



AMERICAN EQUITY

Friday, May 13th, 2022

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

RE: Letter of Intent for Certificate of Appropriateness Application – 311 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 311 S. Kentucky St, McKinney, TX 75069 (“Residence”) on behalf of Barratt Properties, LLC, the current legal owner. The Residence is located on the east side of S. Kentucky Street approximately 285 ft. south of the intersection of Henry St. and S. Kentucky Street (see COA application for maps showing exact location).

The COA requests approval to demolish 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 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

P: (972) 422-2000

cc: roeder@abernathy-law.com; contact-historicpreservation@mckinneytexas.org



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

REFER TO THE "LIST OF REQUIRED SUBMITTALS"

Certificate of Appropriateness Application, p1

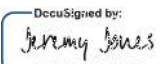
By signing this Certificate of Appropriateness (COA) application, the applicant affirms:

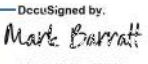
- All submitted information for this application represents an accurate description of the proposed work.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
 - The applicant agrees to conform to all 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: 311 S. Kentucky St., McKinney, Texas 75069

APPLICANT/CONTACT PERSON:

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

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:  _____
Date: 5/13/2022

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:  _____
Date: 5/13/2022

For Office Use Only		Date Received:	<u>April 18, 2024</u>
COA Case #:	<u>HP2024-0028</u>	Type of Project:	<u>demolition</u>
Preservation Priority:	<u>medium</u>	Built Circa:	<u>1900</u>
<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 HPAB 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). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets if necessary.

GENERAL INFORMATION

Property Address: 311 S. Kentucky St., McKinney, Texas 75069

Type of Request:

Proposed Use:

<input type="checkbox"/>	Alteration of building/structure
<input type="checkbox"/>	New Construction
<input checked="" type="checkbox"/>	Demolition
<input type="checkbox"/>	Fencing
<input type="checkbox"/>	Signage
<input type="checkbox"/>	Other: _____

<input type="checkbox"/>	Single-Family Use
<input checked="" type="checkbox"/>	Multi-Family Use
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Office
<input type="checkbox"/>	Restaurant
<input type="checkbox"/>	Other: _____

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 _____

- Roof and Roofing Systems _____

- Windows _____

- Doors _____

- Exterior siding _____

Case # HP2024-0028

Date Received: April 18, 2024

Certificate of Appropriateness Application, p2



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)

DBA

ARCHITECTS, LLC

Date: 7/1/2022

To: Jeremy Jones
2150 S. Central Expwy, Ste. 360
McKinney, TX 75072
(972) 422-2000
www.americanequity.net

From: DBA Architects, LLC
111 South Kentucky St. Ste. 210
McKinney, TX 75069

Reference: Field Observation Report

Address: 311 S. Kentucky St.
McKinney, Texas 75069

Mr. Jeremy Jones,

Per your request DBA Architects, LLC (Mr. Bryan Moore), on June 22nd, 2022, visited the above referenced property at 311 S. Kentucky St. in McKinney Texas to evaluate the condition of the house, with the primary goal of seeing if the structure would be a good candidate to be relocated (moved). A few bullet point observations:

- The house has considerable structural damage. Very visible racking to the south.
- The house has sustained considerable termite and dry rot damage.
- Structural damage is evident at door, and window openings.

With the above referenced findings, it is our opinion that the house would never survive the moving process.

If you have questions, please feel free to contact me at 469-667-5095

Sincerely,



Bryan Moore, AIA, NCARB
CEO/President
DBA Architects, LLC
Email: bryan@dba-architects.com

Hampton Roads, Virginia

Dalla/Ft Worth Metroplex

Emerald Coast, Florida

Owner Notes from Mark Barratt

311 S. Kentucky St., McKinney TX 75069

As of June 1, 2022

- a. 311 is a tiny house 992 sf**
- b. It has some kind of critters in the foundation and walls. I believe much of the foundation is eaten by termites and will probably disintegrate if you try to pick it up.**
- c. Tiles are falling from the ceiling in the preparation room behind the kitchen and**
- d. Random holes show up in the exterior walls from time to time. I have patched several of these with metal sheets from but the whole place is held together by duct tape and glue.**
- e. Cunningham told us 311 could not be moved because the roof was too tall. (makes sense)**

Proposal

Page # _____ of _____ pages

Cunningham House Movers

301 E Finley BLVD

ANNA, TX 75409

cell 972-658-2320

PROPOSAL SUBMITTED TO: Carrol Barrett	JOB NAME	JOB #
ADDRESS	JOB LOCATION Kentucky St, McKinney, TX,	DATE OF PLANS
PHONE # 214-923-0370	DATE 6-21-2022	ARCHITECT
FAX #		

We hereby submit specifications and estimates for: Moving Four Structures in good condition located at 303/305 Kentucky St. in McKinney, TX, and 400/312 S. Tennessee, McKinney, TX. There are two more structures that has no value to move, these are located at 301/311 Kentucky St. McKinney, TX.

Approximate moving cost For 303/305 no more than \$490,000.00 Each to be move across st. to the west from present location.

400 Tennessee could be move away if owner decides to For Free, and would be able to save a demolition Fee, or any of the other structures such as 303 or 305.

Note: if relocation occurs For present owner Mover doesn't do any Remodeling or Finish Foundations. IN bid.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

\$ _____ Dollars

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____



311 Kentucky – May 2022



311 Kentucky – May 2022

311 Kentucky – May 2022





311 Kentucky – May 2022



311 Kentucky – Historic Photo (date unknown)

2005



2015



311 Kentucky

Legend



Google Earth

80 ft



Street View – Looking North

316 S Kentucky St



Exit Street View

N

© 2022 Google

© 2022 Google

© 2022 Google

© 2022 Google



Google Earth

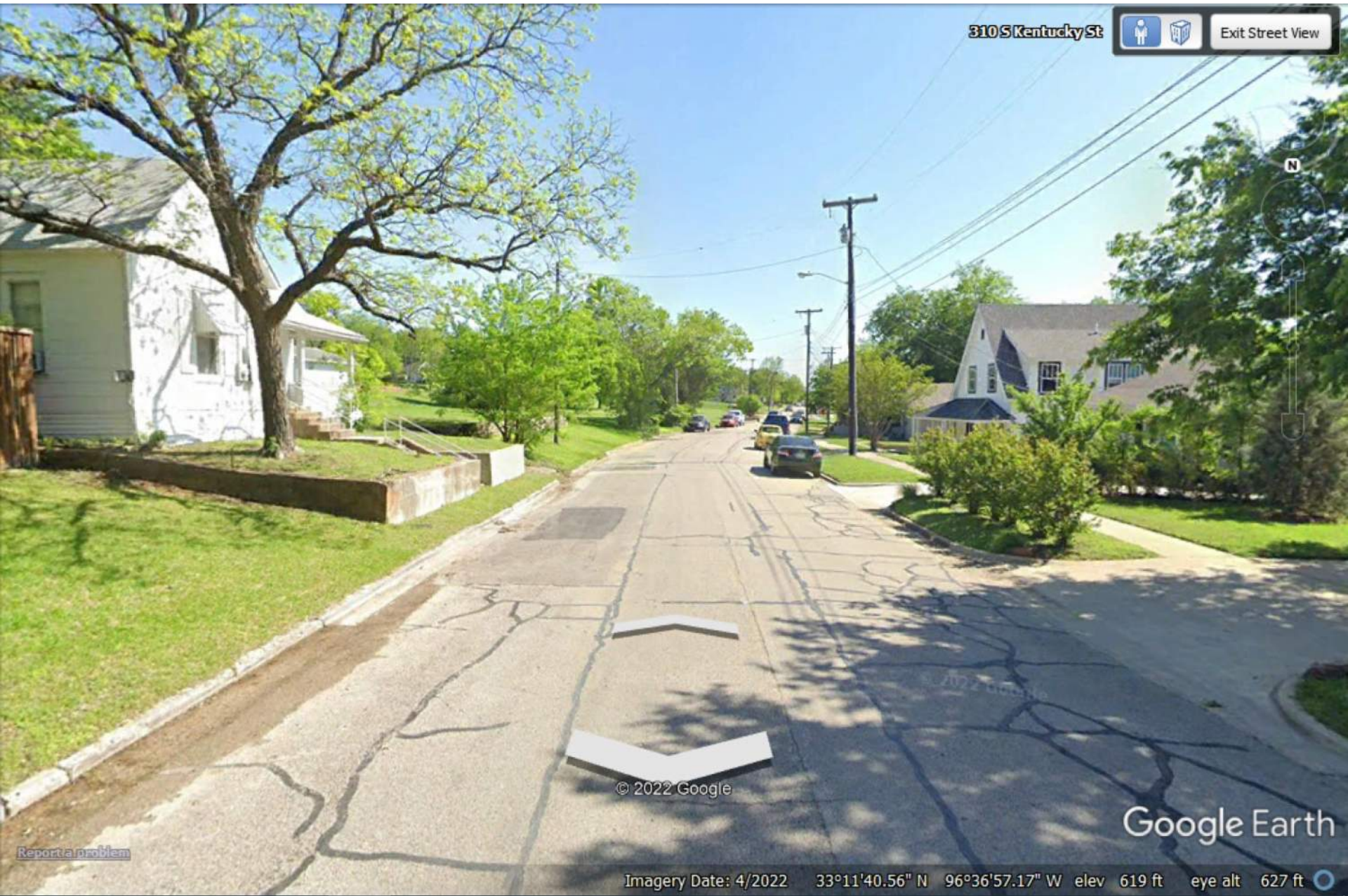
[Report a problem](#)

Imagery Date: 4/2022 33°11'40.48" N 96°36'56.63" W elev 626 ft eye alt 628 ft

Street View – Looking South

310 S Kentucky St


  Exit Street View



© 2022 Google

Google Earth

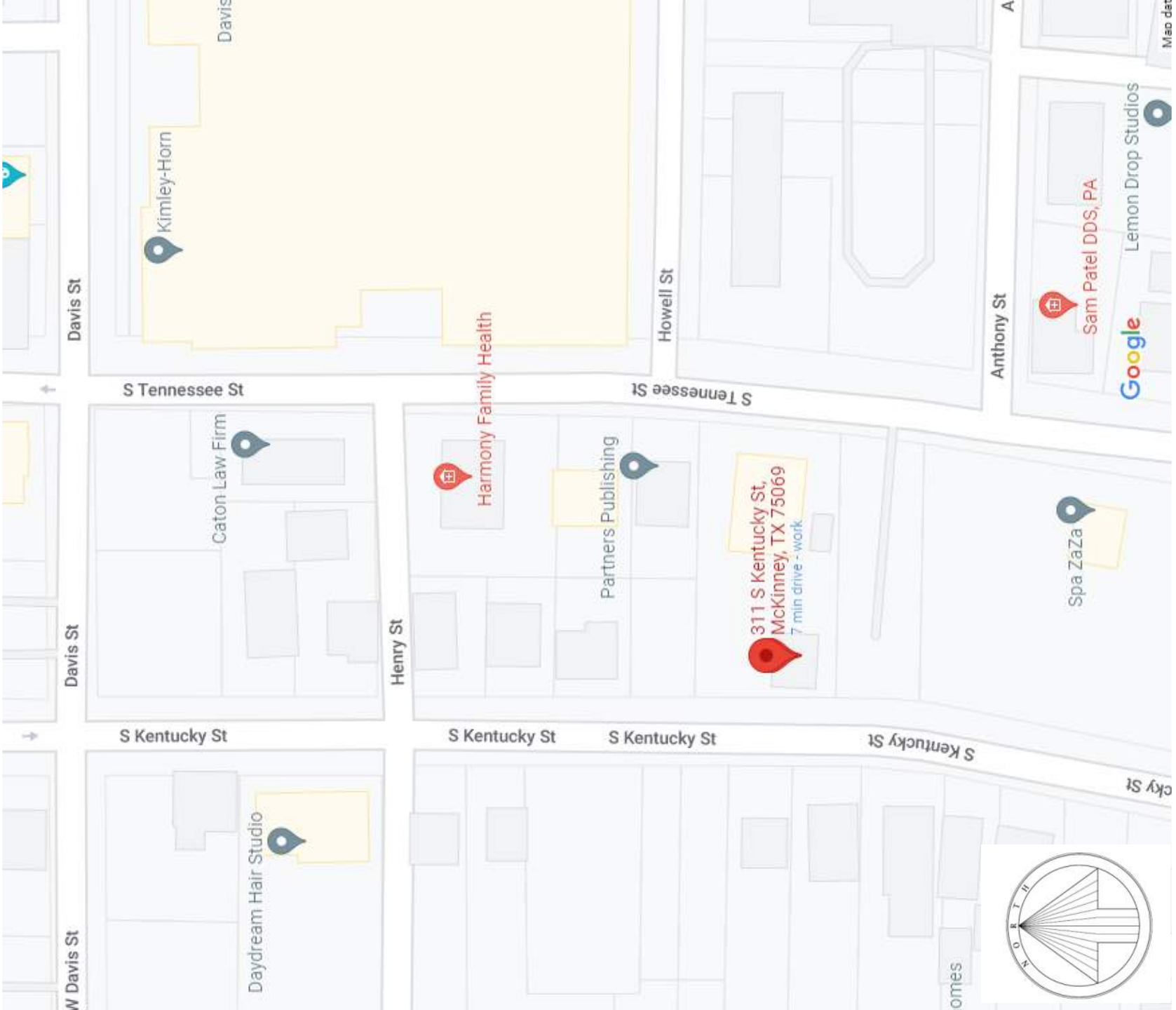
[Report a problem](#)

Imagery Date: 4/2022 33°11'40.56" N 96°36'57.17" W elev 619 ft eye alt 627 ft 

Adjacent Properties



312 Tennessee – Directly East of Subject Property



Davis St

S Tennessee St

Davis St

S Kentucky St

W Davis St

Caton Law Firm

Daydream Hair Studio

Kimley-Horn

Henry St

S Kentucky St

S Kentucky St

Howell St

Harmony Family Health

Partners Publishing

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

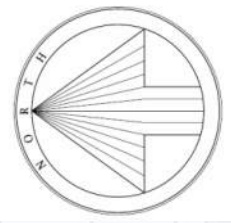
Anthony St

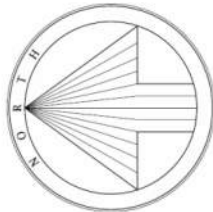
Spa ZaZa

Sam Patel DDS, PA

Lemon Drop Studios

Google





311 Kentucky

Legend



Google Earth

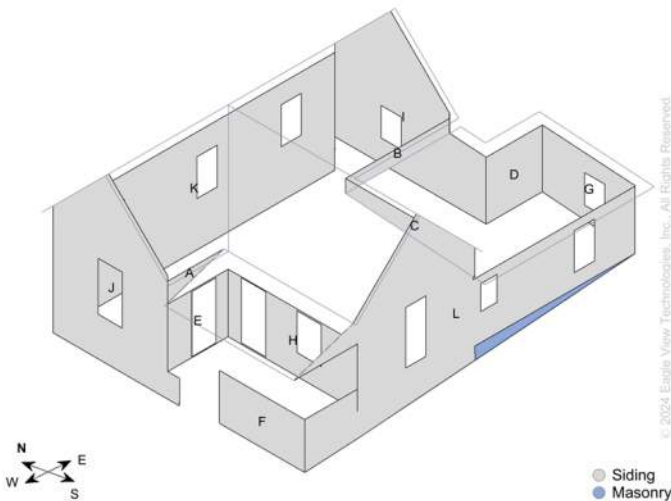


Report Content

- Images1
- Structure Number Labels4
- Wall Area Diagram5
- Alternate Wall View6
- Window and Door Diagram7
- Elevation Diagrams.....8
- Wall Measurement Summary12

Prepared For

Contractor: Jeremy Jones
 Company: American Equity
 Address: 2150 S Central Expy Ste 360
 Mckinney, TX 75070-4070
 Phone: 972-422-2000



Total Lengths & Areas

Wall Area excluding Windows & Doors

Total	=	1615.3 ft ²
Siding	=	1600.1 ft ²
Masonry	=	15.2 ft ²

General Totals

Wall Facets	=	12
Windows & Doors	=	12
Window & Door Area	=	158.4 ft ²
Window & Door Perimeter	=	181.0 ft
Fascia (Eaves + Rakes)	=	208 ft



Satisfaction Guaranteed
www.eagleview.com/Guarantee.aspx

311 S Kentucky St, Mckinney, TX 75069

Report: 58341045

IMAGES – TOP VIEW

Top Image



311 S Kentucky St, Mckinney, TX 75069

Report: 58341045

IMAGES – NORTH & SOUTH

North Side



South Side



311 S Kentucky St, Mckinney, TX 75069

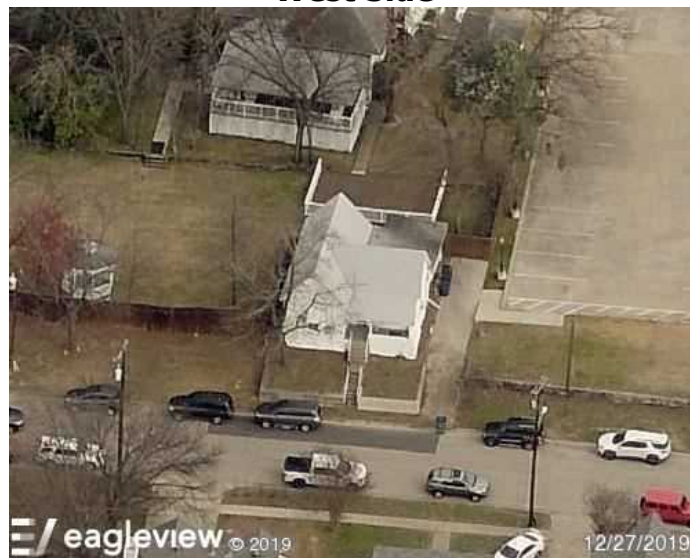
Report: 58341045

IMAGES – EAST & WEST

East Side



West Side



311 S Kentucky St, Mckinney, TX 75069

Report: 58341045

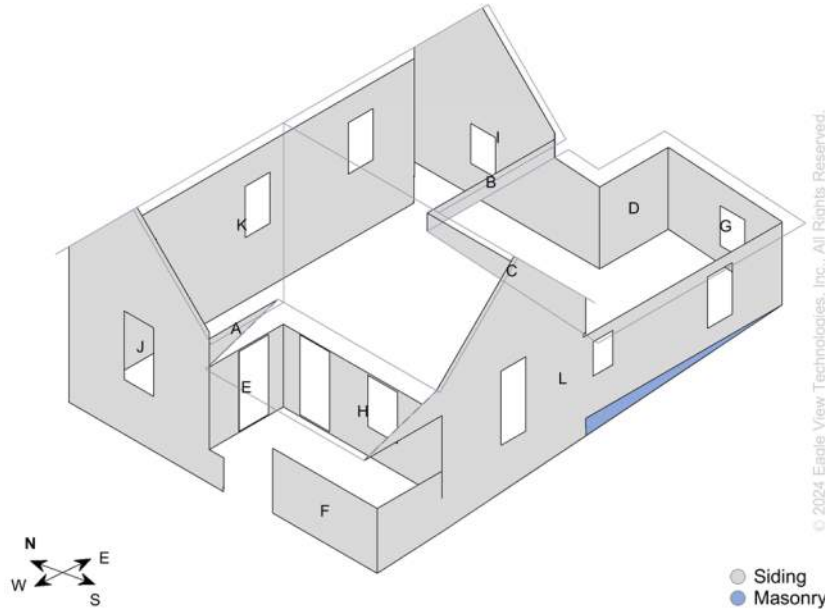
STRUCTURE NUMBER LABELS



311 S Kentucky St, McKinney, TX 75069

Report: 58341045

WALL AREA DIAGRAM



North

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
D	49.7	0.0
K	406.7	0.0
Total	456.4	0.0

East

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
I	213.9	0.0
G	74.1	0.0
C	34.1	0.0
Total	322.1	0.0

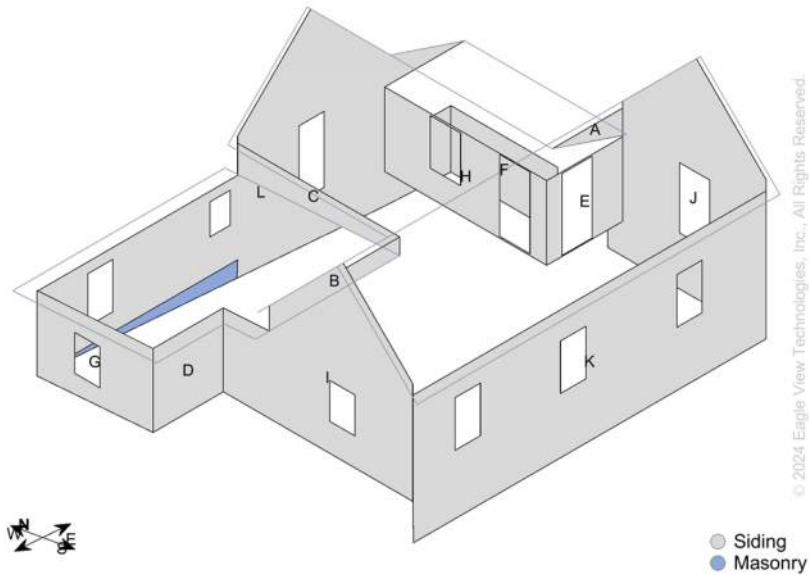
South

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
B	20.5	0.0
A	8.1	0.0
E	33.1	0.0
L	392.3	15.2
Total	454.0	15.2

West

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
F	59.8	0.0
H	81.2	0.0
J	226.6	0.0
Total	367.6	0.0

ALTERNATE WALL VIEW


North

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
D	49.7	0.0
K	406.7	0.0
Total	456.4	0.0

East

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
I	213.9	0.0
G	74.1	0.0
C	34.1	0.0
Total	322.1	0.0

South

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
B	20.5	0.0
A	8.1	0.0
E	33.1	0.0
L	392.3	15.2
Total	454.0	15.2

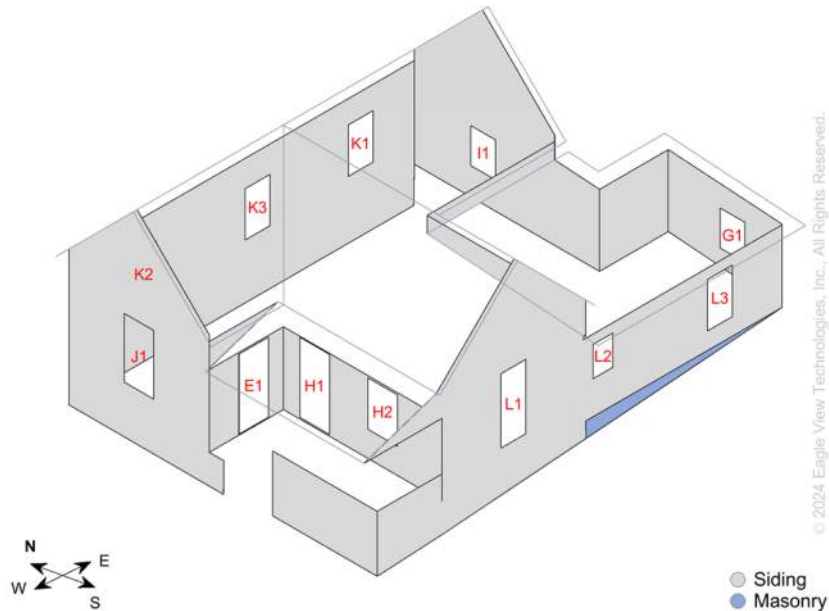
West

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
F	59.8	0.0
H	81.2	0.0
J	226.6	0.0
Total	367.6	0.0

311 S Kentucky St, McKinney, TX 75069

Report: 58341045

WINDOW & DOOR DIAGRAM



Note: Window & door measurements include trim.

North

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
K1	11.3	14.0	2.5 x 4.5
K2	11.3	14.0	2.5 x 4.5
K3	11.2	14.0	2.5 x 4.5
Total	33.8	42.0	n/a

East

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
G1	8.8	12.0	2.5 x 3.5
I1	8.8	12.0	2.5 x 3.5
Total	17.6	24.0	n/a

South

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
E1	21.0	20.0	3.0 x 7.0
L1	16.3	18.0	2.5 x 6.5
L2	6.0	10.0	2.0 x 3.0
L3	11.2	14.0	2.5 x 4.5
Total	54.5	62.0	n/a

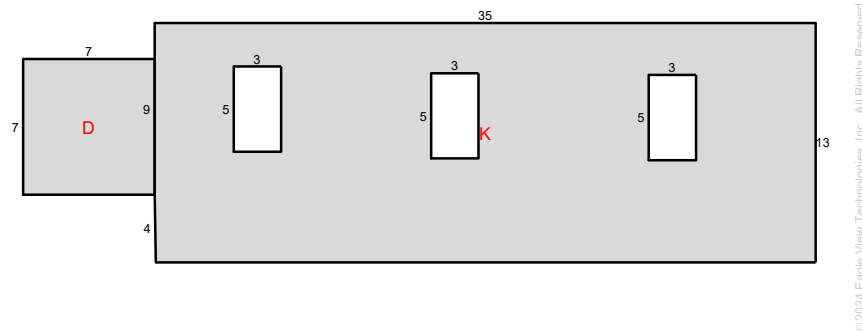
West

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
H1	21.0	20.0	3.0 x 7.0
H2	13.5	15.0	3.0 x 4.5
J1	18.0	18.0	3.0 x 6.0
Total	52.5	53.0	n/a

311 S Kentucky St, Mckinney, TX 75069

Report: 58341045

NORTH ELEVATION DIAGRAM



- Siding
- Masonry

Top of Siding Walls = 41.8 ft
 Bottom of Siding Walls = 41.7 ft

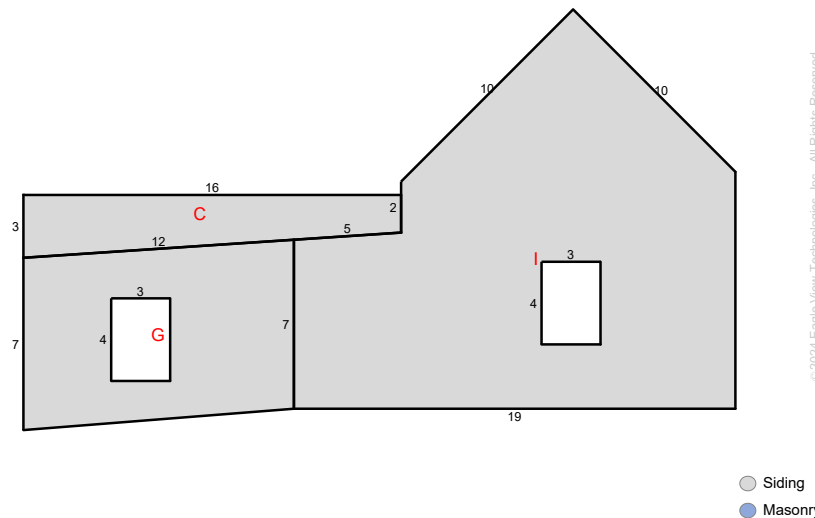
Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
D	49.7	0.0	0	0	0
K	406.7	0.0	33.8	42.0	3
Total	456.4	0.0	33.8	42.0	3

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.

311 S Kentucky St, Mckinney, TX 75069

Report: 58341045

EAST ELEVATION DIAGRAM



Top of Siding Walls = 52.1 ft
 Bottom of Siding Walls = 46.2 ft

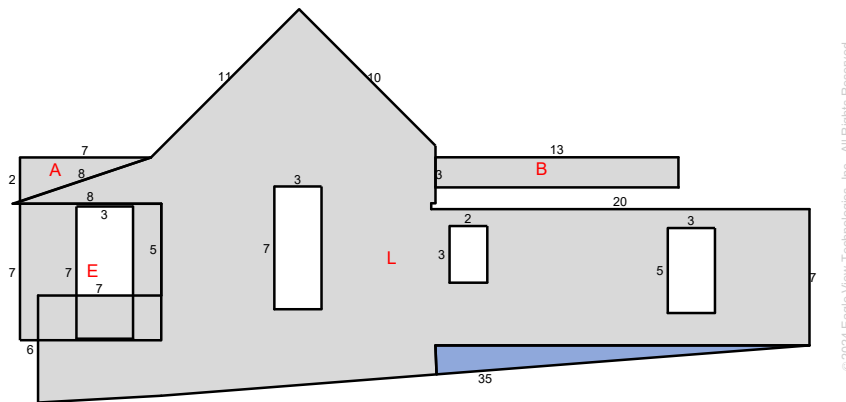
Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
I	213.9	0.0	8.8	12.0	1
G	74.1	0.0	8.8	12.0	1
C	34.1	0.0	0	0	0
Total	322.1	0.0	17.6	24.0	2

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.

311 S Kentucky St, Mckinney, TX 75069

Report: 58341045

SOUTH ELEVATION DIAGRAM



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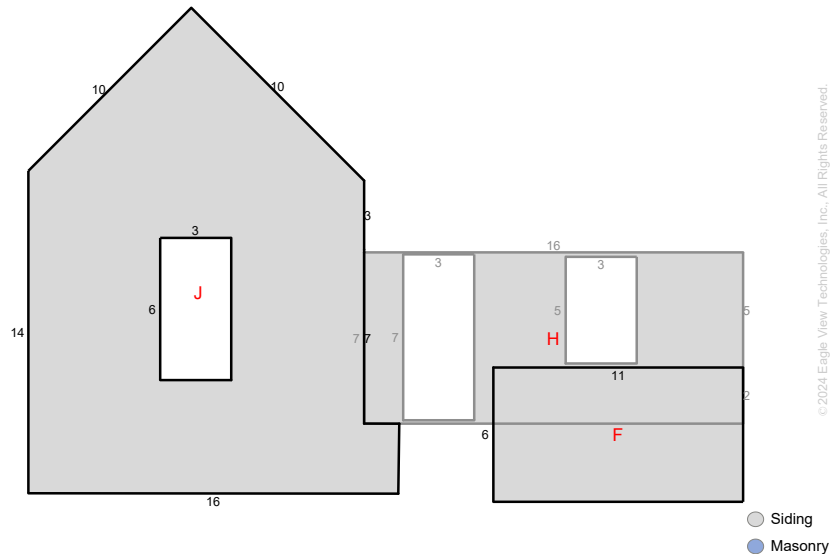
- Siding
- Masonry

Top of Siding Walls = 83.3 ft
 Bottom of Siding Walls = 76.6 ft

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
B	20.5	0.0	0	0	0
A	8.1	0.0	0	0	0
E	33.1	0.0	21.0	20.0	1
L	392.3	15.2	33.5	42.0	3
Total	454.0	15.2	54.5	62.0	4

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.

WEST ELEVATION DIAGRAM



Top of Siding Walls = 48.1 ft
 Bottom of Siding Walls = 42.1 ft

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
F	59.8	0.0	0	0	0
H	81.2	0.0	34.5	35.0	2
J	226.6	0.0	18.0	18.0	1
Total	367.6	0.0	52.5	53.0	3

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.

311 S Kentucky St, Mckinney, TX 75069

Report: 58341045

WALL MEASUREMENT SUMMARY

All Structures

Wall Area Waste Calculations

Siding Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft ²)	1,600	1,760	1,776	1,792	1,808	1,824	1,840	1,920
Squares	16	17.6	17.8	17.9	18.1	18.2	18.4	19.2

Masonry Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft ²)	15	17	17	17	17	17	17	18
Squares	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2

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 = 1615.3 ft²

Siding = 1600.1 ft²

Masonry = 15.2 ft²

General Totals

Wall Facets = 12

Windows & Doors = 12

Window and Door Area = 158.4 ft²

Window & Door Perimeter = 181.0 ft

Fascia (Eaves + Rakes) = 208 ft

Top of Siding Walls = 225.3 ft

Bottom of Siding Walls = 206.6 ft

Property Location

Longitude = -96.6156753

Latitude = 33.1945132

Corner Totals

	Siding to Siding	Masonry to Masonry	Siding to Masonry	Total
Inside Corners	25.3 ft	0.0 ft	0.0 ft	25.3 ft
Outside Corners	64.3 ft	0.0 ft	0.0 ft	64.3 ft
Inside Corners > 90	0.0 ft	0.0 ft	0.0 ft	0.0 ft
Outside Corners > 90	0.0 ft	0.0 ft	0.0 ft	0.0 ft

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.