

Certificate of Appropriateness Application—Letter of Intent

Re: 119 W Louisiana St, McKinney TX 75069

Date: June 29, 2020

To Whom It May Concern:

In January, 2020, McKinney Knittery was awarded a TIRZ grant for the construction of a historic façade on the building located at 117 W Louisiana Street. In the process of applying for a building permit for the project, the City required a report from a professional engineer about the feasibility of removing the brick wall in front of west half of the façade, listed on Collin County CAD as 119 W Louisiana Street. We hired J. Martin Montgomery to inspect the property and provide his conclusions. According to his report and his assumption that the buildings on Louisiana Street are connected horizontally across the 2nd floor, “the only apparent lower floor lateral restraint is potentially the brick wall store front of this building. As such, it is recommended that the brick wall store front remain in place until further analysis and stabilization is in place on the other buildings. The City of McKinney building department has been contacted and is expected to provide further direction.” It was conveyed that it would be an expensive proposition to move forward with the engineering and testing which would be required to move forward with the construction to the façade on the 119 W Louisiana side of the building. At that point, a decision was made to renovate the façade on 117 only.

Last month it was discovered the brick wall is only partially attached to the building. This new discovery has made everyone with knowledge of the wall very concerned. The right side is completely detached from the building and the left side is cracked thru the bricks about halfway down. This information was immediately shared with the City of McKinney and Axis, the construction crew who was going to be doing construction on Louisiana Street and the sidewalk directly in front of the 117/119 W Louisiana St building. Work on the sidewalk and street is now underway. The construction supervisor, at our last meeting in front of the brick wall, expressed strong concern about the danger of his team working in front of this wall. There is heavy machinery and vibration associated with this construction and the wall is very unstable. The wall is approximately 20’ wide and 13’ high.

We have a construction estimate for the façade for both 117 and 119 W Louisiana Street from Ryon Construction, a company experienced with projects of this type. It includes both the demo of the brick wall and reconstruction of the façade as shown in the rendering from the Texas Historical Commission. Both the estimate and rendering are included with this submission. The construction company is prepared to start immediately. They estimate 7 weeks for completion. If the project can be started right away, it can be completed before the street construction is finished and Oktoberfest. Not only would the new façade be a beautiful complement to the new Louisiana Street project, but even more importantly, a potential safety issue would be removed.

For the above reasons, I am requesting consideration for a TIRZ grant for the façade at 119 W Louisiana Street.

Sincerely,



Ginger Hayes
McKinney Knittery & Downtown Dry Goods
107 W Louisiana St
McKinney TX 75069