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ABERNATHY ROEDER
BOYD HULLETT
EST. 1876

Robert H. Roeder
roeder@abernathy-law.com

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069
Main: 214.544.4000 | Fax: 214.544.4044

June 7, 2024

Ms. Jennifer Arnold, Director of Planning
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

Re: Supplement to Appeal of Denial of Certificate of Appropriateness by Historic Preservation Advisory Board to demolish 311 S. Kentucky Street; COA Case #HP2024-0028

Dear Ms. Arnold:

This letter shall serve as a supplement to my letter of May 22, 2024, appealing the denial of a Certificate of Appropriateness (“CoA”) by the Historic Preservation Advisory Board (“HPAB”) for the demolition of 311 S. Kentucky Street. This supplement and the accompanying materials are filed more than seven days prior to the scheduled appeal before the City Council on June 18, 2024.

In addition to the grounds of appeal set forth in my May 22 letter, I submit the following as additional grounds for consideration:

- 2022 CoA Approval by the Historic Preservation Officer (“HPO”) Created a Vested Right and Should Be Reinstated and Extended. On August 17, 2022, the HPO issued a CoA for the demolition of improvements on the Property with three conditions set forth therein (the “2022 CoA”), a copy of which is attached hereto as Exhibit A. Pursuant to Section 203E of the Uniform Development Code of the City of McKinney (“UDC”), *Certificates of Appropriateness for Residential Areas with the Historic Overlay District* are permits. Section 203E6 sets out the applicability, submittal requirements, approval procedure, approval criteria and appeal procedure for obtaining a CoA, and upon approval of the same, the CoA creates a vested right in the applicant. Unlike the other permits created by Section 203E, a Certificate of Appropriateness is the only permit for which no expiration period is provided (site plans – 2 years; landscape plans - 2 years; tree preservation permit – expiration of building plans; tree permit – 2 years; façade plan – 2 years). Given the fact that expiration periods are expressly provided for all other permits, the absence of a provision for an expiration period for a CoA should be interpreted that expiration periods for CoAs are not appropriate or authorized. The acceptance page of the 2022 CoA that sets out an expiration if authorized construction is not commenced within one year is

contrary to the authority of Section 203E of the UDC and is an invalid exercise or extension of authority by the HPO. Accordingly, the 2022 CoA should be determined to be in full force and effect without any expiration condition. In the instant case and upon inquiry by the applicant following the end of the first anniversary date of the 2022 CoA, the applicant was advised by the HPO that it must reapply for a new CoA. Based upon that direction from the HPO, the applicant resubmitted the application that was then forwarded to the HPAB for review and was denied. The fact that the applicant submitted a reapplication at the direction of the HPO should not create a subsequent overriding application or decision that would invalidate the 2022 CoA.

- The One Year Expiration Period Imposes a Condition that is Impossible to Satisfy. From a purely administrative standpoint, it is virtually impossible to obtain a building permit for a complex project within the McKinney Town Center within one year from the issuance of a CoA. Obtaining a building permit for a project of this magnitude requires (1) the creation of an initial conceptual architectural design that addresses the general site and pedestrian requirements of the McKinney Town Center zoning district (“MTC”), (2) an investigation of the site and surrounding conditions, (3) the preparation of a detailed site plan that conforms to the requirements of the MTC, (4) submittal of the site plan for staff review and comment, (5) the preparation of complete building plans by the architect and engineer to demonstrate, among other matters, that the elevations conform to the requirements of the MTC, (6) staff review and approval of the complete building and site construction plans and (7) the negotiation with, and engagement of, a contractor which would then apply for a building permit for construction. In the best of circumstances, the combined time required to get from CoA approval to a building permit is well in excess of 18-24 months. Therefore, any provision for the expiration of a CoA at the end of a 12 month period for a major project such as the applicant’s creates a condition that is impossible to satisfy and should be considered void.
- Denial Intentionally Prevented Multi-Family Use of Property. The predominant subject of discussion among the members of the HPAB during the hearing on this matter on May 2 centered around the fact that approving the CoA would allow the owner to demolish and remove the improvements on the lot with the resulting vacant property being incorporated into a planned urban-style multi-family development that would extend from Henry Street to Standifer Street. The Property is located within the Town Center area as defined in the McKinney Town Center Ordinance No. 2013-04-045. The McKinney Town Center Ordinance was enacted by the City Council in 2013 for the express purpose of creating a framework within which properties within the Town Center area, including the subject property, could be redeveloped using time-tested principals of urban design that encouraged compact, efficient and walkable developments, more pedestrian activity and enhanced shopping, employment, housing and business activities within the historic downtown area, in large part to insure the viability and economic success of the Town Center area. The Property lies within the Downtown Edge as defined in the MTC and multi-family development is a **permitted use**. Absent a denial of the CoA, the applicant had the authority to proceed with the construction of the development subject only to the conditions of the McKinney Town Center Ordinance. The fact that the HPAB made no determination that the Property had any significant historical value leads invariably to the conclusion that its refusal to approve the CoA was an attempt to override the

Ms. Jennifer Arnold, Director of Planning

Jun 7, 2022

Page 3

redevelopment policies of the City Council and as such the HPAB's action overstepped the intended and express authority granted to it.

I have included herewith the complete application for the CoA submitted for this Property on which the HPO granted the CoA for demolition.

Very truly yours,



Robert H. Roeder

cc: Mr. Jeremy Jones

EXHIBIT A



August 17, 2022

Jeremy Jones
311 S Kentucky Street
McKinney, TX 75069

HP2022-0053

Request for demolition of a single-family residence as part of redevelopment effort at 311 S Kentucky Street

Dear Mr. Jones:

This letter shall serve as approval with conditions of a Certificate of Appropriateness (COA) for the proposed demolition of the medium priority, single-family residence at 311 S. Kentucky Street. This approval letter is one of the requirements used to obtain a permit from the Building Permits/Inspections Department. The approval is conditioned as follows:

1. The applicant does no further work than that which was received by the Historic Preservation Office on July 18, 2022 and approved with conditions on August 17, 2022.
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.
3. Any changes to the property beyond the scope included in this application may require a new Certificate of Appropriateness.

If you have any questions about the approval of this item, please contact me at 972-547-2000.

Sincerely,

Cassandra Bumgarner

Cassie Bumgarner
Planner, Historic 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>



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

Certificate of Appropriateness

Approved with conditions

Cassie Bumgarner
08/17/2022

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



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

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: DocuSigned by:
Jeremy Jones

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: DocuSigned by:
Mark Barratt

Date: 5/13/2022

For Office Use Only		Date Received: <u>July 18, 2022</u>
COA Case #: <u>HP2022-0053</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.	Certificate of Appropriateness Approved with conditions <i>Cassie Bungarner</i> 08/17/2022	<input type="checkbox"/> Forwarded to HPAB for review. Do Not release building permit.
		<input type="checkbox"/> Denied. Do Not release the building permit.

Certificate of Appropriateness Application, p1



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.*

1. Structural Work _____

2. Roof and Roofing Systems _____

3. Windows _____

4. Doors _____

5. Exterior siding _____

Case # HP2022-0053

Date Received: July 18, 2022

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)



Legend

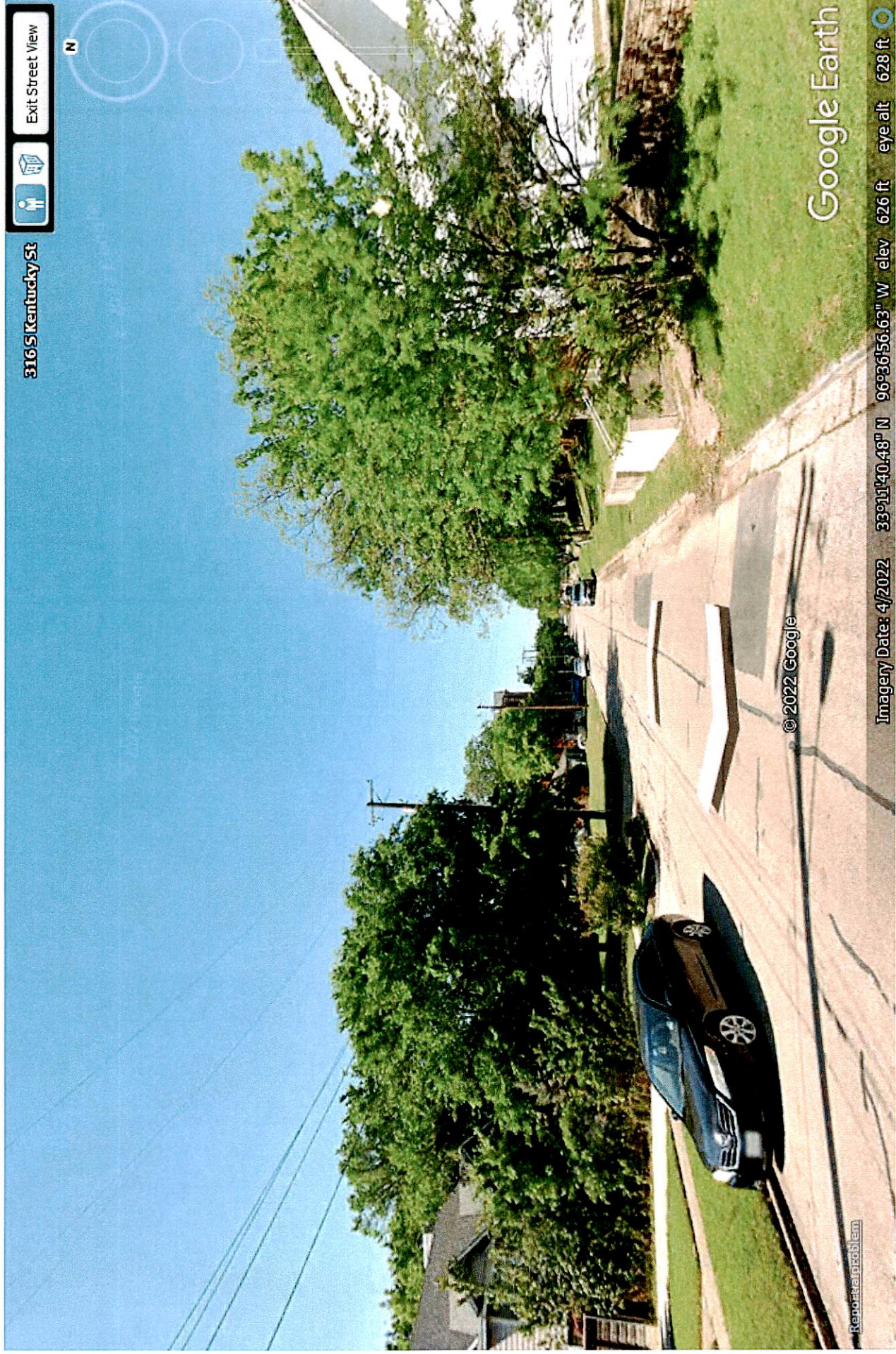
311 Kentucky

Google Earth

80 ft



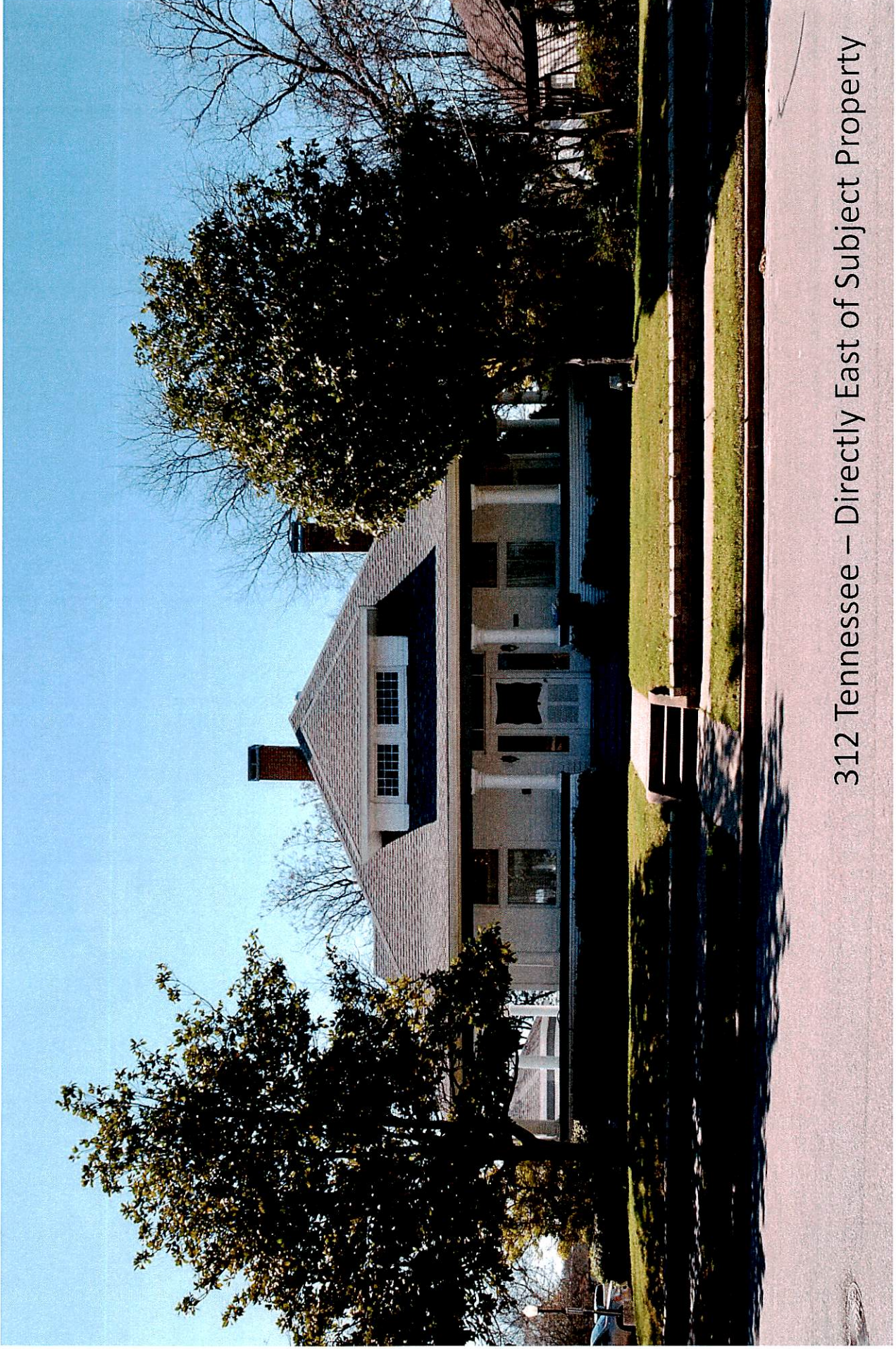
Street View – Looking North



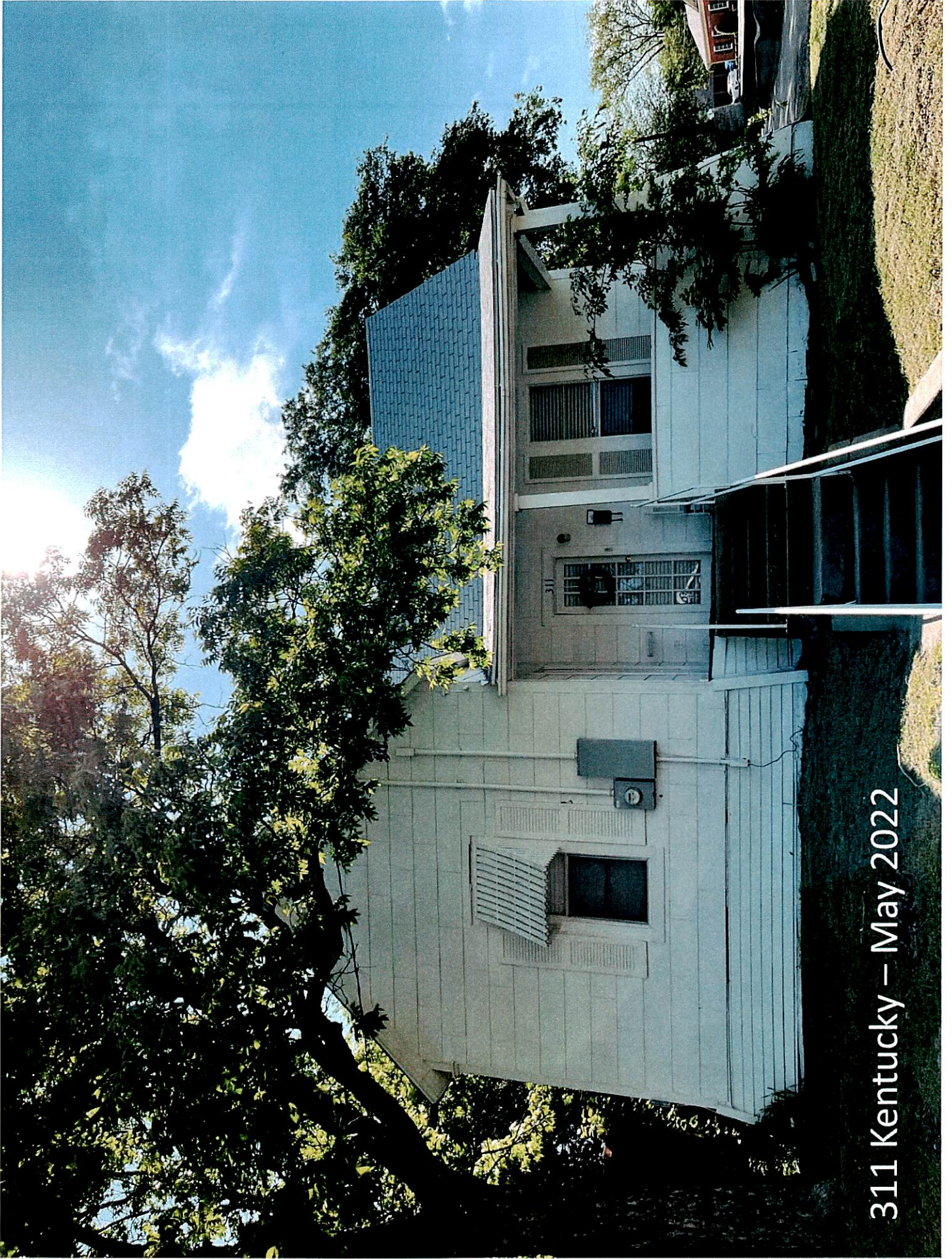
Street View – Looking South



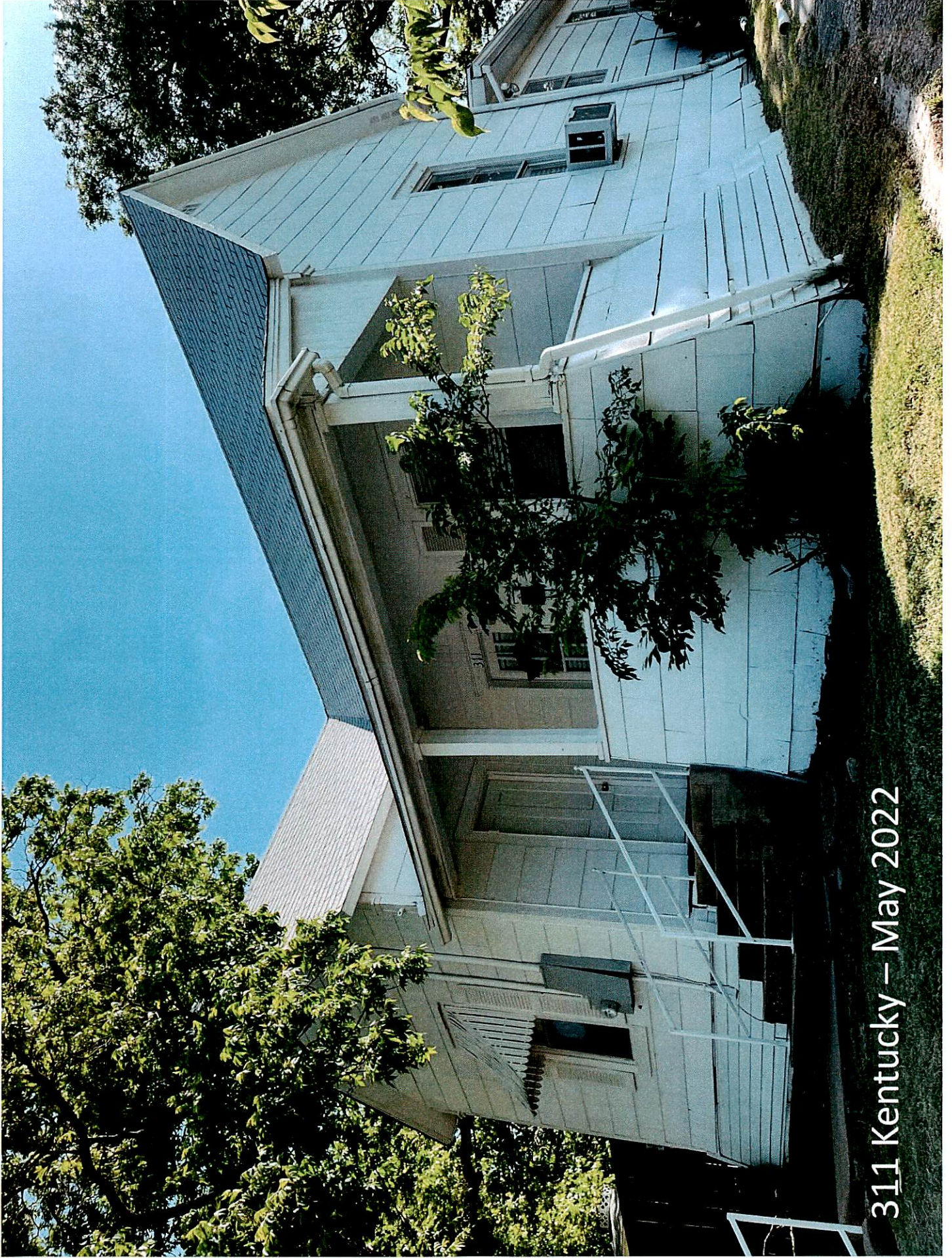
Adjacent Properties



312 Tennessee – Directly East of Subject Property

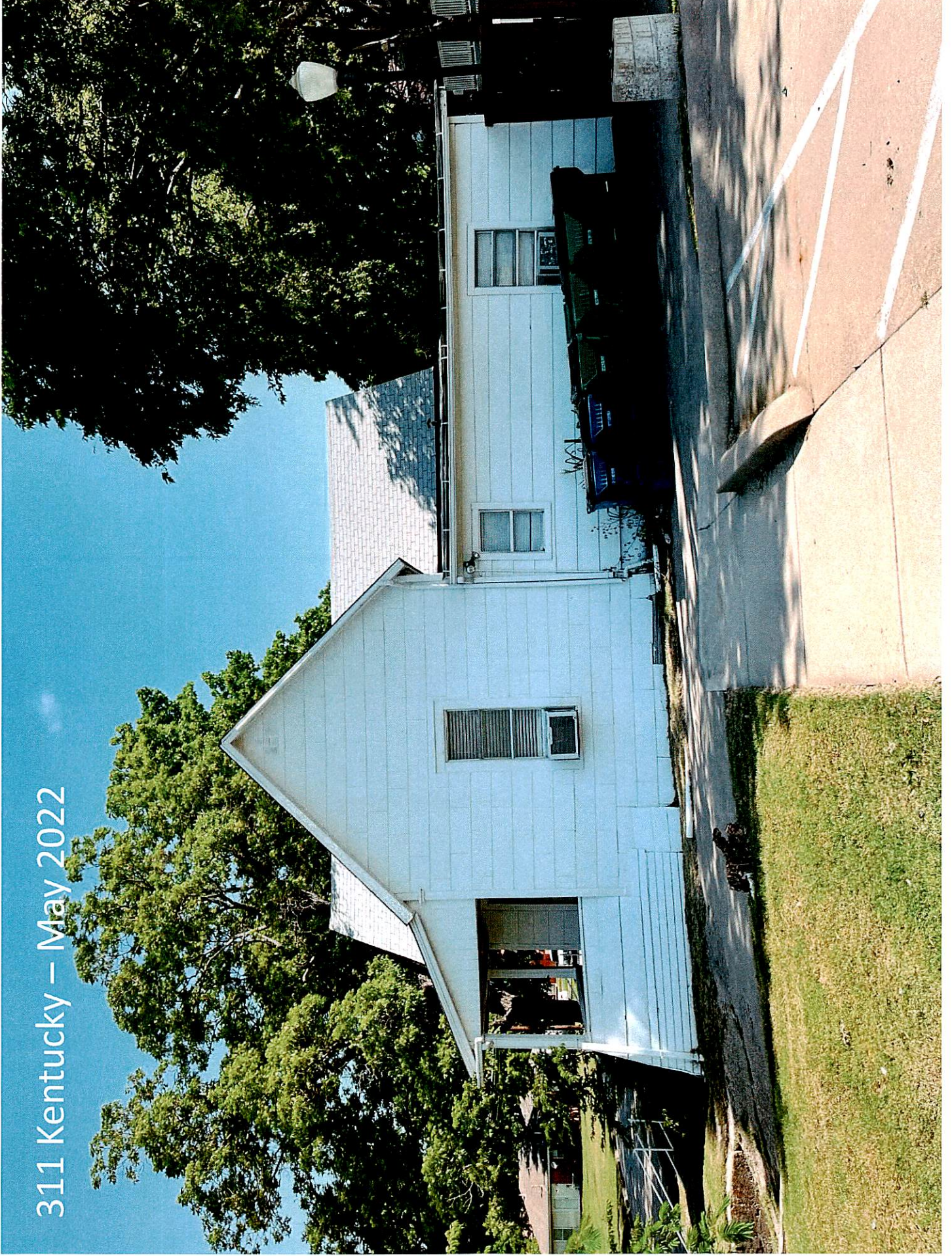


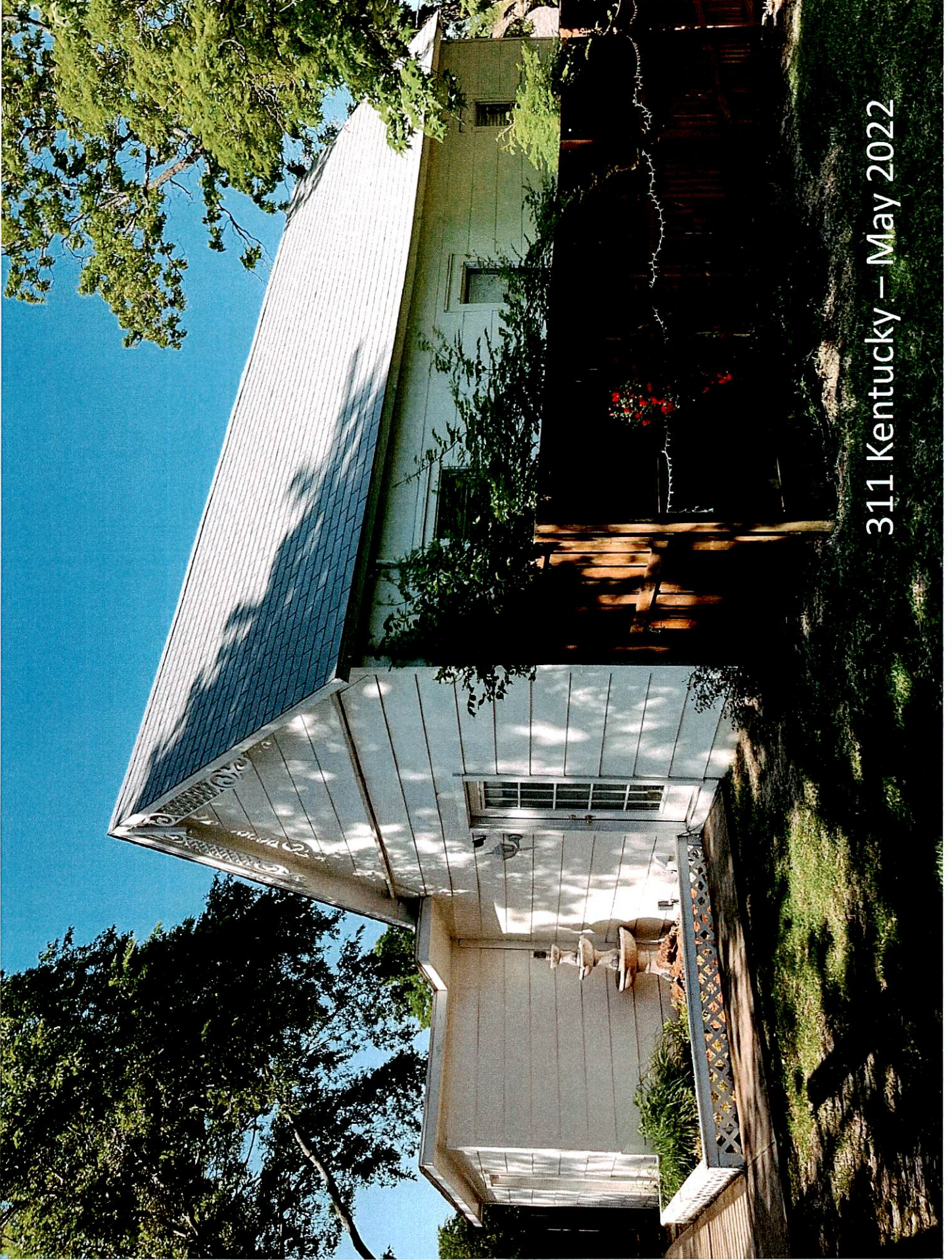
311 Kentucky – May 2022



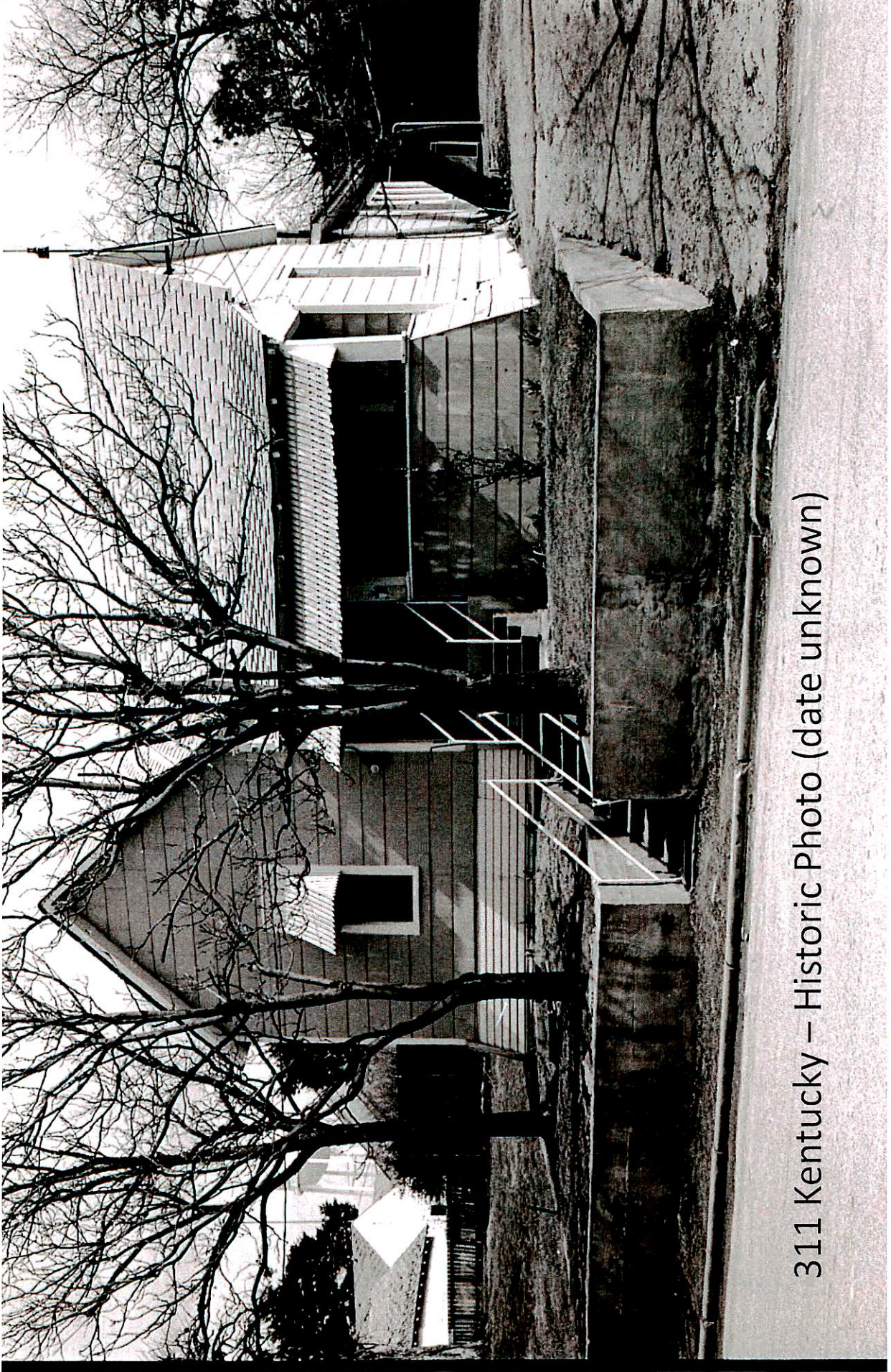
311 Kentucky – May 2022

311 Kentucky – May 2022

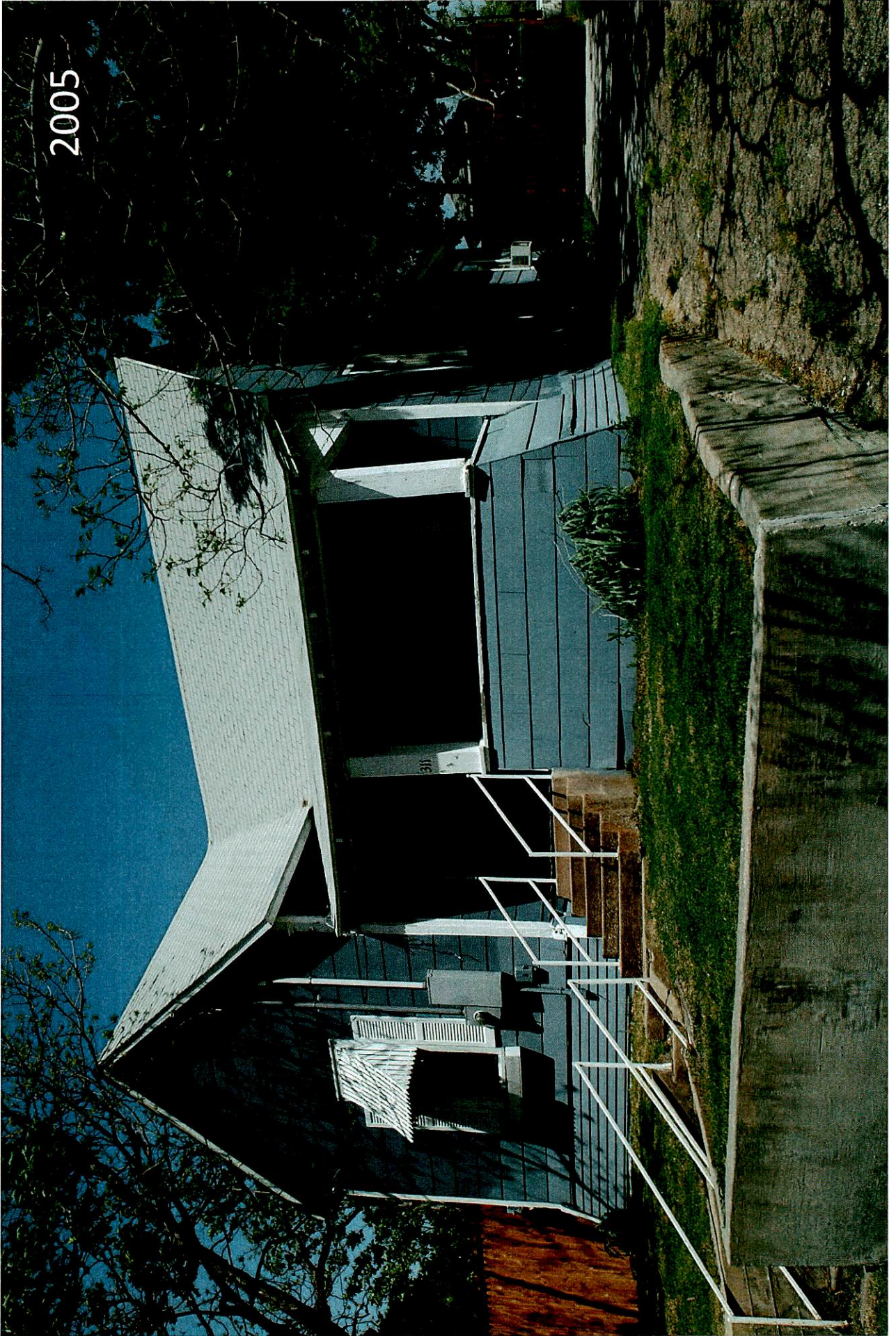




311 Kentucky – May 2022



311 Kentucky – Historic Photo (date unknown)



2005

2015



W Davis St

Davis St

Davis St

S Kentucky St

S Tennessee St

Daydream Hair Studio

Caton Law Firm

Kimley-Horn

Davis

Henry St

Harmony Family Health

S Kentucky St

Partners Publishing

S Tennessee St

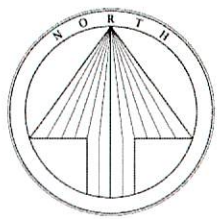
Howell St

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

S Kentucky St

S Kentucky St

omes



cky St

Anthony St

A

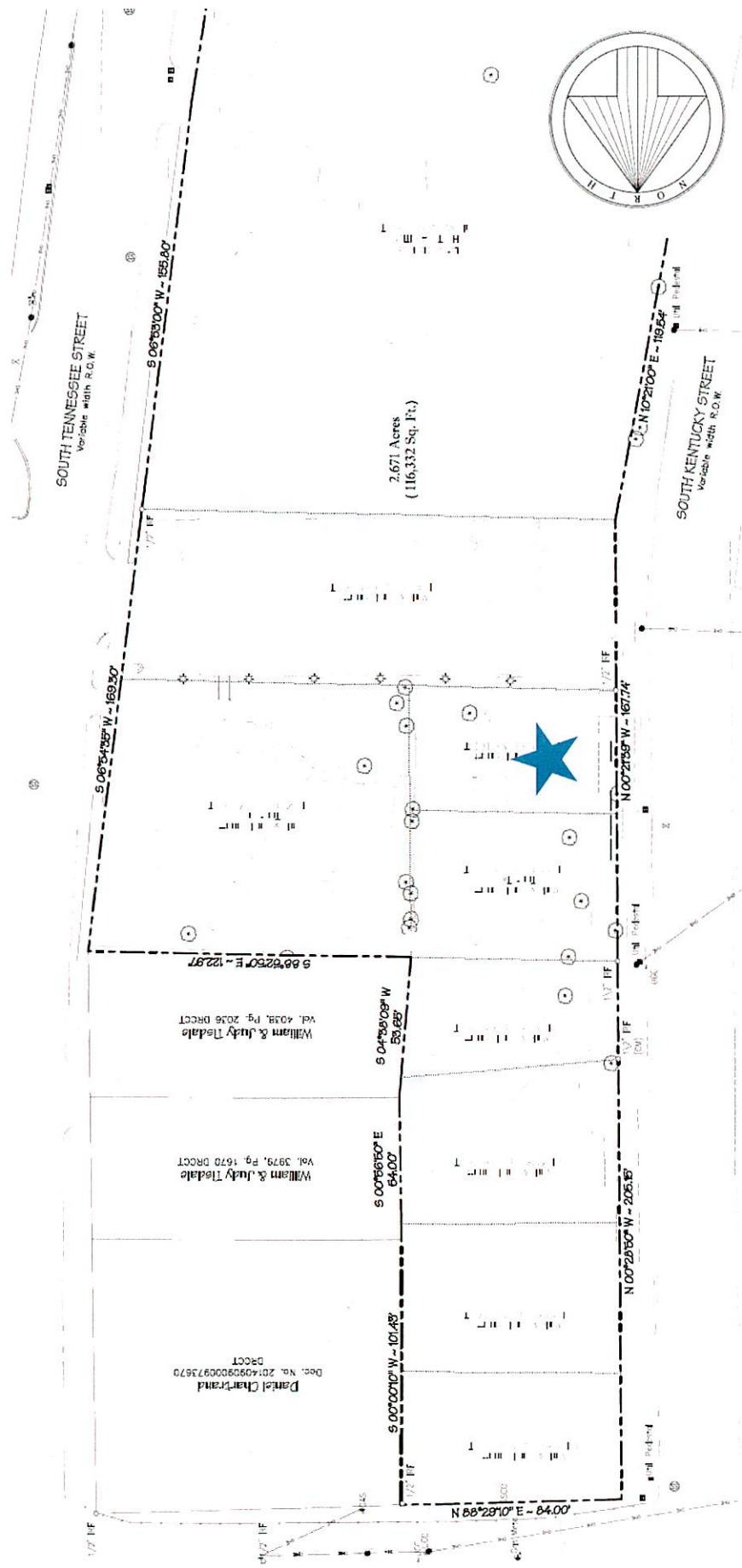
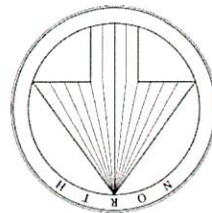
Spa ZaZa

Sam Patel DDS, PA

Google

Lemon Drop Studios

Map dat



SOUTH TENNESSEE STREET
Variable width R.O.W.

SOUTH KENTUCKY STREET
Variable width R.O.W.

2.671 Acres
(116,332 Sq. Ft.)

William & Judy Tiedale
Vol. 4038, Pg. 2036 DRCT

William & Judy Tiedale
Vol. 3979, Pg. 1670 DRCT

Patel Chartrand
Dec. No. 2014999300973679
DRCT

S 08°54'25" W - 160.30'

S 06°23'00" W - 155.80'

N 10°21'00" E - 119.64'

N 00°21'59" W - 167.74'

S 66°62'50" E - 122.97'

S 04°46'09" W - 20.285'

S 00°56'15" E - 64.00'

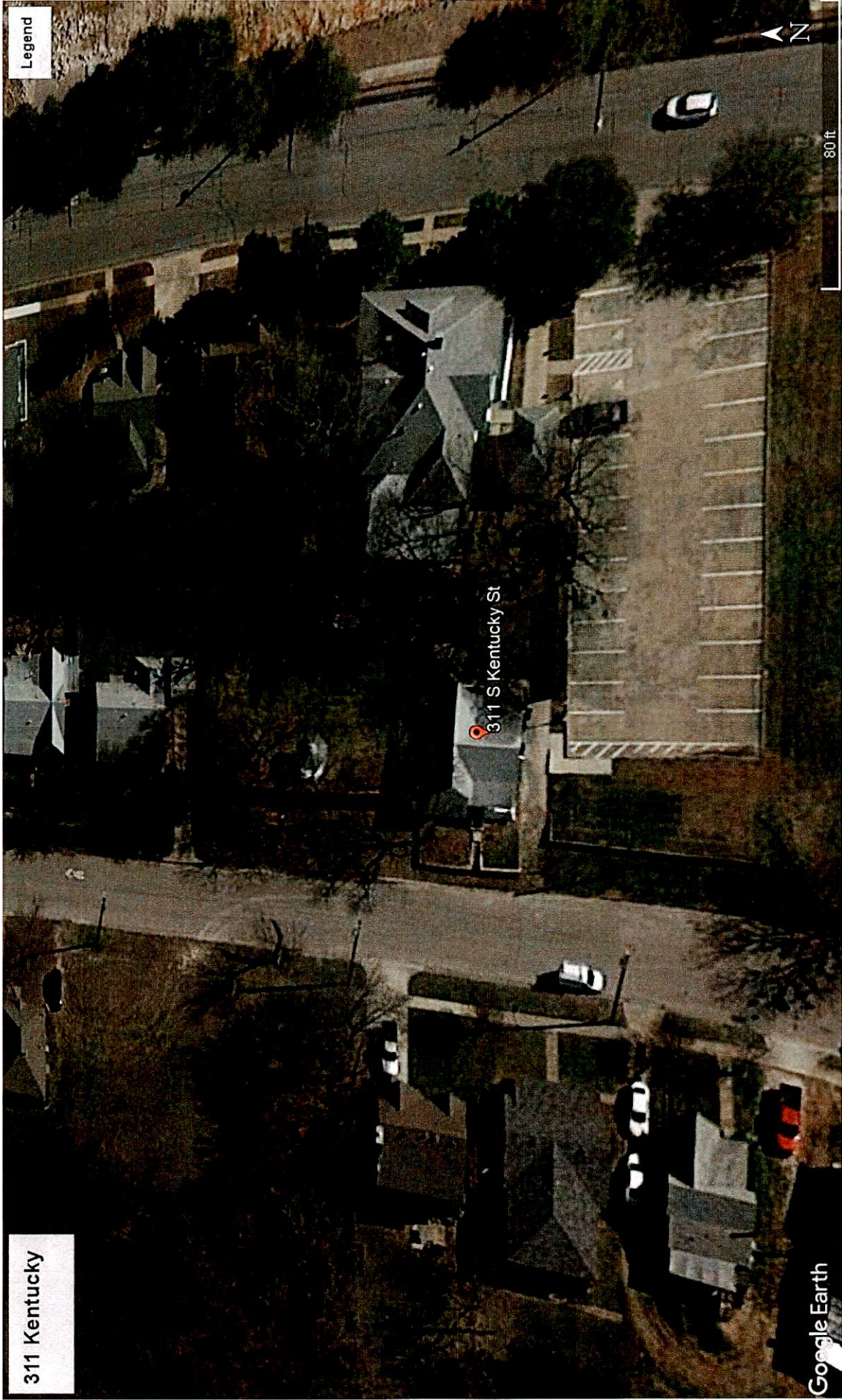
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N 00°25'50" W - 206.16'

N 88°22'28" E - 84.00'

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311 Kentucky

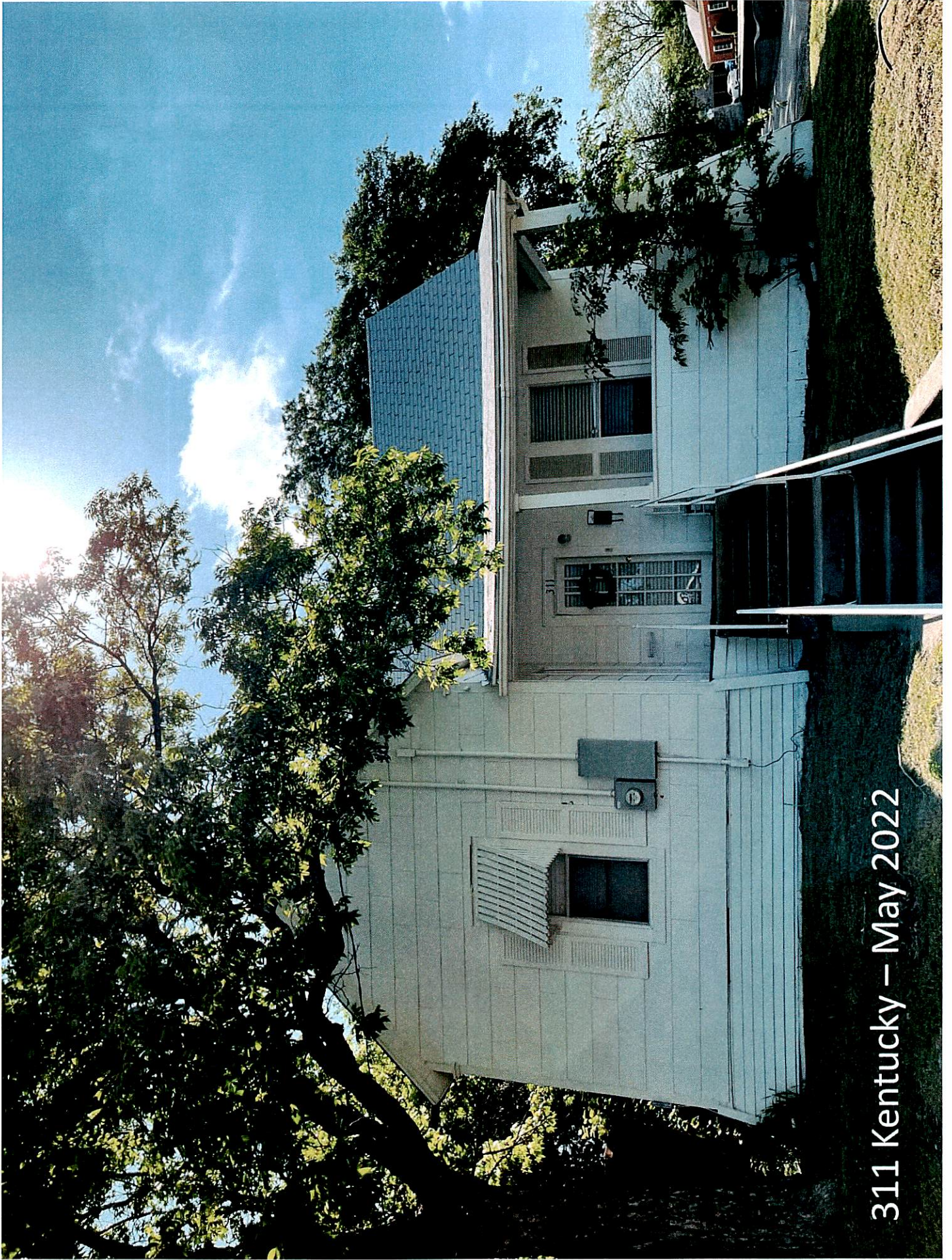
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311 S Kentucky St

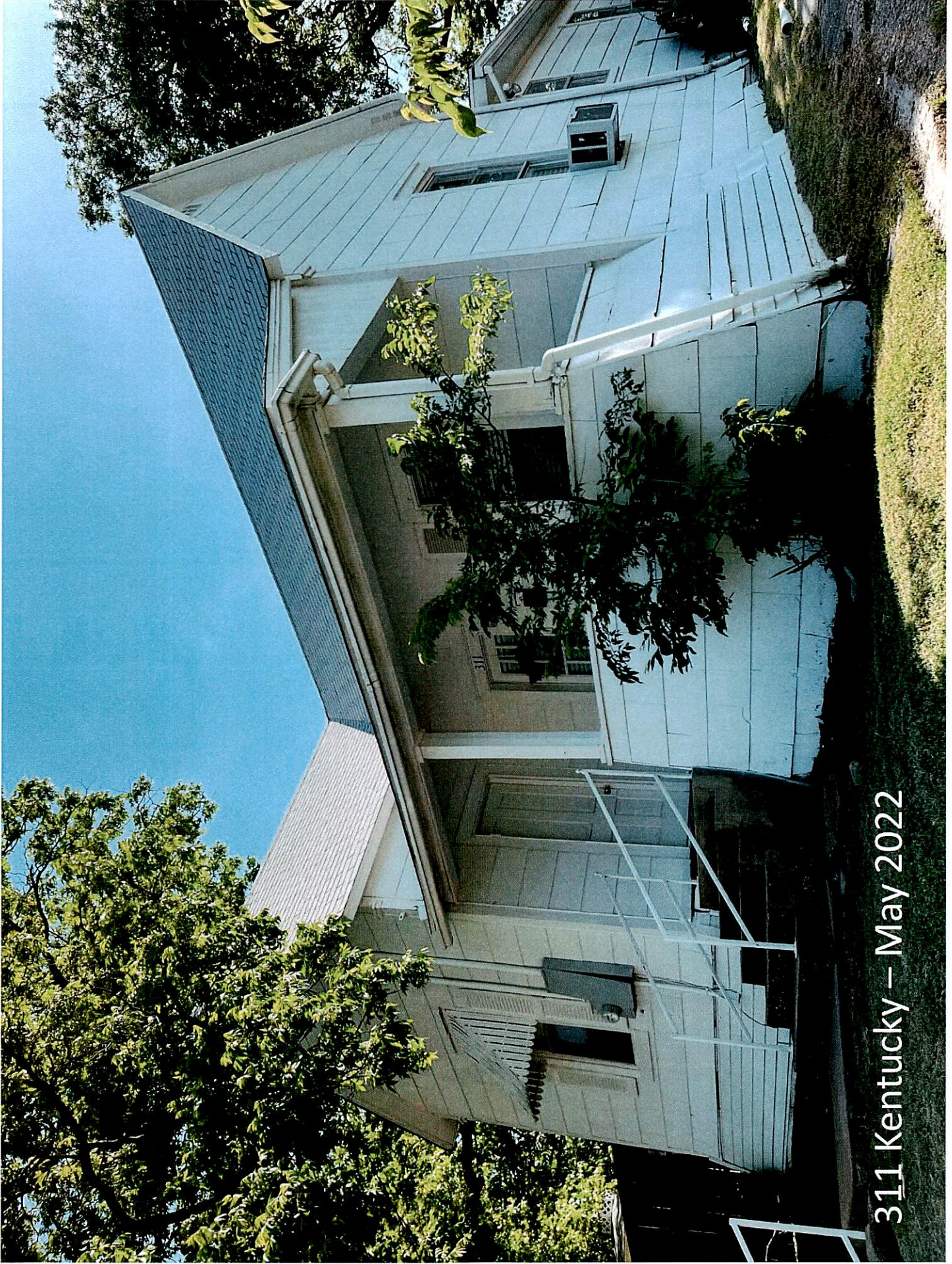
Google Earth

80 ft



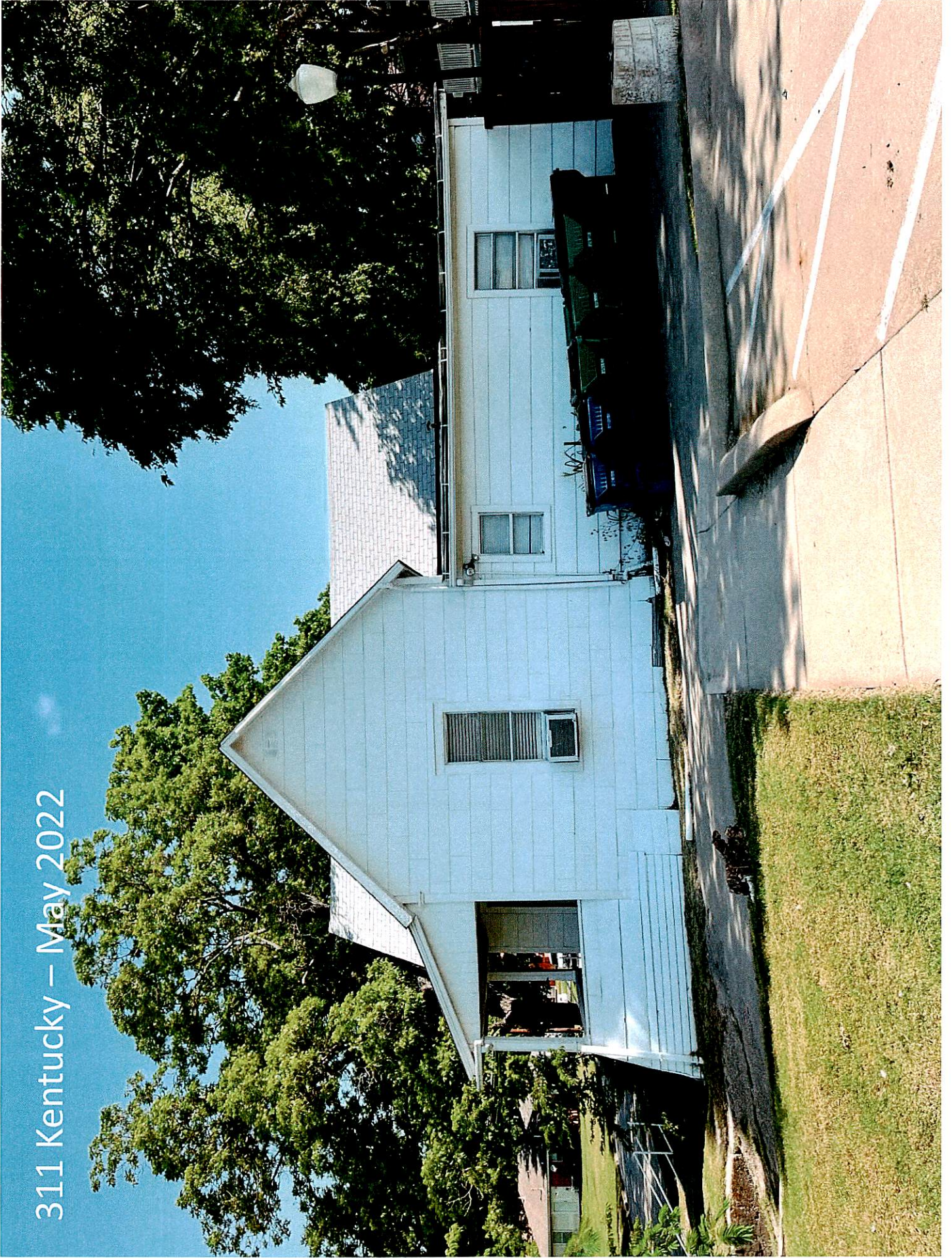


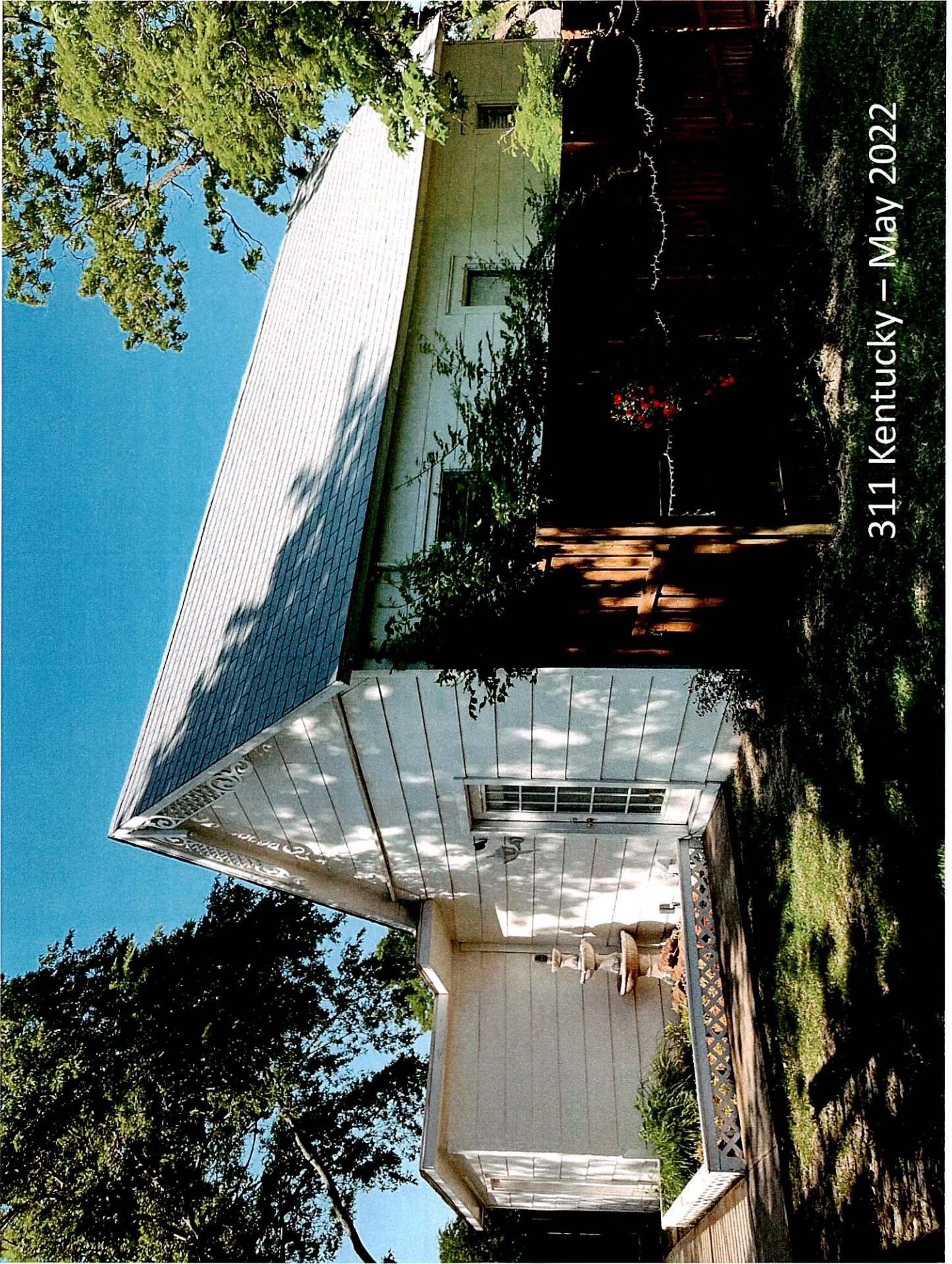
311 Kentucky – May 2022



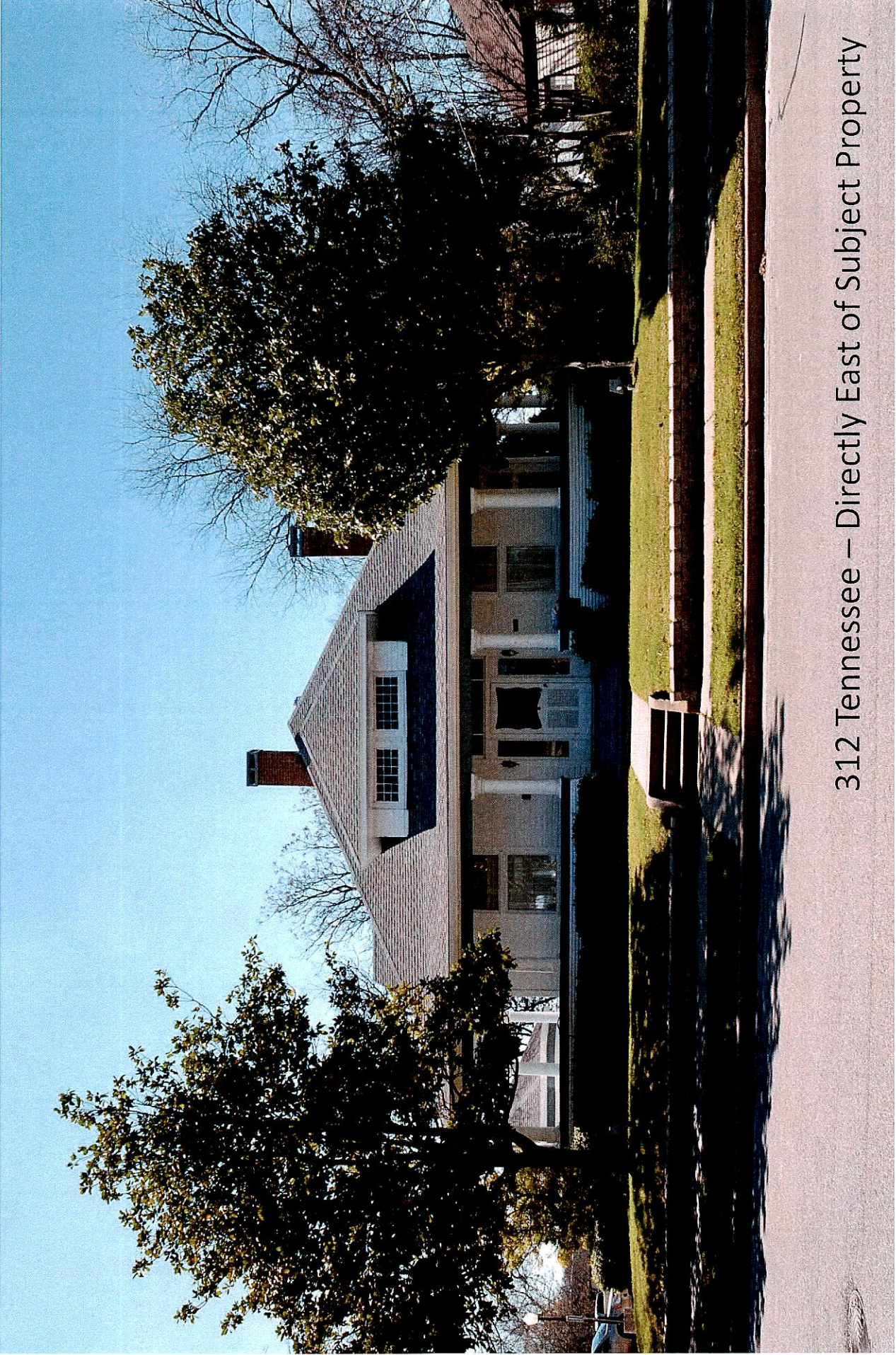
311 Kentucky – May 2022

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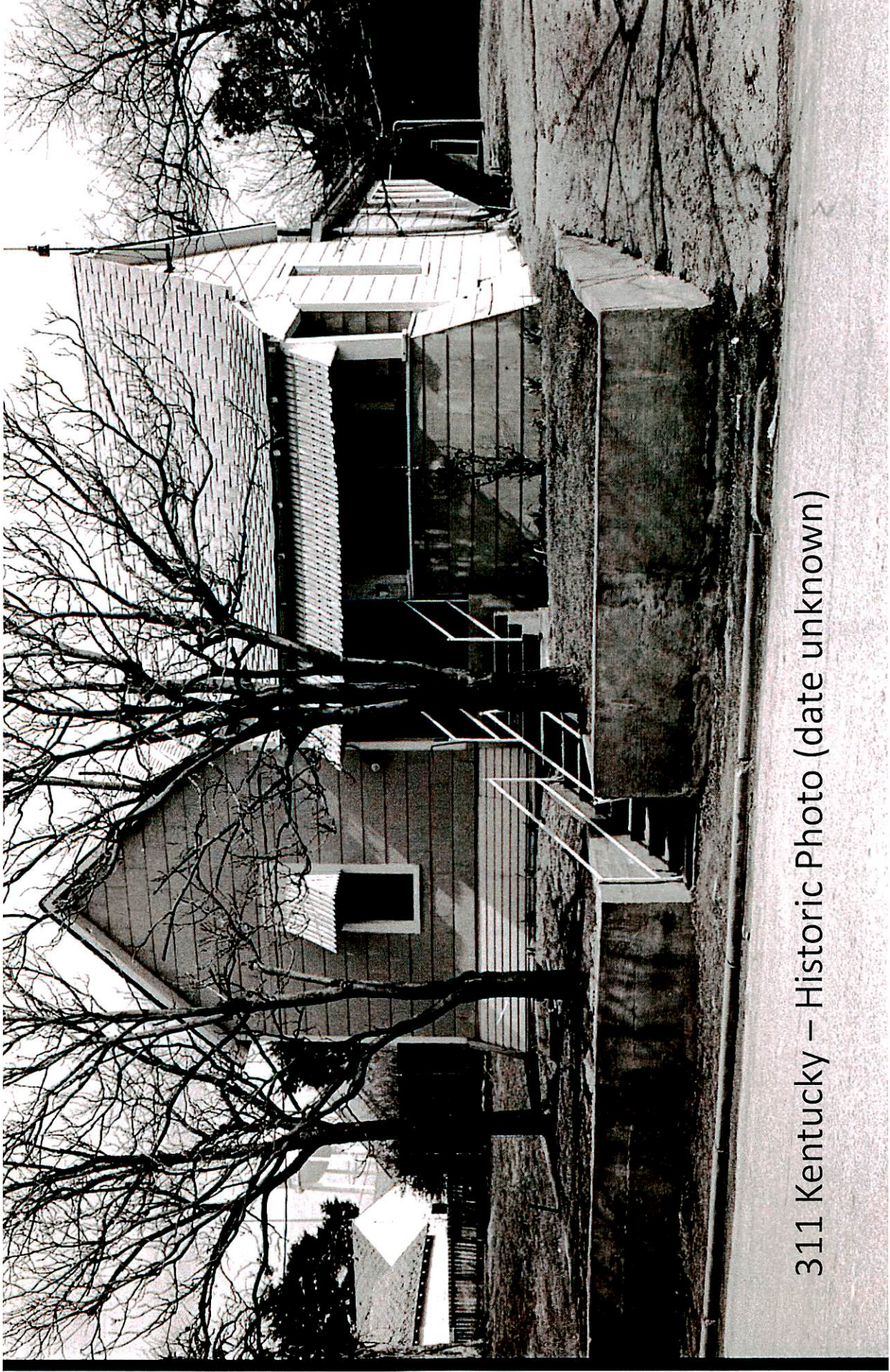




311 Kentucky – May 2022



312 Tennessee – Directly East of Subject Property



311 Kentucky – Historic Photo (date unknown)



2005

2015



W Davis St

Davis St

Davis St

S Kentucky St

S Tennessee St

Kimley-Horn

Caton Law Firm

Davis

Daydream Hair Studio

Henry St

S Kentucky St

Harmony Family Health

Partners Publishing

S Kentucky St

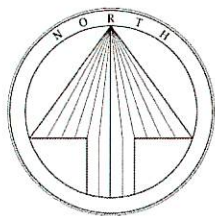
S Tennessee St

Howell St

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

homes

S Kentucky St



Anthony St

A

Spa ZaZa

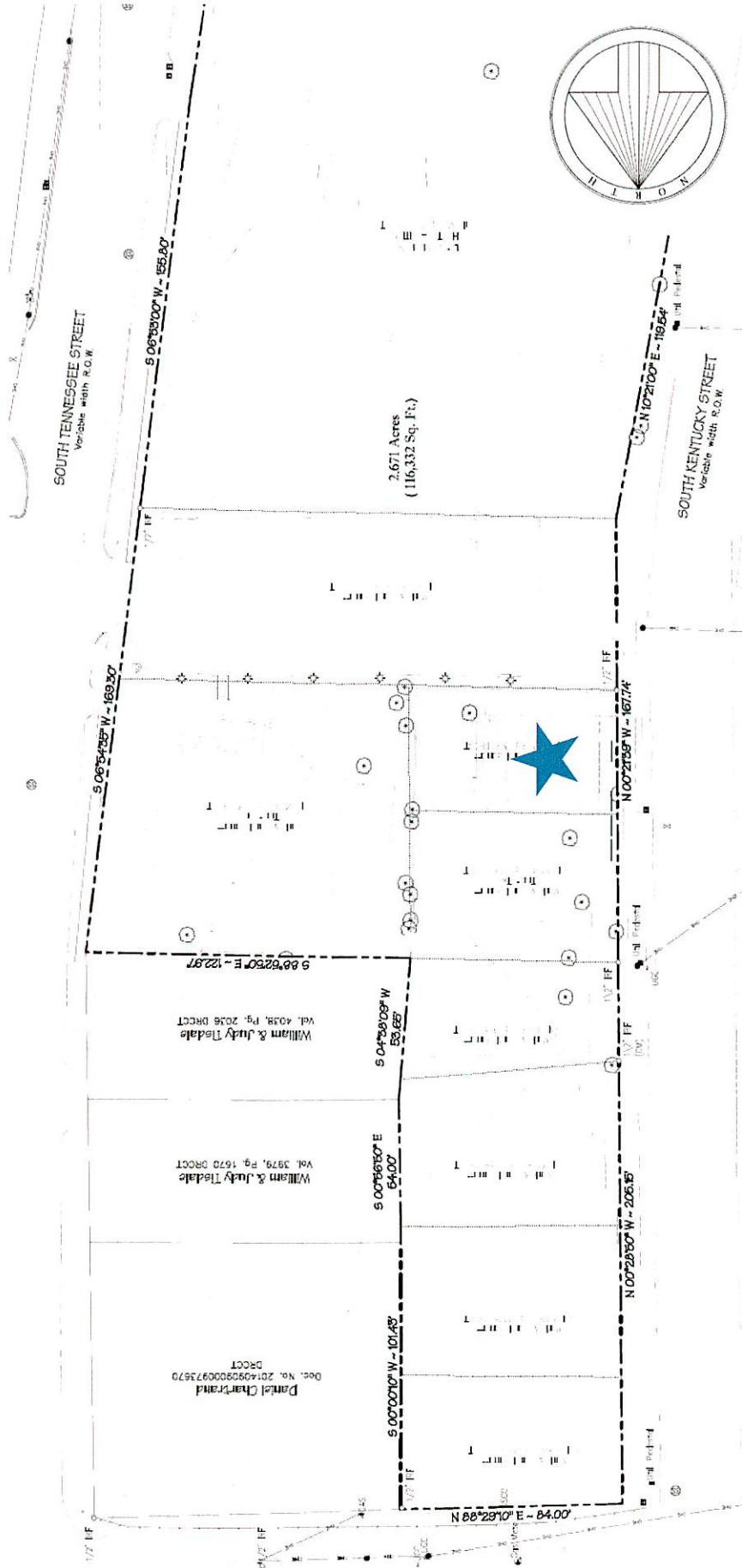
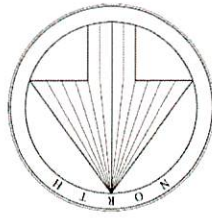
Sam Patel DDS, PA

Google

Lemon Drop Studios

cky St

Map dat



SOUTH TENNESSEE STREET
Variable width R.O.W.

SOUTH KENTUCKY STREET
Variable width R.O.W.

2.671 Acres
(116,332 Sq. Ft.)

Daniel Chartrand
DRCCT
Dec. No. 2014909000973570

William & Judy Tiedale
Vol. 3979, Pg. 1670 DRCCT

William & Judy Tiedale
Vol. 4038, Pg. 2026 DRCCT

S 06°54'25" W - 160.30'

S 06°33'00" W - 155.00'

N 10°21'00" E - 119.64'

N 00°21'59" W - 167.74'

S 88°42'50" E - 122.97'

S 04°30'09" W - 50.66'

S 00°16'50" E - 64.00'

S 00°00'00" W - 101.43'

N 00°20'50" W - 206.16'

N 00°42'28" E - 84.00'

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Legend

311 Kentucky

Google Earth



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,

A handwritten signature in blue ink, appearing to read "Bryan Moore", with a long, sweeping horizontal stroke extending to the right.

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

Hampton Roads, Virginia

Dalla/Ft Worth Metroplex

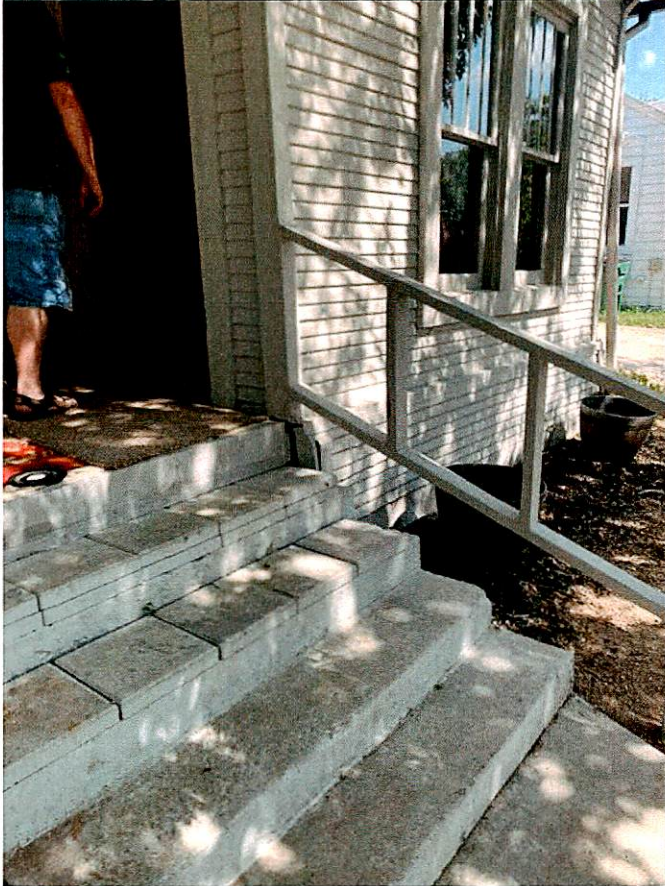
Emerald Coast, Florida

111 S. KENTUCKY ST, SUITE 210, MCKINNEY, TEXAS 75069, (p) 888-900-4905

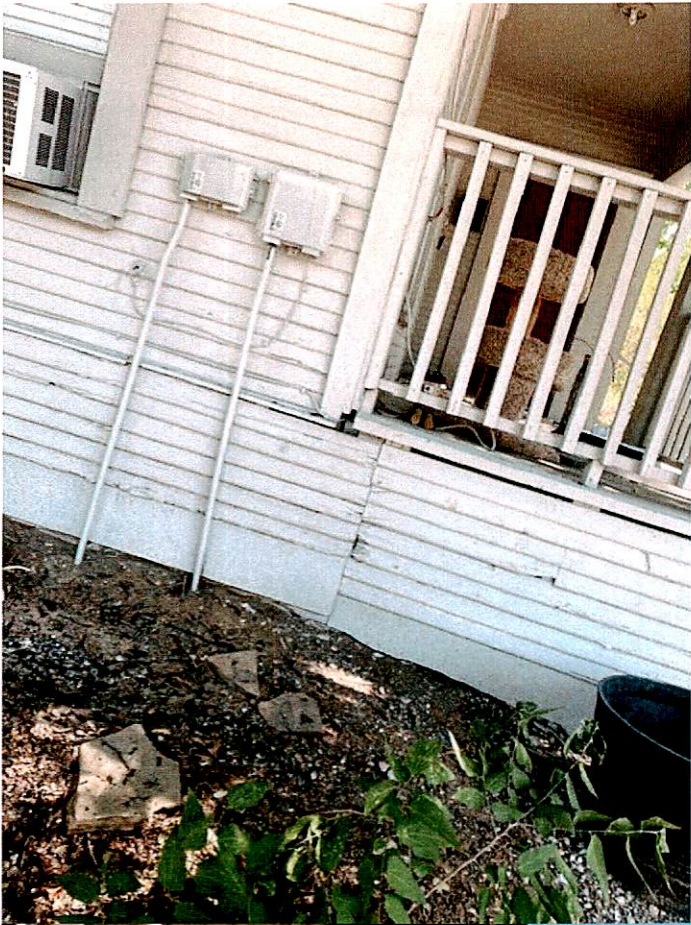
Via; email.

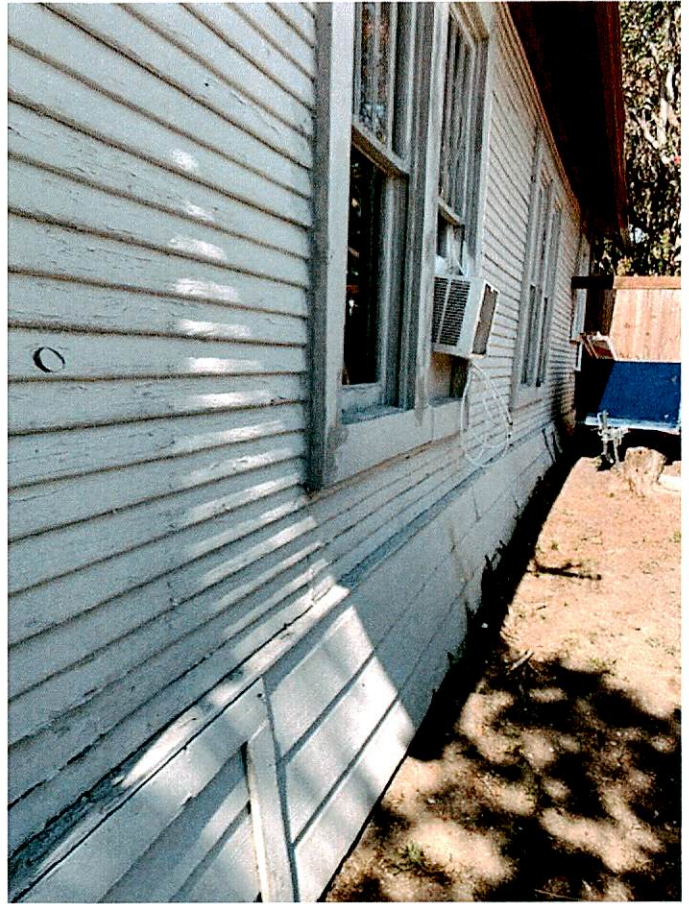
Jeremy Jones, Mark Barrat, Carol Barrat, Jay Jones Jones

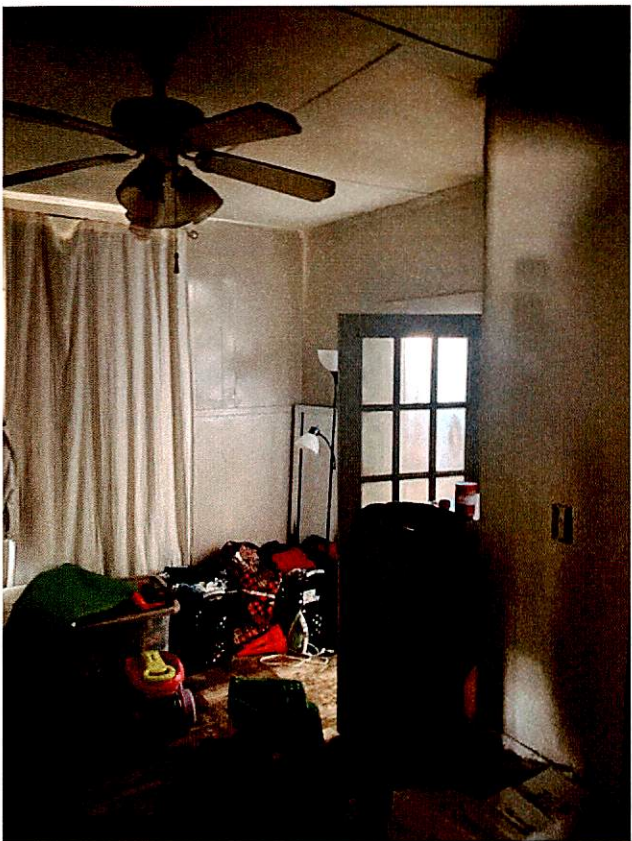
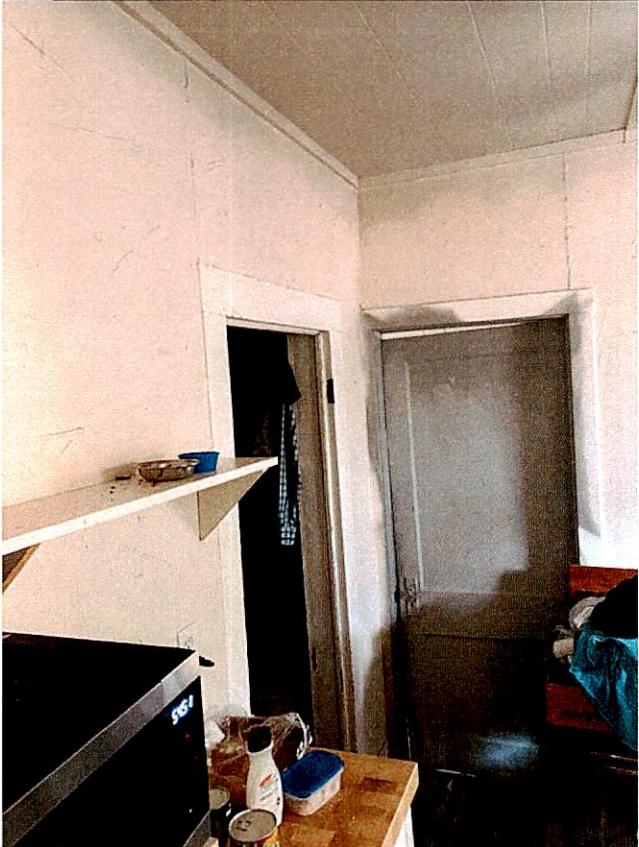
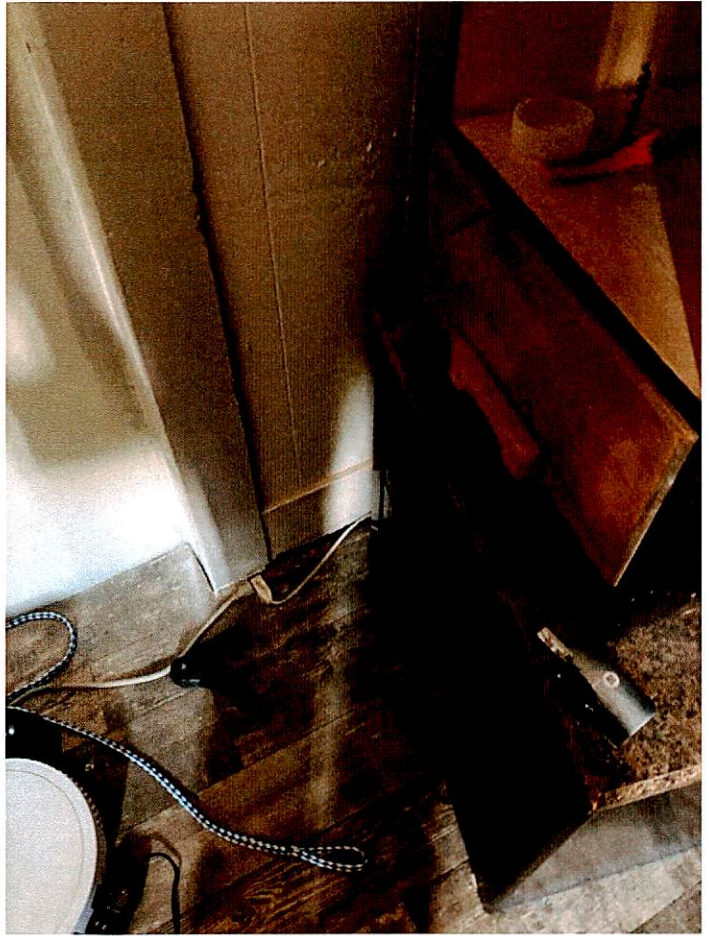


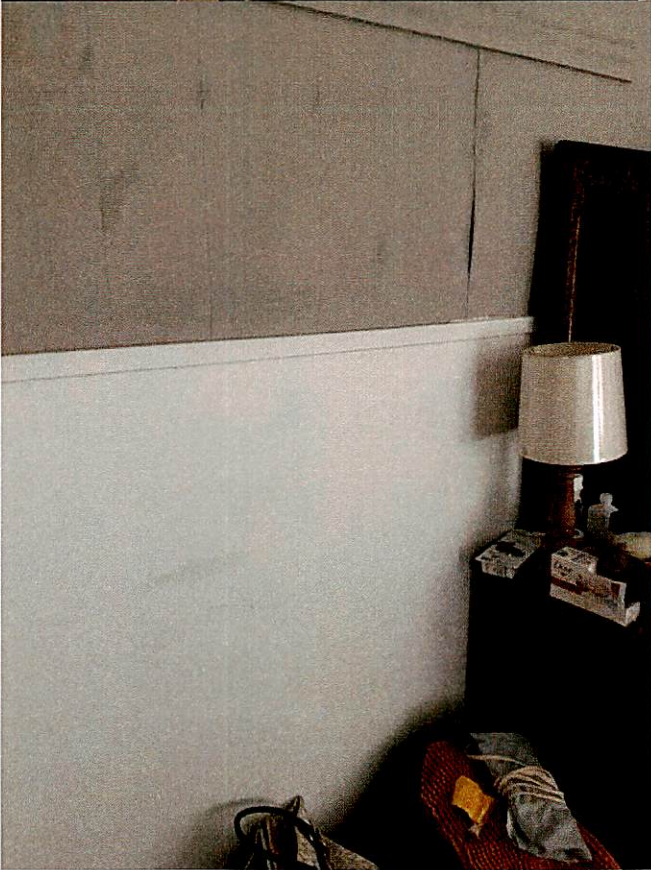
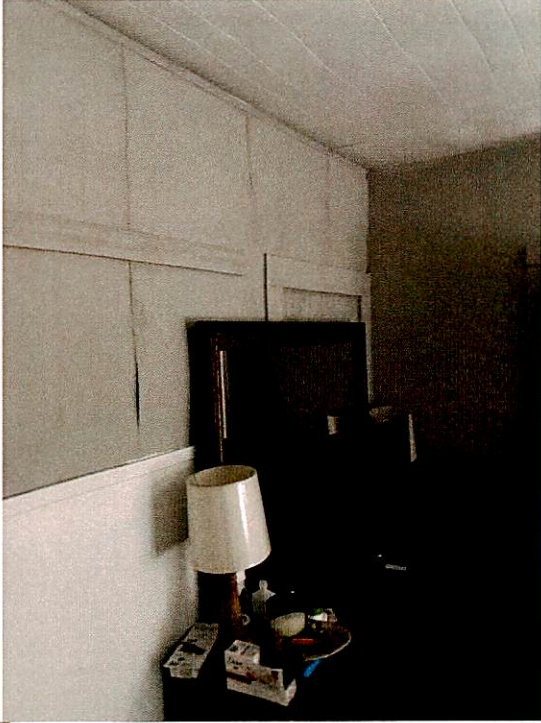
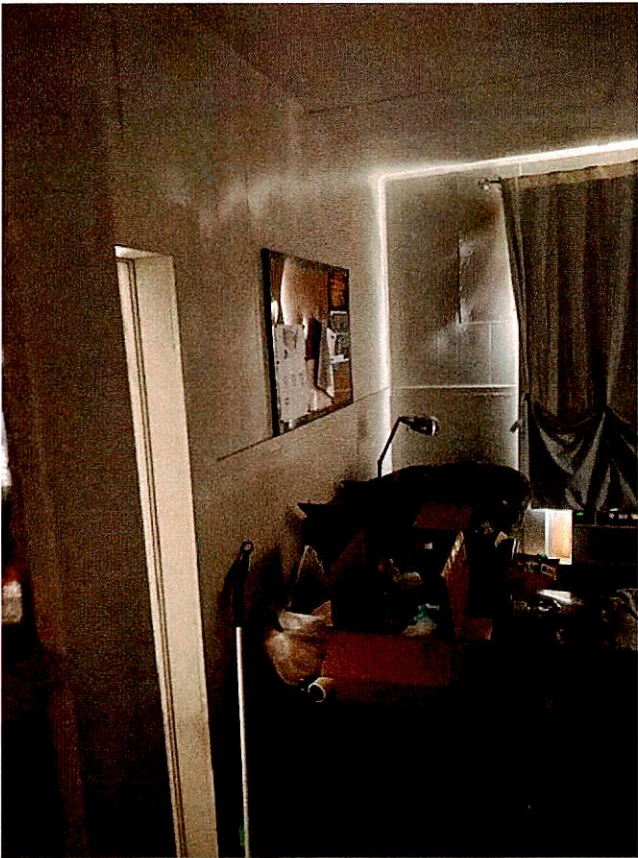












Owner Notes from Mark Barratt

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	FAX #	ARCHITECT
	DATE 6-21-2022	

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 \$4900000 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 _____

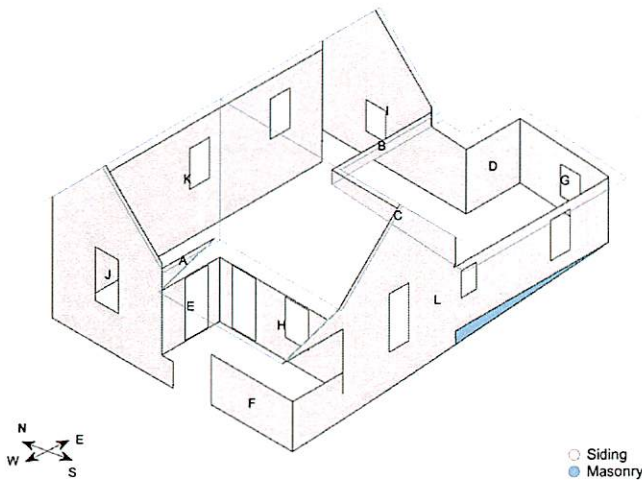
Signature _____

Report Content

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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



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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

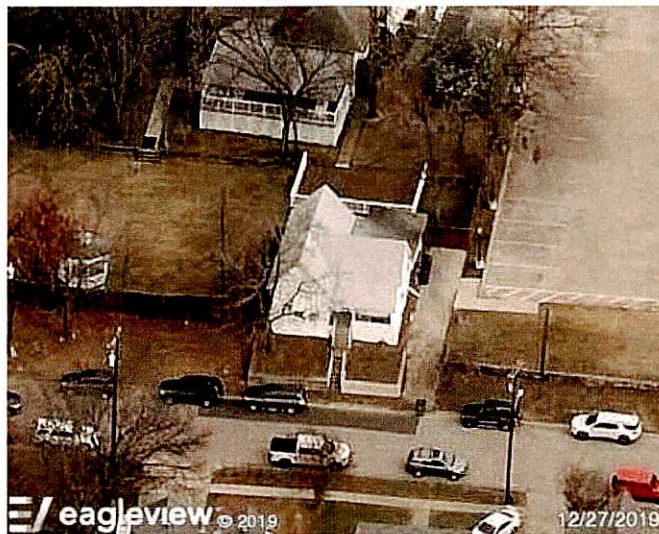
Report: 58341045

IMAGES – EAST & WEST

East Side



West Side



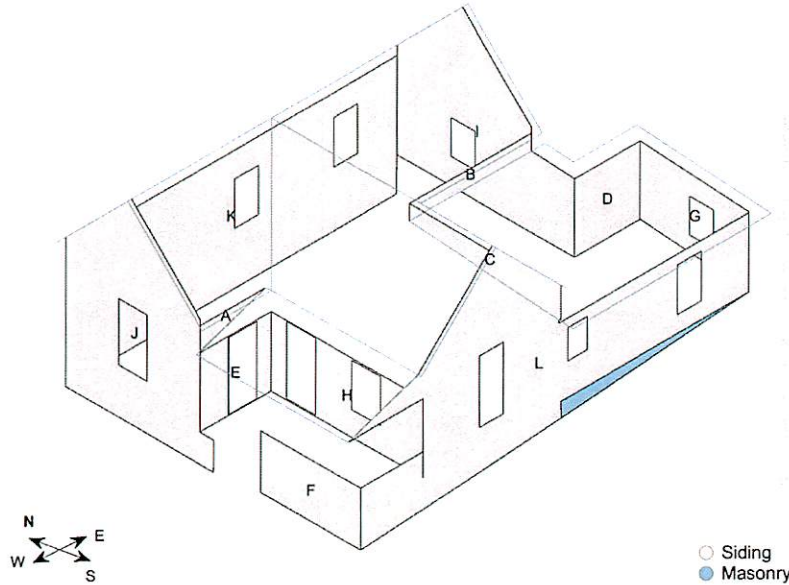
311 S Kentucky St, Mckinney, TX 75069

Report: 58341045

STRUCTURE NUMBER LABELS



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

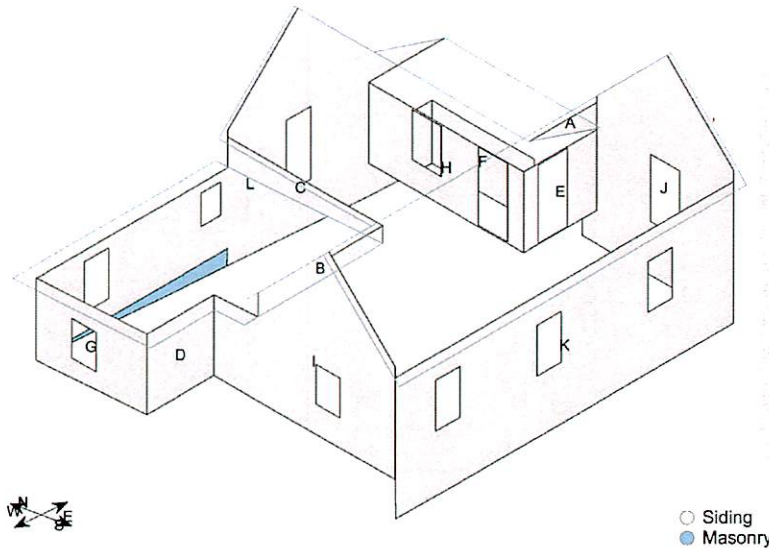
South

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

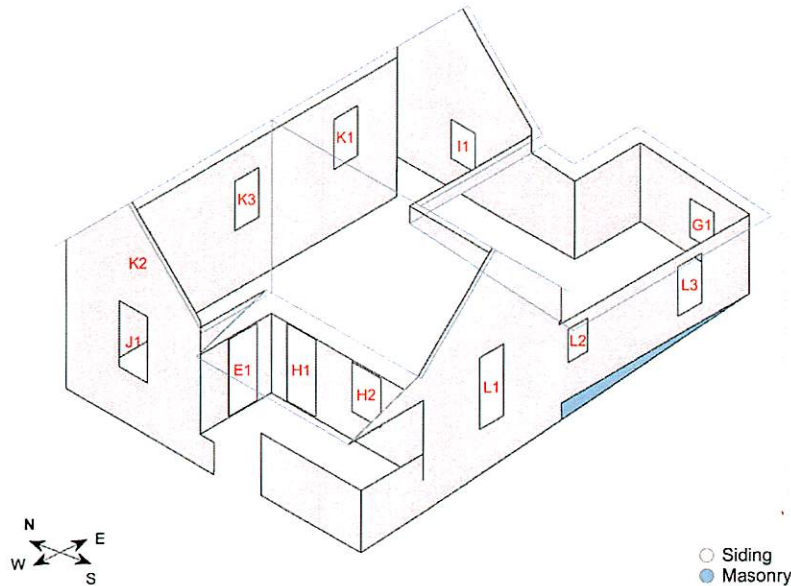
South

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

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

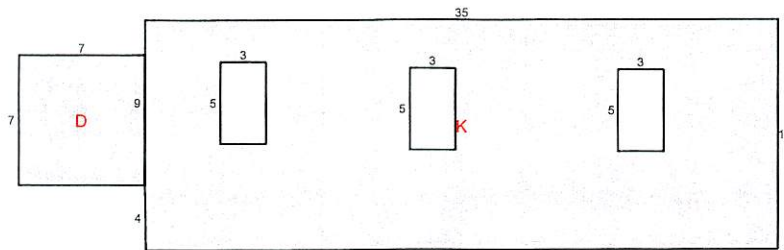
West

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

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Report: 58341045

NORTH ELEVATION DIAGRAM



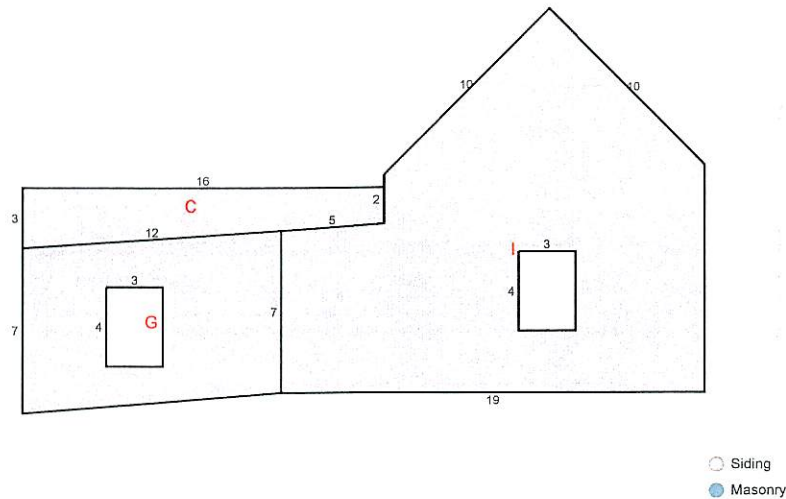
○ Siding
● Masonry

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.

EAST ELEVATION DIAGRAM

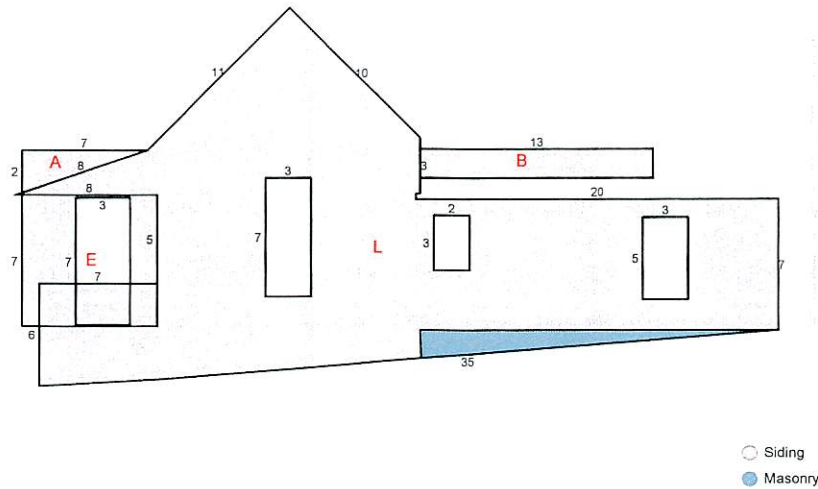


Top of Siding Walls = 52.1 ft
Bottom of Siding Walls = 46.2 ft

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.

SOUTH ELEVATION DIAGRAM

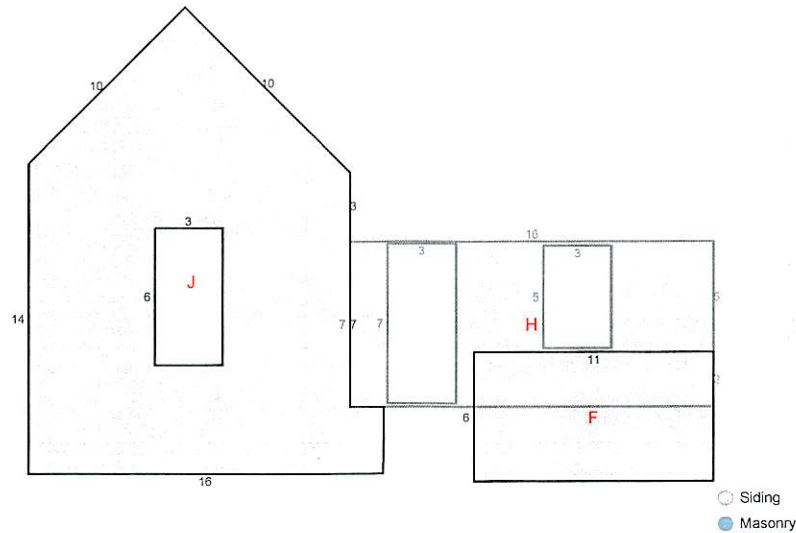


Top of Siding Walls = 83.3 ft
 Bottom of Siding Walls = 76.6 ft

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.

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.