

**HISTORIC LANDMARK COMMISSION**  
**JUNE 25, 2012**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-2001-0006**  
**Oakwood Cemetery Annex Restroom Building**  
**1601 Comal Street**

**PROPOSAL**

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Replace the roof shingles and structural elements as needed, and install new windows and doors.

**PROJECT SPECIFICATIONS**

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The applicant proposes to make the following repairs to the building:

- Replace roof shingles and structural elements as needed with materials to match original per historic plans and photos.
- Remove existing stucco installed over windows and replace with wood windows to match the original per historic photos.
- Replace the existing steel door with a door that matches the style of the original door per historic photos.
- Clean the brick and mortar as needed using EnviroKlean Biowash and water.

**STANDARDS FOR REVIEW**

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The Commission's Standards for Review are:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes that have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship that characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

**COMMITTEE RECOMMENDATIONS**

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Approve the Certificate of Appropriateness as presented with further details and any minor deviations from approved plans to be reviewed by Historic Preservation Staff.

**STAFF RECOMMENDATION**

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Approve the Certificate of Appropriateness as presented.

**PHOTOS**

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See following page.

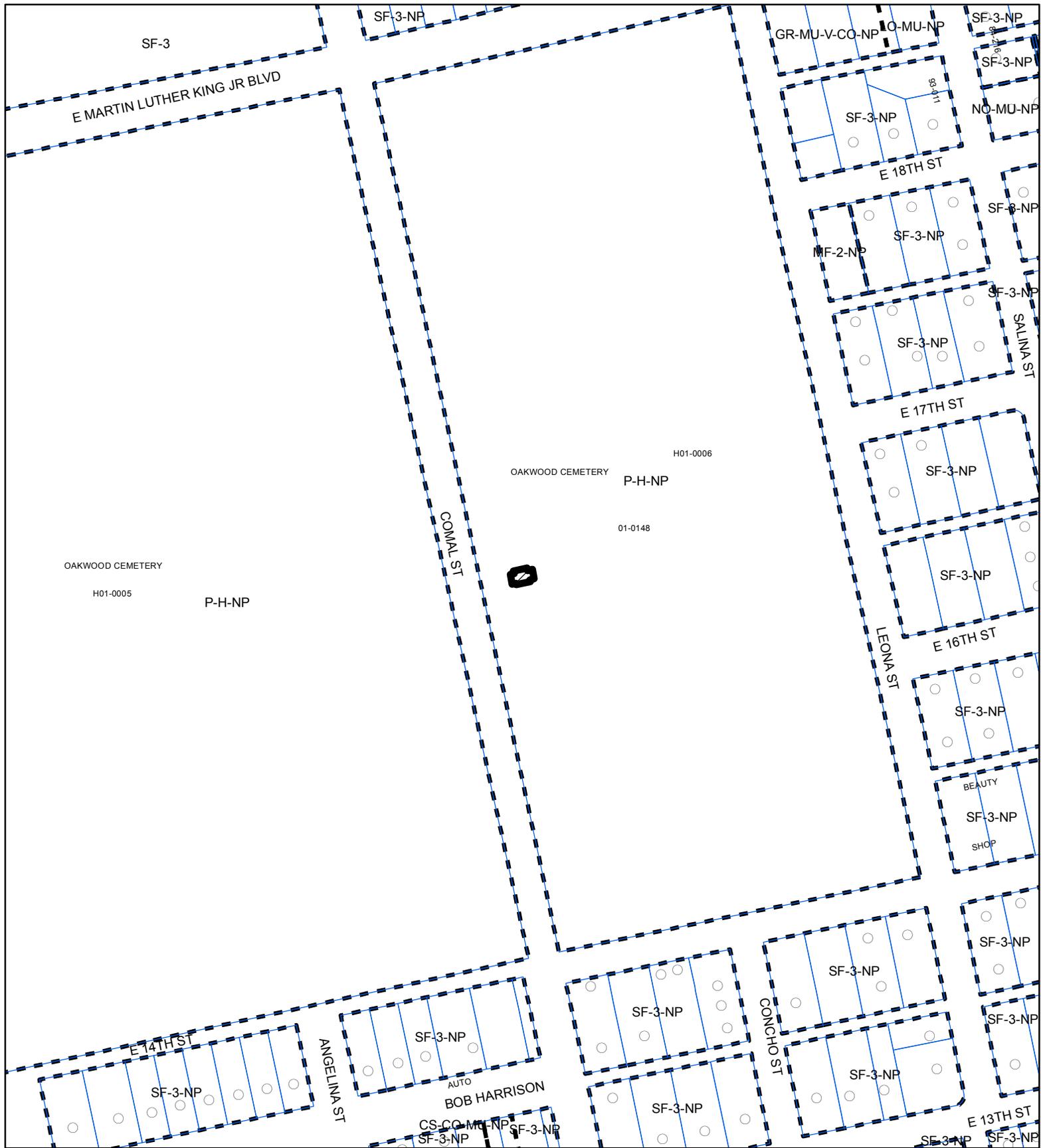
## Oakwood Cemetery Annex Restroom Building



Historic photo (undated) of Oakwood Cemetery Annex Restroom Building.



2012 Photo of Oakwood Cemetery Annex Restroom Building.



**HISTORIC ZONING**

ZONING CASE#: C14H-01-0006

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





# BioWash®

*biological soiling remover for masonry*

## OVERVIEW

Growth of bacteria, fungi, algae, lichens, and mosses disfigures and degrades many types of construction materials. Enviro Klean® BioWash® is a highly efficient alternative to aggressive cleaners traditionally used on interior and exterior masonry, stone and tile surfaces.

BioWash® helps remove a broad spectrum of biological deposits from vertical or horizontal masonry, stone and tile surfaces. BioWash® can also be applied safely to non masonry substrates such as wood, painted surfaces, metal, plastic and glass. Simply dilute with clean water as directed, and apply BioWash® to the surface. A short contact time, gentle scrubbing and a water rinse are normally enough to remove light-to-moderate deposits of fungi, algae, lichen and bacteria typically encountered on building surfaces and monuments.

## SPECIFICATIONS

For all PROSOCO product specifications visit [www.prosoco.com](http://www.prosoco.com) and click on "SpecBuilder" or "Solution Finder."

## ADVANTAGES

- Safe for landscape plantings and grass.
- Safe for interior use in occupied buildings.
- Effective on all types of stone, concrete and brick masonry.
- Non-fuming, low-odor formulation.
- Needs no substrate neutralization.
- Minimal precautions required for handling and storage.
- Easy to apply with brush, roller or coarse spray.
- Biodegradable.
- Concentrated for economy.
- Safe and effective on wood, painted surfaces, metal, glass and plastic.

## Limitations

- For removal of heavy biological or atmospheric soiling, consult your PROSOCO representative, or call Customer Care - technical support, toll-free at (800) 255-4255.

## REGULATORY COMPLIANCE

### VOC Compliance

Enviro Klean® BioWash® is compliant with all national, state and district regulations

## TYPICAL TECHNICAL DATA

FORM	Clear, low-odor liquid. Slight amber color
SPECIFIC GRAVITY	1.00
pH	5.5-6.5
WT/GAL	8.34 lbs
ACTIVE CONTENT	Not applicable
TOTAL SOLIDS	Not applicable
VOC CONTENT	Not applicable
FLASH POINT	Not applicable
FREEZE POINT	32°C (0°C)
SHELF LIFE	3 years in tightly sealed, unopened container
SOLUBILITY IN WATER	Complete

# BioWash®

## PREPARATION

Protect people, vehicles, property and all surfaces not set for cleaning from product, splash, rinse, residue, fumes and wind drift. Protect and/or divert traffic if needed.

Drain water from architectural structures (such as fountains) before application. Carefully brush or scrape loose surface debris, and heavy growths of moss, ivy, or other contaminants from the dry surface.

## Fragile or Deteriorated Surfaces

Fragile or deteriorated stone may require reduced rinsing pressure, or even stone consolidation to avoid further damage.

Severely deteriorated limestone and marble may be strengthened enough for thorough cleaning by treatment with Conservare® HCT. HCT also prolongs the service life of acid-soluble stone by dramatically increasing its resistance to acid rain. Consult your PROSOCO representative, or call Customer Care - technical support, toll-free at (800) 255-4255 for more information on use of HCT in conjunction with BioWash®.

## Surface and Air Temperatures

Cleaning effectiveness is reduced when surface and air temperatures fall below 50°F (10°C). Do not apply at temperatures below 40°F (4°C). If freezing conditions exist before application, let masonry thaw.

## Equipment

Apply using a soft-bristled brush, roller or coarse spray. Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heater water (150–180°F; 65–82°C) may improve cleaning efficiency.

Use adjustable equipment for reducing water flow rates and rinsing pressure as needed for sensitive surfaces. Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow rates less than 6 gpm may reduce cleaning productivity and contribute to uneven cleaning results.

## Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Keep from freezing. Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

## APPLICATION

Before use, read "Preparation" and "Safety Information."

**ALWAYS TEST** for suitability and results before overall cleaning. Test using the following application procedures. Let test area dry thoroughly before inspection.

**NOTE:** Many types of biological soiling change color when exposed to BioWash®. Most surface discoloration will disappear soon after thorough water rinsing and weathering.

## Dilution

Adjust dilution rate based on testing. Always pour cold water into empty bucket first, then carefully add product.

Type of Soiling	Concentrate : Water
• Light biological deposits	1:10
• Moderate biological deposits	1:5
• Heavy biological deposits	use in concentrate

## ALWAYS TEST

**ALWAYS TEST** a small area of each surface to confirm suitability and desired results before starting overall application. Test with the same equipment, recommended surface preparation and application procedures planned for general application.

## Coverage Rates

One gallon of diluted BioWash® treats 80–240 square feet based on surface texture, weather conditions at the time of application, and the severity of soiling.

## Application Instructions

1. Working from the bottom to the top, apply generously to dry surface until surface is thoroughly wet.
2. Leave on the surface for 2–3 minutes. If needed, apply more to keep the surface wet.
3. Mist treated surfaces with water and gently scrub with a non-metallic, short-fibered scrub brush to loosen biological soiling.
4. Working from the bottom to the top, rinse thoroughly with clean water. Reduce rinsing pressure as needed for fragile or deteriorated stone. See "Fragile or Deteriorated Surfaces" in "Preparation" section.
5. If used on food-contact surfaces (such as, but not limited to picnic benches or bench-table combos, food-stand counters, eating- or food-preparation surfaces, etc.) a potable water rinse must follow cleaning.

It may take several days for the full cleaning effect to be realized. When practical, allow two or more weeks for biological soiling to disappear. Repeat as necessary to remove remaining biological soiling.

## Cleanup

Clean tools and equipment with fresh water.



# BioWash®

PRODUCT DATA SHEET  
PROSOCO  
SINCE 1939

## SAFETY INFORMATION

Enviro Klean® BioWash® is a water-reduced cleaning product. Use appropriate safety equipment and job site controls during handling and application. Read the full label and MSDS for precautionary instructions before use.

### First Aid

**Ingestion:** Seek medical attention.

**Eye Contact:** Rinse thoroughly for 15 minutes. Get medical assistance if irritation persists.

**Skin Contact:** Remove contaminated clothing and rinse thoroughly. Get medical attention if irritation persists. Launder contaminated clothing before reuse.

**Inhalation:** Remove to fresh air. Get medical attention as necessary.

**24-Hour Emergency Information:**  
INFOTRAC at 800-535-5053

## WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

## CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at [www.prosoco.com](http://www.prosoco.com), for the name of the Enviro Klean® representative in your area.

## BEST PRACTICES

Drain water from architectural structures (such as fountains) before application. Carefully brush or scrape loose surface debris, and heavy growths of moss, ivy, or other contaminants from the dry surface.

Fragile or deteriorated stone may require reduced rinsing pressure, or even stone consolidation to avoid further damage.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heater water (150–180°F; 65–82°C) may improve cleaning efficiency.

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It may take several days for the full cleaning effect to be realized. When practical, allow two or more weeks for biological soiling to disappear. Repeat as necessary to remove remaining biological soiling.

Never go it alone. For problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care toll-free at 800-255-4255.