



HP2024-0029

TITLE: Consider/Discuss/Act on the Request by applicant Jeremy Jones on behalf of owner Barratt Properties, LLC of a Certificate of Appropriateness for Relocation for the Building Located at 400 S Tennessee Street

COUNCIL GOAL: Enhance the Quality of Life in Downtown McKinney

MEETING DATE: May 2, 2024

DEPARTMENT: Planning Department - Development Services

CONTACT: Cassie Bumgarner, Planner
Paula Jarrett Nasta, Planning Manager

RECOMMENDED BOARD ACTION:

- Staff recommends approval of the Certificate of Appropriateness for relocation of the building at 400 S Tennessee Street off site.

ITEM SUMMARY:

- The applicant requests approval of a Certificate of Appropriateness for the relocation of the building currently located at 400 S Tennessee Street off site.
- Staff has reviewed the request and found that it meets the Secretary of the Interior's Standards for Rehabilitation.
- Applicant submitted a Certificate of Appropriateness to staff in 2022. Staff approved relocation for the low priority home on August 17, 2022. The Applicant is returning with a request for relocation because the previous approval expired and the project is not ready to commence.

BACKGROUND INFORMATION:

- Zoning code states that the applicant shall not construct, reconstruct, alter, change, restore, expand or demolish any exterior architectural feature of a building or structure that is visible from a public right-of-way located in the H historic preservation overlay district without first obtaining a certificate of appropriateness.

- The criteria for approval mandates that the following standards, guidelines, and criteria be used in a balanced evaluation of the project:
 - Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to assist in the consideration of all applications.
 - Checklist of design elements to be reviewed and evaluated.
 - Consideration of the preservation priority rating assigned to the property in question.
- The 2015 Historic Resource Survey Update found the home at 400 S Tennessee Street to be low priority rating, built circa 1920.
- Definition of Low Priority: Typifies a common local building form, architectural style or type, with no identified historical associations; is a moderate to severely altered resource with reversible modifications that exemplifies a distinctive building type or architectural style, or that has only minor historical significance.

SUPPORTING MATERIALS:

[Applicant Submittal](#)

[Staff Presentation](#)

[400 S Tennessee Relocation Eval](#)

[Low Priority Checklist](#)