

CITY OF MCKINNEY

# Historic Marker Information and Reference Packet



HISTORIC PRESERVATION/PLANNING

221 N. TENNESSEE ST, MCKINNEY, TX 75069



REV 09.20.22



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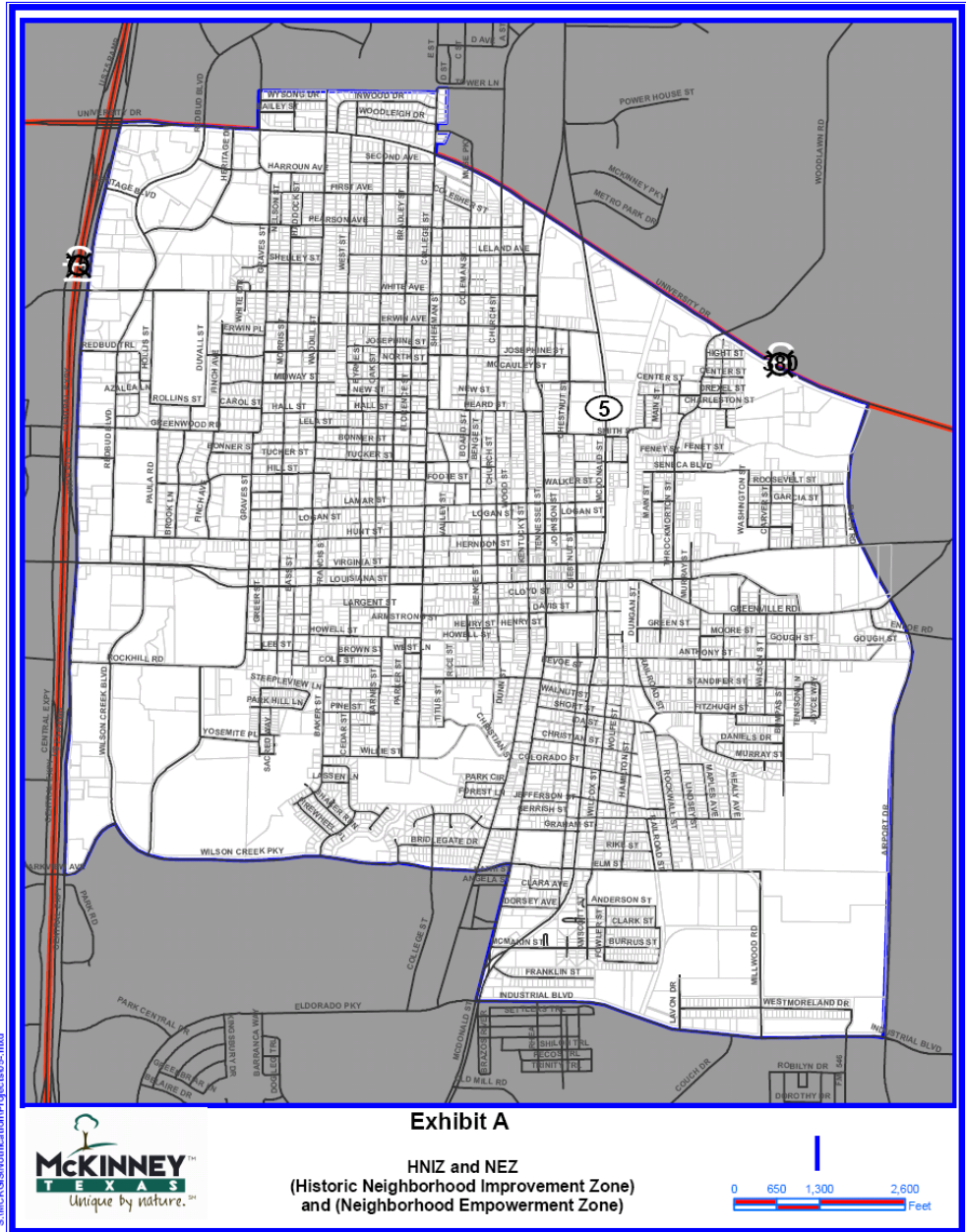
# PURPOSE and OVERVIEW



The purpose of the marker program is to encourage owners of historic properties to become actively involved in the preservation of McKinney's historic past through the recognition of historic events, people, and architecture. If awarded, the marker would allow a residential building owner to apply for a Marker Level ad valorem tax incentive through the Historic Neighborhood Improvement Zone (HNIZ) program if the property has been restored or rehabilitated according of the Secretary of the Interior's Standards for rehabilitation.

The marker program is open to properties located within the HNIZ program boundaries. Markers applications are considered and approved by the Historic Preservation Advisory Board. Marker recipients are required to purchase and display the marker on the property.

## HISTORIC NIEGHBORHOOD IMPROVEMENT ZONE ORDINANCE: Section 98-83, 98-84



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## POTENTIAL REFERENCES



***This is not a complete list but rather a place to begin.***

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- Vargo, Julie L., *McKinney, Texas: The First 150 Years*. Virginia Beach, The Donning Company Publishers, 2003.

## HELPFUL WEBSITES and ARCHIVES



*Below is a list of some websites and digital archives collections that may be helpful in locating information.*

### Historic Property Listings

- McKinney Historic Resources Map at [McKinneyTexas.org/HistoricMap](http://McKinneyTexas.org/HistoricMap)
- Collin County Historical Association
  - [https://www.collincountytx.gov/historical\\_commission/programs/Pages/default.aspx](https://www.collincountytx.gov/historical_commission/programs/Pages/default.aspx)
- Registered Texas Historic Landmarks and markers <https://atlas.thc.texas.gov/Map>
- National Register of Historic Places <https://www.nps.gov/subjects/nationalregister/database-research.htm>

### Maps

- Sanborn Fire Insurance Maps
  - McKinney's Robert and Helen Hall Memorial Library Genealogy Section
    - <https://www.mckinneytexas.org/538/Genealogy>
  - Perry-Castañeda Library @ University of Texas.
    - <https://maps.lib.utexas.edu/maps/sanborn/m.html#M>
- [Plano Library Genealogy, Local History, Texana, and Archives](#)
  - Collin County Images, at <https://glhtadigital.contentdm.oclc.org/digital/>
- Portal of Texas History at UNT at [texashistory.unt.edu](http://texashistory.unt.edu)

### Photos:

- McKinney Historic Photo Gallery
  - [McKinneyTexas.org/HistoricPhotos](http://McKinneyTexas.org/HistoricPhotos)
- McKinney Historic Resources Map
  - [McKinneyTexas.org/HistoricMap](http://McKinneyTexas.org/HistoricMap)
- McKinney's Robert and Helen Hall Memorial Library Genealogy Section
  - [McKinneyTexas.org/Genealogy](http://McKinneyTexas.org/Genealogy)
- [Plano Library Genealogy, Local History, Texana, and Archives](#)
  - <https://www.plano.gov/1031/Genealogy-Center>
  - Collin County Images, at <https://glhtadigital.contentdm.oclc.org/digital/>
- Portal of Texas History at UNT at [texashistory.unt.edu](http://texashistory.unt.edu)

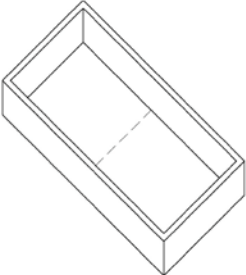
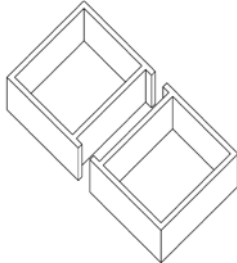
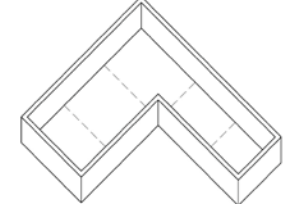
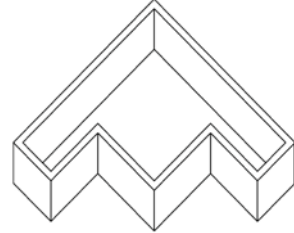
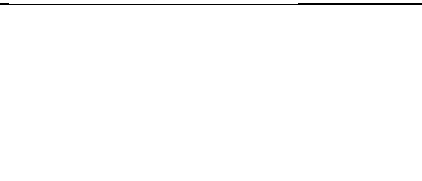
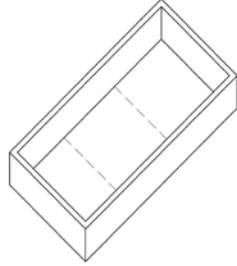
### Newspapers, magazines, and historic records

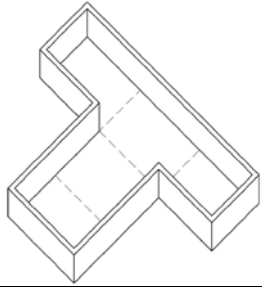
- Census.gov
- Library of Congress Online at <https://catalog.loc.gov/vwebv/searchBrowse>
- afro.com – archives of African American Newspapers
- Dept of the Interior Library African American Hist. Newspapers collection at <https://www.doi.gov/library/electronic/african-american-newspapers>
- Newspapers.com, Ancestry, Heritage Quest Online, and Proquest (these are all paid services but are available at the Hall Memorial Library)
- Fold3, Rootsweb, Newspaperarchives.com (other paid sites)

# GLOSSARY of HISTORIC PRESERVATION TERMS

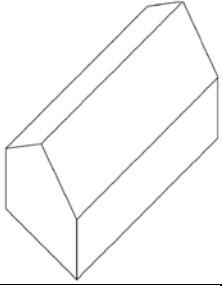
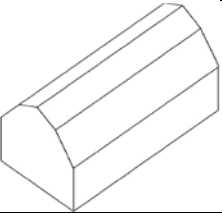
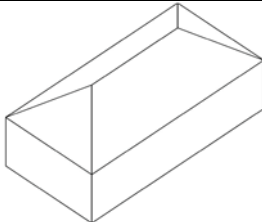
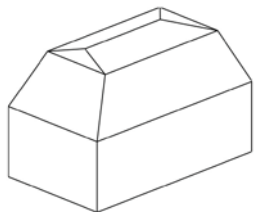
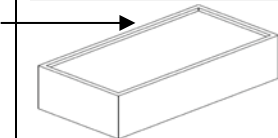


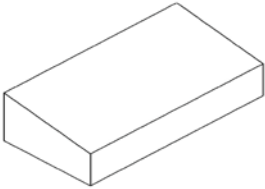
## Plan Types

<p><b>2- Room</b></p>	<p>A plan comprised of two rooms with no interior hallway. The two rooms are often of unequal size and decoration.</p>	
<p><b>Center Passage</b></p>	<p>A structure with a central corridor, or passageway.</p>	
<p><b>L-Plan</b></p>	<p>A simple plan resembling the shape of the letter "L".</p>	
<p><b>Modified L-plan</b></p>	<p>An elaboration of the L-plan form with a cube-shaped central mass and projecting front and side</p>	
<p><b>Open</b></p>	<p>A plan with a regular structural system but no permanent interior partitions, typical of commercial structures.</p>	
<p><b>Shotgun</b></p>	<p>A long, narrow plan comprised of units aligned in a single row, one unit wide and typically one to four units deep.</p>	

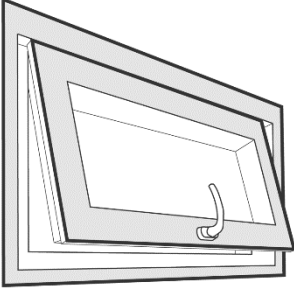
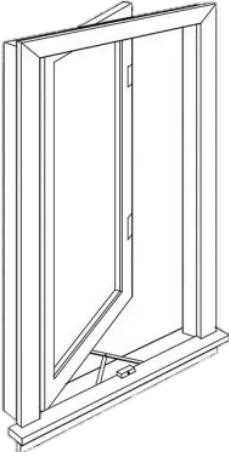

<b>T-Plan</b>	A simple plan resembling the shape of the letter 'T'.	
<b>U-Plan</b>	A simple plan resembling the shape of the letter 'U'.	

**Roof Types**

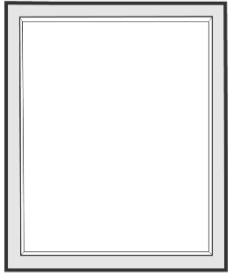
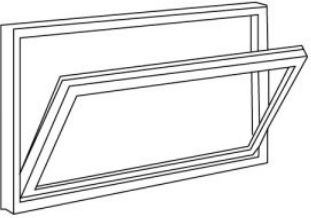
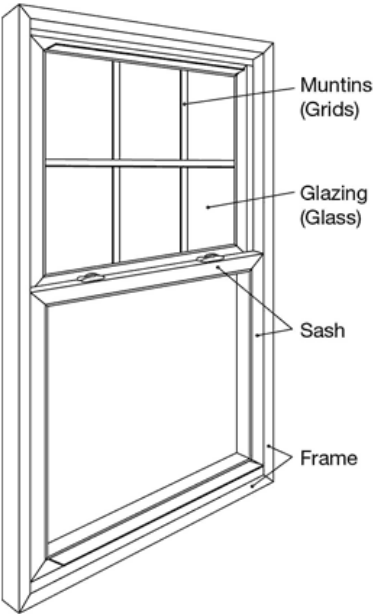

<b>Gable</b>	A roof sloping on two sides to create gables at both ends of the building.	
<b>Gambrel</b>	A roof with one low, steep slope and an upper, less steep slope on each of its two sides.	
<b>Hipped</b>	A roof which slopes upward from all four sides of a building.	
<b>Mansard</b>	A roof having two slopes on all four sides. The lower slope is steeper and longer than the upper slope.	
<b>Parapet</b>	<b>Parapet</b> A portion of the exterior wall that extends above the line of the roof.	


<b>Shed</b>	A roof type with one sloping plane covering the entire building.	
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**Windows**

<b>Awning Window</b>	A window that pivots along the top edge of a sash.	
<b>Casement Window</b>	A side-hinged window that swings open to one side.	
<b>Double-Hung Window</b>	A window having two sashes that slide vertically past each other.	



<p><b>Fixed Window</b></p>	<p>A window with no operable components.</p>	
<p><b>Hopper Window</b></p>	<p>A window that pivots along the bottom edge of a sash.</p>	
<p><b>Sash</b></p>	<p>A window frame that may be fixed or immovable. If moveable, it may slide vertically (double-hung, single-hung), or it may pivot (casement window).</p>	
<p><b>Single-Hung Window</b></p>	<p>A window with two overlapping sashes. The lower sash slides vertically in the tracks, and the upper sash is fixed.</p>	

<p><b>Sliding Window</b></p>	<p>A window with one fixed sash and another that slides horizontally in the tracks.</p>	
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**General Definitions**

**Alterations**

Any changes or modifications made to the property throughout its history.

**Board and Batten**

Vertical siding with wood strips (battens) to hide the seams where other boards are joined.

**Concrete Masonry Units**

A block of hardened concrete, with or without hollow cores, commonly used for foundation and backing walls.

**Façade**

The architectural front of a building.

**Legal Property Description**

A statement giving the precise boundaries of a historic property, including the lot and block numbers that can be obtained from the following website: <https://www.collincad.org/>.

**Orientation**

The relationship of a building to its site. The main façade and entrance of the building may face north, south, east, or west.

**Pier and Beam Foundation**

A building system that emphasizes the regular use of vertical and horizontal (or slightly sloping) structural members.

**Site**

The section of town or general location in which the building lot is located.

**Site Plan**

A drawing showing the boundaries of the property, the location and size of the nominated building, and any other significant site components such as additional structures and landscape features.

**Stucco**

A sturdy type of plaster used on exterior walls, sometimes spread in a decorative pattern.

# LEGAL TERMS



Listed below are different types legal instruments and identification of the grantors/grantees of each type. Researchers may proceed in reverse order (i.e. beginning with the present property owner as the grantee and working in reverse) or in direct order (i.e. beginning with the original property owner as the grantor).

TYPE OF INSTRUMENT	GRANTOR (DIRECT)	GRANTEE (INDIRECT, REVERSE)
Deed of Conveyance	Seller	Buyer
Quit Claim Deed, Partition Deed	Seller (Constable or Sheriff Name)	Buyer
Foreclosure Deed, Constable's Deed, Warranty Deed	Person getting foreclosed on and/or Seller	Buyer and/or original lender by whom the
Deed of Trust, Deed of Trust to Secure	Borrower	Lender
Release, Partial Release	Holder of note, i.e. Lending Company	Original Borrowers (Person being
Power of Attorney	Person granting the Power of Attorney	Person who is receiving the Power of
Affidavit	Person signing the affidavit	The Public
Affidavit of Heirship (When someone dies	Person signing the document, Deceased	The Public
Mechanic Lien Contract	Borrower (Owner)	Contractor, Builder, or Lending Co.
Affidavit of Mechanic Lien	Person filing lien (Contractor and/or	Owners of Property (Borrowers and/or
Release of Mechanic Lien	Contractor, Builder, or Lending Company	Borrower (Owner)
Easement	Person granting easement	Person receiving easement
Transfer	Person transferring property/note	Person receiving property/note
Abstract of Judgment	Plaintiff	Defendant
Release of Abstract of Judgment	Person holding abstract	Person being released
Lis Pendens	Plaintiff	Defendant
Financing Statement	Debtor (Borrower/Owner)	Secured Party (Lending Company)
Release of Financing Statement (UCC)	Secured Party (Lending Company)	Debtor (Borrower/Owner)
Assumed Names	Business Name	Owner Names
State/Federal Tax Liens, State/Federal Tax	Holder of Notice of Lien/Lienholder	Taxpayer
Declaration of Domestic Partner	First Person	Second Person
Hospital Lien	Hospital Name	Injured Person
Notice of Child Support Lien	Obligee (Person who is owed)	Obligor (Person who owes)
Miscellaneous Documents	Person signing document	Other names on document

# PROPERTY RESEARCH TERMS



**Abstract of title:** A complete historical summary of all recorded documents affecting the title of a property. An abstract can also be the original grant, usually followed by a number. Example: T. Lindsay Baker League, A-117.

**Affidavit:** A sworn statement, usually for purposes of establishing land use and ownership or legal heirs.

**Assignee:** One to whom a right or property is transferred.

**Chain of title:** The linkage of property ownership that connects the present owner to the original source of title.

**Cloud on the title:** Any claim, lien, or encumbrance that impairs title to the property.

**Codicil:** A written supplement or amendment to an existing will.

**Deed:** A document that when properly executed and delivered conveys title to land.

**Deed of trust:** A deed given to secure a loan and treated as a mortgage.

**Easement:** The right or privilege one party has to use land belonging to another for a special purpose not inconsistent with the owner's use of the land.

**Executor or executrix:** A person named in a will to carry out its instructions.

**Fee simple:** The most complete set of rights one can hold in land and land ownership.

**Gift deed:** A deed that usually states "love and affection" as the consideration.

**Grant:** The act of conveying ownership; also the original division of land in conveyance from the government to an individual or company.

**Grantee:** The person named in a deed that acquires ownership.

**Grantor:** The person named in a deed that conveys ownership.

**Heirs:** Those designated by law to receive the property of a deceased person if he leaves no will.

**Intestate:** One who dies without a legal will.

**Lien:** A hold or claim which one person has on the property of another to secure payment of a debt or other obligation.

**Mechanic's lien:** A claim placed against property by unpaid workmen or material suppliers.

**Metes and bounds:** A method of land description that identifies a parcel by specifying its shape and boundaries.

**Monument:** An iron pipe, stone, tree, or other fixed point used in making a survey.

**Partition:** To divide jointly held property into distinct portions.

**Party wall:** A fence or wall erected along a property line for the mutual benefit of both owners.

**Personal property:** A right or interest in things of a temporary or movable nature; anything not classed as real property.

**Plat:** A map that shows the location and boundaries of individual properties.

**Promissory note:** A written promise to pay a debt.

**Oil, gas, and mineral lease:** An agreement that grants use of the land for the purpose of exploration/production.

**Quit claim deed:** A document conveying whatever title interest the grantor has.

**Real property:** Land and improvements.

**Sheriff's deed:** A deed issued as a result of a court-ordered foreclosure sale.

**Testate:** To die with a last will and testament.

**Title search:** An inspection of publicly available records and documents to determine the current ownership and title condition of a property.

**Trustee:** One who holds property in trust for another.

**Warranty deed:** Essentially a deed guaranteed free from encumbrances.

*Definitions collected by Dan Utley of the Texas Historical Commission from the following source:*

*Charles J. Jacobus and Bruce Harwood, eds. Texas Real Estate, Third Edition. Reston, VA: Reston Publishing Company, 1983.*

