY SETTLEMENT AND VERNACULAR BUILDING TRADITIONS IN MCKINNEY (1850 - 1910)

Historic Context

McKinney's founding came soon after Collin County was organized in 1846. Buckner, a small village which once stood in the western part of the county about four miles northwest of present-day McKinney, initially served as county seat. State law, however, stipulated that each county's government be situated as near as possible to the county's geographic center. Upon learning of this requirement, local officials realized that a more centrally located county seat was needed. William Davis, a prominent landowner in the area, donated 120 acres for this purpose and George White and Ethelred Whitley surveyed the new town site. Named for Collin McKinney, an early Texas settler, patriot and statesman, and also the person for whom the county was named, the town was officially established on August 24, 1849, when the first lots were sold. Buckner soon was abandoned. A Texas Historical Commission subject marker notes its site.

McKinney stands on gently rolling prairie land which when first settled, featured expansive fields of waist-high grass. Although no rivers or major tributaries run nearby, several seasonal streams flow through the city. These streams served as a source of water for pioneers, and the native trees that lined these waterways provided an early source of building materials.

The original town site presented a cardinal-point grid plan with a courthouse square near the city's center, a popular town plan throughout Texas. The majority of the state's county seats, especially those of the same vintage as McKinney, are arranged similarly. The courthouse square was the sole public space set aside in this town plan. Anticipating that property near the town's center would be in great demand for business purposes, the city's surveyors made lots facing onto the courthouse square long and narrow, measuring 25 by 100 feet. Such a layout enabled merchants to erect buildings with storefronts for displaying their goods to passersby and room within to conduct business and stock their merchandise. White and Whitley divided the remainder of the city's blocks into equally sized lots that were reserved for residential use. During McKinney's pre-railroad era, the town was sparsely developed, even around its square.

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Collin County stood within territory included in the Peters' Colony, which stretched across much of north-central Texas. This settlement was officially organized on August 30, 1841 when William S. Peters and 19 associates contracted with the Republic of Texas to bring 600 families to Texas during a three-year period. Peters' company, officially known as the Texas Emigration and Land Company, agreed to furnish a cabin, seed, guns and ammunition to each settler. Each family received 640 acres to cultivate, while single men secured half of that amount. Subsequent amendments to Peters' original agreement allowed for more families, a lengthier settlement time and more territory. With these changes, the colony encompassed 16,000 square miles, including the present-day counties of Dallas, Tarrant, Denton, Grayson and Collin. Many of the families that settled in the Peter's Colony became prominent social, civic and business leaders in nineteenth-century McKinney and Collin County.

Since the Peter's Colony originated from Louisville, most recruits emigrated from Kentucky and nearby states. Census records of 1850 and 1860 show the majority of McKinney and Collin County residents relocated from Kentucky, Tennessee and Missouri. These early residents established a society whose culture was based strongly on the traditions and values of the Upland South. Protestant churches prevailed throughout the region. Farms were generally small in size, and few slaves were tallied in the 1850 and 1860 censuses. Collin County, along with most other counties that comprised the Peters' Colony, voted against secession prior to the Civil War.

None of McKinney's early pioneer-era structures have survived, and only a few old photographs and written accounts document the town's earliest buildings. Collin County historian Harold Beam reports that,

A few very early cabins were one-room affairs made of split and notched logs with the bark left on the outside and split portion on the inside, but the majority of these early homes were two-room cabins with a hallway between which served as an opening for ventilation in the summer. These log cabins were heated by a fireplace which was ventilated by a stone chimney erected on the side of the house (Beam 1951: 46).

The first dwellings built by pioneer families in McKinney were crude structures. The 1850 census lists 18 carpenters in the county, most of whom hailed from Tennessee, Kentucky, Virginia and Illinois. This tradition of individual craftsmen/builders remained strong throughout the third quarter of the nineteenth century. By 1860 and 1870 carpentry had become one of the most popular occupations in Collin County, according to census records, and the types of dwellings these men erected reflect strong associations with building traditions of the Upland South.

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The bulk of milled wood used in local construction during the mid nineteenth century came from Jefferson, an early lumber center in East Texas, and was transported by way of ox cart and wagon-and-team. With the arrival of the railroad, however, lumber and other building materials were shipped in larger quantities and at cheaper prices. By 1876 McKinney boasted its first lumberyard which stood near the railroad tracks, according to a bird's-eye map of the city.

As the following table indicates, McKinney's most rapid growth took place during the late nineteenth century which resulted in the city's first major construction boom, thereby boosting the building trades.

Population Totals of McKinney

Year	Population	% Change	I	Year	Population	% Change
1850	523*	N/A	I	1920	6,677	41.6%
1860	----**	N/A	I	1930	7,307	9.4%
1870	----**	N/A	I	1940	8,555	17.1%
1880	1,479	N/A	I	1950	10,560	23.4%
1890	2,489	68.3%	I	1960	13,763	30.3%
1900	4,342	74.4%	I	1970	15,193	10.4%
1910	4,714	8.6%	I	1980	16,249	6.9%

Source: Texas Almanac. * - 1858 estimate; ** - not available

While individual carpenters built many structures, local lumberyards also entered the construction business, as evidenced by mechanic liens on file at the Office of the Collin County Clerk. Charles Brantley, Lon Furr, John Martin and the firm of Higgins and Padgitt were some of the active builders in McKinney during the late nineteenth century, as were the J. M. Wilcox and Son Lumber Company and the G. W. Owen Lumber Company.

Vernacular architectural traditions exerted the strongest influence on McKinney's late nineteenth-century domestic structures, although they often were adorned with the more ornate detailing typically associated with Victorian styles. In plan and form, however, these residences maintained vernacular traditions. By the early twentieth century, popular house types, which were being seen in women's magazines and other publications, displaced

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vernacular plan types as the favored house form. The American four-square and bungalows were among those most frequently built in McKinney, as residents desired to appear modern and progressive. By the 1910s few vernacular structures, i.e. those that can be linked to a specific geographical area, were erected, marking the close of McKinney's earliest building era.

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Property Type: Vernacular Domestic Structures

Description

Vernacular architecture in McKinney is present from the town's founding in 1848 and extends into the second decade of the twentieth century. During this span, a variety of building types, such as center-passage, L-plan and two-room dwellings, can be found. While none within each group are exactly alike in detail or dimensions, all share a common idea of form, spatial arrangement and use. These dwellings, as a whole, reflect a regional adaptation of Upland and Lowland South building traditions.

Subtype: Center-passage dwellings

One of the first house types built in McKinney was the center-passage dwelling. This vernacular form remained popular locally from the mid nineteenth century into the 1910s. All such buildings are one room deep with a central passage or hallway that is flanked on both sides by a single room. One- and one-and-a-half-story center-passage houses are most prevalent, although the I-house, a two-story version, attained considerable popularity in McKinney. Numerous examples of all types still stand.

These dwellings are of frame construction, usually with weatherboard siding, although some have board-and-batten walls. Chimneys are placed at one or both ends of the gable-roofed buildings. Because of their relatively early construction date, center-passage dwellings often have little ornamentation, as limited resources rarely permitted such extravagance during harsh frontier conditions. In later years, with the widespread use of milled lumber and the installation of sawmills throughout the region, houses improved in both their structural quality and in their amount of stylistic detailing. Some local examples display finely crafted Greek Revival ornamentation, a style that achieved considerable popularity in Texas during the mid-nineteenth century. A more typical feature of local center-passage residences are gabled dormers on the facade. With their simply detailed bargeboards, these dormers suggest the residential Gothic Revival style, whose influence was nominal on Texas domestic architecture during the third quarter of the nineteenth century. Single doorways are most common, although double-door entries occasionally are found. Transom and sidelights often frame these openings. Center-passage dwellings have double-hung windows, the earliest with six-over-six- or four-over-four-light sashes. Because of the Victorian preference for vertical emphasis, windows with two-over-two and one-over-one lights became common by the late nineteenth century.

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Subtype: L-plan dwellings and variants

This house form features a plan that is L shaped. Single-story dwellings are most common, but one-and-a-half- and two-story variants are also found. Builders of the L-plan house favored western or balloon frame construction with weatherboard siding. Intersecting gable roofs capped the earliest L-plan dwellings, but later versions featured hipped roofs with gabled extensions. Composition or asphalt shingles most often have covered or replaced original roofing materials. The most common porches are hipped or shedroofed and extend across a portion of the facade. The primary entrance, protected by the porch, is located at the main body of the house, near the forward projecting wing. Many L-plan dwellings have an additional front entry perpendicular to the street on the side wall of the front wing. Single- and double-light transoms were common late nineteenth-century door treatments that allowed greater ventilation during the hot summer months. By the early years of the 1900s, however, transoms were less popular and no longer were incorporated in later versions. L-plan dwellings typically have double-hung, wood-sash windows with two-over-two or one-over-one lights, although older houses have four-over-four-light windows. The amount of ornamentation varied greatly depending on the period, local economic conditions and prevailing architectural tastes. The first L-plans, which date to the 1880s, are adorned simply, but often displayed such details as pedimented door and window architraves and chamfered porch supports. Later houses, especially those of the 1890s and the very early 1900s, are more ornate and exhibit detailing often associated with the Queen Anne style. Jigsaw porch brackets and gable-end bargeboards are found frequently, as are art-glass windows. Dwellings of this period often have angled corners with brackets and pendants attached to the soffits. The eclectic tastes of the Victorian era eventually gave way to the more subdued preferences of the early twentieth century. Door, window and porch trim of the latter period is often simpler than that of the 1890s.

The most common variant, the modified L-plan, is usually one or one-and-a-half stories in height, but is somewhat larger in scale than most L-plan dwellings. Its distinguishing feature is a hipped roof with gabled extensions to the front and to one side, giving the house a set-back facade. The modified L-plan became popular during the late 1890s and was built into the first decade of the twentieth century. T- and U-plan dwellings can also be found locally, although in limited numbers. As their names connote, their plans form a "T" or "U" shape. The orientation of the T-plan distinguishes it from an L-plan dwelling that has a rear ell addition. With the former, the central projecting wing is flanked on either

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side with a lateral ell, thereby giving the house a symmetrical composition. The L-plan with rear ell, on the other hand, retains its irregularly massed facade, and the rear wing is not visible from the front. The U-plan, like the T-plan, presents an evenly balanced facade, but has projecting wings at each end.

Subtype: Two-room dwellings

The two-room house includes paired rooms of unequal size that share a common wall. Unlike the center-passage dwelling, this plan type has no hallway. They were among the earliest domestic dwellings built in McKinney, but few have survived. This house type remained popular in later periods, and examples that date to the late nineteenth and early twentieth centuries can still be found. Two-room dwellings are of box-frame or board-and-batten construction and have side-gable roofs. The front elevation usually has a shed-roofed porch that extends across the facade and doors that open onto each room. Some versions of this house type have a single off-center doorway that opens into the public or social room, while an interior door provides access to the smaller, more private of the two rooms.

Subtype: Shotgun dwellings

The shotgun dwelling, once a common house type in McKinney, is a small domestic structure that was built from the late nineteenth century until the 1930s and most often is associated with the black community. Shotguns are one room wide, and two or three rooms deep. They are of box-frame or board-and-batten construction and rarely have decorative architectural detailing. In McKinney, these houses are often in a poor state of repair, and many have been razed in recent years for failing to meet local housing codes. A tornado in 1948 destroyed many of these house types when its path struck neighborhoods where shotguns were most prevalent.

Most vernacular buildings in McKinney stand in the original town site or the pre-1900 additions to the city. Because of severe land-development pressures, many traditional building types in the original town site have been razed. The greatest concentration of vernacular dwellings are found in the Parker, Standifer and White additions. These areas are somewhat isolated from the rest of the city, and their neighborhoods remain relatively intact. Popular house types, predominately bungalow variations, prevail throughout later (post-1910) additions and subdivisions.

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While many vernacular dwellings have remained virtually intact, a greater number have been altered over the years. The most common changes include the addition of a kitchen, bathroom or bedroom onto the rear or side elevation. Typical alterations include the enclosure, removal or replacement of the porch, the application of vinyl, aluminum or asbestos siding, changing windows and doors with modern equivalents and the removal of porch ornament such as the porch frieze, supports or balustrade as well as jig-sawn brackets and bargeboards.

Significance

Vernacular dwellings, which comprise the bulk of pre-World War I structures in McKinney, serve as a tangible link to the town's founding and early settlement period. A careful analysis of these buildings provides insight not only into the town's overall economic condition, but also its settlement patterns during the late nineteenth and early twentieth centuries. These buildings can reveal much about the geographic background and socio-economic status of their builders and owners. The dominant types found in McKinney evolved from building traditions characteristic of the Upland South. The larger the scale and the more stylish the details, the more likely the house was owned by an affluent citizen. Despite these seemingly large aesthetic differences, the houses remained closely linked in plan and usage, regardless of applied architectural details. Center-passage and L-plan dwellings are the most common vernacular house forms in McKinney. As trade lines expanded and McKinney became an important agricultural center in north-central Texas around the turn of the century, architectural preferences began to change. Grander, more opulent Queen Anne, Classical Revival and Prairie School residences became the favored styles of the elite. Vernacular building traditions, on the other hand, remained popular among the less affluent into the 1910s.

Registration

These properties are noteworthy examples of identified regional plan types. They reveal much about the evolution of domestic architectural tastes in McKinney during the late nineteenth and early twentieth centuries, and, therefore, qualify under Item C of the National Register Criteria. While all of these property types should be listed under the ARCHITECTURE area of significance, some also may be categorized under COMMERCE and POLITICS/GOVERNMENT, depending on the occupation and significance of their past owners. To qualify for listing, these properties must be good and

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intact examples of one of the identified subtypes, including center-passage, L-plan, two-room or shotgun dwellings, or their variants. Although some minor changes may have occurred through time, the properties should be considered if they are recognizable to their period of significance and retain their original plan, materials and exterior finishes.

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COMMERCIAL DEVELOPMENT IN MCKINNEY (1848 - 1936)

McKinney's commercial development historically has been linked to the town's selection as the seat of government for Collin County, the advent of rail service, and the large and successful yields of area farmers. The central business district, which developed around the courthouse square and expanded eastward once the railroad reached McKinney, has been the primary focal point of retail and commercial activity. Much of the downtown comprises the McKinney Commercial Historic District, listed in the National Register of Historic Places in 1982. That National Register listing provides a detailed account of the physical and historical evolution of the city's business district.

The courthouse square, designated near the city's center as part of the original town site, became an early hub of activity in the region, and residents throughout the county came to the courthouse to resolve their legal and judicial matters. Merchants traditionally recognized this pattern and built stores that faced onto the square.

While development remained somewhat limited during McKinney's early years, the arrival of the railroad in 1872 greatly stimulated economic growth, and the carrier's role in the town's evolution cannot be overstated. Fast, cheap and reliable rail transportation enabled McKinney to become a major distribution point of agricultural goods in the region, as nearby land proved exceptionally fertile — see PROCESSING OF AGRICULTURAL GOODS IN MCKINNEY within this submission. The railroad enticed several industrial enterprises, such as a textile mill, grain elevators and a flour mill, to locate in the community. It also influenced much of the town's physical growth, as well as settlement patterns within the city. In addition, the railroad linked the once physically and socially isolated community with the rest of the nation, thus allowing new ideas, people and goods to arrive in McKinney.

The Houston and Texas Central Railroad, one of the state's earliest and most significant lines, was the first to reach McKinney. Its origins date to 1848 when Galveston businessmen founded the Galveston and Red River Railway. These men planned to tap the state's vast agricultural potential by providing rail service to farmers in the rich and fertile Blackland Prairie. By 1852, however, a group of Houston citizens took control of the fledgling company and renamed it the Houston and Texas Central Railroad. The outbreak of the Civil War disrupted work on the line out of Houston, but soon after the conclusion of hostilities, construction resumed. As the

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tracks gradually extended northward, civic and business leaders of McKinney successfully lobbied for the Houston and Texas Central to pass through their city on the route to Indian Territory, and in October 1872, the first train reached the small village. The rail's path extended in a north-south direction, running just beyond the eastern limits of the original town site.

The East Line and Red River Railroad Company, a Jefferson-based firm founded in 1871, reached McKinney by 1881, but as Collin County historian J. Lee Stambaugh noted, "the railroad was not a financial success" (Stambaugh 1958: 113). This line, like the Houston and Texas Central, passed through some of the state's most productive farmland, although its path generally ran perpendicular to that of the Houston and Texas Central. Despite the grand intentions of company founders, the railroad could not survive independently and in 1881 the Missouri-Kansas-Texas Railroad purchased the line. Legal battles concerning the takeover lasted for another decade until the Texas Legislature finally approved the sale (Webb 1952 I: 533-534).

During the late nineteenth century, McKinney experienced rapid growth as it developed into a commercial center for a rich agricultural region in north-central Texas. The success of area farmers brought prosperity to the entire community and the local economy became more diversified. While merchants of the pre-railroad era only carried the basic necessities for survival in pioneer living conditions, those of the 1880s and 1890s began to stock a greater variety of consumer items. Thus, dry goods, clothing, boot and other speciality stores replaced the general stores that prevailed before the arrival of the railroad. Although individuals who had just recently settled in McKinney opened new businesses, many long-established merchants expanded their existing operations to meet the growing demands of McKinney and nearby residents. Some of the most prominent and successful businesses were the Heard Brothers Store, the McKinney Dry Goods Store, operated by J. D. Stiff, and I. D. Newson and Sons Groceries.

With the town's economic growth, some of the most affluent citizens established banking facilities. Francis Emerson founded McKinney's first financial institution in 1867, which operated on the west side of the square. Known as F. Emerson and Co., it was renamed the First National Bank of McKinney in 1873, and its founder served as president until his death in 1905. G. A. Foote, a prominent landowner in the area, established the Collin County Bank in 1880 and served as president until his death in 1902. By the early 1930s, the First National Bank and the Collin County National Bank merged and operated under the name of the latter institution. The Continental State Bank began operations in 1906, but changed its name to Central State Bank in March 1920.

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McKinney's population increased significantly during the late 1900s, which created a construction boom that lasted into the early twentieth century. Lumber yards, which were established soon after the arrival of the railroad, supplied the bulk of building materials for the new structures. The J. W. Wilcox and Son Lumber Company, founded in nearby Plano in 1873, opened a McKinney branch in 1881 and competed against the J. F. Stiver Lumber Company by 1885. Both firms originally stood adjacent to the railroad tracks on East Louisiana Street before moving a few blocks westward by 1892. The J. F. Elliot Lumber Company, headquartered in Dallas, operated a lumberyard in McKinney by 1914, and the Lyon-Gray Lumber Company, founded in Sherman, opened a branch facility in 1920. All of these firms played a significant role in shaping and determining the character of the city's built environment, and their owners and managers were among the most prominent and highly regarded citizens of McKinney. G. W. Wilcox, who operated the McKinney branch of the Wilcox lumberyard, served as a director of the Collin County National Bank and was an investor and stockholder in most local industries.

While individual craftsmen, carpenters and builders erected many structures, local lumber companies supplied materials, designs and labor for residential and commercial construction by the late nineteenth century. To a great extent, the lumber yards introduced popular architectural styles to the city, as their catalogues and access to prefabricated architectural elements helped to change the appearance of buildings constructed during the late nineteenth and early twentieth centuries. By the 1910s, the lumber yards dominated the local construction industry and popular architectural forms, such as American four-squares and bungalows, were built. As McKinney experienced another construction boom during the 1910s and 1920s, home builders selected bungalows as their favorite house type; they have survived in great abundance.

While no architects resided in McKinney during the late nineteenth and early twentieth centuries, several prominent builders and contractors operated successful businesses. John Martin, J. W. Hamilton and J. E. Cooper were among the most popular and were well known for their Queen Anne, Classical Revival and other stylish residences. By the early 1900s, a few Dallas-based architects, such as J. E. Flanders and Lang & Witchell, received commissions in McKinney and designed some of the most impressive domestic, commercial and institutional buildings in town.

McKinney blossomed into a vibrant community by the early twentieth century and by 1910 boasted a population of almost 5000. And as the city continued to grow, its residents increasingly became concerned with upgrading living conditions in the town. Many of the city's elite,

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especially successful merchants and businessmen who had reaped the greatest financial benefits, felt obligated to support community-wide improvements. In 1912 H. A. Finch, a locally prominent lawyer who served as a state legislator, mayor and school board member during his long political career, donated land on the city's south side for a park to be named in honor of his parents. J. P. Crouch, who owned a furniture store, spearheaded efforts to build a hospital in McKinney and solicited \$5000 contributions from leading citizens. In 1920 the Collin County Hospital, designed by the Austin-based architectural firm of C. H. Page and Brother, opened amidst great fanfare in the community. F. B. Pope, who was president of the Collin County National Bank, donated money for the construction of a Nurses' Building, which was erected in 1924 just north of the hospital.

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Property Type: Commercial Buildings

Description

Commercial buildings possess the most direct association with the town's commercial development. Because this historic context spans a broad period, this property type includes a variety of architectural styles and detailing among extant structures. The majority of the town's pre-1936 commercial buildings were listed in the National Register as part of a historic district centered around the courthouse.

While stylistic detailing may differ greatly among the buildings, these properties share a number of common features and characteristics. All were built to house the buying and selling of goods and services. Store owners used the ground floor to display their merchandise. Interior space was usually open, although built-in display cabinets often extended along the walls. The upper floors, which originally contained offices, are now vacant or provide additional display or storage space. These buildings have a rectangular plans and are one, two or three stories in height. Load-bearing brick walls are most common, although a very small number feature stone or cast-stone construction. Cast-iron door thresholds, pilasters and attached columns, manufactured by Mosher Steel Co. of Dallas, are common elements of local commercial buildings. Cornices and window hood molds are of pressed metal, most of which were probably produced by the Mesker Brothers factory of St. Louis, Missouri. The Dowell Tin Shop to the rear of 210 East Louisiana (a contributing member of the McKinney Commercial Historic District, National Register 1982) might have manufactured some of the decorative metal detailing, but this has not been documented. The facades of local commercial buildings are often arranged symmetrically and usually feature a three-bay composition. The central bay contains the entrance, which is flanked on both sides with large display windows. Transoms cap each of the ground-level openings. Brick parapets with ornate masonry work or pressed-metal cornices crown most buildings in this property type and were an early way to provide distinction for a store.

The building's architectural detailing provides the most effective method of determining the property's period of construction. The town's oldest commercial buildings date to the 1880s and feature Victorian Italianate elements, such as segmentally arched, upper-floor windows and metal cornices with over-scaled brackets. The Romanesque style, with round-arched openings and ornate corbeling in the brick parapet, gained popularity

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in the area during the 1890s and 1900s. McKinney also boasts good examples of Classical Revival, Beaux Arts and Art Deco architecture, which display more sophisticated and academic architectural detailing.

Most buildings in this property type were constructed near the city's commercial and retail center, which developed around the courthouse square. When the railroad came to McKinney, the central business district expanded eastward toward the tracks. While the 1982 National Register nomination includes the majority of the town's historic commercial buildings, a group stands along the 300 block of East Louisiana Street, just beyond the district boundaries. These properties were not included in the National Register because of insensitive alterations. In addition, State Highway 151, a four-lane thoroughfare built in the 1930s, has isolated this area from the remainder of the town's central business district.

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Property Type: Residences

Description

This property type includes the domestic structures of individuals who were directly involved with the town's commercial development, or houses erected by locally prominent builders or contractors. While some merchants lived in the upper floor of their stores, the vast majority resided in dwellings that stood within the neighborhoods that encircled the town's commercial and industrial center. Because the historic context covers a period of almost 100 years, structures within this grouping include a wide variety of types and styles of dwellings. To further understand these buildings and to provide a context in which to evaluate their significance, these structures have been classified into one of three categories: Vernacular, Popular and High Style. Determining factors include the plan or form of the house, the type and level of craftsmanship of its ornamentation and architectural detailing, and its builder or designer.

Regardless of the style or type, most of these houses were built in the city's more desirable locations, in neighborhoods north and west of the central business district and away from industrial facilities. Since McKinney's growth slowed in the years following the cotton boom, relatively little new construction has taken place in these neighborhoods, and a large number of these houses remain. Most have been altered somewhat, but these changes generally have not affected their historic integrity. Porch, window and door replacements are most common. For the most part, these residences have been well maintained, and many have been restored in recent years.

Subtype: Vernacular Houses

McKinney's earliest merchants erected simple structures that were small in size and lacked any significant architectural or stylistic detailing. Initially, individuals often lived and worked in the same building. Some let unused rooms to travelers and temporary boarders, while others stored and sold goods to area settlers. Most of the town's earliest settlers originally hailed from the Upland South and built their houses in familiar forms and plans. Two-room and center-passage dwellings were among the most popular and, in time, were adapted to better suit the conditions and climate of north-central Texas. The most common variant was the L-plan dwelling, which became the dominant plan type during during the 1880s and 1890s. These houses, recognizable with a off-center front-projecting room,

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conformed to prevailing architectural tastes which called for picturesque and asymmetrical forms. A more detailed account of houses within this subtype and all their variants is discussed in VERNACULAR BUILDING TRADITIONS IN MCKINNEY within this nomination.

Soon after the arrival of the railroad in 1872, the more successful merchants were able to decorate their houses with more stylish architectural detailing. This trend became even more apparent during the 1880s and the 1890s when the eclectic tastes of the Victorian period featured ornate embellishments. Although prefabricated mill work became popular throughout the entire country, local builders continued to construct houses in familiar forms and merely applied more stylish details to these vernacular dwellings. By the early twentieth century, these early vernacular traditions were less frequently used in new construction, as Popular house styles, such as bungalows and American four-square houses became commonplace.

Subtype: High Style Houses

High-style houses are those that were designed by skilled professionals with an understanding of architectural styles and design principals, and present a more formal approach in the use of ornamentation and detailing. Some are unique one-of-a-kind structures, while others appeared in pattern books that gained widespread circulation, such as the designs of George Barber. Properties classified within this subtype were built long after the town's founding, as the hardships of the pioneer era prohibited anything but the most simple and straightforward kinds of buildings. The 1877 Collin County Courthouse was the first local building designed by an architect, but other structures, especially stores and churches, that utilized the services of an architect were soon erected. By the late 1890s some of the town's more prominent individuals hired architects to design their residences and this trend has continued throughout the twentieth century. Architects provided plans and specifications to local builders who, in turn, constructed the houses. Designs generally reflected prevailing architectural trends and tastes. The Queen Anne style was the favored mode of the Victorian era during the late nineteenth century. These houses feature an asymmetrical (though often with a central hall) plan, irregular massing and a variety of exterior finishes. A two- or three-story tower often rises from one corner of the front and adds to the structure's strong vertical emphasis. By the early 1900s, the Queen Anne style gave way to less exuberant, more formal residences. Classical Revival houses were among the most popular during the first decades of this century, and they utilized detailing founded upon traditional forms. In many ways, this style, which emphasizes order and symmetry, can be regarded as a reaction to the eclectic

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tastes of the Victorian period. The Prairie style, which originated from the Midwest, was another popular architectural expression of the early twentieth century. Although few "pure" examples of the style were ever built in Texas, the Prairie style greatly influenced architectural tastes in McKinney during the 1910s and 1920s. Houses in this group are characterized by their strong horizontal emphasis and often feature low-pitched hipped roofs with broad, overhanging eaves.

Subtype: Popular Houses

During the late nineteenth century, the types of domestic structures being built throughout the entire country began to change. Old vernacular traditions were abandoned in favor of more "modern" styles and forms that reflected a new and different approach in the use and arrangement of interior spaces and exterior detailing. The railroad was the primary reason for this radical departure in architectural trends. The railroad, which significantly eased the transportation of goods and people, unified the nation in ways that few people could have imagined. Communities no longer existed in relative isolation, and ideas, trends and information reached more people in less time. The proliferation of mass-produced machine-made architectural ornaments and the wide-spread use of pattern and plan books thus helped to change and influence people's thoughts about the type of house to build. By the twentieth century, new residences were constructed that could no longer be identified with a particular region or ethnic group. Popular architectural forms, as they are called, are more homogenous and are simultaneously found in all parts of the country.

While many house types fall within this grouping, mail-order dwellings, plan book houses and bungalows are perhaps the most widely known. Sears, Roebuck and Co. was among the earliest suppliers of mail-order houses. One need only to select a house in a catalogue and Sears would provide all the necessary components and materials. Local builders often carried plan books, such as Beautiful Homes by Ye Planry of Dallas and Fifty House Plans for Home Builders in the Southwest by Associated Architects of Dallas, which provided prospective buyers with plans and specifications of popular houses.

The favored house form in this grouping of houses in McKinney was the bungalow. The word bungalow originated in India and is derived from bungla, meaning "a low house with galleries or porches all around..." (Lancaster 1985: 19). While the American adaptation originated in California, this house type was built in great numbers throughout the nation between 1910 and 1930. Important characteristics include horizontal lines in its massing

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(strongly contrasting to the vertical emphasis of Victorian-era houses), low-pitched gable roofs, and broad porches that extend across the entire front, often with massive cobblestone porch piers and/or tapered box supports.

Other house forms gained widespread acceptance throughout the nation during the late 1920s and 1930s, although the depressed economic conditions greatly hampered the home construction business. This was true in McKinney. Only a small number of Tudor, Georgian and other revival houses, which were the most popular, were built. Perhaps these architectural modes, which recalled simpler, more innocent times, became popular in reaction to the uncertainties of the period.

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Property Type: Residential Historic Districts

Description

This property type includes a cohesive grouping of domestic structures that are associated with individuals who were involved with the town's commercial development. These buildings must be concentrated within a well-defined area and must have been built during the late nineteenth or early twentieth centuries. This property type can include areas in which one architectural style or type is dominant or it can include a variety of styles or types that gained popularity over a relatively long period of time. Residential historic districts cannot include significant numbers (i.e. more than 50 percent) of buildings within its borders that were built or substantially altered after 1936.

To be considered a contributing element, buildings within this property type should be residential structures that retain the most important features of their original or historic appearance. The conversion of such a structure into retail or office space can be considered appropriate only if the dwelling retains its major architectural components, and if intrusive elements, such as parking lots or removal of porches and windows, do not substantially detract from the building's historic integrity. Residences can be examples of Vernacular, Popular or High-Style dwellings (see Property Type: Residences within this historic context for a more detailed account). Associated outbuildings, such as garages, apartments or servants quarters, can be considered contributing elements if they are important structures in their own right, are at least 50 years old, and remain on their original site.

While the form, details and styles of buildings within this property type are primary concerns, they are, by no means, the only factors to be considered. Landscaping features, house orientation and siting, and the length, width and size of blocks also help define the cohesiveness of a historic district. This property is most likely to be found in areas within or in close proximity to the original townsite and/or central business district.

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Significance

Although a residential historic district includes dwellings that could be individually eligible for listing in the National Register, this property type provides a more complete cross-section of the town's history and development. Instead of comprising a number of isolated structures scattered throughout the city, residential districts include entire neighborhoods. As such, many intact and well-preserved buildings that might not be individually eligible but occur in great numbers within a small and well-defined area can be listed in National Register historic districts.

Such a property type demonstrates the relative significance of commercial and retail trade in the local economy over time. If the majority of dwellings date to a specific period, residential districts can provide a good indication of a boom period in the town's history. Those districts with a variety of styles and forms, on the other hand, represent slow and steady economic growth.

Because dwellings within this property were home to the merchant class, these structures provided an opportunity for these individuals to build residences that demonstrated their wealth and social status. An opulent and finely crafted house was often seen as a symbol of a person's success.

Registration

To be eligible, a residential historic district must be within a well-defined area that possesses a significant concentration of historic (at least 50 years old) dwellings. Over 50 percent of these structures must be considered contributing. Such designation requires that the building retain most of its historic integrity and presents a feeling and ambiance that predates 1936. Structures that have been substantially remodeled after 1936 or were built since that time are considered noncontributing. Less than 50 percent of all extant structures within a historic district can fall within this category if the property type can be considered for National Register designation. For more information on the contributing and noncontributing classifications, refer to the Definition of Categories within each example of this property type.

In addition, a strong argument must be made that links owners and occupants of these residences with the town's commercial development. The majority of the buildings must have been homes to merchants, store owners, clerks and shopkeepers.

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This property type can qualify for listing in the National Register under Item A of the National Register Criteria because of their association with the town's overall commercial development. Residential historic districts can also meet Item B, which includes important individuals of the past. However, the most likely criteria in which this property type could qualify is Item C in which a large concentration of structures that may lack individual distinction but possess greater significance when considered as a group.

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SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The Planning Department of McKinney sponsored a historic resources survey of the town in 1985. After receiving a grant-in-aid from the U. S. Department of the Interior, administered by the Texas Historical Commission, city officials hired the Austin-based firm of Hardy-Heck-Moore to complete a comprehensive inventory of all pre-1935 structures within the current city limits. The project began in January 1985 and was completed in July of that year.

The comprehensive survey of the city's historical resources was initiated with an overview of McKinney. Survey teams traveled each city street in order to identify all structures erected prior to 1935. Using city engineering maps, each resource's address, location and building type were recorded. This information was supplemented with photographic documentation and brief written evaluations of the property's physical appearance, including construction materials, number of stories, plan type and stylistic details. A preliminary assessment of each property's relative significance was recorded, which helped to establish priorities for detailed research. All data was used to generate a historic resources inventory that functioned as the basis for all ensuing fieldwork and archival research.

The survey identified 1,744 structures or sites of architectural or historical import. Each was documented by a combination of both black-and-white and color-slide photography. All structures were photographed at least once. Properties of architectural or historic significance were extensively documented with supplemental black-and-white photographs and color slides. Detailed descriptions and an architectural analysis of the more important sites were recorded on Texas Historic Sites Inventory Forms.

The research phase and the fieldwork were conducted concurrently. The project historian examined pertinent records at the McKinney Public Library, Collin County Courthouse, Dallas Public Library, Special Collections at the library of the University of Texas at Dallas, and in Austin at the State Library, the Research Department of the Texas Historical Commission, and the Barker Texas History Center of the University of Texas. Helen Hall loaned a portion of her valuable personal history collection, and Sally Riha, Economic Development Coordinator for McKinney, provided an 1896 city directory. County tax rolls, mechanics' liens, Sanborn maps, cemetery records, and city directories yielded substantial information on both local structures and the individuals associated with the city's architectural development. The Walter B. Wilson Collection at the Barker Texas History Center in Austin contained much information on individuals, properties and

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events that shaped McKinney's history and development. The Owl Club's book, The Architectural Heritage of McKinney, was especially useful, as were the volumes by Roy and Helen Hall, and J. Lee and Lillian Stambaugh. Questionnaires mailed to owners of the more significant properties provided much useful data. This information was collected and recorded on Research Data Sheets on file with City of McKinney.

When all fieldwork and research phases were completed, each survey property was assigned a HIGH, MEDIUM or LOW preservation priority rating. Based on their architectural integrity and historical associations, documented sites were evaluated on the basis of the following criteria.

HIGH PRIORITY - 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.

MEDIUM PRIORITY - Contributes to local history or broader historical patterns, but alterations have diminished its integrity; is a good but typical example of architecture, engineering or crafted design; is a good but altered illustration of a common local building form, architectural style or type; is a modern or recent landmark not old enough to be judged in a historic context.

LOW PRIORITY - Typifies a common local building form, architectural style or type, with little or no identified historic associations; is a moderate to severely altered resource that exemplifies a distinctive building type or architectural style, or that has only minor historic significance.

Properties included in the HIGH category were automatically considered for National Register designation. All architectural sites were grouped by type or style, and through a careful analysis, the most outstanding or unique examples were then selected for inclusion in the nomination. Properties with strong associations to important historic events or individuals were also considered. Of these, those sites that best represented the identified historic contexts and areas of significance were selected for inclusion in the nomination.

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