



HP2024-0018

TITLE: Consider/Discuss/Act on the Request by Andrew Branaugh of a Certificate of Appropriateness for Demolition for the Building Located at 904 N Church Street

COUNCIL GOAL: Enhance the Quality of Life in Downtown McKinney

MEETING DATE: May 2, 2024

DEPARTMENT: Development Services - Planning Department

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

RECOMMENDED BOARD ACTION:

- Staff recommends approval for the Certificate of Appropriateness for demolition of the residential building and accessory building at 904 N Church.

ITEM SUMMARY:

- The applicant requests approval of a Certificate of Appropriateness for demolition of the wood frame residential building and metal accessory building located at 904 N Church Street.
- The applicant submitted an inspection report from Shuert Design, LLC, performed on February 5, 2024. Designer Steve Shuert noted several areas that would not meet the current code.
- The property has an open code services case for both the wooden building and metal building. The code case was opened February 23, 2023, citing both buildings as substandard.
- Inspection Report from former Code Inspector Jaime Lozoya from October 10, 2023, included.

- Property went to Building and Standards Commission on January 8, 2024, and was ordered to demolish the structures, pending an approved Certificate of Appropriateness.
- Property addressed and referenced as both 904 N Church, 202 W Josephine, and 204 W Josephine throughout the years.
- Historical research on both 904 N Church and 204 W Josephine for the metal building has not turned up conclusive history of the property.

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 904 N Church Street to be low priority rating, built circa 1925.
 - A low priority property: 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:

[Combined Applicant Submittal](#)
[2023 INSPECTION REPORT](#)
[Code Services Photos](#)
[Priority Checklist](#)

Staff Presentation