



Courtesy Denton County Archives

**FARMERS AND MERCHANTS BANK
PILOT POINT, TEXAS
MASTER PLAN**

**Prepared for
Pilot Point Economic
Development Corporation
Pilot Point, Texas**



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February 28, 2018

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Executive Summary

The Farmers and Merchants Bank building has been a focal point of downtown for over 100 years and includes one of the most architecturally significant interior spaces in Pilot Point. The building was listed as a contributing building in the National Register District established in 2007. The Farmers and Merchants Bank was established by brothers D.W. Light Jr. and George Light in 1899. The Farmers and Merchants Bank is composed of the two story bank with a one story 'L' that wraps the north and west façades. An apartment was located at the west end of the second floor and a doctor's office at the east end. The one story 'L' portion was conceived as retail space, which was rented out for extra income. The first floor housed the Farmers and Merchants Bank, and rental space. The 'L' portion of the building been used for retail space, the Pilot Point Fire Department, storage and a funeral home.

During the Great Depression, many businesses closed, including the Farmers and Merchants Bank which merged its assets with the Pilot Point National Bank. The Farmers and Merchants Bank building never housed another bank and has remained mostly unchanged. Little documentation about the building after the 1930s was found during research. However, in the 1960s the building was featured in two films: *Bonnie and Clyde*, and *A bullet for Pretty Boy*. The building has remained relatively intact with few modifications to the exterior and interior due to the efforts of Dwight Miller, who purchased the building in 1974.

The two story and one story portions of the building have the appearance of two adjacent buildings as shown in photographs of the east facade. No historic evidence has been found to suggest these were two separate buildings. The two story building is stylistically eclectic with elements of Romanesque Revival, Tudor Revival and Beaux Arts. The corner is chamfered on the east side of the building at the intersection of W. Main and N. Washington Streets with an entrance porch supported by two columns that sit on stone pedestals and support the portico structure above the main entrance. The east and south facades of the building has a light gray rusticated limestone water table that extends to the sill of the first floor windows. At the chamfered corner of the building smaller rusticated limestone blocks extend from the water table to the sill of the second floor windows. Above the limestone is tan pressed brick. The east elevation of the 'L' portion of the building is different from other facades. This elevation consists of red brick and has two bays of storefront with a parapet.

It is the intent of current owner, Konrad Shields, is to maintain as much of the historic fabric as possible while adapting the building to accommodate an artist-in-residence program. Quimby McCoy recommends the rehabilitation of the building. The building is generally in fair condition. The foundation of the west wall of 101 N. Washington has settled due to rotation of the footing. In 106 N. Washington a portion of the wood floor and joists has collapsed from previous roof leaks. Some of the wood roof trusses have also deteriorated in this location as result of the previous roof leaks. The roof at 106 N. Washington has been replaced by the owner recently. There are open mortar joints in the limestone and cracking in the brick as a result of building settlement. The wood doors and windows exhibit deterioration due to moisture. The pressed metal cornice has detached from the parapet. The roof above the second floor is currently leaking, allowing water to damage some of the interior spaces of one of the second floor apartments.

This report recommends structural work at 101 N. Washington to include, the demolition and reconstruction of the west wall and its foundation. Other structural work includes the reconstruction of a portion of the floor and joists of 106 N. Washington and repairs of the wood roof trusses. Repairs to the exterior of the building include repointing open masonry joints, repairs to wood doors and windows, reattachment of the pressed metal cornice, roof replacement and other associated exterior work. This work is needed in order to prevent the deterioration of interior spaces and the recreation

of some exterior architectural features. Because the bank lobby is one of the most architecturally significant spaces in the city, it is recommended that the existing features remain unaltered and are repaired. It is recommended that the other spaces throughout the building be stabilized to prevent deterioration, with the exception of the one story 'L' to the north and west of the bank. This portion of the building will be modified to accommodate artists' studios.



View of Farmers and Merchants Bank Building from the southeast, 1910

Introduction

In 2017 Quimby McCoy was contracted by the Pilot Point Economic Development Corporation (Client) to provide professional services associated with a Master Plan for the Farmer's and Merchant's Bank at 100 North Washington Street and the adjacent building at 106 North Washington Street in Pilot Point, Texas.

The Farmers and Merchants Bank building is the focal point of downtown Pilot Point. Constructed on the northwest corner of the square, the building was completed by 1901 and has remained relatively intact with few modifications to the exterior and interior. The two story building is stylistically eclectic with elements of Romanesque Revival, Tudor Revival and Beaux Arts. It operated as a bank from the time it was constructed until the Great Depression. During the 1960s the building appeared in two movies related to Depression-era bank robbers. In 1975, Wes Miller purchased and restored the building to open an art gallery and antiques store, which is still in operation today. In 2007 the Pilot Point Commercial Historic District was listed in the National Register of Historic Places. This district includes portions of eight blocks of downtown Pilot Point, and includes the Farmers and Merchants Bank.

Statement of Goals and Purpose

The recommendations provided herein are meant to prolong the existence of the historic buildings by retaining as much of the original materials as possible through stabilization and conservation efforts, while addressing their functional and physical needs. This report serves as a tool to document the conditions of the buildings, and to plan for the overall utilization of the property. This framework will preserve the historic features of the two buildings while enabling the introduction of improvements, allowing the community to benefit from the future use of the building. The goals of this report are to provide an understanding of the property's history, existing conditions, and the owner's desires for the property, to study potential improvements, and make recommendations for the redevelopment of the property for future use.

Methodology

The QMc team conducted a multi-phased analysis from September to October 2017 in order to develop this Master Plan Report. The first phase included a visual investigation of the building and evaluation of the existing conditions. The investigation was performed from the exterior and from the interior. Access to some of the construction elements such as the foundations and roof structure was limited. During the visual investigation, photographs and measurements were taken, and general conditions were noted. The team then developed building and site plans showing the existing configuration in AutoCAD. These drawings are included in the appendix of this report. This phase was undertaken by a team of two preservation architects and an architectural intern.

The second phase included historic research and was concurrent with the physical analysis of the structure and site. Prior historic research was completed by the Pilot Point Economic Development Corporation, Pilot Point Chamber of Commerce, City of Pilot Point and the Denton County Historical Commission. This information provided an initial understanding of the property's history. QMc researched the property further to gain a broader understanding this history and context within the community during the preparation of the initial draft of this report.

QMc then analyzed the information gathered in the first two phases to prepare and present the Preliminary Master Plan Report and Concept Options for the redevelopment of the building. The feedback from this meeting was incorporated into this Master Plan Report.

Testing of materials was not included in this report. The investigation and evaluation by QMc was undertaken during the first phase was to establish the existing construction materials and general conditions, and to define preliminary recommendations for addressing each of the conditions and future needs. The *Description/Condition/Recommendation* format of the report is based on a format that was established by the National Park Service and has been utilized as a standard system of inspecting and evaluating conditions for historic structures. The format establishes the *Description* of an element, followed by the existing *Condition* of that element and finally, *Recommendation*.

The **Description** establishes the materials and other physical characteristics of the element.

The **Condition** of elements may be classified as follows:

Good:

The element is structurally sound and performing its intended purpose, and there are few cosmetic imperfections. Repair is not needed and only minor maintenance work is required to maintain the element in good condition.

Fair:

The element exhibits signs of wear, failure or deterioration but remains structurally sound and is performing or is able with minor repair, to perform its intended purpose. Failure of a sub-component may have occurred. Repair or replacement of up to 25% of the element or sub-component may be required.

Poor:

The element is not structurally sound and/or is not performing its intended purpose. Failure of the element has occurred. Repair or replacement of more than 25% of the element or sub-component is required.

The **Recommendation** is based upon the analysis of existing conditions.

The **Priority** for addressing each element is established to provide a *framework* for the development of construction phasing strategies and the utilization of available funding. The code utilized describes the following categories:

- Priority Level 1:* Life safety issues and threatened historic fabric requiring immediate attention (5 years or sooner).
- Priority Level 2:* Active (dynamic) deterioration (5 years or more) and water infiltration.
- Priority Level 3:* Stabilized deterioration (10 years or more), aesthetic issues and enhancements.

It is recognized that Pilot Point Economic Development Corporation and the Owner may have other priorities that will also be addressed.

Master Plan Participants

Farmers and Merchants Bank
Konrad Shields - Owner

Pilot Point Economic Development Corporation
Joyce Duesman - President
Amanda Davenport – Director of Economic Development

Quimby McCoy Preservation Architecture
Nancy McCoy, FAIA, FAPT
Justin Curtsinger, AIA



Courtesy of Denton County Office of History and Culture

Historical and Architectural Development

Historic Context

Pilot Point

Pilot Point, in Denton County is one of the oldest surviving North Texas settlements, with the first settlers arriving to the area in the mid-1840s. This area was originally contracted by the Mexican government to Charles M. Smith in 1834.¹ The Spanish government initially extended the invitation to Anglo-Americans to colonize such territories as Texas due to their difficulty in finding Spanish citizens who were willing to live in the vast and harsh terrain. The Mexican government continued the empresario contracts allowing Anglo-American settlement in their territories. In 1845, Charles M. Smith passed away before he was able to fulfill his contract. The Republic of Texas re-contracted the land to his wife Sophia Smith. Within a few years of the death of Charles, Sophia married James Pierson. James Pierson and George W. Newcomb surveyed and submitted a plat of the City Square of Pilot Point in 1854.² Pilot Point garnered its name from its location on a hilltop. The hill was referred to as “Pilot’s Point” by rangers and other travelers who would use the hill as a vantage point along their route.³ The shortened name of Pilot Point was first noted on the plat of the square laid out by Pierson and Newcomb in 1854.⁴

¹ “The History of Pilot Point.” *Pathfinder II*, 2001.

² Hollace Hervey, *Historic Denton County: an Illustrated History* (San Antonio, TX: Historical Pub. Network, 2002); James Pierson, “Plat of Pilot Point,” map (1854).

³ “Location was town’s attraction,” *The Denton Record-Chronicle*, July 4, 1975.

⁴ James Pierson, “Plat of Pilot Point,” map (1854)

The city rapidly grew and within a few years, a post office, grist mill and school had been established. During this time, the square was the focal point of commerce for Pilot Point; the place where citizens and local farmers and ranchers would buy and sell their products at trade days on the second Monday each month. In 1855 the first U.S. Post Office opened in Major James Walcott's general store. By 1860 Pilot Point became a stop on the Butterfield Stage route and at the time had a larger population than Denton, the county seat.⁵ In 1867 the U.S. Army constructed telegraph lines from Sherman through Pilot Point to Fort Belknap.⁶

The 1870s and 1880s were a "boom-time" for Pilot Point, with families settling in the area and the expansion of prosperous businesses. One of the earliest brick buildings constructed in the city was built by John Merchant in 1872 and is located on the northwest corner of the square, across the street from the Farmers and Merchants Bank.⁷ The Pilot Point Seminary was established in 1872 was located near the square and offered all education levels from first grade to college. In 1884, the school obtained a charter and changed the name to Franklin College and became a well-known school offering bachelor degrees in fine arts and literature.⁸ Pilot Point Bank was established by 1884 as the city's first bank and in 1892 changed its name to the Pilot Point National Bank after receiving a national charter.⁹ During this time, the Pilot Point Union Depot was constructed to serve the Texas and Pacific Railway, and the Missouri, Kansas and Texas Railway. Pilot Point saw a boom in visitors and new residents because of the train lines. As the population increased other buildings were constructed around the square, including the Pilot Point Opera House, built in 1894.¹⁰ The year after, Pilot Point began to offer free public school. Enrollment at Franklin College dwindled and finally closed its doors in 1900.¹¹ By the turn of the century Pilot Point was wired for electricity and telephone services, and by 1909, the city began pouring concrete sidewalks downtown.¹²

The Farmers and Merchants Bank Building

The Farmers and Merchants Bank was established by brothers D.W. Light Jr. and George Light. They were the grandsons of George W. Newcomb, who surveyed the site for Pilot Point. The Light family moved to the city at the end of the Civil War and became one of the most prominent families in the area with a large cattle ranch east of town.¹³ Shortly after it was founded in 1899 the Farmers and Merchants Bank built a new building on the northwest corner of the square at West Main and North Washington. The building consisted of a two story bank at the corner and a one story 'L' to the north and west of the bank. The one story portion was conceived as retail space, which was rented out for extra income. The 1891 Sanborn Fire Insurance map shows that the site was once the site of three wood buildings; one used as a Photographer's studio, the second a Drug Store, and the third use is unknown. The Farmers and Merchants Bank Building opened its doors in April 1901 and became the most recognizable building in Pilot Point.¹⁴ With the completion of the building, the square was now completely framed by one and two story masonry commercial buildings.¹⁵

⁵ Hollace Hervey, *Historic Denton County: an illustrated history* (San Antonio, TX: Historical Pub. Network, 2002).

⁶ Hollace Hervey, *Historic Denton County: an illustrated history* (San Antonio, TX: Historical Pub. Network, 2002).

⁷ "Location was town's attraction," *The Denton Record-Chronicle*, July 4, 1975.

⁸ "The History of Pilot Point." *Pathfinder II*, 2001.

⁹ Jay Melugin, "Pilot Point," (Charleston, SC: Arcadia Pub., 2009).

¹⁰ Hollace Hervey, *Historic Denton County: an illustrated history* (San Antonio, TX: Historical Pub. Network, 2002).

¹¹ "The History of Pilot Point." *Pathfinder II*, 2001.

¹² Hollace Hervey, *Historic Denton County: an illustrated history* (San Antonio, TX: Historical Pub. Network, 2002).

¹³ "Location was town's attraction," *The Denton Record-Chronicle*, July 4, 1975.

¹⁴ Jay Melugin, "Pilot Point," (Charleston, SC: Arcadia Pub., 2009); "The History of Pilot Point," *Pathfinder II*, 2001.

¹⁵ "Feb. 1891, Pilot Point, Tex.," map, in *Sanborn Fire Insurance Maps* (TX, 1891), acc. Oct. 18, 2017, www.lib.utexas.edu/maps/sanborn.html

From the time it was constructed, the Farmers and Merchants Bank has been a focal point of the square. In the nomination for the National Register district, the building is described to exhibit elements from Romanesque Revival, Tudor Revival and Beaux Arts styles. The first floor housed the Farmers and Merchants Bank, and rental space. An apartment was located at the west end of the second floor and a doctor's office at the east end. An excerpt from the Pilot Point Post Mirror on April 19, 1901 reads, "The Farmers and Merchants Bank will move into its new building on the northwest corner of the square this week. It is constructed of limestone and pressed brick. There are two plate-glass windows on either side of the door, the floors are tiled, and the walls wainscoted with tiles. It has steam heat throughout. The second floor contains offices." By 1905, the upstairs offices were occupied by Buster and Atkins, a physician and surgeon's practice.¹⁶ In 1912, the one story portion of the building was used by the Pilot Point Fire Department.¹⁷ By the 1930s, Dr. L.W. MacKenna's dental practice occupied the space originally used by Buster and Atkins.¹⁸

During the Great Depression, many businesses closed, including the Farmers and Merchants Bank and merged its assets with the Pilot Point National Bank.¹⁹ The Pilot Point National Bank exists today as PointBank. The Farmers and Merchants Bank building never housed another bank and has remained mostly unchanged.²⁰

Little documentation about the building after the 1930s was found during research. A historic photograph in Jay Melugin's book, *Pilot Point*, shows the one story portion was used as a funeral home in the 1940s.²¹ This photograph also shows current façade which consists of red brick and tall parapet with simple detailing. At some point prior to the 1940's, the façade significantly altered from the original design which included a more detailed parapet, a full height cast iron storefront and metal awning which covered the sidewalk. Originally this facade resembled the one-story façade on the south side of the building. The original façade can be seen in Image 3 on page 55 of this report. J.L. Ginnings purchased the building after the Depression and retained it until the 1970s, and it is believed to have remained vacant during this time.²²

Even though Bonnie and Clyde never robbed a bank in Pilot Point, in 1967 Warren Beatty and Faye Dunaway film *Bonnie and Clyde*, featured the building during one of the scenes.²³ Many local citizens were cast as extras in the film, including J.L. Ginnings and his wife, who portrayed the bank's president and wife.²⁴ Two years later the building would again be the backdrop for another film, *A Bullet for Pretty Boy*, starring actor Fabian as Pretty Boy Floyd.²⁵

The building was vacant and in jeopardy of being demolished until Dwight W. Miller and Fritz Metoff bought the building in December 1974 and repurposed it as an art gallery. The property is currently owned by Konrad Shields and continues to operate as an antique store and art gallery.²⁶ Current plans for the building involve redeveloping the building into an artist-in-residence program. This Master Plan is intended to support this effort.

¹⁶ "The History of Pilot Point," *Pathfinder II*, 2001.

¹⁷ "Feb. 1912, Pilot Point, Tex.," map, in *Sanborn Fire Insurance Maps* (TX, 1912), acc. Oct. 18, 2017, www.lib.utexas.edu/maps/sanborn.html

¹⁸ "The History of Pilot Point," *Pathfinder II*, 2001.

¹⁹ Jay Melugin, "Pilot Point," (Charleston, SC: Arcadia Pub., 2009).

²⁰ "The History of Pilot Point," *Pathfinder II*, 2001.

²¹ Jay Melugin, "Pilot Point," (Charleston, SC: Arcadia Pub., 2009).

²² Sahm, Kendall and Jay Melugin. 17 Oct. 2017. (*In person interview*)

²³ Jay Melugin, "Pilot Point," (Charleston, SC: Arcadia Pub., 2009).

²⁴ Kent Biffle, "Citizens of Pilot Point Become Movie Actors," *Dallas Morning News*, September 13, 1967.

²⁵ "Robbed for Movie Producers," *The Pilot Point Post-Signal*

²⁶ Gal Gilmore, "Artist 'Banks' On Gallery," *The Denton Record-Chronicle*, February 2, 1975.

Chronology of Development & Use

This chronology is based primarily upon a review of historic documents provided by Pilot Point Economic Development Corporation, Pilot Point Chamber of Commerce, City of Pilot Point and the Denton County Historical Commission, and records from the Denton Public Library.

- 1899** D.W. Light, Jr. and G.E. Light found the Farmers and Merchants Bank in Pilot Point.²⁷
- 1901** The 1901 Sanborn Fire Insurance Map shows the Farmers and Merchants Bank building with attached one story retail building at 106 N. Washington. Map notes use of retail building as “Implements.”²⁸
- 1905** Buster and Atkins, a physicians and surgeons practice, occupies the east portion of the second floor facing N. Washington Street.²⁹
- 1912** The 1912 Sanborn Fire Insurance Map shows that the south ‘L’ portion of the retail space was walled off from the rest of 106 N Washington. This wall remains today. The map notes the use as a Fire Department.³⁰
- 1912-1921** 106 N. Washington appears to have lost its front canopy on the 1921 Sanborn Fire Insurance Map.³¹ This indicates that during this time period the façade was renovated.
- 1921** The 1921 Sanborn Fire Insurance Map notes the retail space at 106 N. Washington as “Storage Room & Warehouse.”³²
- Oct. 29, 1929** Stock market crash, signaling the beginning of the Great Depression.
- 1930** The Farmers and Merchants Bank closed its doors and merged its assets with the Pilot Point National Bank, moving into their building across the square.³³
- c. 1930** Dr. L.W. MacKenna operated his dental practice out of the upstairs offices of the Farmers and Merchants Bank building.³⁴
- 1940s** Beck Funeral Home operated in the one story ‘L’ portion of the building.³⁵
- 1967** J.L. Ginnings is listed as the owner of the Farmers and Merchants Bank building.³⁶
- Nov. 1967** Warner Bros. rented the Farmers and Merchants Bank building for filming of the Academy Award winning Warren Beatty and Faye Dunaway film *Bonnie and Clyde*.³⁷

²⁷ Jay Melugin, “Pilot Point,” (Charleston, SC: Arcadia Pub., 2009).

²⁸“Dec. 1901, Pilot Point, Tex.,” map, in *Sanborn Fire Insurance Maps* (TX, 1901), acc. Oct. 18, 2017, www.lib.utexas.edu/maps/sanborn.html

²⁹“The History of Pilot Point,” *Pathfinder II*, 2001.

³⁰“Feb. 1912, Pilot Point, Tex.,” map, in *Sanborn Fire Insurance Maps* (TX, 1912), acc. Oct. 18, 2017, www.lib.utexas.edu/maps/sanborn.html

³¹“Feb. 1912, Pilot Point, Tex.,” map, in *Sanborn Fire Insurance Maps* (TX, 1912), acc. Oct. 18, 2017, www.lib.utexas.edu/maps/sanborn.html

³²“May 1921, Pilot Point, Tex.,” map, in *Sanborn Fire Insurance Maps* (TX, 1921), acc. Oct. 18, 2017, www.lib.utexas.edu/maps/sanborn.html

³³ Jay Melugin, “Pilot Point,” (Charleston, SC: Arcadia Pub., 2009).

³⁴“The History of Pilot Point,” *Pathfinder II*, 2001.

³⁵ Jay Melugin, “Pilot Point,” (Charleston, SC: Arcadia Pub., 2009).

³⁶ Kent Biffle, “Citizens of Pilot Point Become Movie Actors,” *Dallas Morning News*, September 13, 1967.

³⁷ Jay Melugin, “Pilot Point,” (Charleston, SC: Arcadia Pub., 2009).

- 1969** American International Pictures rented the Farmers and Merchants Bank building for filming of *A Bullet for Pretty Boy*, starring actor Fabian as Pretty Boy Floyd. The movie was released in 1970.³⁸
- Dec. 1974** Dwight W. Miller and Fritz Metoff purchased the Farmers and Merchants Bank building and renamed it the Farmers and Merchants Gallery, to be used as an art and antiques gallery and studio.³⁹
- 2007** Farmers and Merchants Bank listed as contributing building in the National Register District.
- 2017** Quimby McCoy Preservation Architecture contracted to provide professional services associated with a Master Plan to redevelop the building for an artist-in-residence program.

³⁸ "Robbed for Movie Producers," *The Pilot Point Post-Signal*

³⁹ Gal Gilmore, "Artist 'Banks' On Gallery," *The Denton Record-Chronicle*, February 2, 1975.

Structural Assessment: 100 N. Washington

On January 19, 2018 Justin Davidson, P.E. and Keaten Claney, P.E. both of EIKON visited the site to visually observe the existing buildings. The observations were completed to determine the structural condition of the existing structures.

The focus of this observation is to observe the roof framing, second floor framing, first floor framing, load bearing walls and columns, and foundation elements. Only elements exposed to view were in the scope of this report. Non-destructive testing to remove covering elements in order to expose the structure was beyond the scope.

This assessment did not include evaluation of all existing elements and connection capacities. For example, a determination of allowable roof and floor live loads, wind loads, and seismic loads for the buildings were not part of this assessment.

Foundation/Columns

Priority Level I

Description

The floor consists of a crawl space with 2x joists with a beam line down the center. The beams are supported on square masonry piers and the joist ends are supported on brick ledge at the triple wythe brick wall. The rear wall appears to bear on a concrete foundation.

Condition

Fair to Poor. Approximately three joists along the east wall have termite damage. The porch area on the south side approximately two thirds down the building contains floor boards, joists, and beams that are rotted and failing. The foundation beneath the west wall has settled and caused rotation of the wall.

Recommendation

The floor joists with termite damage need to be replaced. The porch floor boards, joists, and beams need to be replaced with new boards (if the original design is to be kept) or replaced with a more durable material since this area is constantly exposed to the environment. The foundation of the west wall should be replaced with a new concrete foundation.



Figure 1. Termite damaged floor joists.



Figure 2. Deteriorated boards, joists and beams at porch.

First Floor Walls

Priority Level 1&2

Description

The walls consist of triple wythe brick. Portions of the interior walls appear to be wood framed and are covered with a plaster overlay.

Condition

Fair. The south wall contains wood elements that have separated due to movement of the brick walls. There are also several cracks in the north wall of the Art Gallery and exterior of the south wall.

Poor. The back room contains cracking in the wall over the opening to the hallway. This wall appears to be wood with plaster overlay. The south wall of the back room contains cracking in the brick. The west wall of the back room is tilting outward approximately five inches at the worst case.

Recommendation

Priority Level 1: Demolish and replace the west wall of the back room. This would require shoring of the roof joists in the back room.

Priority Level 2: Repair the header and wall above of the east wall of the back room. This would require removal of the plaster to determine how the existing header is constructed. Portions of the existing structure may have to be shored to repair the header. Repoint the mortar joints in the south wall.



Figure 3. West wall deflection.



Figure 4. Cracking in south wall.

Second Floor Walls

Priority Level 2&3

Description

The walls consist of triple wythe brick. Portions of the interior are wood framed and are covered with a plaster overlay. The floor is presumed to be 2x wood joists.

Condition

Fair. There are several cracks in the south wall of the west apartment. Most of the cracking is adjacent to the windows. On the exterior of the building there is separation of the brick and header over several of the windows. The floor joists appear to be structurally sound.

Poor. The east wall over the stairs of the east apartment has separated from the brick wall.

Recommendation

Priority Level 2: Repair the portion of wall above the stair that has separated. Since this portion is wood, this will likely require the replacement of the header at this location. Shoring the existing roof may be required during this replacement.

The mortar joints that have opened up should be repointed to help prevent water intrusion.

Priority level 3: Cracks in the rooms are aesthetic in nature and should be repaired after repointing of the masonry is completed.



Figure 5. Crack at window in

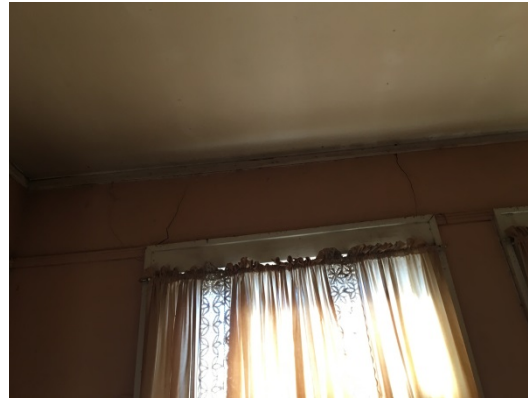


Figure 6. Cracks at window in Bedroom.
Living Room.



Figure 7. Exterior crack at Living Room.



Figure 8. Exterior cracking at Bedroom.



Figure 9. Separation of wall in stairwell.

Roof

Priority Level 2

Description

The roof consists of site built wood trusses.

Condition

Good to Fair. At the locations that were able to be observed, no structural deficiencies were observed. The trusses in the back room were all covered by a ceiling. Without knowing which direction these span, it is unknown if the bearing of these trusses has been compromised by the west wall tilt. It appears the trusses do not bear on the west wall due to no excessive deflection in the roof being observed despite the tilt in the west wall.

Recommendation

Verify no trusses contain damage at the locations of recent leaks in the roof.

Structural Assessment: 106 N. Washington

First Floor/Foundation

Priority Level 1

Description

The floor consists of a crawl space with 2x joists with a beam line down the center. The beams are supported on square masonry piers and the joist ends are supported on brick ledge at the triple wythe brick wall. The rear wall appears to bear on a concrete foundation. Near the west wall, many of the floor joists and supports were replaced with new framing and support columns.

Condition

Fair to Poor. Near the east wall, the floor boards and several of the joists have collapsed. The x-bridging between floor joists has come apart between a lot of the joists. A large portion of the remaining floor boards in the east room have undergone major deterioration. Two of the newer support columns that were added have deflected slightly and reduced the beam bearing on the columns.

Recommendation

The floor joists that have failed or are showing major signs of deterioration will need to be replaced. There were approximately 20 floor joists that will require replacement. The amount of floor board replacement will need to be determined once the stored items are removed from the space.



Figure 11. Collapsed floor near east wall.

Walls

Priority Level 3

Description

The walls consist of triple wythe brick.

Condition

Fair. There were several cracks in the north and south walls.

Recommendation

Repoint the mortar joints at the cracked locations.

Roof

Priority Level I

Description

The roof consists of site built trusses. Most of the trusses have a ceiling covering them. There were several exposed where a roof leak had caused the ceiling to collapse.

Condition

Fair to Poor. At the location of the roof leak, the bottom chords of several trusses are damaged. Without removal of the ceiling, condition of the remaining trusses cannot be verified.

Recommendation

Repair or replace damaged trusses. Verify the remainder of the trusses are structurally sound.



Figure 12. Damaged bottom chord of truss.



View from southeast, October 2017

Architectural Assessment: 101 N. Washington Exterior

The Farmers and Merchants Bank is composed of the two story bank with a one story 'L' that wraps the north and west façades. The two story and one story portions of the building have the appearance of two adjacent buildings as shown in photographs of the east facade. No historic evidence has been found to suggest these were two separate buildings. The south elevation has a continuous façade without a construction joint between the two story and one story portions of the building. Therefore in this report, the bank and the 'L' is referred to as a single building.

The corner is chamfered on the east side of the building at the intersection of W. Main and N. Washington Streets with an entrance porch supported by two columns that sit on stone pedestals and support the portico structure above the main entrance. The east and south facades of the building has a light gray rusticated limestone water table that extends to the sill of the first floor windows. At the chamfered corner of the building smaller rusticated limestone blocks extend from the water table to the sill of the second floor windows. The material used above the limestone water table is a tan pressed brick. At the base of the parapet is a projecting pressed metal cornice.

The following is a summary of Quimby McCoy Preservation Architecture's assessment completed on October 17, 2017.

Site*Priority Level 3**Description*

The property is bounded by N. Washington to the east, W. Main to the south and Tucker Alley to the west. The north side of the property is bounded by an empty lot and masonry building. The property is “L” shaped with the vertical stroke of the letter running east to west and the horizontal stroke of the letter extending from W. Main to the north. The site slopes from the highest point in the southeast corner at the intersection of N. Washington and W. Main down to the northwest corner. The building is on roughly 50% of the property and is situated on the highest portion of the site. A concrete sidewalk is located along the east and south sides of the building and a high drop off at the street edge. The remaining unbuilt part of the property has a chain-link fence and consists of lawn with landscaping and trees. A metal clad studio structure is located in the southwest corner of the property.

Condition

Fair to Poor. Surface drainage appears to be relatively adequate. The sidewalk is in poor condition as a result of settlement.

Recommendation

City of Pilot Point to reconstruct the sidewalk with handrails. No work required to the landscaping.

Code and Accessibility Summary**Code Review Summary**

The following is a limited summary of code and accessibility considerations due to proposed changes outlined in this master plan report.

The applicable building codes and standards for this property are listed below:

- International Building Code (IBC) 2015 Edition
- International Fire Code 2015 Edition
- International Plumbing Code (IPC) 2015 Edition
- International Mechanical Code (IMC) 2015 Edition
- National Electric Code (NEC) 2017 Edition
- Texas Accessibility Standards (TAS)

For structural conditions refer to the structural section of this report.

The Farmers and Merchants Bank is classified as Assembly Group A-3, Business Group B and Residential Group R-2 per Chapter 3 of the 2015 IBC. The first floor of 101 Washington is classified as Assembly Group A-3 includes art galleries. The first floor of 106 N. Washington is classified as Business Group B include offices, professional services and educational above 12th grade. The second floor of 101 N. Washington is Residential Group R-2, apartments.

Based on the proposed changes, the occupancy for 106 N. Washington is 41 and the existing exists should remain as is and the doors do not need to swing out.

Occupant Load and Plumbing Fixture Counts

Description

The project scope includes the use of the first floor of 101 N. Washington as an art gallery, and reconfiguration of 106 N. Washington to accommodate artist studios. One single use restroom is provided in 106 N. Washington for use by 101 and 106 N. Washington. The second floor is accessed by stairs from the exterior of the building. The second floor contains two apartment units, each with their own bathroom.

Condition

The existing plumbing fixture counts are insufficient for the proposed first floor occupancies.

Recommendation

During the reconfiguration of the first floor of 101 and 106 N. Washington, construct restrooms to meet code requirements.

Accessibility Review Summary

The scope of the work recommended in this report includes repairs to the exterior of the building and roof replacement. Structural work to include the reconstruction of the west wall of 101 N. Washington, reconstruction of a portion of the floor and repairs to roof trusses in 106 N. Washington. Interior work to 101 N. Washington includes minor repairs to historic finishes and other maintenance related work to the first and second floor. No alterations to the second floor are included in the scope of this project. The first floor space in 106 N. Washington will be reconfigured into artist studios.

Description

The first floor of 101 N. Washington and 106 N. Washington is at the same level with the sidewalk along the east and south sides of the building. The bank lobby located in 101 N. Washington is elevated above the remainder of the first floor and the sidewalk and can be reached by six steps. The second floor of 101 N. Washington is accessible by stairs accessed from the exterior of the building.

Condition

The bank lobby and second floor of 101 N. Washington is not currently wheelchair accessible.

Recommendation

Provide an interior ramp from the first floor of 106 N. Washington to access the bank lobby located in 101 N. Washington.

The second floor of 101 N. Washington is not accessible however, it does meet the exceptions listed in Texas Accessibility Standards (TAS) as a privately owned building less than three stories and it is a qualified historic building. Because it is a qualified historic building, only the existing elements altered are required to comply with TAS. Careful consideration should be given in the future regarding the alteration or replacement of any existing elements located on the second floor as it will be required to meet the current accessibility standards.

Limestone, Marble and Terra Cotta

Priority Level I

Description

A light gray rusticated ashlar limestone water table that extends to the sill of the first floor windows. At the chamfered corner on the east side of the building smaller rusticated limestone blocks extend from the water table to the sill of the second floor windows. The angled entrance porch is supported by two white marble columns with gray veining, limestone column capitals and bases sit on stone pedestals and support the portico above. A limestone entablature is carved with the name “Farmers and Merchants Bank.” The smooth face limestone banding caps the top of the stone and includes two integral scuppers. The first floor windows flanking the entrance feature stone arches with smooth finished limestone. The remaining windows have smooth face limestone sills and lintels. The parapet is capped with stepped limestone that ornaments the curved Tudor gable at the front doors.

In addition to white marble, the entry façade is adorned with terra cotta accents surrounding the second floor windows. An engaged modified Doric terra cotta column is centered between the pair of windows.

Condition

Fair. Ivy is growing up the east façade. Open mortar joints in the limestone were found in a few isolated areas. A vertical crack exists at each side of the angled east façade. Biological growth and rust staining was noted along horizontal portions of banding and rusticated blocks. Marble columns have web cracking as a result of the rusted iron anchors remaining from the removed security bars.

Recommendation

Remove ivy, repoint open mortar joints and repair cracks. Clean biological growth and staining. Remove iron anchors and infill holes with marble Dutchman to match.



Rusticated limestone water table and entrance porch, Oct. 2017

Brick

Priority Level I

Description

The east and south facades are clad in tan pressed brick above the limestone water table. Brick courses at the window headers on the first and second floors step out to create banding. Other

brick details include the arched porch opening in the south elevation and pilasters between the windows at the second floor.

The west façade was constructed using red brick. It has been covered with a gray cementitious coating.

Condition

Fair to poor. A vertical crack exists at each side of the chamfered corner at the east side of the building. A large crack steps along from the parapet cap to the base of the building on the south façade. Smaller cracks were noted above the brick arch.

The condition of the red brick on the west façade is unknown because of the cementitious coating. The wall is noticeably bowed out away from the building.

Recommendation

Repair and repoint open mortar joints. Because the west wall will be rebuilt, the cementitious coating, which was not original, need not be reapplied to the reconstructed brick wall.

Refer to the structural assessment regarding the integrity and recommendations for the west wall.



Tan pressed brick, Oct. 2017

Wood Siding

Priority Level I

Description

At the west end of the south elevation, the original store front was removed at some point and infilled with wood siding painted yellow.

Condition

Fair. Boards near base of wall have deteriorated due to moisture.

Recommendation

Remove wood siding and install appropriate wood storefront.



Painted wood siding, Oct. 2017

Doors and Frames

Priority Level I

Description

The front (southeast) wood entrance double doors provide entry into the bank lobby at the chamfered corner on the east side of the building. The one story 'L' that wraps the north and west façade has exterior wood doors at the east and south facades. The second floor apartments are accessed with separate exterior wood doors. The southeast doors are full light wood stile and rail doors painted green. The door at the south porch is a single door that matches the southeast double doors in construction and is painted white. The door to the second floor apartment is a non-historic six panel door with the glass in the top two panels. The exterior double doors at room 106, the single door to the basement and the exterior door at stair 111 are similar 3/4 light wood stile and rail doors.

Condition

Fair. Some portions

The doors and frames have peeling paint, and some portions are deteriorated.

Recommendation

Strip and repair deteriorated wood with Duchman's patch and repaint. Sand and re-stain door to second floor.



Main entrance, Oct. 2017



Arched entrance porch, Oct. 2017

Windows

Priority Level 1

Description

The first floor of the east elevation is dominated by a large arched wood window divided into three one-over-one double hung windows. The first floor has nine equal one-over-one double hung windows equally spaced between the two arched openings. The wood windows painted tan, appear to be original and most have screens. The first floor windows have metal security bars, painted green.

Above the entrance porch are three pairs of windows with leaded glass transoms. The other second floor windows consist of three pairs of one-over-one double hung windows. At the top of the chamfered entrance is a curved Tudor gable with a cast stone rose window. The wood windows appear to be original and most have screens.

Condition

Fair. All of the window screens are rusted and torn.

Recommendation

Repair deteriorated components. Replace missing screens.



Wood windows, Oct. 2017

Shutters

Priority Level 3

Description

Shutter brackets are located at vertical edges of the windows on the west elevation.

Condition

Poor. Shutters are missing.

Recommendation

No work required; consider restoring shutters.



Shutter hardware, Oct. 2017

Cornice

Priority Level I

Description

The gray painted pressed metal projecting cornice with integral gutter with soldered joints at the base of the parapet on the east and south elevation.

Condition

Fair to poor. The pressed metal cornice is detached at the east end of the south elevation and will become dangerous if it is not addressed in the near future. QMc did not have access to the roof during the building survey and was therefore unable to determine the cause of the cornice detaching from the building or the condition of the integral gutter. It is probable, based on the amount of rust visible from the ground that the building attachments have rusted and failed.

Recommendation

Further study of the cornice is recommended to confirm the assumptions noted above in the condition. Reattach cornice and re-solder joints as required. Confirm condition of integral gutter, clean and repair as required. Replace missing downspouts.



Pressed metal projecting cornice, Oct. 2017

Roof

Priority Level I

Description

The two story portion of the building has two roof types. A square, hipped gray slate roof anchors the corner of the building at the east and south facades. The ridges are capped with red slate and a finial marks the top of the pyramid. The angled gabled entrance façade and flanking brick parapets interrupt the roof overhangs. The rest of the second floor has a single sloped roof with the highest point at the east end and slopes down to the west end of the building. The roof of the one story 'L' portion of the building was recently replaced according to the owner.

Condition

Poor. The second floor is leaking resulting in water damage to the ceiling in Dining Room 205. According to the owner, this roof is believed to be the original metal roof. The roof of the one story 'L' portion of the building is assumed to be in good condition because it was recently replaced according to the owner.

Recommendation

Solicit a roof inspector to review the roof and document conditions.



Square hipped gray slate roof, Oct. 2017

Architectural Assessment: 101 N. Washington Interior

Basement/Crawlspace

Description

Basement 001 is a non-inhabited space. The space has a non-level concrete floor, one entry door in the west wall with two sets of adjacent windows; an opening in the east wall provides access to Basement 002 and Crawlspace 003. The floor of Room 106 above is supported by 12 wood columns that were added recently to reinforce the floor because of building settlement. Basement 002 and Crawlspace 003 are non-inhabited spaces with primarily unlevelled dirt floors, exposed brick walls, no windows, limited clear head heights, and limited lighting. Wood columns

in Basement 002 support the entry porch above, refer the Foundation/Columns section on page 14 for a description and photographs.

Condition

Poor. The space in its current condition is not habitable because of the non-level floor, limited access, limited clear head heights, and limited lighting.

Recommendation

Maintain the basement and crawlspace as non-inhabited space. Refer to the structural section for recommendations to address the columns and the settlement at the west end of this building.

Flooring Materials

Wood Floors

Description

Wood tongue and groove flooring with boards 3 1/4" wide is the prominent flooring material throughout most of the building. The wood floors in the lobby and in the upstairs apartments have a stained finish. The flooring in the first floor office, hallway and stairs leading to the second floor and the east apartment is painted blue gray.

Condition

Fair. The stain on the wood flooring is worn down in nearly every room with this type of flooring. In some areas, portions of the boards have pulled up and there is minor cupping in the first story hallway and office. There is some settlement of the wood flooring near the vault in the first floor lobby.

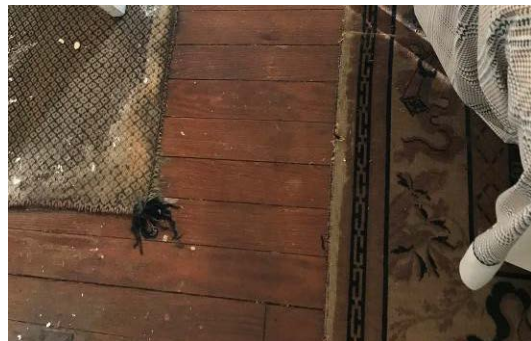
The stained wood floor in the second story dining room is in poor condition due to a roof leak in that room. A large rug with furniture covers the floor in this area and QMc was unable to view this section of the floor.

Recommendation

Remove furniture and rug to view the floor in the dining room. Replace damaged flooring as required and refinish floors to match historic finish elsewhere.



Blue gray paint on wood floor, Oct. 2017



Stained tongue and groove floor, Oct. 2017

Hexagonal Porcelain Tile

Description

Two areas are covered with 1" hexagonal porcelain tile. The lobby is partially covered with green and white hexagonal tiles in two different patterns: a green star pattern in a field of white tiles, and a hexagonal patterned border primarily in green. The floor of the second story apartment bathroom (Room 203) is covered in the same hexagonal tile in all white.

Condition

Fair. There are several places where the hexagonal tile is missing, broken or loose. The tile in the lobby has areas of missing tile covered with area rugs. The green colored patterns in this area are still visible, but do appear to have large cracks throughout. The second floor bathroom (room 203) has a large crack through the white tile field of the floor and in response, has large areas of broken tile around the crack. Tiles are missing in this area as well.

Recommendation

Infill missing tile with replacement tile, if available. If replacement tile is not available, salvage tile from a concealed location.



Tile pattern with visible large cracks and showing where the tile meets the stained wood floor, Oct. 2017

Concrete

Description

The old Farmers and Merchants Bank vault has a concrete floor, currently obstructed from view by many items in storage. The vault appears to be the only location with concrete flooring on the interior of the building.

Condition

Unknown. With view of the concrete floor obstructed, it is difficult to assess its condition without removal of the items set on the floor.

Recommendation

Concrete floor obstructed, remove items to evaluate condition of the floor.



View of the bank vault with concrete flooring, Oct. 2017

Vinyl Tile

Description

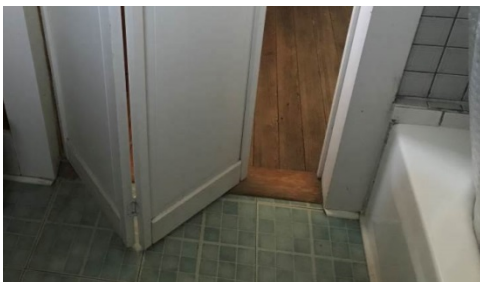
The bathroom floor of the east apartment (Bath 212) is the only location in the Farmers and Merchants Bank Building where there is 12"x12" blue, vinyl tile flooring. This appears to be a newer addition and not the original flooring material.

Condition

Fair. The flooring appears to be holding up well. Because of the age of the material, the tiles have begun to separate at the joints.

Recommendation

No work required; vinyl tile can remain as is. Consider replacement in the future with an alternative material appropriate for the building such as 1" porcelain tile.



Blue vinyl tile in second floor bathroom, Oct. 2017

Linoleum

Description

Linoleum floor covering is only found in the second story kitchen (Kitchen 206). It is unknown what type of floor the linoleum is covering. The pattern consists of squares and lines overlaid with a three arched lines on a gray and white marbled field with black and red accents.

Condition

Poor. The linoleum is cracked and peeling in spots across the kitchen floor. Colors are faded and have the surface had peeled off in small spaces throughout the room.

Recommendation

No work required; linoleum can remain as is. Consider replacement in the future with an alternative material appropriate for the building like vinyl with a similar design.



Linoleum floor pattern in 2nd story apartment kitchen, Oct. 2017

Wall Materials

Plaster

Description

The walls of the Farmers and Merchants Bank Building are painted flat plaster. In the lobby, the plaster is located above wood wainscoting. The walls are painted various colors throughout the building. The majority of the plaster is painted in shades of white or cream. Below the chair rail in Room 105, the wall is painted a salmon color.

Condition

Good to Poor. At the first floor, large cracks in the plaster can be found in rooms 100, 105 and 105. At the second floor, large cracks in the plaster can be found in each room. These are likely a result of building settlement.

Recommendation

Address building settlement, refer to the structural section. Repair cracks in plaster and repaint all walls.



Plaster walls with unmatched paint touchups and cracks above windows and doors, Oct. 2017

Wallpaper

Description

Wallpaper is found in two locations in the second floor: it is in the bath room 212 and in kitchen 208. The wallpaper consists of primarily a white background with a red and dark green geometric pattern of squares and stripes. This does not appear to be the original material.

Condition

Fair. The wallpaper is generally in good condition. In a few locations the wallpaper is peeling off the wall at the seams.

Recommendation

Suggest re-adhering wallpaper where paper is peeling from wall. Consider removing the wallpaper and repairing plaster as required and repaint walls.



Wallpaper pattern in the second floor bathroom, Oct. 2017

Gypsum Board

Description

Gypsum board was used to repair the wall above an exterior door in the lobby. The gypsum board was not painted over.

Condition

Good.

Recommendation

Paint to match adjacent walls.



Unpainted gypsum board above an exterior door, Oct. 2017

Wall Base

Wood

Description

The building has two types of wood baseboards, the most prominent is 9 1/4" wood base and the second is 8" wood base. The wood bases are either stained with a transparent finish or painted in shades of white and cream, matching the paint on the walls.

Condition

Good to Poor. Paint chipped or peeling in some locations at the first and second floor. At the first floor, wood base detached below arched window at the east façade. Some of the stained base in the bank lobby has been stripped of its original finish.

Recommendation

No work required. Exception, in the bank Lobby, refinish base were necessary to match wood wainscot and reattach wood base below arched window at the east façade.



Simple base and chair rail, Oct. 2017



Stained wood wall base, Oct. 2017

Marble

Description

Marble base with a rectangular profile coincides with the tile wainscoting and hexagonal tile flooring in the lobby along the south wall at the first floor.

Condition

Poor – Most of the marble base is covered by large furniture items, pressed against the wall. At portions of the wall not obscured by furniture the marble base is either missing or detached from the wall.

Recommendation

Reattach loose marble base and infill with matching base where required. If replacement base is not available, salvage base from a concealed location.



Marble wall base in the lobby, Oct. 2017

Masonry Base

Description

Masonry base painted white is located in bath 203 and has a rectangular profile.

Condition

Poor. The paint is chipping over a majority of the masonry base.

Recommendation

Sand surface to remove peeling paint and repaint base to match hexagonal tile.



Masonry wall base in second floor bathroom, Oct. 2017

Wainscoting and Trim

Wood Wainscoting

Description

Two types of wood wainscoting exist in bank lobby: wood panel and wood bead board. A portion of the north and east walls has wood panel wainscoting. Wood bead board wainscoting exists at the remaining portion of the north wall and the west wall. These two types of wood wainscot abut one another on the north wall indicating that the east end of the lobby was likely partitioned off as a bank manager's office cubical. Both types of wooden wainscoting are stained with transparent finish, and are the same height as the adjacent tile wainscot.

Condition

Fair. The bead board wainscoting is missing in one location.

Recommendation

No work required.



Wood beadboard wainscoting in lobby, Oct. 2017



Wood panel wainscoting in lobby, Oct. 2017

Tile Wainscoting

Description

Tile wainscoting is in the bank lobby and bath 203. White rectangular tile is located on the south wall of the bank lobby and the north wall of the vault wall. The glazed tile in the second floor bathroom (Bath 203) is only along two “wet walls”, the south and west walls, where the bathtub and toilet are located. These bathroom tiles are covered orange paint.

Condition

Poor. The wainscoting in the bank lobby has missing, broken and displaced tile. The most severe portion of the wainscoting is adjacent to the southeast exterior door and walls of the vault. The paint is peeling in several locations of the wainscoting in bath 203.

Recommendation

Reattach loose tile and infill missing tile with replacement tile, if available. If replacement tile is not available, salvage tile from a concealed location.



Tile wainscoting in the second floor bathroom and first floor lobby, Oct. 2017

Moldings and Trim

Description

Wood trim includes casing at wood doors and windows, chair rails and picture rails. The wood casing at the doors includes a plinth, plasters and simple entablature. The wood trim at the windows matches the door trim. Most of the trim in the building has been painted white, cream or green. This would have originally had a semi-transparent finish.

Condition

Good to Fair. Painted wood trim is peeling in some locations. Wood pilasters in bank lobby are in varying degrees of damage: some are detached, displaced due to building settlement, water damaged.

Recommendation

Repaint peeling wood moldings and base throughout building. In the bank lobby, repair damaged wood pilasters and window trim, reattach molding and trim where it is loose or detached from wall and refinish to match original color.



Molding and trim around transom windows and doors, Oct. 2017



Molding and trim around banking lobby windows, Oct. 2017

Ceiling Material

Plaster

Description

Plaster ceilings are located in the bank lobby and second floor apartments. The bank lobby ceiling is coffered and consists of wood beams with a transparent finish that divide a textured white painted plaster ceiling. The second floor apartments ceilings are flat plaster painted white.

Condition

Good to Poor. It is possible the bank lobby ceiling was renovated at some point and the plaster was replaced with gypsum board. Small rust color dots are regularly spaced implying ferrous screws at the edge of gypsum board. Water stains are present directly above the vault door, below dining room 205, where water from a roof leak penetrated the second floor. In dining room 205 and living room 209 a small portion of the plaster ceiling has fallen, leaving exposing the wood lath. The ceiling has cracked in several areas, like hall 104 and bath 203, as a result of the building settling.

Recommendation

Patch cracks and holes in ceilings. Repaint discolored ceilings.



Large piece missing from plaster ceiling in second floor living room, Oct. 2017

Gypsum Board

Description

In some locations, the plaster ceilings have been replaced or covered over with gypsum board. This was more than likely in an effort to address lost or damaged plaster ceilings. These ceilings are painted white or cream color to match plaster ceilings. In many locations the gypsum board

ceilings have not been painted and the bedding tape is peeling away from the board. The gypsum board ceilings are mostly located at the second floor.

Condition

Poor. The gypsum board has visible holes, open joints, and large water stains as a result of roof leaks. These leaks have attributed to what appears to be mold and portions of the gypsum board having fallen to the ground. In several locations moisture has caused the screws securing the sheetrock to the substrate to rust and bleed through the painted surface.

Recommendation

Replace damaged or moldy gypsum board as required and repaint. Sand down peeling bedding tape and re-tape and bed board joints. Replace gypsum board with rusted screws and repaint.



Sheetrock ceiling in stairway to second floor, Oct. 2017

Masonry

Description

The painted white vault ceiling is a triple-barrel vaulted masonry.

Condition

Good to Fair. Slight discoloration of paint, likely a result of ferrous metal rusting and bleeding through the paint.

Recommendation

No work required. Consider repainting the ceiling white to match vault walls.



View of the barrel vaulted ceiling inside the FM Bank vault, Oct. 2017

Beadboard

Description

Beadboard ceiling painted white is located in room 105 and stair III.

Condition

Good. Some cracking at the access hatch in the corner of the room 105.

Recommendation

No work required.



Beadboard ceiling, Oct. 2017

Metal

Description

Pressed metal ceiling painted white is located in 212. This is more than likely not original to the building because the restroom is a secondary space and is the only location that this material can be found.

Condition

Fair. One of the middle tiles is cut out to allow for the use of a bare-bulb light fixture.

Recommendation

No work required.



Coffered metal tin ceiling in the second floor bathroom, Oct. 2017

Doors

Wood Doors and Transom Windows

Description

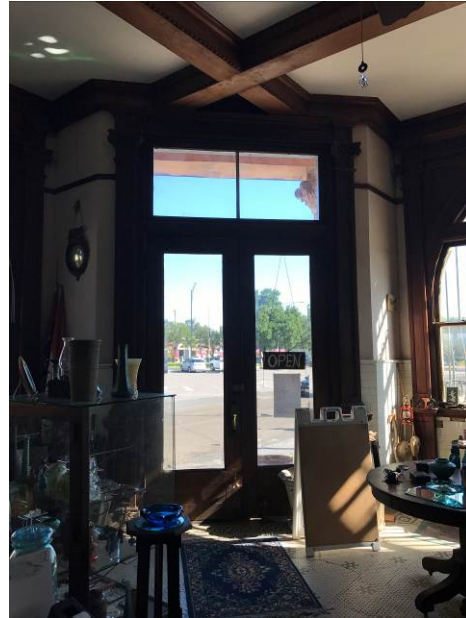
The doors of the Farmers and Merchants Bank Building are not consistent and appear to have been replaced over time. The doors have transoms and can be organized into three door types; a two panel wood door, a half-light door, or a full light door. The lights vary between divided or undivided light glass. The interior surface of the bank lobby windows are stained with a transparent finish. The doors and windows are typically painted white, cream, or gray to match their surrounding walls and trim. Door hardware varies from historic to non-historic.

Condition

Good to Poor. Paint at several doors and transom windows are peeling. As a result of building settlement, some of the doors and windows are shifting and sagging.

Recommendation

The doors in poor condition should have the paint or clear finish should stripped and repainted or finished to match original color. Adjust doors as required to ensure they remain operational.



Transom window and door in second floor kitchen and first floor lobby, Oct. 2017

Metal – Vault Door

Description

The vault door is a heavy metal door painted a light gray color with painted gold lettering and border with a decorative metal frame and trim. The vault also retains the secondary interior metal doors.

Condition

Good. Some rust and discoloration occurs where the vault doors have been frequently handled. The original locking mechanism and sliding bolts are operational.

Recommendation

Carefully remove rust and touchup paint in those areas only where the doors have been frequently handled.



Exterior view of vault door, Oct. 2017



Inside view of metal bank vault door, Oct. 2017



Inner vault metal doors, Oct. 2017

Other Special Features

Wood Built-in Cabinetry

Description

Kitchen 206 has historic wall-mounted upper and lower wood cabinets painted white. The age of these cabinets are unknown but they appear to be very early kitchen cabinets. The gray veneered countertop and backsplash with metal trim are likely the same age as the cabinets.

The wall-mounted upper and lower wood cabinets in kitchen 208 are non-historic and have a clear transparent finish. The cabinets have a white veneer countertop and backsplash with wood edge trim.

Condition

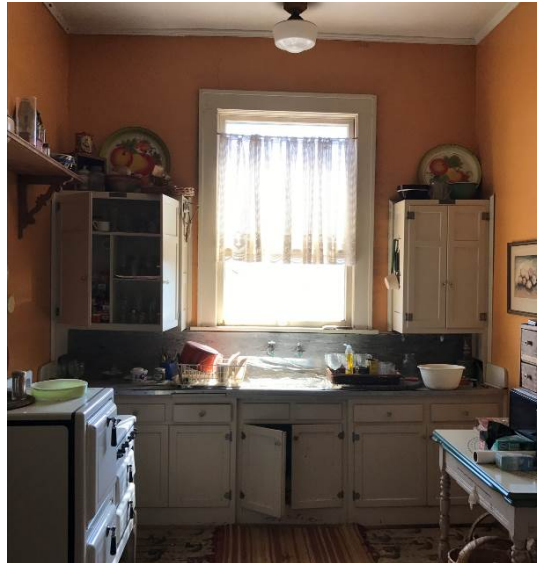
Good to Poor. The gray veneer countertop and backsplash in kitchen 206 is in poor condition with chipping and delaminating veneer. The cabinets and countertop in kitchen 208 is in good condition.

Recommendation

Replace peeling veneer countertop on historic cabinets in the west apartment. Use replacement veneer that matches original veneer.



Built in second floor kitchen cabinetry, Oct. 2017



Architectural Assessment: 106 N. Washington Exterior

The following is a summary of Quimby McCoy Preservation Architecture's assessment completed on October 17, 2017. 106 N. Washington is the one story 'L' portion of the Farmers and Merchants Bank building.

Exterior Walls

Description

One-part commercial block brick building with a two bays of storefront (currently blocked in with CMU) and transom windows. The parapet has simple decoration consisting of a rectangular protruding frame. The building retains its original appearance except that the brick has some paint on the lower half and the storefront has been removed and blocked in.

Condition

Fair. The storefront has been blocked in and a portion of the brick has been painted.

Recommendation

Remove CMU infill and construct storefront appropriate to the historic building. Remove paint from brick. Extend downspouts to discharge water at grade.



Roof

Description

Built-up single sloped roof with the highest point at the east end and slopes down to the west end of the building. Access was limited to the roof during the site visit.

Condition

The roof was recently replaced according to the owner.

Recommendation

No work is required.

Architectural Assessment: 106 N. Washington Interior

Flooring Materials

Wood Floors

Description

Wood tongue and groove flooring with boards 3 1/4" wide with a transparent finish is the prominent flooring material throughout most of the building. In two locations, the standard flooring has been replaced with a herringbone pattern floor and checkerboard flooring. The wood flooring in room 106 is not historic and is consists of reclaimed wood from a school gymnasium. The reclaimed gym floor is a mix of stained and colorfully painted boards, laid in a herringbone pattern. Two areas in room 107 consist of 9x9 checkerboard patterns with insets of dark and medium wood color.

Condition

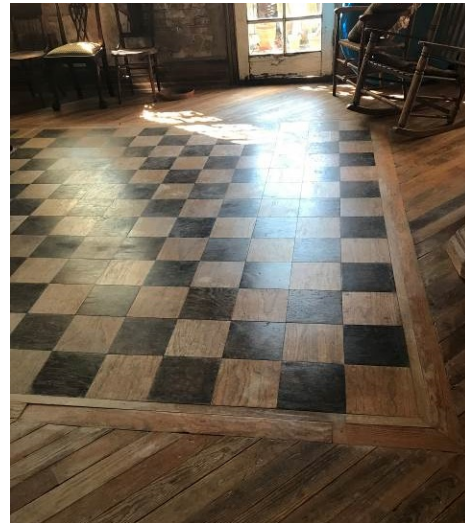
Good to Poor. The floor in room 106 is in good condition. The wood floor in room 107 is in fair condition. The majority of the floor in room 109 is obscured by furniture but is assumed to in poor condition because a portion of the floor along the east wall has caved in.

Recommendation

No work required to herringbone pattern floor. Replace the wood floors in Rooms 107 and 109 with wood floor to match original during building renovation.



Reclaimed wood floor in herringbone pattern, Oct. 2017.



Checkerboard pattern with stained wood, Oct. 2017

Ceramic Tile

Description

1'x1' ceramic tile, light gray color is room 106.

Condition

Fair.

Recommendation

No work is required. This material to be removed during the renovation.



White ceramic tile in bathroom, Oct. 2017

Wall Materials

Plaster

Description

Exterior walls are painted white or cream flat plaster.

Condition

Fair to Poor. In Room 109, a significant portion of the plaster has fallen off the wall. The plaster is cracking at the north wall, leaving visible cracks that run from floor to ceiling. Smaller areas of cracking are visible in other walls. There are large cracks in the west brick wall and the wall itself seems to be separating from the building, leaving fissures between it and the dividing wall of the office space and open west area. The condition of the east brick wall is unknown due to the condition of room 109.

Recommendation

Repair cracks in plaster walls and repaint walls. Stabilize plaster on walls as required to prevent additional plaster loss.



View of plaster walls showing large cracks from floor to ceiling, Oct. 2017



Exposed brick wall with partial plaster covering, Oct. 2017

Wood Beadboard

Description

The north wall in Room 106 has beadboard located on the upper half of the wall painted white.

Condition

Fair. Some of the beadboard is loose or displaced at the top of the wall, likely from building settlement.

Recommendation

Reattach any loose beadboard and repaint as required.



Beadboard and plywood ½ wall, Oct. 2017

Plywood

Description

The north wall in Room 106 has stained plywood with a transparent finish on the lower half of the wall.

Condition

Fair.

Recommendation

No work required. Consider replacement at with beadboard to match top portion of wall, ref. to photograph in previous section.

Gypsum Board

Description

The walls of room 108 have white painted and textured gypsum board walls.

Condition

Fair. There are square cut holes where electrical wiring is visible.

Recommendation

No work is required. This material to be removed during the renovation.

Wall Base

Wood

Description

The one story 'L' portion of the building has two types of wood baseboards: 1x4 board with a half round and a 9 1/2" built up wood base. The wood bases are either stained or painted in shades of white and cream, matching the paint on the walls.

Condition

Good to Fair. There are some areas where the paint has chipped or been stripped from the wood bases. Due to the condition of the room 109, condition of any wall base in that room is unknown.

Recommendation

No work required. In room 109, replace base as required to match original during building renovation.

Moldings and Trim

Description

Some crown molding exists in room 107 along the ceiling in the west area that has been painted white and non-historic picture molding on the north wall. Room 106 has picture molding on the east wall.

Condition

Fair. Picture molding on the north wall has detached from the wall. Some peeling paint on molding.

Recommendation

Repaint wood molding as required. Remove non-historic picture molding on the north wall of room 107.

Ceiling Material

Plywood

Description

The ceiling of room 107 has painted plywood in place of beadboard ceilings. The ceiling more than likely had beadboard ceilings and over time this was replaced with plywood.

Condition

Poor. Areas of the plywood ceiling have water stains, discoloration spots and in some locations the material is sagging in places. This is likely from roof leaks before the roof was replaced on this portion of the building.

Recommendation

Replace plywood with beadboard to match the original.

Gypsum Board

Description

The ceiling in room 108 is gypsum board painted white.

Condition

Fair.

Recommendation

No work is required. This material to be removed during the renovation.

Beadboard

Description

Beadboard ceiling painted white is located in rooms 106, 107 and 108.

Condition

Fair to Poor. The partial beadboard ceiling in the west area of room 107 is missing in some places. In the east area of room 109 the ceiling is approximately 50% deteriorated, with large portions of the ceiling caved in and falling down.

Recommendation

Replace ceilings in these rooms to match historic during the renovation.

Metal

Description

The kitchenette is part of room 108 and has a non-historic pressed metal ceiling.

Condition

Fair.

Recommendation

No work is required. This material to be removed during the renovation.

Doors

Wood Doors and Transom Windows

Description

Full light wood stile and rail double doors with a transom provide access between rooms 106 and 107. The doors have a transparent finish.

Condition

Fair. Some paint and varnish have worn down in areas.

Recommendation

No work is required.

Master Plan Recommendations

Philosophical Approach

The recommendations in this report are based on the Secretary of the Interior Standards for the Treatment of Historic Properties, the building's existing conditions, and Quimby McCoy's understanding of the owner's goals. The Secretary of the Interior Standards provide four approaches (or treatments) for sensitively altering historic buildings. These standards promote historic preservation best practices to protect the character of historic buildings. The four treatments of historic buildings are: preservation, rehabilitation, restoration and reconstruction. Because of the uniqueness of the Farmers and Merchants Bank and the intended future use, Quimby McCoy recommends the rehabilitation of the building. The general intent of the rehabilitation treatment is to repair/replace severely deteriorated features with the same material or compatible substitute materials and to stabilize materials or features where possible.

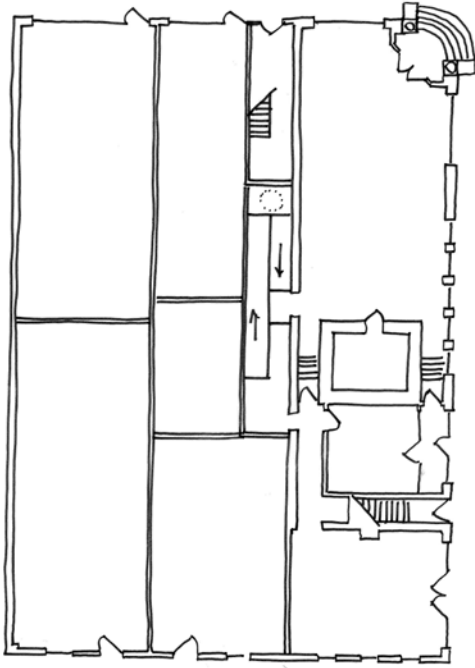
Program Summary

The Farmers and Merchants Bank building has been a focal point of downtown for over 100 years and includes one of the most architecturally significant interior spaces in Pilot Point. The building has remained relatively intact with few modifications to the exterior and interior due to the efforts of Dwight Miller, who purchased the building in 1974. It is the intent of current owner, Konrad Shields, to continue this effort to maintain as much of the historic fabric as possible while adapting the building to accommodate an artist-in-residence program. As stated in the Statement of Goals and Purpose, this document offers recommendations to accommodate this redevelopment.

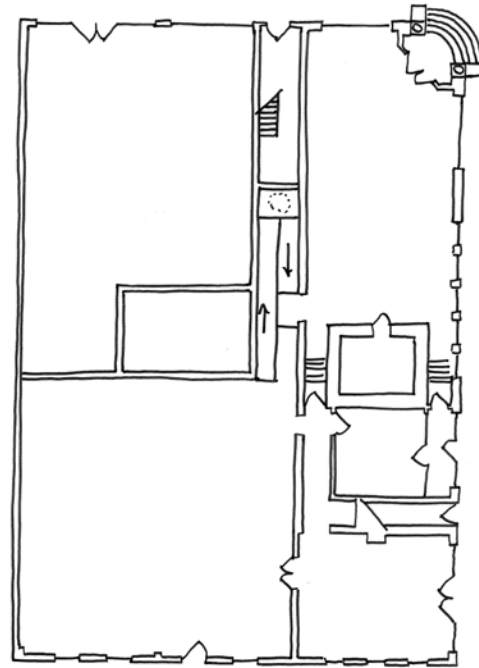
This report recommends repairs to the exterior of the building in order to prevent the deterioration of interior spaces and the recreation of some exterior architectural features. Roof replacement for 101 N. Washington. The recommendations for structural work include the reconstruction of the west wall of 101 N. Washington, reconstruction of a portion of the floor and repairs to the roof trusses in the "L" portion of the building known as, 106 N. Washington. Recommendations for interior work include repairs to the historic finishes when necessary or to support the new use. Because the bank lobby is one of the most architecturally significant spaces in the city, it is recommended that the existing features be restored. It is recommended that the other spaces throughout the building be stabilized to prevent deterioration and repairs made to the historic finishes when necessary to support the new use. The space in 106 N. Washington will be reconfigured to accommodate artist studios.

Options

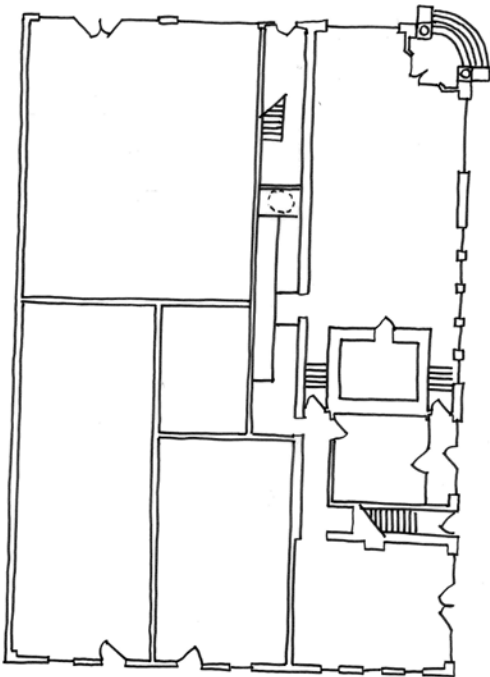
The following options to incorporate the artist-in-residence program within the building were explored:



Concept 1: Divide 106 N. into 4 separate artist-in-residence units, centrally locate restrooms.



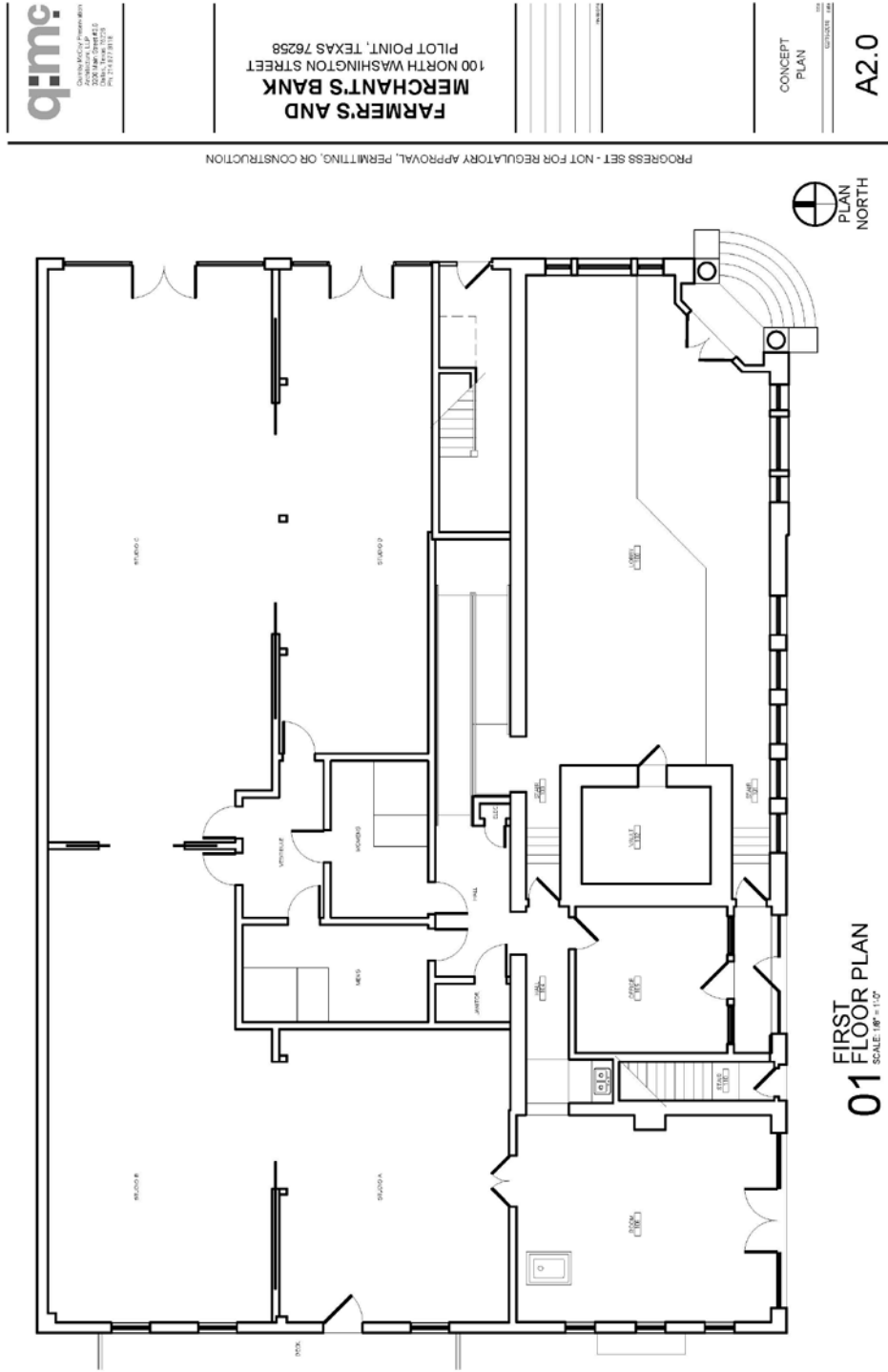
Concept 2: Divide 106 N. into 2 units for retail space and workshop, centrally locate restrooms.



Concept 3: Divide 106 N. into 3 units for retail space, studio and workshop, centrally locate restrooms.

Preferred Option

Concept I was selected as the preferred option and developed further.



Estimate of Probable Cost Summary

A preliminary budget is established for this project. Preliminary construction costs are based on an order of magnitude of the proposed scope of work outlined in this report. These numbers include construction in 2018 dollars, along with contractor general conditions, overhead and profit. Added to the construction cost are soft costs such as professional fees and owner contingency, for a total project budget. A breakdown of the costs as follows:

CONSTRUCTION BUDGET:	TOTAL
Structural Modifications	\$ 350,000
Exterior Modifications	\$ 385,000
Interior Modifications and Specialties	\$ 425,000
Mechanical, Electrical and Plumbing Allowance ⁵	\$ 75,000
TOTAL Construction Budget	\$ 1,235,000
SOFT BUDGET (fees and contingency) 25%	\$ 310,000
TOTAL Project Budget	\$ 1,545,000

Notes:

1. Construction budget figures do not include escalation, special conditions such as overtime work or an extended construction schedule.
2. Soft costs include anticipated A/E fees, owner costs and a construction contingency.
3. A Hazardous Materials Survey is unavailable and any required abatement or remediation is not included.
4. Budget figures at concealed conditions, including structural, will require verification once existing conditions are known.
5. Mechanical, Electrical and Plumbing systems were not included as part of this report. An allowance is included for budgeting purposes for proposed restrooms.

Appendix A: Historic Photographs

The following historic images were collected from the Denton County Public Library, and the Pilot Point Historical Museum, Mr. Jay Melugin and IMDB.com and are included here for convenience. The original photograph may provide detail that this reproduction does not.



WEST AND NORTH SIDE OF SQUARE, PILOT POINT, TEXAS.

Image 1 - Photograph of the Farmers and Merchants Bank. Courtesy of Denton County Office of History and Culture.



Image 2 - Photograph of the square in 1905. The Farmers and Merchants Bank can be seen at top of image. Photograph from Jay Melugin's book, *Images of America: Pilot Point*.



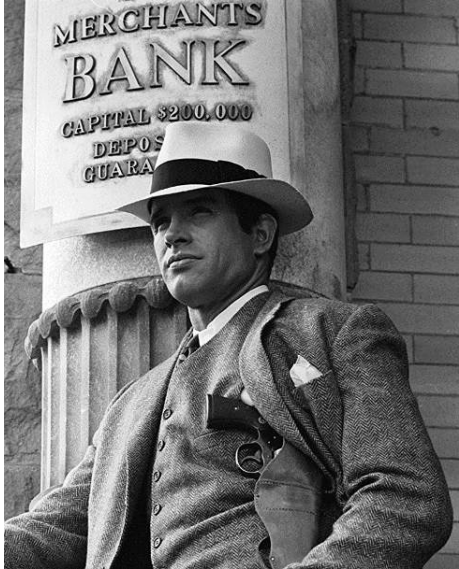
Image 3 - Photograph of the Farmers and Merchants Bank. Note the façade of 106 N. Washington. Courtesy of Denton County Office of History and Culture.



Image 4 - Photograph from Jay Melugin's book, *Images of America: Pilot Point*.



Image 5 - Photograph of 106 N. Washington when the Beck Funeral Home occupied the space. Note the façade is strikingly different from the façade in Image 3. From Jay Melugin's book, *Images of America: Pilot Point*.



Images 6 & 7 - Photos of Warren Beatty taken during the production of the film, *Bonnie and Clyde* (1967).



Image 8 - Film still from the 1967 movie *Bonnie and Clyde* of Gene Hackman, Warren Beatty and Faye Dunaway.



Image 9 - Photograph of the Farmers and Merchants Bank. Courtesy of the City of Pilot Point.



Image 10 - Farmers and Merchants Bank taken during the 1970s. Courtesy of Denton County Office of History and Culture.

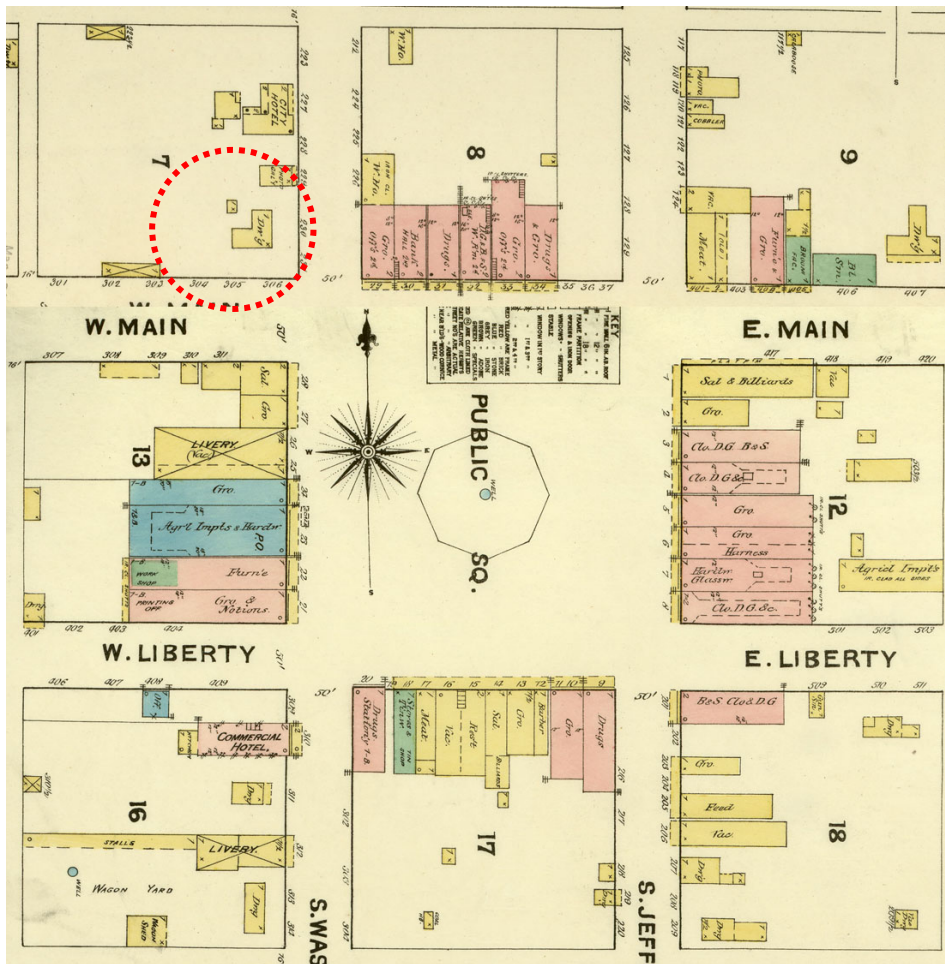


Image 11 - Courtesy of Denton County Office of History and Culture.

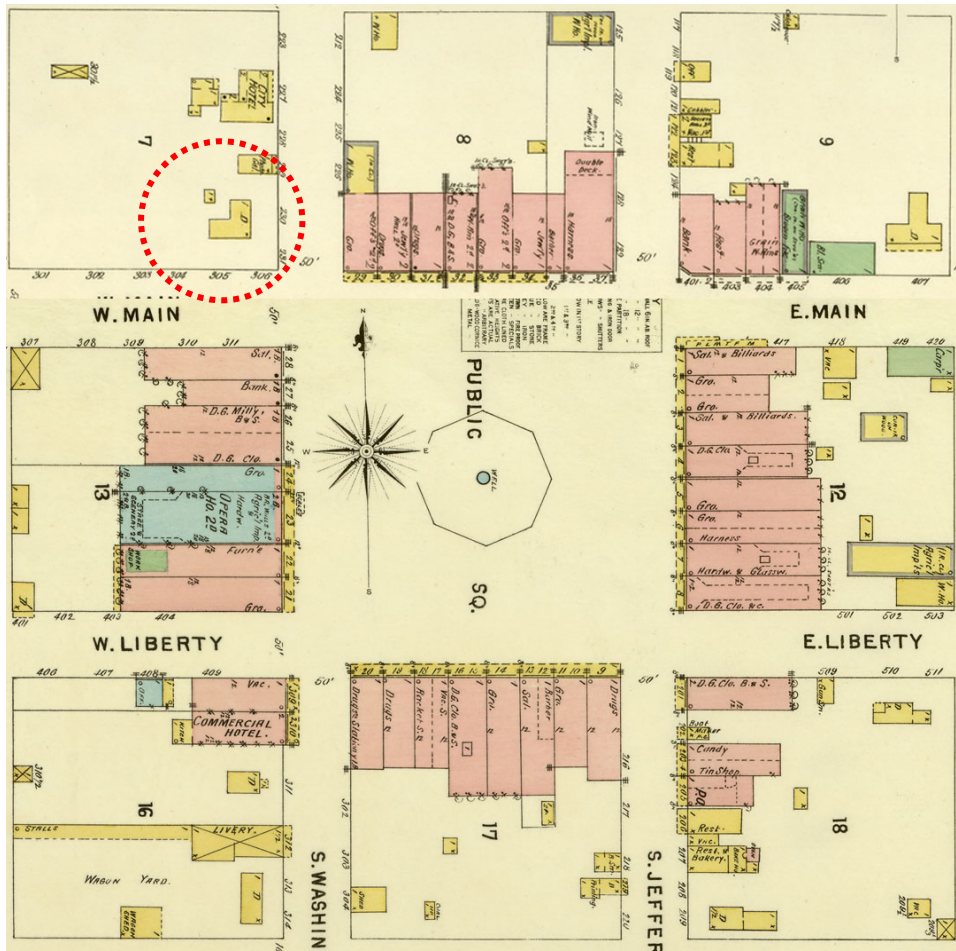


Image 12 - From the *Denton Record-Chronicle*.

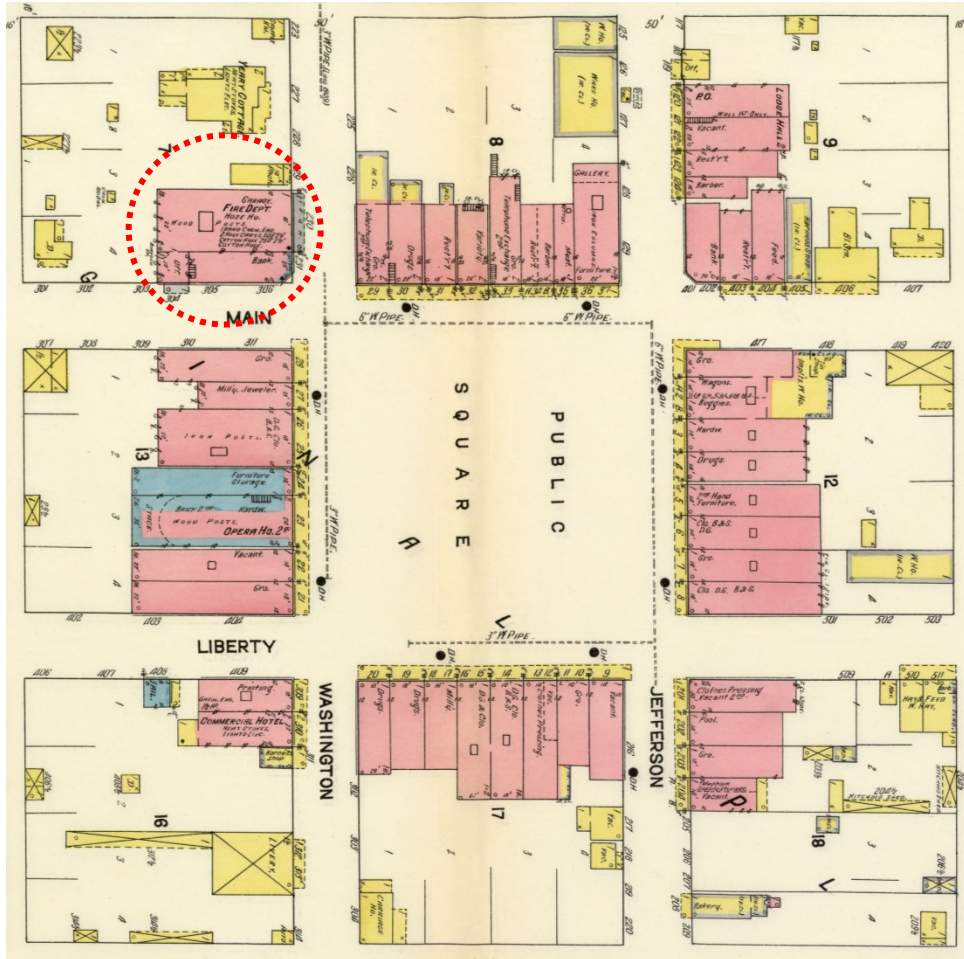
Appendix B: Sanborn Fire Insurance Maps



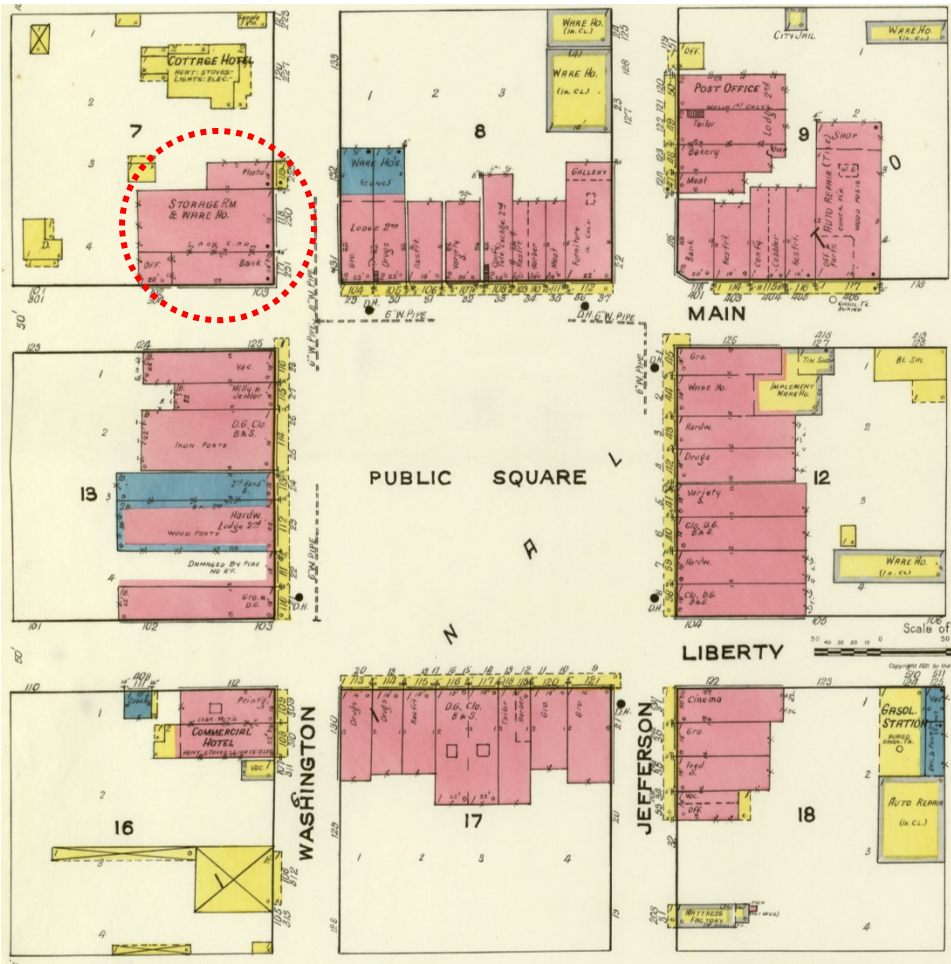
1891 Sanborn Fire Insurance map. Note mixture of wood and brick construction. Future site of the Farmers and Merchants Bank buildings is out-lined with a red circle. Courtesy of The University of Texas at Austin, University of Texas Libraries, Perry-Castaneda Map Collection. www.lib.utexas.edu/plc Accessed Oct. 18, 2017



1896 Sanborn Fire Insurance map. Note square is framed by masonry building with the exception of the future Farmers and Merchants Bank site. The future site of the Farmers and Merchants Bank buildings is out-lined with a red circle. Courtesy of The University of Texas at Austin, University of Texas Libraries, Perry-Castaneda Map Collection. www.lib.utexas.edu/plc Accessed Oct. 18, 2017



1912 Sanborn Fire Insurance map. Note the canopy at 106 N. Washington Street is shown on the map. The Farmers and Merchants Bank buildings is out-lined with a red circle. Courtesy of The University of Texas at Austin, University of Texas Libraries, Perry-Castaneda Map Collection. www.lib.utexas.edu/plc Accessed Oct. 18, 2017



1921 Sanborn Fire Insurance map. Note the canopy at 106 N. Washington Street is not shown on the map. This implies that the façade was renovated by this time. The Farmers and Merchants Bank buildings is out-lined with a red circle. Courtesy of The University of Texas at Austin, University of Texas Libraries, Perry-Castaneda Map Collection. www.lib.utexas.edu/plc Accessed Oct. 18, 2017

Appendix C: Drawings of Existing Building

Site Plan

Note that the site plan is not a site survey and was drawn using Google Earth. The approximate location and size of site features are depicted.

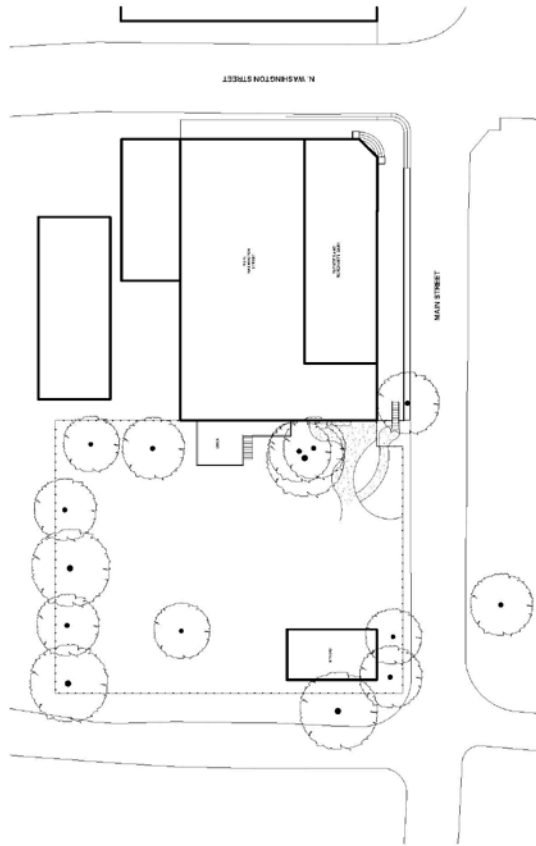
quimby mccooy
Quimby Mccooy Preservation
Architecture, LLP
1000 West Loop West, Suite 400
Houston, Texas 77027
Tel: 713.867.1111
www.quimby-mccooy.com

**FARMER'S AND
MERCHANTS BANK**
100 NORTH WASHINGTON STREET
PLOT POINT, TEXAS 76258

SITE PLAN
DATE: 08/11/11

A0.1

PROGRESS SET - NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



01 SITE PLAN
SCALE: 1/8" = 1'-0"

Basement

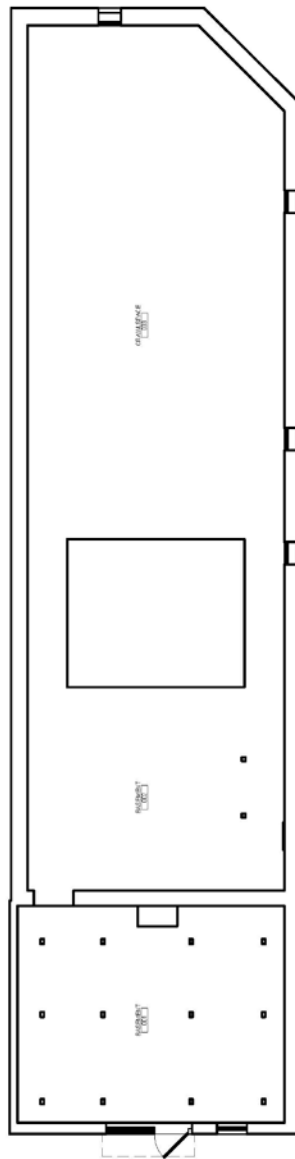
quimby
Quimby Mccooy Preservation Architects
2000 W. Loop West, Suite 412
Dallas, TX 75215
P: 214.762.1111

FARMER'S AND MERCHANT'S BANK
100 NORTH WASHINGTON STREET
PILOT POINT, TEXAS 76258

DATE: 08/11/11
BY: [Signature]

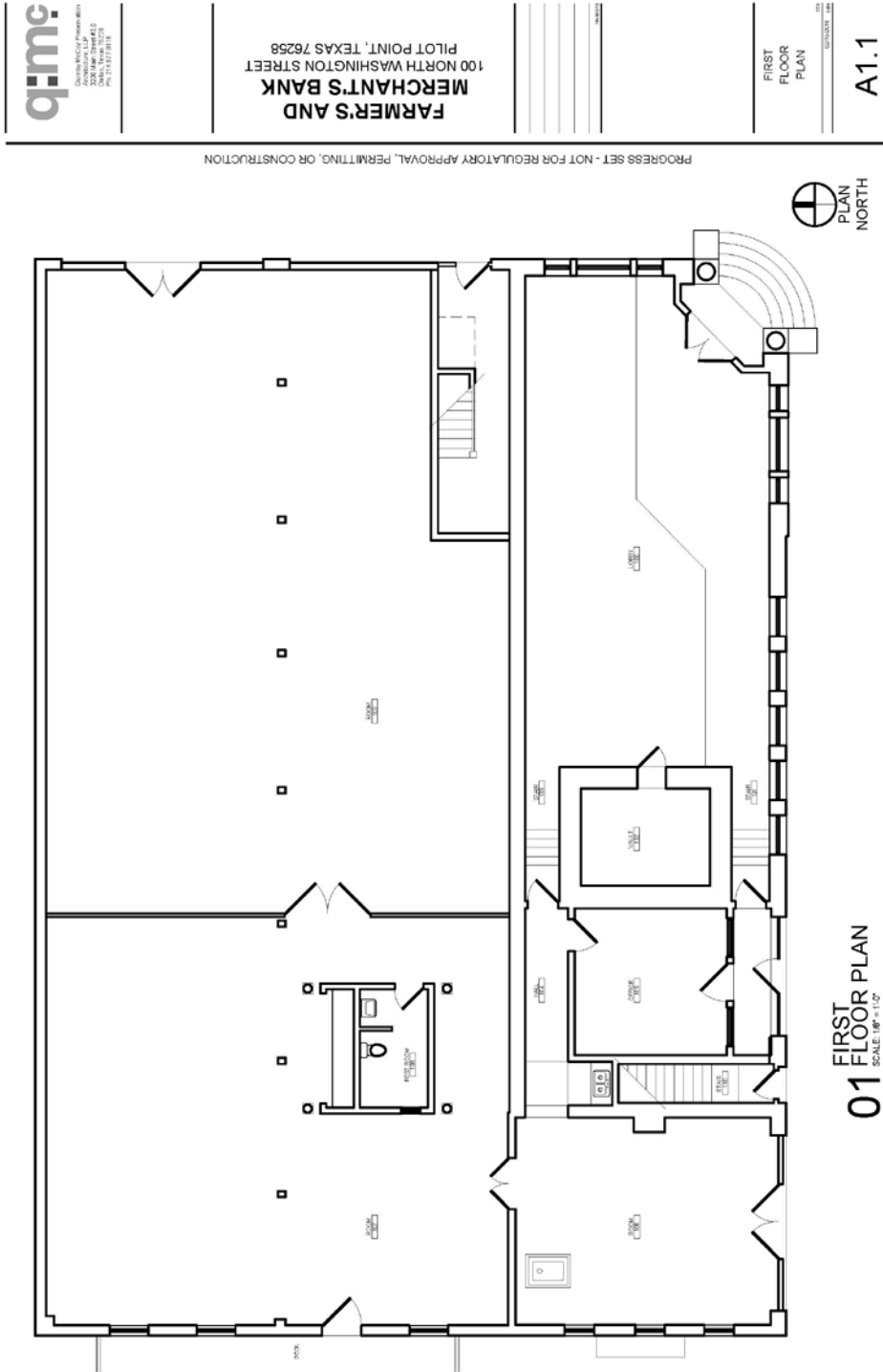
BASEMENT FLOOR PLAN
A1.0

PROGRESS SET - NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



01 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

First Floor



Second Floor and Mezzanine

