



# 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.

**APPLICANT/CONTACT PERSON:**

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

**NAME (Print):** Debbie Steele  
**ADDRESS (line 1):** 308 N Waddill St.  
**ADDRESS (line 2):** \_\_\_\_\_  
**City, ST, ZIP:** McKinney, TX.  
**Phone:** 469-877-1445  
**E-mail:** debbie.steele@reagan.com  
**Signature:** *Debbie Steele*  
**Date:** 12-9-21

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

<b>For Office Use Only</b>		<b>Date Received:</b> <u>12-20-21</u>
<b>COA Case #:</b> <u>2021-091</u>		<b>Type of Project:</b> <u>New Construct / Alteration</u>
<b>Preservation Priority:</b> <u>N/C</u>		<b>Built Circa:</b> <u>209</u>
<input type="checkbox"/> Approved. Please release the building permit.	<input type="checkbox"/> Approved with conditions. Please release the building permit. In accordance with conditions.	<input checked="" type="checkbox"/> HPAB. Forwarded to HPAB for review. Do Not release building permit.
		<input type="checkbox"/> Denied. Do Not release the building permit.



# 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: 308 No. Waddill St., McKinney, TX. 75069

### 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** Refer to original plans and "As Built" Plans. Roof ridge lowered, reducing 8:12 pitch to 6:12 pitch, on main roof, front to rear. Done at City's request in October, 2019. Roof also changed over rear patio -- rear gable was extended to the edge of the patio and the "half" gable (shown on the original plans) covering the second floor entry over the garage, was removed.

**2. Roof and Roofing System** See above.

**3. Windows** "As Built" plans show changes from original plans. Windows in front gable were extended. Accent window near fireplace was moved. Both were done to allow more natural light into the Living Room and the Kitchen. One window was added on the front porch area, into the Dining Room. One window was removed in the kitchen.

**4. Doors**  
Originally, plans showed a single front door, with sidelights. That was changed to double doors, but no sidelights. Style choice due to security concerns. Style choice for the same reason for the rear door, near the garage.

Case#: 2021-091

Date Received: 12/20/21



# 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

Per the original plans, Hardi-plank Siding was used throughout the project, except for the front porch and front gable. Decided to use stone for more of a cottage appearance.

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

Stone in the front gable --- the stone mason treated this much like a stucco job. The face of the stone he wanted to use was cut off, then applied to the grouted wall.

It is essentially like a faux stone, matching the rest of the stone in appearance, but with far less of the weight. Stone Veneers is the words used by contractor. Additional photo(s) provided of similar home one block from property on Byrne St.

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

See above. No other differences of note.

### 8. Outbuildings

N/A

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

N/A

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

Fence -- See separate COA.

NOTE: Refer to "As Built" Elevation drawings for facade make-up.

**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 # 2019-091

Date Received: 12/20/21

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

City of McKinney Permits & Historical  
McKinney, TX 75069

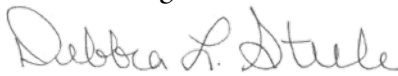
Dear sir or madam,

My name is Debra Steele, and I am the sole owner of the house located at 308 N. Waddill Street McKinney, TX 75069. I agree to work together with the McKinney Historical Society amicably to resolve the outstanding concerns related to my house in a reasonable manner with agreeable terms by June 30, 2022.

As an example, I have already paid an initial deposit for the front step columns to be increased in size from 10" to the maximum that will fit on the porch without hanging off, which will be 15". The stone had been ordered, and the changes will be made right after Christmas. I am motivated and will work quickly as possible to resolve the other issues.

Thank you for your time, consideration, and flexibility in this matter. Best wishes to all for a wonderful holiday.

*Kindest regards,*

  
*Debra Steele*

Phone: 469-877-1445

ROOF PEAKS CHANGED SLIGHTLY BECAUSE ROOF PITCHES CHANGED AFTER DISCUSSION WITH FRAMERS AS TO BEST WAY TO THE INTO REAR PART OF HOUSE SINCE IT WAS NOW ON A SLAB INSTEAD OF CRAWL SPACE (ALSO PER CITY REVIEW AND REQUEST OCT. 2019).

ASPHALT BASED SHINGLE ROOFING OVER 30# ROOFING FELTS OVER 5/8" EXT. PLYWOOD ROOF DECK

CHIMNEY CAP AS SELECTED BY OWNER

NOTE: STONE CARRIED INTO GABLE - FIRST, THE STONE IS A FAUX STONE APPROXIMATELY 1/2 THE WEIGHT OF STANDARD STONE. THIS WAS USED TO MATCH THE STONE USED ON THE HOUSE FRONT AND ON THE COLUMNS. ALSO THE FRAMERS ADDED ADDITIONAL SUPPORT FRAMING TO THE GABLE FOR ADDED STRENGTH.

1" X 6" WD. FACIA PAINTED (TYP.)

10'-0" P.L. HT.

NO CHANGES TO FIREPLACE

0'-0" FIN. FLR.

6" X 6" CEDAR WOOD COLUMN OVER 12" SQ. COTTAGE COBBLESTONE (TYP.)  
CHANGED: 6" SQUARE COLUMN OVER 15" SQUARE STONE BASE (TYP. - ALL) LOOKS BETTER AND OFFERS MORE SUPPORT.

1 WEST ELEVATION (FRONT)  
1/4" = 1'-0"

WINDOWS MATCH WHAT WERE PREVIOUSLY APPROVED BY THE CITY, EXCEPT A LITTLE LONGER.

STONE FRONT ADDED TO GIVE THE HOUSE MORE OF AN OLD WORLD HISTORICAL LOOK. (THERE IS A HOUSE ONE BLOCK AWAY WITH STONE ALL THE WAY TO THE PEAK OF THE HOUSE)

WINDOWS MOVED SLIGHTLY AND SHORTENED SLIGHTLY TO BETTER ACCOMMODATE THE DINING ROOM INTERIOR. THERE IS NO IMPACT AT ALL ON THE LOOKS OF THE PORCH.

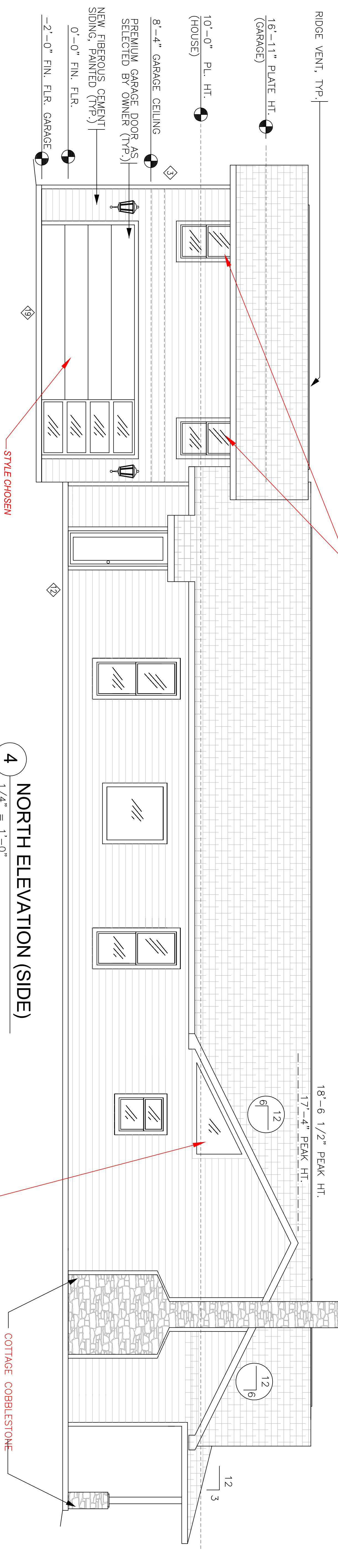
CITY APPROVED FRONT DOOR WITH SIDELIGHTS. I CHANGED TO DOUBLE FRONT DOORS, WITH GLASS BUT NO SIDELIGHTS, AND MORE SECURE.

NO RAISED PORCH - CONTRACTOR EXPLAINED THAT DUE TO GRADE SLOPE TO REAR, BACK OF HOUSE WOULD BE OVER 5' OFF THE GROUND. WE DECIDED TO DO A SLAB ON GRADE RATHER THAN CRAWL SPACE. ALSO, TOOK OFF PORCH RAILING, SINCE THERE WAS NO RAISED PORCH.

FACADE MATERIAL SQ. FOOTAGE SCHEDULE			CORRECTED FOR "AS BUILT"
EXTERIOR MATERIAL	SQ. FOOTAGE	PERCENT	
COTTAGE COBBLESTONE, TO BE SELECTED	423 SQ. FT.	15 %	
CEMENT BOARD SIDING	1,980 SQ. FT.	66 %	
GLASS, TRIM, MILLWORK	420 SQ. FT.	15 %	
GARAGE DOOR	121 SQ. FT.	4 %	
MATERIAL TOTALS	2,824 SQ. FT.	100 %	

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 OMISSIONS 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.

NOTE:  
HOUSE FRAMING SUBJECT TO CHANGES AND/OR CORRECTIONS IN THE FIELD. CONTRACTOR TO VERIFY ALL DIMENSIONS, PITCHES, ETC.



4 NORTH ELEVATION (SIDE)  
1/4" = 1'-0"

# "AS BUILT" ELEVATIONS

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

REVISION RECORD			
DATE	REV	ORIGINATOR	REVISION
6/14	1	OWNER	ADD DISPLAY NICHE
6/22	2	OWNER	CHG. NICHE, MBR DOOR, FRONT PORCH, ADD & MOVE D.R. WINDOWS
8/22	3	OWNER	MOVE PORCH / DINING RM. WALL, CORRECT SQUARE FOOTAGE.
10/5	4	OWNER	LOWER ROOF LINE, PER CITY REVIEW
1/15/20	5	CON/OWN	ROOF CHANGES, MISC. INT. CHGS.
11/10/21	6	OWNER	FURNISH "AS BUILT" ELEV. FOR HIST. COMM. WITH EXPLANATIONS.

**ELEVATIONS**

DEBBIE STEELE  
308 NORTH WADDILL ST.  
McKINNEY, TEXAS 75069

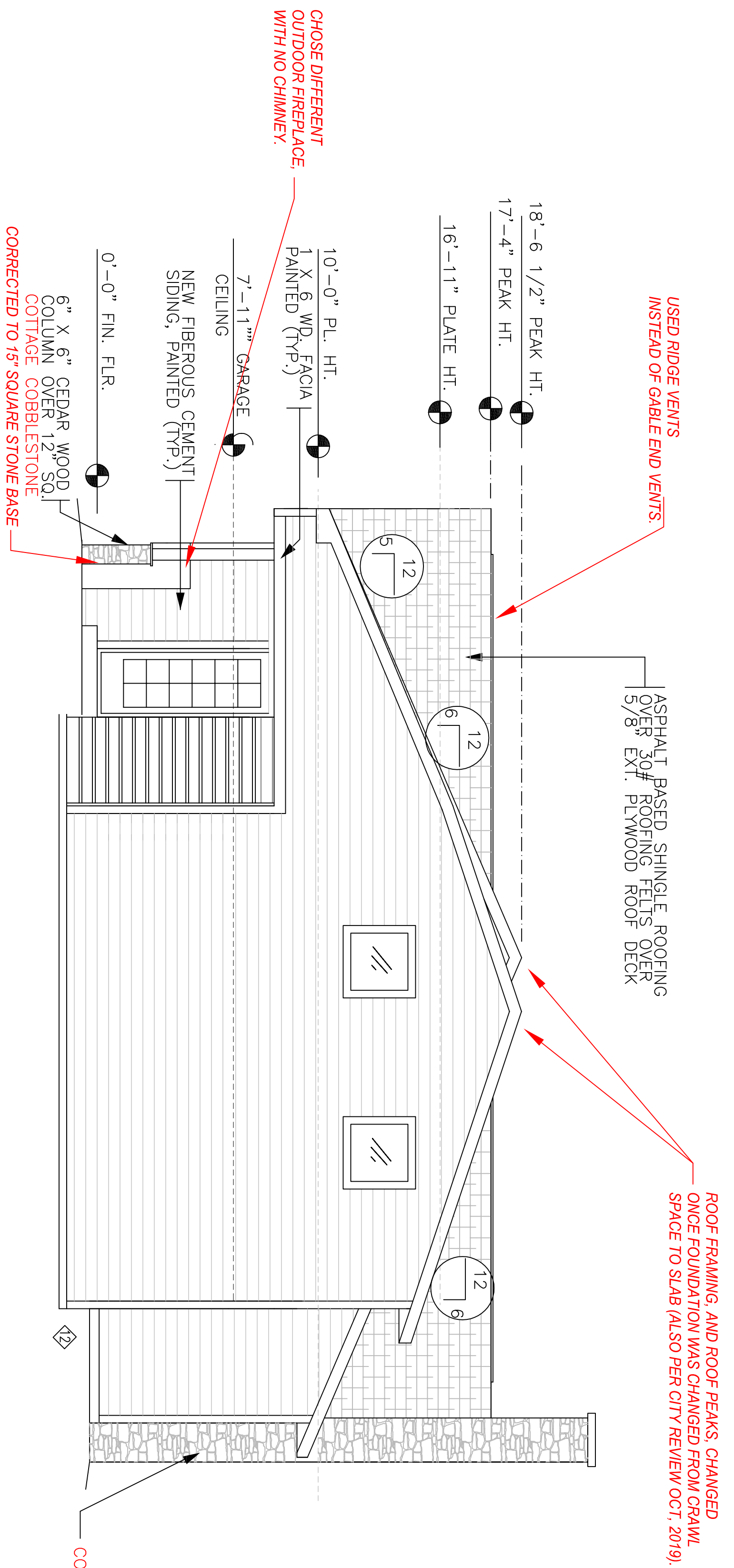
DRAWN BY: SMK  
DATE: 5/10/19  
SCALE: 1/4" = 1'-0"

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

KCS - A  
050319

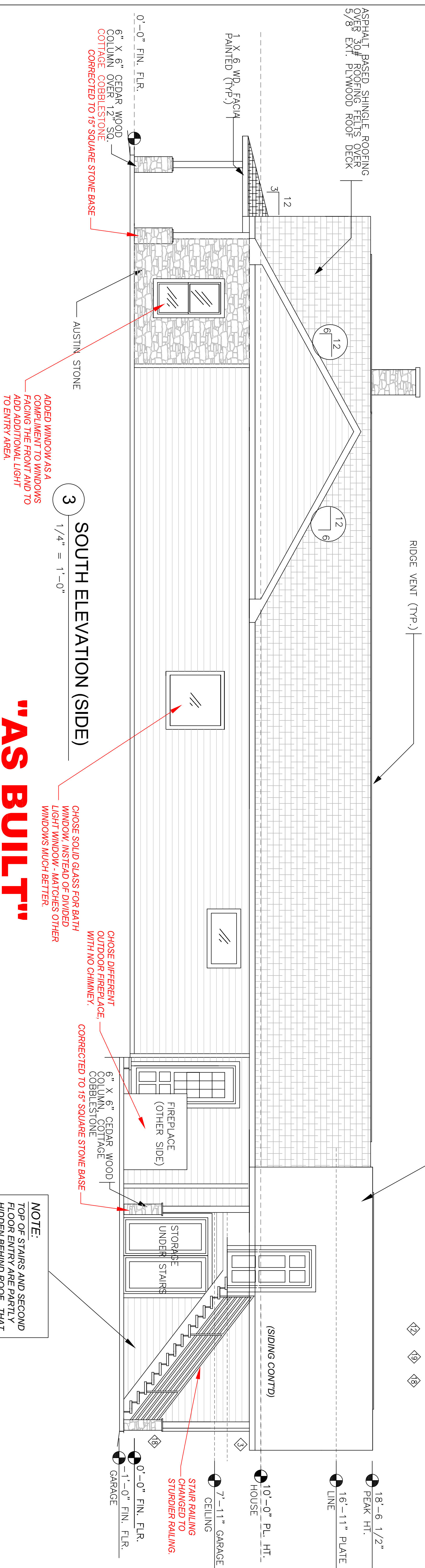
**A-5**

FACADE MATERIAL SQ. FOOTAGE SCHEDULE		CORRECTED FOR "AS BUILT"
EXTERIOR MATERIAL	SQ. FOOTAGE	PERCENT
COTTAGE COBBLESTONE, TO BE SELECTED	423 SQ. FT.	15 %
CEMENT BOARD SIDING	1,860 SQ. FT.	66 %
GLASS, TRIM, MILLWORK	420 SQ. FT.	15 %
GARAGE DOOR	121 SQ. FT.	4 %
MATERIAL TOTALS	2,824 SQ. FT.	100 %



2 EAST ELEVATION (REAR)  
1/4" = 1'-0"

NOTE:  
HOUSE FRAMING SUBJECT TO CHANGES AND/OR CORRECTIONS IN THE FIELD. CONTRACTOR TO VERIFY ALL DIMENSIONS, PITCHES, ETC.



3 SOUTH ELEVATION (SIDE)  
1/4" = 1'-0"

"AS BUILT"  
ELEVATIONS

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

REVISION RECORD			
DATE	REV	ORIGINATOR	REVISION
6/14	1	OWNER	ADD DISPLAY NICHE
6/22	2	OWNER	CHG. NICHE, MBR DOOR, FRONT PORCH, ADD & MOVE D.R. WINDOWS
8/22	3	OWNER	MOVE PORCH / DINING RM. WALL, CORRECT SQUARE FOOTAGE.
10/5	4	OWNER	LOWER ROOF LINE, PER CITY REVIEW
1/15/20	5	CON/OWN	ROOF CHANGES, MISC. INT. CHGS.
11/10/21	6	OWNER	FURNISH "AS BUILT" ELEV. FOR HIST. COMM. WITH EXPLANATIONS.

ELEVATIONS	
<b>DEBBIE STEELE</b> 308 NORTH WADDILL ST. MCKINNEY, TEXAS 75069	DRAWN BY: <b>SMK</b>  DATE: 5/10/19  SCALE: 1/4" = 1'-0"

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

**A-6**

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D ST  
469-87  
308 N. 1

Front Elevation - Waddill St



Front and Side Elevations -  
Corner of Logan St and Waddill St





Stone at gable example- Byrne St