

Cleo Meredith  
Hope Hardware Building LP  
P.O. Box 6154  
McKinney TX 75071  
Email: [cleo.thepantry@gmail.com](mailto:cleo.thepantry@gmail.com)  
Cell: 469-233-7017  
August 6, 2024

Cameron Christie, Downtown Development Planner  
Planning Department  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75069  
[Email: cchristie@mckinneytexas.org](mailto:cchristie@mckinneytexas.org)

**Reference: 214 East Louisiana Street/Hope Hardware Building development of an historic structure and infrastructure to conform to city codes and ordinances as required by the City of McKinney for new occupant.**

Dear Cameron,

Restoration and Remodeling plans for the Restaurant space at 214 East Louisiana have been submitted for making improvements for the continued operational quality and historic character of the Dowell Building.

Originally the Dowell Farm Implement Building, the former Pantry Restaurant has seen many uses including hardware stores for many years as well as restaurant use. Originally constructed as the Dowell Implement Building around 1880, the building served that purpose until it became exclusively a hardware sales building in approximately 1905. The Hope Hardware Store during that time added the mezzanine to increase sales goods display at about that time. This area is shown and described in PHOTOS B, C, and D below. All the while the original floor to the historic building stayed intact as shown in PHOTO A.

Plans include proposed work partially already completed as critical maintenance(1.) toward stabilization and restoring structural damage to the original wood flooring (PHOTO A) which left unrepaired would not have continued to carry the proposed restaurant floor load.

Also include is the improved structural framing for the mezzanine to meet required structural floor design load carrying capacity are some of the improvements planned (PHOTOS B, C, and D) by means of 'sistering' new LVL framing to the existing mezzanine floor joists, in effect tripling the sectional area of supporting mezzanine framing to allow that area to carry new code compliant restaurant loading while maintaining the original mezzanine flooring intact. These improvements allow the original mezzanine to meet current building codes without destroying the original construction done over a century earlier.

Also included was the need to reverse the east side exit stair toward the exit to meet code (PHOTO E) as it previously landed away from the required fire exit

(1.)TIRZ Zone NO.1

and the provision of interior space to accommodate a new grease trap and other equipment to meet the current code and development standards (PHOTO F) and building codes having to be built in specifically prepared walled in space inside the building accessible from outside the building.

As work progresses under the Building Permit we anticipate additional infrastructure cost to include fire suppression and systems and alarms, an in-house grease trap, and expanded HVAC service as well as other costs related to the restoration and reuse of this historic building.

We have already uploaded the plans and design documents to the City of McKinney CSS portal for the permitting process and anticipate final approval soon. We would greatly appreciate your help with this application for a first step in TIRZ Grant funding to bring the building compliant with current codes.

Yours truly,

*Cleo Meredith*

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