



**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 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.

APPLICANT INFORMATION:

Applicant Name: Andrew Branaugh
Company: Owner
Address: 904 N. Church St.
City, State, Zip: McKinney, TX 75069
Phone: 832.776.0512 Email: acb826@outlook.com

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

Applicant Name: Andrew Branaugh
Company: Owner
Address: 1207 Pine St
City, State, Zip: McKinney, TX 75069
Phone: 832.776.0512 Email: acb826@outlook.com

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

Owner Signature:  **DIGITAL SIGNATURES ACCEPTED** Date: March 18, 2024

Attn:

City of McKinney

Historic Preservation Advisory Board

Letter of Intent

904 N Church St

McKinney, TX 75069

Intent:

The purpose of this LOI is to be granted CoA approval for the demolition of a storage building & old deteriorating small house on the property at 904 N. Church St.

The property & structures are currently unoccupied. The structures would not be adequate for any purposeful use. The structures have also been a target place for transient population to try to occupy.

The purpose of the demolition is to create the needed space on the lot to build a home that will be much more beneficial for the neighborhood & city.

Location:

The lot is on the corner of N. Church Street and Josephine St.

The structures are located on the south side of the lot & SE corner of the lot, which is at the back of the lot. The storage building sits approximately 8 feet off Josephine and approximately 3 feet off the alley right of way.

The storage structure sits over 2 building setbacks (15' setback on side & 10' setback at rear of lot)

The dimensions of the storage structure are approximately 40 feet x 36 feet or 1440 square feet, which is quite a large amount of space on the lot.

The dimensions of the old house are 23.6 feet x 28.5 feet.

Considerations:

Upon inspection of the storage structure, we've found the following liabilities with it:

Wall framing that is mostly 30" on center (standard building code is 16" on center). Some areas drop down to 20" on center, but most of it is 30".

The roof is framed with 2x4's. Standard code would call for a minimum of 2x6's. The spacing is quite large, as well. Most of the 2x4's are laid on their sides, offering even less support to the roof.

Structural support for the roof is minimal & pieced together.

There is no real foundation. The structure was built with a wood surface on the ground. There are no signs of piers or structural support. The wood floor is uneven, buckling, & collapsing in some spots.

To salvage this structure & make it up to code for use, it would need to be a 95% rebuild (new foundation, new wall framing, new roof framing & supports, new siding, & a new roof), which would essentially make it a new structure.

All items are noted in the Architectural Inspection Report, as well.

The old home is in worse condition than the storage structure. City of McKinney employees visited the home & told me, while on site, that it was uninhabitable. Structurally, it is falling apart & has a collapsing foundation. The city employees also took photos which should be on file for the property. It was not requested to have an inspection done by a third party for the house, as it was not deemed a historic structure.

*One item of note on the submittal through the portal: I've entered multiple photos of the structure & street view but am getting feedback that the portal will only accept one file. I tried adding the photos in a zip file, but that was not accepted. So, I'm not sure if all the photos are loading. If not, please reach out to let me know how I can load them.

Request:

With consideration for the purpose & intent of the McKinney Historic Preservation Office & evaluating all options to preserve the structures on site, I am requesting a Certificate of Appropriateness to move forward with permitting to demolish the existing structures. As noted in this LOI, preserving the structures would be a full tear down & rebuild of the each structure. If we are granted to proceed, we will proceed with the development of the lot & build a single-family home that will be a highlight to the neighborhood. We intend to work closely with the Historic Preservation Office & City of McKinney to make sure we are meeting the expectations & integrity of the McKinney Historic District.

Thank you for your time & consideration on this request. I hope this is the beginning of a great relationship with the City of McKinney for myself & my family.

Regards,



Andrew Branaugh

Contact:

Acb826@outlook.com

832.776.0512

1207 Pine St.

McKinney, TX 75069

We performed an inspection of the existing building on lot 78 Block 10, 904 N. Church St. and Josephines St., McKinney Texas on February 5, 2024.

The exterior walls were framed with 2 x 4 at inconsistent spacing. We noted some spacing at 3-4 feet on center and the wood was rotted. The walls would have to be completely torn down and rebuilt. The roof was framed with 2x4 versus 2x6. With inconsistent spacing up to 3 to 4 feet on center. The roof would have to completely be removed and replaced. With 2 x 6 joist at 24 inches on center. We noticed there had been a fire in one corner of the building burning through the flooring. What electrical was left would have to be completely removed. There are no windows and only one rollup door. Which would not meet code for egress. The exteriors were covered with patches of rolled sheet metal and would have to be completely removed. The foundation appears to be rotted wood and parts are just laid on grade and has a major slope. The foundation would have to be completely redone. The building is not even suitable to be moved. It would completely fall apart. Please see the attached pictures.

Our recommendation would be to remove the building.

Thank you,



Steve Shuert
RESIDENTIAL DESIGN

SHUERT DESIGN, LLC
4613 FM 1417, Suite 500/110
Sherman, Texas 75092
Cell: (469) 235-1819
Website: www.sshomedesign.com

Member of the [Texas Institute of Building Design \(TIBD\)](#) and the [American Institute of Building Design \(AIBD\)](#).

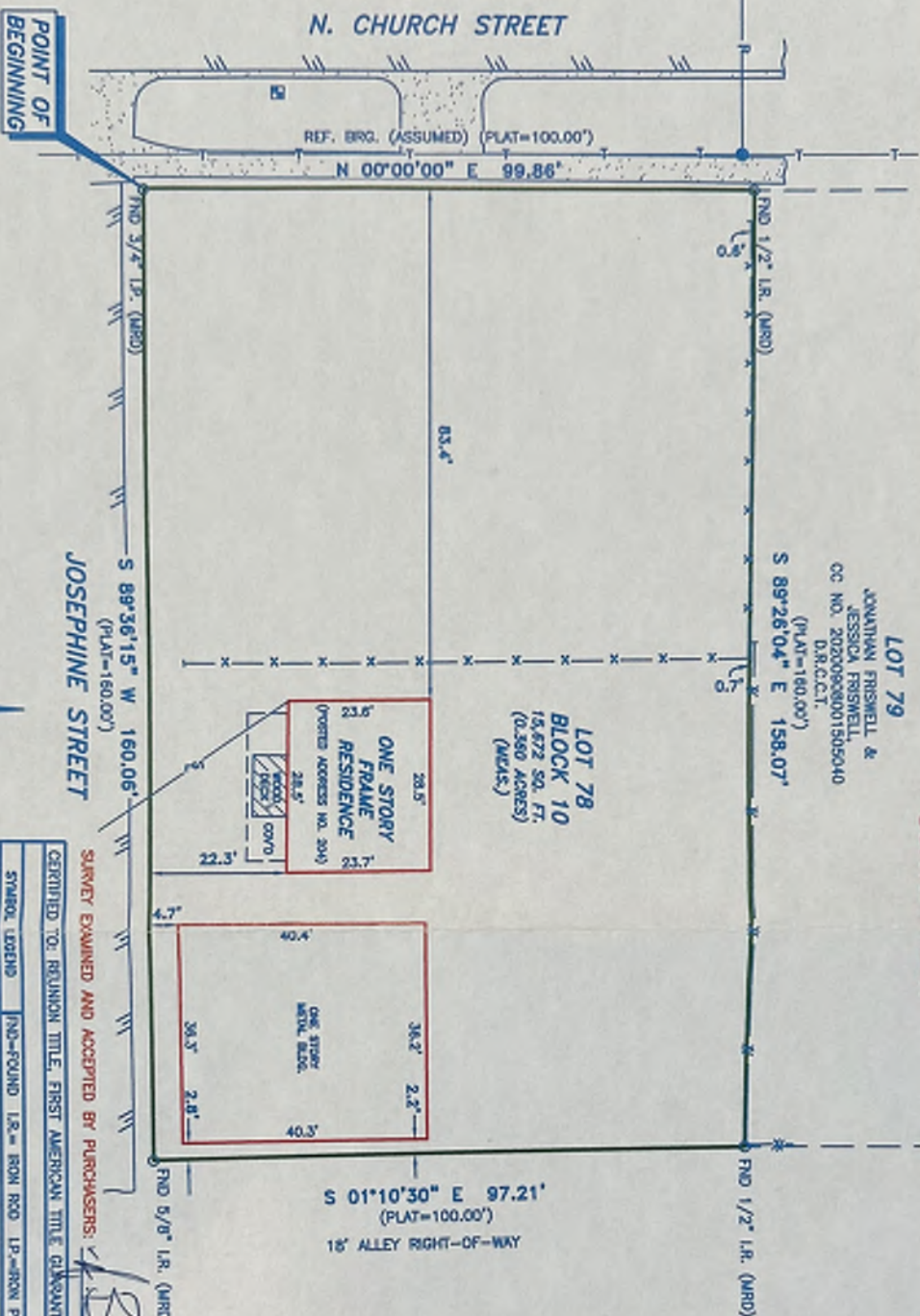


SURVEY PLAT

LOT 79

JONATHAN FRISWELL &
JESSICA FRISWELL
CC NO. 20200908001505040
D.R.C.C.T.
(PLAT=100.00')
S 89°26'04" E 158.07'

LOT 78
BLOCK 10
15,672 SQ. FT.
(0.360 ACRES)
(MCAS.)



JOSEPHINE STREET

POINT OF
BEGINNING

ADDRESS: 904 N. CHURCH STREET

NOTES:

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FLOOD STANDARDS:

ACCORDING TO THE INTERPRETATIONS OF COUNTY PLAT, NO. 490135, DATED 06/02/2009, OF
THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY
APPEARS TO BE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD
AREA. THIS FLOOD STANDARD SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:

CERTIFIED TO: REUNION TITLE, FIRST AMERICAN TITLE GUARANTY COMPANY AND ANDREW BOWMAN AND ANDREA PIZANA

DATE: 3/18/2022

PROPERTY DESCRIPTION:
BEING A PART OF BLOCK 10, COLEMAN ADDITION, AN ADDITION TO
THE CITY OF WICKENBURY, TEXAS, ACCORDING TO THE MAP THEREOF
RECORDED IN VOLUME 36, PAGE 628, MAP RECORDS, COLLIN
COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 3/4" IRON PIPE FOUND FOR CORNER AT THE
INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH CHURCH
STREET WITH THE NORTH LINE OF JOSEPHINE STREET, AT THE
SOUTHWEST CORNER OF SAID BLOCK 10;
THENCE NORTH 00°00'00" EAST ALONG THE EAST RIGHT-OF-WAY
LINE OF SAID NORTH CHURCH STREET, A DISTANCE OF 99.85 FEET
TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST
CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JONATHAN
FRISWELL AND SPOUSE, JESSICA FRISWELL, RECORDED UNDER
COUNTY CLERK'S FILE NO. 20200908001505040, DEED RECORDS OF
COLLIN COUNTY, TEXAS;
THENCE SOUTH 89°26'04" EAST ALONG THE SOUTH LINE OF SAID
FRISWELL TRACT, A DISTANCE OF 158.07 FEET TO A 1/2" IRON ROD
FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF AND
BEING IN THE EAST LINE OF SAID BLOCK 10 AND THE WEST LINE OF
A 16 FOOT ALLEY RIGHT-OF-WAY;
THENCE SOUTH 01°10'30" EAST ALONG THE EAST LINE OF SAID
BLOCK 10 AND THE WEST RIGHT-OF-WAY LINE OF SAID ALLEY, A
DISTANCE OF 97.21 FEET TO A 5/8" IRON ROD FOUND FOR CORNER
AT THE SOUTHEAST CORNER OF SAID BLOCK 10 AND BEING IN THE
NORTH RIGHT-OF-WAY LINE OF SAID JOSEPHINE STREET;
THENCE SOUTH 89°26'15" WEST ALONG THE SOUTH LINE OF SAID
BLOCK 10 AND THE NORTH RIGHT-OF-WAY LINE OF SAID JOSEPHINE
STREET, A DISTANCE OF 160.06 FEET TO THE PLACE OF BEGINNING
AND CONTAINING 15,672 SQUARE FEET OR 0.360 ACRES OF LAND,
AND ALSO BEING KNOWN AS LOT 78, BLOCK 10 OF SAID COLEMAN
ADDITION.

Andrew Pizana

DATE: 3/18/2022



Global Land Surveying, Inc.
SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002

COLLIN COUNTY SURVEYING, INC.
P.O. BOX 50000
FARMERSVILLE, TEXAS 75444
PHONE (972) 861-1200
JASON@GLS-INC.COM
199155 PPM NO. 10015000









Josephine St 200





















































































