



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. 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: 305 S. Kentucky St., McKinney, Texas 75069

APPLICANT/CONTACT PERSON:

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: DocuSigned by:
Jeremy Jones
 Date: 5/13/2022

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

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: DocuSigned by:
Mark Barratt
 Date: 2023/05/13/10:14:03
5/13/2022

For Office Use Only

COA Case #: HP2024-0027
 Preservation Priority: low

Date Received: April 18, 2024
 Type of Project: relocation
 Built Circa: 1930

<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.
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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: 305 S. Kentucky St., McKinney, Texas 75069

Type of Request:

Proposed Use:

- Alteration of building/structure
- New Construction
- Demolition
- Fencing
- Signage
- Other: Relocate - preferably within City boundary

- Single-Family Use
- Multi-Family Use
- Commercial
- Office
- Restaurant
- Other: _____

Written Description of Proposed Work: N/A - no proposed architectural changes at this time

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 # HP2024-0027

Date Received: April 18, 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: _____

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)



Friday, May 13th, 2022

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 – 305 S Kentucky St,
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 305 S. Kentucky St, McKinney, TX 75069 (“Residence”) on behalf of Barratt Properties, LLC, the current legal owner. The Residence is located on approximately 0.11 acres and approximately 140 ft. south of the southeast corner of Henry St. and S. Kentucky Street (see COA application for maps showing exact location).

The COA requests approval to relocate the Residence as part of a greater redevelopment effort. 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.

The current condition of the Residence is fair (exterior photos included in COA application) and the Historic Resource Inventory Survey identifies the Residence as “Low” priority. 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,

A handwritten signature in blue ink, appearing to read 'Jeremy Jones', with a horizontal line underneath.

Jeremy Jones

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



305 Kentucky – May 2022



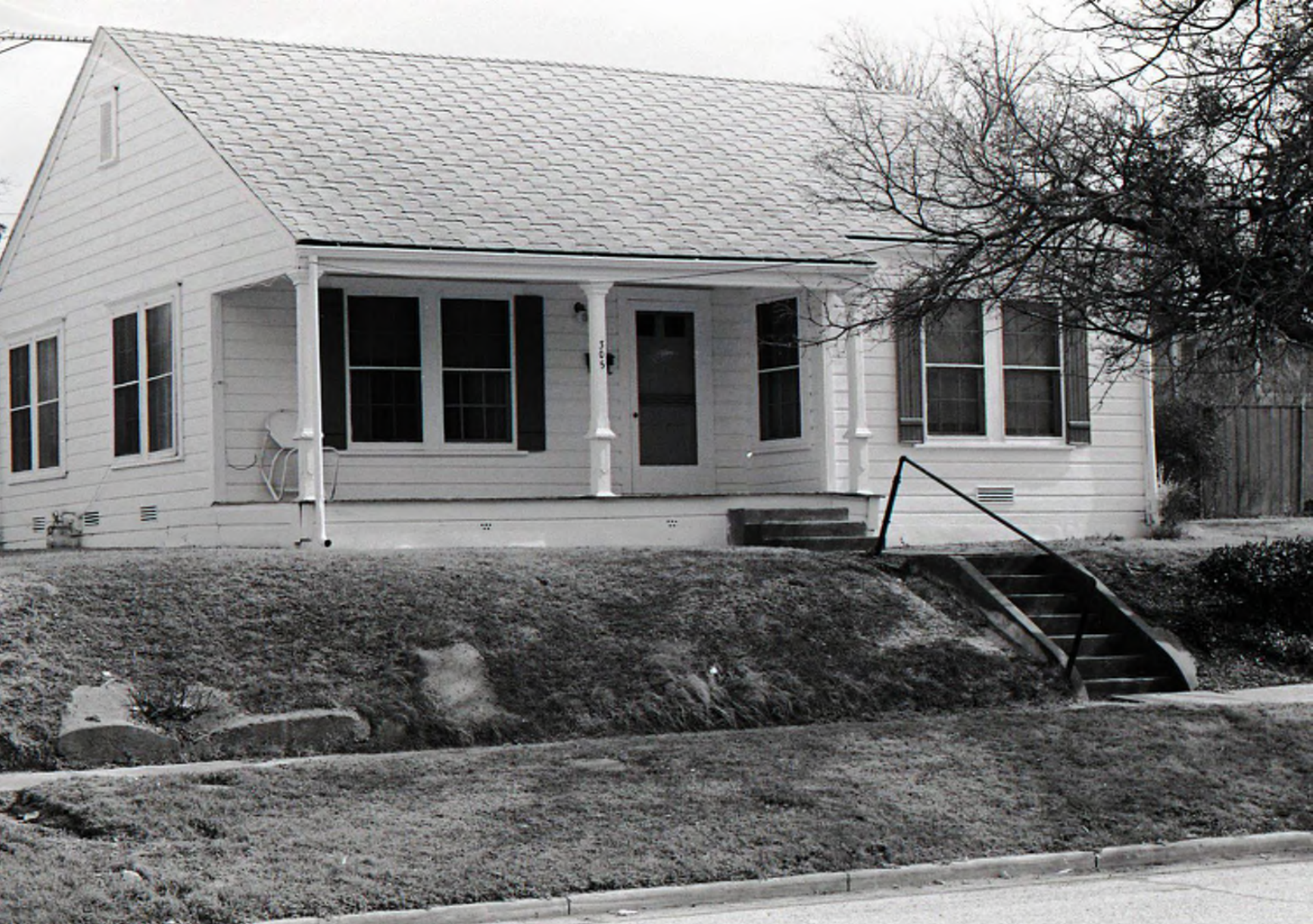
305 Kentucky – May 2022



305 Kentucky – May 2022



305 Kentucky – May 2022



305 Kentucky – Historical Photo date unknown

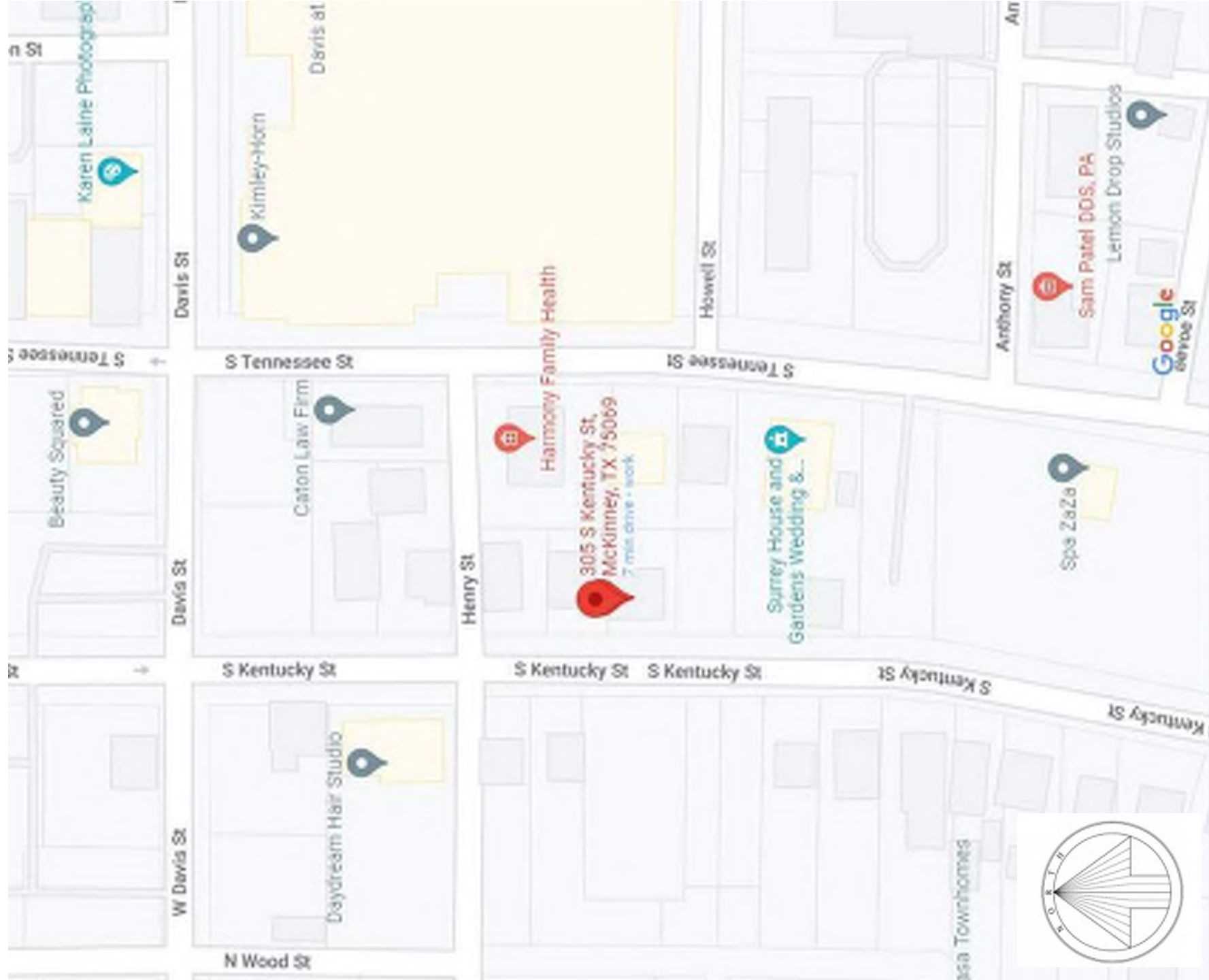


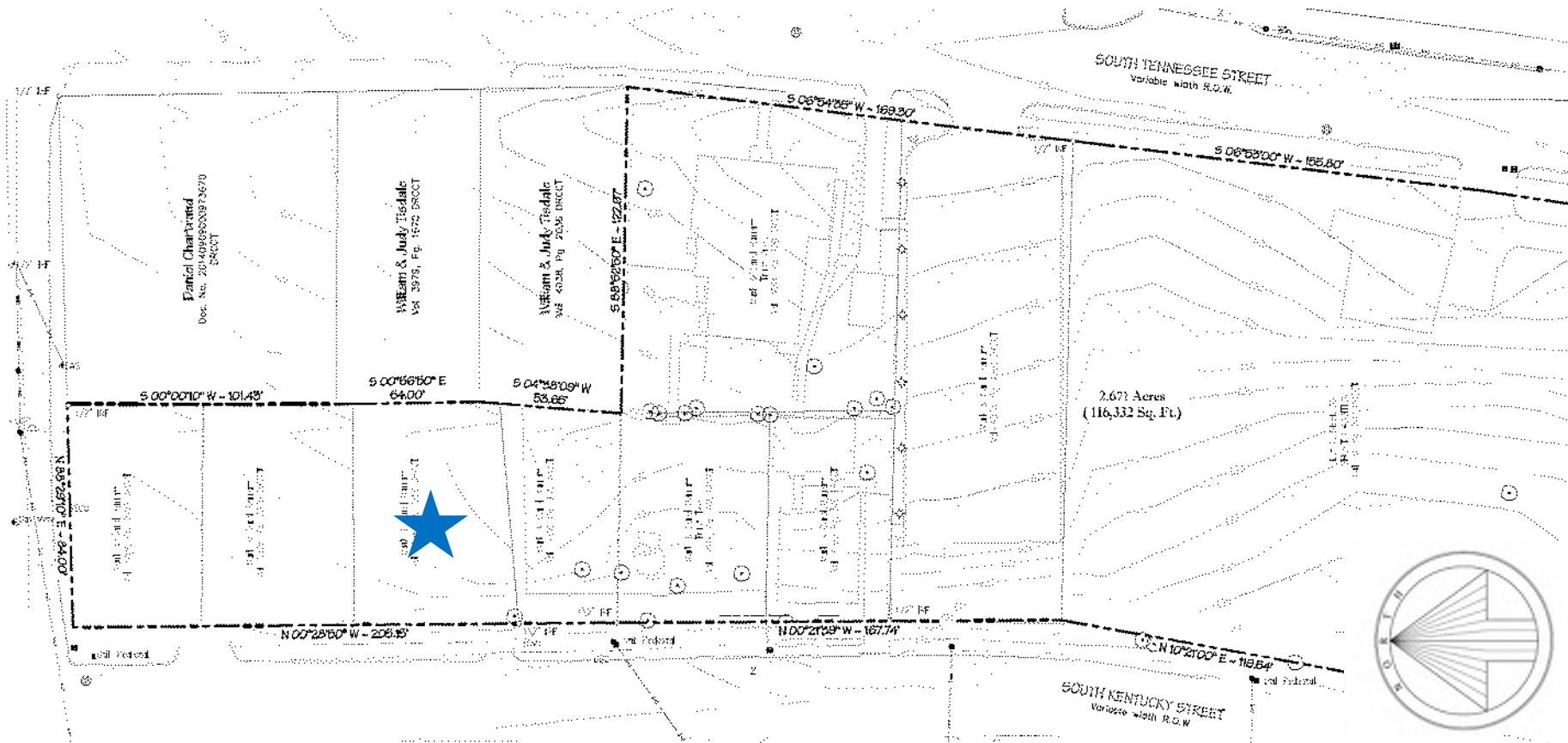
2005



305

2015





305 Kentucky

Legend

305 S Kentucky St

Google Earth

80 ft

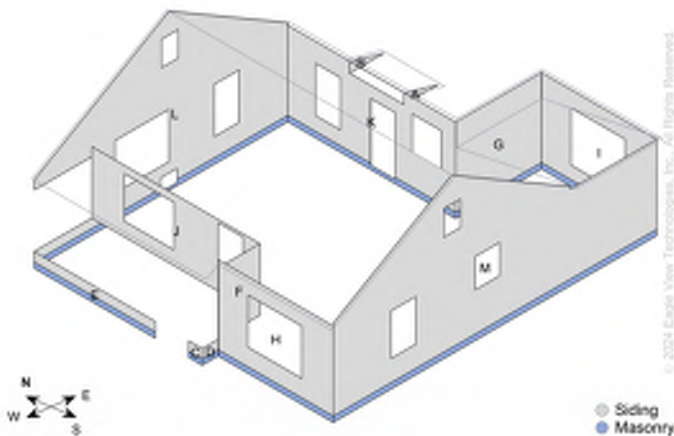


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Prepared For

Contractor: Jeremy Jones
 Company: American Equity
 Address: 2150 S Central Expy Ste 360
 Mckinney, TX 75070-4070
 Phone: 972-422-2000



Total Lengths & Areas

Wall Area excluding Windows & Doors

Total	=	1458.3 ft ²
Siding	=	1363.6 ft ²
Masonry	=	94.7 ft ²

General Totals

Wall Facets	=	13
Windows & Doors	=	14
Window & Door Area	=	270.1 ft ²
Window & Door Perimeter	=	240.0 ft
Fascia (Eaves + Rakes)	=	180 ft


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305 S Kentucky St, Mckinney, TX 75069

Report: 58340996

IMAGES – TOP VIEW

Top Image



305 S Kentucky St, Mckinney, TX 75069

Report: 58340996

IMAGES – NORTH & SOUTH

North Side



South Side



305 S Kentucky St, Mckinney, TX 75069

Report: 58340996

IMAGES – EAST & WEST

East Side



West Side



305 S Kentucky St, McKinney, TX 75069

Report: 58340996

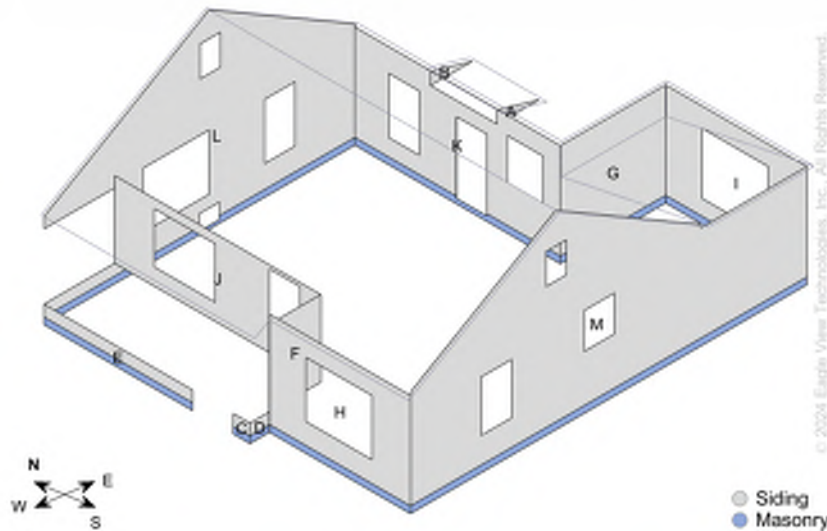
STRUCTURE NUMBER LABELS



305 S Kentucky St, McKinney, TX 75069

Report: 58340996

WALL AREA DIAGRAM


North

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
G	98.2	6.8
F	37.9	0.0
B	2.5	0.0
L	312.3	19.4
Total	450.9	26.2

East

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
I	92.9	9.1
K	132.9	12.7
Total	225.8	21.8

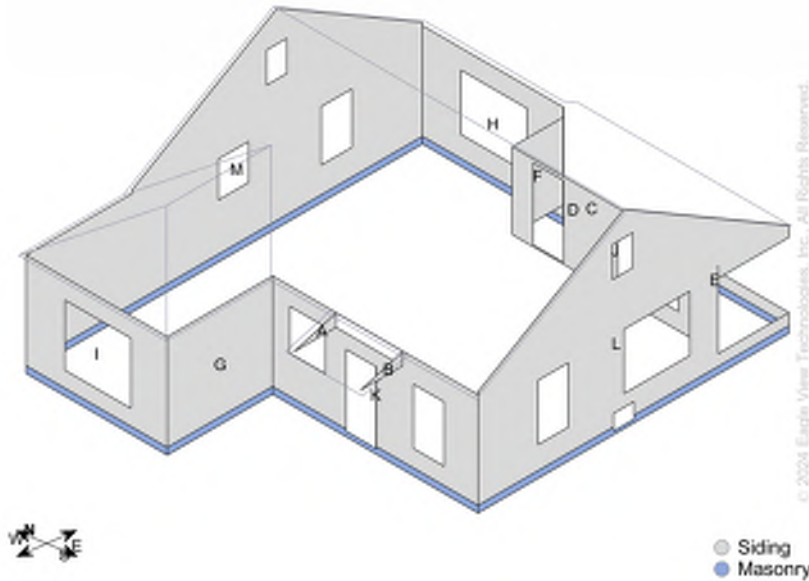
South

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
M	467.2	25.6
D	2.1	1.3
A	2.5	0.0
Total	471.8	26.9

West

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
H	95.7	9.1
C	1.8	1.1
E	16.1	9.6
J	101.5	0.0
Total	215.1	19.8

ALTERNATE WALL VIEW


North

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
G	98.2	6.8
F	37.9	0.0
B	2.5	0.0
L	312.3	19.4
Total	450.9	26.2

East

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
I	92.9	9.1
K	132.9	12.7
Total	225.8	21.8

South

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
M	467.2	25.6
D	2.1	1.3
A	2.5	0.0
Total	471.8	26.9

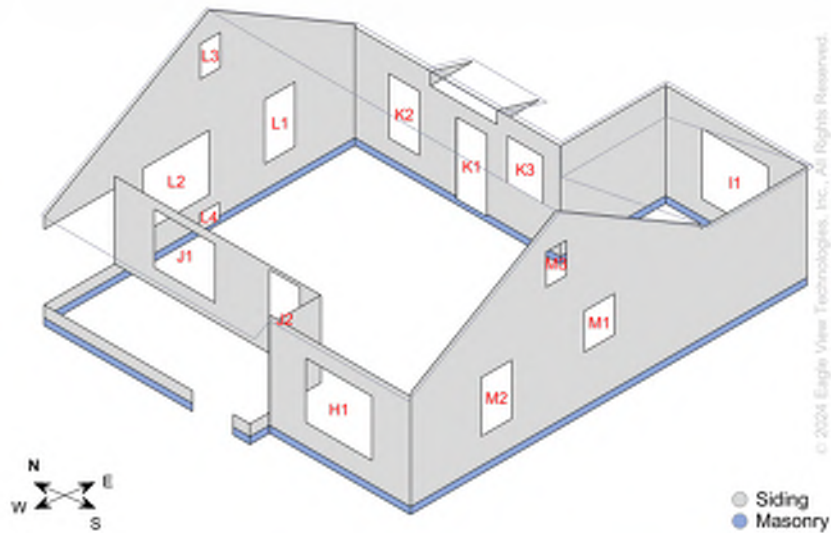
West

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
H	95.7	9.1
C	1.8	1.1
E	16.1	9.6
J	101.5	0.0
Total	215.1	19.8

305 S Kentucky St, McKinney, TX 75069

Report: 58340996

WINDOW & DOOR DIAGRAM



Note: Window & door measurements include trim.

North

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
L1	16.5	17.0	3.0 x 5.5
L2	35.8	24.0	6.5 x 5.5
L3	6.0	10.0	2.0 x 3.0
L4	3.0	7.0	2.0 x 1.5
Total	61.3	58.0	n/a

East

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
I1	39.0	25.0	6.5 x 6.0
K1	21.0	20.0	3.0 x 7.0
K2	16.5	17.0	3.0 x 5.5
K3	14.0	15.0	3.5 x 4.0
Total	90.5	77.0	n/a

South

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
M1	10.5	13.0	3.0 x 3.5
M2	15.0	16.0	3.0 x 5.0
M3	6.0	10.0	2.0 x 3.0
Total	31.5	39.0	n/a

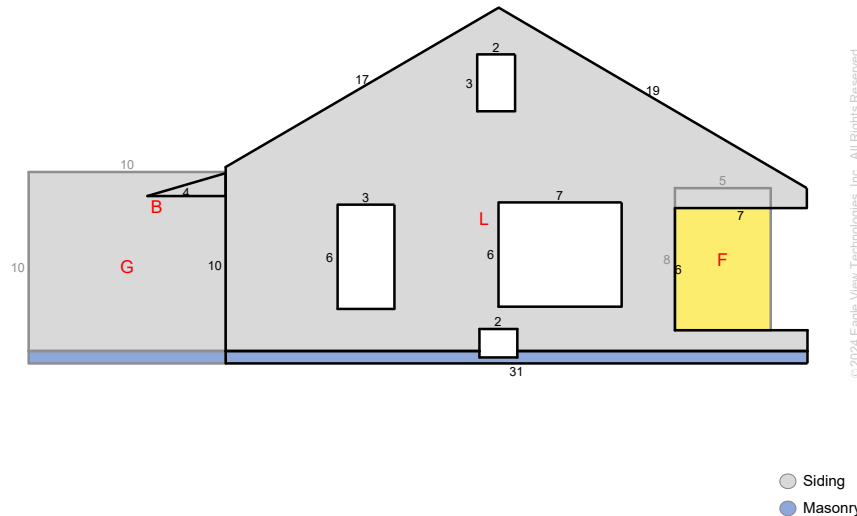
West

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
H1	35.8	24.0	6.5 x 5.5
J1	30.0	22.0	6.0 x 5.0
J2	21.0	20.0	3.0 x 7.0
Total	86.8	66.0	n/a

305 S Kentucky St, Mckinney, TX 75069

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NORTH ELEVATION DIAGRAM



Top of Siding Walls = 69.4 ft
 Bottom of Siding Walls = 50.3 ft

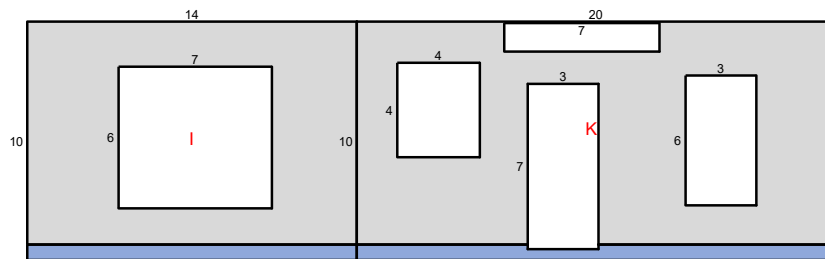
Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
G	98.2	6.8	0	0	0
F	37.9	0.0	0	0	0
B	2.5	0.0	0	0	0
L	312.3	19.4	61.3	58.0	4
Total	450.9	26.2	61.3	58.0	4

Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page. This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.

305 S Kentucky St, Mckinney, TX 75069

Report: 58340996

EAST ELEVATION DIAGRAM



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- Siding
- Masonry

Top of Siding Walls = 40.9 ft
 Bottom of Siding Walls = 40.9 ft

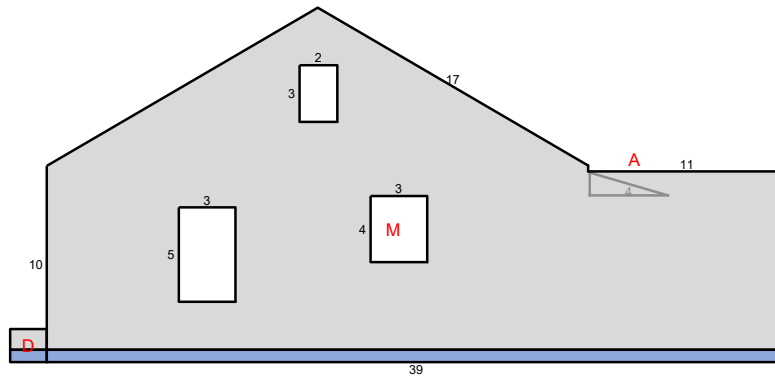
Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
I	92.9	9.1	39.0	25.0	1
K	132.9	12.7	51.5	52.0	3
Total	225.8	21.8	90.5	77.0	4

Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page. This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.

305 S Kentucky St, Mckinney, TX 75069

Report: 58340996

SOUTH ELEVATION DIAGRAM



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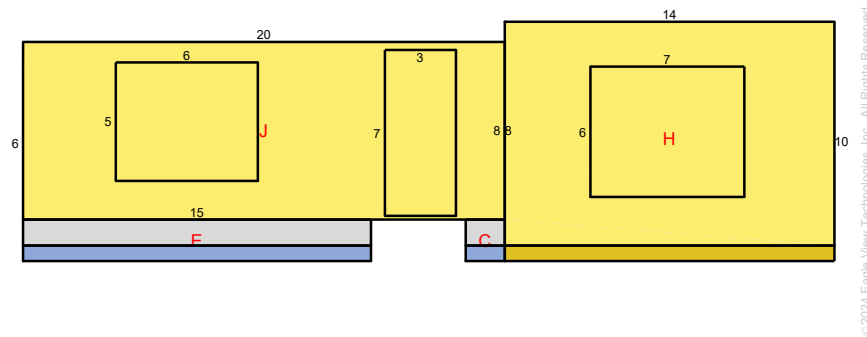
- Siding
- Masonry

Top of Siding Walls = 49.9 ft
 Bottom of Siding Walls = 45.2 ft

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
M	467.2	25.6	31.5	39.0	3
D	2.1	1.3	0	0	0
A	2.5	0.0	0	0	0
Total	471.8	26.9	31.5	39.0	3

Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page. This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.

WEST ELEVATION DIAGRAM



- Siding
- Masonry

Top of Siding Walls = 50.6 ft
 Bottom of Siding Walls = 50.6 ft

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
H	95.7	9.1	35.8	24.0	1
C	1.8	1.1	0	0	0
E	16.1	9.6	0	0	0
J	101.5	0.0	51.0	42.0	2
Total	215.1	19.8	86.8	66.0	3

Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page. This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.

305 S Kentucky St, Mckinney, TX 75069

Report: 58340996

WALL MEASUREMENT SUMMARY

All Structures

Wall Area Waste Calculations

Siding Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft ²)	1,364	1,500	1,514	1,527	1,541	1,555	1,568	1,636
Squares	13.6	15	15.1	15.3	15.4	15.5	15.7	16.4

Masonry Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft ²)	95	104	105	106	107	108	109	114
Squares	0.9	1	1.1	1.1	1.1	1.1	1.1	1.1

The tables above show the total wall area excluding windows and doors, based upon different waste percentages. The waste factor is subject to the complexity of the structure, image quality, siding techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only the wall area is included in these waste calculations. Accessories may require additional material.

Total Lengths & Areas

Wall Area excluding Windows & Doors

Total = 1458.3 ft²

Siding = 1363.6 ft²

Masonry = 94.7 ft²

General Totals

Wall Facets = 13

Windows & Doors = 14

Window and Door Area = 270.1 ft²

Window & Door Perimeter = 240.0 ft

Fascia (Eaves + Rakes) = 180 ft

Top of Siding Walls = 210.8 ft

Bottom of Siding Walls = 187.0 ft

Property Location

Longitude = -96.6156318

Latitude = 33.1949309

Corner Totals

	Siding to Siding	Masonry to Masonry	Siding to Masonry	Total
Inside Corners	24.0 ft	2.8 ft	0.0 ft	26.8 ft
Outside Corners	55.8 ft	4.2 ft	0.0 ft	60.0 ft
Inside Corners > 90	0.0 ft	0.0 ft	0.0 ft	0.0 ft
Outside Corners > 90	0.0 ft	0.0 ft	0.0 ft	0.0 ft

Notes

There were no changes to the structure in the past four years.

Report Comments

Due to obstructions in available images of this property, please verify measurements on portion of structure highlighted in yellow.



303 Kentucky – Directly North of Subject Property



304 Tennessee – Directly East of Subject Property