



April 27, 2023

Michaela Ramler & Kevin Marshall, Managers
Bullseye Investments & Holding, LLC
700 W Hickory Street
Denton, TX 76201

RE: 108 W McKinney Street – Restoration

Dear Ms. Ramler and Mr. Marshall:

Pursuant to the Secretary of the Interior’s Standards for the Treatment of Historic Properties (“The Standards”),

Restoration

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

Standards for Restoration are the following:

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding

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conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Staff received documents from the applicant on April 24, 2023. Staff's review of the material provided, and per The Standards above, the proposed project is approved for the restoration work below:

- Cleaning and restoration of exterior and interior exposed brick
- Restoration and exposure of original exterior windows on the north, west, and south facades
- Implementation of new electrical and plumbing, including HVAC
- Roof demolition, stabilization, reframing and new installation
- New garage door with walking door entry on the front (south) façade
- Restoration of original sliding wood doors on the north and west facades
- Use of historically accurate paint colors from the 1930s-1940s Sherwin Williams America's Heritage Historical Exterior Colors Pallet
 - Noted that should the original paint colors appear, the applicant will honor those colors and proceed historically in line with findings
- Implementation of historically appropriate exterior electrical fixtures

Please note that any work that deviates from the work proposed above should be discussed with staff prior to permitting to keep applicant in substantial conformance with the Downtown Reinvestment Grant Program.

Please use this approval letter as a record of staff's review. If you have any questions or require additional information, please contact me at (940) 349-8532 or via email at cameron.robertson@cityofdenton.com.

Sincerely,



Cameron Robertson, AICP
Historic Preservation Officer