

TEXAS HISTORICAL COMMISSION

**ANTIQUITIES PERMIT: HISTORIC BUILDINGS
AND STRUCTURES**

PERMIT #HS 1385

This permit is issued by the Texas Historical Commission, hereinafter referred to as the Commission, represented herein by and through its duly authorized and empowered representative. Under authority of the Texas Natural Resources Code, Title 9, Chapter 191, and subject to the conditions hereinafter set forth, this permit is granted for:

Rehabilitation

To be performed on a designated State Antiquities Landmark known as:

Collin County Courthouse (Historic)
McKinney Performing Arts Center
111 North Tennessee
McKinney, Collin County

Owned or controlled by (hereinafter known as the Permittee)

Patricia Jackson
City of McKinney
P.O. Box 517
McKinney, Texas 75069

The architect, engineer, or contractor representing the Permittee is:

David Chase
Architexas
1907 Marilla St., 2nd Floor
Dallas, 75201 75201

This permit will be in effect for a period of:

1 year

And will expire on:

March 1, 2027

Work under this permit shall consist of:

Restore exterior paint colors on doors, windows and plaster skirting based on conservator's paint analysis. The historic handrails will be replicated, and a full masonry restoration, including the repair of the plaster skirting at the base of the building, is in the exterior scope of work.

The interior work will include a renovation of the current theater space, public restrooms, and main corridors and stairways. The scope also includes repairs to doors, windows, and glass, where necessary,

The theater, (formerly the courtroom), will receive new fixed seating.

The original wood flooring on the stage, and throughout the building, will be restored. Audio/visual elements of

the theater such as speakers, screens, and lighting will be updated. The public restrooms, located in the basement, will be updated.

This permit is granted on the following terms and conditions:

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- 1) The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995 and subsequent revisions) have been adopted by the Commission and shall serve as guidelines for appropriateness of all activities carried out under this permit.
 - 2) This project must be carried out in accordance with the project application approved by the Commission or their duly authorized and empowered representative. Any proposed deviation from the project application must receive the approval of the Commission prior to implementation.
 - 3) If the Permittee fails to comply with any of the Commission's Rules of Practice and Procedure (Texas Administrative Code, Title 13, Chapter 26) or with any of the specific terms of this permit, or fails to properly conduct or complete this project within the allotted time, the Commission may place the permit on hold or cancel the permit. In the case of ongoing projects, work must cease immediately. The Commission will notify the Permittee of such hold or cancellation by certified mail, return receipt requested. Upon notification of cancellation, the Permittee, project sponsor, project architect or engineer, and professional firm shall remove all construction personnel and equipment from the area or site within 24 hours. A permit, which has been canceled, can be reinstated by the Commission if good cause is shown within thirty (30) days.
 - 4) The Permittee, Architect, or anyone else under contract to the Permittee in the conduct of the activities hereby authorized, must comply with all laws, ordinances, and regulations of the State of Texas and of its political subdivisions including, but not limited to, the Antiquities Code of Texas.
 - 5) Any duly authorized and empowered representative of the Commission may, at any time, visit the site and examine the permit, construction documents, and work.
 - 6) This permit may not be assigned by the Permittee in whole or in part to any other individual, organization, institution, or corporation.
 - 7) The Permittee shall have a copy of this permit available at the site of the project during all working hours.
 - 8) Hold Harmless: The Permittee hereby expressly releases the State, and agrees that Permittee will hold harmless, indemnify, and defend (including reasonable attorney's fees and costs of litigation) the State, its officers, agents, and employees in their official and/or individual capacities from every liability, loss, or claim for damages to persons or property, direct or indirect, of whatsoever nature arising out of, or in any connection with, any of the activities covered by this permit.
 - 9) Addendum: The Permittee will abide by any addenda hereto attached.

Upon a finding that it is in the best interest of the State, this permit is issued on 03/06/26.



Bradford Patterson
Chief Preservation Officer, DSHPO
Texas Historical Commission