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# Certificate of Appropriateness Application

Alterations to approved design at

308 N Waddill St

# 308 N Waddill St - Approved Elevations

- **CoA approved**
  - Compatible with neighborhood –
    - Arts & Crafts Style
  - Character Defining features:
    - Raised foundation “to simulate crawl space”
    - Low slope gables
    - Prominent porch with gable below main roof line
    - Wood picket porch rail
    - 18” stone wrapped column bases
    - 5-1/1 double-hung windows
    - Lap siding

DRAWINGS ARE FOR REPRESENTATIONAL PURPOSES ONLY AND ARE EXTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE DRAWINGS PRIOR TO START OF CONSTRUCTION. ANY ERROR OR OMISSION FOUND IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. BUILDERS 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.

Approved Elevations  
Day S. Gieson  
October 3, 2019

FACADE MATERIAL SQ. FOOTAGE SCHEDULE		
EXTERIOR MATERIAL	SQ. FOOTAGE	PERCENT
AUSTIN STONE, TO BE SELECTED	206 SQ. FT.	5%
CEMENT BOARD SIDING	3,065 SQ. FT.	71%
GLASS, TRIM, MILLWORK	855 SQ. FT.	21%
GARAGE DOOR	121 SQ. FT.	3%
<b>MATERIAL TOTALS</b>	<b>4,287 SQ. FT.</b>	<b>100%</b>

**ELEVATIONS**

SCALE: 1/4" = 1'-0"

DATE	REV.	DESCRIPTION	BY	CHK.	DATE

**ELEVATIONS**

DEBBIE STEELE  
308 NORTH WADDILL ST.  
MCKINNEY, TEXAS 75069

**KENNEDY CAD SERVICES**  
307 NO. WADDILL ST.  
MCKINNEY, TEXAS 75069  
(800) 343-2113 E-Mail: steve@kennedycad.com

**A-5**

KCS - A  
050319

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# 308 N Waddill St - Materials

- **CoA approved**

- Lap Siding – all facades
- Austin Stone - accent

- **Installed**

- Cottage Cobblestone – front facades
- Lap Siding- sides & rear



# 308 N Waddill St

- **Front Façade**
  - At Grade Foundation
  - Low Slope Gables
  - 4 Casement Windows (not as shown)
  - Cottage Cobblestone Siding
  - Prominent Porch
  - Elongated Gable windows
  - No porch rail
  - Front door changed
- **Side Façade**
  - New roof lines – side
  - Reduced roof pitch
  - Relocated windows
  - Added windows
  - New window style
  - New door style





# 308 N Waddill St

## • Front Façade

- At Grade Foundation
- Low Slope Gables
- 4 Casement Windows (not as shown)
- Cottage Cobblestone Siding
- Prominent Porch
- Elongated Gable windows
- No porch rail

## • Side Facade

- New roof lines – side
- Relocated windows
- Added windows
- New window style
- New door style

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# Precedents – House style



# Owners Precedent for full height stone



- **As built elevation**

- **Owner's Precedent**
  - 2011 Tudor Style home in neighborhood
    - 310 Byrne St



# Other precedents of full height masonry

- **Tudor Revivals**





# Staff Recommendations

- **Approved with Conditions**
  - Remove stone above the porch
  - Widen porch column wraps to min 15" by 15"

