

# Bullseye Bike Shop & Founder Kevin Marshall

#### Documentary Video



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# 700 Hickory - Storefront Preservation



# 700 Hickory - Millwork, Windows & Doors Restored



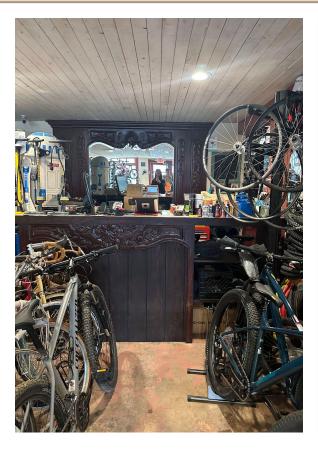
### 700 Hickory - Historically Sensitive Signage



## 700 Hickory - Historically Sensitive Interiors







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## Michaella Ramler - Dallas Preservationist

CandysDirt.com

#### Downtown Lancaster Gets a \$600K Shot in The Arm For Revitalization

January 13, 2023 | April Towery | No Comments | What's Developing







2740

Esoterica Studios and Pink & West

the downtown square and help bring more attention to the area and local businesses.

For Stewarding Space founder Michaella Ramler, real estate is a mission.

The Oak Cliff-based development firm recently purchased eight sites in Lancaster's downtown square, totaling 17,000 square feet. Ramler plans to revitalize the space and help bring more attention to the area and local businesses. The deal is expected



#### Michaella Ramler - Dallas Preservationist



#### BAD NEWS FOR OLD BUILDINGS

just keeps coming in our neighborhood. Nine-story apartments now rise out of the gound where the old El Fenix and Polar Bear ice cream used to be on Colorado and Zang boulevards.

A whole block of quaint apartment buildings on 8th Street will be demolished soon to make way for four-story apartment buildings in the Bishop Arts District.

A fire damaged the Dallas historic landmark Oak Cliff United Methodist Church, on South Marsalis at East Jefferson, in January, further endangering a property that's already been found to be under "demolition by neglect" in violation of City of Dallas code.

The battle to preserve old buildings in a rapidly gentrifying neighborhood sees few victories. But one of the winners is Zion Hill Missionary Baptist Church, originally known as Oak Cliff Assembly of God, on Morrell Avenue.

A partnership that includes husband-and-wife real estate pros A.J. and Michaella Ramler purchased the 101-year-old church in March. The Ramlers also saved the Struck House, a West Dallas farmhouse built in 1890, when David Weekley Homes had plans to redevelop the site, which is behind the Belmont Hotel. They bought the house and renovated it, and they now live there with their two kids.

The Struck House won a Preservation Dallas award, which will be presented to the Ramlers this month.

The award is dedicated to all their neighbors who have wished well for the house over the years, Michaella Ramler says.

#### Once threatened with demolition, the Struck house survives thanks to Ramler family

**ADVOC**<sup>®</sup>TE

MAGAZINE - BEST OF EVENTS MARKETPLACE Q

130

Leg

2800

4624

2740



# 108 W McKinney - TIRZ Subject - New Bullseye



# 108 W. McKinney - Existing Condition

- Roof collapsing and leaking
- Electrical in disrepair
- Falling interior walls
- Windows broken, painted or covered
- Structurally unsound
- Rotting wood and peeling paint

	ONE FAMILY	L BOOM	MA DISTRIBUTION and 3rd Bath Attic	JOR BUILDI	NG DE	SCRIPTION	NS			
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### 108 W. McKinney - Existing Condition



# 108 W. McKinney - Preservation Plan

#### Itemized Preservation Overview

- ★ Keep original exterior brick
- ★ Keep interior brick exposed and clean
- ★ Restore all exterior windows to original glory
- ★ Historically accurate paint, dark as shown in black and white original photo
- ★ New Roof
- ★ New Electrical
- ★ New Plumbing
- ★ Try to restore under the paneling in front exterior wall
- ★ Historically appropriate exterior electrical fixtures

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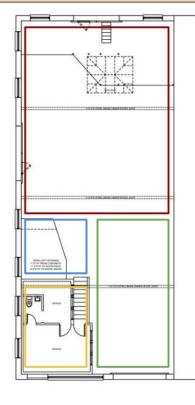
# 108 W. McKinney - Targeted Use

- Local Denton Small Businesses
- Bullseye Bike Shop
- Artists Makerspace
- Micro Retail
- Gym
- Yoga
- Studio
- Office Space
- Live/Work Retail
- Barber

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Year Bidg. T	ype Gead	e Rate	Ba	sie Cost	All	Quatmen D		Reprod	action New	Cond.		St Coe			ADJUSTED

#### 108 W. McKinney - Targeted Use LOD





MCKINNEY ST- AS-BUILT PLAN - LOFT LEVE

SEC. I ONE FAM	ROOM	DISTRIBUTION nd 3rd Bath Attic	SEC. L COMMERC	AL BUILDING SEC. 0 BUILDING FERMITS
1 Stary Dwella	se Bhi lit 2	na Sea Bath Attk		OI & Das Sta Number Date Kind Amer
1 Stary Dwella 1% Story Dwell 2 Story Dwella 3 Story Dwella	ing			
			Office Bidg.	Public Garage Com, Warehouse Fire Loss
				Theatre Date Replaced Insurance \$
SEC. J NULTIPI	LIV	ING UNITS	SEC. M INDUSTE	
		Rooms Baths	Factory	
				Nach, Shop Starage Built 1918 Battented Car Recondit 4
			Elevator	Recordit'd Mi2
	line		SEC. N	
Apartment 1 Stary Daples 2 Stary Daples Tearlet Apts, Converted Dwell SEC. K	OCCUPANCY		Units Rer Ar	al Northly Stated GRADE: Exterior Into
1 0	Torrest 1		A	
BUILDING USE	LS STOP	ace.		FVALUE: LandS Bidg.S TotalS
BUILDER: ARCHITECTURE			OWNER'S ESTIMATE	FVALUE: Land \$ Bidg. \$ Total \$ ON MARKET? OFFER \$
		GRADE:	Remarks:	
FOUNDATION		INTERIOR TRIM	Niled	SEC. Q BUELDING PLAT: 3-10 SCALE: " Jo"
Salid Place	Concrete Contrete Block		Miled Plain	PHOTO NO. /10-10 1 30
Under Pinning	Stane Wood Fiers	WINDOW SASH #		
BASEMENT		Wood Sash	Plate Glass JOF	
	Earth Floor Concerts Wood	Steel Sash Casement	Wireglass Sky Lights	
	Garage			15
Pooras Size		J Front   / Rea	r	
Thickness of Wall EXTERIOR WALLS	Bright		Water Hester	
	Native Stone	Modern		
	Cut Stone	Old Style Septie Taak	Urinals	
wild Masonry	Siding Shingles	Cess Paul	Sop Sinks Leastry Tubs	
Con. Brick	Cor. Iren Shaat Matal	Con Style Septic Tank Cess Pool Total Flatures	Leastry Tubs KITCHEN	3
Face Brick			b Sink	
	Box Print Cond:	Lavatory	Kitchen Cab'ts	
Thickness of wall	Height	Lavatory Commode Shower Stall Conh. S. Tub Med. Cabt. Dress, Table Linen Closet Weiner		
Thickness of wall ROOF TYPE AND N		Conh5-Tub	Water Heater	
- Gable Hin	Shingle	Dress, Table		
Flat	Slate			
Gambrel	Metal	The	Y . Floer	
Fitch	Campo Canz. Slab Tar-Gravel	HEATING		3.8
PLODES AND FINIS		Floor Heaters	Gas	
Wend Juint Steel Joint			Ceal	
Steel Joist Conc, Jaint	Cenest Terrazos	Central Plant	Wood Nantle Only	BASIC PERIMETER: 230 ACTUAL: 230
		LIGHTING		SEC. R CALCULATED AREA   TOTAL
Hardwood	Linoleum	Electricity Gas	Fixtures Good	First flow 280
INTERIOR WALLS		Lamps	Maderate	mon prove ave
Unfinished Canvan & Papered		System STAIRWAYS	Chesp	
	Painted	Front	Open	
	Decorated	Front Rear		SEC. S SUMMARY OF VALUE TYPE GRADE RATE 5/ COST 462
PARTITIONS	Lath	Ramp Fire Escapes		TYPE GRADE C ATESI BASSC 462
Wendstud	Canvas & Papered Hollow Tile	Fire Escapes PORCHES	Covered	ADJUSTMENTS ADD DEI
Metabried	Hollow Tile Textons			Party Walls 3.
Shiplap Sheetrock	Painted			
Sheet Metal		Stone	Glassed	
Boxing	LT-IN FEATURES AN	D SPECIAL EQUIPM	ENT	
	Mirror Doors Book Shelves	Air-Conditioning	\$	
Cothes Chute Draw, Table China Cab't Breakfast Nook				NET () 25
	Wall Beds Cedar Closets			
Breakfast Naok	Cellar Ciesets	Refrigeration		DEPRECIATION: 18 AGE: 64 % 275
				CONDITION: 10 AUE: 07 % 275
		TOT	AL	OTHER: %
SEC. T	GARAGE AND	OTHER MINOR BUIL	DINGS	FRESENT VALUE MAJOR BUILDING 2 21
		unb. Type Grade	Dimensions Area	Year Rate Reproduction Cond. DEPRECIATION
Divis Star Darred and	LORE FOOR PI	and type unlide	X X	Built Cost New Cost. % Age % Cond.
Bidg, Sty. Found, Wal			X	
Bodg, Sty. Found, Wal			x	
Bolg. Sty. Found.         Wall           2.				TOTAL BUILDING VALUE 274
				LAND VALUE 1/8
2. 3. 4. 2. 3.				
				LAND VALUE 1/8 194 BUILDING AND LAND VALUE 392
2. 3. 4. 3. 4. 4. 5. 3. 4. 4. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5	BUTLDING 1	ALUATION ADJUST	Adjustments	
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2. 3. 4. 3. 4. 4. 5. 3. 4. 4. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5	BUILDING 1	VALUATION ADJUST	MENTS BY YEARS Mijustmeets Add. Deduct	

# 108 W. McKinney - Project Budget & Scope

Elyse Design & Build, LLC		
Client: Bullseye Bikeshop, LLC / and or assigns		
108 McKinney - Bullseye Bikes		9 5
Square Feet	3,000	
Project Timeline in Months	6	

Scope	UNIT COST	COST		COST/sqft
Roof stabilize and re frame		\$ 70,000.00	\$	23.33
Electrical		\$ 19,600.00	\$	6.53
Plumbing		\$ 19,600.00	\$	6.53
HVAC 2 commercial spaces	2	\$ 10,000.00	\$	1
HVAC Live Work	1	\$ 6,000.00	\$	
Sheetrock		\$ 7,000.00	\$	2.33
Paint		\$ 5,600.00	\$	1.87
Garage door with walking door entry		\$ 5,000.00	\$	-
Soft Cost		\$ 5,000.00	\$	2
Contingency		\$ 29,560.00	i.	
Sub Total		\$ 177,360.00		
GC Fee		\$ 35,472.00		
Total		\$ 212,832.00		

			AJOI	RBUILD	DING		CRIPTION	IS				
SEC. I ONE FAMILY RESIDENCE		DISTRIBUTION ad 3rd Bath At	50 50	C. L C	OMMERC	IAL E	UILDING	SEC. O	80	ILDING I	PERMITS	
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				Art. Hot							rance \$	
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SEC. K OCCU	ANCY				Rer	sal	Nosthly Reatal	Stated	GRAS	E:		Inter
1 Owner	Teaaot									0000	Fair	
BUILDING USE BU S										Sean 1	Paur	~
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F.H.A. CONMITMENTI		GRADE:										
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	otrete Block			Plain		1 E						
Piling B	ick	Ceiling				TE						
		WINDOW SAS				TH						

#### Historical Architect - Alicia Quintas General Contractor - Elyse Design & Build

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														TOTA	BUILDER		12	2740
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4.											19	4		BUILDING	AND LAS	D VALU	ε .	3926
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											Reprode	and Long						ADJUSTED
Year	Bldg.	Type	Geade	Rat	e	Basie (	Cost	Add.	Quetmen D				Cond.	15 Age	W Cond	Other		VALUE

Client: Michaella Ramler, manager Date: 2/21/2023

Michaella Ramler

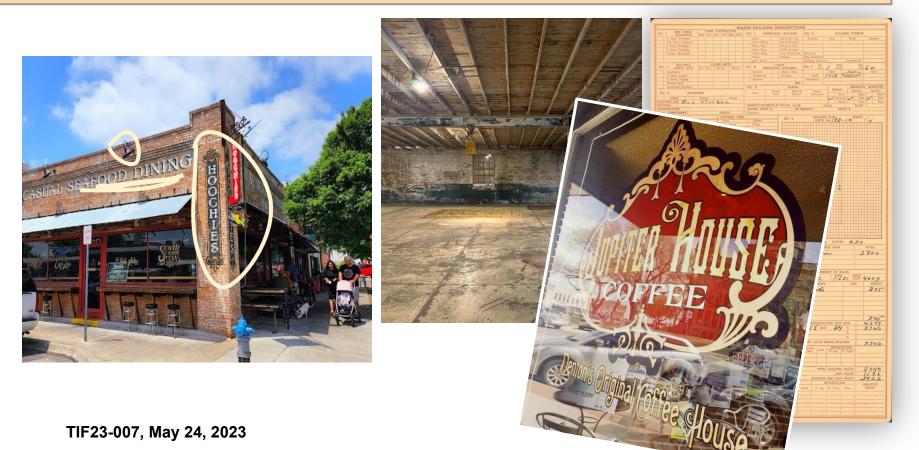
# 108 W. McKinney - TIRZ Grant Ask

Scope	UNIT COST	COJ		COST/sqft
Roof demolition, framing and new install		\$ 70,000.00	\$	23.33
Electrical		\$ 19,600.00		6.53
Plumbing		\$ 19,600.00	4	6.53
HVAC 2 commercial spaces	2	\$ 10,000.00	4	-
HVAC Live Work	1	\$ 6,000.00	\$	-

Grant Fund Contributions							
Roof Total	\$70,000						
TIRZ Ask	\$ <u>25,000</u>						
Utility Upgrade Total	\$55,200						
TIRZ Ask	\$ <u>25,000</u>						

SEC. I ONE FAMIL RESIDENCE	Y ROOM	MJ	AJOR BUI	DING	DESC	RIPTION	SEC. O			DING PER	
SEC. I RESIDENCI	B'nt 1st 2	nd 3rd Bath Atte		COMMEN	LOL DI	Can Sta	SEC. O		Date		
	8			Office Apt. Rus.		à Gan Stn à Grocery e in Cafe ie Garage Warehouse					
						e in Cafe le Garage					
Garage Apartment				Bidg.							
			Art. 1								. 5
SEC. J NULTIPLE		Roems Baths	SEC. M	TRAUETO	LIGHT	IL DING	SEC. P	No.	/ Hgh Year		Est. 60
Apartment	ra. No. April.	ROOM BUIG				th, Shop			Year	Stated	. Cost
							Ba	12 1	1918	Astrain .	2
Apartment Apartment Story Daples Story Daples Tearist Apts, Converted Develin						MIE					CRVED CONDI erice Inter Good Fair Poor otal \$
	«		SEC. N	Pa		RENTAL			GRADE	08SE	ERVED CONDI
	CUPANCY		Units		ental izea	Nosthi Reatal	Est	ated rooted	0:	od	Good
BUILDING USE RIA	s STor	3.0. C.							Co dive	122	Poor
BUILDER: ARCHITECTURE			OWNER'S	ESTIMATE	OF VAL	UE: Land\$ ON I		0	69.5	To	Stat \$
F.H.A. CONMITMENT:		GRADE:									
FOUNDATION	Cencrete	INTERIOR TRI			- 51	C. Q	81	JILDIN	PLATER	a / D SCI	ALE: 1'30'
	Concrete Block Brick		M Niles		H	TITT	TITT		110	TIT	THIT
		Celling WINDOW SASH	A ENTRANC	ES	-11						
BASEMENT		Wood Sash			11						
Pell Half	Earth Floor		Wing Sky 1	Glass JO	1						
	Concrete Wood Garage	Casement	Sky 1	ights	- #			15			
Rooms Size		Entrances J Frent / F PLUMBING									
	Bright	GRADE: C	Weter		- #						
	Nutive Stone										
		Old Style Septie Tank	Come	ordes Is	-1 #						
wild Masonry		Cess Paol	Sup	Sinks Iry Tubs HEN	日月						
Con. Brick Face Brick	Cor. Iren Sheet Metal Native Lumber	Septie Tank Cess Paol Total Fintures BATH ROOM	KITC	HEN	=   H		2				
	Notive Lumber										
Cement Block	Box Paint Cond: Height	Consoide Shower Stall ConhS-Tub Med. Cabt. Dress, Table Lines Chole			<u> </u>						
ROOF TYPE AND MA	Height	Shower Stall	Broce	a Closet Beater	-1 日						
		Med. Cabi.		rator	1 H						
Ho	Tile Slate	Dress, Table Linen Closet		ug Board Walaac							
Shed Gambrel		Wain			1						
Fitch	Campo Cant. Slab	HEATING			-1 H			35	1111		
Darmers Size FLODES AND FINISH	Tar-Gravel	Floer Heaters	Gas		구표						
		Closet Heater	Ceal		-1 H						
Steel Joist	Cenest	Central Plant	ual Wood	e Only	BAS	OC PERIMI	TER: S	2 3 0	ACTUA	1 23	10
Pine	Rabberold	Fireplace Acts	Fister		SEC				ED AREA		TOTAL
	Landeum	Cas Cas	Good			ten	21 7	lo	~		2800
INTERIOR WALLS	Plaster	Lamps	Moder	11.0	-						
Caerras & Papered		STAIRWAYS									
	Painted Decorated	Front Rear	Open		SEC			CILLUN	ARY OF V	ALUE	ST 462
		Ramp			TYP	E	GRAD	5	RATE	51 00	SIC LICY
PARTITIONS	Canvas & Papered	PORCHES	Wod	15			ADJUST	MENTS	1-6	ADD	DED
Metabried	Hollow Tile Textone				-	Pa-	hw.	z lla			34
Shiptop	Painted	Concrete Tile			-		1				
Sheet Metal Boxing		Stone	Gassa	8	-						
	IN FEATURES AN	D SPECIAL EQUIS	MENT	-	-						
Lisen Closets	Mirror Doors Book Shelves		ng \$								
					NET	()					34
	Wall Bede Cedar Closets		14		-		REF	RODUC	TION COST	NEW	427
					DEI	PRECIATION	1: 18	AGE	: 64		274
					- COM	DITION:			,	15	
WC T		THER MINOR BU	DTAL		OTH		IFSENT V	ALUE	ALOR BUIL	78	0.0.
				1	Yer						274
Bidg. Sty. Found. Walls	Roef Floer Ph	ank. Type Grade	Dimensions	Area	Bullt	Rate C		Cood.	DEPRES % Age		
2.			X	-							
4			X								
								TOTAL	BUILDING	VALUE	274 118 392
3,									LAND	VALUE	118
4.	AUTO DARA A	ALUATION ADJUS	THENTS BY	FADE	19	4	80	ILDING	AND LANE	VALUE	392
Year Bidg. Type	Grade Rete	Basic Cast	Adjustry	ats	Repead	eties	Cond	0	Cond.	Other	ADJUSTER
Type	where mile	pane cost	A64.	Dečuct	Cest	New	condit.	- Apr	W Cond		ANENE
								-			

## Historical Inspiration in Denton



#### 108 W. McKinney - Historical Era Signage, Hand Painted



#### VISUAL ARTIST, DESIGNER, MUSICIAN & SIGN PAINTER SEAN STARR

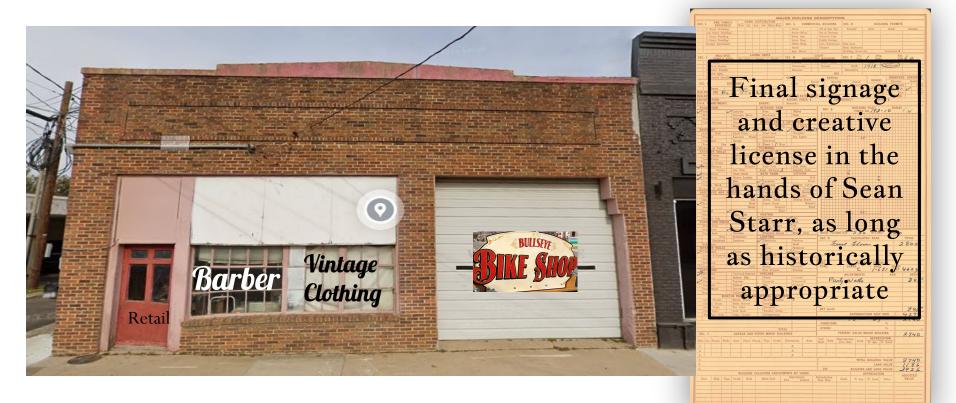
Over the last 20 years, Visual Artist Sean Starr's original artwork has been displayed in dozens of exhibitions at galleries in New York, San Francisco, Los Angeles, Dallas, Houston, Napa Valley, Philadelphia, Chicago, San Antonio and Ireland.

Blending his background as an artist, sign painter, designer and illustrator, Sean Starr has achieved an international reputation and a wide range of exhibitions while working with other artists such as The Cranberries, Fleetwood Mac's Lindsay Buckingham, The Toadies, Reese Witherspoon, and Gogol Bordello's Eugene Hutz.

Starr was featured in the film and book "Sign Painters" and his work has seen coverage in media such as the Discovery Channel, NBC, Dallas Observer, Juxtapoz and ArtForum magazines as well as dozens of other outlets.



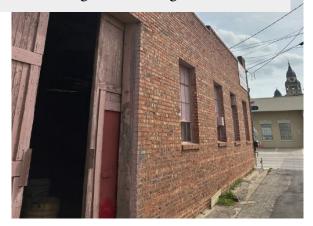
# 108 W. McKinney - Signage Placement



# 108 W. McKinney - South and West Fronts



Restore window panes on West side as well as original sliding doors



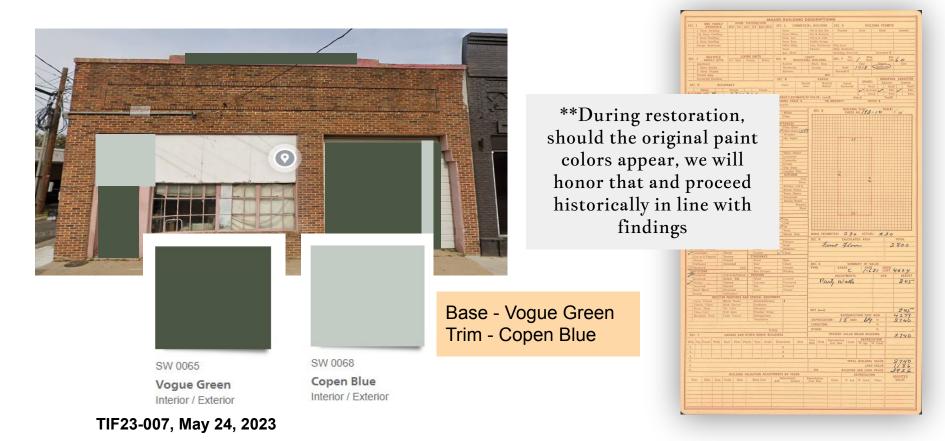


# 108 W. McKinney - Paint Palette

Color Through the Decades: 1930s -



## 108 W. McKinney - Proposed Paint



## 108 W. McKinney - Exterior Lighting



SEC. I ONE FA	WILY		ROOM	DIST	RIBUT	10N	JUR	JUIL		Case .	III DIN	- PR	c. o			LDING	PERMIT	
1 Stary Deal	NCE .	Bint	lst	284	3rd B	Att					Gas S Groce		r. o Namber		Date			Amount
Garage Aparts								Office B	tidg.									
								Rosel Apt. Ho	tel						1		rance \$	
SEC. J FAMILY				VING	UNITS		SEC.	M	INDUSTR			550	0	Ns.	/ 104	ie.		60
Anartment	APTS.			Roe	ms .			Fartury	INDUSTR	Mai	h. Shu			tys.	/ Hgl	SI SI	Lif	Cart
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	UK							Elevator				E E	ecodit'd					
	iting						SEC	. N			RENT							D CONDITION
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Owner		Tess													V An	erage	- Fal	d Good r Pair r Pea
BUILDING USE	us	S	Tor	31	2 C				CTIMATO -							beap		re Pes
BUILDER:								CING PI	STIMATE I	VE VAL	001 64	IN MARE		01	01	FFER \$	Tocu s	
F.H.A. CONMITMENT				G	RADE:	DR TRI												
FOUNDATION	Cee			-1-		DR TRI	м	Miled		- 51	C. Q		BUE		PLAT 3	-/0	SCALE:	1'20'
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Ho							-	Ironing	Baard Walaac'd	-11								
Shed			Met	al		Cabt. Tuble Closet Wais												
Gambrel	100	rpo s SL		-	HEATIN		loor			-1 🖽				30				
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FLOORS AND FINI	SH		-	-				Ceal		-11								
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Hardwood				2						SEC		-			ED AREA			TOTAL
Sub-Floors INTERIOR WALLS		-		_	Gas Lamp					-	to	int	7	in	-			2800
Unfinished	214						V			-								
Canvas & Papered				-	Faund			0.00		-								
				-						SEC	. 5			OMM.	ARY OF V	ALUE		
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		seated																
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	Mir							\$										
		A She																
										NET	()							345
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										021	DITION	r menti	18	AGE	69			2740
											ER:					15		
SEC T	-		AND	OTH	CR MIN		ULDING:	s	_			PRESE	NT VAL	UE M	ALOR BUI	LOING		2740
															DEPRE % Age		-	~140
Bidg, Sty. Found, M.	ala Ro				Type	Grade		maines	Area	Year Built	Rate		Lew C	und.	% Age			
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4																		
													1	OTAL	BUILDEN	G VALU	12	2740
															LAN		31	1186
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#### 108 W. McKinney - Historic Preservation - Extra Mile

