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May 22, 2024

Ms. Jennifer Arnold, Director of Planning  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75069

Re: Appeal of Denial of Certificate of Appropriateness by Historic Preservation Advisory Board to relocate the Surrey House, located at 312 S. Tennessee to the northwest corner of Tennessee and Standifer and to remove a non-historic patio addition at the rear of the house; COA Case #HP2024-0025

Dear Ms. Arnold:

On behalf of Barrett Properties, LLC (“Applicant”), I am filing this appeal from the decision of the McKinney Historic Preservation Advisory Board (“HPAB”) denying a Certificate of Appropriateness (“CoA”) allowing the relocation of the Surrey House, located at 312 S. Tennessee (“Property”) to the northwest corner of S. Tennessee and Standifer and to remove a non-historic patio addition at the rear of the house.

The decision by the HPAB to deny the CoA was made at its regularly scheduled Board meeting on May 2, 2024, the written notification of which decision was received by the Applicant on May 6, 2024. The filing of this appeal is within the 21 day period from the date of receipt of written notice of the HPAB action in accordance with Section 203.E.6.b.IV.e of the McKinney Uniform Development Code (“UDC”). The Applicant reserves the right to supplement this notice of appeal on or before seven (7) days preceding the scheduled date of the appeal hearing before the City Council.

The grounds for this appeal include, but are not limited to, the following:

- Abuse of Discretion. The HPAB abused its discretion by not applying a discernable standard in its consideration of this matter. Although the criteria for approval of a CoA published by the City incorporated by reference the U.S. Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, no analysis was made by the HPAB regarding the application of such standards in the instant case. Instead, the HPAB focused on the intended proposed use for the lot on which the improvements are located. Further, in 2023 the Historic Preservation Officer (“HPO”) issued a CoA for this identical project that determined that the relocation of the Surrey

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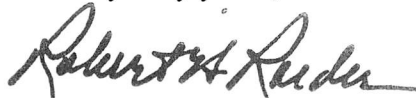
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House structure to the northwest corner of S. Tennessee and Standifer protected and preserved the historic character of the structure and that the rear patio with cover was a later addition that could be removed.

- No Reasons for Denial Given. The HPAB in its determination of action at its meeting and in the subsequent notification to the Applicant failed to state reasons for denial of the CoA request as required by Section 203.E.6.b.IV.g of the UDC.
- The Relocation of the Surrey House within the Same Block of Tennessee Street Protected and Preserved its Historic Value. The preservation priority for the Property is rated as “High” in the current McKinney Historic Survey. After review by the HPO, it was determined that relocation of the structure several lots to the south on Tennessee was not significant enough to materially alter its historic value. The HPAB made no determination otherwise. The relocation of this Property is necessary to allow redevelopment of the lot on which the structure is currently situated for residential uses consistent with the intent, purpose and regulations for the McKinney Town Center District created by Ordinance No. 2013-04-045 would be the highest and best use of the Property.

The Owner and Applicant respectfully request that this Council reverse the decision of the HPAB and issue a Certificate of Appropriateness allowing the removal of the structure from the Property as requested.

Very truly yours,



Robert H. Roeder

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cc: Mr. Jeremy Jones