



**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 does not commence 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: Bruce Imig
 Company: Brookside Builders LLC
 Address: 8409 Gray Squirrel Lane
 City, State, Zip: McKinney, TX 75071
 Phone: 214-679-1879 Email: bruce@brooksidebuilders.info

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

Applicant Name: _____
 Company: _____
 Address: SAME AS ABOVE
 City, State, Zip: _____
 Phone: _____ Email: _____

- 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: Bruce Imig Date: 4/15/2026



Date: April 15, 2026

RE: Letter of Intent–Demolition

Historical Committee,

On behalf of Brookside Builders and owner of property, I am writing to formally notify the City of McKinney Historical Committee of our intent to proceed with the demolition of the residential structure located at 326 S Kentucky St. McKinney, TX, 75069.

This request is being made due to the condition of the home following a significant fire event that has rendered the structure uninhabitable and unsafe for occupancy.

A licensed engineering professional has conducted a structural evaluation of the property and has provided a formal report concluding that the home is in a "tear-down" condition. The report outlines extensive structural damage that cannot be reasonably repaired or restored.

The most severe damage is concentrated in the central portion of the home, where the fire caused substantial compromise to the structural integrity. In addition to the fire damage, the property also exhibits:

- Visible termite damage affecting structural components
- Evidence of possible water damage, further weakening the structure

Due to the combination of these factors, the home no longer meets safety standards. Based on the professional engineering assessment and current condition of the property, demolition is the most appropriate and responsible course of action.

Brookside Builders is committed to complying with all City of McKinney requirements and preserving the integrity of the surrounding community throughout this process. We respectfully request approval to proceed with the demolition.

Please feel free to contact me if any additional documentation or information is required.

Sincerely,

Bruce Imig/Property Owner
President, Brookside Builders

Signature:

A handwritten signature in cursive script that reads "Bruce Imig". The signature is written in dark ink and is positioned above a horizontal line.



LIGHTHOUSE ENGINEERING, L.L.C.

Texas Professional Engineer (TX: 95672)
Oklahoma Professional Engineer (OK: 22438)
Arkansas Professional Engineer (AR: 17788)
Registered Texas Engineering Firm (F: 9334)

Phone: 214-577-1077
Fax: 214-224-0549
Website: www.LighthouseEng.com
Email: Office@LighthouseEng.com

DATE: Wednesday, April 23, 2025
TO: Tyler Romaguera- Gregg Construction (General Contractor)
RE: Structural Evaluation of Home After Fire Event
326 S Kentucky St, McKinney, TX 75069

Leonardo Klem, EIT (under the direct supervision of Michael Gandy, PE) physically inspected the above referenced residence to evaluate the current condition of the home's structure after occurrence of fire event. The observations are limited to the available access, exposed structure and visual distresses.

The majority of the fire damage was observed to be in the center portion of the home. However, based on visual observations and the gathering of some floor elevations during this site visit, it is NOT recommended to install new roof framing atop current home's structure. Several negative conditions were observed, such as (the observed issues include but are not limited to the list below):

1. Lack of proper window framing (jack and king studs, and headers);
2. Damage (cut) headers;
3. Visually observed termite damage;
4. Foundation girders not adequately supported at some locations;
5. Severe tilt and elevation differentials throughout the footprint of the home;
6. Potential water damage at studs along the front rooms;
7. Bottom of studs and bottom plate completely deteriorated at least one location;

In conclusion, it is our professional opinion - based on visual observations and some measurements - that the current structure is in a "tear-down" condition. It is judged that the home, based on current condition due to type of construction, age, maintenance (or lack, thereof) is at (or passed) the end of its serviceability life. The amount of improvements, labor and cost justifies the house to be demolished and new structure to be rebuilt (if desired).

Sincerely,

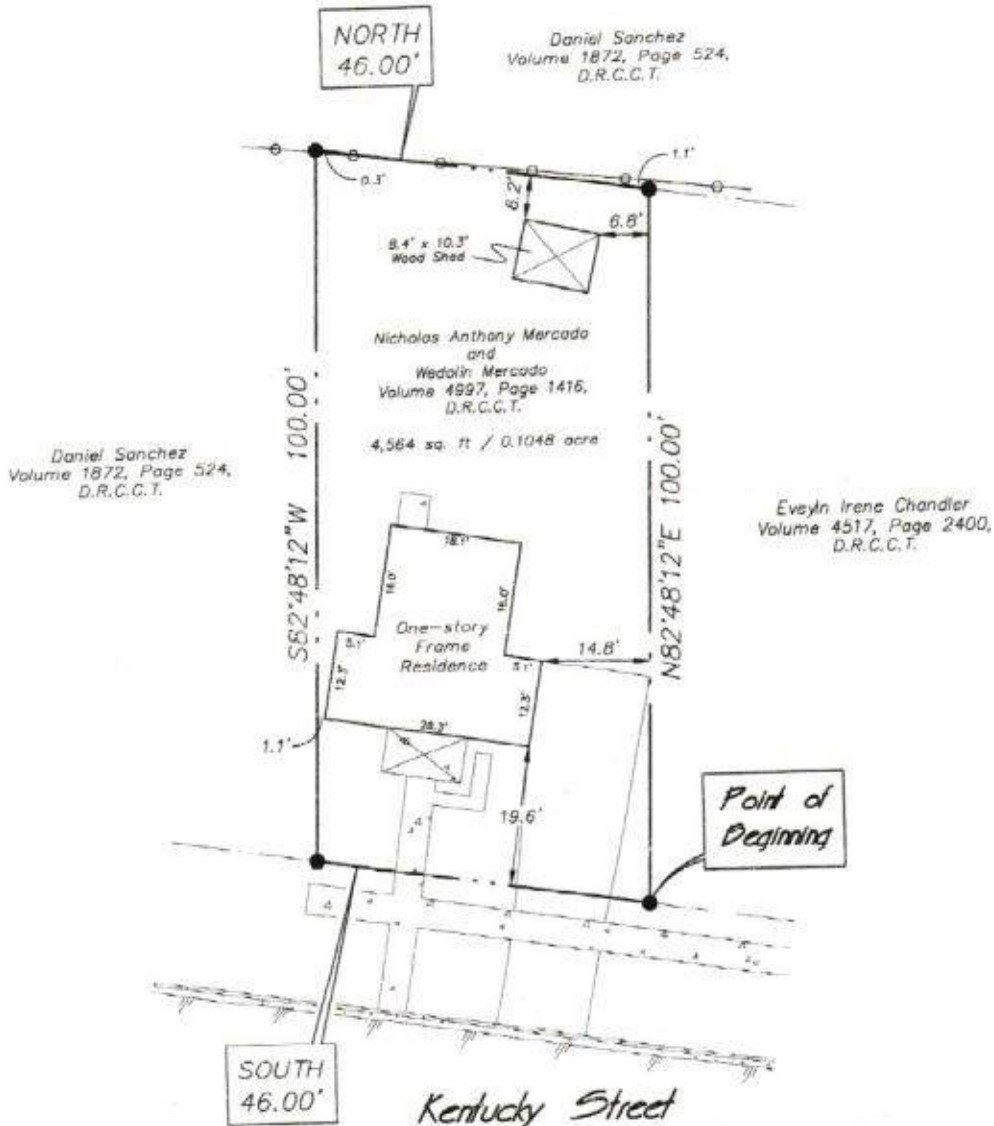


Michael Gandy, P.E.
Wednesday, April 23, 2025
Registered Engineering Firm F-9334

SURVEY PLAT

Mailing Address of PROPERTY:

- 326 South Kentucky Street
- City of McKinney, Collin County, Texas



SURVEY EXAMINED AND ACCEPTED
[Signature]
 DATE: 2-5-04

[Signature]
 1-29-04

The statement attached hereto does not apply to any copies. This survey plat is invalid unless it bears an original signature and embossed seal. This survey plat accompanied by a meter and bounds description of even date (EXHIBIT "A"). Copyright © 2004 LONE STAR SURVEYS, LLC. All rights reserved.

LONE STAR SURVEYS, LLC.

718 Tower Lane Building B, Suite 100
 McKinney, Texas 75069
 (tel) 972-544-8170 (fax) 972-544-2804

| | |
|--|-------------------------|
| | Asphalt Paving |
| | Concrete |
| | Wood Fence |
| | Overhead Wire |
| | Utility Pole |
| | 1/2" Iron Rod with Cap |
| | Stamped "LONE STAR" Set |

| | |
|-----------|-----------|
| SHEET: | 1 OF 2 |
| SCALE: | 1" = 20' |
| DATE: | 01/27/04 |
| JOB NO.: | 2004-0037 |
| DRAWN BY: | CSH |

EXHIBIT "A"

Metes and Bounds Description:

BEING a tract of land situated in the City of McKinney, Collin County, Texas and being known as Outlot No. 378B of the MCKINNEY OUTLOTS, an unrecorded subdivision to said City of McKinney and being all of that certain tract of land conveyed to Anthony Mercado and Wendalin Mercado, as recorded in Volume 4997, Page 1416, of the Deed Records of Collin County (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "LONE STAR" set for corner (herein after referred to as 1/2" IRS), said corner being on the west line of Kentucky Street (a called 60' right-of-way) and also being the southeast corner of a tract of land conveyed to Evelyn Irene Chandler, as recorded in Volume 4517, Page 2400, D.R.C.C.T.;

THENCE SOUTH along said west right-of-way, a distance of 46.00 feet to 1/2" IRS for corner, said corner being the northwest corner of a tract of land conveyed to Daniel Sanchez, as recorded in Volume 1872, Page 524, D.R.C.C.T.;

THENCE S82°48'12"W along the north line of said Sanchez tract, a distance of 100.00 feet to a 1/2" IRS for an ell corner of said Sanchez tract;

THENCE NORTH along the most northerly east line of said Sanchez tract, a distance of 46.00 feet to a 1/2" IRS for corner, said corner being the southwest corner of the aforementioned Chandler tract;

THENCE N82°48'12"E along the south line of said Chandler tract, a distance of 100.00 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 4,564 square feet or 0.1048 of one acre of land.

Notes:

- 1.) Bearings are based on an assumed direction of "SOUTH" along the west right-of-way line of Kentucky Street (a 60' right-of-way).
- 2.) According to the Flood Insurance Rate Map of Collin County, Texas, Map Number 48085C0305 G, effective date January 19, 1998, the Property is located in Zone "X", described by said map to be, "areas determined to be outside the 500-year flood plain".
- 3.) This survey was completed without the benefit of Abstract of Title. The surveyor has relied on the Commitment for Title Insurance issued by WILSON TITLE COMPANY, issue date January 16, 2004, GF No. 1412000068, with regard to any easements, restrictions, or rights-of-way affecting the Property not shown on the above referenced plat. No additional research regarding said easements, restrictions, or rights-of-way has been performed by the surveyor.
- 4.) This metes and bounds description is accompanied by a survey plat of even date.

TO: Abernethy, Roeder, Boyd & Japán, P.C.; Paul Carden and Sanita Carden; Nicholas Anthony Mercado and Wendalin Mercado;

I, James P. Keene, a Registered Professional Land Surveyor in the State of Texas, do hereby state that this survey was made on the ground; that this drawing correctly represents the facts found at the time of the survey; and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II Survey. This survey plat is invalid unless it bears an original signature and embossed seal. The statement attached hereto does not apply to any copies.

James P. Keene
Registered Professional Land Surveyor
Texas Number 5100

Date: January 27, 2004

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**LONE STAR
SURVEYS, LLC.**



718 Tower Lane Building B, Suite 108
McKinney, Texas 75069
(tel) 214-644-2170 (fax) 214-644-8204

| No. | REVISIONS |
|-----|-----------|
| | |
| | |
| | |

SHEET: 2 OF 2
 MAPSCO: 361-K
 DATE: 01/27/04
 JOB NO.: 2004-0037
 DRAWN BY: CSH

[Handwritten signature]
1-29-04

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: July 14, 2025 GI No. _____
Declarant: Paul Carden, Sarita Carden
Description of Property: McKinney Outlots, Lot 387B
County: Collin, Texas
Date of Survey: January 27, 2004

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

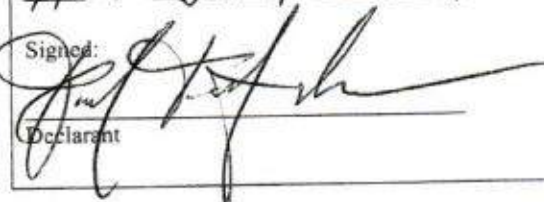
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property. -
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replatings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below)

None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

| | |
|---|--|
| <p>My name is <u>PAUL TIMOTHY CARDEN</u> My date of birth is <u>OCTOBER 13, 1953</u> and my address is <u>1235 N. AVE 63</u> <u>LOS ANGELES, CA 90042</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Los Angeles</u> County, State of <u>CALIFORNIA</u>, on the <u>14</u> day of <u>JULY</u>, <u>2025</u>.</p> <p>Signed:  Declarant</p> | <p>My name is <u>Sarita F. Carden</u> My date of birth is <u>April 3, 1955</u> and my address is <u>1235 N. Ave 63</u> <u>Los Angeles, ca 90042</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Los Angeles</u> County, State of <u>California</u>, on the <u>14</u> day of <u>July</u>, <u>2025</u>.</p> <p>Signed: <u>Sarita F. Carden</u> Declarant</p> |
|---|--|





326











