

HNIZ INCENTIVE APPLICATION FORM



Complete and sign this application and return this page with the Required Submittals listed above to contact-planning@mckinneytexas.org as a pdf.

By signing this application for a letter of eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Exemption program, the applicant affirms:

- All submitted information for this application represents an accurate description of the proposed work.
- Filing an application does not guarantee approval of a Letter of Eligibility.
- It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
- The property will be inspected periodically by the director of planning for compliance with the requirements of the HNIZ program.

NAME (Print): Patrick Hickey

ADDRESS (line 1): 910 W. Hunt Street

ADDRESS (line 2): _____

City, ST, ZIP: McKinney, TX 75069

Geographic ID Number R- R-0926-000-5550-1 Lat: 33.2003° N, Long: -96.6278° W

Phone: 214-564-0370

E-mail: hickey6@sbcglobal.net

Signature: *Patrick J. Hickey*

Date: April 9, 2026

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.

Historic Marker Level

Restoration Level

Preservation Level

For Office Use Only

HNIZ Case #:	_____	Date Received:	_____
Preservation	_____	Letter of	_____
Built Circa:	_____	Board Approval	_____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. SEE LIST OF "REQUIRED SUBMITTTALS."

April 9, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

Cassie Bumgarner
Historic Preservation Planning Manager
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

RE: Historic Marker Approval Letter

Dear Cassie,

I am submitting two applications on behalf of Patrick Hickey for the house at 910 West Hunt Street: 1) for the Historic Marker and, 2) this one for the Level 1 HNIZ Tax Exemption. I have submitted these applications simultaneously through the Citizen Self Service (CSS) portal.

Please include the Historic Marker Letter of Approval with this Tax Exemption application if and when it is available.

If you have any questions regarding these applications and/or how they have been submitted, please feel free to contact me.

Best regards,

A handwritten signature in black ink that reads "Tom Michero". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Tom Michero
214-733-6768
tom@mckinneyhistory.com

Home Owner Contact Info:
Patrick Hickey
910 W. Hunt St.
214-564-0370
hickey6@sbcglobal.net

April 9, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

Cassie Bumgarner
Historic Preservation Planning Manager
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

Dear Cassie,

I am submitted an application for a Level 1 HNIZ Tax Exemption on behalf of Patrick Hickey for the house at 910 W. Hunt Street.

I have also submitted an application for a Historic Marker. If you have any immediate questions regarding this application or if it is deficient in some way, do not hesitate to contact me.

Any questions you have regarding this application and its submission, please feel free to contact me. For any other questions and/or for scheduling meetings, etc., please feel free to contact Kristi (see below).

Best regards,

A handwritten signature in black ink that reads "Tom Michero". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Tom Michero
214-733-6768
tom@mckinneyhistory.com

Home Owner Contact Info:
Patrick Hickey
910 W. Huntl St.
214-564-0370
hickey6@sbcglobal.net

EAGLES CONSTRUCTION

QUOTE

PO BOX 603

MELISSA TX 75454

469 450-4366

maceves51@yahoo.com

DATE: April 8,2024
INVOICE # TBD
FOR: NEW ROOF

Bill To:

Pat Hickey

910 Hunt Street

Mckinney TX 75069

[214 564-0370](tel:2145640370)

hickey6@sbcglobal.net

DESCRIPTION	AMOUNT
SCOPE: NEW ROOF INSTALL PROPOSAL	
TAMKO HERITAGE 30 YR. SHINGLE TO MATCH EXISTING AS CLOSE AS POSSIBLE	
HIP/ RIDGE	
INSTALL NEW DECKING (CUSTOMER TO PROVIDE DECKING)	
SYNTHETIC UNDERLAYMENT	
3n1 AUTO CAULKS NEW	
ROOF VENTS (low profile) NEW	
FLASHING/ PIPE JACKS (NEW)	
DRIP EDGE TO MATCH (NEW)	
ALL JOB RELATED DEBRIS REMOVED FROM JOBSITE AND HAULED AWAY	
*** 5 DAYS NOTICE TO SCHEDULE	
Acceptance: <i>Patrick Hickey</i>	
50% DEPOSIT AT MATERIAL DROP. BALANCE AT COMPLETION	
TOTAL	\$ 8,980.00

Make all checks payable to EAGLES CONSTRUCTION

Paid in Full Check # 4654 June 12, 2024

INVOICE

Bill To

Alyssa Fernandez
1211 W Hunt St
McKinney, Texas 75069
(469) 885-3980

Ben Brady

McKinney, Texas
Phone: (469) 714-2111

Payment terms Due upon receipt
Invoice # 19
Date 05/31/2025

Description

Total

Water line repair - Iron pipe replacement from garden shutoff valve through concrete footing to house entry point	\$1,200.00
Includes: excavation, pipe removal, PEX installation, concrete repair, backfill	

Subtotal	\$1,200.00
Total	\$1,200.00

Payment Summary

06/05/2025 - Check	\$1,200.00
Paid Total	\$1,200.00
Remaining Amount	\$0.00

Collin CAD Property Search

2025 Certified Values are now live!

Property ID: 1126203 For Year 2025

Property Details

Account		
Property ID:	1126203	Geographic ID: R-0926-000-5550-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	910 W HUNT ST MCKINNEY, TX 75069	
Map ID:	068.E	
Legal Description:	MCKINNEY OUTLOTS (CMC), LOT 555	
Abstract/Subdivision:	S0926	
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT	
Owner ⓘ		
Owner ID:	1275611	
Name:	HICKEY PATRICK	
Agent:		
Mailing Address:	910 W HUNT ST MCKINNEY, TX 75069-3716	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$236,183 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$290
Land Non-Homesite Value:	

Agricultural Market Valuation:	\$0 (+)
Value Method:	D
Market Value:	\$526,183 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$526,183 (=)
HS Cap Loss: ⓘ	\$159,906 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$366,277
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

📖 Taxing Entities

For more information regarding proposed tax rates, adopted tax rates, and tax estimates visit: CollinTaxes.org

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	\$526,183	\$276,277	N/A
GCN	COLLIN COUNTY	\$526,183	\$309,968	N/A
JCN	COLLIN COLLEGE	\$526,183	\$161,040	N/A
SMC	MCKINNEY ISD	\$526,183	\$166,277	N/A

📖 Property Improvement - Building

Type: Residential **Living Area:** 2421.2 sqft **Value:** \$315,163

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R04+	1935	1227
CP	Covered Porch/Patio	R04+	1935	24
MA	Main Area	R04+	2024	1194

STG	Storage	R04+	2024	602
AG	Attached Garage	R04+	2024	594
CP	Covered Porch/Patio	R04+	2024	14

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.32	13,808.52			\$290,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$236,183	\$290,000	\$0	\$526,183	\$159,906	\$366,277
2024	\$80,951	\$234,000	\$0	\$314,951	\$59,201	\$255,750
2023	\$49,729	\$182,771	\$0	\$232,500	\$0	\$232,500
2022	\$66,346	\$160,000	\$0	\$226,346	\$0	\$226,346
2021	\$32,083	\$100,000	\$0	\$132,083	\$0	\$132,083
2020	\$34,968	\$95,000	\$0	\$129,968	\$0	\$129,968
2019	\$43,798	\$85,000	\$0	\$128,798	\$0	\$128,798
2018	\$60,872	\$80,000	\$0	\$140,872	\$0	\$140,872
2017	\$53,747	\$75,000	\$0	\$128,747	\$0	\$128,747

Property Deed History

For copies of deed documents, please see the [Collin County Clerk's Office Records Search \(https://collin.tx.publicsearch.us/\)](https://collin.tx.publicsearch.us/)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/5/2023	WD	Warranty Deed	MCCORMACK JANET LYNN	HICKEY PATRICK			2023000037944
11/1/2004	PRB	Probates	MCCORMACK JOHN ANDREW ETUX	MCCORMACK JANET LYNN	5792	1324	162435

7/1/1983	OT	Other	GRAVES J G MRS	MCCORMACK JOHN ANDREW ETUX	17960246		0
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🔖 Protest Information

Protest Status	
Informal Protest Date	
Formal Protest Date	

🔖 ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	CAD Value	Board's Determination Of Value	ARB Determination
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April 14, 2026
Tom Michero
1108 Tucker St.
McKinney, TX 75069

Cassie Bumgarner
Historic Preservation Planning Manager
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

RE: Scope of Work

Dear Cassie,

The work as outlined in the City of McKinney's previously issued COA letter for the property at 910 West Hunt Street has been completed. For this application, the scope of the work involved repairing and restoring the house while keeping it historically and architecturally compatible with the Hunt Street neighborhood.. The work performed included:

- Installing a new roof
- foundation repair, including installing piers
- * Installing deck substrate

Best regards,

A handwritten signature in black ink that reads "Tom Michero". The signature is fluid and cursive, with a long horizontal stroke at the end.

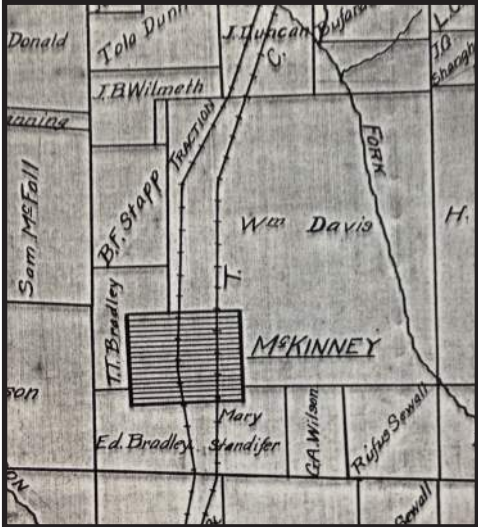
Tom Michero
214-733-6768
tom@mckinneyhistory.com

Map & Plans

William Davis Headright

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

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



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



Property Evolution

These maps show the property purchases that altered the original Bradley tract that lead to the lot known as 910 West Hunt Street.



Bradley to Harris (1882)



Harris to Hill (1886)



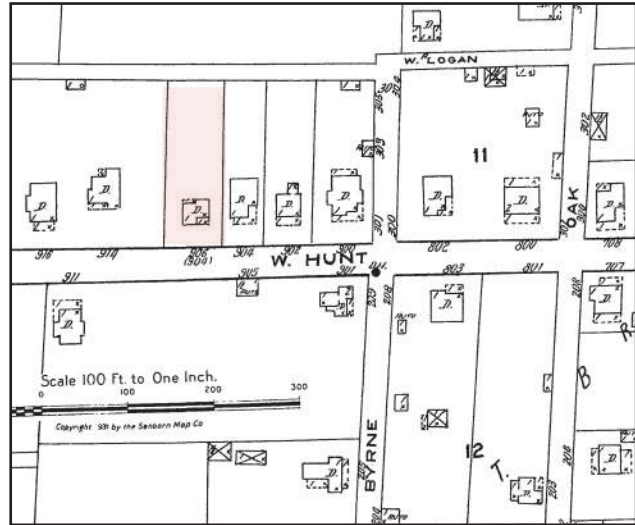
Hill to Dies (1900)



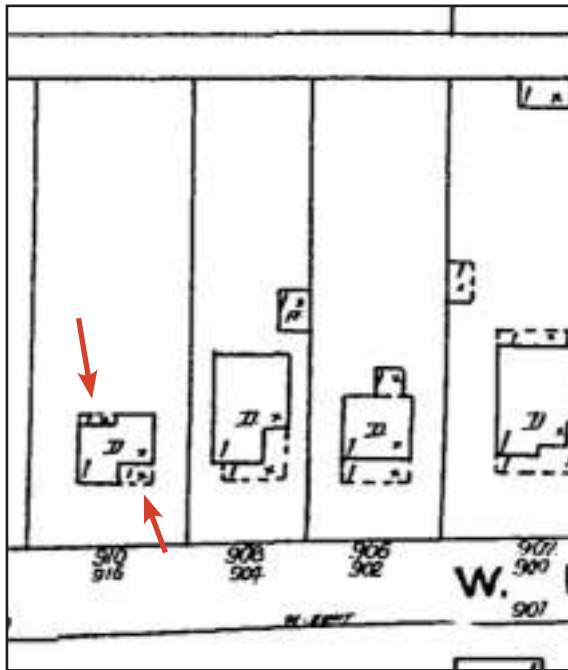
Wilson to Anderson (1915)

Sanborn Maps: 1920 - 1927+

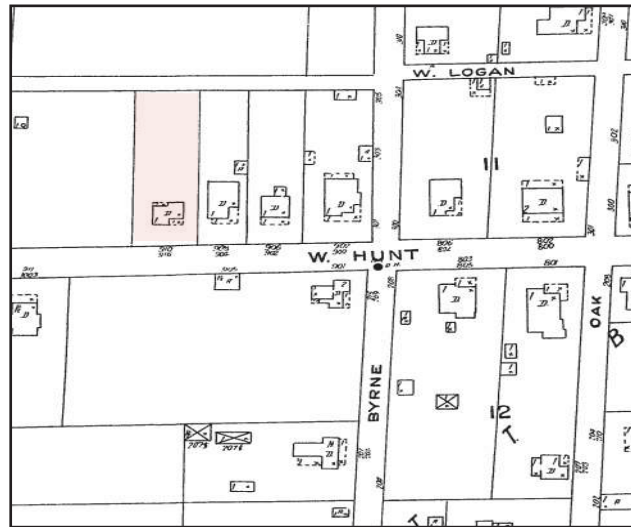
Thought the Charles Self house was originally built in 1900, its first appearance on a Sanborn Insurance map occurred in 1920. That map shows the structure with a front and back porch. Subsequent maps show the structure unchanged.



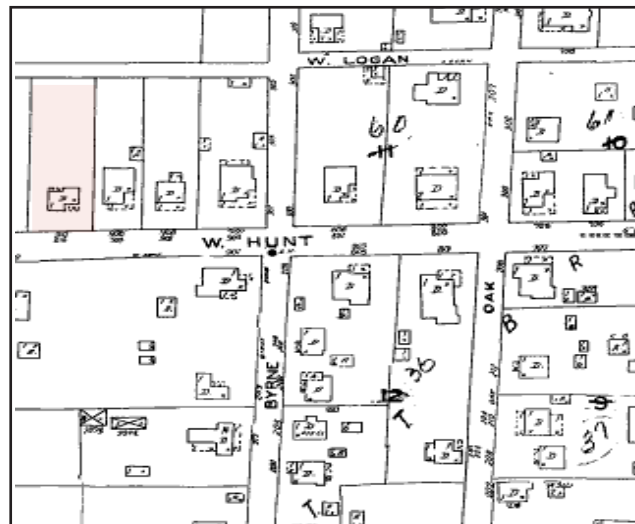
1920



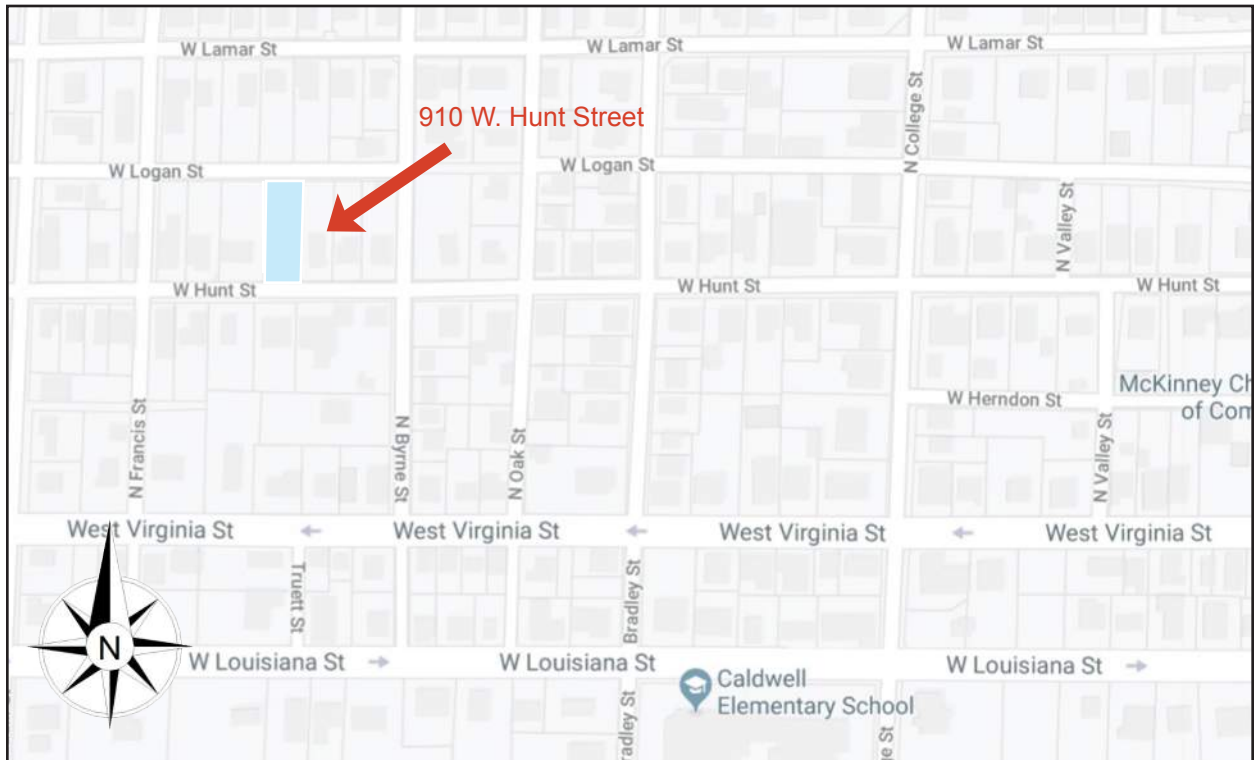
The original floor plan of the Charles Self house included a front and back porch as indicated by the red arrows in the above diagram.



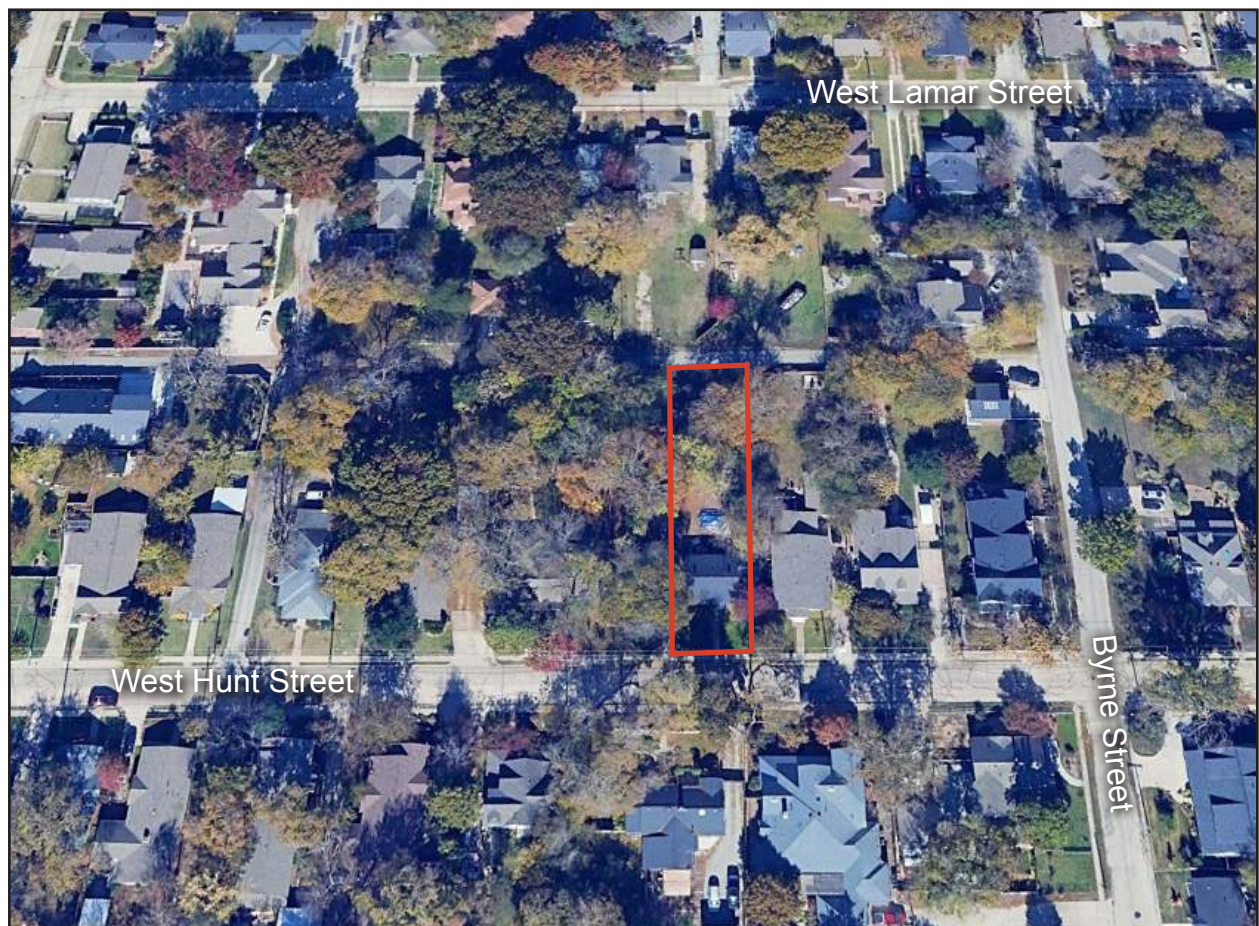
1927



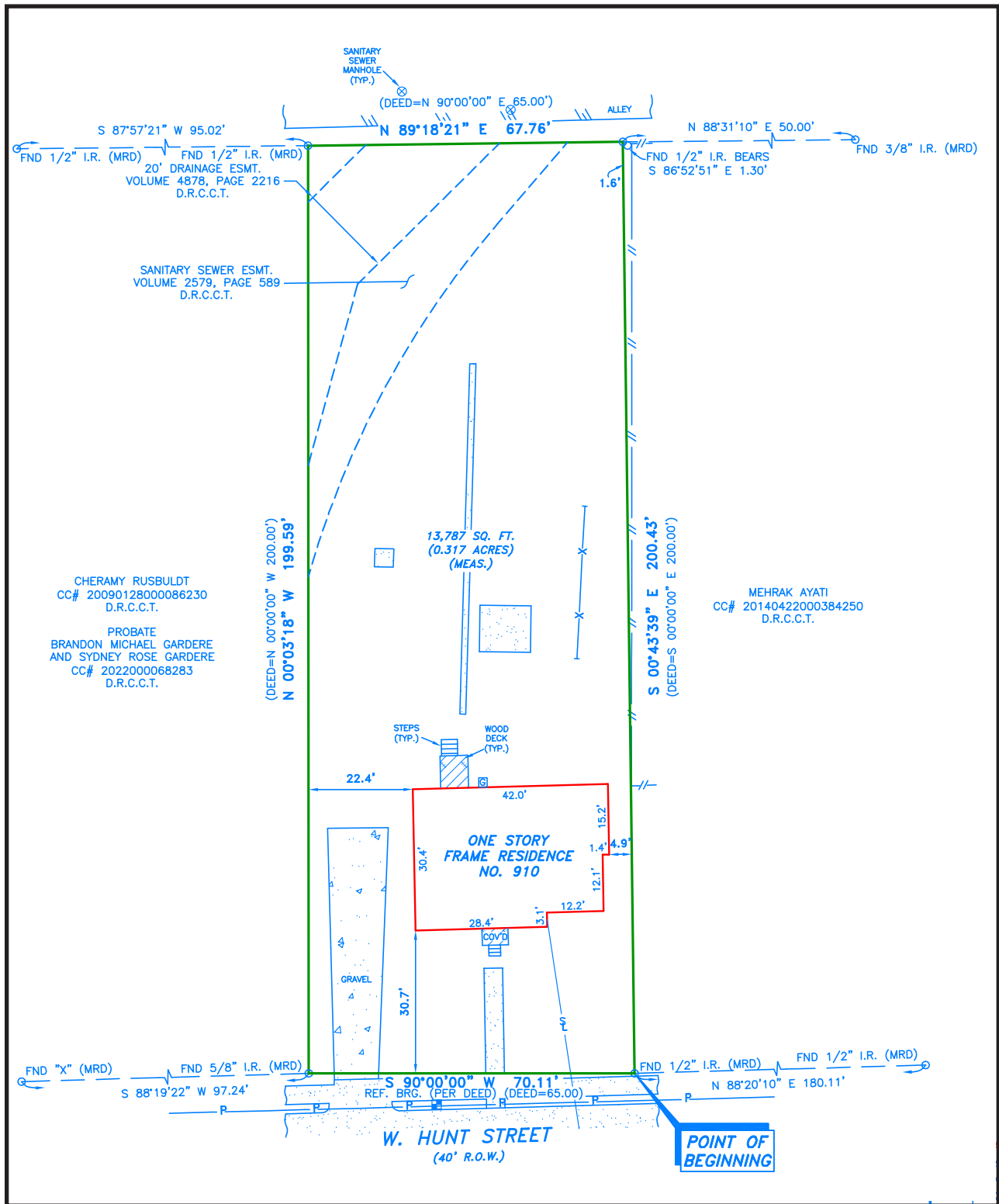
1927+



The map above shows the neighborhood around 910 West Hunt Street. The aerial photo below shows the immediate neighborhood at the intersection of West Hunt and Byrne Streets.



Site Plan for 910 West Hunt Street (prior to addition)



Legal Description 910 West Hunt Street

Being situated in the T.T. Bradley Survey, abstract number 88, in the City of McKinney, Collin County, Texas, and being a resurvey of that certain tract of land described in warranty deed to John Andrew McCormack, Sr. and wife, Janet Lynn McCormack, of record in volume 1796, page 246, the deed records of Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the north right-of-way line of W. Hunt Road (40' right-of-way), at the SOUTHEAST corner of said McCormack tract, same being the SOUTHWEST corner of tract of land described in warranty deed with vendor's lien to Mehrak Ayat, of record under County Clerks' file number 20140422000384250, of the deed records of Collin County, Texas, from which a 1/2" iron rod found for reference at the intersection of the NORTH right-of-way of said W. Hunt Street and the WEST right-of-way line of Byrne Street bears NORTH 88°20'10" EAST, a distance of 180.11 feet;

Thence SOUTH 90°00'00" WEST along the NORTH right-of-way line of said W. Hunt Street, a distance of 70.11 feet to a 5/8" iron rod found for corner at the SOUTHWEST corner of said McCormack tract, same being the SOUTHEAST corner of a tract of land described in a special warranty deed to Cheramy Rusbult, of record under County Clerk's file number 20090128000086230, of the deed records of Collin County, Texas, from which an "X" found for reference at the SOUTHWEST corner of said Rusbult tract bears SOUTH 88°9'22" WEST, a distance of 97.24 feet:

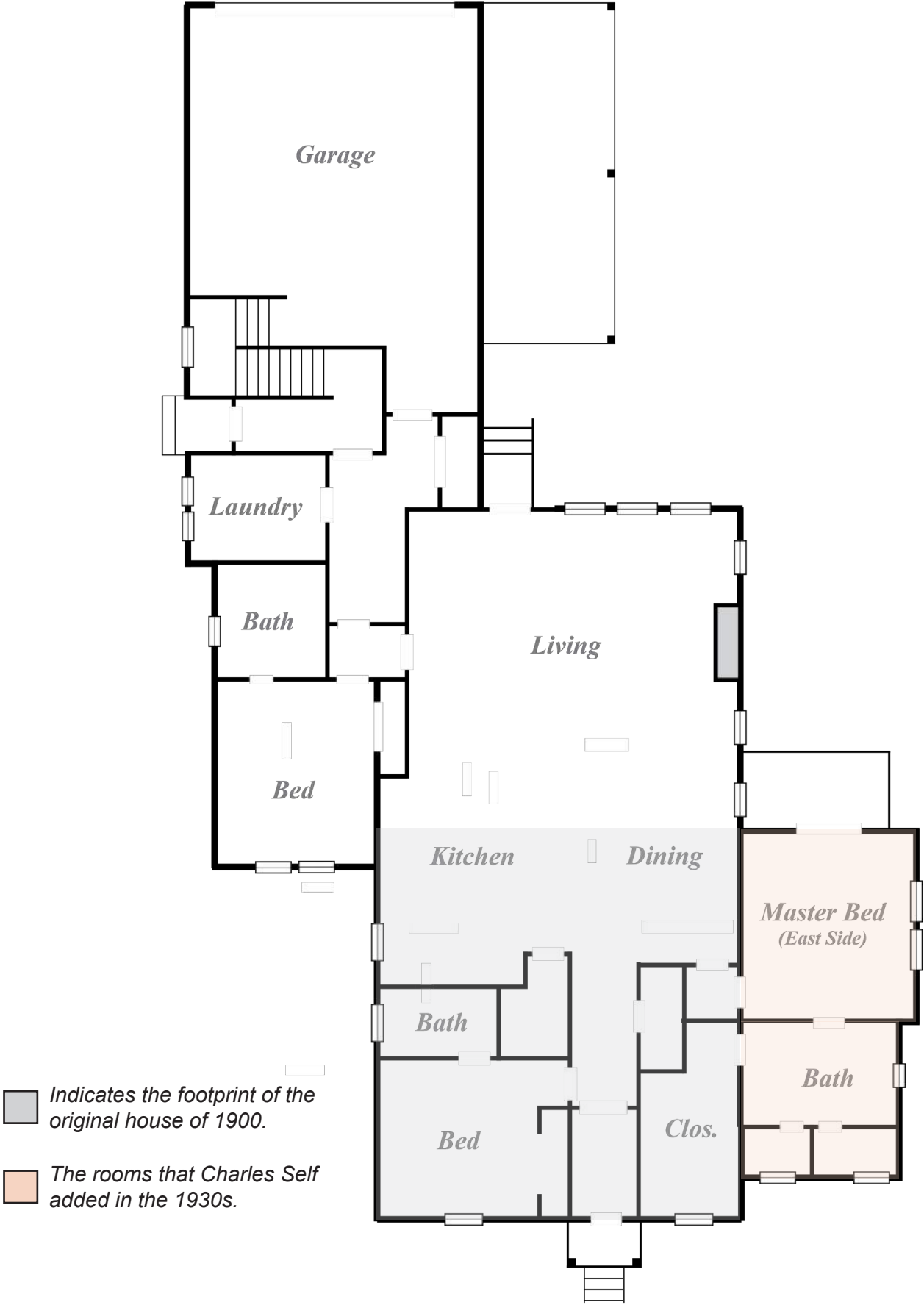
Thence NORTH 00°3'18" WEST along the common line of said McCormack tract and said Rusbult tract, a distances of 199.59 feet to 1/2" iron rod found for corner at the common NORTH corner thereof, in the south line of an alley, from which a 1/2" iron rod found for reference at the NORTHWEST corner of said Rusbult tract bears SOUTH 87°7'21" WEST, a distance of 95.02 feet;



Thence NORTH 89°8'21" EAST along the SOUTH line of said alley, a distance of 67.76 feet to a point for corner at the NORTHEAST corner of said McCormack tract, same being the NORTHWEST corner of said Ayati Tract, from which a 1/2" iron rod found for reference bears SOUTH 86°2'51" EAST, a distance of 1.30 feet, and from which a 3/8" iron rod found for reference at the NORTHEAST corner of said Ayati tract bears north 88°1'10" EAST, a distance of 50.00 feet;

Thence SOUTH 00°43'39" EAST along the common line of said McCormack tract and said Ayati Tract, a distance of 200.43 feet to the point of beginning and containing 13,787 square feet or 0.317 acres of land.

Floor Plan

This plan shows the first floor of the Charles Self House in its current configuration.



-  Indicates the footprint of the original house of 1900.
-  The rooms that Charles Self added in the 1930s.

Current Photos (2026)



Neighborhood Context (2026)

910 W. Hunt Street neighborhood context



View looking West on W. Hunt Street



View looking East on W. Hunt Street

Houses near 910 West Hunt Street



908 W. Hunt Street



1002 W. Hunt Street



909 W. Hunt Street



1003 W. Hunt Street

Photos: Interior

When the current owners purchased the Charles Self house in 2023, it consisted of five rooms. The new owners updated the 123-year-old house and added to the home's square footage. This was accomplished while keeping the exterior of the home looking nearly untouched as viewed from Hunt Street.

While preserving the home's original aesthetic on the outside, the new owners sought to accent the updated interior with antique doors, light fixtures, and stained glass reproductions that reflected the time period the home was built.

These photos show the period specific architectural details accents that the new owners included in their contemporary remodeling of the home.



Entry Hall



Kitchen & Living Room



Living Room



Dining Room



South Bedroom (used as den)



Master Bedroom (East Side)



Master Bathroom (East Side)



Master Closet (East Side)

Photos: Architectural Accents



Lighting Fixture



Fireplace and Chandelier



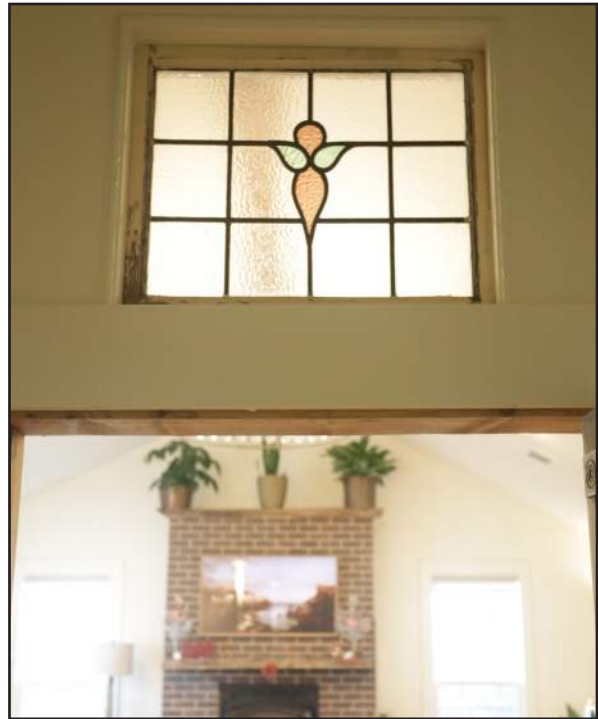
Chandelier



Lighting Fixture



Oak Flooring



Stained Glass Reproduction



Custom Walnut Island Top



Contemporary Leaded Glass

The island top (at left) was made from the wood of a downed walnut tree that grew on the west side of the property.



Art Nouveau Double Doors



Door Knob



Wrought Iron Door Detail



Civil War Era Door

The National Folk Style (Vernacular)

The National Folk Style is a catch all category that includes several styles of vernacular architecture including gable-front, hall-and-parlor, I-house, massed-plan styles. In every case, these homes were simple unadorned structures that prioritized economy over aesthetics. The advent of railway transportation in the late 19th Century provided builders affordable, mass produced building materials.

The elements that specifically characterize the Massed-Plan Style are:

- single story
- wood frame construction
- four rooms
- rectangular footprint
- side-gabled roof
- symmetrical front elevation
- centrally-located, shed-roof porches
- lack of ornamentation

The National Folk Style is all about function. No frills here. Because of their affordability, they were often built as rental properties by private land owners. The style was also used as company housing for mills and manufacturing plants. When a National Style structure incorporates Victorian era ornamentation, it is often called Victorian Folk Style.

This type for folk architecture was a common choice in Texas between 1880-1930. The simple frame construction using pre-manufactured materials made these homes easy to build, even for someone with limited building experience.



516 N. Wood St.

More recently constructed Massed-Plan homes (above) often had a small gabled portico instead of a wide, shed porch.



322 S. Kentucky St.



411 Oak St.

The photos above and below show nearly identical early 20th Century Massed-Plan homes in McKinney in various parts of the city.



206 McKinney St.



507 W. Davis St.



1934

910 W Hunt St.

The Arches of McKinney

The National Folk Style is not known for sophisticated architectural details which is why the arch above the portico of Charles Self House is so integral to the character of the house. This delicate segmented arch adds an undeniable flourish to an otherwise simply expressed elevation.

This portico was added by Mr. Self during his 1934 remodeling of the home when he turned the front porch into an interior space. Because the old porch led to the front door, Mr. Self needed to re-imagine how people would enter the house. His solution included a motif common to the Federal Style, popular in U.S. following the American Revolution. This style was known for its simple elegance and its small but graceful porticoes. Symbolically, it became connected to the principles that the new nation was founded upon.

During the 1910s, 20s, and 30s, this element was so popular it was often incorporated into more modern styles which it was not originally a part of. In McKinney during that time, the element was included in many of the newly constructed Arts & Craft Style homes, often to great effect.

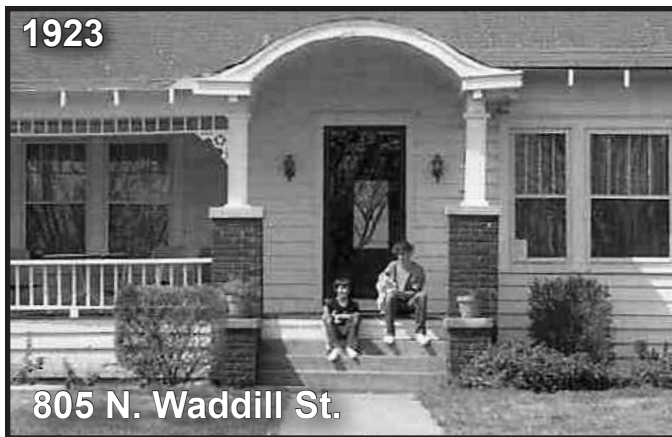
The arched portico that appears on the Charles Self House looks as if it got its inspiration from the house at 507 W. Lamar St. built by carpenter W.O. Wilkes for school teacher Earl Wolford in 1925.



1925

Wolford House

507 W. Lamar St.



1923

805 N. Waddill St.



1922

512 W. Hunt St.



1910

301 N. College