

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. REFER TO THE "SUBMITTAL REQUIREMENTS CHECKLIST"

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.

APPLICANT INFORMATION:

Applicant Name: Nancy Jennings

Company:			
Address: 1407 W Louisiana St			
City, State, Zip:	Mckinney TX	USA 7	75069
Phone: 214-566			nancy@lonestarpg.com

PROPERTY OWNER INFORMATION: (Multiple property owners must complete and sign separate application).

Applicant Name: Don and Nancy Jennings

Company:

Address: 4806 Arbor Glen Drive

City, State, Zip: McKinney TX 75072

Phone: 214-566-2791 Email: nancy@lonestarpg.com don@nctnet.net

I will represent the application myself; or

I herby designate (applicant above) to act as my agent for submittal, processing, representation, and/or presentation of this application. The designee shall be the primary contact person for this application.

I hereby certify that I am the owner of the property and certify that the information provided within this application is true and correct. By signing below, I agree that the City of McKinney is authorized and permitted to provide information contained within this application, including the email address, to the public and in response to a Public Information Request.

GITAL SIGNATURES ACCEPTED Many Acmit Date: 3/5/2025 Owner Signature:

Letter of Intent for Exterior Property Work – 1407 W Louisiana St, McKinney, TX 75069

I am submitting this Letter of Intent to formally request approval for exterior modifications to my property located at **1407 W Louisiana St, McKinney, TX 75069**. Below is a detailed description of the proposed work:

Scope of Work:

- **Structure:** The existing shed, which is in a deteriorating condition and structurally unsound, will be removed. In its place, a carport will be constructed to provide covered parking.
- Proposed Materials: The new carport will be a Sunjoy 11 ft x 20 ft Hanover Cedar Wood Frame Carport, designed for durability and aesthetic appeal.
- Type of Work Proposed: Alteration and New Construction
- Current Use of Property: Residential
- Proposed Use of Property: Residential

Current Condition of the Property:

The property is currently well-maintained, except for the existing shed, which is in a state of disrepair. The shed's structure is failing due to age, weather exposure, and structural instability, necessitating its removal for safety and functional use of the space. The shed has broken windows, walls that do not fully connect to the floors, missing sections of exterior siding, and is being held up primarily by the materials stored inside.

Property Location:

The property is located at 1407 W Louisiana St, McKinney, TX 75069,

The existing shed is located as per the attached survey.

Special Considerations:

At this time, I am not requesting any special variances. The new carport will be installed within the existing property lines and in compliance with city codes and regulations.

Justification for Certificate of Appropriateness:

The request aligns with the **U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties** by ensuring that modifications respect the historical and architectural integrity of the surrounding neighborhood. The new carport is designed to be visually compatible with the primary structure and surrounding properties while maintaining the character of the community.

Demolition Justification:

Due to its deteriorating condition, the existing shed poses a safety concern. The shed's poor structural integrity is visible upon inspection.

Architectural Feature Replacement Justification:

The shed being removed does not have significant historical or architectural value. The replacement carport is a modern, high-quality structure that will enhance the usability and aesthetic appeal of the property.

I appreciate your time and consideration of my request. Please let me know if any additional information is required. I look forward to your approval of this application.

Sincerely,

Don & Nancy Jennings 1407 W Louisiana St, McKinney, TX 75069 214-566-2791 nancy@lonestarpg.com









The building is slanted and leaning due to instability, wood rot and decay.







Broken windows – which in fact is just cut holes with Plexi glass nailed into the side of the structure.







Walls don't touch ground





Walls don't touch ground

Boards falling out / pieced together/ being held up with random boards nailed to cover holes...

Not structurally sound



BEING all of that certain 0 202 acre tract of land situated in the City of McKinney, Collin County, Texas, In the T.T. Bradley Survey, Abstract No. 88, and being part of Lots 2 and 5, Block 5, of Benge Addition, an addition to the said City of McKinney recorded in Volume 1, Page 93 of the Collin County Map Records, and being the same tract of land described in a Warranty Deed to Bobby Joe Jones recorded at County Clerk File No. 20140723000768110 in the Collin County Deed Records, said 0.202 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said Jones. tract, being the intersection of the south line of West Louisiana Street with the east line of South Greer Street (40' R.O.W.).

THENCE East along the south line of West Louisiana Street and the north line of said Jones tract a distance of 47.50 feet to an "X" cut found in the west edge of a concrete driveway at the northeast corner thereof, being the northwest corner of a tract of land described in a Warranty Deed With Vendor's Lien to Elizabeth Ann. Abbott recorded at County Clerk File No. 20081107001311150 in said deed records, from which a 1/2 inch iron rod found at the northeast corner of said Abbott tract bears South 89 deg. 32 min. 50 sec. East, 47.40 feet, said found "X" being the northeast corner hereof;

THENCE South 2 deg. 18 min. 10 sec. West along the east line of said Jones tract. and the west line of said Abbott tract at 111.6 feet pass over a wood fence post, and continuing along the west side of a wood privacy fence at 184.4 feet pass 0.10 foot west of a 1/2 inch iron rod found and continuing for a total distance of 185.14 feet to a 5/8 inch iron rod set at the common south corner of said Jones and Abbott tracts, from which a 1/2 Inch Iron rod found on the south edge of a chain link fence bears North 89 deg. 47 min. 40 sec. East, 47 50 feet, said set 5/8 inch iron rod being the southeast corner hereof;

THENCE South 89 deg. 47 min. 40 sec. West along the south line of said Jones tract a distance of 47.50 feet to a 1/2 inch iron rod found on the east side of a chain link fence (on a northwesterly angle) at the southwest corner thereof, from which a chain link fence corner post bears South 27 deg. 00 min. 00 sec. East, 2.4 feet, said 1/2 Inch Iron rod being in the east line of South Greer Street and said found 1/2 inch iron rod being the southwest corner hereof;

THENCE North 2 deg. 18 min. 00 sec. East along the east line of said South Greer Street and the west line of said Jones tract at 55.0 feet pass 1.5 feet east of a chain link fence corner post and continuing for a total distance of 185.31 feet to the place of beginning and being calculated to contain 0.202 acre of land.

CERTIFICATION

I, Jeff B. Durham, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat and field notes shown hereon were prepared from a survey made on the ground on November 7, 2014. The corner monuments were found or set as shown and there were no encroachments, overlapping of improvements or conflicts found at the time of this survey, except as shown.

Jeff B. Durham, R.P.L.S. No. 5256

Flood Statement

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel No. 48085002601, effective June 2, 2009, no portion of this property lies within a special flond hazard area. (Zone A) inundated by 100-year flood.

Bearing Rass

Warranty Deed to Bobby Joe Jones recorded at Collin County Clerk File No. 20140723000763110 Control Monuments

1/2 inch iron rod found at the northwest corner and "X" cut in concrete found at the northeast corner of and longs tract.

> Boundary Image Land Surveying 1323 Lochness Drive, Allen, Texas 75013 brundary unago gyahou com (214) \$75-8811

West Louisiana Street

