



October 28, 2010

George Bush
c/o Eldorado Properties
2107 West Eldorado
102 J
McKinney, Texas 75070

RE: 2010-069CH Rehabilitate the Façade of the Existing Building at 109 East Virginia Street.

Dear Mr. Bush:

This letter shall serve as approval of a Certificate of Appropriateness to rehabilitate the façade of the existing building located at 109 East Virginia Street by:

- Removing the circa 1960 corrugated metal slip cover.
- Installing a cornice treatment reminiscent of the original. (See photograph circa 1918)
- Creating ornamental window surrounds using EFIS and replace the metal windows with appropriate one over-one, single hung, clad wood windows reminiscent of the original windows. (See photograph circa 1918)
- Reconstructing the front using EFIS to create raised panel bulkheads and wood columns.
- Installing a pair of wood doors with transom.
- Replacing the plate glass windows with multi-pane mullied windows using low E tinted glass.
- Painting the exterior of the building.
- Installing a canvas, barrel vault awning.
- Maintaining the terrazzo entry.

This approval letter is one of the requirements used to obtain a permit from the Building Permits/Inspections Department. The approval is conditioned as

Note: The proposed four-over-four windows in the second story and multi-pane store front windows are not approved and have been forwarded to City Council for the November 16, 2010 meeting to determine the appropriateness of these changes.

A copy of the approved drawing with conditions is included with this document.

If you have any questions about the approval of this item, please contact the Historic Preservation Officer at 972-547-7416.

Sincerely,

A handwritten signature in black ink, appearing to read "Guy R. Giersch". The signature is fluid and cursive, with a large initial "G" and "R".

Guy R. Giersch
Historic Preservation Officer