



## 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:** 303 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:** 2022/05/13 15:24:00  
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:** 2022/05/13 15:24:00  
5/13/2022

#### For Office Use Only

**COA Case #:** \_\_\_\_\_

**Preservation Priority:** \_\_\_\_\_

**Date Received:** \_\_\_\_\_

**Type of Project:** \_\_\_\_\_

**Built Circa:** \_\_\_\_\_

|  |  |   |  |
|--|--|---|--|
| <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 <b>HPAB</b> 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](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:** 303 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 #**

**Date Received:**



**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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



AMERICAN EQUITY

Friday, May 13<sup>th</sup>, 2022

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

RE: Letter of Intent for Certificate of Appropriateness Application – 303 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 303 S. Kentucky St, McKinney, TX 75069 (“Residence”) on behalf of Barratt Properties, LLC, the current legal owner. The Residence is located on approximately 0.087 acres and approximately 95 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,



Jeremy Jones

Manager of JBJ Equity Surrey House Apts, LLC

Manager of Surrey House Apts, LLC

E: [JeremyJones@americanequity.net](mailto:JeremyJones@americanequity.net)

P: (972) 422-2000

cc: [roeder@abernathy-law.com](mailto:roeder@abernathy-law.com); [contact-historicpreservation@mckinneytexas.org](mailto:contact-historicpreservation@mckinneytexas.org)



303 Kentucky – May 2022



303 Kentucky – May 2022



303 Kentucky – May 2022

303 Kentucky – May 2022







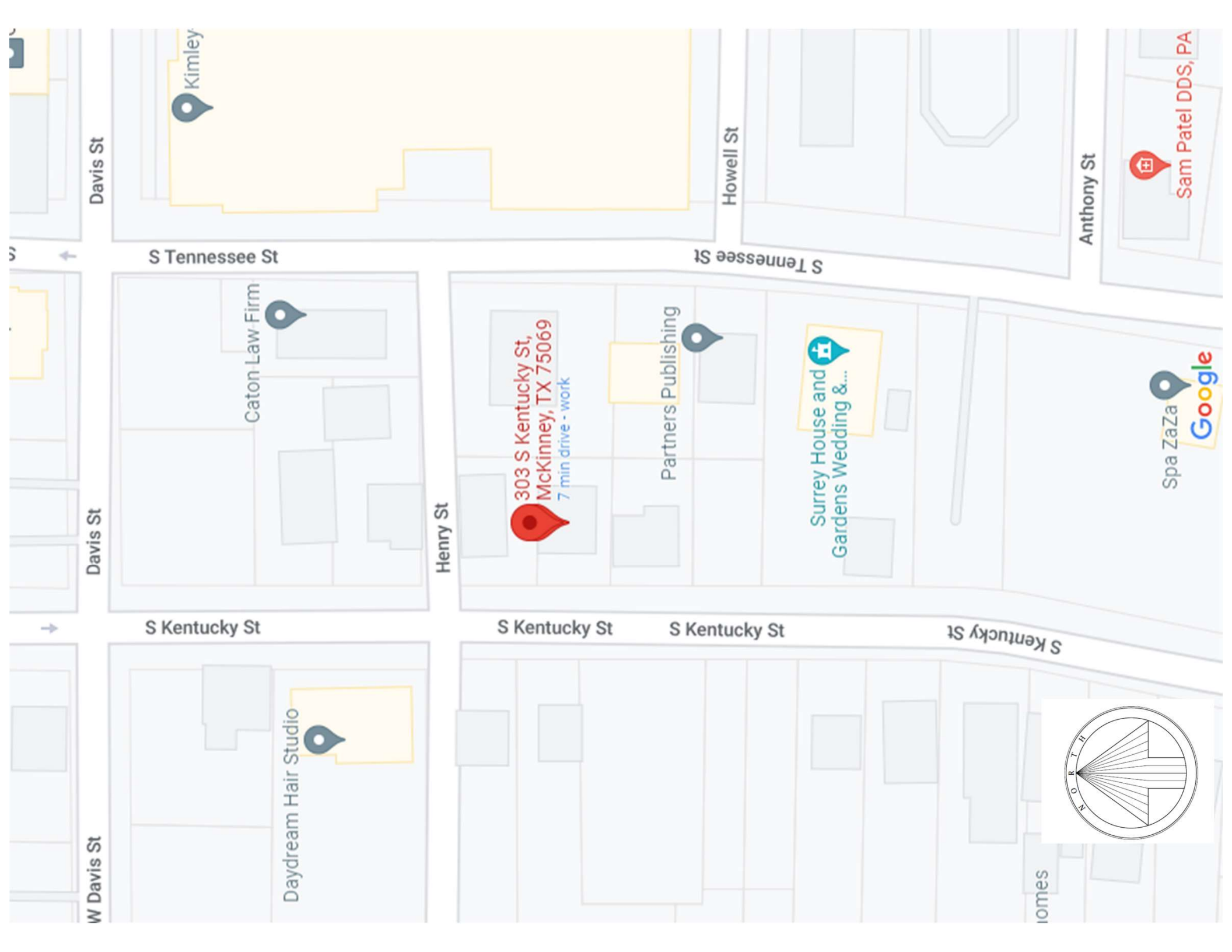
**303 Kentucky – Historic Photo  
Date Unknown**



2005



2015



Davis St

S Tennessee St

Howell St

Anthony St

Sam Patel DDS, PA

Caton Law Firm

Davis St

Henry St

303 S Kentucky St,  
McKinney, TX 75069  
7 min drive - work

Partners Publishing

Surrey House and  
Gardens Wedding &...

Spa ZaZa  
Google

S Kentucky St

S Kentucky St

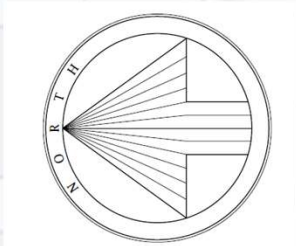
S Kentucky St

S Kentucky St

W Davis St

Daydream Hair Studio

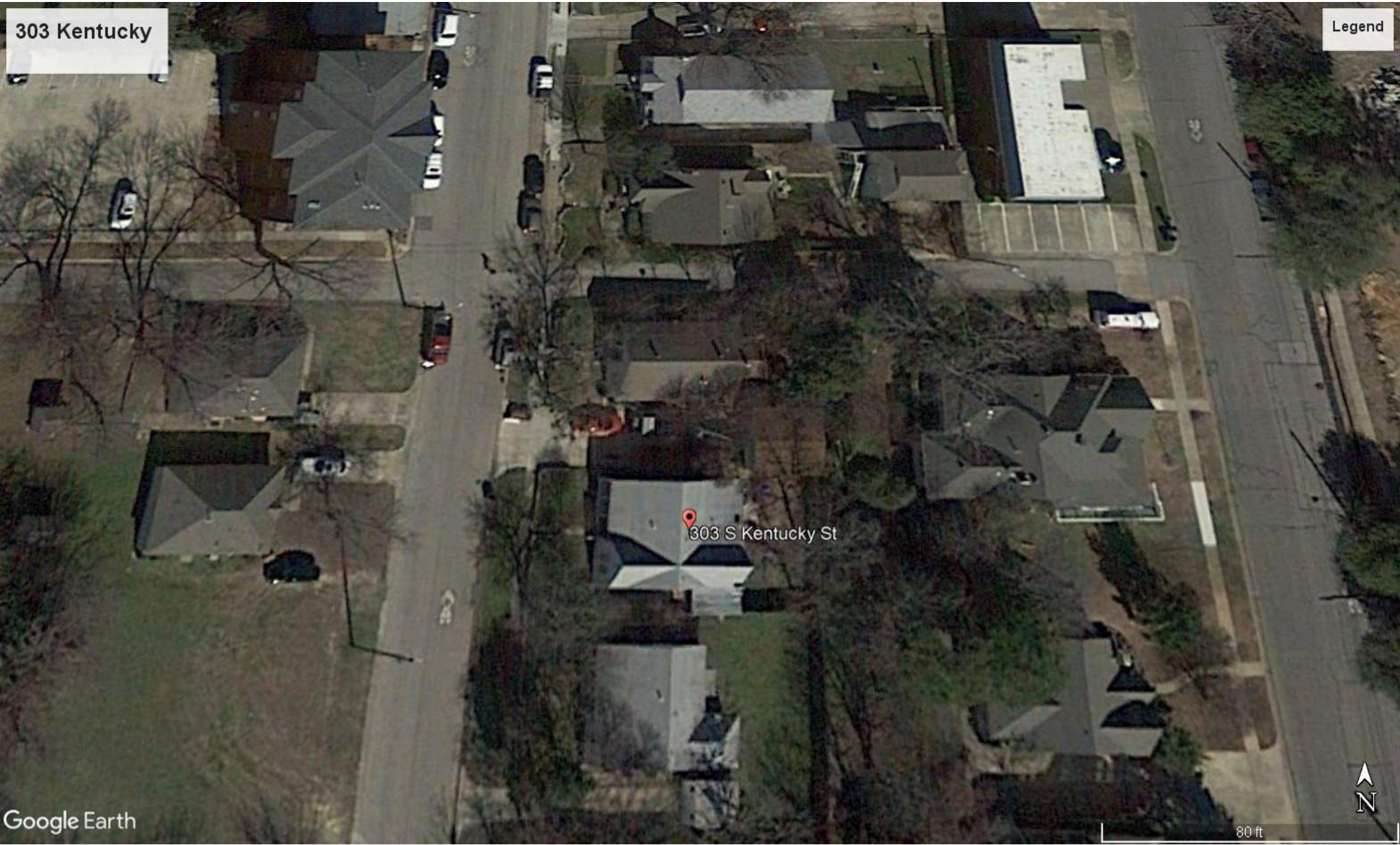
omes





303 Kentucky

Legend



Google Earth



80 ft



301 Kentucky – Directly North of Subject Property

# 302 Tennessee – Directly East of Subject Property







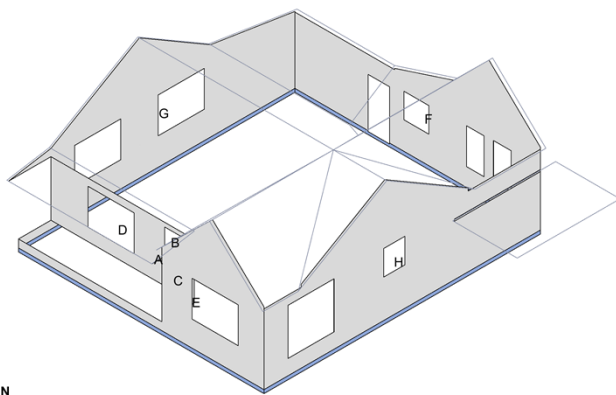
305 Kentucky – Directly South of Subject Property

## Report Content

|                                |    |
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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



● Siding  
● Masonry

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## Total Lengths & Areas

### Wall Area excluding Windows & Doors

|         |   |                        |
|---------|---|------------------------|
| Total   | = | 1522.6 ft <sup>2</sup> |
| Siding  | = | 1451.3 ft <sup>2</sup> |
| Masonry | = | 71.3 ft <sup>2</sup>   |

### General Totals

|                         |   |                       |
|-------------------------|---|-----------------------|
| Wall Facets             | = | 8                     |
| Windows & Doors         | = | 12                    |
| Window & Door Area      | = | 273.9 ft <sup>2</sup> |
| Window & Door Perimeter | = | 229.0 ft              |
| Fascia (Eaves + Rakes)  | = | 215 ft                |



**Satisfaction Guaranteed**

[www.eagleview.com/Guarantee.aspx](http://www.eagleview.com/Guarantee.aspx)

303 S Kentucky St, Mckinney, TX 75069

Report: 58340545

## IMAGES – TOP VIEW

### Top Image



303 S Kentucky St, McKinney, TX 75069

Report: 58340545

## IMAGES – NORTH & SOUTH

**North Side**



**South Side**



303 S Kentucky St, McKinney, TX 75069

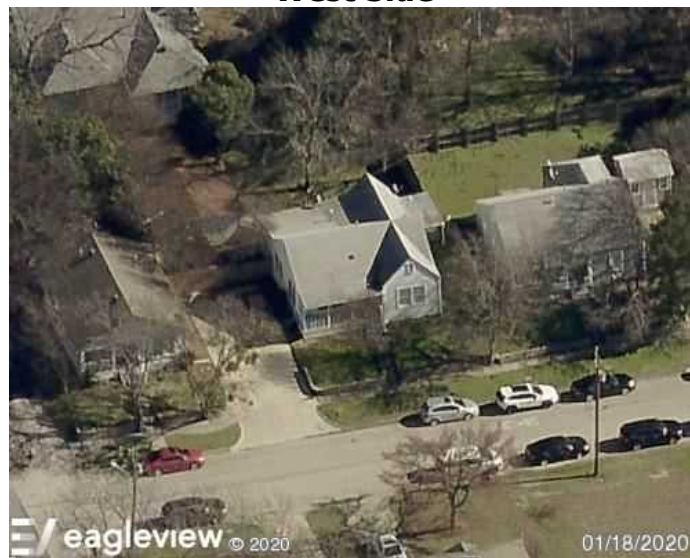
Report: 58340545

## IMAGES – EAST & WEST

### East Side



### West Side



303 S Kentucky St, McKinney, TX 75069

Report: 58340545

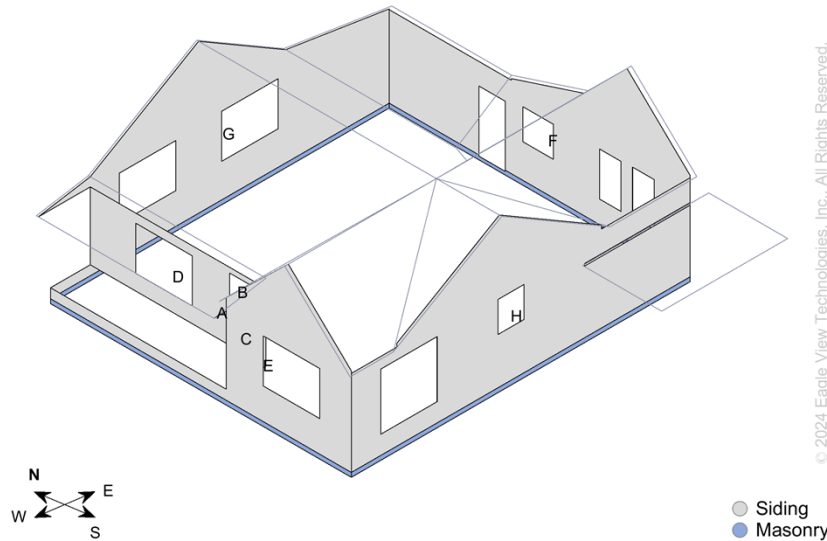
## STRUCTURE NUMBER LABELS



303 S Kentucky St, McKinney, TX 75069

Report: 58340545

# WALL AREA DIAGRAM



### North

| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) |
|--------------|-------------------------------------|--------------------------------------|
| C            | 23.7                                | 0.0                                  |
| G            | 378.1                               | 19.0                                 |
| B            | 1.8                                 | 0.0                                  |
| <b>Total</b> | <b>403.6</b>                        | <b>19.0</b>                          |

### East

| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) |
|--------------|-------------------------------------|--------------------------------------|
| F            | 336.2                               | 16.5                                 |
| <b>Total</b> | <b>336.2</b>                        | <b>16.5</b>                          |

### South

| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) |
|--------------|-------------------------------------|--------------------------------------|
| A            | 0.2                                 | 0.0                                  |
| H            | 420.5                               | 19.0                                 |
| <b>Total</b> | <b>420.7</b>                        | <b>19.0</b>                          |

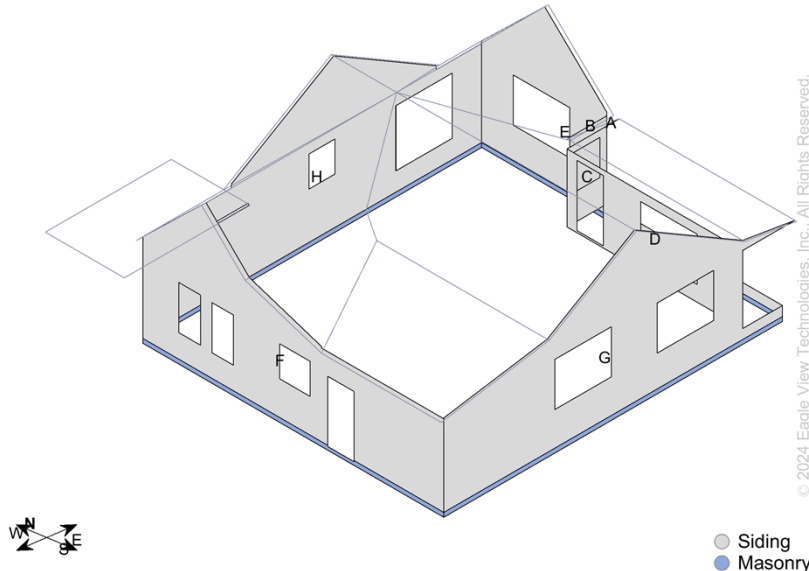
### West

| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) |
|--------------|-------------------------------------|--------------------------------------|
| E            | 186.9                               | 16.8                                 |
| D            | 103.9                               | 0.0                                  |
| <b>Total</b> | <b>290.8</b>                        | <b>16.8</b>                          |

303 S Kentucky St, Mckinney, TX 75069

Report: 58340545

## ALTERNATE WALL VIEW



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### North

| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) |
|--------------|-------------------------------------|--------------------------------------|
| C            | 23.7                                | 0.0                                  |
| G            | 378.1                               | 19.0                                 |
| B            | 1.8                                 | 0.0                                  |
| <b>Total</b> | <b>403.6</b>                        | <b>19.0</b>                          |

### East

| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) |
|--------------|-------------------------------------|--------------------------------------|
| F            | 336.2                               | 16.5                                 |
| <b>Total</b> | <b>336.2</b>                        | <b>16.5</b>                          |

### South

| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) |
|--------------|-------------------------------------|--------------------------------------|
| A            | 0.2                                 | 0.0                                  |
| H            | 420.5                               | 19.0                                 |
| <b>Total</b> | <b>420.7</b>                        | <b>19.0</b>                          |

### West

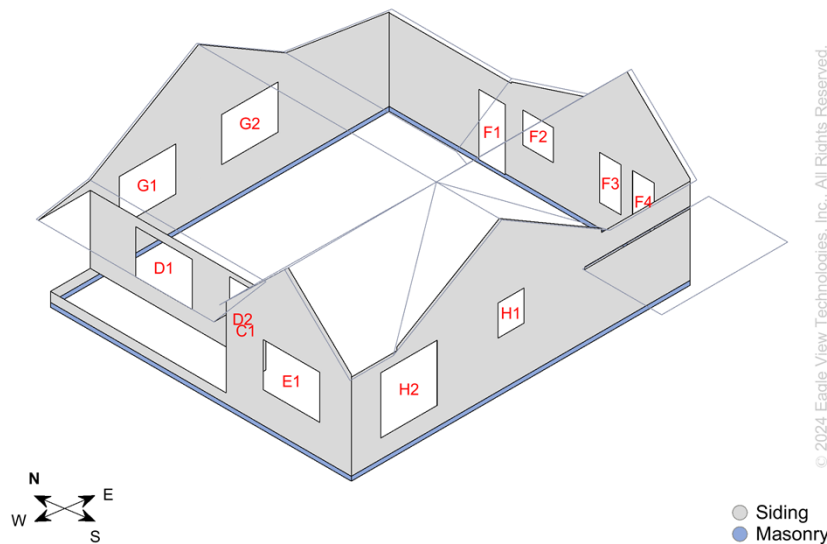
| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) |
|--------------|-------------------------------------|--------------------------------------|
| E            | 186.9                               | 16.8                                 |
| D            | 103.9                               | 0.0                                  |
| <b>Total</b> | <b>290.8</b>                        | <b>16.8</b>                          |



303 S Kentucky St, McKinney, TX 75069

Report: 58340545

# WINDOW & DOOR DIAGRAM



Note: Window & door measurements include trim.

### North

| Window/Door  | Area (ft <sup>2</sup> ) | Perimeter (ft) | Dimensions W x H (ft) |
|--------------|-------------------------|----------------|-----------------------|
| C1           | 12.0                    | 14.0           | 3.0 x 4.0             |
| G1           | 32.5                    | 23.0           | 6.5 x 5.0             |
| G2           | 32.5                    | 23.0           | 6.5 x 5.0             |
| <b>Total</b> | <b>77.0</b>             | <b>60.0</b>    | <b>n/a</b>            |

### East

| Window/Door  | Area (ft <sup>2</sup> ) | Perimeter (ft) | Dimensions W x H (ft) |
|--------------|-------------------------|----------------|-----------------------|
| F1           | 21.0                    | 20.0           | 3.0 x 7.0             |
| F2           | 12.2                    | 14.0           | 3.5 x 3.5             |
| F3           | 12.5                    | 15.0           | 2.5 x 5.0             |
| F4           | 12.5                    | 15.0           | 2.5 x 5.0             |
| <b>Total</b> | <b>58.2</b>             | <b>64.0</b>    | <b>n/a</b>            |

### South

| Window/Door  | Area (ft <sup>2</sup> ) | Perimeter (ft) | Dimensions W x H (ft) |
|--------------|-------------------------|----------------|-----------------------|
| H1           | 10.5                    | 13.0           | 3.0 x 3.5             |
| H2           | 42.2                    | 26.0           | 6.5 x 6.5             |
| <b>Total</b> | <b>52.7</b>             | <b>39.0</b>    | <b>n/a</b>            |

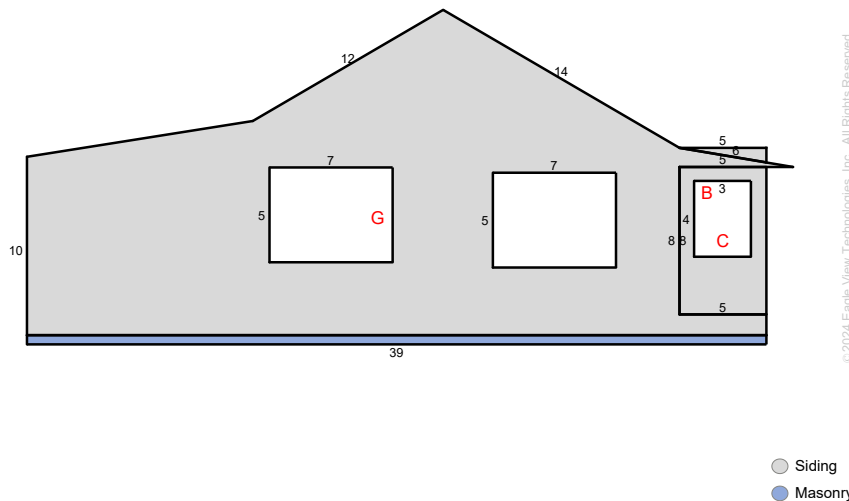
### West

| Window/Door  | Area (ft <sup>2</sup> ) | Perimeter (ft) | Dimensions W x H (ft) |
|--------------|-------------------------|----------------|-----------------------|
| D1           | 32.5                    | 23.0           | 6.5 x 5.0             |
| D2           | 21.0                    | 20.0           | 3.0 x 7.0             |
| E1           | 32.5                    | 23.0           | 6.5 x 5.0             |
| <b>Total</b> | <b>86.0</b>             | <b>66.0</b>    | <b>n/a</b>            |

303 S Kentucky St, Mckinney, TX 75069

Report: 58340545

# NORTH ELEVATION DIAGRAM



Top of Siding Walls = 53.4 ft  
 Bottom of Siding Walls = 58.8 ft

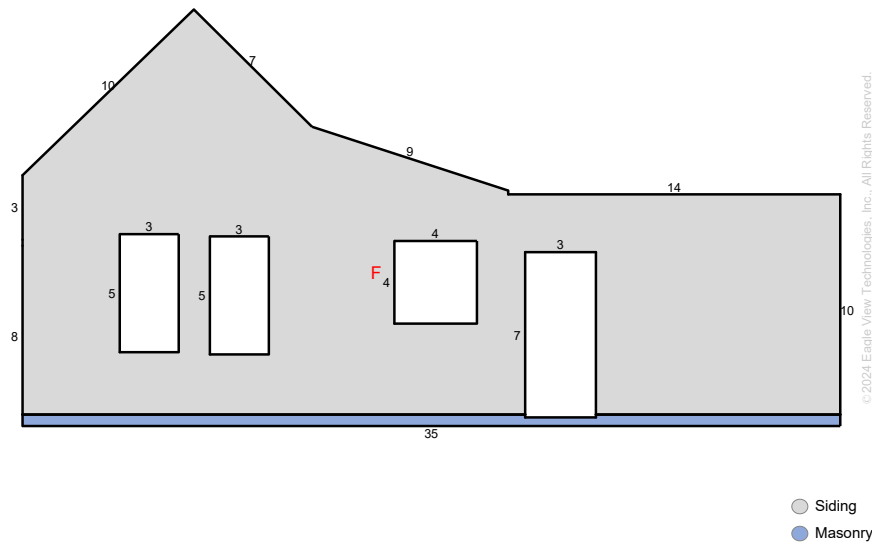
| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) | Window & Door Area (ft <sup>2</sup> ) | Window & Door Perimeter (ft) | Window & Door Count |
|--------------|-------------------------------------|--------------------------------------|---------------------------------------|------------------------------|---------------------|
| C            | 23.7                                | 0.0                                  | 12.0                                  | 14.0                         | 1                   |
| G            | 378.1                               | 19.0                                 | 65.0                                  | 46.0                         | 2                   |
| B            | 1.8                                 | 0.0                                  | 0                                     | 0                            | 0                   |
| <b>Total</b> | <b>403.6</b>                        | <b>19.0</b>                          | <b>77.0</b>                           | <b>60.0</b>                  | <b>3</b>            |

**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.

303 S Kentucky St, Mckinney, TX 75069

Report: 58340545

# EAST ELEVATION DIAGRAM



Top of Siding Walls = 40.0 ft  
 Bottom of Siding Walls = 34.7 ft

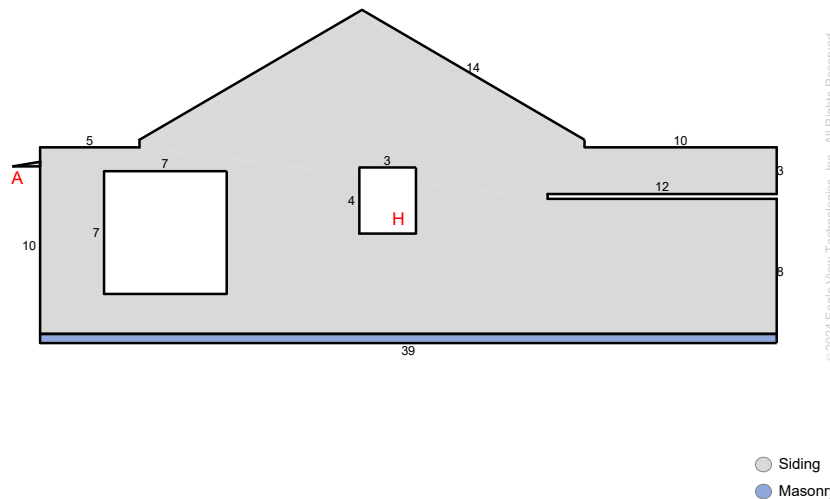
| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) | Window & Door Area (ft <sup>2</sup> ) | Window & Door Perimeter (ft) | Window & Door Count |
|--------------|-------------------------------------|--------------------------------------|---------------------------------------|------------------------------|---------------------|
| F            | 336.2                               | 16.5                                 | 58.2                                  | 64.0                         | 4                   |
| <b>Total</b> | <b>336.2</b>                        | <b>16.5</b>                          | <b>58.2</b>                           | <b>64.0</b>                  | <b>4</b>            |

**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.

303 S Kentucky St, Mckinney, TX 75069

Report: 58340545

# SOUTH ELEVATION DIAGRAM



Top of Siding Walls = 51.2 ft  
 Bottom of Siding Walls = 52.5 ft

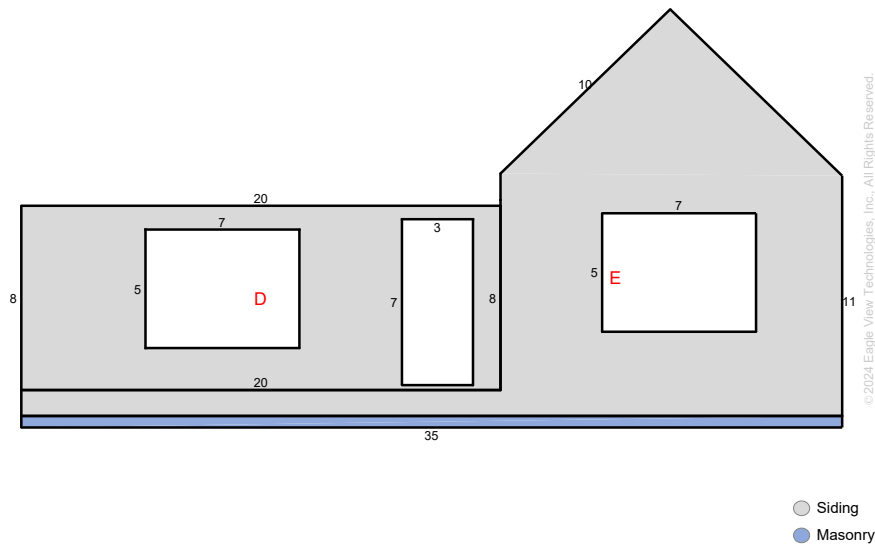
| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) | Window & Door Area (ft <sup>2</sup> ) | Window & Door Perimeter (ft) | Window & Door Count |
|--------------|-------------------------------------|--------------------------------------|---------------------------------------|------------------------------|---------------------|
| A            | 0.2                                 | 0.0                                  | 0                                     | 0                            | 0                   |
| H            | 420.5                               | 19.0                                 | 52.7                                  | 39.0                         | 2                   |
| <b>Total</b> | <b>420.7</b>                        | <b>19.0</b>                          | <b>52.7</b>                           | <b>39.0</b>                  | <b>2</b>            |

**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.

303 S Kentucky St, Mckinney, TX 75069

Report: 58340545

# WEST ELEVATION DIAGRAM



Top of Siding Walls = 20.1 ft  
 Bottom of Siding Walls = 95.3 ft

| Wall         | Siding Wall Area (ft <sup>2</sup> ) | Masonry Wall Area (ft <sup>2</sup> ) | Window & Door Area (ft <sup>2</sup> ) | Window & Door Perimeter (ft) | Window & Door Count |
|--------------|-------------------------------------|--------------------------------------|---------------------------------------|------------------------------|---------------------|
| E            | 186.9                               | 16.8                                 | 32.5                                  | 23.0                         | 1                   |
| D            | 103.9                               | 0.0                                  | 53.5                                  | 43.0                         | 2                   |
| <b>Total</b> | <b>290.8</b>                        | <b>16.8</b>                          | <b>86.0</b>                           | <b>66.0</b>                  | <b>3</b>            |

**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.

303 S Kentucky St, Mckinney, TX 75069

Report: 58340545

## WALL MEASUREMENT SUMMARY

### All Structures

#### Wall Area Waste Calculations

##### Siding Material

| Waste %                 | 0%    | 10%   | 11%   | 12%   | 13%   | 14%   | 15%   | 20%   |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Area (ft <sup>2</sup> ) | 1,451 | 1,596 | 1,611 | 1,625 | 1,640 | 1,654 | 1,669 | 1,742 |
| Squares                 | 14.5  | 16    | 16.1  | 16.3  | 16.4  | 16.5  | 16.7  | 17.4  |

##### Masonry Material

| Waste %                 | 0%  | 10% | 11% | 12% | 13% | 14% | 15% | 20% |
|-------------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| Area (ft <sup>2</sup> ) | 71  | 78  | 79  | 80  | 81  | 81  | 82  | 86  |
| Squares                 | 0.7 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.9 |

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 = 1522.6 ft<sup>2</sup>

 Siding = 1451.3 ft<sup>2</sup>

 Masonry = 71.3 ft<sup>2</sup>

#### General Totals

Wall Facets = 8

Windows &amp; Doors = 12

 Window and Door Area = 273.9 ft<sup>2</sup>

Window &amp; Door Perimeter = 229.0 ft

Fascia (Eaves + Rakes) = 215 ft

Top of Siding Walls = 164.7 ft

Bottom of Siding Walls = 241.3 ft

#### Property Location

Longitude = -96.6156361

Latitude = 33.1950618

#### Corner Totals

|                      | Siding to Siding | Masonry to Masonry | Siding to Masonry | Total          |
|----------------------|------------------|--------------------|-------------------|----------------|
| Inside Corners       | 8.3 ft           | 0.0 ft             | 0.0 ft            | <b>8.3 ft</b>  |
| Outside Corners      | 47.2 ft          | 2.0 ft             | 0.0 ft            | <b>49.2 ft</b> |
| Inside Corners > 90  | 0.0 ft           | 0.0 ft             | 0.0 ft            | <b>0.0 ft</b>  |
| Outside Corners > 90 | 0.0 ft           | 0.0 ft             | 0.0 ft            | <b>0.0 ft</b>  |

#### 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.