



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 75069
Phone: 214-566-2791 Email: nancy@lonestarp.org

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@lonestarp.org don@nctnet.net

- ☒ I will represent the application myself; or
- ☐ I hereby 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.

DIGITAL SIGNATURES ACCEPTED

Owner Signature: Nancy Jennings DJ Date: 3/5/2025

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@lonestarpkg.com



Shed to be removed



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.



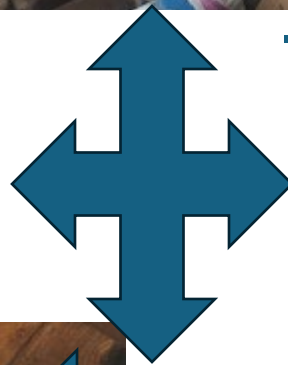


Walls don't touch ground



Walls don't touch ground

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



Not structurally sound

