



## McKinney COMMUNITY DEVELOPMENT CORPORATION

### Final Report

**Organization:** Heritage Guild of Collin County

**Funding Amount:** \$75,000

**Project:** Fencing/Signage

**Start Date:** Aug 2018

**Completion Date:** Nov 2019

**Location of Project:** Heritage Village at Chestnut Square

#### **Please include the following in your report:**

- Narrative report on the Project
- Identify goals and objectives achieved
- Financial report – budget as proposed and actual expenditures, with explanations for any variance
- Samples of printed marketing and outreach materials
- Photographs, slides, videotapes, etc.
- Performance against metrics outlined in application

#### **Please submit Final Report no later than 30 days following the completion of the Project/Promotional/Community Event to:**

McKinney Community Development Corporation  
5900 S. Lake Forest Blvd., Suite 110  
McKinney, TX 75070

Attn: Cindy Schneible  
[cschneible@mckinneycdc.org](mailto:cschneible@mckinneycdc.org)

As we discussed on our application and in our presentation – the signage and fencing at Chestnut Square was dated (in a bad way), in poor condition and difficult to maintain. The completion of the Davis at the Square complex and the Playful Headquarters challenged us to upgrade our property aesthetics – as well as create more defined boundaries, and provide a more secure environment for our staff, visitors and guests.

We first gathered a team of stakeholders – neighbors, past board members and community leaders – to identify the needs, collaborate on the “look” and communicate to others the value of the improvements. It’s a daunting task to consider a major change to a treasured landmark like Chestnut Square. Working with our 2017-2018 board members, we tweaked the “public” name of Chestnut Square Historic Village to Heritage Village at Chestnut Square – and in 2018 rolled out the new logo depicting the Dulaney House. (designed gratuitously by Adam Pagano, board member). Once that was complete, we got to work on the sign & fence designs. City staff Guy Giersch, Barry Shelton, Jeff Harris and met with us multiple times to ensure our plans were within the city guidelines and permits would be approved. We were informed we needed an updated survey which was ordered in July but not completed until Dec 31, 2018! In the meantime, site surveys were completed for the sign permits.

The property survey revealed an encroachment which we petitioned the city to grant us – which they fortunately did in March, after yet another survey of just the encroachment. At the same time, steel prices were fluctuating daily – we finally made the decision to purchase some in May – unsure of whether or not it was prudent – but the tariffs ended up affecting the cost by a few thousand dollars.

Demolition of the old fencing and signage progressed throughout the spring. We offered useable pieces to the community – a house on Church Street repurposed some 80’ of 3’ picket fencing and several pieces of the lattice fencing were taken – saving us some labor and dump fees! The entire demolition was performed by volunteers, those savings are counted as part of the \$9,000 share of HGCC costs.

In July the first (raw) signs were delivered and prep work began on the sites. Concrete bases were formed and poured. Powder coating took about 2 months – and in August the first towers were installed. All 8 signs, including the 2 large ones on Hwy 5 – were completely installed by September, and the final prep for the fencing was completed. Hedges and fence posts had to be removed, and cement bases had to be excavated.

The new fencing was installed in October and November – the 6’ sections first, then the shorter sections along Chestnut and Anthony Streets. When we engaged the fence provider they knew that we may have had to install in stages based on costs. But they came up with a much less expensive gate system and also were able to use some 30’ of donated fencing that is not only historic and period appropriate but also fits in very well with the aesthetics.

### **Goals and Objectives**

All of our visions for this project are coming to life! The property looks cleaner and better maintained, the boundaries are more defined, the buildings along Hwy 5 are better protected and the visibility is so

much improved on both sides of the fence! In fact, the City has selected Chestnut Square to house one of the Arts Commission/Cultural District butterfly sculptures!

### Financial Summary

	Budget	Actual
Signage:	\$37,720	\$40,174 <\$2454>
Fencing:	\$34,370	\$23,003 <\$11,367>
Misc:	\$12,150	*\$11,253

\*Misc includes powder coating (\$4912), survey & engineering costs, machine rental for cement excavation, minor landscaping restoration.

We were given \$1000 by the Garden Club of McKinney for additional landscaping work, and the GHCC portion of the project included all of the demolition and disposal of old fencing and sign materials (one of the signs is now part of a new animal feed storage container), some engineering work that was donated and all of the permit fees were also donated.

### Success

Our only measure of success is stakeholder and community response – and by all accounts it is a huge success! We hope you are as proud of this project as we are. It is wonderful for all of us to show off this beautiful upgrade – so much more visible and interesting than talking about new siding, a roof or foundation work!

Project Timeline

Signage/Fencing

2018 Aug	#18-10	Grant Awarded	
2018 July		Site Survey Ordered	Paid 1/2 Down
2018 July		Engineering of signage complete	
2018 Aug		Site Survey Filed Work	Paid 1/2
2018 Sept		Grant Docs consummated	
2018 Dec		Survey Delivered	
2019 Jan		Installment to Young Customs for Design work	
2019 Jan		Property encroachment discovered	
2019 Jan		Submitted Abandonment petition	
2019 March		Abandonment Public Hearing	
2019 March		Abandonment granted	
2019 April		Filed for signage permits	
2019 May		Engineering inspection for permits	
2019 May		Installment to Young Customs for Supplies	
2019 June		Sign permits issued	
2019 June		Installment to Young Customs for sign Fabrication	
2019 June		Towers constructed for signs	
2019 July		Signs components fabricated	
2019 July		Signs in powder coating stage	
2019 July		Installments to Young Customs for dirt, concrete	
2019 July		Concrete poured for signage	
2019 July		Site inspection post-concrete	
2019 Aug		Installment on Powder coating	
2019 Aug		Installment to Young Customs for monument sign	
2019 31-Aug		Towers installed for signs	
2019 15-Sep		All 8 Signs intalled	
2019 17-Sep		Former fence posts removed	
2019 4-Oct		Fence materials delivered	
2019 9-Oct		6' fencing installation began	
2019 15-Oct		6' fencing complete	
2019 9-Nov		3' fencing installation began	
2019 12-Nov		Gates delivered	
2019 15-Nov		3' fencing complete	

# Heritage Guild of Collin County

## Fence Project 2018-2019

From conception to reality!



2017



January 2018



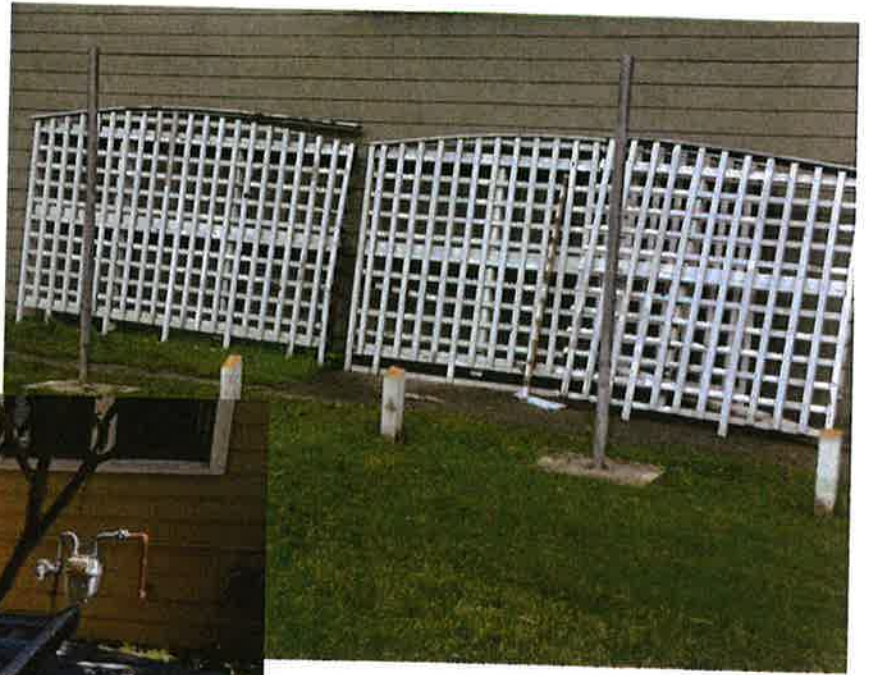


June 2019



July 2019  
Dulaney Corner

July 2019



August 2019





**Aug-Sept 2019**

Fencing - Oct 2019

Chapel corner/ Visitor Center side

Bevel House





**Nov 2019  
Donated Fence  
Dulaney House**

**3 FT fence Cottage**



**North Gate**

**Survey: Bruce Geer**

**Engineer: Gene Geer**

**Sign design/fabrication/install:**

**Wade Young Customs**

**Fence: Netloc**



**Celebration Day Nov 15,2019**



# A New Era

**STAFF REPORT**      ed in November 2018.

Community leaders, historic neighborhood representatives and Heritage Guild members and directors, Chestnut Square employees and volunteers gathered recently to celebrate a two-year project, which resulted in a new public name, new logo, monument signage and wrought iron fence structures surrounding 75 percent of the 2-acre property.

An advisory committee was formed to offer historical perspective and input, qualify the design elements, and work together to produce the most significant change to the Chestnut Square campus in over 20 years.

Last year, work began on a new logo, incorporating the organizational name (Heritage Guild of Collin County) and the museum property name Chestnut Square, and the mission of Preservation, Celebration and Education. Once the name was crafted, work began on the logo, which was adopted in November 2018.

Meanwhile, site preparation was underway for the monument signage, and once the logo was adopted, fabrication of the signs began. From concept to fabrication to installation, the sign component was a year-long endeavor. Once the signs were erected, the fencing followed. Twenty-year-old wood lattice fencing was removed, and powder-coated wrought-iron fencing was mounted, designed to connect new components with the original fencing along Chestnut Street.

"This project will endure beyond our lifetimes, so it was important that we get it right."

— JAYMIE PEDIGO, EXECUTIVE DIRECTOR OF CHESTNUT SQUARE

"This project will endure beyond our lifetimes," said Executive Director Jaymie Pedigo, "so it was important that we get it right. It sets a more formal and inclusive tone for the property, and lends itself to a more dignified aesthetic and protection for our most cherished historic structures. Our thanks to MDC and everyone who played a role in the culmination of this vision."

Everyone in the crowd played a role in this project — from MDC who funded three-quarters of it to Chestnut Square volunteers to community members who af-

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PHOTO BY JENNIFER DOANE  
Community leaders gathered

Nov 28, 2019

A New Era for an Historic Village  
Nov 20, 2019

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Everyone in the crowd played a role in this project – from MCDC who funded 75% of it – to Chestnut Square volunteers – to community members who advocated for it and city leadership who supported it.



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Community leaders gathered recently to celebrate the completion of Chestnut Square’s new logo, signage and fence.



ways. Afterwards, all students and faculty members will meet at PCA to work together to create Operation Christmas Child boxes for Samaritan’s Purse.

Prestonwood students took with them to many of the food pantries, shelters and schools donations that the PCA community has been collecting since the beginning of the school year. Read the full story on Page 6A.

VOICES ★ PAGE 5A

Shop local this season

SPORTS ★ PAGE 7A

Markiewicz reflects on season

