

Hope Hardware Building

214 EAST LOUISIANA STREET

A NARRATIVE SUMMARY TOWARD THE COMPLETED PROJECT

The historic building at 214 East Louisiana, known as the Hope Hardware Building and the Pantry Restaurant, was one of the original buildings built on East Louisiana in 1880 and was created to sell farm implements when none could be found in Collin County. Built by J. P. Dowell, a farmer who moved to McKinney in 1857, it was the first of five structures which would fill the south side of East Louisiana Street from Tennessee Street to Johnson Street. The goal of this project has been to restore the original building for use for all subsequent users in the future. To this end Josh Knight Construction, who had completed the second floor restoration years earlier, was hired as the general contractor to oversee the work.

Eventually J. P. Dowell 214 East Louisiana appears to have been the catalyst for what was to become a diverse, world wide commercial enterprise (1).

Through the decades that followed many diverse uses of the building have occurred from farm implements to hardware; then to restaurant; and to restaurant with offices on the second floor. About 2001, Cleo and Tom Meredith acquired 214 East Louisiana and took over the original Pantry Restaurant on the first floor and mezzanine of the building. In 2023 collaboration began to begin a new restaurant space where the *Pantry Restaurant operated*. In the elapsing years since the building was first constructed there have been numerous improvements, repaired damage, and code changes that involve the building's use.

Critical Maintenance I –floor and mezzanine structure repairs

In our collaborative team's first meeting with staff in the Pre Development Meeting at the Development Services Building in December of 2023 our work centered on current code requirements including the addition of fire suppression and alarm systems, a grease trap, upgraded kitchen plans, utility upgrades, and repairs to the historical structure to meet current and future needs.

Soon after this initial meeting a demolition permit allowed repair of the historic wood floor, the beginning of repairs to the original mezzanine and study to bring upgraded solutions to that structure to meet current codes. During the course of this work the team studied alternative locations

for the code required grease trap and the new fire riser room as well as to restructure the mezzanine and the east side mezzanine exit stair to meet current code.

Fire Suppression System and water main connection

Steps were made to design and review the mandated fire suppression systems with City Engineering Staff, Fire Marshall, Plan Review and Permitting, and Public Works Departments. By the sixth month the Fire Suppression Plan had been approved and installation of the internal building suppression piping was begun. By August 2024 Site Fire Suppression Water Main Service Plans were submitted and approved and Plans were made in October 2024 to remove a specific concrete paving panel at the entry to Johnson Street in November so as to minimize disruption to traffic during the Thanksgiving-Christmas holiday season in Historic Downtown. Barricades at Johnson St. were installed and the approved concrete paving panel was removed before Thanksgiving and excavation began to expose the water main service at the entry to Johnson Street which would subsequently serve 214 East Louisiana underground to the north end of the east wall of 214 East Louisiana under the supervision of the Public Utilities Department who also inspected all work under the interior northeast corner of the dining room floor excavation; connection to the water main and the extension to the new FDC outside the building and the internal piping system after the supervised and approved pressure test to the main utility connection was complete. Following a complete system check and approval by the Public Utilities Department and the Fire Marshall, the interior floor was repaired where it had been removed and the sub grade on the exterior excavation was refilled and compacted as approved by the Public Utilities Office. At this point, soon after Thanksgiving, repaving was delayed due to freezing weather. Paving was poured prior to Christmas and covered anticipating the extreme cold in January.

Critical maintenance II – Column footing/Burned ceiling and structure repair

During this time work went forward in demolition and structural repair to the interior framing of the Mezzanine sub floor and columns with support footings to meet code, the east side exit stair was constructed according to code and the framing of the grease trap and fire riser rooms were completed as mentioned in paragraph five above.

Earlier discoveries of fire damage and debris hidden below the first floor framing was discovered during the historic floor repair and was brought to light and more than six tons of burned debris was taken from below the first floor where there was clearly damage to the building in the early years of use.

As mentioned previously, the history of the current building at 214 East Louisiana started around 1880. During that time heating with stoves in the central areas of the building occurred. Whether by extreme heat in the exhaust flue(s) or from some other problem, structural second floor framing was damaged. In our efforts to clear the first floor of the obstacles presented by a two story braced frame at the front entry our contractor and structural engineer followed up their search for damage to the framing by removing the wood ceiling below the second Floor exposing the original damaged second floor joists. This 117 car siding was salvaged for future reinstallation on the ceiling. By the use of steel scaffolding (photographs A and B) to brace the second floor, new joists were introduced to sister new joists to the damaged joists allowing the original clear span to be restored and the early braced frame removal.

The exploration of damage explains how the original fire damage began on the first floor near the front of the building damaging the second floor framing so seriously that the mid span framework had to be erected to support the burned joists in the first two bays to the building. Moreover, the framework was extended to the second floor roof framing to give added bracing to the repairs below.

Upon removing the entire ceiling in search of this original damage to the first two structural bays, new full span joists were added to brace the Second Floor framing to ensure safe use of the building on all floors (photographs C through J).

This effort will allow 214 East Louisiana to operate as originally built without temporary scaffolding interfering with circulation having secured necessary structural upgrades to accommodate the projected use.

Grease Trap Plan

Although the grease trap location inside the building was determined in plans submitted in April of 2024, the original tenant, *Agusal Restaurant*, withdrew from the project and a new tenant, *Naminohana Restaurant*, has been secured. A few plan changes to accommodate this Sushi and Korean barbecue menu have been made to the architectural plans and will soon be revised by the Mechanical Engineer with RCS Engineers.

1) The Architectural Heritage of McKinney, Published by the Owl Club, Williamson Printing, Dallas, Texas 1975

Hope Hardware Building LP

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Reference: Goals and Objectives achieved

Goal: Hope Hardware Building development and renovation of an historic structure and infrastructure to conform to city codes and ordinances as required by the City of McKinney for new occupant.

Object Achieved:

Originally the Dowell Farm Implement Building, the former Pantry Restaurant has seen many uses including the Hope hardware stores for many years as well as restaurant use.

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

Renovation work has already done as:

Critical maintenance I – stabilization and Restoring structural damage to the original wood flooring, improved Structural framing for the mezzanine, and reinforced Support Columns.

Fire suppression and alarm systems – Project completed as follows:

1. Sprinklers – installed the Sprinklers throughout the building
2. Fire Suppression System – Fire Suppression System completed installed and tested on 12/20/2024.
3. Fire Suppression Water Connection – We successfully established the city water main connection located on Johnson Street.
4. Water Pipe connection inside the building – We installed the underground water pipe on the east side of the building to connect to the City water main.
5. Alarm Company System – It is scheduled to be installed in the first week of February 2025.
6. Fire Riser room has not yet completed due to the flooring and outdoor access is part of the new tenant finish

Hope Hardware Building Renovation Project

Fire Suppression System Budget and Actual Expense report

Fire Suppression System Phase I:

Prior submitted budget for two floor fire suppression system was \$110000

Actual Expense with total: \$104200

Installed Fire Sprinklers throughout the building \$70000

(Red River Fire Protection invoice # 01755)

Installed Fire Suppressions System with City waterline connection: \$34200

(Red River Fire Protection Invoice# 01770)

Work above was the most important part of the project that was completed and inspected by the City of McKinney successfully on 12/20/2024.

There are other expenses budgeted as following are still in process and not yet completed:

Fire Riser Room: Framing completed, Fire System installed. Waiting for Tenant's plan to complete the concrete floor, side door access, drywall and electric)

Water main connection: Concrete Work on Johnson Street not yet complete

Fire Alarm System: Waiting on the update from the alarm Company due to the requirement has changed from the fire department

Damaged Joists



Mezzanine Repair



Extra Support Beam



Repair of Damaged Floor



Riser Room

Framing



System Testing



System



Riser Room



Kitchen Sprinkler

Front



West Side Back



Back Hood Area



Refrigeration area



Vent Hood area



Back storage area



Sprinklers

Back east aisle



Front entry



Front Door



Ceiling



East Side Downstairs



West Side Downstairs



Sprinklers

Upstairs



East side upstairs



Stairway upstairs

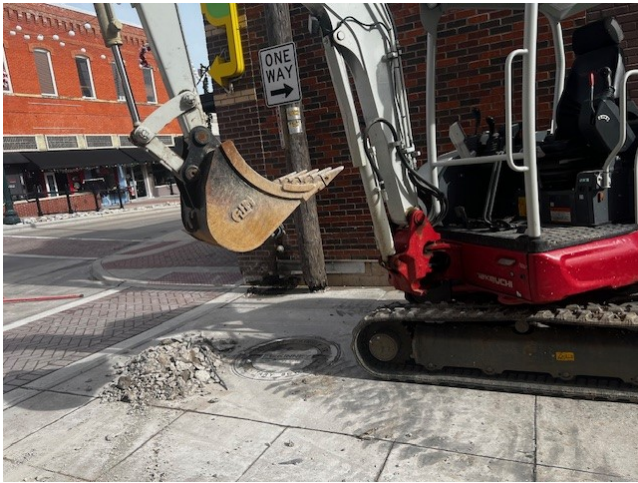


Front Upstairs

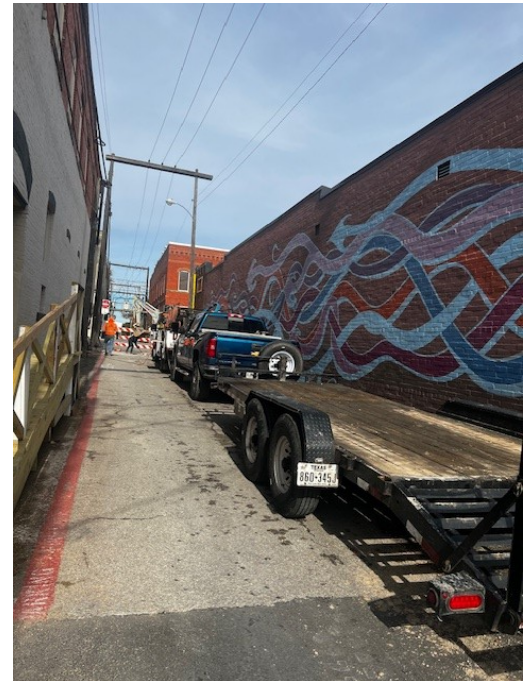


Water Main

Johnson Street



Johnson Street



Concrete Removal



Locate Water Pipe



Water Main

Water Main



Create space to install water piper



Install water pipe



Water Main



Water Main

Johnson Street tear up



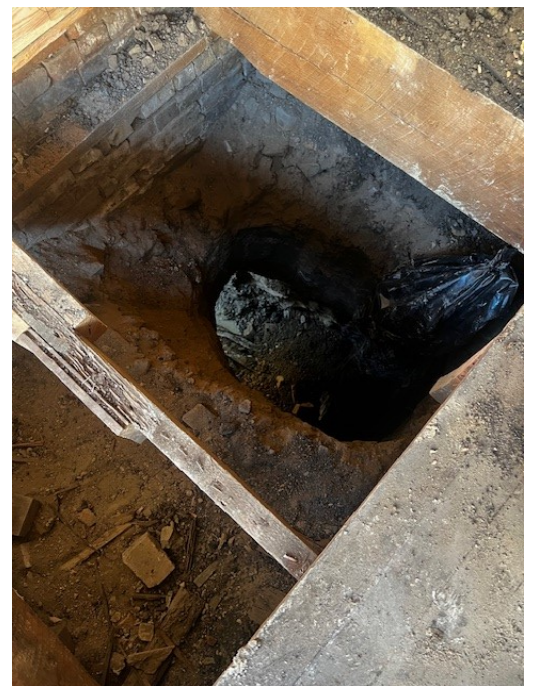
Install water main connection



Install water main connection



Connect water pipe to water main



Water Main

City Inspector water pressure test



Water pipe connection



Water valve east side



Inside water valve



Installed water valve



