



# 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:** 301 S. Kentucky St, McKinney, Texas 75069-5440

**APPLICANT/CONTACT PERSON:**

**NAME (Print):** Jeremy Jones

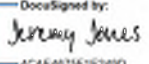
**ADDRESS (line 1):** 2150 S. Central Expwy, Ste. 360

**ADDRESS (line 2):** \_\_\_\_\_

**City, ST, ZIP:** McKinney, Texas 75070

**Phone:** 972-422-2000

**E-mail:** jeremyjones@americanequity.net

**Signature:** 

**Date:** 5/13/2022

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

**NAME (Print):** Barratt Properties, LLC

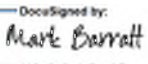
**ADDRESS (line 1):** P.O. Box 913

**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**

**COA Case #:** HP2024-0024

**Preservation Priority:** low

**Date Received:** April 17, 2024

**Type of Project:** demolition

**Built Circa:** 1913

<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 <b>HPAB</b> for review. Do Not release building permit.	<input type="checkbox"/> Denied. Do Not release the building permit.
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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](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:** 301 S. Kentucky St, McKinney, Texas 75069-5440

Type of Request:

Proposed Use:

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Alteration of building/structure

New Construction

Demolition

Fencing

Signage

Other:

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Single-Family Use

Multi-Family Use

Commercial

Office

Restaurant

Other:

**Written Description of Proposed Work:** N/A - No proposed architectural changes at this time

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 #** HP2024-0024

**Date Received:** April 17, 2024



## 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): \_\_\_\_\_

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7. Porches, Carriage Houses, Patio, Carport, and Steps: \_\_\_\_\_

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8. Outbuildings: \_\_\_\_\_

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9. Fencing: \_\_\_\_\_

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10. Other: \_\_\_\_\_

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11. Painting (Commercial Historic District Only)

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## Written Description of Proposed Work for which applicant is requesting advice but CoA approval is not required:

12. Landscape, parking, sidewalks, garden features

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13. Painting (Historic Overlay District only)

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Friday, May 13<sup>th</sup>, 2022

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

RE: Letter of Intent for Certificate of Appropriateness Application – 301 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 301 S. Kentucky St, McKinney, TX 75069 (“Residence”) on behalf of Barratt Properties, LLC, the current legal owner. The Residence is located on approximately 0.096 acres on the southeast corner 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 the Historic Resource Inventory Survey identifies the Residence as “Low” priority.

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](mailto:JeremyJones@americanequity.net)

P: (972) 422-2000

cc: [roeder@abernathy-law.com](mailto:roeder@abernathy-law.com); [contact-historicpreservation@mckinneytexas.org](mailto:contact-historicpreservation@mckinneytexas.org)



Date: 7/1/2022

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

[www.americanequity.net](http://www.americanequity.net)

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

Reference: Field Observation Report

Address: 301 S. Kentucky St.  
McKinney, Texas 75069

Mr. Jeremy Jones,

Per your request DBA Architects, LLC (Mr. Bryan Moore), on June 22<sup>nd</sup>, 2022, visited the above referenced property at 301 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 exceeds the 13'6" height requirement to be moved. Therefore, the roof would need to be removed to relocate it
- The house has sustained considerable termite and dry rot damage
- Evidence that the house had begun racking forward on the lot in the past. A substantial structural retaining wall was added to the west (street front) side of the house to limit this movement, but damage was already done.
- Structural damage is evident at door, and window openings

With the above referenced findings, it is our opinion that the house would be very difficult if not impossible to move and that the structure 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".

Bryan Moore, AIA, NCARB  
CEO/President

DBA Architects, LLC

Email: [bryan@dba-architects.com](mailto:bryan@dba-architects.com)

# 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

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 \$49000.00 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 \_\_\_\_\_

## **Owner Notes from Mark Barratt**

**301 S. Kentucky St., McKinney TX 75069**

**As of June 1, 2022**

- a.     **301 is a tiny house, 924 sf, 2bd, 1bath**
- b.     **The only bathroom in this house is through the master bedroom**
- c.     **All the rooms are tiny**
- d.     **Window ACs**
- e.     **The biggest problem is that the house is spreading on the bottom on both sides. I have had to fill about a 1 in gap between wall and floor across the dining room & bedroom. You can see the spread on the exterior picture if you study it for a moment.**



301 Kentucky – May 2022



301 Kentucky – May 2022



301 Kentucky – May 2022

301 Kentucky – May 2022





301 Kentucky – May 2022



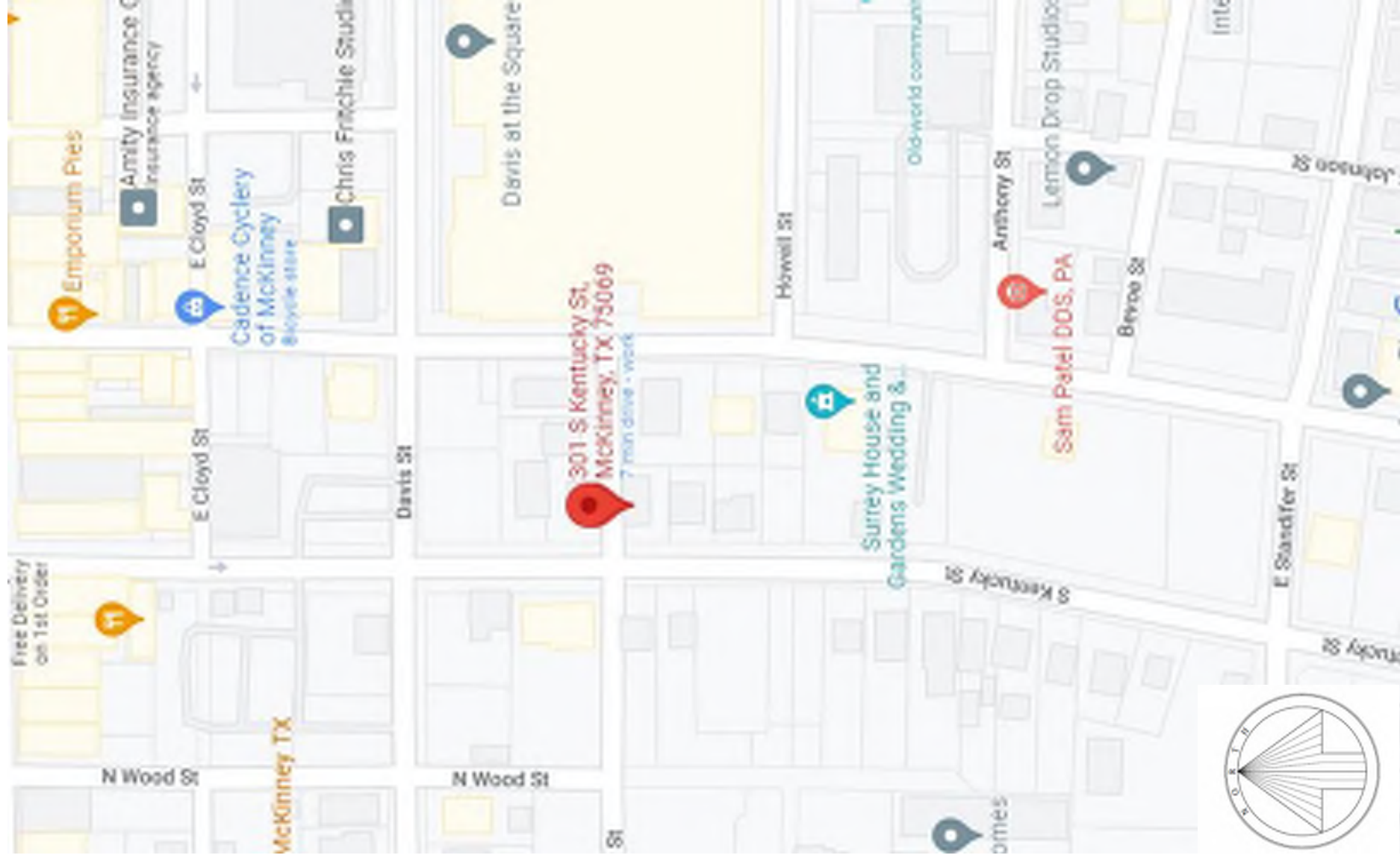
301 Kentucky – Historic Photos from McKinney Historic Survey Site

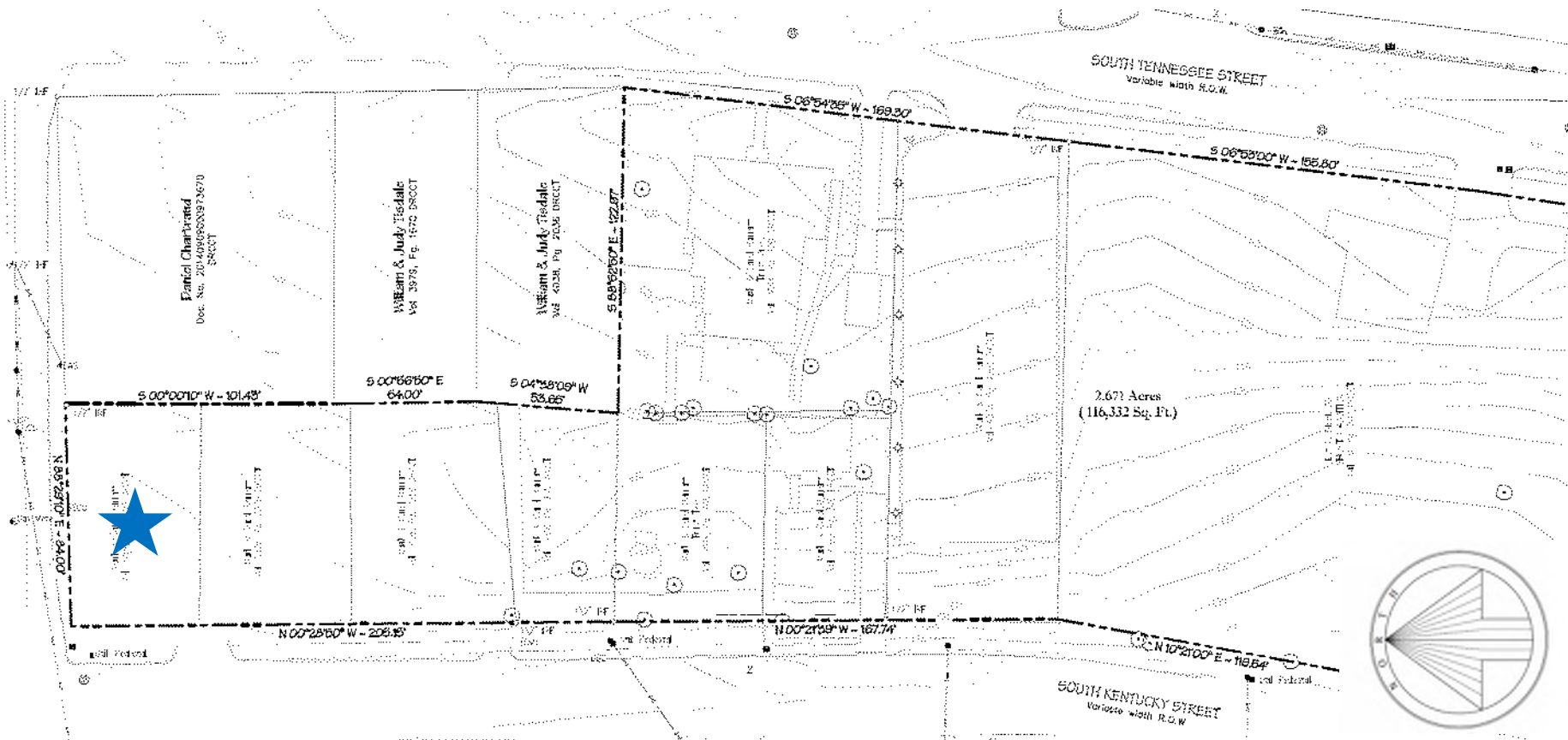


2005

2015









301 S Kentucky

Legend

301 S Kentucky St

301 S Kentucky St



301 S Kentucky St, McKinney, TX 75069-5440

Report: 47020823

## Report Content

Images .....	1
Wall Area Diagram .....	4
Elevation Diagrams.....	5

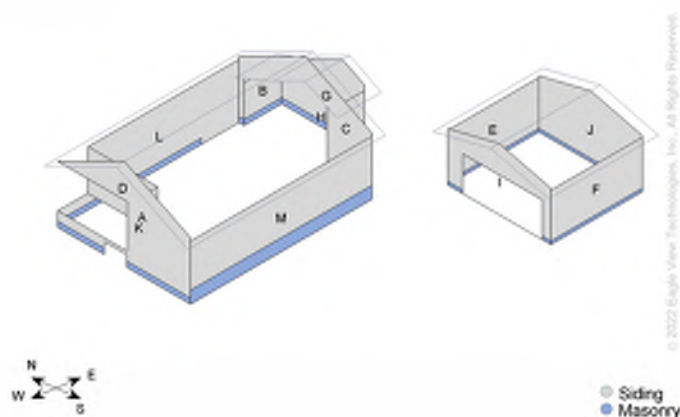
## Prepared For

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

## Wall Details

Wall Area including Windows & Doors	=	2433.0 ft <sup>2</sup>
Total Siding Area	=	2204.6 ft <sup>2</sup>
Total Masonry Area	=	228.4 ft <sup>2</sup>

**\*Calculation Note: Garage door surface areas are subtracted from the total; window and door surface areas are not.**



Satisfaction Guaranteed

[www.eagleview.com/Guarantee.aspx](http://www.eagleview.com/Guarantee.aspx)

301 S Kentucky St, Mckinney, TX 75069-5440

Report: 47020823

## IMAGES – TOP VIEW

**Top Image**



301 S Kentucky St, Mckinney, TX 75069-5440

Report: 47020823

## IMAGES – NORTH & SOUTH

**North Side**



**South Side**



301 S Kentucky St, McKinney, TX 75069-5440

Report: 47020823

## IMAGES – EAST & WEST

**East Side**



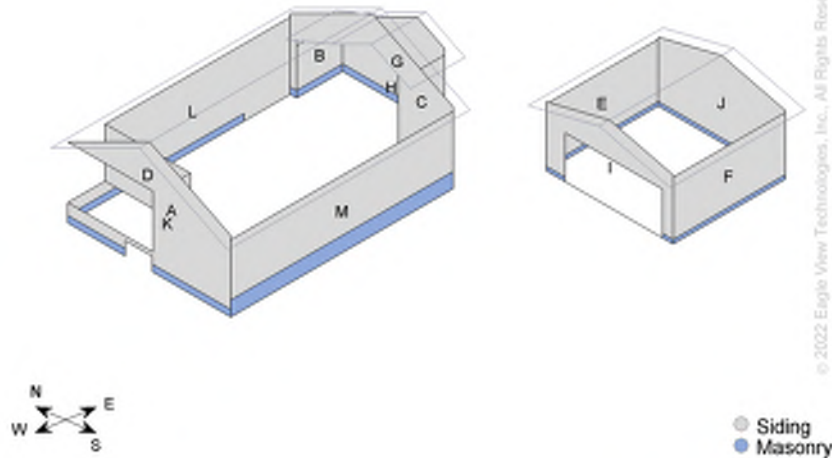
**West Side**



301 S Kentucky St, McKinney, TX 75069-5440

Report: 47020823

## WALL AREA DIAGRAM



### North

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
E	163.7	11.8
B	48.6	8.1
A	50.1	0.0
L	322.4	31.0
<b>Total</b>	<b>584.8</b>	<b>50.9</b>

### East

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
J	219.3	13.3
H	199.2	10.7
G	172.8	17.8
<b>Total</b>	<b>591.3</b>	<b>41.8</b>

### South

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
F	163.7	11.8
C	72.8	8.1
M	314.3	89.0
<b>Total</b>	<b>550.8</b>	<b>108.9</b>

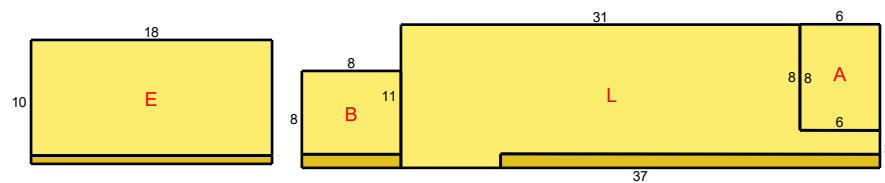
### West

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
I	118.1	3.1
K	245.2	23.7
D	114.4	0.0
<b>Total</b>	<b>477.7</b>	<b>26.8</b>

301 S Kentucky St, McKinney, TX 75069-5440

Report: 47020823

## NORTH ELEVATION DIAGRAM



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● Siding  
 ● Masonry

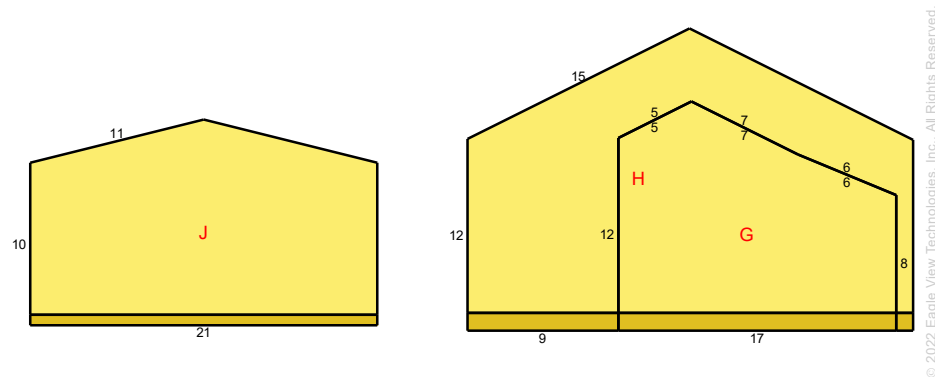
Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )
E	163.7	11.8
B	48.6	8.1
A	50.1	0.0
L	322.4	31.0
<b>Total</b>	<b>584.8</b>	<b>50.9</b>

**Note: On-site verification of yellow shaded areas is needed.** This diagram shows segment lengths rounded to the nearest whole number. The wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length. Windows and doors have not been subtracted from these measurements.

301 S Kentucky St, McKinney, TX 75069-5440

Report: 47020823

## EAST ELEVATION DIAGRAM



● Siding  
● Masonry

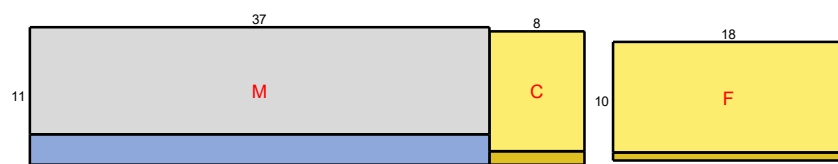
Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )
J	219.3	13.3
H	199.2	10.7
G	172.8	17.8
<b>Total</b>	<b>591.3</b>	<b>41.8</b>

**Note: On-site verification of yellow shaded areas is needed.** This diagram shows segment lengths rounded to the nearest whole number. The wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length. Windows and doors have not been subtracted from these measurements.

301 S Kentucky St, McKinney, TX 75069-5440

Report: 47020823

## SOUTH ELEVATION DIAGRAM



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● Siding  
● Masonry

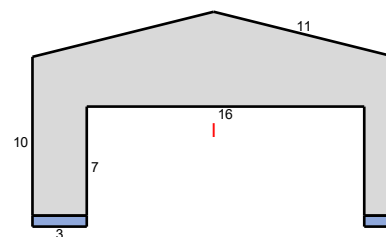
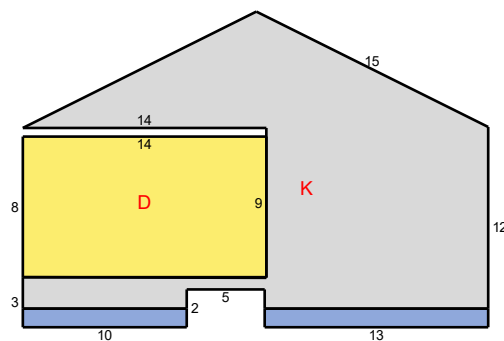
Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )
F	163.7	11.8
C	72.8	8.1
M	314.3	89.0
<b>Total</b>	<b>550.8</b>	<b>108.9</b>

**Note: On-site verification of yellow shaded areas is needed.** This diagram shows segment lengths rounded to the nearest whole number. The wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length. Windows and doors have not been subtracted from these measurements.

301 S Kentucky St, McKinney, TX 75069-5440

Report: 47020823

## WEST ELEVATION DIAGRAM



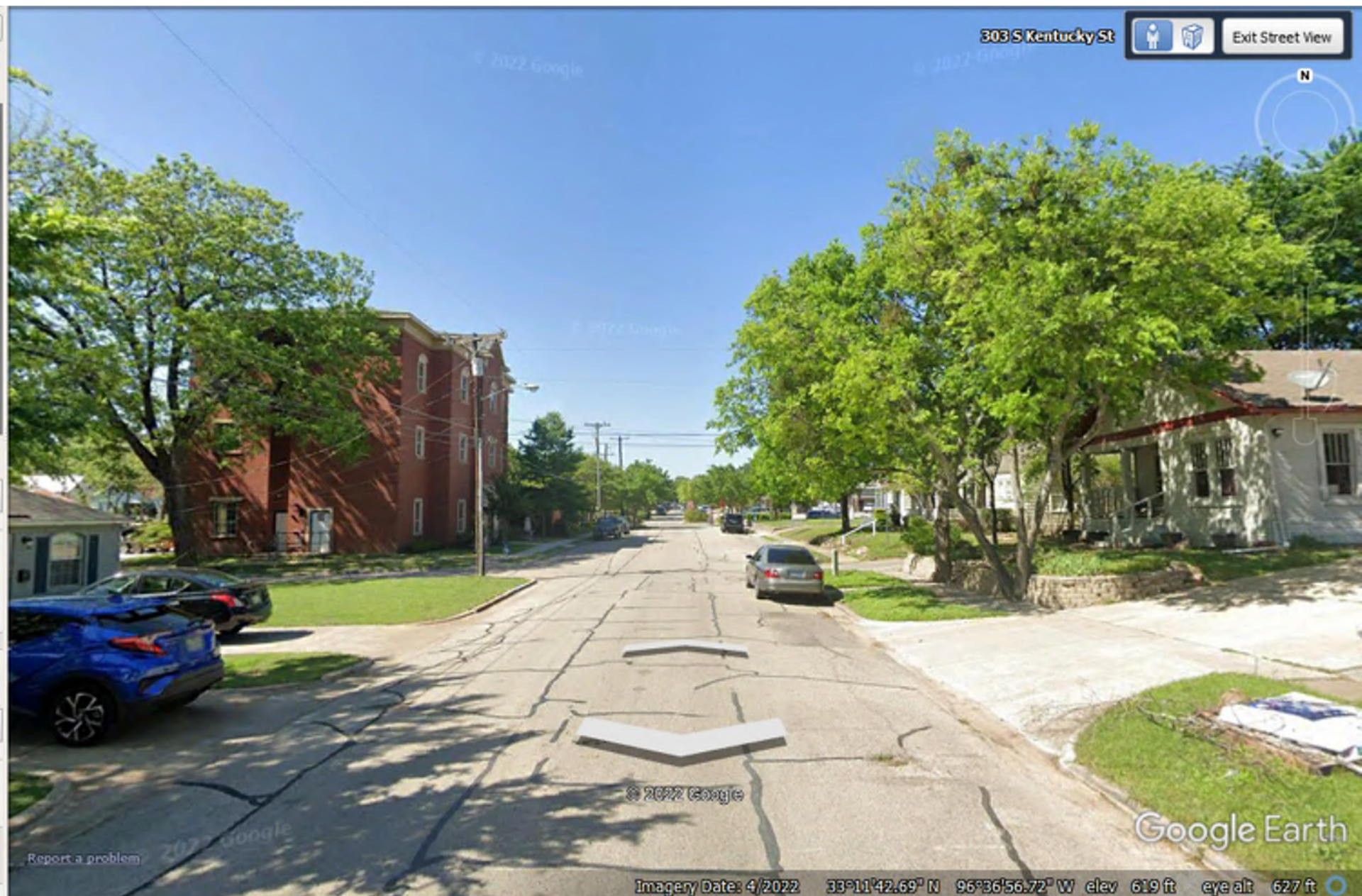
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● Siding  
● Masonry

Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )
I	118.1	3.1
K	245.2	23.7
D	114.4	0.0
<b>Total</b>	<b>477.7</b>	<b>26.8</b>

**Note: On-site verification of yellow shaded areas is needed.** This diagram shows segment lengths rounded to the nearest whole number. The wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length. Windows and doors have not been subtracted from these measurements.

## Street View – Looking North



## Street View – Looking South



## Adjacent Properties



302 Tennessee – Directly East of Subject Property

303 Kentucky – Directly South of Subject Property

