



March 8, 2022  
Sent by electronic mail

RE:2021-092COA                      Request by Debbie Steele for approval of a Certificate of Appropriateness for fencing installed at 308 N Waddill St without a Certificate of Appropriateness.

Dear Debbie Steele:

On March 8, 2022, Staff approved with conditions a Certificate of Appropriateness for a fence at 308 N Waddill Street that was received by the Planning Department on December 17, 2021. The approval conditioned as follows:

1. The applicant shall build in strict compliance with the drawings attached to this approval letter.
2. The applicant will be responsible for meeting all applicable City ordinances and obtaining all necessary building permits.
3. Remove the low stone wall between the 42" tall stone columns and comply with Section 122-176(a) of the City of McKinney Ordinances.
4. Modify the horizontal wood slat 4' tall gate and fence at the south and west property line of the front yard to comply with the 50% through vision requirement of Section 122-176(b) of the City of McKinney Ordinances.
5. Any changes to the property beyond the scope included with this approval may require a new Certificate of Appropriateness.

Please be advised that you per Section 146-97(e)(4) of the City of McKinney Zoning Ordinance, you have the right to appeal the decision of Staff pursuant to the procedures of that section.

If you have any questions about the approval of this item, please contact me at 972-547-7416.

Sincerely,

A handwritten signature in purple ink, appearing to read "Paula Jarrett Nasta", is written over a faint, light purple background.

Paula Jarrett Nasta, AIA  
Planning Manager  
Downtown Development and Preservation

*"The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete this brief customer service survey. We sincerely appreciate your responses and opinions!"*  
<https://www.surveymonkey.com/r/McKinneyPlanningFeedback>

Enclosures



# HISTORIC PRESERVATION PLANNING DEPARTMENT Certificate of Appropriateness Application

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.  
REFER TO THE "LIST OF REQUIRED SUBMITTALS"**

By signing this Certificate of Appropriateness (COA) application, the applicant affirms:

- All submitted information for this application represents an accurate description of the proposed work.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
- The applicant agrees to conform to all conditions of approval.
- It is understood that approval of this application by the Historic Preservation Officer or the Historic Preservation Advisory Board in no way constitutes approval of a building permit or other required City permit approvals.
- Filing an application does not guarantee approval.
- The COA becomes null and void if authorized construction is not commenced within one year.
- Work proposed in this application may also be eligible for the City's tax exemption program or impact fee waiver program. To see if you qualify, please contact the Historic Preservation office.

**ADDRESS OF SUBJECT PROPERTY:** 308 N. Waddill St. McKinney, TX 75069

**APPLICANT/CONTACT PERSON:**

**OWNER:** Attach additional sheets for Multiple owners and/or addresses.

**NAME (Print):** \_\_\_\_\_  
**ADDRESS (line 1):** \_\_\_\_\_  
**ADDRESS (line 2):** \_\_\_\_\_  
**City, ST, ZIP:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_  
**E-mail:** \_\_\_\_\_  
**Signature:**                     *Paula Jarrett Nasta*                      
**Date:** \_\_\_\_\_

**NAME (Print):** \_\_\_\_\_  
**ADDRESS (line 1):** \_\_\_\_\_  
**ADDRESS (line 2):** \_\_\_\_\_  
**City, ST, ZIP:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_  
**E-mail:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

<b>For Office Use Only</b>		Date Received: <u>12/17/2021</u>
COA Case #: <u>2021-092COA</u>		Type of Project: <u>Fence</u>
Preservation Priority: <u>Noncontributing</u>		Built Circa: <u>New</u>
<input type="checkbox"/> Approved. Please release the building permit.	<div style="border: 2px solid purple; padding: 5px; display: inline-block;"> <b>Certificate of Appropriateness</b>  <b>Approved with conditions</b>          Paula Jarrett Nasta, AIA          03/08/2022       </div>	<input type="checkbox"/> Denied. Do Not release the building permit.



**HISTORIC PRESERVATION  
PLANNING DEPARTMENT**

**Certificate of Appropriateness  
Application Checklist**

**List of Required Submittals**

Only complete applications will be accepted.

- Completed Certificate of Appropriateness (COA) application form**  
All COA's must be submitted 2 weeks prior to HPAB Meeting.
- Letter of Intent - Application Narrative explains project and materials.**
- Elevation drawings of proposed changes**
  - Depicts all sides of existing and proposed structures
- Site Plan or Survey of the subject property**
  - To scale
  - Dimensions and exact locations of all property lines, structures, parking spaces, and landscaping
  - North arrow
- Floor Plans (Additions, modifications, and new buildings; *as requested*)**
  - To scale
  - Locations of all doorways, windows, and walls (interior and exterior)
  - Dimensions and Area of each room
  - North arrow
- Photographs of the subject property and structures in question**
  - Photos of adjacent properties and historic photos are also helpful

**Samples or a detailed brochure for new materials to be used (*as requested*)**

**Sign and Lettering Approvals:**

If submitting a COA for signs or lettering you must provide:

- A scaled drawing showing the type and size of the lettering
- All colors to be used
- Description of materials
- A plan showing the location of the sign/lettering on the building or site
- An explanation of the method of illumination, if applicable.

***Return all forms and documentation as PDF's to the Historic Preservation Office,  
Development Services Building, at  
contact-historicpreservation@mckinneytexas.org***



# Certificate of Appropriateness Application Narrative

All applications must provide justification for the requested Certificate of Appropriateness based on the criteria set forth in the City Code of Ordinances. These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available on-line at [http://www.nps.gov/history/hps/tps/standards\\_guidelines.htm](http://www.nps.gov/history/hps/tps/standards_guidelines.htm)). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets if necessary.

## GENERAL INFORMATION

Property Address: \_\_\_\_\_

### Type of Request

Alteration of building/structure

New construction

Fencing

Signage

Demolition

Other: \_\_\_\_\_

### Proposed Use

Single-family residence

Multi-family residence

Commercial

Office

Restaurant

Other: \_\_\_\_\_

## WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Roof and Roofing System \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. Windows \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. Doors \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Case#: 2021-092COA

Date Received: 12/17/2021



# Certificate of Appropriateness Application Narrative, cont.

**WRITTEN DESCRIPTION OF PROPOSED WORK — continued**

Explain what changes will be made to the following architectural elements and how the changes will be accomplished.

**5. Exterior siding**

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**6. Decorative elements (windows, doors, ornamental trims,**

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**7. Porches, Carriage porch, Patio, Carport, and Steps**

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**8. Outbuildings**

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**9. Landscape, Parking, Sidewalk, Garden features**

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**11. Other (Ex. Fences etc.)**

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***Return all forms and documentation as PDF's to the Historic Preservation Office, Development Services Building, at [contact-historicpreservation@mckinneytexas.org](mailto:contact-historicpreservation@mckinneytexas.org)***

Case # **2021-092COA**

Date Received: **12/17/2021**

Debbra Steele  
308 N. Waddill St.  
McKinney, TX 75069  
December 16, 2021

City of McKinney Permits & Historical  
McKinney, TX 75069

Dear sir or madam,

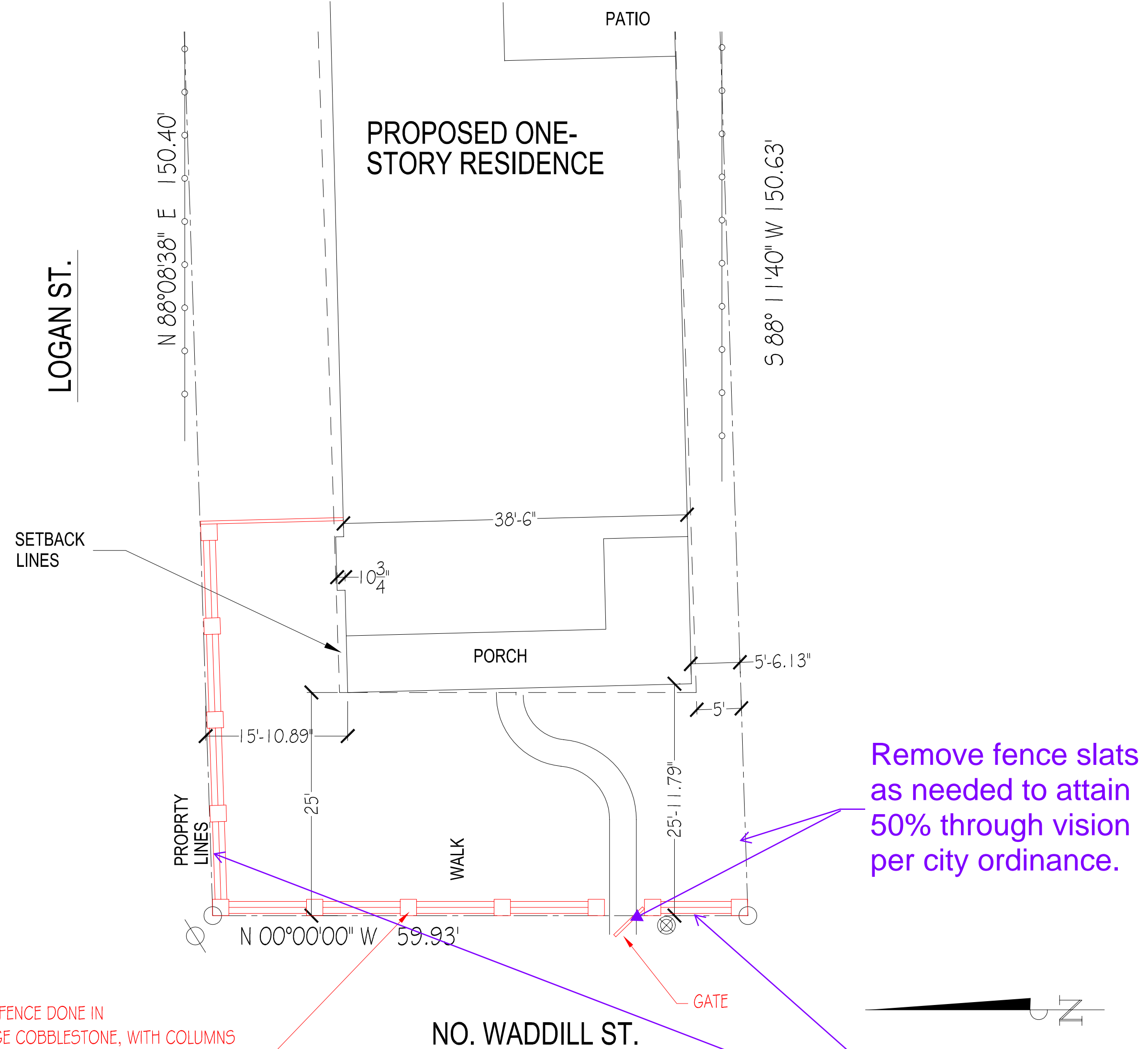
My name is Debbra Steele, and I am the sole owner of the house located at 308 N. Waddill Street McKinney, TX 75069. I partially modified the look and nature of the fence for aesthetic reasons. The fence "as is" is built with extra space between the columns greater than the original 8' O.C. to allow for greater visibility. Between the stone columns, there is an approx. 1.5' tall retaining stone wall with (4) equidistant cables above to ensure a 50%+ visibility aspect. Site plan labeled "SP-2" included with photo for review.

Thank you for your time, consideration in this matter.  
Kindest regards,

*Debbra Steele*



NOTE: FENCE DONE IN COTTAGE COBBLESTONE, WITH COLUMNS 4' HIGH AT APPROX. 10' O.C. BETWEEN COLUMNS IS SHORT WALL OF STONE, WITH (4) CABLES STRETCHED BETWEEN COLUMNS. VISION IS CLEAR IN EXCESS OF 50% OF THE VIEW. SEE PHOTO ATTACHED.



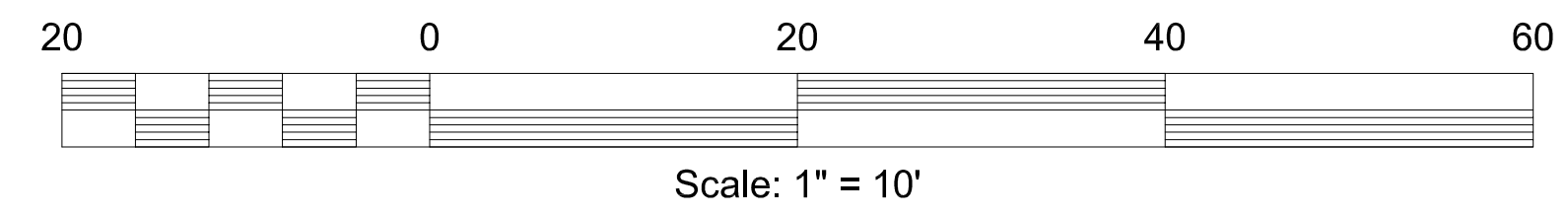
Remove fence slats as needed to attain 50% through vision per city ordinance.

Remove portions of low wall between posts along all sections of stone wall and install metal or wood per city ordinance.

DRAWINGS ARE FOR REPRESENTATIONAL PURPOSES ONLY AND ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE DRAWINGS PRIOR TO START OF CONSTRUCTION. ANY ERROR OR OMISSION IF FOUND IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. LOCAL CODES, ORDINANCES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

# "AS BUILT" FRONT FENCE SITE PLAN

SCALE: PER GRAPHIC SCALE (1" = 10')



REVISION RECORD		
DATE	REV. ORIGINATOR	REVISION
6/14	1	OWNER
6/22	2	OWNER
8/22	3	OWNER
9/30	4	CONTR.
7/10/21	6	OWNER

DRAWN BY: SMK	DATE: 5/10/19	SCALE: 1" = 10'
DEBBIE STEELE 308 NORTH WADDILL ST. MCKINNEY, TEXAS 75069		

**KENNEDY  
CAD SERVICES**  
 307 NO. WADDILL ST.  
 MCKINNEY, TEXAS 75069  
 (903) 343-2113 E-Mail: [steve@kennedycad.com](mailto:steve@kennedycad.com)

**SP-2**

KCS - A  
050319