



**HP2022-0109**

**TITLE:** Consider/Discuss/Act on a Certificate of Appropriateness Request by Matthew Crittenden for Demolition of the Building at 101 S. Chestnut Street

**COUNCIL GOAL:** Enhance the Quality of Life in Downtown McKinney

**MEETING DATE:** November 3, 2022

**DEPARTMENT:** Planning Department - Development Services

**CONTACT:** Cassie Bumgarner, Historic Preservation Planner  
Paula Jarrett Nasta, AIA, Planning Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the Certificate of Appropriateness for demolition of the building located at 101 S. Chestnut Street.

**ITEM SUMMARY:**

- The applicant, Matthew Crittenden, requests approval for demolition of the commercial building at 101 S. Chestnut Street.
- The building was built circa 1930 in the 20<sup>th</sup> century commercial style.
- The building is listed as a low priority building in the 2015 Update of the Historic Resources survey. Low priority buildings typify a common local building form, architectural style or type, with little or no identified historic associations; is a moderate to severely altered resource that exemplifies a distinctive building type or architectural style, or that has only minor historic significance. A structure qualifies for this category by age alone and cannot be disqualified by alterations.
- Staff has reviewed the request and has found that demolition of the commercial building is appropriate given the lack of historical integrity and significance of the building.
- Applicant received report from Monk Consulting Engineers, Inc. who advised that

the “building has two major sub-standard issues. The foundation is severely compromised and slopes approximately 3 inches in one direction at the rear of the building...The building’s wood framing is substandard as the ceiling joist are sagging, the framing of the ceilings in the rear of the building are framed lower than standard ceiling heights, and the roof sag in the rear of the building.”

- Applicant proposes to build a new 6,199 sq ft 2-story retail building on the site. The Certificate of Appropriateness for the new construction will be evaluated at the staff level after a decision is made by the Historic Preservation Advisory Board for the demolition of the existing building.

#### **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.
    - Property is a low priority building.

#### **SUPPORTING MATERIALS:**

[Application](#)

[Evaluation Checklist](#)

[Low Priority Checklist](#)

[Staff Presentation](#)