

Letter of Intent for Facade Improvements at 112 N. Tennessee Street

Address: 112 N. Tennessee Street, McKinney, Texas 75069

Property owner: Lenroc Properties, LLC - Julie Vargo, manager

HISTORICAL SIGNIFICANCE: This building was constructed around approximately 1895 as part of what was then referenced to as the Shain Block, a collection of adjacent buildings on the east side of the square along N. Tennessee owned by Jesse Shain, a well-known McKinney businessman considered to be Collin County's first millionaire. Based on its historical and architectural significance, the building is considered a contributing structure to the downtown National Register District as well as to the Local District.

ARCHITECTURAL SIGNIFICANCE: Crafted in the late 19th century vernacular commercial style, 112 N. Tennessee presents a premier example of this type of historical architecture to the Downtown Square. The second floor boasts architecturally significant period windows with rounded arch openings. The building is topped by decorative and structurally important corbeled brickwork in parapet with metal finials atop two brick pier extensions above the cornice.

BUSINESSES PAST AND PRESENT: Over the past 125 years, the building has housed a variety of businesses impacting the commercial viability of downtown. These entities have included a grocery, drug emporium, saloon, tailor, billiards hall, and barbershop. More recent tenants have consisted of a record store, antique shop, retail clothing establishments and a children's boutique. Currently, a retail store occupies the building at street level and a hair salon that draws clients countywide is located upstairs.

FISCAL BENEFIT: The building's tenants have and continue to provide a consistent stream of sales tax revenue that can only be increased by the beautification of the façade which will increase foot traffic. The building itself benefits the city through ad valorem tax. Repairing the façade will increase the appraised value and thus the tax benefit to the city.

QUALIFICATIONS: In an effort to support continued revitalization of the Historic Town Center, this project qualifies under the streetscape improvement category. The current façade was originally built following historical guidelines pertinent to the building architecture more than 20 years ago. Due to weather damage and age, the oak front of the building has degraded: it is peeling and warped; some aspects of architectural detail such moldings and glass stop trim are damaged or have broken away from the structure; and the oak veneer doors need to be rebuilt, among other items. The canopy is pulling away from the façade, allowing water to seep down the wooden facade. Renovation needs to be done to protect the integrity of the building as well as preserve the streetscape of the downtown square.

REIMBURSEMENT REQUESTED OF ELIGIBLE COSTS: We are requesting a max reimbursement in the amount of \$25,000, or any portion thereof, of the \$30,959 project cost, as detailed in the attached job estimate.