



June 29, 2026
Kyle Redel
121 S Tennessee Street
McKinney, Texas 75069

HP2024-0005

Request for revised Certificate of Appropriateness for new construction at 129-131 S Tennessee Street.

Dear Kyle Redel:

This letter shall serve as approval with conditions of a Certificate of Appropriateness (COA) for the new, steel-framed, two-story structure construction at 129-131 S Tennessee Street as shown in the attached, revised plans. This approval is only for the Certificate of Appropriateness process and the attached facades will need approval through the Planning and Zoning Commission.

This COA evaluates the proposal's character, style, and materials and its appropriateness in the Historic Overlay district. The detailing through material changes and inclusion of articulated pilasters contributes to the compatibility of the design.

The approval is conditioned as follows:

1. The applicant does no further work than the completed submittal package that was received by the Historic Preservation Office on June 22, 2026 and approved on June 29, 2026.
2. The applicant will be responsible for meeting all applicable City ordinances and obtaining all necessary building permits. Please contact Building Inspections and Permits to obtain your building permit at 972-547-7400.

If compliance with applicable codes and building permits necessitates changes to this plan, or you elect to make other changes to the property beyond the scope of this approval, you must submit a new Certificate of Appropriateness. If you have any questions about the approval of this item, please contact me at 972-547-7376.

Sincerely,

Cassandra Bumgarner

Planning Manager
Downtown Development & Preservation

"The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete this brief customer service survey. We sincerely appreciate your responses and opinions!" <https://www.surveymonkey.com/r/McKinneyPlanningFeedback>

Accent Brick ●

Primary Brick ●

2026-05-14

Reviewed by Planning
Cassie Bumgarner
cbumgarner@mckinneytexas.org
06/29/2026



129-131 S Tennessee Street
HP2024-0005

Priority Rating	☐ N/A	
Evaluation	Standard	Comments
☒ Meets Standard ☐ Does not meet Standard ☐ N/A	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	Demolition of historic buildings done on separate COA. New construction does not negatively impact adjacent historic buildings.
☐ Meets Standard ☐ Does not meet Standard ☒ N/A	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	Demolition of historic buildings done on separate COA.
☒ Meets Standard ☐ Does not meet Standard ☐ N/A	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	The new construction, while using compatible materials and solid to void ratios, is of it's own time and would not be mistaken as a historic property.
☐ Meets Standard ☐ Does not meet Standard ☒ N/A	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	
☐ Meets Standard ☐ Does not meet Standard ☒ N/A	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	
☐ Meets Standard ☐ Does not meet Standard ☒ N/A	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be	No repair work happening.

129-131 S Tennessee Street
HP2024-0005

	substantiated by documentary, physical, or pictorial evidence.	
☐ Meets Standard ☐ Does not meet Standard ☒ N/A	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	No cleaning or treatments.
☐ Meets Standard ☐ Does not meet Standard ☒ N/A	Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	No known archeological resources.
☒ Meets Standard ☐ Does not meet Standard ☐ N/A	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	The scale of the architectural features is aligned with those in the surrounding area, such as the historic building on the other corner of this block. There are architectural nods to the period of significance of this block through the use of corbels, brick kickplates, and patterned brick details.
☐ Meets Standard ☐ Does not meet Standard ☒ N/A	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	The historic properties were demolished.

Excerpt from previously approved
COA from 2024 to show other two
elevations for the site ONLY.



February 19, 2024
Kyle Redel
121 S Tennessee Street
McKinney, Texas 75069

HP2024-0005

Request for Certificate of Appropriateness for new
construction at 129-131 S Tennessee Street.

Dear Kyle Redel:

This letter shall serve as approval with conditions of a Certificate of Appropriateness (COA) for the new, steel-framed, two-story structure construction at 129-131 S Tennessee Street. The plans for the approved structure are attached. This COA evaluates the proposal's character, style, and materials and its appropriateness in the Historic Overlay district. This approval does not guarantee approval from any other departments or boards.

The approval is conditioned as follows:

1. The applicant does no further work than the completed submittal package that was received by the Historic Preservation Office on February 7, 2024 and approved on February 19, 2024.
2. The applicant will be responsible for meeting all applicable City ordinances and obtaining all necessary building permits. Please contact Building Inspections and Permits to obtain your building permit at 972-547-7400.

If compliance with applicable codes and building permits necessitates changes to this plan, or you elect to make other changes to the property beyond the scope of this approval, you must submit a new Certificate of Appropriateness. If you have any questions about the approval of this item, please contact me at 972-547-7376.

Sincerely,

Cassandra Bungarner

Planner, Historic Preservation

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INCOMPLETE APPLICATIONS WILL NOT BE
REFER TO THE "LIST OF REQUIRED SUBMITTALS"

Excerpt from previously approved
COA from 2024 to show other two
elevations for the site ONLY.

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:

APPLICANT/CONTACT PERSON:

NAME (Print): Kent Spurgin, Architect
ADDRESS (line 1): Spurgin & Associates Architects
ADDRESS (line 2): 103 W. Louisiana Street
City, ST, ZIP: McKinney TX 75069
Phone: 972-523-9799
E-mail: kent@spurginarchitects.com
Signature: *Kent Spurgin*
Date: February 2, 2024

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

NAME (Print): Kyle Redel, Pastor
ADDRESS (line 1): The Parks Church
ADDRESS (line 2): 121 S. Tennessee Street
City, ST, ZIP: McKinney TX 75069
Phone: 972-863-1101
E-mail: kredel@theparkschurch.com
Signature: *Kyle Redel*
Date: February 2, 2024

For Office Use Only

COA Case #: HP2024-0005
Preservation Priority: N/A

Date Received: 02/07/2024
Type of Project: new construction
Built Circa: N/A

☐ Approved. Please release the building permit.

Certificate of Appropriateness
Approved with Conditions
Cassandra Bumgarner
02/19/2024

☐ Forwarded to HPAB for review. Do Not release building permit.

☐ Denied. Do Not release the building permit.

Excerpt from previously approved COA from 2024 to show other two elevations for the site ONLY.



Justification for the requested Certificate of Appropriateness based on the 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: _____

Type of Request:

☐	Alteration of building/structure
☒	New Construction
☐	Demolition
☐	Fencing
☐	Signage
☐	Other: _____

Proposed Use:

☐	Single-Family Use
☐	Multi-Family Use
☐	Commercial
☐	Office
☐	Restaurant
☒	Other: Church Education/Worship

Written Description of Proposed Work:

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.*

- Structural Work All new steel framed two-story structure

- Roof and Roofing Systems Low-sloped roof with TPO roofing membrane over rigid foam insulation over steel roof deck, parapet walls on 4 sides for screening of rooftop equipment

- Windows Aluminum storefront framing system with insulating glass. Storefront on first floor, Vertical rectangular windows on second floor.

- Doors 3 main entrance doors will be aluminum & glass storefront doors in the glass storefronts. Only one exterior steel door & frame providing access to fire riser room.

- Exterior siding Tennessee Street and Davis Street elevations (west & south) will be brick (3 colors; one primary, two accent colors), north & east elevations will be brick & stucco combination.

Case # HP2024-0005

Date Received: 02/07/2024



Written Description of Proposed Work

Explain what changes will be made to the following and how they will be accomplished. *Please provide a detailed brochure or samples of new materials.*

Excerpt from previously approved COA from 2024 to show other two elevations for the site ONLY.

6. Decorative elements (window and door trims, ornamental trims, brackets, lighting):
Headers & sills at all openings will be accent brick, patterned accent brick panels & brick borders, accent brick in entrance bays, accent brick at parapet walls w/brackets, accent lighting @ pilasters
7. Porches, Carriage Houses, Patio, Carport, and Steps: Flat metal awnings @ each storefront bay, elevated parapets w/brackets & extended pilasters @ entrances, one or two steps at SW entrances due to street/sidewalk grades
8. Outbuildings: None
9. Fencing: None
10. Other: Painting & possible application of thin-set brick on west elevation of existing adjacent 121 TPC Commons building to unify existing & new structures.
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)

Case # HP2024-0005

Date Received: 02/07/2024

OWNER:
THE PARKS CHURCH
KYLE REDEL, PASTOR
121 S. CHURCH STREET
MCKINNEY, TEXAS 75069
TELEPHONE: 972-863-1101
EMAIL: krede@theparkschurch.com

ARCHITECT:
SPURGIN & ASSOCIATES ARCHITECTS
KENT SPURGIN, PRINCIPAL
103 W. LOUISIANA STREET
MCKINNEY, TEXAS 75069
TELEPHONE: 972-862-5368
EMAIL: kent@spurginarchitects.com

Certificate of Appropriateness
Approved with Conditions
Cassandra Burger
02/19/2024

Excerpt from previously approved
COA from 2024 to show other two
elevations for the site ONLY.

UPPER FLOOR TRANSPARENCY CALCULATIONS:

NEW TPC BLDG UPPER FLOOR FACADE:
TRANSPARENT STOREFRONT WINDOW AREA REQUIRED: 1927 SF X 30% = 578 SF
TRANSPARENT STOREFRONT WINDOW AREA PROVIDED: 626 SF

GROUND FLOOR TRANSPARENCY CALCULATIONS:

NEW TPC BLDG GROUND FLOOR FACADE:
TRANSPARENT STOREFRONT WINDOW AREA REQUIRED: 1329 SF X 65% = 863 SF
TRANSPARENT STOREFRONT WINDOW AREA PROVIDED: 860 SF (64.7%)

ACCENT COLOR B FACE BRICK IN PARQUET
PATTERN, TYPICAL ● DECORATIVE PANELS

PRIMARY COLOR FACE BRICK, TYPICAL ●
NEW TPC BLDG UNLESS NOTED OTHERWISE

NOTE: TPC INVESTIGATING POSSIBILITY
OF APPLYING THINSET BRICK OVER PILASTERS
ON EXISTING 121 BUILDING TO BETTER UNIFY
EXISTING & NEW BUILDING FACADES

NEW PAINT OVER EXISTING METAL PARAPET
CAP TO UNIFY COLOR SCHEME OF EXISTING
121 BLDG WITH NEW BLDG

NEW PAINT OVER EXISTING STUCCO TO
UNIFY COLOR SCHEME OF EXISTING 121
BLDG WITH NEW BLDG

NEW CANVAS AWNING, TYPICAL
● EXISTING 121 BLDG

EXISTING STOREFRONT WINDOW W/METAL FRAME
TO REMAIN, TYPICAL ● EXISTING 121 BLDG

EXISTING PAINTED WOOD DOOR, TRANSOM &
SIDELIGHTS, TYPICAL ● EXISTING 121 BLDG

WINDOW SCHEDULE						
ID	WIDTH	HEIGHT	AREA(SF)	QTY	TOTAL AREA(SF)	
A	12'-8"	10'-8"	135	4	540	
A'	12'-8"	12'-8"	160	2	320	
B	14'-8"	12'-8"	186	1	186	
C	11'-4"	4'-0"	45	1	45	
D	11'-4"	10'-8"	121	3	363	
E	4'-8"	11'-8"	55	8	440	
F	6'-4"	13'-8" ARCH	93	3	279	
G	4'-0"	11'-8"	47	8	376	
H	3'-4"	3'-4"	11	7	77	
J	5'-8"	7'-0"	40	2	80	
K	4'-0"	7'-0"	28	8	224	

1 PROPOSED WEST ELEVATION

3/16" = 1'-0"

PRIORITY A

West elevation to
remain as previously
approved.

PRIMARY & SECONDARY ENTRANCE DESIGN ELEMENTS:
1. PARAPET WALLS ARE RAISED 32" ABOVE STANDARD PARAPETS AT SECONDARY ENTRANCE
BAYS & RAISED 56" ABOVE STANDARD PARAPETS AT PRIMARY ENTRANCE BAYS; PILASTERS
ARE RAISED AN ADDITIONAL 13.5" ABOVE PARAPET WALLS AT ENTRANCE BAYS; PROVIDING
PROMINENT 3-D VERTICAL FEATURES AT PRIMARY & SECONDARY ENTRANCE BAYS.
2. WHILE LIGHT FIXTURES WILL BE PROVIDED ON EACH PILASTER ON TWO STREET FACADES
FOR GENERAL WALKWAY/BUILDING LIGHTING, ADDITIONAL SPECIAL LIGHTING WILL BE PROVIDED
UNDER THE METAL AWNINGS TO PROVIDE ENHANCED LIGHTING AT THE PRIMARY & SECONDARY
ENTRANCE BAYS.
3. UPPER WINDOWS AT PRIMARY & SECONDARY ENTRANCE BAYS ARE SINGLE, WIDE, ARCH-TOP
WINDOWS IN LIEU OF PAIRED, NARROW, FLAT-TOP WINDOWS AT ALL NON-ENTRY BAYS.
4. FACE BRICK SURROUNDING UPPER WINDOWS IS ACCENT COLOR TO SET APART PRIMARY
& SECONDARY ENTRANCE BAYS FROM ALL OTHER NON-ENTRY BAYS.
5. FACE BRICK BETWEEN PILASTERS AT PRIMARY & SECONDARY ENTRANCE BAYS IS FLUSH
WITH PILASTERS IN LIEU OF BEING RECESSED 5-1/2" FROM FACE OF PILASTERS AS WITH
ALL OTHER NON-ENTRY BAYS.

WEST EXTERIOR MATERIALS COVERAGE		
FACE BRICK	2753 SF	96%
PAINTED BULKHEAD	100 SF	4%
TOTALS	2853 SF	100%
WINDOWS	1492 SF	NOT INCL.

TOP OF WALL EL=142'-7"

ACCENT COLOR B FACE BRICK & METAL
BRACKETS ● EXTENDED PARAPET CAP, TYPICAL

ROOF EL=137'-8"±

ACCENT COLOR A FACE BRICK BORDER,
TYPICAL ● DECORATIVE PANELS

6" WIDE STUCCO HEAD TRIM TO MATCH
PRIMARY COLOR STUCCO FINISH

4" WIDE STUCCO SILL TRIM TO MATCH
PRIMARY COLOR STUCCO FINISH

LEVEL 2 EL=115'-2"

LEVEL 1 EL=100'-0"

SECTION THRU EXISTING 121 BLDG

2 PROPOSED NORTH ELEVATION

3/16" = 1'-0"

ROOF LINE BEHIND PARAPET
PREFINISHED METAL PARAPET CAP,
TYPICAL ● NEW TPC BLDG

PRIMARY COLOR FACE BRICK, TYPICAL ●
NEW TPC BLDG UNLESS NOTED OTHERWISE

ACCENT COLOR B FACE BRICK IN PARQUET
PATTERN, TYPICAL ● DECORATIVE PANELS

INTEGRAL-COLOR STUCCO WALL FINISH
TO MATCH PRIMARY FACE BRICK COLOR

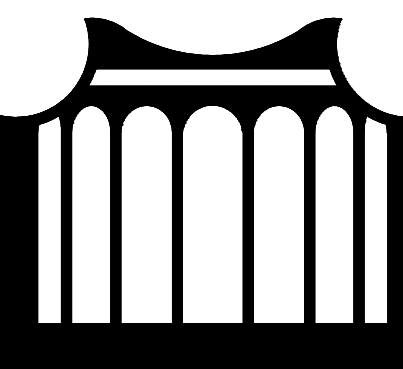
ENERGY EFFICIENT GLASS IN ALUMINUM
FRAMES, TYPICAL ● NEW TPC BLDG

METAL AWNINGS BEYOND,
TYPICAL ● NEW TPC BLDG

SEE WEST ELEVATIONS FOR WORK ON
FRONT FACADE OF EXISTING 121 BLDG

NORTH EXTERIOR MATERIALS COVERAGE		
FACE BRICK	818 SF	59%
STUCCO	577 SF	41%
TOTALS	1395 SF	100%
WINDOWS	304 SF	NOT INCL.

SPURGIN
& ASSOCIATES
ARCHITECTS



02/02/24

NEW BUILDING FOR

THE PARKS
CHURCH

121, 129 & 131
S TENNESSEE STREET
MCKINNEY, TEXAS

SHEET TITLE

PROPOSED WEST &
NORTH FACADE PLANS
& NOTES

PROJECT NUMBER

2201

ISSUE DATE

FEBRUARY 2024

REVISION DATE

SHEET NUMBER

FP1

Excerpt from previously approved COA from 2024 to show other two elevations for the site ONLY.



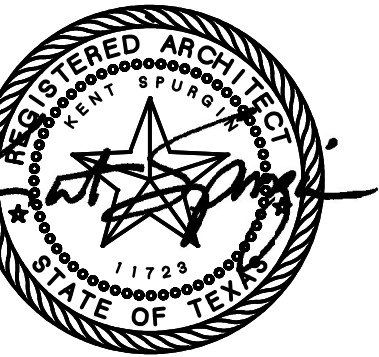
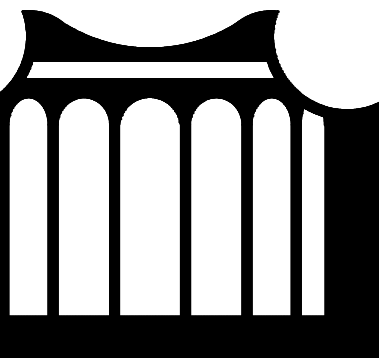
1 NORTH EXTERIOR ELEVATION
3/16" = 1'-0"



2 PROPOSED NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

North elevation to remain as previously approved.

SPURGIN
& ASSOCIATES
ARCHITECTS



12/05/24

NEW BUILDING FOR

THE PARKS
CHURCH

121, 129 & 131
S TENNESSEE STREET
MCKINNEY, TEXAS

SHEET TITLE

PROPOSED SIMPLIFICATION
OF NORTH FACADE PLAN
DUE TO FUTURE NORTH
EXPANSION INTO 121

PROJECT NUMBER

2201

ISSUE DATE

DECEMBER 2024

REVISION DATE

SHEET NUMBER

FP1