

HPAB Training Series:

Topic 5: Demolition Process in the Historic Overlay District

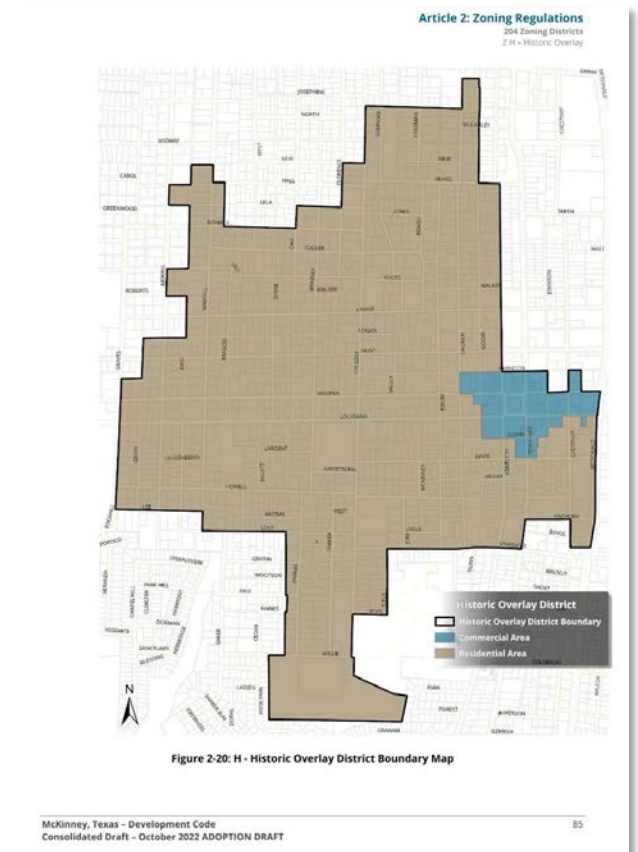
AGENDA

- Application requirements
- Alternatives to Demolition
- Process flow charts
- 90-day demolition delay
- Case Studies



Application Demolition request in the Historic Overlay

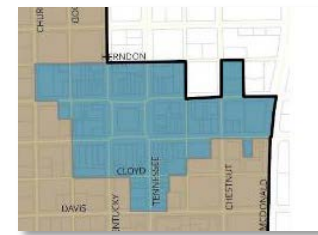
- COA application – online
- Letter of Intent
- Elevations of the existing building
 - Floor plans if available
- Survey or site plan showing structure
- Photographs
 - Overall
 - Damages
 - Damaged elements
- Additional materials as requested by the HPO
 - Designer/engineer letter detailing the reasons
 - Testing or Building Department Substandard Structure Checklist



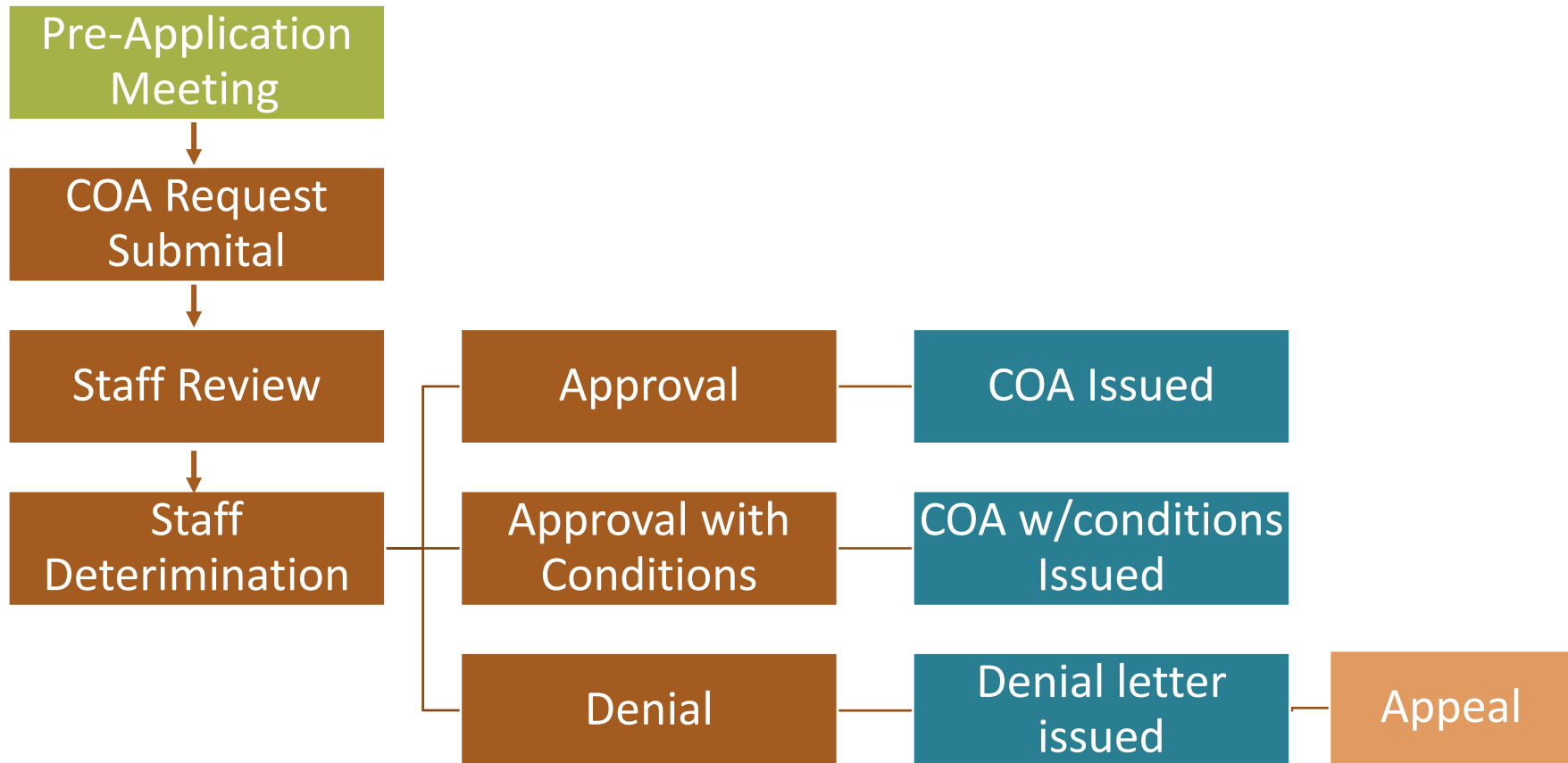
Alternatives to Demolition

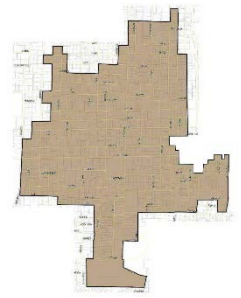
- Reuse
 - new design
 - New similar use with no major exterior changes
- Rehabilitation
- Adaptive Reuse
- Partial Reuse/Demolition
- Relocation
- Owner transition
- Deconstruction/reuse materials
- Mothballing



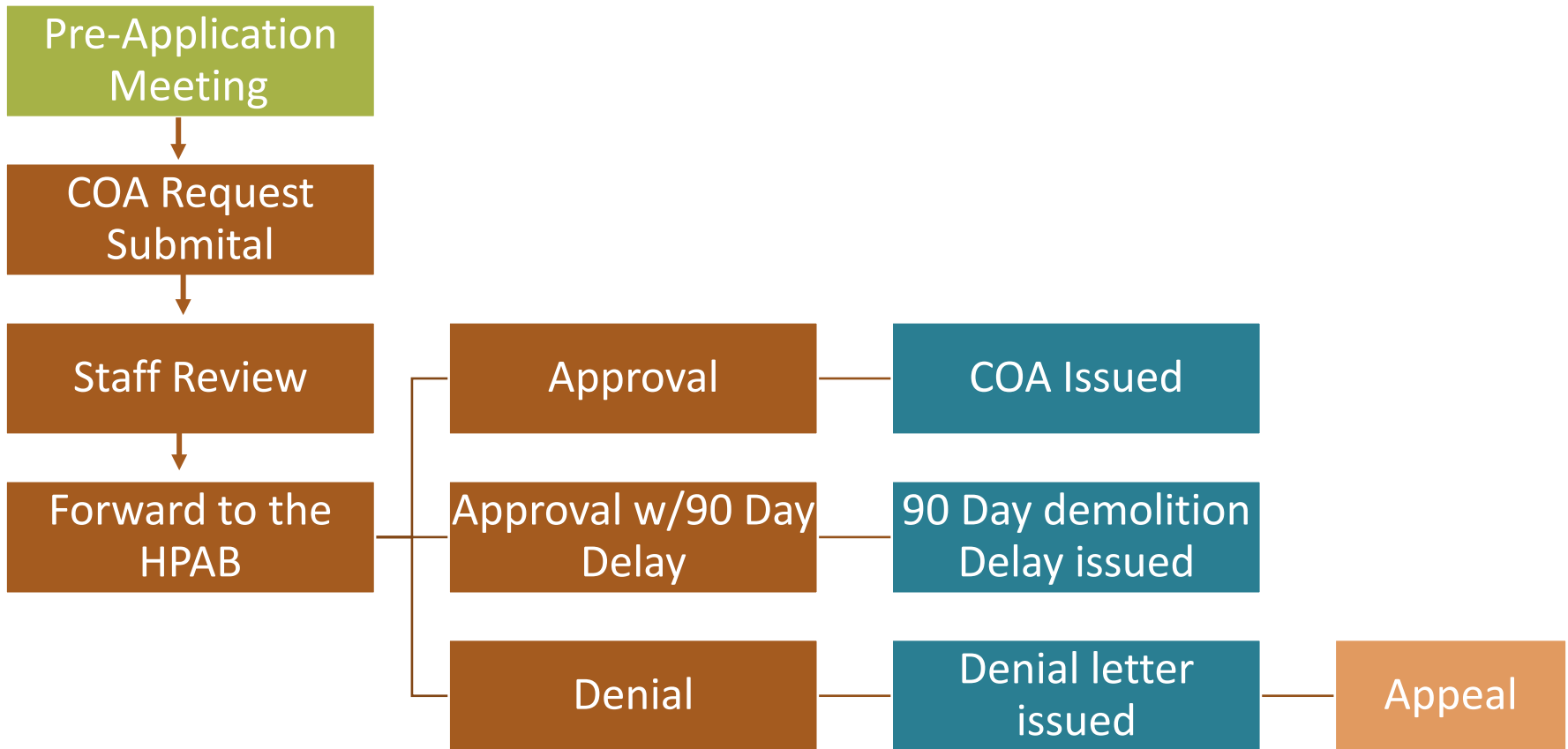


Process The Commercial Area





Process The Residential Area



What is a 90-Day Demolition Delay?

- Prohibits the Building Department from issuing a demolition permit during the 90 days
 - Unless the Chief Building Official determines the structure to be a threat to life and safety
- Delays demolition to allow time to:
 - Find alternatives to demolition
 - Find additional funding to rehabilitate
 - Find a new buyer or tenant



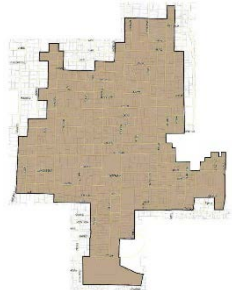
Above: 1985

Below: 2022



Case Studies

Residential Area 101 S Chestnut Street



Above: 2022



Proposed(unbuilt)

Case Studies

Commercial Area

129-131 S Tennessee Street



Above: 1985

Below: 2022



Questions?

- Contact-planning@mckinneytexas.org
- 972-547-2000
- City of McKinney Notify Me listservs sign up @ <https://www.mckinneytexas.org/list.aspx>