

T.A.C. Texas Architectural Collaborative

P.O. Box 806

McKinney, Texas 75070

bp 973 562-3301

cp 214 675-1559

[tao75070@tx.rr.com](mailto:tao75070@tx.rr.com)

July 21, 2025

Cassandra Bumgarner, Historic Preservation Officer  
The City of McKinney  
P.O. Box 517  
McKinney, Texas 75070  
(972) 547-7376  
[cbumgarn@mckinneytexas.org](mailto:cbumgarn@mckinneytexas.org)

From: James West, Architect  
Date: July 21, 2025  
Ref: Dillard House 609 North Bengé  
Letter of Intent

Dear Cassie,

The owner, Dawn and Dan Dillard, have planned a few changes to the plan of the original historic structure at 609 N. Bengé Street while adding to the rear and south side of the house concealed which will be partially concealed by privacy fencing.

In the attached plans show the original house east elevation, exterior elevation is changed by enlarging the front porch and the addition of a second floor above the rear portion of the house.

The owner plans a new master bedroom, laundry room and mudroom kitchen and family room to be added to the rear elevation while lifting the the original front sloped roof line to allow a second floor in the rear two thirds of the original house plan. A brick fireplace and flue is to be added in this restoration/remodel.

Please call me at 214 675-1559 or email [tao75070@tx.r.com](mailto:tao75070@tx.r.com) if you have any questions.

Yours truly,

*James West*

James West, architect



**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: James West  
Company: T.A.C. ARCHITECTURE AND PLANNING  
Address: P.O. Box 806  
City, State, Zip: McKinney, TEXAS 75070  
Phone: (214) 675-1559 Email: tao75070@tacom.com

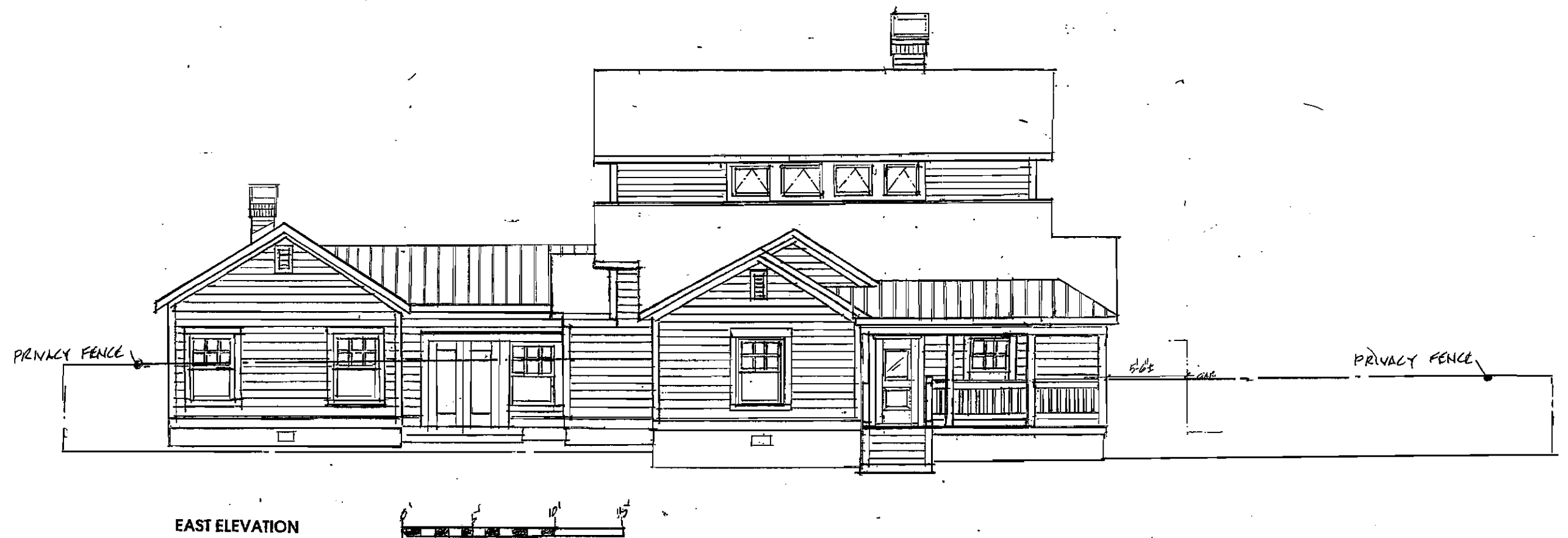
**PROPERTY OWNER INFORMATION:** (Multiple property owners must complete and sign separate application).

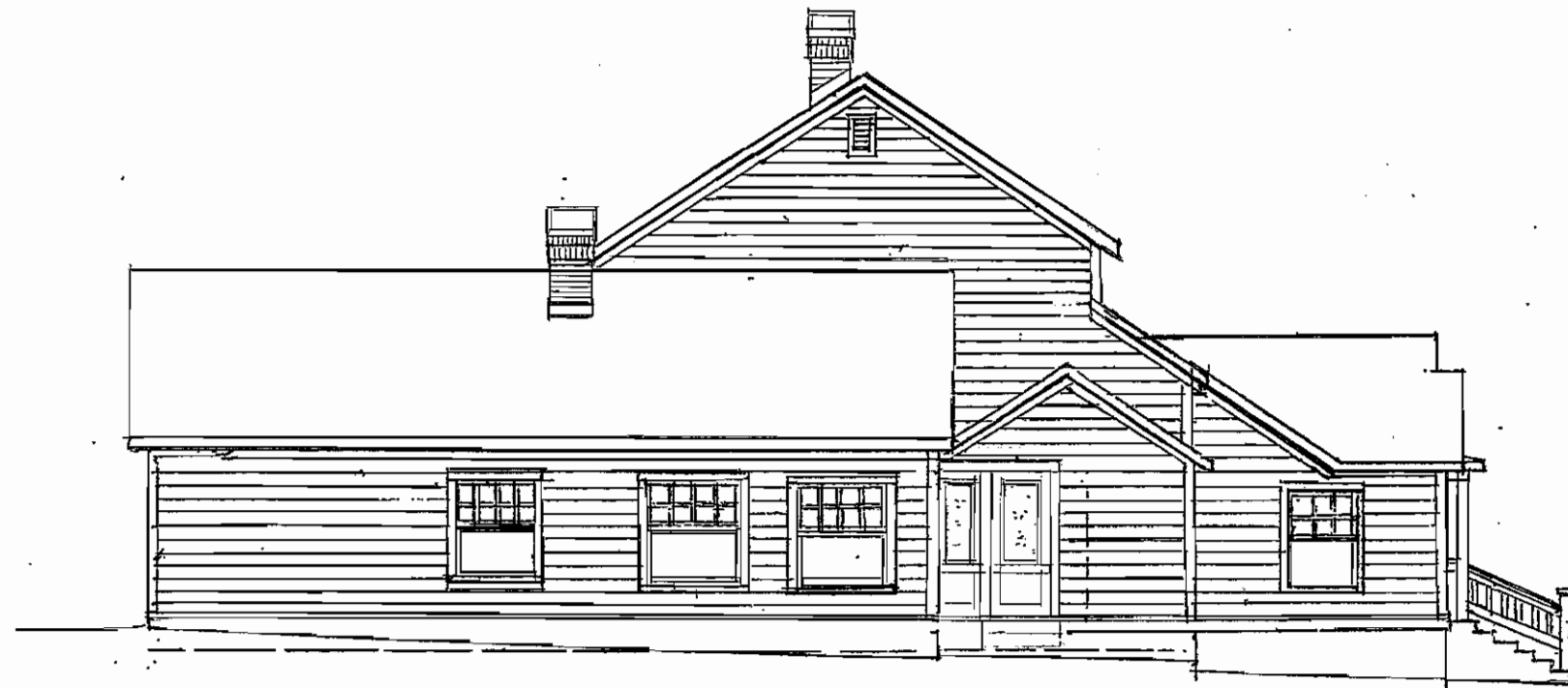
Applicant Name: Dan & Dawn Dillard  
Company: OWNER  
Address: 606 TUCKER  
City, State, Zip: McKinney TEXAS 75069  
Phone: (214) 908-3050 Email: drdillard@att.net

- ☐ I will represent the application myself; or
- ☒ I hereby designate James West (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.

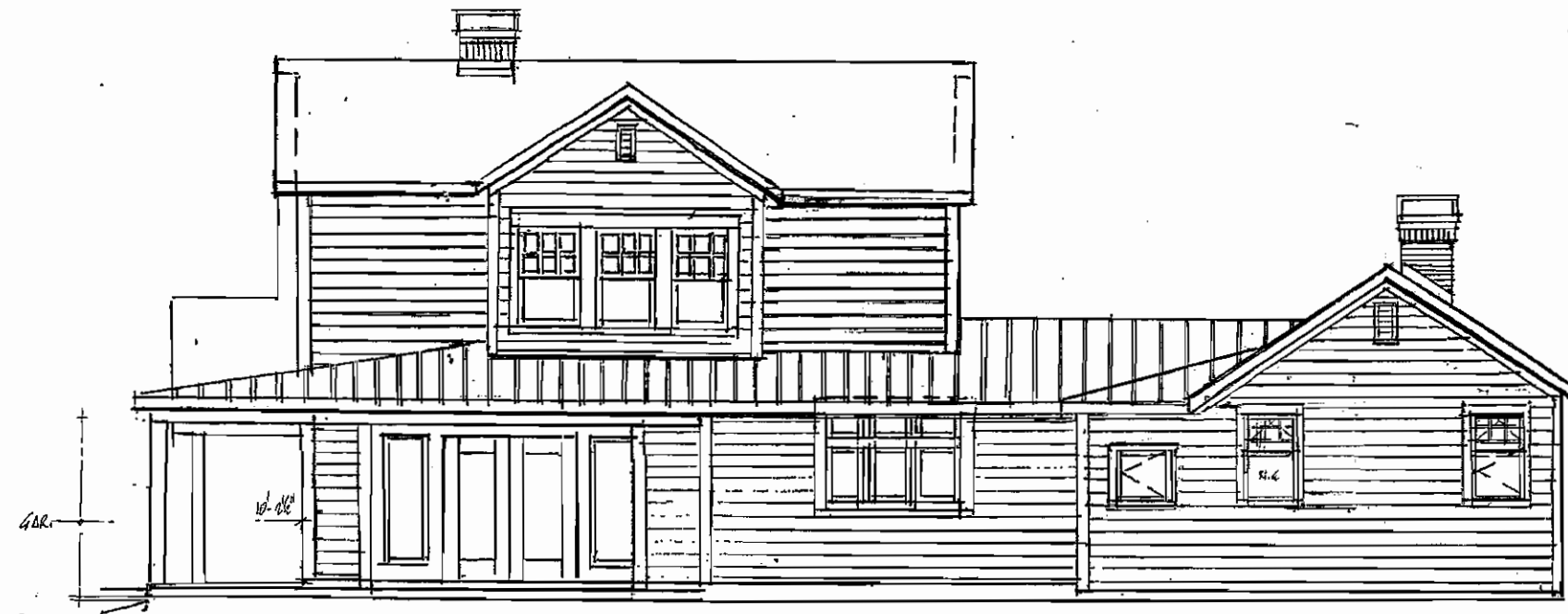
**DIGITAL SIGNATURES ACCEPTED**

Owner Signature: Dana R. Dillard Date: 7/23/05

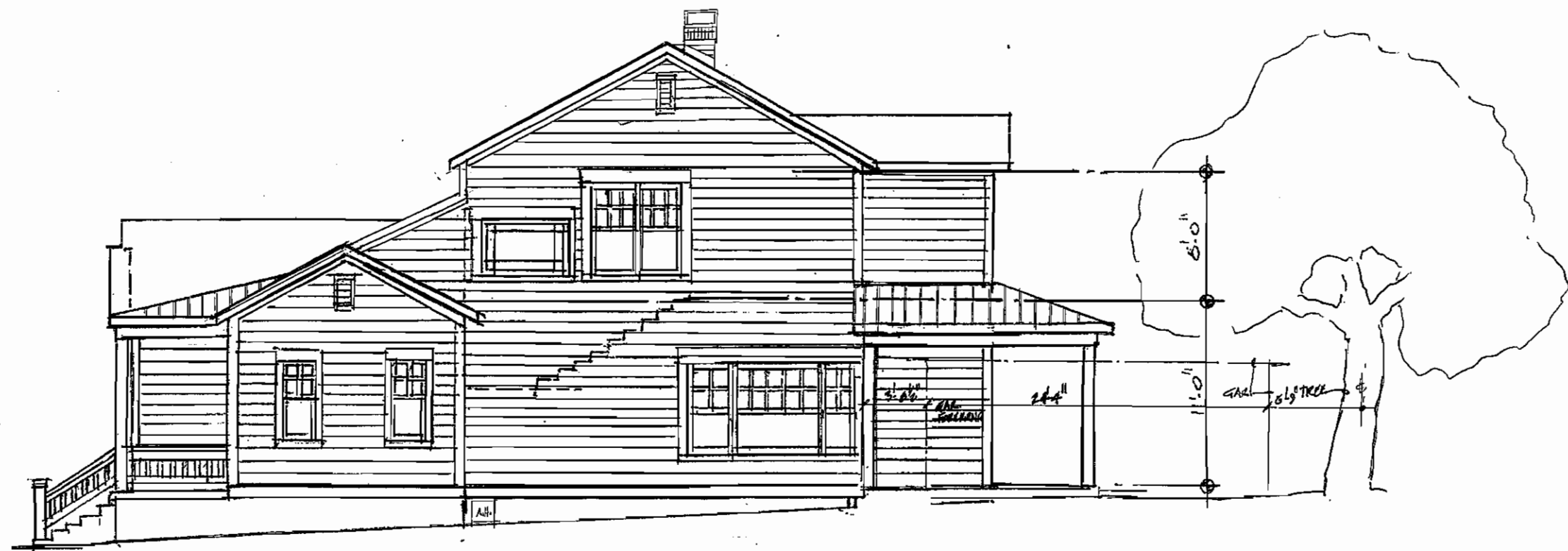




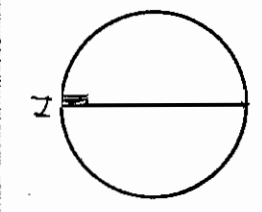
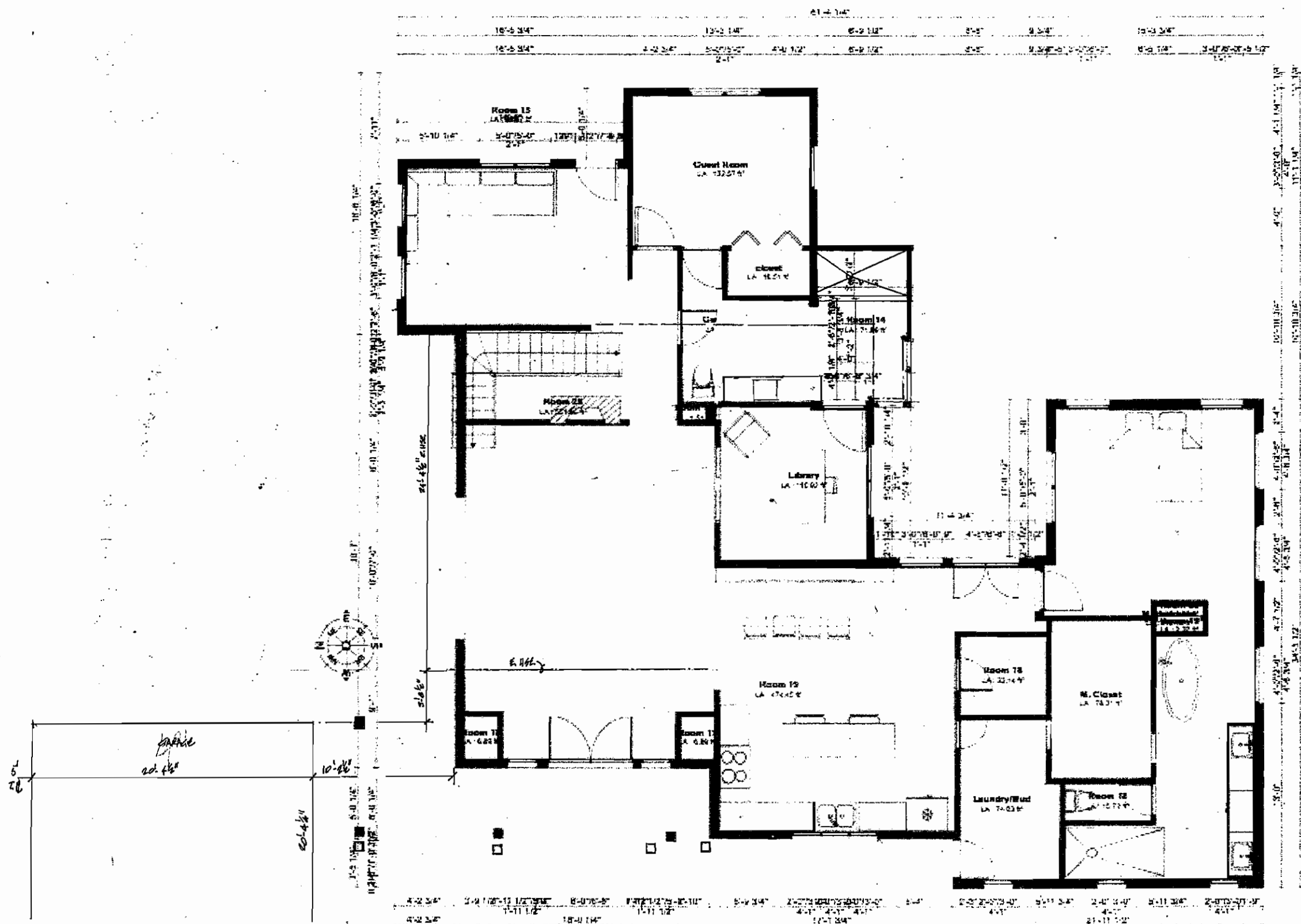
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



FIRST FLOOR

