



HP2024-0025

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 of the historic Thomas Johnson House/Surrey House Located at 312 S Tennessee 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 the approval of the Certificate of Appropriateness for the relocation of the historic Thomas Johnson House/Surrey house, currently located at 312 S Tennessee Street.
- Staff has reviewed the request and found that it meets the Secretary of the Interior's Standards for Rehabilitation.

ITEM SUMMARY:

- The applicant requests approval of a Certificate of Appropriateness for the relocation of the historic Thomas Johnson House (also known as the Surrey House) currently located at 312 S Tennessee Street.
- The applicant proposes to move the residence 450 feet to the northwest corner of East Standifer and Tennessee Streets.
- The Thomas Johnson House was placed on the National Register of Historic Places on October 8, 1987, for local significance for its architecture.
- Applicant submitted a Certificate of Appropriateness to staff on May 8, 2023, for relocation and demolition of a non-historic deck. Staff approved this certificate of Appropriateness on May 17, 2023.

- Applicant returning with a request for relocation because the previous approval expires in May 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 312 S Tennessee Street to be a high priority rating, built circa 1910.
 - Definition of High Priority: Contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets, in some cases, criteria for inclusion in the National Register of Historic Places or is eligible for a Texas Historical Marker.

SUPPORTING MATERIALS:

[Applicant Submittal](#)

[NPS Listing](#)

[Staff Presentation](#)

[312 S Tennessee Relocation Eval](#)

[High Priority Checklist](#)