

FAÇADE PROGRAM



214 E. Main Street
Cuero, Texas 77954
phone 361-275-8178
fax 361-275-6274
cueroed@cityofcuero.com
www.cuerodc.com

210 E. Main Street
Cuero, Texas 77954
phone 361-275-8008
fax 361-275-6274
mainstreet@cityofcuero.com
www.curomainstreet.com

Please complete and return with necessary attachments to the CDC office, 214 E. Main St., no later than the 1st of the month for the next meeting. If you have any questions, please contact the CDC Executive Director at 361-275-8178. For those applicants located in the Historical District who have questions related to the Texas Historical Commission's recommended guidelines, please consult with the Main Street Manager at 361-485-8008. This is a cost reimbursement program.

Front Façade _____ **Rear Façade** _____ **Side Façade** _____
(Check all that apply)

APPLICANT

Name: _____

Business name: _____

Mailing address: _____

Phone: _____ Email: _____

Physical building address (if different than mailing): _____

Number of years in business at current location: _____ Year built: _____

Total jobs to be created or retained: _____

BUILDING OWNER (if different than applicant)

Name: _____

Address: _____

Mailing address: _____

Email address: _____

Total cost of proposed façade grant project: \$ _____

Amount of façade grant requested (50% of total cost above with a \$10,000 max): \$ _____

BRIEF DESCRIPTION OF PLANNED IMPROVEMENTS FOR MAIN STREET FAÇADE PROGRAM

Required Attachments

- Detailed description of project & expected results (Up to one page)
- Bids from contractors/suppliers you intend to utilize
- Map of project location

Upon/At Approval

- Completion of Performance Agreement
- Exhibit B – Condition of Receipt of Public Subsidies/Agreement Regarding Repayment of Interest

Before Reimbursement

- All work shall be complete
- Statement from Contractors that work is complete
- Copies of cancelled checks/credit card receipts/ACH
- Completed W-9 Form
- Completed Conflict of Interest Form

A picture of the check presentation in the local newspaper and social media is a requirement for participation.

Applicant Signature

Date

Property owner signature (if different from applicant)

Date

Main Street Receipt of completed application

Date

CDC Receipt of completed application

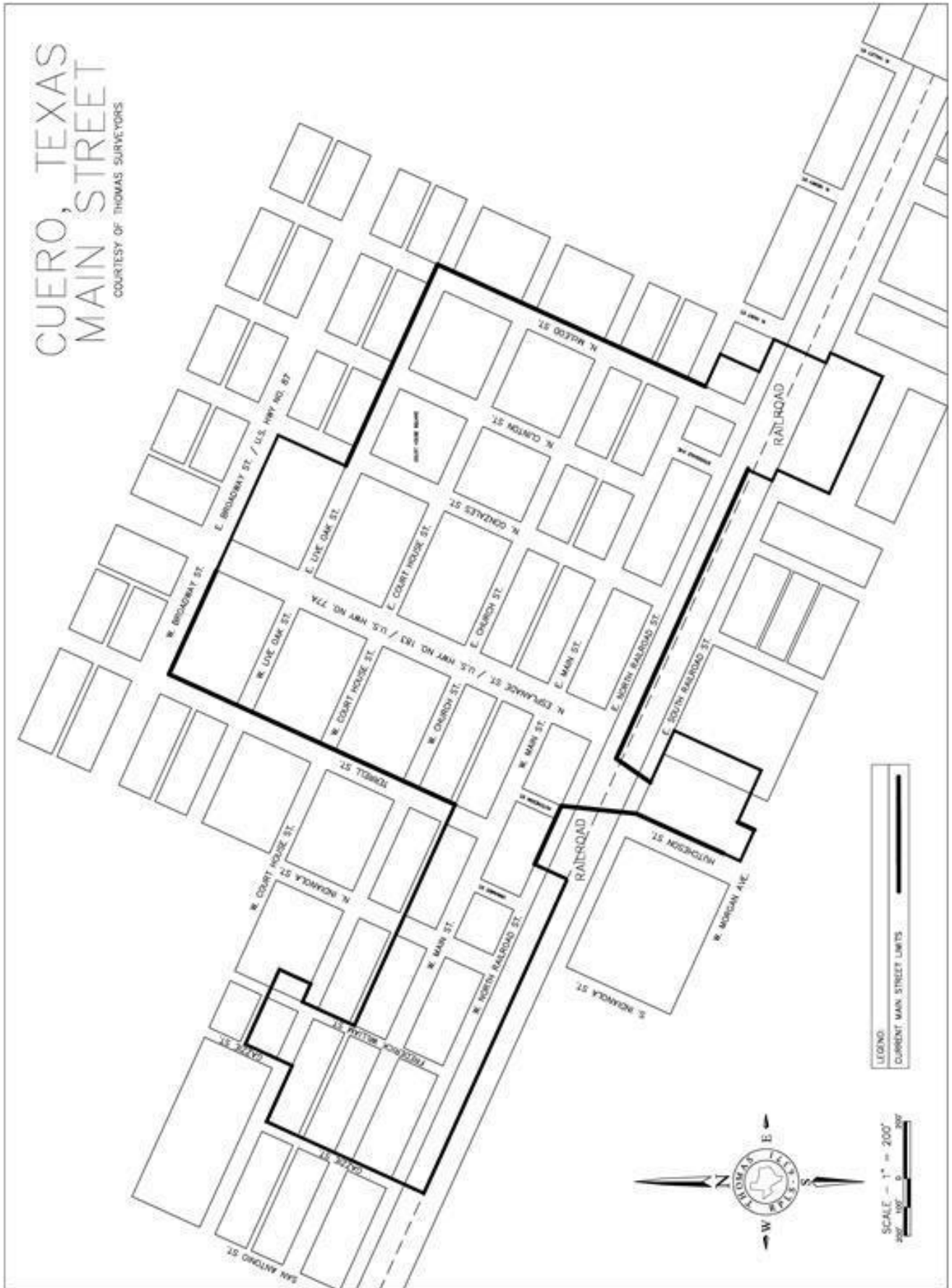
Date

Approved by CDC Board of Directors

Date

CUERO, TEXAS MAIN STREET

COURTESY OF THOMAS SURVEYORS



**INCLUSIONS AND EXCLUSIONS TO
FAÇADE PROGRAM FOR MAIN STREET HISTORICAL DISTRICT
TEXAS HISTORICAL COMMISSION RECOMMENDATIONS**

REHABILITATION TIPS

- Roof, foundation and structural items should be given priority over cosmetic improvements.
- Carefully examine old buildings for termites, wood rot and general deterioration.
- When repairing a building, it is recommended to not cut expenses on the roof or the foundation.
- Existing architectural details, including old wood doors, windows, ceiling and trim work, add to the character of a building and its resale value. Repair these features rather than remove them.
- Before rehabilitating a building façade, take a careful look at the structural aspects of the building;

*** REMOVE VINES AND PLANTS**

Roots of vines grow into mortar joints and can hold moisture against the masonry surface, block gutters and downspouts, scour soft wall surfaces and erode mortar. It is recommended to not pull vines off wall surfaces as this can cause damage. **Follow guidelines provided by the Texas Historical Commissions' General Services Administration, which provides** instructions on how to remove climbing plants without damaging the masonry underneath: see information at www.thc.state.tx.us

*** CLEAN BRICK**

Remove dirt and grime manually using plain water with a soft bristle brush. If insufficient, power wash with mild detergent or chemical cleaner. Power washing should not exceed 400 PSI. Higher pressure could damage the hard exterior of the brick. If the hard exterior surface is damaged, the softer interior of the brick is left exposed and vulnerable to deterioration. For this reason, brick should NEVER be sandblasted.

Unpainted masonry should not be painted. Water gets trapped in the material leading to damage. As water freezes it expands, which can cause stress cracks and spalling in the brick. Painted brick can lead to condensation and mold issues on the building interior. In unpainted brick buildings, porous brick absorbs water and allows it to evaporate, leaving brick intact through years of exposure.

* It is recommended to not use aluminum siding as it can hide water penetration and accelerate deterioration.

*** FIX GUTTERS AND WATER DRAINAGE SYSTEMS**

Regularly inspect gutters/downspouts to prevent water infiltration. Downspouts should be intact to the ground and push water away from the building.

Check for blockages, leaks, and damaged components. Clean and remove debris as needed.

Be aware of areas on the roof and at connecting walls where water does not readily drain. Flashing should be installed at intersections to prevent leakage.

Carefully locate air-conditioning units to avoid water condensation on the sides of buildings.

Condensing units should be supported from the masonry walls and not placed directly on the roof.

*** REPAIR WINDOWS AND DOORS**

Historic windows should be cleaned, repaired and maintained. Missing windows should be reconstructed in kind. Rotted or missing pieces can be repaired by splicing in new pieces only in that location. Consolidants can be used on wood that is damaged or shows signs of rot to prolong lifespan. Custom-made windows can be ordered and is recommended for replacement of missing windows in old buildings.

*** REPOINT MORTAR JOINTS**

Mortar allows for contraction and expansion of the masonry wall during different weather conditions.

When mortar is missing or in poor repair, moisture will enter the walls and may cause structural damage.

Determine if you need to repoint your masonry. If deteriorated joints are present:

A heavily concentrated Portland cement mortar is typically too hard for historic bricks and can cause bricks to break apart. A mortar with more lime is preferred. The recommended component ratio is as follows:

- 9 Parts Sand
- 2 Parts Lime
- 1 Part White Portland Cement
- To match original mortar color, look for matching sand color. Ideally, old mortar should be analyzed and matched. This formula is a general guide.

Top brick cornices projecting above the roof deteriorate rapidly. Cap with metal, terra cotta, stone or concrete.

* **PAIN AND COLOR SCHEME**

Historic brick is meant to breath and should not be painted; this can trap moisture inside the wall causing damage. It is recommended to not paint unpainted masonry. Repaint already painted masonry only after investigation into paint removal of already painted surfaces. Not all paint removal is successful due to poor condition of material underneath and repainting may then be needed. It is recommended to not paint too often; many times a building only needs mild washing. If the building has stone or brick that has never been painted, it is recommended to not create a maintenance problem by painting it.

When painting any part of your building:

- Prepare surface by removing dirt, grime and loose paint.
- Choose oil or latex paint. Once latex is used, you must continue to use latex.
- Be aware there are three degrees of shine for paint, gloss, semi-gloss and flat or matte.
- Quality paint will last longer, will not fade or peel as quickly and provides better coverage.

* **SIGNAGE**

Signage can be attached to the surface of the façade; however, architectural features should not be covered. If the sign is attached to a masonry façade, fittings should penetrate the mortar joints rather than brick. Signage can be attached to the top of the canopy; structural soundness of the canopy to be determined first.

* **GHOST SIGNS**

Ghost signs are faded historic business signs or advertisements still visible on buildings and are a unique artifact of downtown history, which should be preserved. When preserving and restoring ghost signs:

- Leaving ghost signs in their exact state is authentic to history and has a beauty all its own.
- Ensure that photos are taken or archived to document ghost sign history for future generations.
- Lightly touch up the design and lettering so it can be seen again.
- Use diluted paint to allow the building to breathe while maintaining the faded appearance of an historic mural.
- Repaint the mural with 100% coverage.