



AMERICAN EQUITY

Wednesday, May 5th, 2023

Historic Preservation Office
Attn: Paula Nasta, Planning Manager
221 N. Tennessee Street
McKinney, Texas 75069
E: pnasta@mckinneytexas.org
P: (972) 547-7416

RE: Letter of Intent for Certificate of Appropriateness Application – 312 S. Tennessee Street,
McKinney, Texas 75069

Ms. Nasta,

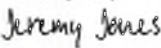
As a follow-up to our in-person meeting held on Tuesday, April 12, 2022, please see enclosed the Certificate of Appropriateness (“COA”) application pertaining to 312 S. Tennessee Street, McKinney, TX 75069 (“Residence”), commonly known as The Surrey House, on behalf of Barratt Properties, LLC, the current legal owner. The Residence is located on the west side of Tennessee St. approximately 450 ft. north of the intersection of E. Standifer St. and Tennessee Street (see COA application for maps showing exact location).

The COA requests approval to relocate the Residence approximately 450 feet due south to the northwest corner of E. Standifer St. and Tennessee St. as part of a greater redevelopment effort. It would still be located within the same city block. The redevelopment of this lot (and various surrounding lots) will provide additional multifamily housing within walking distance of the Downtown Square and allow more people to enjoy and support the rich nature of the downtown area. The Surrey House will be the namesake and historical focal point of the future multifamily community and now be located on a hard corner with increased visibility.

The current condition of the Residence is good (exterior photos included in COA application). We are not requesting any changes to the architectural features of the Residence as part of the COA.

We appreciate your consideration and kindly request your approval of the COA application as part of a continued effort to revitalize and celebrate Downtown McKinney.

Regards,

DocuSigned by:

J 4CAE4875F1E248D...

Manager of JBJ Equity Surrey House Apts, LLC

Manager of Surrey House Apts, LLC

E: JeremyJones@americanequity.net

P: (972) 422-2000

cc: roeder@abernathy-law.com; contact-historicpreservation@mckinneytexas.org



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

REFER TO THE "LIST OF REQUIRED SUBMITTALS"

Certificate of Appropriateness Application, p1

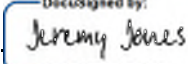
By signing this Certificate of Appropriateness (COA) application, the applicant affirms:

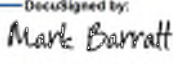
- All submitted information for this application represents an accurate description of the proposed work.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
 - The applicant agrees to conform to all 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. This will require receiving a new CoA approval.
 - Work completed in deviation from this Certificate of Appropriateness or without a Certificate of Appropriateness may result in fines and/or misdemeanor charges.
 - 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: 312 S Tennessee St., McKinney, Texas 75069

APPLICANT/CONTACT PERSON:

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

NAME (Print): Jeremy Jones
ADDRESS (line 1): 2150 S. Central Expwy, Ste. 360
ADDRESS (line 2): _____
City, ST, ZIP: McKinney, Texas 75070
Phone: 972-422-2000
E-mail: jeremyjones@americanequity.net
Signature: 
Date: 5/5/2023

NAME (Print): Barratt Properties, LLC
ADDRESS (line 1): P.O. Box 913
ADDRESS (line 2): _____
City, ST, ZIP: McKinney, Texas 75070
Phone: _____
E-mail: carol@surreyhs.com / mark@surreyhs.com
Signature: 
Date: 5/5/2023

For Office Use Only		Date Received:	<u>April 17, 2024</u>
COA Case #:	<u>HP2024-0025</u>	Type of Project:	<u>Relocation</u>
Preservation Priority:	<u>high</u>	Built Circa:	<u>1910</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 type="checkbox"/> Forwarded to HPAB for review. Do Not release building permit.	<input type="checkbox"/> Denied. Do Not release the building permit.



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). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets if necessary.

GENERAL INFORMATION

Property Address: 312 S. Tennessee St., McKinney, Texas 75069

Type of Request:

Proposed Use:

- Alteration of building/structure
- New Construction
- Demolition
- Fencing
- Signage
- Other: Moving to NW corner
of Tennessee and Standifer

- Single-Family Use
- Multi-Family Use
- Commercial
- Office
- Restaurant
- Other: Leasing office for multi-
family project

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 Work _____

2. Roof and Roofing Systems _____

3. Windows _____

4. Doors _____

5. Exterior siding _____

Case # HP2024-0025

Date Received: April 17, 2024



Written Description of Proposed Work (continued):

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.*

6. Decorative elements (window and door trims, ornamental trims, brackets, lighting): _____

7. Porches, Carriage Houses, Patio, Carport, and Steps: _____
The back deck, which was added and is not a historical component of The Surrey House will be removed as part of relocation.

8. Outbuildings: _____

9. Fencing: _____

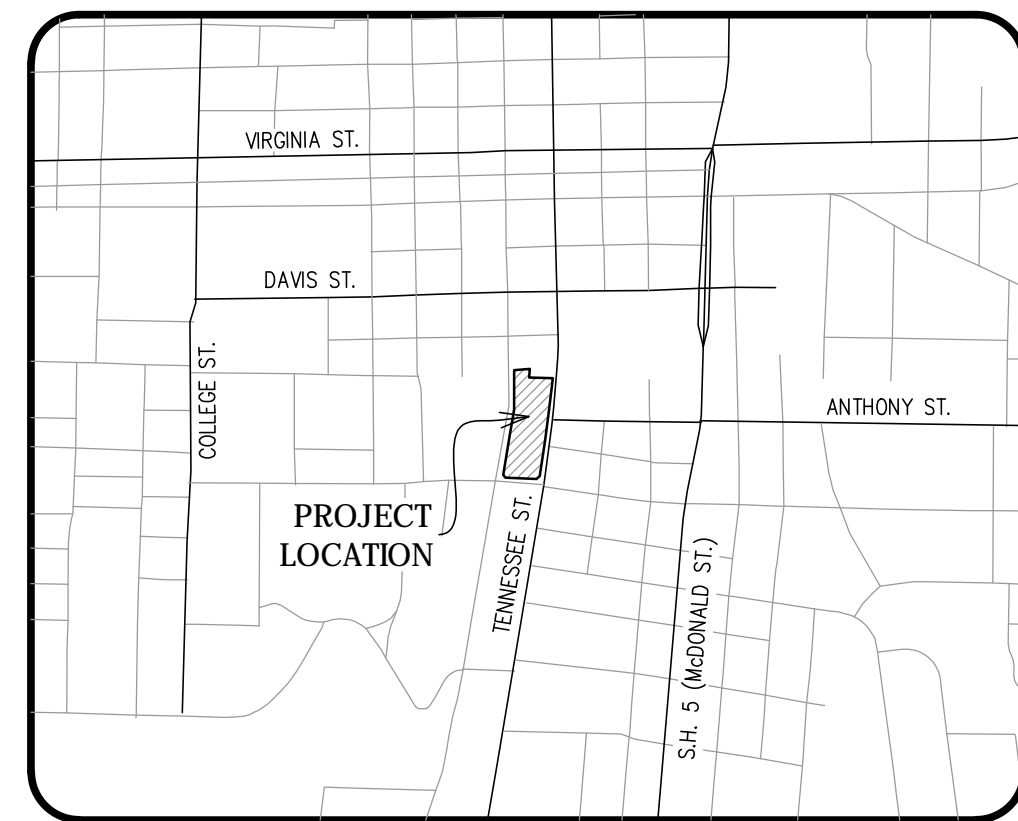
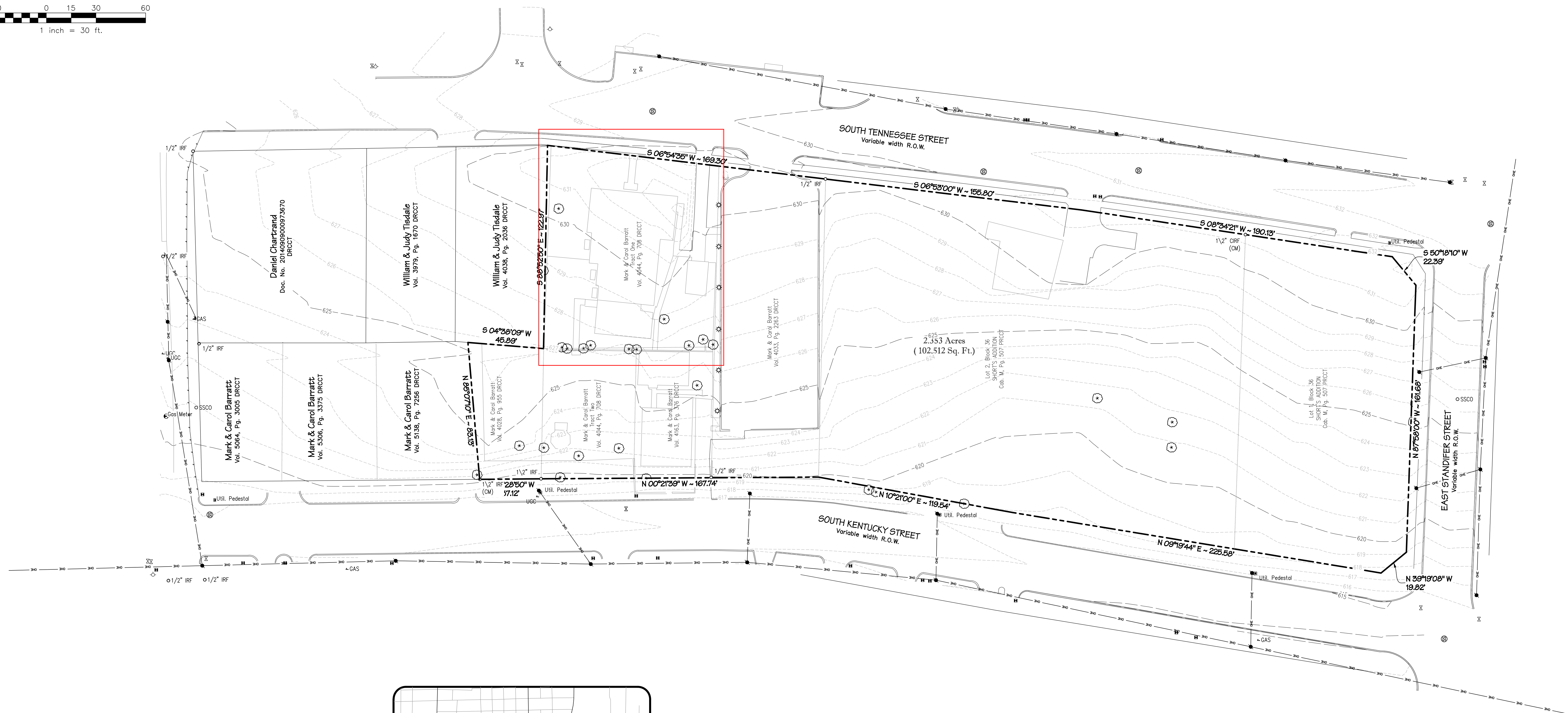
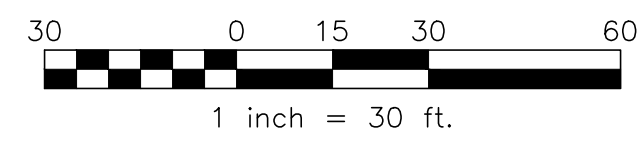
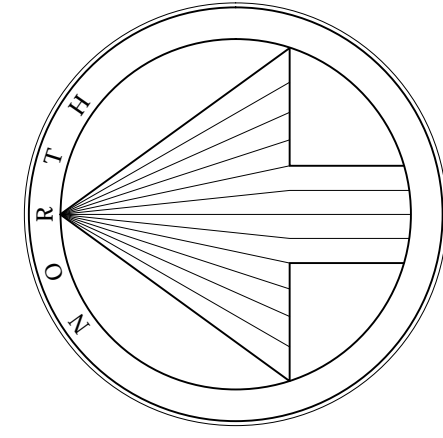
10. Other: _____

11. Painting (Commercial Historic District Only)

Written Description of Proposed Work for which applicant is requesting advice but CoA approval is not required:

12. Landscape, parking, sidewalks, garden features

13. Painting (Historic Overlay District only)



LOCATION MAP
1" = 1000'

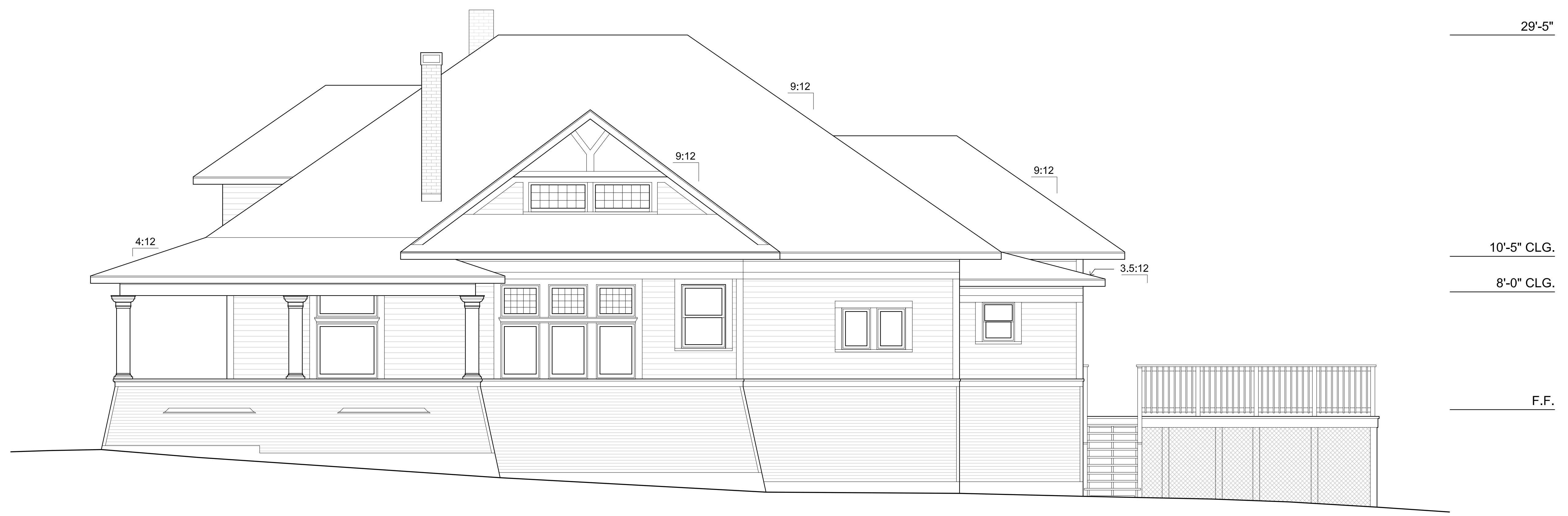


BOUNDARY & TOPOGRAPHIC EXHIBIT
BARRATT TRACTS
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



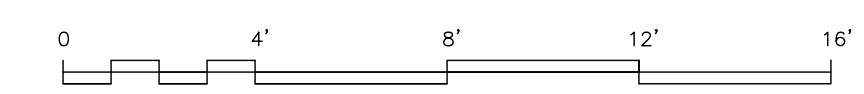
1 EXISTING WEST ELEVATION

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



2 EXISTING NORTH ELEVATION

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



DESIGN PROFESSIONAL:
DERIC SALSER
214.457.6493

The Surrey House
312 S. Tennessee St.
McKinney, Tx

PROJECT NO:
-

DATE:
04-27-2023

SHEET:
EXISTING
ELEVATIONS

A3



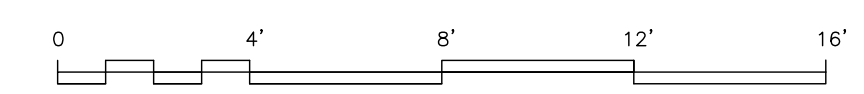
1 EXISTING EAST ELEVATION

SCALE:3/16"=1'-0"



2 EXISTING SOUTH ELEVATION

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



DESIGN PROFESSIONAL:
DERIC SALSER
214.457.6493

The Surrey House
312 S. Tennessee St.
McKinney, Tx

PROJECT NO:
DATE:
04-27-2023
SHEET:
ELEVATIONS

A2

DESIGN PROFESSIONAL:
DERIC SALSER
214.457.6493

The Surrey House

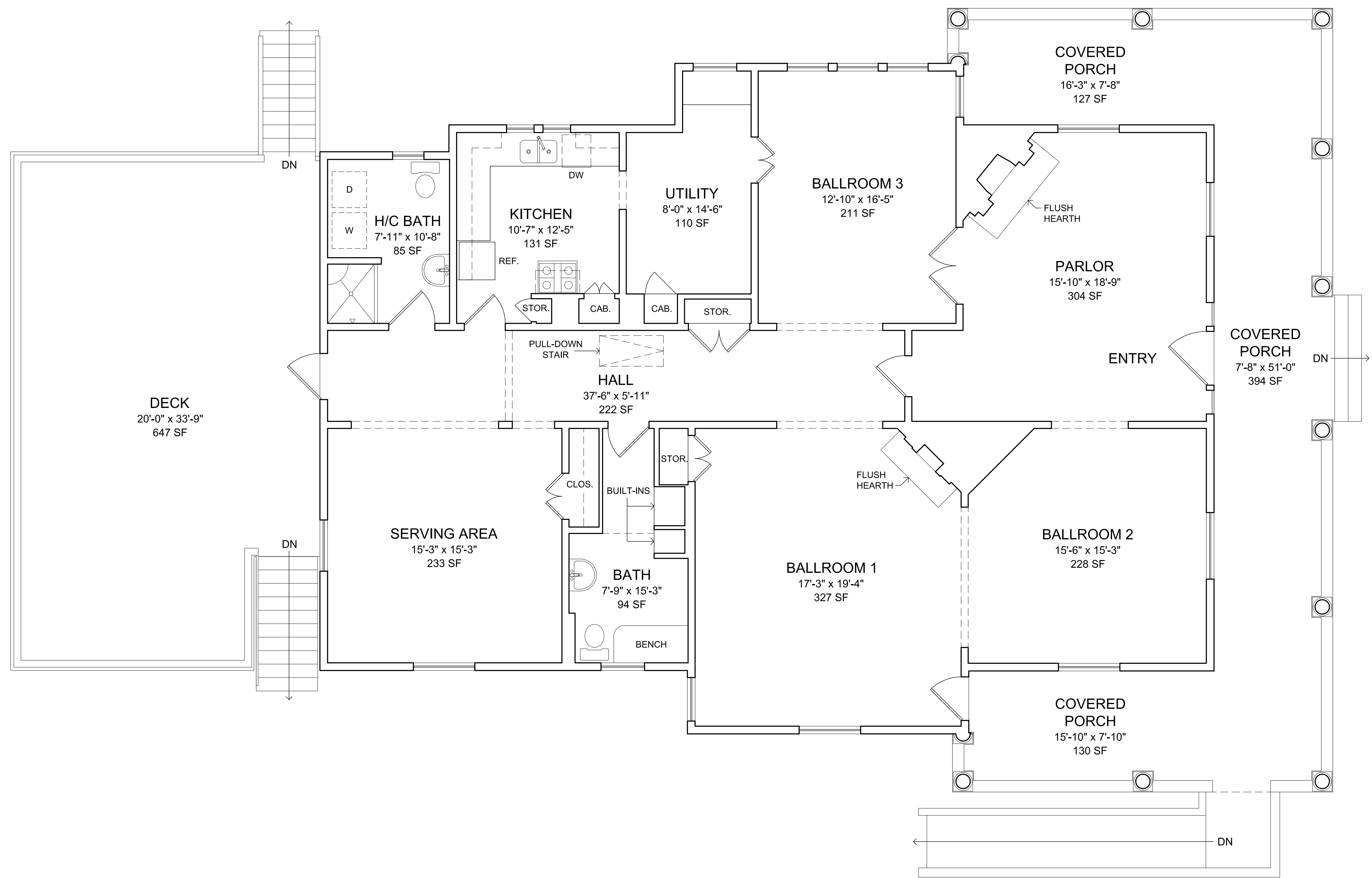
312 S. Tennessee St.
McKinney, Tx

PROJECT NO:
-
DATE:
04-27-2023
SHEET:
EXISTING
FLOOR PLAN

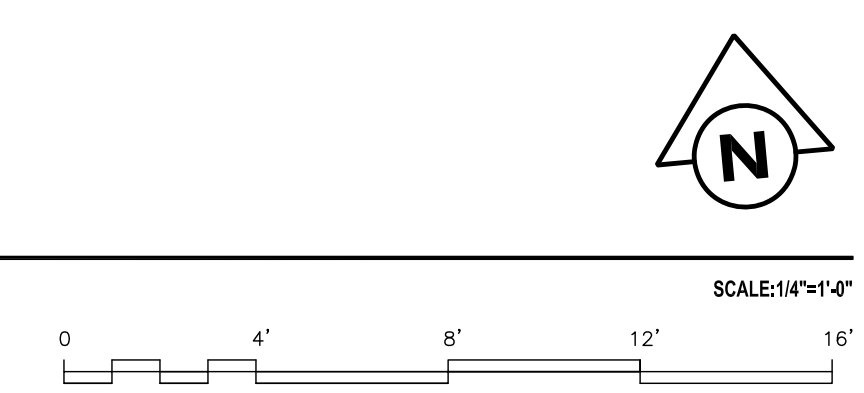
A1

AREA CALCULATIONS:

TOTAL CONDITIONED SPACE	2,202 SF
TOTAL PORCH AREA	1,298 SF



1 EXISTING FLOOR PLAN



ADJACENT PROPERTIES

306 Tennessee



311 Kentucky







HISTORIC PHOTOS

