



City of McKinney Historic Building Marker Application

Submit the completed application to the following address:
City of McKinney, Planning Department
221 N. Tennessee Street, McKinney, TX 75069

I. Applicant Information

Date of Submittal

6-13-17

Name of Applicant
Address

BRENDA TULLOWS
622 N. CHURCH ST
MCKINNEY TX 75069-2737

Telephone

(972) 529-9278

E-mail Address

BTULLOWS@SBCGLOBAL.NET

II. Owner Information (If different from Applicant)

Name of Owner
Address

SAME AS ABOVE

Telephone

()

E-mail Address

III. General Building Information

Name of Building

BLOSS - TULLOWS HOME

Address of Building

SAME AS ABOVE

Date of Construction

Known 1912 or Circa

(If not known provide approximate date Circa)

Architect/Designer

Builder/Contractor

Architectural Period/Style

M. H. PEARCE - CONTRACTOR
CRAFTSMAN

Legal Property Description of Current Location (Lot and Block Numbers)

W. A. + J. C. RHEA ADDITION
LOT 7

Does the building remain on its original site?

Yes

No (specify original location)

B. Materials (Please check all that apply)

	Original	Current
Construction		
Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Brick	<input type="checkbox"/>	<input type="checkbox"/>
Solid Stone	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Foundation		
Pier and Beam	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Masonry Units	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Exterior Wall Surface		
Siding (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Stucco	<input type="checkbox"/>	<input type="checkbox"/>
Stone	<input type="checkbox"/>	<input type="checkbox"/>
Brick	<input type="checkbox"/>	<input type="checkbox"/>
Wood Shingle	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Windows		
Wood Sash	<input type="checkbox"/>	<input type="checkbox"/>
Aluminum Sash	<input type="checkbox"/>	<input type="checkbox"/>
Single-hung	<input type="checkbox"/>	<input type="checkbox"/>
Double-hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Casement	<input type="checkbox"/>	<input type="checkbox"/>
Fixed	<input type="checkbox"/>	<input type="checkbox"/>
Awning	<input type="checkbox"/>	<input type="checkbox"/>
Hopper	<input type="checkbox"/>	<input type="checkbox"/>
Sliding	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Roof Materials		
Shingles (specify type)	<input checked="" type="checkbox"/> <u>COMPOSITION</u>	<input checked="" type="checkbox"/> <u>COMPOSITION</u>
Tile (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Slate	<input type="checkbox"/>	<input type="checkbox"/>
Metal (specify type)	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Primary Exterior Color	SLATE BLUE $\frac{2}{2}$	<u>LIGHT BLUE</u>
Secondary (Trim) Color	$\frac{2}{2}$	<u>WHITE + RASPBERRY</u>

Indicate the original and adapted uses of the building.

Original Uses	Adapted Uses
<input type="checkbox"/> Agriculture _____	<input type="checkbox"/> Agriculture _____
<input type="checkbox"/> Commerce _____	<input type="checkbox"/> Commerce _____
<input type="checkbox"/> Education _____	<input type="checkbox"/> Education _____
<input type="checkbox"/> Government _____	<input type="checkbox"/> Government _____
<input type="checkbox"/> Healthcare _____	<input type="checkbox"/> Healthcare _____
<input type="checkbox"/> Industrial _____	<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Recreation _____	<input type="checkbox"/> Recreation _____
<input type="checkbox"/> Religious _____	<input type="checkbox"/> Religious _____
<input checked="" type="checkbox"/> Residential _____	<input checked="" type="checkbox"/> Residential _____
<input type="checkbox"/> Social _____	<input type="checkbox"/> Social _____
<input type="checkbox"/> Transportation _____	<input type="checkbox"/> Transportation _____

IV. Architectural Description

A. Physical Characteristics

	Original	Current
Number of stories	<u>1</u>	<u>2</u>
Orientation	<u>WEST</u>	<u>WEST</u>
Floor Plan		
Open plan	<input type="checkbox"/>	<input type="checkbox"/>
L-plan	<input type="checkbox"/>	<input type="checkbox"/>
Modified L-plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Center passage plan	<input type="checkbox"/>	<input type="checkbox"/>
2-room plan	<input type="checkbox"/>	<input type="checkbox"/>
T-plan	<input type="checkbox"/>	<input type="checkbox"/>
Shotgun plan	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical plan	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
Roof Type		
Gable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hipped	<input type="checkbox"/>	<input type="checkbox"/>
Flat with parapet	<input type="checkbox"/>	<input type="checkbox"/>
Gambrel	<input type="checkbox"/>	<input type="checkbox"/>
Mansard	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

The Historic Preservation Advisory Board requests that all plaques be mounted on the front
façade of the approved building within thirty (30) days of receipt.

Permission of owner for plaque placement



Brenda Teelows

Applicant Signature

Brenda Teelows

Owner Signature

WORK TO BE COMPLETED ON NORTH 622 NORTH CHURCH STREET, MCKINNEY

- Remove existing roof on house, back screened porch, and detached garage, then replace with 25 year composition shingles
- Remove existing turbines and replace with ridge vent
- Remove two existing satellite dishes and replace one dish after roof has been completed
- Remove existing gutters and replace with new Leafguard gutters
- Power wash entire house, back screened porch, and garage, then scrape exterior and replace rotted wood where needed
- *If necessary, replace screens on back porch, prior to painting*
- Seal and then paint entire house exterior, back screened porch, and detached garage
- Remove window screens, wash windows, then replace window screens (*if screens are damaged, then replace screens*)
- Add bead board to master bathroom, then paint where needed
- Add board and batten to master bedroom, then paint where needed
- Power wash front picket fence, replace missing pickets, and then paint picket fence
- Power wash back cedar fence and re-stain fence

EXHIBIT "A"

Legal Description

Being situated in the William Davis Survey, Abstract No. 248, Collin County, Texas, and Being all of Lot 7 of the W.A. & J.C. Rhea Addition, an Addition to the City of McKinney, Collin County, Texas according to the Map recorded in Volume 171, Page 118 of the Map Records of Collin County, Texas, the being more particularly described as follows:

Beginning at a 5/8 inch Iron Rod set for corner in the East Right-of-Way Line of N. Church Street (40' Right-of Way) at the Northwest corner of said Lot 7;

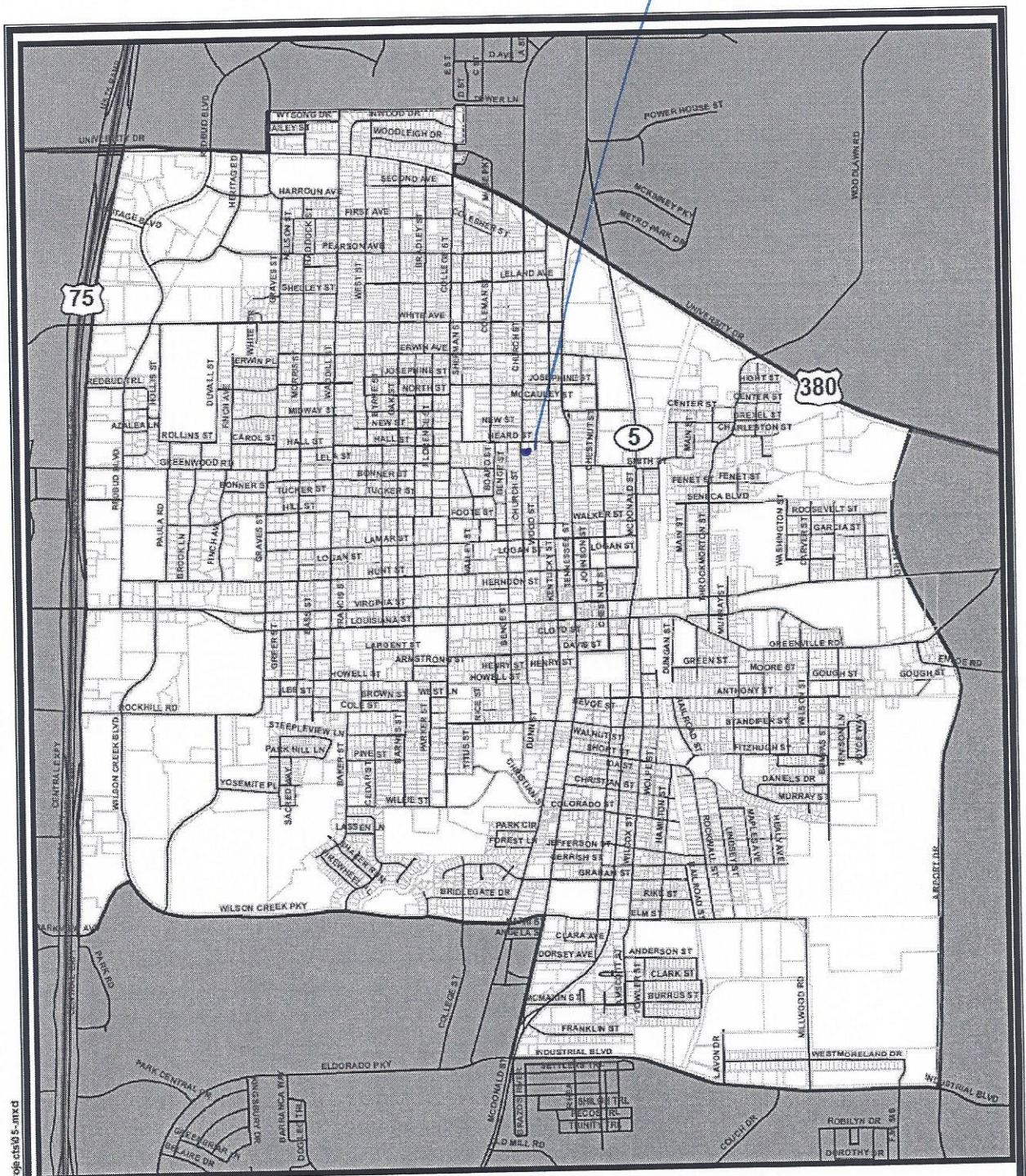
Thence South 88 degrees 07 minutes 11 seconds East along the North Boundary Line of said Lot 7, a distance of 105.81 feet to a 1/2 inch iron rod found for corner at the Northeast corner thereof;

Thence South 02 degrees 55 minutes 53 seconds West along the East Boundary line of said Lot 7, a distance of 75.12 feet to a 1/2 inch iron rod found for corner at the Southeast corner thereof;

Thence North 87 degrees 59 minutes 36 seconds West along the South Boundary Line of said Lot 7, a distance of 101.97 feet to a point for corner in the East Right-of-Way Line of said N. Church Street;

Thence North along the East Right-of-Way line of said N. Church Street, a distance of 74.92 feet to the Place of Beginning and containing 0.179 acres of land.

1622 N. Church



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Exhibit A
HNIZ and NEZ
 (Historic Neighborhood Improvement Zone)
 and (Neighborhood Empowerment Zone)



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

HEARD STREET

FOUND IP

LOT 5 & 8
1015 1013 1010 1012 1011

FOUND IP

75.81'

CHURCH STREET

POB

75.22'

METAL SHED

FOUND IP

POB

588° 07' 11" E

Drive way

15.4'

42.3'

38.5'

23'

74.92'

1 STO FR HSE

20.31'

PORCH

17.3'

14.21'

FOUND IP

3'

105.8'

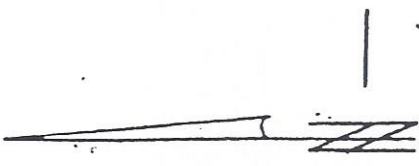
Two car Garage

10'

75.12'

5205513.12

SCALE 1"=20'



622 N CHURCH STREET

1487059.36" W

101.97'

FOUND IP

6"

FENCE

101.22'

101.01'

101.84'

101.80'

101.80'

101.80'

ALLEY

FOUND IP

Uniform Residential Appraisal Report

File # M105298

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 622 N Church St City McKinney State TX Zip Code 75069-2737
 Borrower Brenda S. Tullous Owner of Public Record Brenda S. Tullous County Collin
 Legal Description Lot 7, W A & J C RHEA Tax Year 2010 RE Taxes \$ 2,692
 Assessor's Parcel # 1111923 Map Reference 361F Census Tract 0307.00
 Neighborhood Name McKinney Special Assessments \$ N/A PUD HOA \$ per year per month
 Occupant Owner Tenant Vacant
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client NexBank, SSB Address 5601 Granite Parkway, Suite 120, Plano, TX 75024
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). The subject has not been listed within the past 12 months in the Multiple Listing Service.

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. N/A

Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? Yes No Data Source(s) N/A
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. N/A

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	20	Low	New Multi-Family	5 %
Neighborhood Boundaries Eldorado Parkway to the south, N. Central Expressway to the west, W. University Drive to the north and Airport Drive to the east.		600	High	Commercial	15 %
Neighborhood Description The subject is located in a residential neighborhood in the city of McKinney, approximately 30 to 35 miles north of downtown Dallas. It has experienced residential growth as a result of its proximity and access to Dallas and a strong developing economic base of its own. Homes in the area vary in terms of age, size and condition. The area participates in the McKinney I.S.D. "Other" land use is vacant/parks.		125	Pred.	Other	5 %

Market Conditions (including support for the above conclusions) SEE MARKET CONDITIONS ADDENDUM

Dimensions Subject to Survey Area +/-0.1654 Acres Shape Generally Rectangular View Interior
 Specific Zoning Classification RD-30 Zoning Description Single Family Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type
 Electricity Water Street Concrete
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 48085C0280J FEMA Map Date 6/2/2009
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 No apparent adverse easements or encroachments were observed. A survey is required to determine actual presence, if any, and exact location.
 The site is similar to others in the neighborhood and is adequate for the improvements. No other special influences were noted.

General Description		Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Average	Floors	HWF/Tile/Average	
# of Stories 2	Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Frame/Average	Walls	Paint/Average	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area N/A sq.ft.	Roof Surface	Composition/Avg.	Trim/Finish	Wood/Average	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const	Basement Finish N/A %	Gutters & Downspouts	Metal/Average	Bath Floor	Vinyl Tile/Average	
Design (Style) Two Story	Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Metal/Fram/Average	Bath Wainscot	Paint/Average	
Year Built 1930	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input checked="" type="checkbox"/> None	
Effective Age (Yrs) 20 Years	Dampness <input type="checkbox"/> Settlement	Screens	Partial/Average	Driveway # of Cars	2	
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	Woodstove(s) #	Driveway Surface	Concrete	
<input type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Stairs	Other Fuel Electric	Fireplace(s) #	<input checked="" type="checkbox"/> Fence	Garage # of Cars	2	
Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	Patio/Deck	<input checked="" type="checkbox"/> Porch	Carpport # of Cars		
Finished <input type="checkbox"/> Heated <input type="checkbox"/> Individual <input type="checkbox"/> Other	Pool	Other	<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in			

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

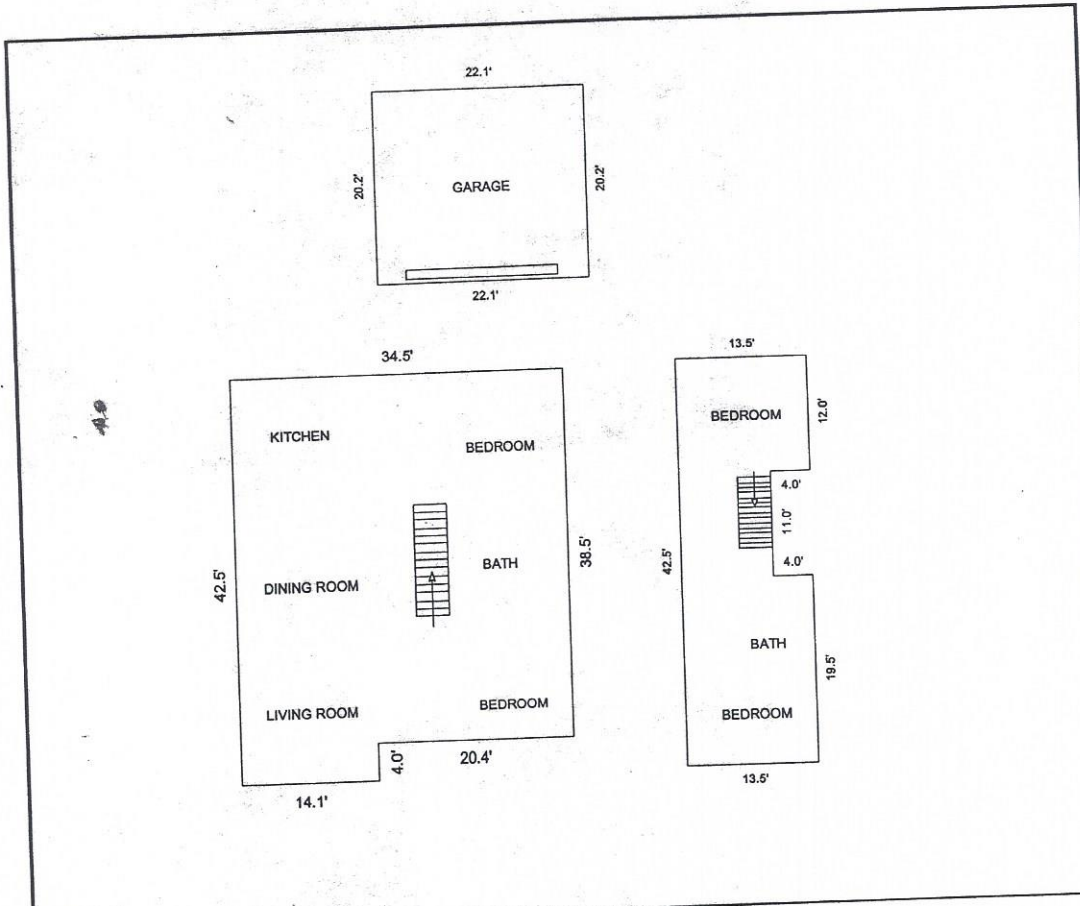
Finished area above grade contains: 7 Rooms 4 Bedrooms 2 Bath(s) 1,914 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) Ceiling fans, updated appliances, granite countertops.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject was considered to be in average/updated overall condition and did not appear to be in need of any repairs at the time of our inspection for this appraisal. However, the appraiser is not a qualified home inspector. Should any repairs be noted during an inspection by a qualified home inspector, the valuation contained in this appraisal will need to be revised.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 No physical deficiencies or adverse conditions that would effect the livability, soundness, or structural integrity of the subject were noted. However, the appraiser is not a qualified structural engineer, nor does he profess any expertise in this area. Should any deficiencies be noted during an inspection by a qualified structural engineer, this valuation will be to be revised.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Building Sketch

Borrower/Client	Brenda S. Tullous		
Property Address	622 N Church St	County Collin	State TX Zip Code 75069-2737
City	McKinney		
Lender	NexBank, SSB		



Sketch by Apex IV™

Comments:

Code	Description	Size	Net Totals
GLA1	First Floor	1384.65	1384.65
GLA2	Second Floor	529.75	529.75
GAR	Garage	446.42	446.42
TOTAL LIVABLE (rounded)			1914

Breakdown		Subtotals
First Floor		
14.1 x	42.5	599.25
20.4 x	38.5	785.40
Second Floor		
9.5 x	42.5	403.75
4.0 x	19.5	78.00
4.0 x	12.0	48.00
5 Calculations Total (rounded)		1914