



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:

303 S. Kentucky St., McKinney, Texas 75069

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:

DocuSigned by:

Jeremy Jones

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:

DocuSigned by:

Mark Barratt

Date:

5/13/2022

For Office Use Only

COA Case #:

Preservation Priority:

Date Received:

Type of Project:

Built Circa:



Approved. Please release the building permit.



Approved with conditions. Please release the building permit in accordance with conditions.



Forwarded to **HPAB** for review. Do Not release building permit.



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: 303 S. Kentucky St., McKinney, Texas 75069

Type of Request:

Proposed Use:

<input type="checkbox"/>	Alteration of building/structure
<input type="checkbox"/>	New Construction
<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Fencing
<input type="checkbox"/>	Signage
<input checked="" type="checkbox"/>	Other: Relocate - preferably within City boundary

<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: 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 #

Date Received:



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)



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 – 303 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 303 S. Kentucky St, McKinney, TX 75069 (“Residence”) on behalf of Barratt Properties, LLC, the current legal owner. The Residence is located on approximately 0.087 acres and approximately 95 ft south of the southeast corner of Henry St. and S. Kentucky Street (see COA application for maps showing exact location).

The COA requests approval to relocate 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 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



303 Kentucky – May 2022



303 Kentucky – May 2022



303 Kentucky – May 2022

303 Kentucky – May 2022





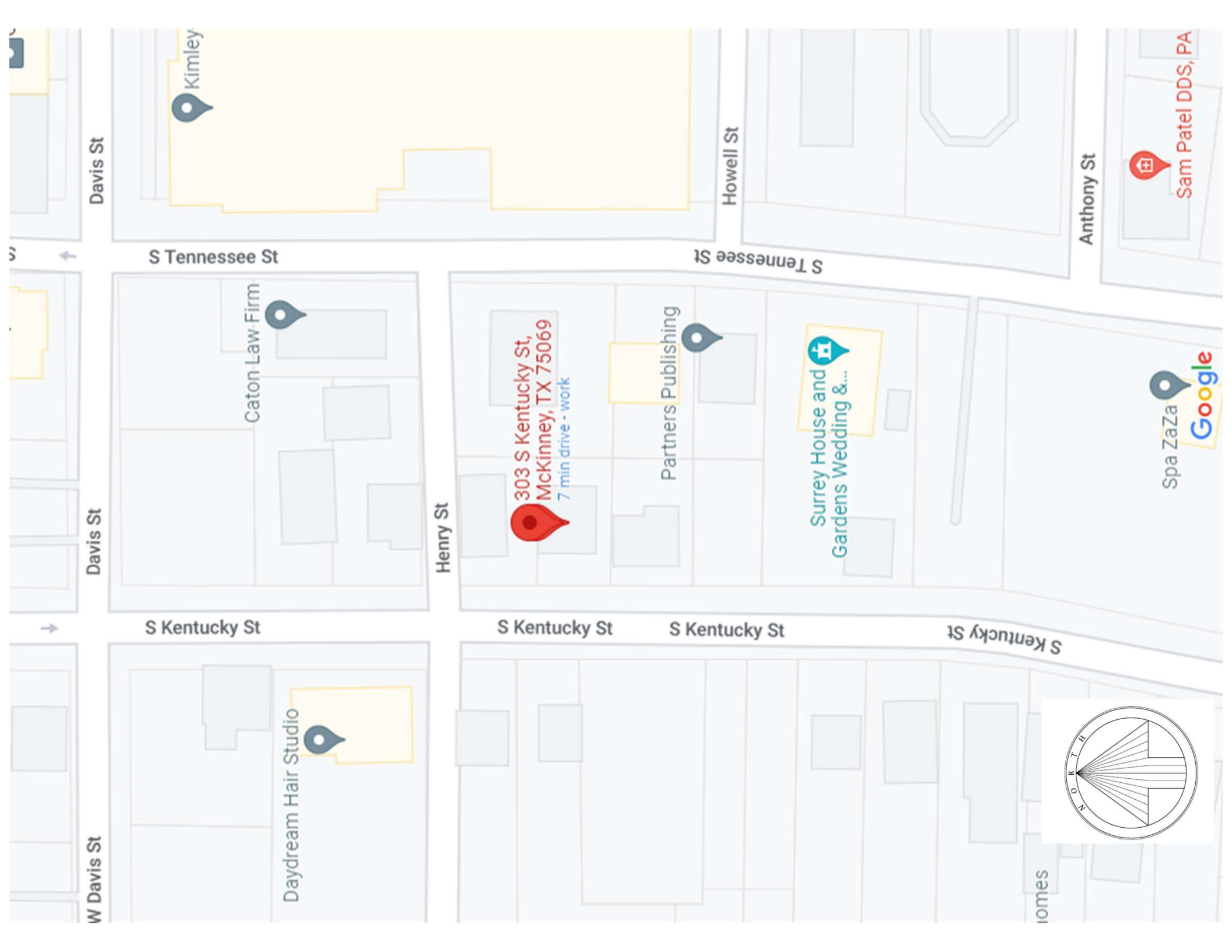
303 Kentucky – Historic Photo
Date Unknown



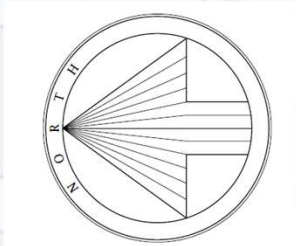
2005

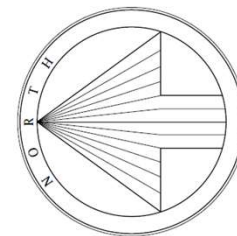


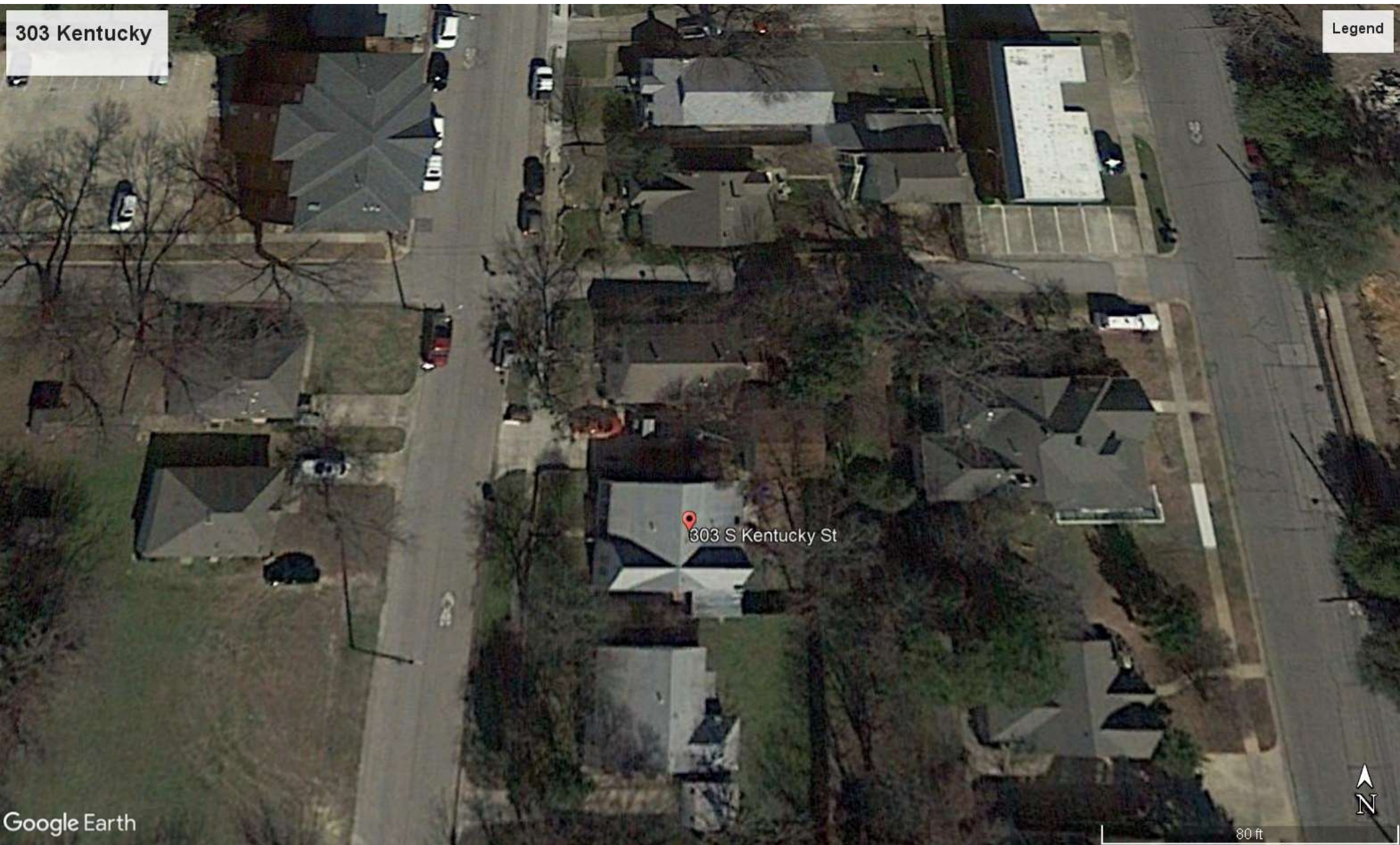
2015



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







303 Kentucky

Legend

303 S Kentucky St

Google Earth



80 ft



301 Kentucky – Directly North of Subject Property

302 Tennessee – Directly East of Subject Property





305 Kentucky – Directly South of Subject Property

303 S Kentucky St, McKinney, TX 75069

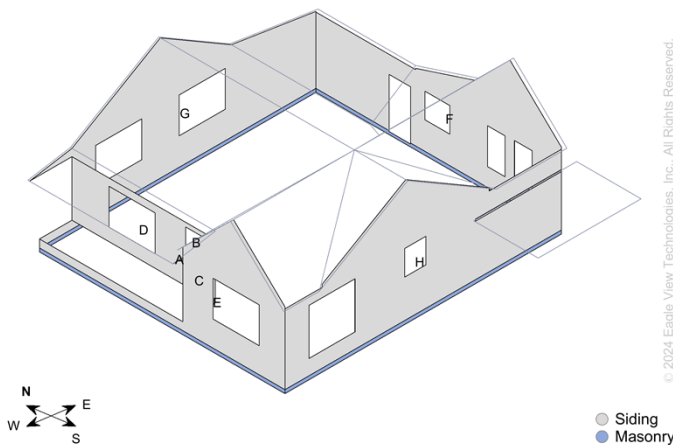
Report: 58340545

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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	=	1522.6 ft ²
Siding	=	1451.3 ft ²
Masonry	=	71.3 ft ²

General Totals

Wall Facets	=	8
Windows & Doors	=	12
Window & Door Area	=	273.9 ft ²
Window & Door Perimeter	=	229.0 ft
Fascia (Eaves + Rakes)	=	215 ft



Satisfaction Guaranteed

www.eagleview.com/Guarantee.aspx

303 S Kentucky St, Mckinney, TX 75069

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IMAGES – TOP VIEW

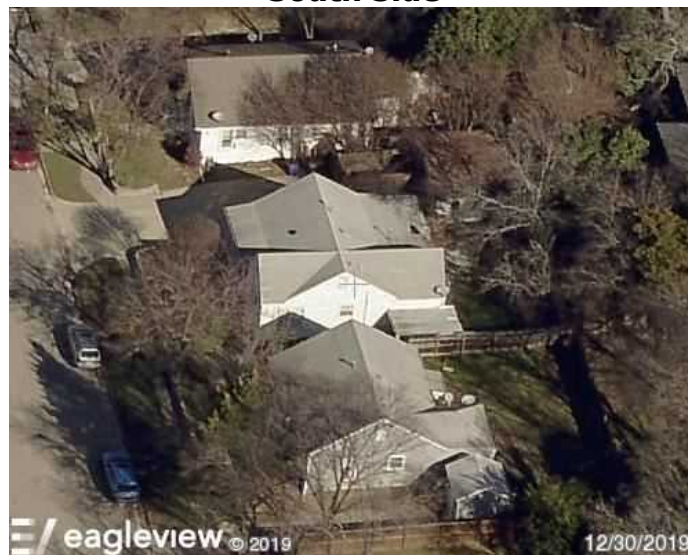
Top Image



303 S Kentucky St, McKinney, TX 75069

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IMAGES – NORTH & SOUTH

North Side**South Side**

303 S Kentucky St, McKinney, TX 75069

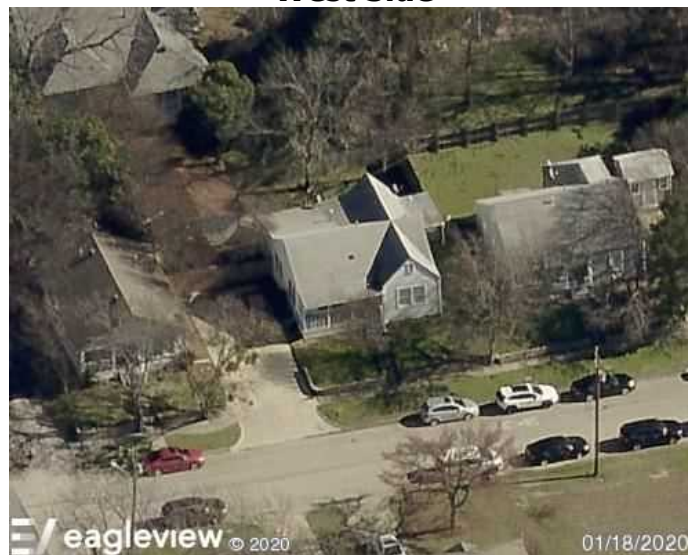
Report: 58340545

IMAGES – EAST & WEST

East Side



West Side



303 S Kentucky St, Mckinney, TX 75069

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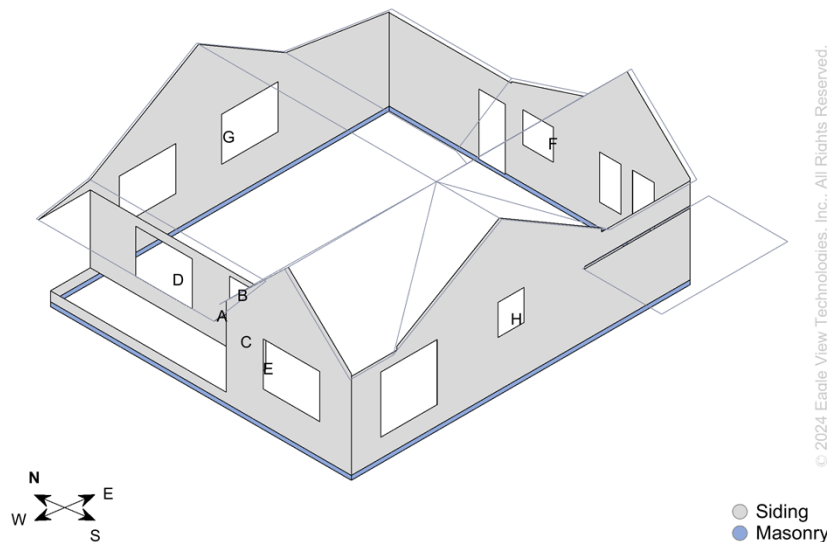
STRUCTURE NUMBER LABELS



303 S Kentucky St, McKinney, TX 75069

Report: 58340545

WALL AREA DIAGRAM



North

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
C	23.7	0.0
G	378.1	19.0
B	1.8	0.0
Total	403.6	19.0

East

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
F	336.2	16.5
Total	336.2	16.5

South

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
A	0.2	0.0
H	420.5	19.0
Total	420.7	19.0

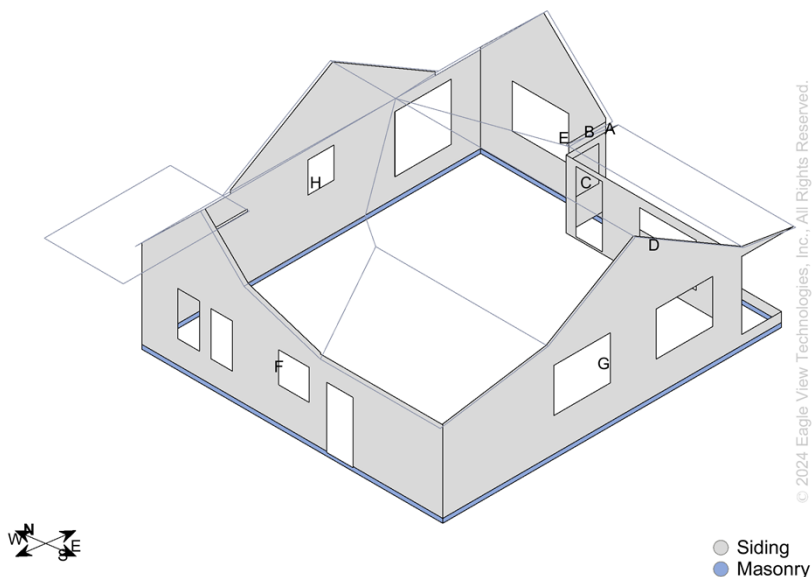
West

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
E	186.9	16.8
D	103.9	0.0
Total	290.8	16.8

303 S Kentucky St, McKinney, TX 75069

Report: 58340545

ALTERNATE WALL VIEW



North

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
C	23.7	0.0
G	378.1	19.0
B	1.8	0.0
Total	403.6	19.0

East

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
F	336.2	16.5
Total	336.2	16.5

South

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
A	0.2	0.0
H	420.5	19.0
Total	420.7	19.0

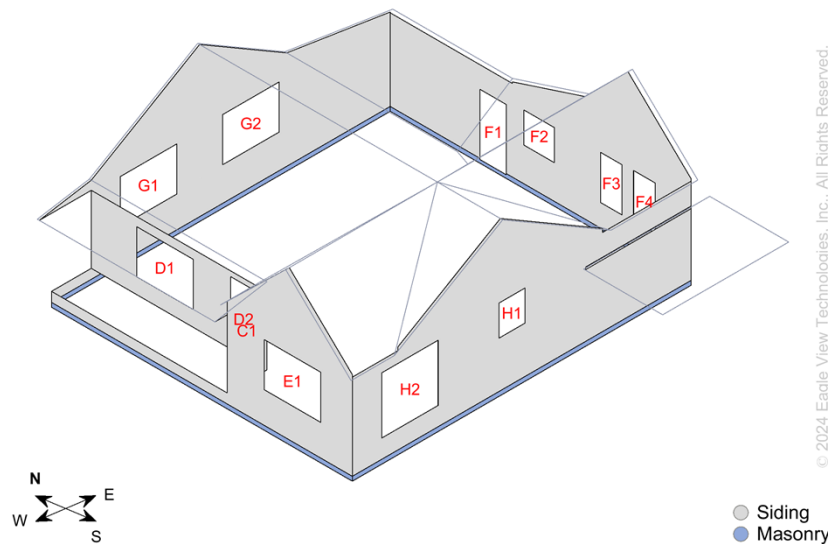
West

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)
E	186.9	16.8
D	103.9	0.0
Total	290.8	16.8

303 S Kentucky St, McKinney, TX 75069

Report: 58340545

WINDOW & DOOR DIAGRAM



Note: Window & door measurements include trim.

North

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
C1	12.0	14.0	3.0 x 4.0
G1	32.5	23.0	6.5 x 5.0
G2	32.5	23.0	6.5 x 5.0
Total	77.0	60.0	n/a

East

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
F1	21.0	20.0	3.0 x 7.0
F2	12.2	14.0	3.5 x 3.5
F3	12.5	15.0	2.5 x 5.0
F4	12.5	15.0	2.5 x 5.0
Total	58.2	64.0	n/a

South

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
H1	10.5	13.0	3.0 x 3.5
H2	42.2	26.0	6.5 x 6.5
Total	52.7	39.0	n/a

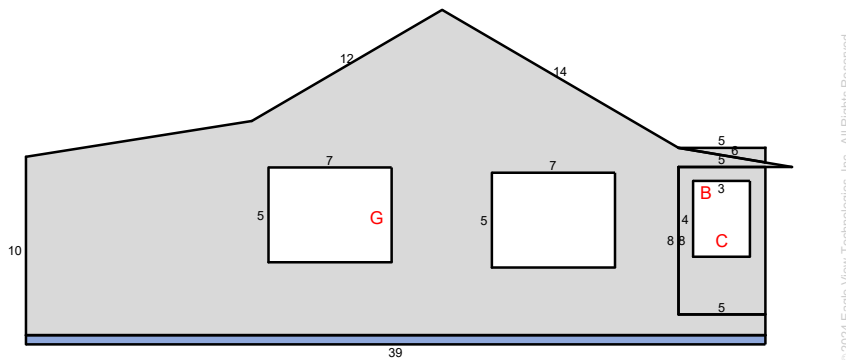
West

Window/Door	Area (ft ²)	Perimeter (ft)	Dimensions W x H (ft)
D1	32.5	23.0	6.5 x 5.0
D2	21.0	20.0	3.0 x 7.0
E1	32.5	23.0	6.5 x 5.0
Total	86.0	66.0	n/a

303 S Kentucky St, McKinney, TX 75069

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NORTH ELEVATION DIAGRAM



● Siding
● Masonry

Top of Siding Walls = 53.4 ft
Bottom of Siding Walls = 58.8 ft

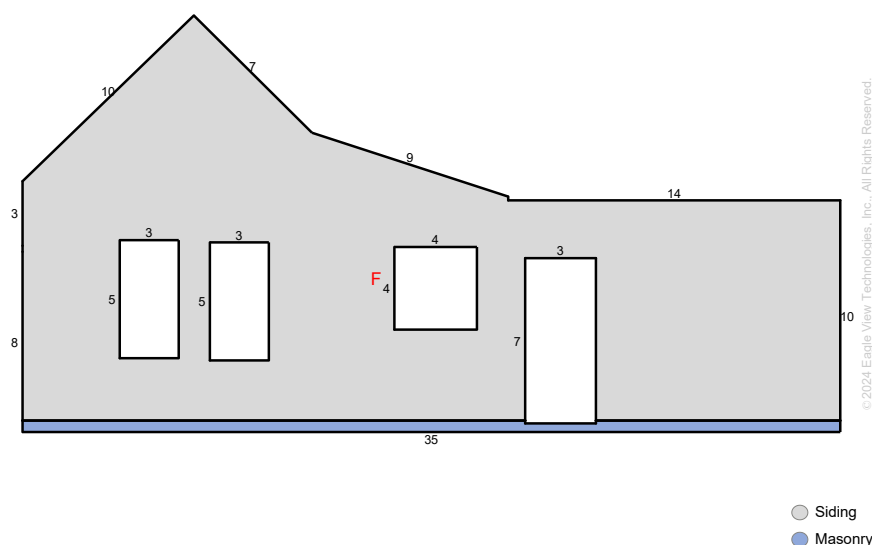
Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
C	23.7	0.0	12.0	14.0	1
G	378.1	19.0	65.0	46.0	2
B	1.8	0.0	0	0	0
Total	403.6	19.0	77.0	60.0	3

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.

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EAST ELEVATION DIAGRAM



Top of Siding Walls = 40.0 ft
 Bottom of Siding Walls = 34.7 ft

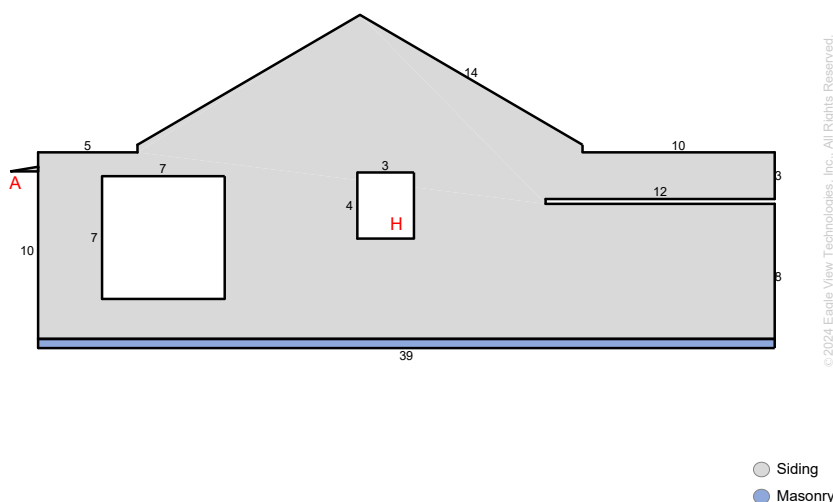
Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
F	336.2	16.5	58.2	64.0	4
Total	336.2	16.5	58.2	64.0	4

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.

303 S Kentucky St, Mckinney, TX 75069

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SOUTH ELEVATION DIAGRAM



Top of Siding Walls = 51.2 ft
 Bottom of Siding Walls = 52.5 ft

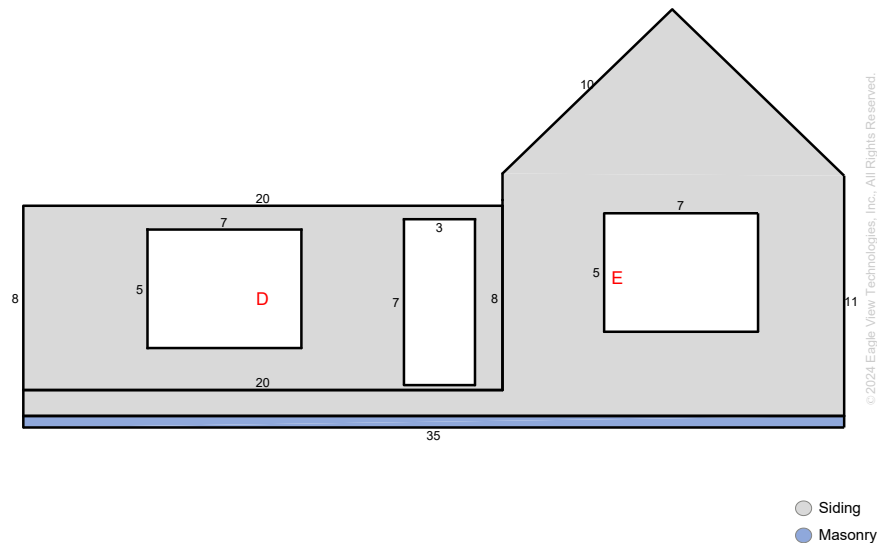
Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
A	0.2	0.0	0	0	0
H	420.5	19.0	52.7	39.0	2
Total	420.7	19.0	52.7	39.0	2

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.

303 S Kentucky St, McKinney, TX 75069

Report: 58340545

WEST ELEVATION DIAGRAM



Top of Siding Walls = 20.1 ft
Bottom of Siding Walls = 95.3 ft

Wall	Siding Wall Area (ft ²)	Masonry Wall Area (ft ²)	Window & Door Area (ft ²)	Window & Door Perimeter (ft)	Window & Door Count
E	186.9	16.8	32.5	23.0	1
D	103.9	0.0	53.5	43.0	2
Total	290.8	16.8	86.0	66.0	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.

303 S Kentucky St, McKinney, TX 75069

Report: 58340545

WALL MEASUREMENT SUMMARY

All Structures

Wall Area Waste Calculations

Siding Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft ²)	1,451	1,596	1,611	1,625	1,640	1,654	1,669	1,742
Squares	14.5	16	16.1	16.3	16.4	16.5	16.7	17.4

Masonry Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft ²)	71	78	79	80	81	81	82	86
Squares	0.7	0.8	0.8	0.8	0.8	0.8	0.8	0.9

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 = 1522.6 ft²

Siding = 1451.3 ft²

Masonry = 71.3 ft²

General Totals

Wall Facets = 8

Windows & Doors = 12

Window and Door Area = 273.9 ft²

Window & Door Perimeter = 229.0 ft

Fascia (Eaves + Rakes) = 215 ft

Top of Siding Walls = 164.7 ft

Bottom of Siding Walls = 241.3 ft

Property Location

Longitude = -96.6156361

Latitude = 33.1950618

Corner Totals

	Siding to Siding	Masonry to Masonry	Siding to Masonry	Total
Inside Corners	8.3 ft	0.0 ft	0.0 ft	8.3 ft
Outside Corners	47.2 ft	2.0 ft	0.0 ft	49.2 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.