



115 W. Virginia Street – Façade Improvement Project TIRZ 1 Request

TIRZ 1 Application

Vacant/Underutilized Site/Buildings – Façade Rehabilitation

Tax Increment Reinvestment Zone (TIRZ) 1

May 7, 2024

Background – 115 W Virginia Street

- The building was constructed prior to 1885.
- The property lies in the Historic Overlay District Commercial Area and the Historic Core of the MTC zoning district.
- The project is located TIRZ 1 Vacant and Underutilized Properties zone.



Background – 115 W Virginia Street

- In the early to middle 20th Century pastel mosaic tiles were applied to cover the original red brick façade.
- After 1985, the façade was painted



Above: 1985 HRS Photo
Below: 2005 HRS Photo



Background – 115 W Virginia Street

- In 2012, the tile was in turn covered by stucco molded to look like stone.
- Since then, the stucco has deteriorated and been stained.
- Stones toward the top of the building are unsecured and may present a safety risk.
- After working with the Texas Historic Commissions Mainstreet Design Team and McKinney Historic Preservation staff a COA for the new work has been approved.



Above: Recent Photo

Applicant Request & Scope of Work – Vacant and Underutilized Projects- Façade Improvement

- Restoration of historic brick façade
 - Existing brick will be repaired as possible, if brick is too damaged then:
 - Installation work of new brick veneer using metal lath and scratch coat cement and exterior Insulation Finishing System (EIFS) molding design on the storefront
- Installation of new doors and windows, including restoration of original transom windows and bulkhead

Request for \$25,000 as follows:

- Façade Rehabilitation
- Total Cost of Eligible Work
 - \$53,800.65 if existing brick is usable
 - \$60,812.09 if existing brick is not usable

Impact:

- Includes eligible work
- Meets funding policy limits

Staff Recommendation:

- Approval