



Tuesday, July 5<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 – 400 S. Tennessee 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 400 S. Tennessee St, McKinney, TX 75069 (“Residence”) on behalf of Barratt Properties, LLC, the current legal owner. The Residence is located on the west side of S. Tennessee Street approximately 245 ft. north of the intersection of E. Standifer St. and S. Tennessee 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 was moved from Oak Cliff to Lucas and then to its current site. 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](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)



## 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:** 400 S. Tennessee 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:** 7/5/2022

**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:** 7/6/2022

#### For Office Use Only

COA Case #:

HP2024-0029

Preservation Priority:

Low

Date Received:

April 18, 2024

Type of Project:

Relocation

Built Circa:

1920



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](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:** 400 S. Tennessee 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 Structure

<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 #** HP2024-0029

**Date Received:** April 18, 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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400 S Tennessee – May 2022





400 S. Tennessee – May 2022





400 S. Tennessee – May 2022





400 S. Tennessee – May 2022





400 S. Tennessee – May 2022





400 Tennessee — Historic Photo (date unknown)





400 Tennessee — Historic Photo (date unknown)

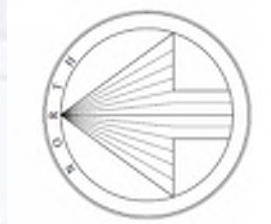
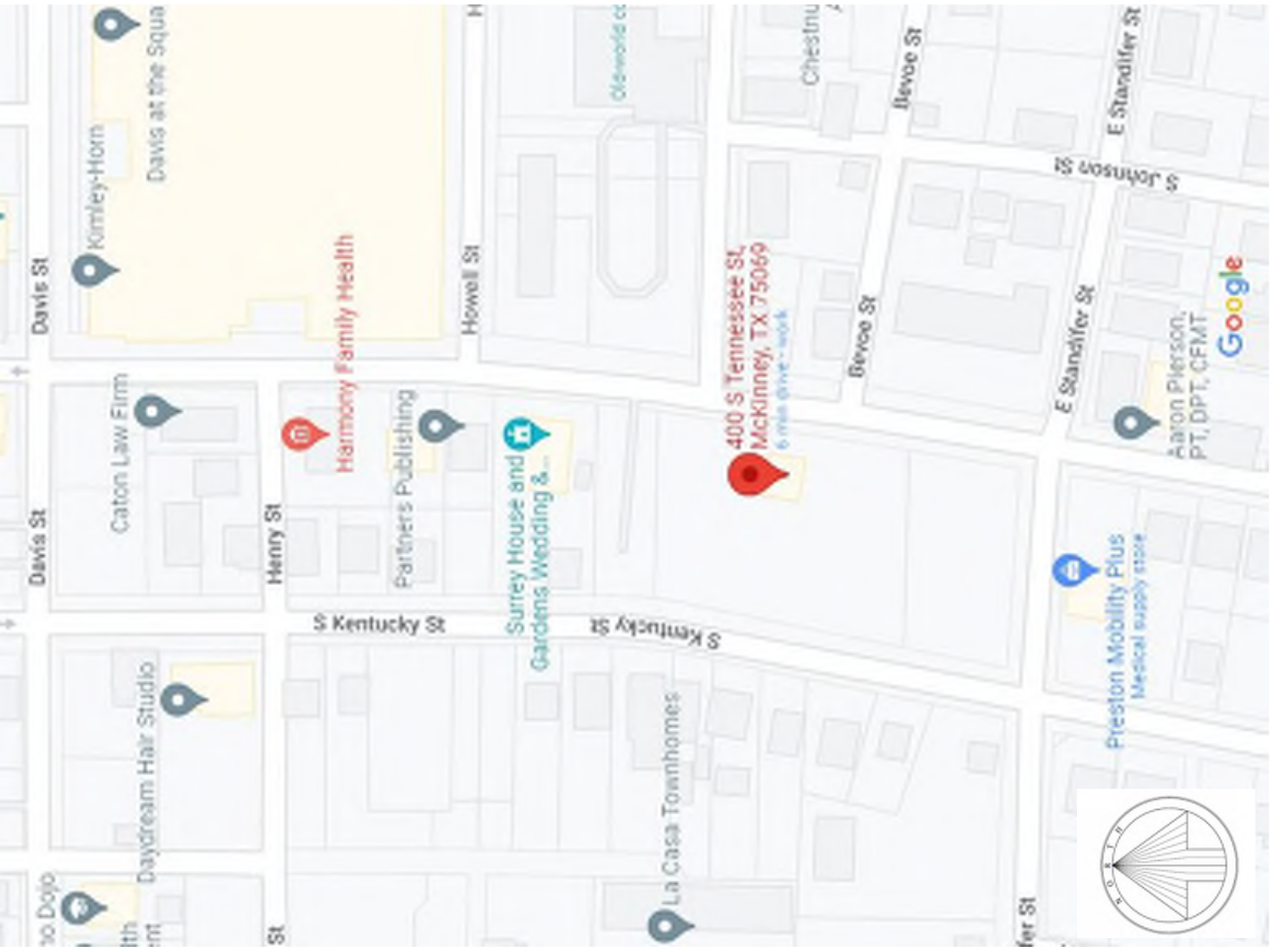


400 Tennessee — Historic Photo (date unknown)

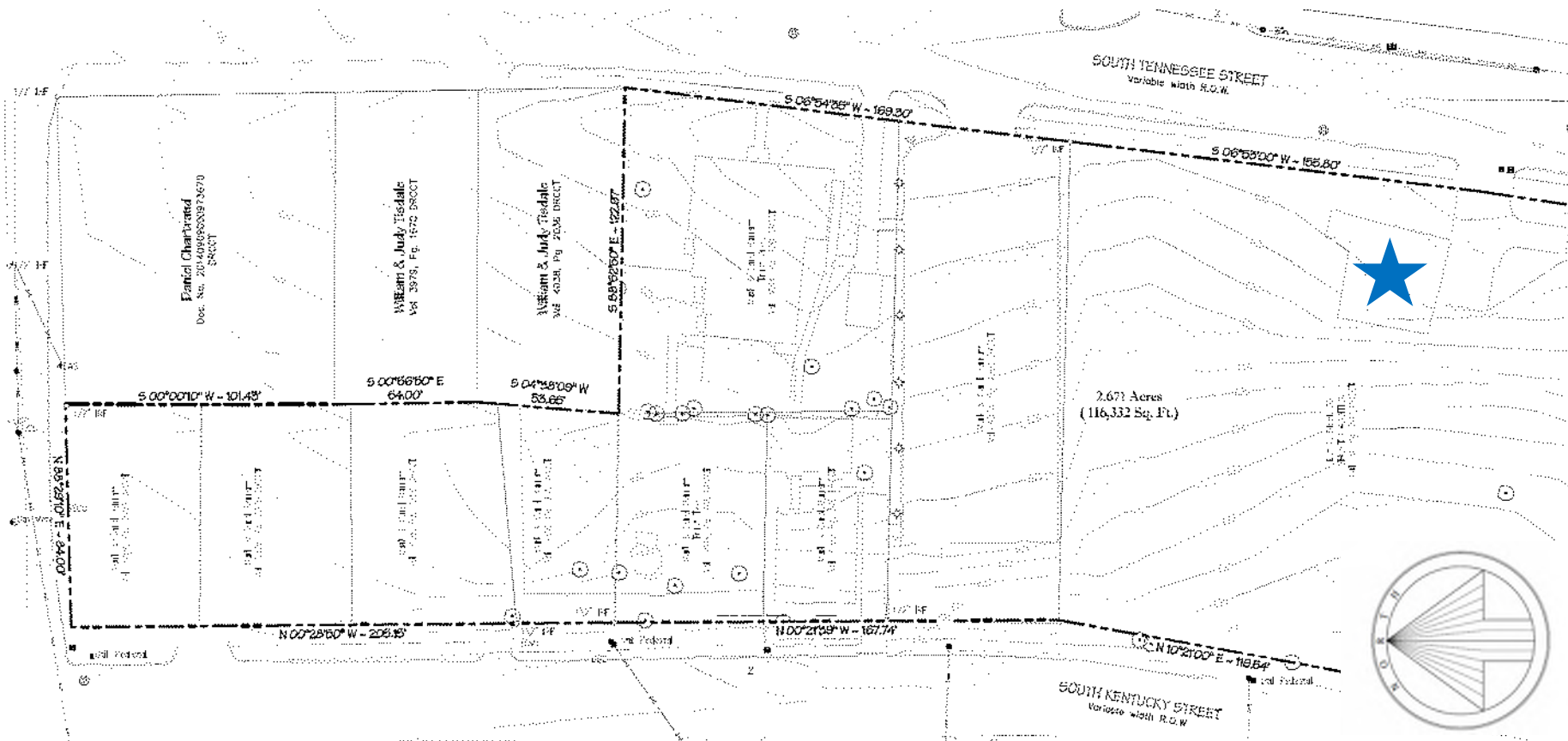


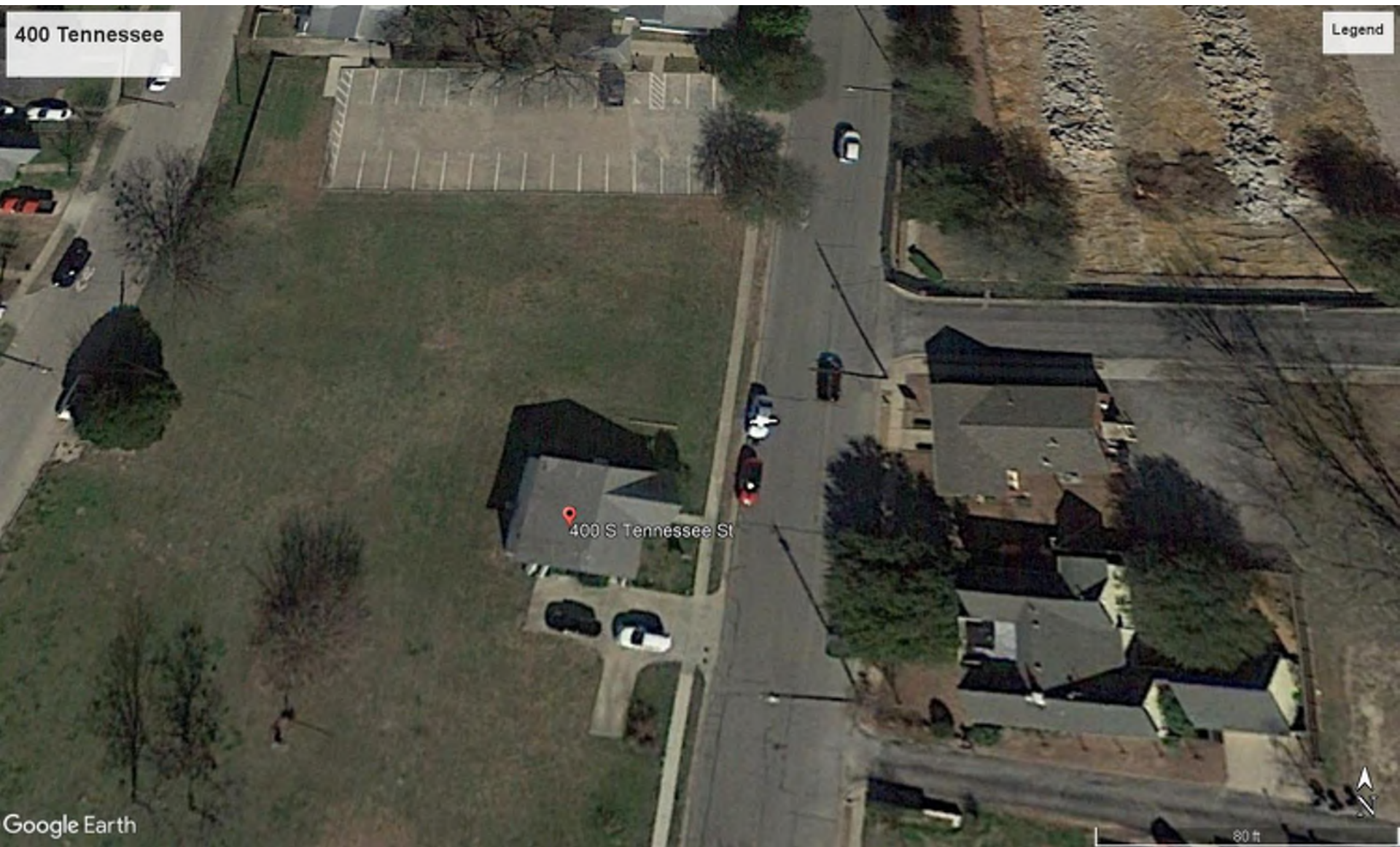
2015











400 Tennessee

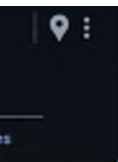
Legend

400 S Tennessee St

Google Earth

80 ft





Looking north on Tennessee St.

Google







Looking north on Tennessee St.



McKinney, Texas

Google Street View

Jul 2022

See more dates



Looking north on Tennessee St.





Looking south on Tennessee St.





Looking south on Tennessee St.



400 S Tennessee St, McKinney, TX 75069

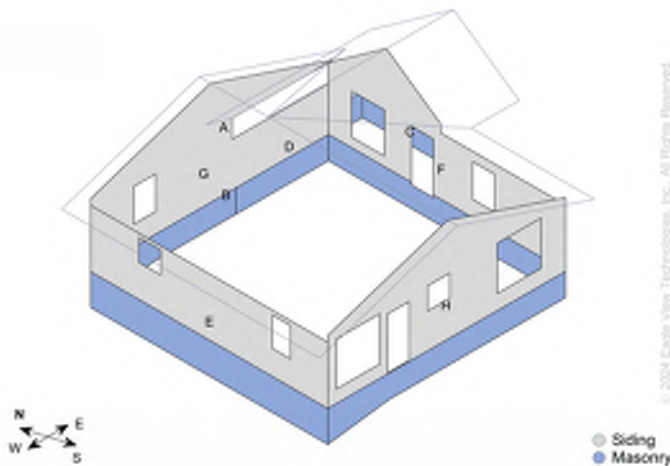
Report: 58341068

## 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	=	1668.1 ft <sup>2</sup>
Siding	=	1098.7 ft <sup>2</sup>
Masonry	=	569.4 ft <sup>2</sup>

### General Totals

Wall Facets	=	8
Windows & Doors	=	10
Window & Door Area	=	193.7 ft <sup>2</sup>
Window & Door Perimeter	=	175.0 ft
Fascia (Eaves + Rakes)	=	194 ft



Satisfaction Guaranteed

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



400 S Tennessee St, McKinney, TX 75069

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## IMAGES – TOP VIEW

**Top Image**



400 S Tennessee St, McKinney, TX 75069

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## IMAGES – NORTH &amp; SOUTH

**North Side****South Side**



400 S Tennessee St, McKinney, TX 75069

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## IMAGES – EAST & WEST

**East Side**



**West Side**



400 S Tennessee St, Mckinney, TX 75069

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## STRUCTURE NUMBER LABELS

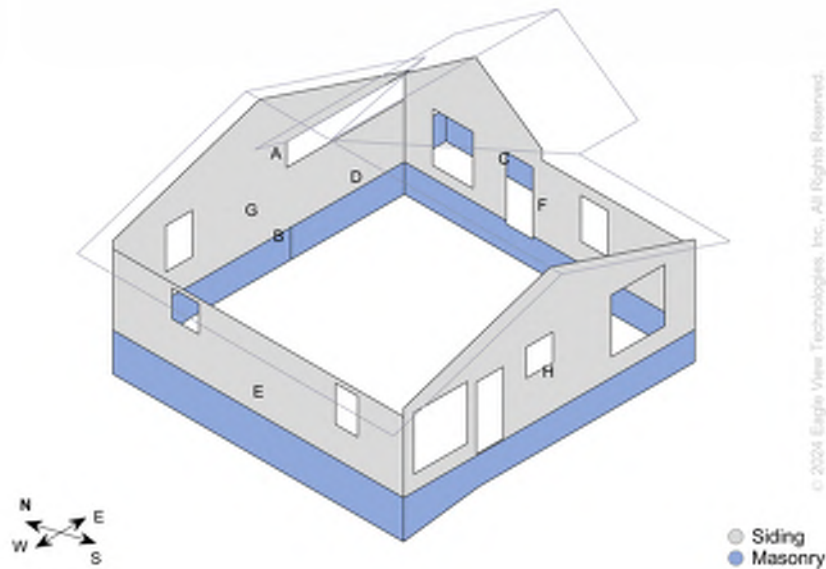




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## WALL AREA DIAGRAM



### North

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
G	328.4	107.4
D	0.0	64.2
<b>Total</b>	<b>328.4</b>	<b>171.6</b>

### East

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
F	254.6	101.2
C	0.0	41.2
<b>Total</b>	<b>254.6</b>	<b>142.4</b>

### South

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
H	273.1	107.3
<b>Total</b>	<b>273.1</b>	<b>107.3</b>

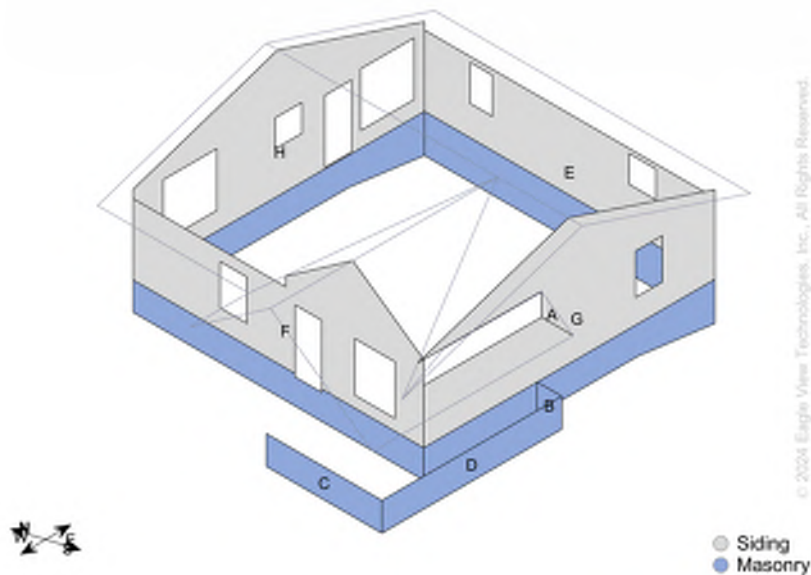
### West

Wall	Siding Wall Area (ft²)	Masonry Wall Area (ft²)
E	238.2	139.2
A	4.4	0.0
B	0.0	8.9
<b>Total</b>	<b>242.6</b>	<b>148.1</b>

400 S Tennessee St, McKinney, TX 75069

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## ALTERNATE WALL VIEW



### North

Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )
G	328.4	107.4
D	0.0	64.2
<b>Total</b>	<b>328.4</b>	<b>171.6</b>

### East

Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )
F	254.6	101.2
C	0.0	41.2
<b>Total</b>	<b>254.6</b>	<b>142.4</b>

### South

Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )
H	273.1	107.3
<b>Total</b>	<b>273.1</b>	<b>107.3</b>

### West

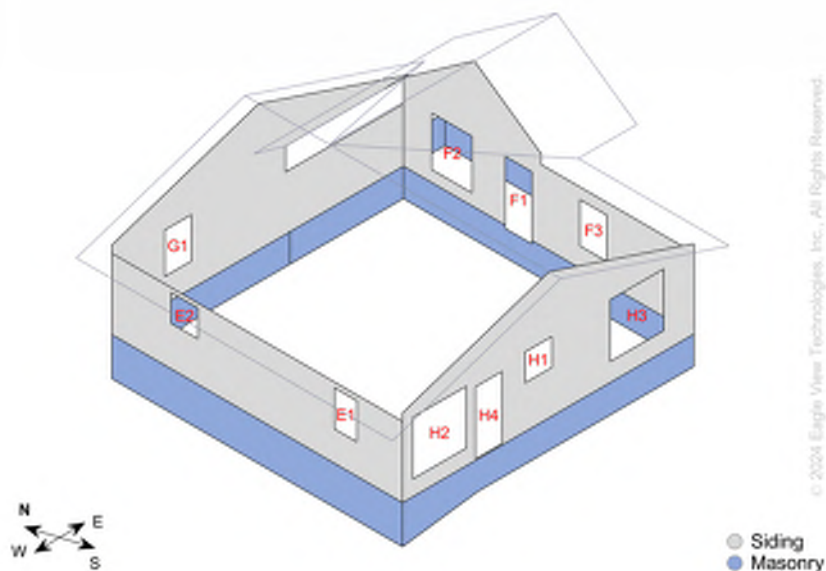
Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )
E	238.2	139.2
A	4.4	0.0
B	0.0	8.9
<b>Total</b>	<b>242.6</b>	<b>148.1</b>



400 S Tennessee St, McKinney, TX 75069

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## WINDOW & DOOR DIAGRAM



Note: Window & door measurements include trim.

### North

Window/Door	Area (ft <sup>2</sup> )	Perimeter (ft)	Dimensions W x H (ft)
G1	13.5	15.0	3.0 x 4.5
<b>Total</b>	<b>13.5</b>	<b>15.0</b>	<b>n/a</b>

### East

Window/Door	Area (ft <sup>2</sup> )	Perimeter (ft)	Dimensions W x H (ft)
F1	21.0	20.0	3.0 x 7.0
F2	24.7	20.0	4.5 x 5.5
F3	13.5	15.0	3.0 x 4.5
<b>Total</b>	<b>59.2</b>	<b>55.0</b>	<b>n/a</b>

### South

Window/Door	Area (ft <sup>2</sup> )	Perimeter (ft)	Dimensions W x H (ft)
H1	9.0	12.0	3.0 x 3.0
H2	36.0	24.0	6.0 x 6.0
H3	36.0	24.0	6.0 x 6.0
H4	21.0	20.0	3.0 x 7.0
<b>Total</b>	<b>102.0</b>	<b>80.0</b>	<b>n/a</b>

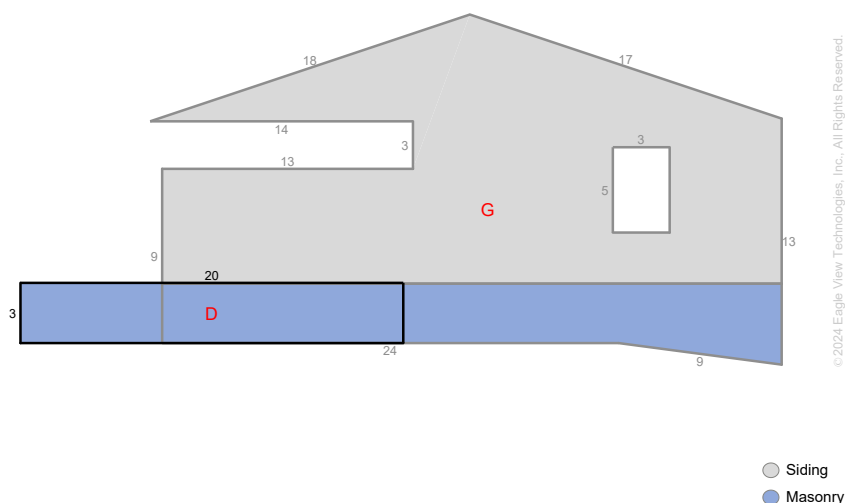
### West

Window/Door	Area (ft <sup>2</sup> )	Perimeter (ft)	Dimensions W x H (ft)
E1	10.0	13.0	2.5 x 4.0
E2	9.0	12.0	3.0 x 3.0
<b>Total</b>	<b>19.0</b>	<b>25.0</b>	<b>n/a</b>

400 S Tennessee St, McKinney, TX 75069

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## NORTH ELEVATION DIAGRAM



Top of Siding Walls = 48.4 ft  
 Bottom of Siding Walls = 46.6 ft

Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )	Window & Door Area (ft <sup>2</sup> )	Window & Door Perimeter (ft)	Window & Door Count
G	328.4	107.4	13.5	15.0	1
D	0.0	64.2	0	0	0
<b>Total</b>	<b>328.4</b>	<b>171.6</b>	<b>13.5</b>	<b>15.0</b>	<b>1</b>

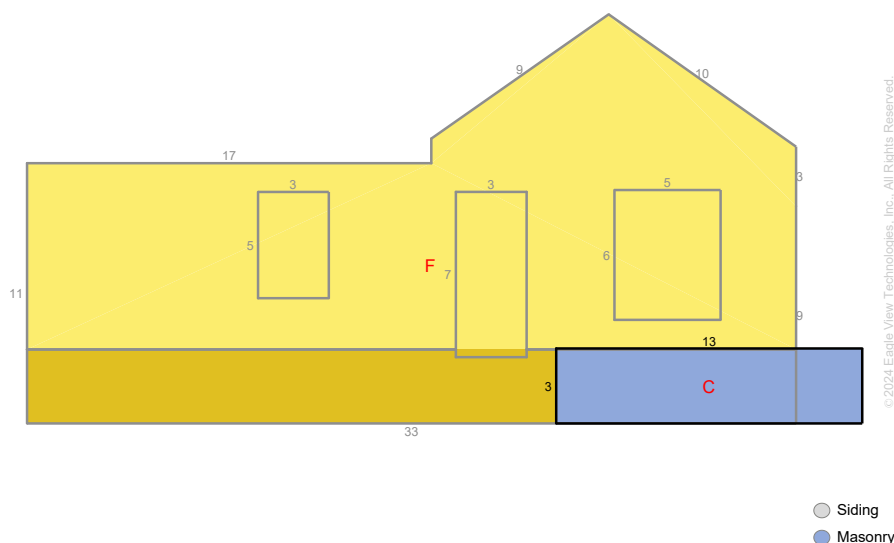
**Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page.** This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.



400 S Tennessee St, McKinney, TX 75069

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## EAST ELEVATION DIAGRAM



Top of Siding Walls = 36.0 ft  
Bottom of Siding Walls = 32.6 ft

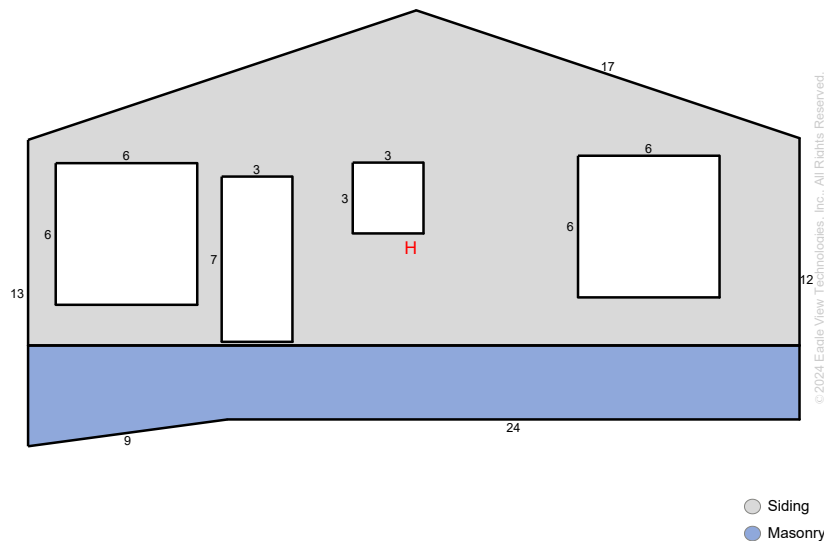
Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )	Window & Door Area (ft <sup>2</sup> )	Window & Door Perimeter (ft)	Window & Door Count
F	254.6	101.2	59.2	55.0	3
C	0.0	41.2	0	0	0
<b>Total</b>	<b>254.6</b>	<b>142.4</b>	<b>59.2</b>	<b>55.0</b>	<b>3</b>

**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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## SOUTH ELEVATION DIAGRAM



Top of Siding Walls = 34.5 ft  
Bottom of Siding Walls = 32.7 ft

Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )	Window & Door Area (ft <sup>2</sup> )	Window & Door Perimeter (ft)	Window & Door Count
H	273.1	107.3	102.0	80.0	4
<b>Total</b>	<b>273.1</b>	<b>107.3</b>	<b>102.0</b>	<b>80.0</b>	<b>4</b>

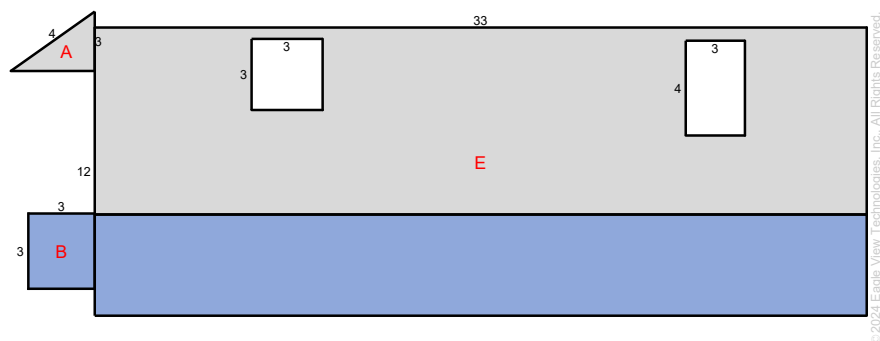
**Note: On-site verification of yellow shaded areas is needed. Details are on the Wall Measurement Summary Page.** This diagram shows segment lengths rounded to the nearest whole number. The window & door and wall area in square feet (rounded to the nearest tenth) is based on the actual (non-rounded) value of each segment length.



400 S Tennessee St, McKinney, TX 75069

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## WEST ELEVATION DIAGRAM



Top of Siding Walls = 36.9 ft  
Bottom of Siding Walls = 36.1 ft

Wall	Siding Wall Area (ft <sup>2</sup> )	Masonry Wall Area (ft <sup>2</sup> )	Window & Door Area (ft <sup>2</sup> )	Window & Door Perimeter (ft)	Window & Door Count
E	238.2	139.2	19.0	25.0	2
A	4.4	0.0	0	0	0
B	0.0	8.9	0	0	0
<b>Total</b>	<b>242.6</b>	<b>148.1</b>	<b>19.0</b>	<b>25.0</b>	<b>2</b>

**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.

400 S Tennessee St, Mckinney, TX 75069

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## WALL MEASUREMENT SUMMARY

### All Structures

#### Wall Area Waste Calculations

##### Siding Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft <sup>2</sup> )	1,099	1,209	1,220	1,231	1,242	1,253	1,264	1,318
Squares	11	12.1	12.2	12.3	12.4	12.5	12.6	13.2

##### Masonry Material

Waste %	0%	10%	11%	12%	13%	14%	15%	20%
Area (ft <sup>2</sup> )	569	626	632	638	643	649	655	683
Squares	5.7	6.3	6.3	6.4	6.4	6.5	6.5	6.8

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 = 1668.1 ft<sup>2</sup>

Siding = 1098.7 ft<sup>2</sup>

Masonry = 569.4 ft<sup>2</sup>

#### General Totals

Wall Facets = 8

Windows &amp; Doors = 10

Window and Door Area = 193.7 ft<sup>2</sup>

Window &amp; Door Perimeter = 175.0 ft

Fascia (Eaves + Rakes) = 194 ft

Top of Siding Walls = 155.8 ft

Bottom of Siding Walls = 148.0 ft

#### Property Location

Longitude = -96.6153443

Latitude = 33.1939195

#### Corner Totals

	Siding to Siding	Masonry to Masonry	Siding to Masonry	Total
Inside Corners	2.5 ft	6.4 ft	0.0 ft	<b>8.9 ft</b>
Outside Corners	32.3 ft	21.2 ft	0.0 ft	<b>53.5 ft</b>
Inside Corners > 90	0.0 ft	0.0 ft	0.0 ft	<b>0.0 ft</b>
Outside Corners > 90	0.0 ft	0.0 ft	0.0 ft	<b>0.0 ft</b>

#### 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.