



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** HP2024-0028 **Name:** Certificate of Appropriateness for Demolition of 311 S Kentucky

**Type:** Agenda Item **Status:** Approved

**In control:** Historic Preservation Advisory Board

**On agenda:** 5/2/2024 **Final action:** 5/2/2024

**Title:** Consider/Discuss/Act on the Request by applicant Jeremy Jones on behalf of owner Barratt Properties, LLC of a Certificate of Appropriateness for Demolition for the Building Located at 311 S Kentucky Street

### Indexes:

**Attachments:** 1. Applicant Submittal, 2. Staff Presentation, 3. Medium Priority Checklist

Date	Ver.	Action By	Action	Result
5/2/2024	2	Historic Preservation Advisory Board		

Consider/Discuss/Act on the Request by applicant Jeremy Jones on behalf of owner Barratt Properties, LLC of a Certificate of Appropriateness for Demolition for the Building Located at 311 S Kentucky 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 of demolition of the Certificate of Appropriateness for demolition of the building at 311 S Kentucky Street.

### ITEM SUMMARY:

- The applicant requests approval of a Certificate of Appropriateness for demolition of the building located at 311 S Kentucky Street.
- The applicant has submitted a Field Observation Report completed by architect Bryan Moore of DBA Architects on June 22, 2022.
- The Architect found the house had considerable structural damage, racking, dry rot, and termite damage and would “never survive the moving process.”

- Applicant also included proposal from Cunningham House Movers, which reports that “there are two more structures that have no value to move. These are located at 301/311 Kentucky Street, McKinney, Texas.”
- Applicant submitted Certificate of Appropriateness Staff in 2022. Staff approved demolition for the medium priority home on August 17, 2022.
- The Applicant is reapplying as the previous COA approval expired and work was 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 311 S Kentucky Street to be medium priority rating, built circa 1900.
    - Definition of medium priority: Contributes significantly to local history or broader historical patterns, but alterations have diminished the resource’s integrity; is a significant example of architecture, engineering or crafted design; is an outstanding example of a common local building form, architectural style or type; is a modern or recent landmark not old enough to be judged in a historical context.