



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		December 16, 2014		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): T. Stuckey, ext. 7156				
CAPTION				
Consideration of an Appeal of the Heritage Commission's partial denial of a Certificate of Appropriateness to enlarge the existing second floor addition at the front (north) façade and install new windows on the east and the west facades at 1022 E. 15th Street. Zoned Downtown Business/Government /Downtown Heritage Resource District. Applicant: Rick Daniel				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(s): N/A				
COMMENTS: This item has no fiscal impact.				
STRATEGIC PLAN GOAL: Consideration of an Appeal of the Heritage Commission's partial denial of a Certificate of Appropriateness relates to the City's goal of Partnering for Community Benefit.				
SUMMARY OF ITEM				
At its November 18, 2014 meeting, the Heritage Commission partially approved the Certificate of Appropriateness request, by a vote of 5-0. The Commission denied the proposed second floor expansion and installation of new side elevation windows on the basis that the requests did not comply with Sections 3.6 and 10.3 of the Downtown Heritage District Design Guidelines. A simple majority vote of 5 of the 8 City Council members is required for approval of the appeal.				
List of Supporting Documents: Memo to City Manager Letter of Appeal from Applicant Heritage Commission Follow-up Memo Staff Report		Other Departments, Boards, Commissions or Agencies Heritage Commission		



Memorandum

Date: December 1, 2014

To: Bruce Glasscock, City Manager

From: Lori Schwarz, Comprehensive Planning Manager

Subject: Appeal of the Heritage Commission's partial denial of a Certificate of Appropriateness to enlarge the existing second floor addition at the front (north) façade and install new windows on the east and the west facades at 1022 E. 15th Street.

At its November 18, 2014 meeting, the Heritage Commission partially approved the Certificate of Appropriateness (CA) request by a vote of 5-0. The Commission approved the requested alterations to the first floor front elevation but denied the request for a second floor expansion and installation of new windows. On November 25, 2014, an appeal of the decision was received from the owner of the 1022 E. 15th Street property, which is included as an attachment.

The project was reviewed for conformance with the Downtown Heritage District Design Guidelines, which states the following regarding windows, doors, new construction and additions:

- Section 3.6 New door and window openings in facades should only be made where safety of life is threatened or where evidence exists of historic openings that, over time, have been filled or altered.
- Section 10.3 Horizontal additions are appropriate on the rear of buildings, where feasible. Vertical additions to historic buildings in the district are discouraged but may be appropriate if set back to the rear of the property and not visible to a person standing on the opposite side of the street to which the building faces.

During the Commission's discussion of the proposed CA, there were several points raised that were considered in the final decision. These items included:

- Proposed second floor expansion will be visible from E. 15th Street.
- Concern that approving the requested expansion project will set a bad precedent for other historic structures located within the Downtown Heritage Resource District.
- Requested windows on the east and the west façade may not meet the city's adopted 2012 International Building Code.
- No evidence of historic windows on the existing east and the west façade.

The Commission stated that the proposed CA application to enlarge the existing second story addition at front (north) façade and install new windows at the east and the west elevation does not comply with Sections 3.6 and 10.3 of the Downtown Heritage District Design Guidelines. A simple majority vote of 5 of the 8 City Council members is required for approval of the appeal request.

cc: Frank F. Turner, Deputy City Manager
Christina D. Day, Director of Planning

ALLRED DANIEL & WILCOX PLLC
GIGANTIUM HUMERIS INSIDENTES

Rick Daniel
Managing Member
Phone: 214.224.0886
rdaniel@adw-llc.com

November 25, 2014

Via: PDF

Ms. Christina Day
Director of Planning
City of Plano
1520 K Avenue, Suite 250
Plano, Texas 75074

Re: Request for Appeal to Plano City Council (the “**City Council**”) of the City of Plano Heritage Commission (the “**Heritage Commission**”) Denial of Request for Certificate of Appropriateness for 1022 E. 15th Street at Heritage Commission Meeting of November 18, 2014

Dear Ms. Day:

Allred Daniel & Wilcox PLLC represents 15th Street Real Property Holdings, LLC, a Texas limited liability company (“**Owner**”) and the current record owner of 1022 E. 15th Street, Plano, Texas 75074 (the “**Building**”).

At the request of Owner, we have prepared this letter as a formal request for an appeal to the City Council of the Heritage Commission’s denial of Owner’s request for a Certificate of Appropriateness for changes to rehabilitate the existing Building as described in Agenda Item No. 7 of the November 18, 2014 meeting of the Heritage Commission. A copy of said Agenda Item No. 7 is attached as Exhibit A hereto (“**Agenda Item No. 7**”).

Owner desires to invest approximately \$1,000,000 in downtown Plano by rehabilitating the currently vacant (and previously fire damaged) Building. Rehabilitation of the Building as set forth in Agenda Item No. 7 would allow the Building to be used as high-end office space and would bring both a sophisticated business transactional law firm and a national private equity company to downtown Plano.

Use of the Building by these businesses would further invigorate the growth and development of downtown Plano, create additional business for the area, and bring life to an otherwise unoccupied building in need of repair and refurbishment. If the requests in Agenda Item No. 7 are not allowed, then Owner will have to abandon the project, and the Building will remain vacant and continue to deteriorate, having a negative impact on the surrounding area and businesses.

Owner's proposed changes to the Building were designed to complement and maintain the existing architectural style of the Building and the surrounding area and to enhance both the Building and the historic nature of downtown Plano in light of the new development taking place and proposed to take place in the area.

The requests in Agenda Item No. 7 that were denied by the Heritage Commission are summarized as follows (for more detail see Agenda Item No. 7):

1. Add new windows to the east and west sides of the Building. The new windows would be added only in the newer prior addition to the Building, not in the original historic portion of the Building, and should not be seen from 15th Street.
2. Enlarge the existing second floor addition by moving the north wall 10 feet to the north with the second floor still being set back 15 feet from the front of the building and minimally visible from the north sidewalk of 15th Street (and not viewable from 15th Street itself or the south sidewalk).
3. Replace the existing door on the existing second floor addition with a black metal folding door with windows that should not be seen from 15th Street and would look nicer and more in line with the historic appearance of the Building.

The Planning Department Staff recommended that the Heritage Commission approve the requests in Agenda Item No. 7 and noted that the proposed changes are compatible with the existing architectural style of the Building and the district and that the proposed changes would not adversely impact the character of the site or the heritage district. Notwithstanding the recommendation of the Planning Department Staff, the Heritage Commission denied the proposed changes as set forth in the memo attached to this letter as Exhibit B (the "**Denial Memo**").

As noted in the Denial Memo, the proposed changes were not approved due to non-compliance with Sections 3.6 and 10.3 of the Downtown Heritage District Design Guidelines (the "**Guidelines**").

Owner is appealing the decision of the Heritage Commission because the Heritage Commission erroneously focused strictly on just two parts of the Guidelines, and misunderstood those specific provisions, while not taking into account: (i) other provisions of the Guidelines that would allow the proposed changes, (ii) the negative business impact to downtown Plano that will result from denial of the proposed changes, (iii) the lack of any adverse impact on the Building and the heritage district, and (iv) the positive aesthetic impact the proposed changes would have on the area.

More specifically, the Heritage Commission ignored the following provisions of the Guidelines that would permit the proposed changes:

1. The penultimate sentence in the introductory paragraph of the Guidelines that states, “Because every building is unique, decisions should be case specific.”
2. The language in the second paragraph of the Guidelines that provides that “[t]he Heritage Commission may approve a Certificate of Appropriateness for work that does not strictly comply with these guidelines provid[ed] that...the proposed work will not adversely affect the historic character of the property or district.”
3. Section 2.3 which allows for changes that “[i]ntegrate access to upper story offices or other uses with the historic features of the building.”
4. Section 2.4 which states, in part, that “[t]he improvement of the rear of all buildings, including those on the south side of 15th Street is strongly encouraged.”
5. Section 3.2 which provides that “[d]oors...that have been altered and no longer match the historic appearance should be replaced with appropriate ones.”
6. The lead-in paragraph of Section 10 of the Guidelines which provides that “...several buildings in the heritage district present opportunities for expansion [and that such expansion] is also encouraged if compatible.”

Owner believes the Historic Commission also erred in denying the proposed new windows based on Section 3.6 of the Guidelines. Section 3.6 of the Guidelines applies to new window openings in facades, which traditionally means the front of a building. The new windows would not be in the front but rather on the east and west sides of the building, out of view from the front.

Additionally, Owner believes the Historic Commission erred in denying the proposed addition to the existing second floor of the building based on Section 10.3 of the Guidelines.

Section 10.3 of the Guidelines states that “[v]ertical additions to historic buildings in the district are discouraged but may be appropriate if set back to the rear of the property and not visible to a person standing on the opposite side of the street to which the building faces.”

Owner believes there were two reasons why denial of the proposed addition to the existing second floor based on Section 10.3 of the Guidelines was incorrect. First, the proposed addition is not a vertical addition. The existing vertical height of the building will not change as a result of the addition. Second, the Guidelines suggest the addition shouldn’t be visible to a person standing on the opposite side of the street. The addition will be minimally visible from the opposite sidewalk (and will not dominate the historic first floor façade at all) but should not be visible from the opposite side of the street itself. Section 10.3 does not say it should not be visible from the opposite sidewalk.

Ms. Christina Day
Director of Planning
November 25, 2014
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Owner respectfully requests an appeal to the City Council based on the items set forth in this letter. Please let us know when this item will be placed on the City Council Agenda.

Should you have any questions, please feel free to contact Rick Daniel at (214) 224-0886.

Very truly yours,



Rick Daniel

Cc: Aaron Allred
Jack Boggs
Bhavesh Mittal

EXHIBIT A

Agenda Item No. 7

[Attached]

CITY OF PLANO
HERITAGE COMMISSION

November 18, 2014

Agenda Item No. 7

Certificate of Appropriateness: 1022 E. 15th Street

Applicant: Jack Boggs

REQUEST:

Request for a Certificate of Appropriateness (CA) to rehabilitate the existing structure, per attached drawings and the following details:

1. New Windows: 6-light, fixed, clear glass, black metal windows at the following locations:
 - a. West Facade (right side elevation):
 - Two (2) 4'-0" x 6'-0" metal windows on the first floor; and
 - Four (4) 4'-0" x 6'-0" and four (4) 3'-0" x 6'-0" metal windows on the second floor.
 - b. East Facade (left side elevation):
 - Two (2) 4'-0" x 6'-0" metal windows on the second floor.
2. Front (North) Elevation: Restore first floor storefront facade per the following details:
 - a. Replace two (2) existing 9-light sliding windows with two (2), 6'-1 3/8" x 6'-1 1/2" single light, fixed, clear tempered glass, black metal storefront windows. The height of the new storefront windows shall match the existing door height;
 - b. Replace the existing lap siding with a raised panel bulkhead constructed of wood and painted black. The height of the new raised panels shall match the height of the raised panel at the bottom of the front door; and
 - c. Replace the existing one (1) multi-light transom window with three (3), fixed, clear glass, black metal transom windows above the storefront openings. The width of each new transom window shall align with the width of each storefront openings below.

3. Second Floor Expansion: Enlarge the existing second floor addition at the front (north) facade per following details:
 - a. Extend the existing second floor wall at the front (north) facade by 10' to construct a 10'-0" x 16'-8 ½" addition. The height of the proposed addition shall match existing second floor height;
 - b. The proposed addition shall be setback 15'-8" from the first floor front (north) facade;
 - c. The proposed north facade shall consist of a 12'-0" x 8'-0", 4-leaf, black metal, folding door unit with an 8" stuccoed trim/header above. Each door leaf shall consist of 10-lights (2 wide x 5 tall); and
 - d. The exterior finish/color, trim and roof parapet detail shall match the existing second floor stucco and 1x8 wood trim detail/color.

GENERAL INFORMATION:

Location: 1022 E. 15th Street (south side of 15th Street between K Avenue and J Place)

Zoning: Downtown Business/Government (BG); Heritage Resource #26 Designation (H-26)

Resource Type: Downtown Heritage Resource District

BACKGROUND:

Building: Commercial
Original Architectural Style: Late 19th - Early 20th Century Vernacular Commercial
Date of Construction: Circa 1890
Historic Use: Commercial - Millinery, Restaurant, Bakery, Dry Goods Store
Current Use: Commercial - Vacant
Proposed Use: Office

CASE HISTORY:

Date	Description
Apr 2003	CA approved for conceptual plans for addition.
Oct 2004	CA denied to renovate structure and to construct an addition.
May 2005	CA approved to renovate structure and construct an addition.
Jun 2005	CA approved to amend previously approved plans for renovation and construction of a new addition.
Sep 2005	CA approved to install sign.
Feb 2006	CA approved to install canopy and paint.
Oct 2006	CA approved to install sign.
Jan 2008	CA approved to construct a ramp and deck on the rear facade.
Oct 2010	CA approved to alter the existing storefront by removing the front awning, replacing the windows, doors, and installing siding to the bulkheads; install a projecting sign to the front; paint the rear awning and window trim; add flagstone pavement to rear section of lot; install a wall sign on the rear facade.
Mar 2011	CA approved to install an aluminum framed rooftop canvas awning cover in ecru.
Jun 2012	CA approved to construct an awning on the rooftop patio

STAFF FINDINGS AND ANALYSIS:

The applicant has submitted a Certificate of Appropriateness (CA) request seeking approval to construct a 10'-0" x 16'-8 ½" addition on the second floor of the front (north) facade; install new windows on the east and west elevations; and restore the first floor storefront openings per Attachments 1 through 4 and following details.

1. Install 12 new 6-light, fixed, clear glass, black metal windows at the east and west elevations;
2. Restore two (2) storefronts with a bulkhead and transom windows at the front (north) facade; and

3. Enlarge the existing second floor addition per following details:
 - Extend the existing second floor wall at front (north) facade by 10' to have the new structure setback 15'-8" from the first floor front (north) facade. The height of the proposed extension shall match existing second floor height;
 - Install a 12'-0" x 8'-0", 4-leaf, black metal folding door unit with an 8" stuccoed trim/header above at the front (north) facade. Each door leaf shall consist of 10-lights (2 wide x 5 tall); and
 - The exterior finish/color, trim and roof parapet detail shall match existing second floor stucco and 1x8 wood trim detail/color.

Additionally, please review the attached excerpt of the Downtown Heritage District Design Guidelines for the applicable criteria used in this analysis.

Staff believes that the proposed second floor expansion, installation of new windows at the east and west elevations, and storefront openings restoration work is appropriate for the following reasons:

1. The replacement of the non-original/altered storefront and transom windows with an appropriate size, light configuration and style of storefront and transom windows at front facade improves the historic appearance of the building. The two enlarged single-light storefronts with raised panel wooden bulkheads and three aligning transom windows above are similar and compatible to the architectural style of the building and the district. Therefore, the proposed front facade restoration meets the following sections of the Downtown Heritage Resource District Guidelines:
 - Section 1.3 for General;
 - Section 2.1 for Facades/Storefronts; and
 - Section 3.2 and 3.3 for Windows and Doors.
2. The proposed windows at east and west facade do not meet Section 3.6 of the Downtown Heritage Resource District Guidelines for Windows and Doors. Although there is no historic evidence of windows on the east and west facades, staff believes the requested new windows shall be minimally visible from 15th Street and most importantly bring in more natural light to create a healthy environment for the proposed new office use/spaces. Additionally, the proposed window size, style and locations are compatible to the architectural style of the building and the district. Therefore, staff believes the installation of new windows in this instance would help improve the overall building fenestration without having an adverse effect on the historic character of the building or district.
3. In the Downtown Heritage District Guideline's section on new construction and additions, the guidelines encourage building expansion opportunities through compatible new constructions/additions. Staff believes the proposed second floor expansion at front (north) is appropriate for the following reasons:

- a. The requested addition size, scale, materials, roof form, general appearance and architectural details are compatible with the existing building and other historic structures in Downtown Heritage Resource district. Therefore, the proposal reflects the architectural character of the downtown district and meets section 10.1 of the Downtown Heritage Resource District Guidelines for New Construction and Additions;
- b. The overall height of the building along the E.15th Street is not altered and it maintains the height and rhythm, cornice and parapet lines of the existing historic buildings and the district. Furthermore, the addition does not exceed the height of the tallest building on the block. Therefore, the proposal does not alter the historic roofline facing E. 15th Street and meets section 10.4 of the Downtown Heritage Resource District Guidelines for New Construction and Additions;
- c. The proposed exterior stucco finish to match existing second floor material/finish is compatible with the style and character of the existing building. Therefore, the request meets section 10.5 of the Downtown Heritage Resource District Guidelines for New Construction and Additions; and
- d. Although the requested addition will be minimally visible from the 15th Street, which does not meet section 10.3 of the Downtown Heritage Resource District Guidelines for New Construction and Additions, staff believes the request will not have an adverse impact on the building or district for the following reasons:
 - The addition is setback 15'-8" from the front (north) facade.
 - The overall height, massing, scale and material is consistent with the existing building.
 - The building expansion does not dominate or compete with the historic facade of the existing building; and
 - The proposed structure does not conceal or obscure other character-defining features of the historic building such as the decorative cornice, brick parapet, storefront windows, transoms, etc.

For these above reasons, Staff believes the requested second floor building expansion, installation of new windows and storefront restoration is compatible with the existing architectural style of the building and the district. Additionally, the overall proposal would not have an adverse impact on the character of the site nor the heritage district.

RECOMMENDATION:

Staff recommends approval of the requested items per submitted documentation with following conditions:

1. Issuance of any necessary permits from the Building Inspections Department is required prior to construction of the addition, installation of new windows and restoration of the front facade; and
2. The applicant shall be allowed to work with staff to resolve any issues that may arise during the permit review and the storefront restoration, windows installation and second floor expansion project.

ATTACHMENTS:

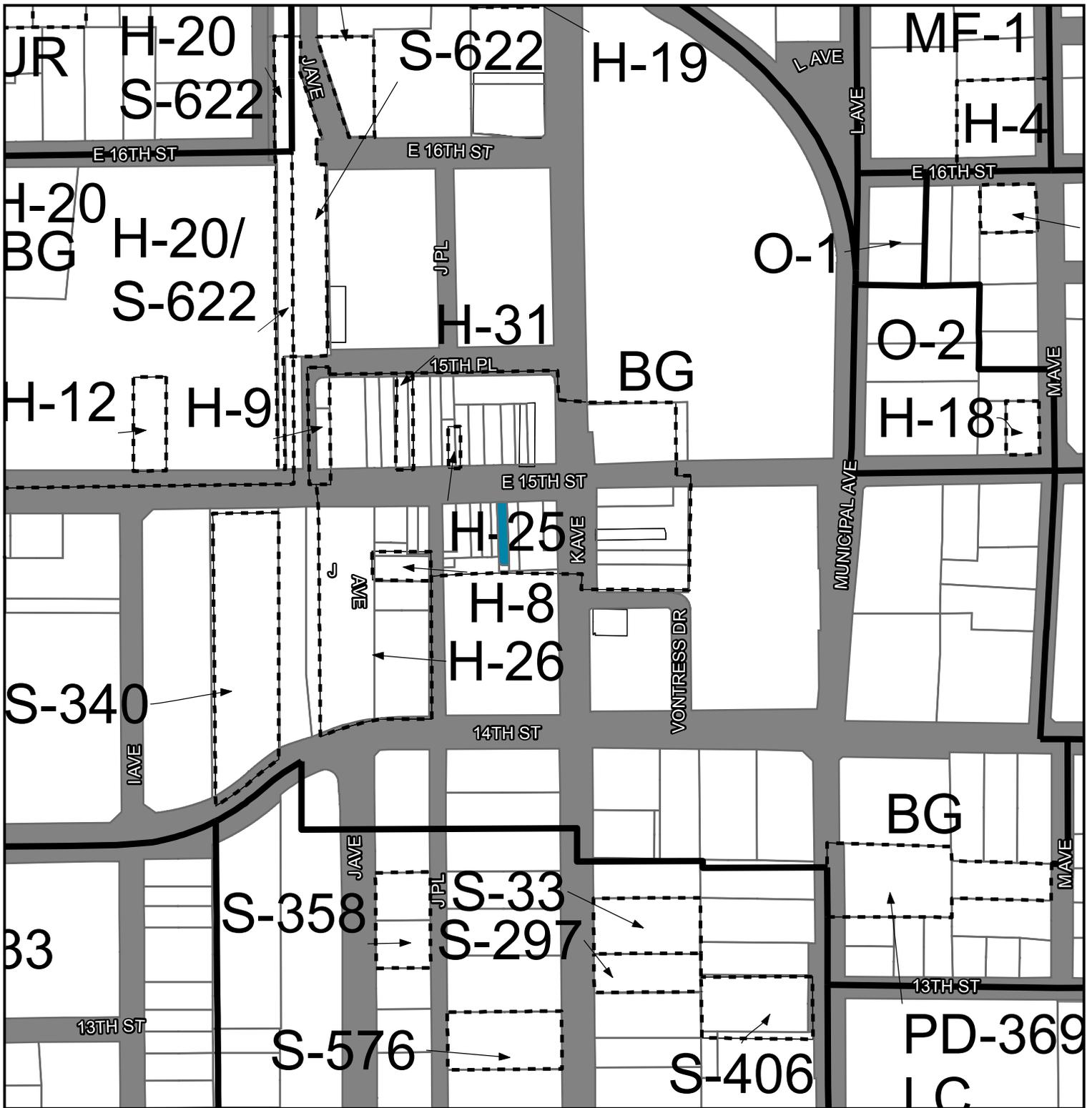
1. Proposed Second Floor Expansion Drawings
2. Proposed Windows at East and West Facade
3. Proposed Storefront Window at Front Facade
4. Proposed Folding Door on Second Floor

APPLICABLE REVIEW CRITERIA:

Downtown Heritage District Design Guidelines

No.	Guideline Statement
General	
1.3	Remove <i>non-historic</i> alterations. Often, "modern" renovations merely conceal the original facade details. If not, the original style should be recreated through the use of historic photographs.
Facades/Storefronts	
2.1	Maintain original elements and style of the storefront -- cornices, transoms, display windows, kick plates, spandrels and upper story windows.
Windows and Doors	
3.2	Doors and windows that have been altered and no longer match the historic appearance should be replaced with appropriate ones.
3.3	Replacement doors and windows should express muntin (the wooden divisions between each pane of glass) and mullion (the frame of each window sash) size, light configuration, and material to match the historic.
3.7	The Secretary of the Interior's Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration if necessary.
3.6	New door and window openings in facades should only be made where safety of life is threatened or where evidence exists of historic openings that, over time, have been filled or altered.
Roofs	
4.1	The following roofing materials are appropriate: flat (built-up), metal, single-ply membrane, and composition shingles. The following materials are not appropriate: clay tiles (except on decorative architectural details, slate tiles, terra-cotta tile, wood shingles, synthetic wood shingles, and synthetic clay tile.
4.3	Historic eaves, coping, cornices, dormers, parapets, and roof trim should be retained, and should be repaired with material matching in size, finish, module and color.

New Construction and Additions	
	Demolition in the Downtown Heritage District is firmly discouraged. However, were a building to be seriously damaged or destroyed, new construction would be encouraged and must meet these guidelines. Also, several buildings in the heritage district present opportunities for expansion. This is also encouraged if compatible. New buildings do not have to replicate an old building but must respect the same patterns of building line, window and door placement and rhythm, mass, height, architectural design, etc. Roof top patio covers shall be considered as building additions and shall comply with the same design guidelines for building additions.
10.1	All new construction should reflect the architectural character of the downtown district, reflecting existing buildings in form, scale, rhythm, materials, color, roof form, shape, solid-to-void ratio, detail and general appearance, paying particular attention to the elements pointed out in the first section of these guidelines.
10.3	Horizontal additions are appropriate on the rear of buildings, where feasible. Vertical additions to historic buildings in the district are discouraged but may be appropriate if set back to the rear of the property and not visible to a person standing on the opposite side of the street to which the building faces.
10.4	Maintain the height and rhythm of buildings along the street face. New buildings and additions should respect both the height and bay spacing of adjacent buildings. They should also ensure continuity of cornice lines and windows. The height of an addition and the height of a new building should not exceed the height of the tallest building on the block. New buildings or additions along the south side of 15th Place may exceed the height of the tallest building as long as it cannot be seen by a person standing on the south side of 15th Street.
10.5	Downtown buildings almost exclusively have brick or plaster-over-brick facades. The sides of corner buildings also reflect this construction. Any other materials should be used cautiously and should be compatible with the style and character of existing buildings. Brick should be uniform in color with little to no variation. Aluminum siding, wood siding, metal, stucco (other than traditional smooth coat cement plaster stucco), synthetic stucco and vinyl cladding are not appropriate.

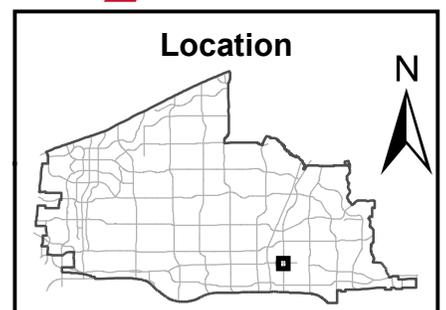


Item Submitted: 1022 15th STREET

Title: ORIGINAL DONATION
BLOCK 5, LOT 6R

Zoning: DOWNTOWN BUSINESS/GOVERNMENT/
DOWNTOWN HERITAGE RESOURCE DISTRICT

- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- City Limits
- Specific Use Permit
- Right-of-Way



Source: City of Plano Planning Department



15TH STREET

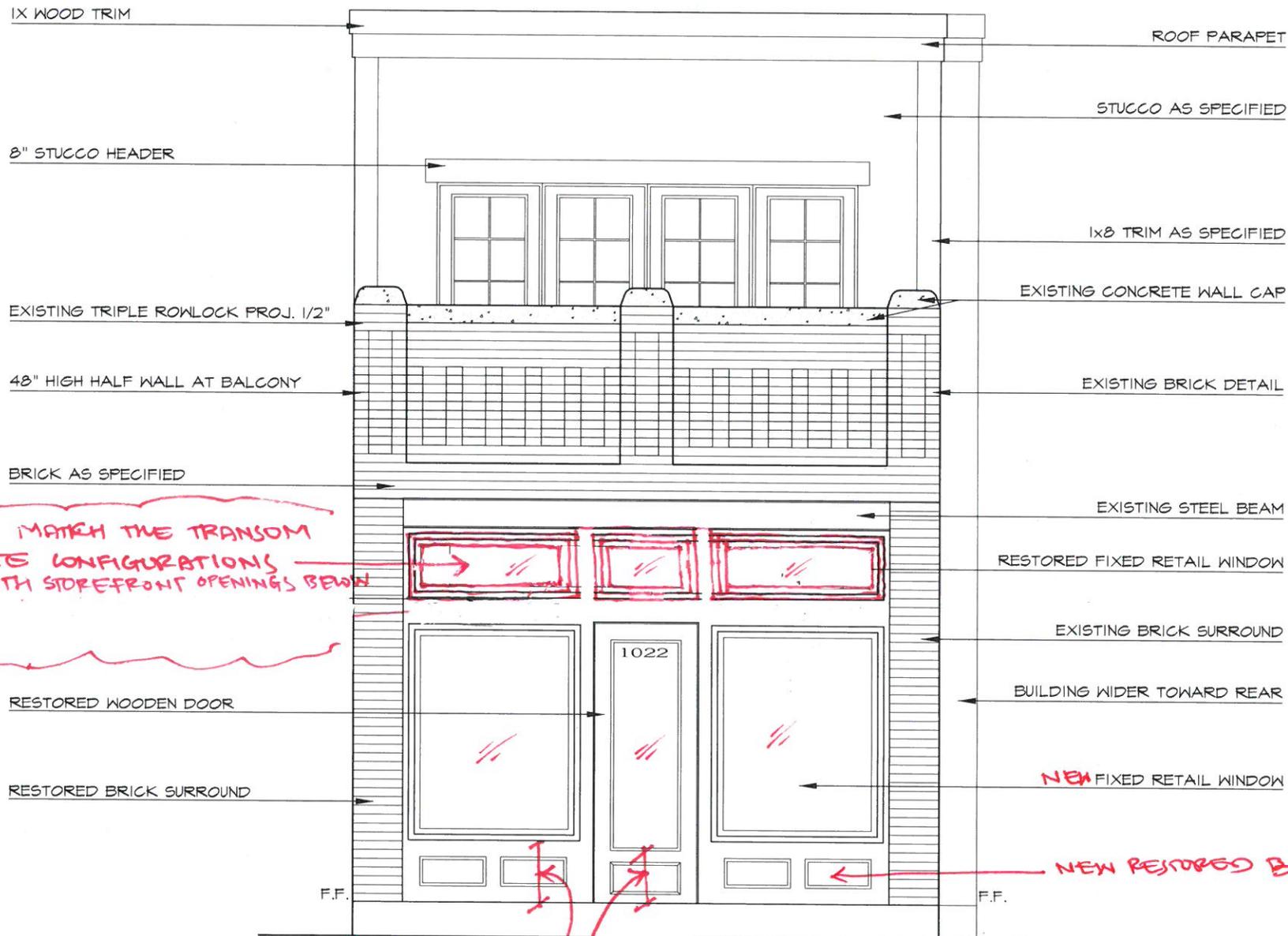
Area of Request

KAVENUE

1022 15th Street



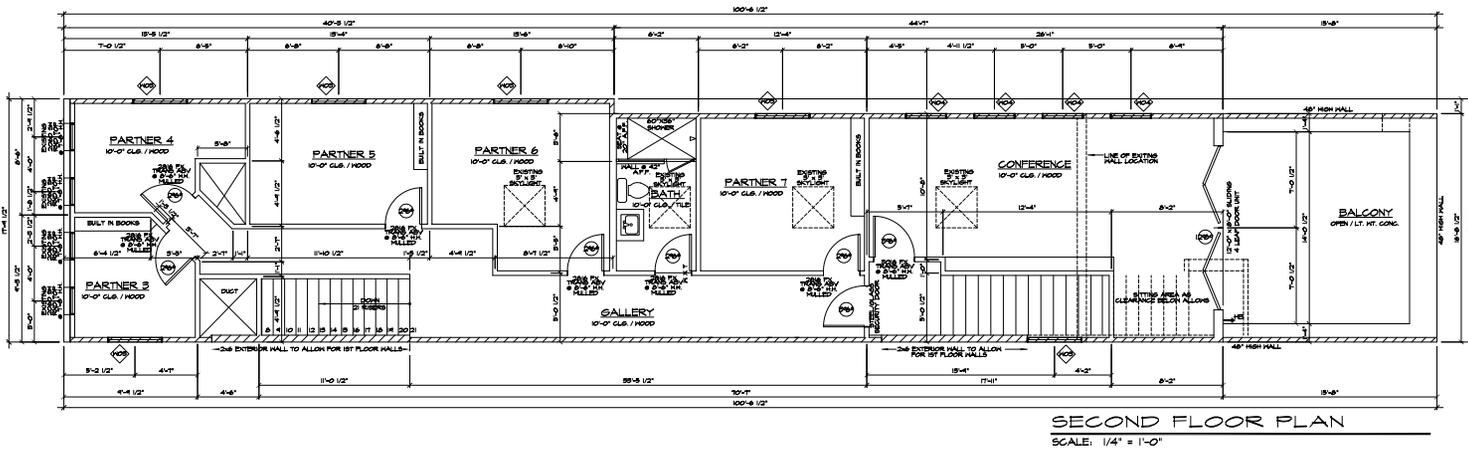
Source: City of Plano, Planning Dept.
Date: November, 2014



MATCH HEIGHTS OF DOOR PANEL & BULKHEADS

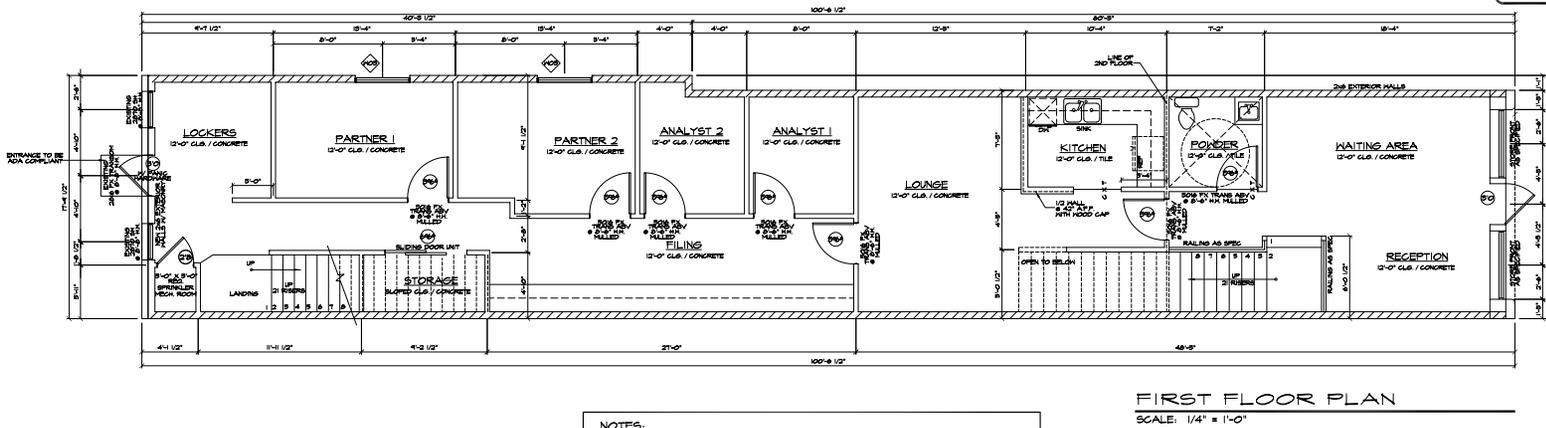
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE								
MARK	SIZE	QTY	HEADER	TYPE	TEMP.	MULLED	CORNER	SPECIAL NOTES
	WIDTH x HEIGHT		HEIGHT			UNIT	UNIT	
N03	8'-0" x 8'-0"	8	8'-0"	FIXED TOL	NO	NO	NO	STEEL
N04	8'-0" x 8'-0"	4	8'-0"	FIXED TOL	NO	NO	NO	STEEL

SQUARE FOOTAGES	
FIRST FLOOR	1044 S.F.
SECOND FLOOR	1448 S.F.
TOTAL AREA	2492 S.F.
NET AREA	2100 S.F.
TOTAL UNDER ROOF	3420 S.F.
OVERALL WIDTH	77'-1 1/2"
OVERALL DEPTH	60'-8 1/2"

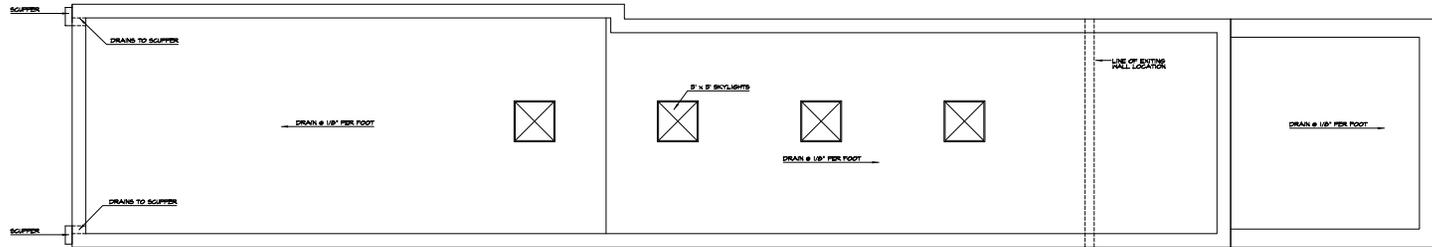


- NOTES:**
- * DOOR HARDWARE MAY BE OF LEVER OR U-SHAPED, EASY TO GRASP WITH ONE HAND OR PUSH.
 - * NO ROUND DOOR KNOBS.
 - * THE BOTTOM 12" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.
 - * FRONT APPROACH TO FULL SIDE SHALL HAVE 18" MANEUVERING SPACE BEYOND THE LATCH SIDE AND 60" PERPENDICULAR TO THE DOOR.

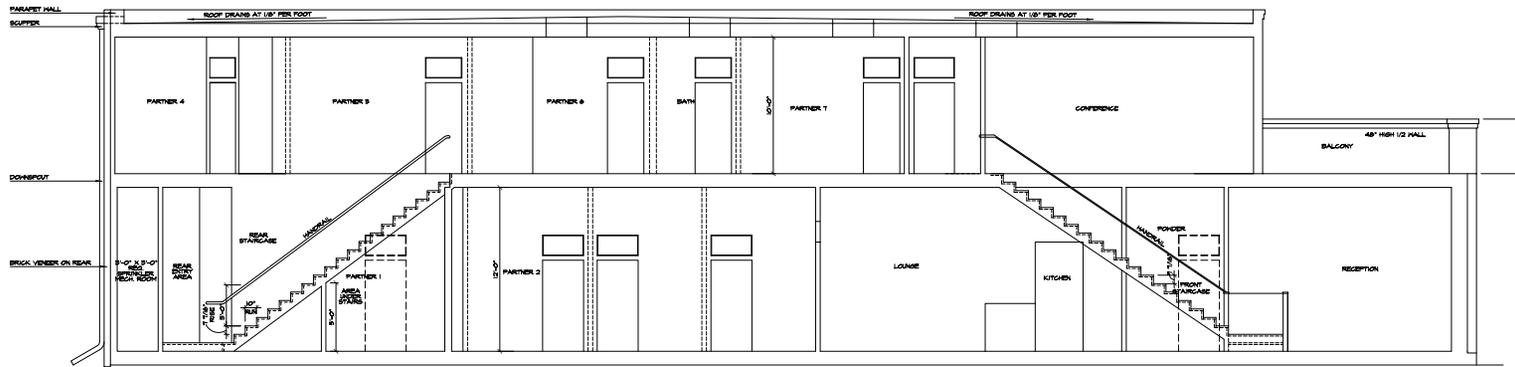
WALL LEGEND	
	1 HOUR FIREWALL

RELEASED 11.11.14

DATE	4.28.14
DRAWN	JL
CHECKED	JK
APPROVED	
NO.	
REV.	
DATE	
BY	
DESCRIPTION	
TIM JACKSON CUSTOM HOMES 102 EAST 7TH STREET HISTORIC QUARTER, DALLAS, TEXAS 75202 PH: 972.242.4444	
JOB NUMBER	6391
0 1/4" = 1'-0"	
A-1 1 of 4	



ROOF PLAN
SCALE: 1/4" = 1'-0"



SECTION VIEW THROUGH STAIRS
SCALE: 1/4" = 1'-0"

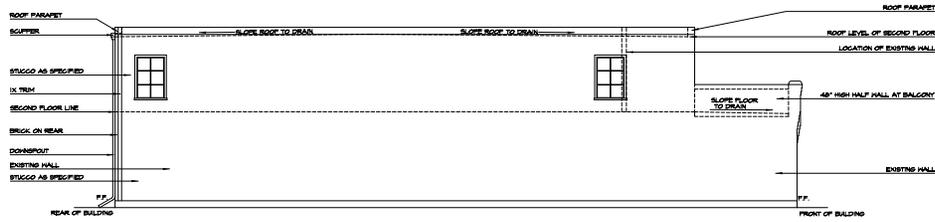
RELEASED 11.11.14

DATE	4.28.14	
DRAWN	J. JONES	
CHECKED	J. JONES	
APPROVED	J. JONES	
BY		
REVISIONS		
NO.	DATE	DESCRIPTION
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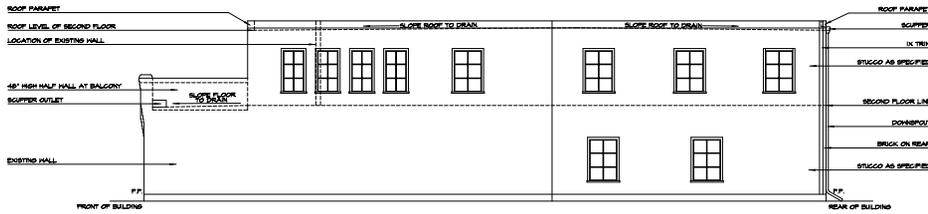
JOHN ELY
 & ASSOCIATES
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202

TIM JACKSON
 CUSTOM HOMES
 11117E 262ND AVE., SUITE 100
 DENVER, CO 80231

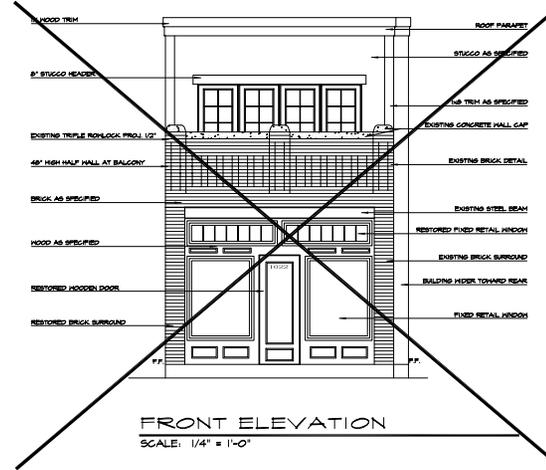
JOB NUMBER
1539
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A-3
 3 of 4



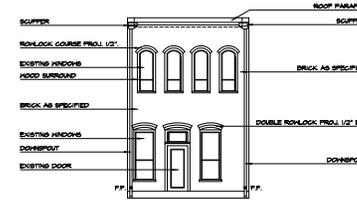
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



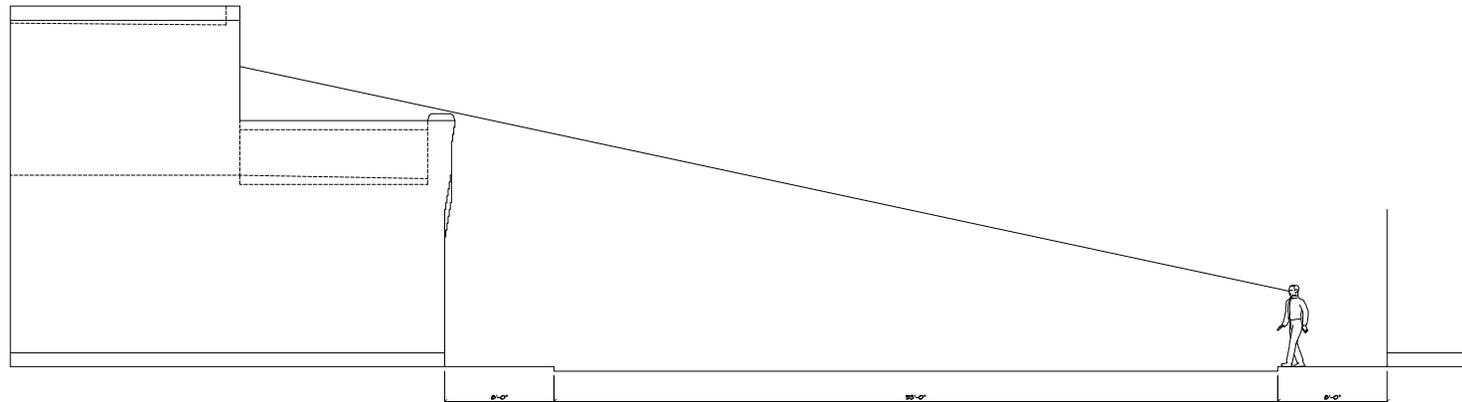
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RELEASED 11.11.14

DATE	4.28.14
DRAWN	LEWIS
CHECKED	LEWIS
DATE	
REVISIONS	
NO.	DESCRIPTION
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JOHN ELY
LIVE LIVING
A COMMITMENT TO EXCELLENCE

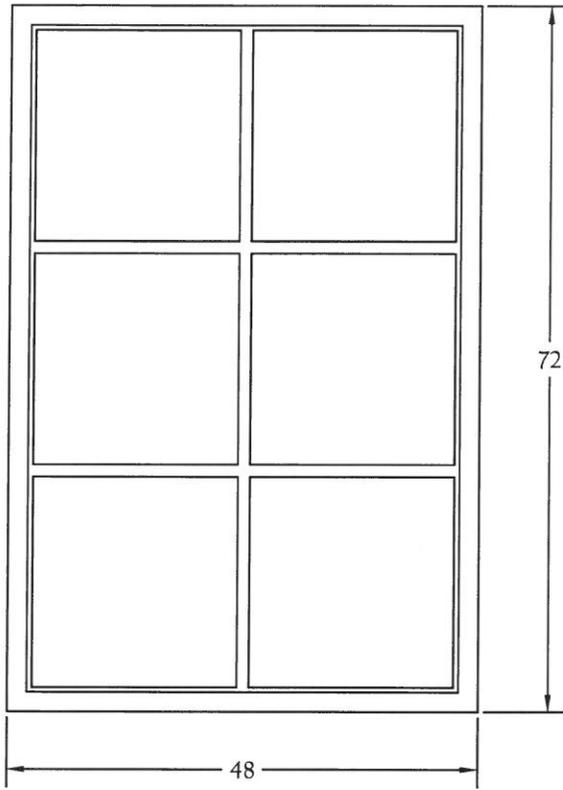
BUILDING RENOVATION
CUSTOM HOMES
HISTORIC RESTORATION PLANNING TEXAS

TIM JACKSON
CUSTOM HOMES
PHILADELPHIA, PENNSYLVANIA

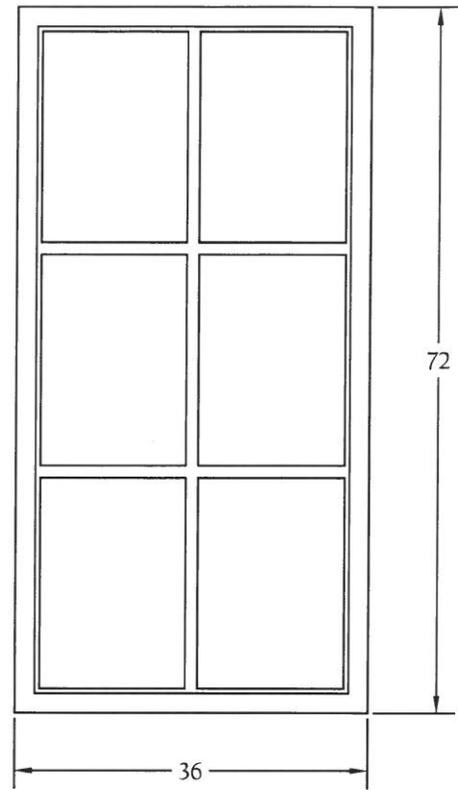
Job Number:
639

A-2
2 of 4

ATTACHMENT 2 - PROPOSED WINDOW AT EAST & WEST FACADE



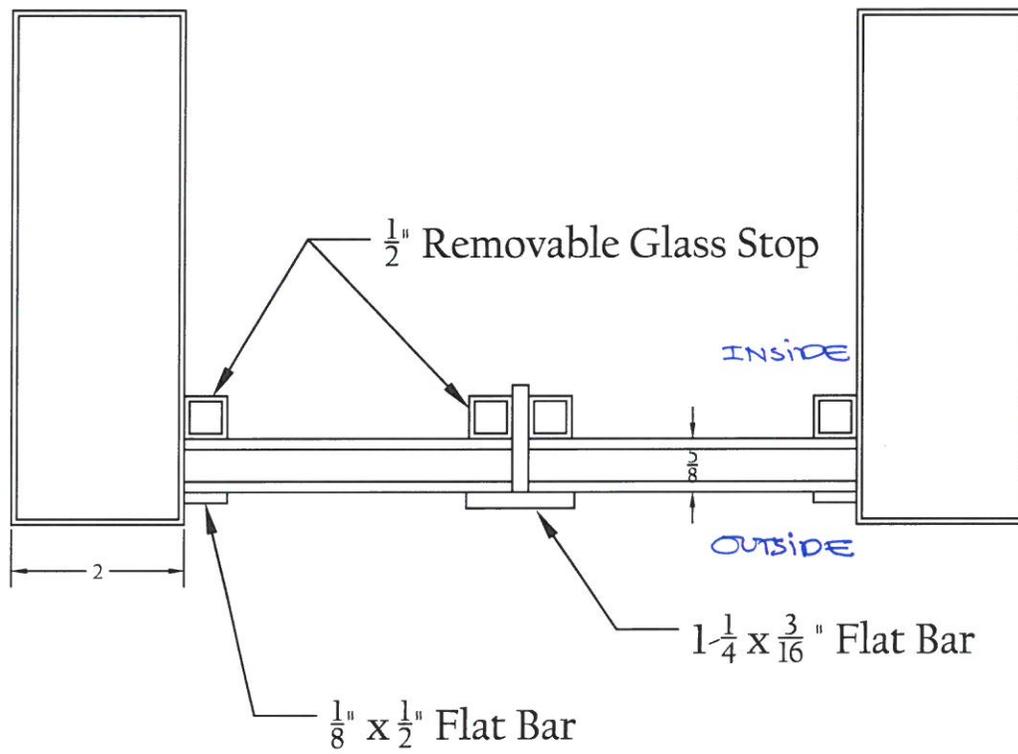
W03



W04

Cross-section of windows being added to east & west sides of building

ATTACHMENT 2 (CONTINUED)



Sample of
windows
being added to
east & west
sides of
building





Rough Opening Allowance = 1/2 Inch

Retail windows for 1st floor facing 15th street

SHOWN AT NET PRICE

Line # 1 Waiting Area



R.O. 73-7/8" x 73"
O.A. Box Size 73-3/8x72-1/2"

- DBLH-STUDIO-1; 69-3/8x65-9/16; 891.10
- Black Alum Clad AAMA.2605;
- LoE-366
- Preserve Glass N/C
- Tempered Glass 309.40
- LoE-366/Neat 66.50
- 7-1/2" Jamb Extension Applied 63.00

Sash 1
 U-Factor=0.3
 SHGC=0.22
 Visible Transmittance=0.51
 PG=CW-PG40
 Single Unit Rating Only

2 Each @	1330.00	2660.00
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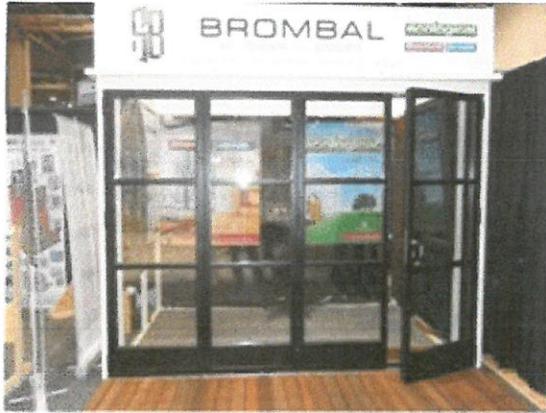
Quoted prices are good for 30 days (Expires: 11/15/2014) and are subject to correction of computational errors.

TOTAL NET PRICE	2660.00
SALES TAX (Taxable Amt: 2660.00)	219.45
TOTAL QUOTATION PRICE	2879.45

ATTACHMENT 3 - PROPOSED STOREFRONT WINDOW AT FRONT

ATTACHMENT 4 - PROPOSED FOLDING
DOOR ON SECOND FLOOR

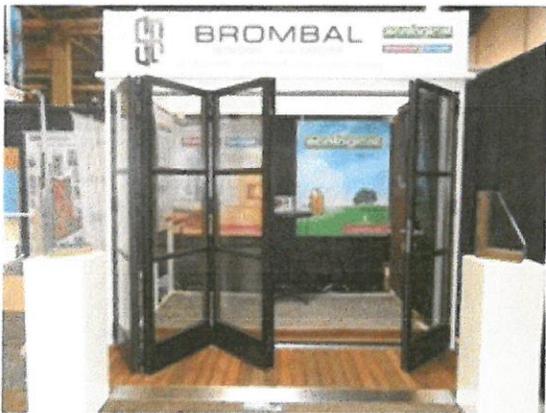
Doors for north end of 2nd floor:



Single Door Function



French Door Function



Partially Open



Fully Open

Doors for north end of 2nd floor.

ATTACHMENT 4 - PROPOSED FOLDING
DOOR ON SECOND FLOOR

Quote

Customer/ Job Address

Date: 10/15/2014

Tim Jackson Custom Homes
PO Box 712
Allen, TX 75013

Quote#: Q3685

Item	Location	Description	Qty	Rate	Total
Service-L...		Install Panda Door Unit	1	2,500.00	2,500.00
Quote		Panda Door Unit Folding Door System 144 x 96 2L and 2R Powder Coat Standard Color Black Std Track ADA 1" OA Clear LoE Tempered Glass Price includes install and applicable taxes.	1	18,552.20	18,552.20

*Quote valid for 30 days.

*Orders NOT processed until signed estimate, drawing, confirmed dimensions and 50% deposit is received on custom orders.

*8 week lead time on custom orders but can vary due to conditions outside of Entrada's control.

*Deposit non-refundable for cancellation of custom order.

*Custom door orders are considered final and cannot be returned. (this includes but not limited to size, design, shape, etc.)

*Stock Orders - Re-Stocking fee 30% of sell price.

*Faux finish is hand applied, therefore there will be variances in the color and texture. This is not considered a defect.

*Any iron door with applied faux finish is considered custom and cannot be returned.

*Any touch-ups or refinishes due to improper handling of the product will be done at an additional cost to the customer.

*Entrada reserves the rights to photograph finished products on jobsites for marketing and advertising purposes.

*By signing you acknowledge and agree that you have read and understand the above disclosures.

*Lack of response within 24 hours (either by phone, email or fax) is considered acknowledgement

Subtotal

\$21,052.20

Total

\$21,052.20

Signature X

EXHIBIT B

Denial Memo

[Attached]

DATE: November 19, 2014
TO: Applicants with Items before the Heritage Commission 
FROM: Gary Graley, Chairman, Heritage Commission
SUBJECT: Results of Heritage Commission Meeting of November 18, 2014

AGENDA ITEM NO. 7 - CERTIFICATE OF APPROPRIATENESS HC-2015-08
1022 E. 15TH STREET
APPLICANT: JACK BOGGS

Request for a Certificate of Appropriateness (CA) to rehabilitate the existing structure, per attached drawings and the following details:

1. New Windows: 6-light, fixed, clear glass, black metal windows at the following locations:
 - a. West Facade (right side elevation):
 - Two (2) 4'-0" x 6'-0" metal windows on the first floor; and
 - Four (4) 4'-0" x 6'-0" and four (4) 3'-0" x 6'-0" metal windows on the second floor.
 - b. East Facade (left side elevation):
 - Two (2) 4'-0" x 6'-0" metal windows on the second floor.
2. Front (North) Elevation: Restore first floor storefront facade per the following details:
 - a. Replace two (2) existing 9-light sliding windows with two (2), 6'-1 3/8" x 6'-1 1/2" single light, fixed, clear tempered glass, black metal storefront windows. The height of the new storefront windows shall match the existing door height;
 - b. Replace the existing lap siding with a raised panel bulkhead constructed of wood and painted black. The height of the new raised panels shall match the height of the raised panel at the bottom of the front door; and
 - c. Replace the existing one (1) multi-light transom window with three (3), fixed, clear glass, black metal transom windows above the storefront openings. The width of each new transom window shall align with the width of each storefront openings below.
3. Second Floor Expansion: Enlarge the existing second floor addition at the front (north) facade per following details:
 - a. Extend the existing second floor wall at the front (north) facade by 10' to construct a 10'-0" x 16'-8 1/2" addition. The height of the proposed addition shall match existing second floor height;

- b. The proposed addition shall be setback 15'-8" from the first floor front (north) facade;
- c. The proposed north facade shall consist of a 12'-0" x 8'-0", 4-leaf, black metal, folding door unit with an 8" stuccoed trim/header above. Each door leaf shall consist of 10-lights (2 wide x 5 tall); and
- d. The exterior finish/color, trim and roof parapet detail shall match the existing second floor stucco and 1x8 wood trim detail/color.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

STIPULATIONS:

The CA was approved for (#2) first floor Front (North) Elevation per staff recommendations:

- 1. Issuance of any necessary permits from the Building Inspections Department is required prior to construction of the addition, installation of new windows and restoration of the front facade; and
- 2. The applicant shall be allowed to work with staff to resolve any issues that may arise during the permit review and the storefront restoration, windows installation and second floor expansion project.

The CA request for the (#1) New Windows and (#3) Second Floor Expansion were not approved due to non-compliance with Sections 3.6 and 10.3 of the Downtown Heritage District Design Guidelines.

Should you wish to appeal the Heritage Commission's decision regarding the subject request, a signed letter indicating the basis for appeal must be received by the Director of Planning no later than ten (10) days from the date of the decision. The appeal will be scheduled for consideration by the City Council for the next available regular meeting. City Council may affirm, modify or reverse the decision of the Commission and may, where appropriate, remand the item to the Commission for further proceedings consistent with City Council's decision.

BM/av

xc: Rick Daniel
Wayne Snell, Permit Services Manager - Certificate of Appropriateness (copy)
File

DATE: November 19, 2014
TO: Applicants with Items before the Heritage Commission 
FROM: Gary Graley, Chairman, Heritage Commission
SUBJECT: Results of Heritage Commission Meeting of November 18, 2014

AGENDA ITEM NO. 7 - CERTIFICATE OF APPROPRIATENESS HC-2015-08
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 - a. West Facade (right side elevation):
 - Two (2) 4'-0" x 6'-0" metal windows on the first floor; and
 - Four (4) 4'-0" x 6'-0" and four (4) 3'-0" x 6'-0" metal windows on the second floor.
 - b. East Facade (left side elevation):
 - Two (2) 4'-0" x 6'-0" metal windows on the second floor.
2. Front (North) Elevation: Restore first floor storefront facade per the following details:
 - a. Replace two (2) existing 9-light sliding windows with two (2), 6'-1 3/8" x 6'-1 1/2" single light, fixed, clear tempered glass, black metal storefront windows. The height of the new storefront windows shall match the existing door height;
 - b. Replace the existing lap siding with a raised panel bulkhead constructed of wood and painted black. The height of the new raised panels shall match the height of the raised panel at the bottom of the front door; and
 - c. Replace the existing one (1) multi-light transom window with three (3), fixed, clear glass, black metal transom windows above the storefront openings. The width of each new transom window shall align with the width of each storefront openings below.
3. Second Floor Expansion: Enlarge the existing second floor addition at the front (north) facade per following details:
 - a. Extend the existing second floor wall at the front (north) facade by 10' to construct a 10'-0" x 16'-8 1/2" addition. The height of the proposed addition shall match existing second floor height;

- b. The proposed addition shall be setback 15'-8" from the first floor front (north) facade;
- c. The proposed north facade shall consist of a 12'-0" x 8'-0", 4-leaf, black metal, folding door unit with an 8" stuccoed trim/header above. Each door leaf shall consist of 10-lights (2 wide x 5 tall); and
- d. The exterior finish/color, trim and roof parapet detail shall match the existing second floor stucco and 1x8 wood trim detail/color.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

STIPULATIONS:

The CA was approved for (#2) first floor Front (North) Elevation per staff recommendations:

1. Issuance of any necessary permits from the Building Inspections Department is required prior to construction of the addition, installation of new windows and restoration of the front facade; and
2. The applicant shall be allowed to work with staff to resolve any issues that may arise during the permit review and the storefront restoration, windows installation and second floor expansion project.

The CA request for the (#1) New Windows and (#3) Second Floor Expansion were not approved due to non-compliance with Sections 3.6 and 10.3 of the Downtown Heritage District Design Guidelines.

Should you wish to appeal the Heritage Commission's decision regarding the subject request, a signed letter indicating the basis for appeal must be received by the Director of Planning no later than ten (10) days from the date of the decision. The appeal will be scheduled for consideration by the City Council for the next available regular meeting. City Council may affirm, modify or reverse the decision of the Commission and may, where appropriate, remand the item to the Commission for further proceedings consistent with City Council's decision.

BM/av

xc: Rick Daniel
Wayne Snell, Permit Services Manager - Certificate of Appropriateness (copy)
File

<http://goo.gl/maps/hRc3h>

CITY OF PLANO
HERITAGE COMMISSION

November 18, 2014

Agenda Item No. 7

Certificate of Appropriateness: 1022 E. 15th Street

Applicant: Jack Boggs

REQUEST:

Request for a Certificate of Appropriateness (CA) to rehabilitate the existing structure, per attached drawings and the following details:

1. New Windows: 6-light, fixed, clear glass, black metal windows at the following locations:
 - a. West Facade (right side elevation):
 - Two (2) 4'-0" x 6'-0" metal windows on the first floor; and
 - Four (4) 4'-0" x 6'-0" and four (4) 3'-0" x 6'-0" metal windows on the second floor.
 - b. East Facade (left side elevation):
 - Two (2) 4'-0" x 6'-0" metal windows on the second floor.
2. Front (North) Elevation: Restore first floor storefront facade per the following details:
 - a. Replace two (2) existing 9-light sliding windows with two (2), 6'-1 3/8" x 6'-1 1/2" single light, fixed, clear tempered glass, black metal storefront windows. The height of the new storefront windows shall match the existing door height;
 - b. Replace the existing lap siding with a raised panel bulkhead constructed of wood and painted black. The height of the new raised panels shall match the height of the raised panel at the bottom of the front door; and
 - c. Replace the existing one (1) multi-light transom window with three (3), fixed, clear glass, black metal transom windows above the storefront openings. The width of each new transom window shall align with the width of each storefront openings below.

3. Second Floor Expansion: Enlarge the existing second floor addition at the front (north) facade per following details:
 - a. Extend the existing second floor wall at the front (north) facade by 10' to construct a 10'-0" x 16'-8 ½" addition. The height of the proposed addition shall match existing second floor height;
 - b. The proposed addition shall be setback 15'-8" from the first floor front (north) facade;
 - c. The proposed north facade shall consist of a 12'-0" x 8'-0", 4-leaf, black metal, folding door unit with an 8" stuccoed trim/header above. Each door leaf shall consist of 10-lights (2 wide x 5 tall); and
 - d. The exterior finish/color, trim and roof parapet detail shall match the existing second floor stucco and 1x8 wood trim detail/color.

GENERAL INFORMATION:

Location: 1022 E. 15th Street (south side of 15th Street between K Avenue and J Place)

Zoning: Downtown Business/Government (BG); Heritage Resource #26 Designation (H-26)

Resource Type: Downtown Heritage Resource District

BACKGROUND:

Building: Commercial
Original Architectural Style: Late 19th - Early 20th Century Vernacular Commercial
Date of Construction: Circa 1890
Historic Use: Commercial - Millinery, Restaurant, Bakery, Dry Goods Store
Current Use: Commercial - Vacant
Proposed Use: Office

CASE HISTORY:

Date	Description
Apr 2003	CA approved for conceptual plans for addition.
Oct 2004	CA denied to renovate structure and to construct an addition.
May 2005	CA approved to renovate structure and construct an addition.
Jun 2005	CA approved to amend previously approved plans for renovation and construction of a new addition.
Sep 2005	CA approved to install sign.
Feb 2006	CA approved to install canopy and paint.
Oct 2006	CA approved to install sign.
Jan 2008	CA approved to construct a ramp and deck on the rear facade.
Oct 2010	CA approved to alter the existing storefront by removing the front awning, replacing the windows, doors, and installing siding to the bulkheads; install a projecting sign to the front; paint the rear awning and window trim; add flagstone pavement to rear section of lot; install a wall sign on the rear facade.
Mar 2011	CA approved to install an aluminum framed rooftop canvas awning cover in ecru.
Jun 2012	CA approved to construct an awning on the rooftop patio

STAFF FINDINGS AND ANALYSIS:

The applicant has submitted a Certificate of Appropriateness (CA) request seeking approval to construct a 10'-0" x 16'-8 ½" addition on the second floor of the front (north) facade; install new windows on the east and west elevations; and restore the first floor storefront openings per Attachments 1 through 4 and following details.

1. Install 12 new 6-light, fixed, clear glass, black metal windows at the east and west elevations;
2. Restore two (2) storefronts with a bulkhead and transom windows at the front (north) facade; and

3. Enlarge the existing second floor addition per following details:
 - Extend the existing second floor wall at front (north) facade by 10' to have the new structure setback 15'-8" from the first floor front (north) facade. The height of the proposed extension shall match existing second floor height;
 - Install a 12'-0" x 8'-0", 4-leaf, black metal folding door unit with an 8" stuccoed trim/header above at the front (north) facade. Each door leaf shall consist of 10-lights (2 wide x 5 tall); and
 - The exterior finish/color, trim and roof parapet detail shall match existing second floor stucco and 1x8 wood trim detail/color.

Additionally, please review the attached excerpt of the Downtown Heritage District Design Guidelines for the applicable criteria used in this analysis.

Staff believes that the proposed second floor expansion, installation of new windows at the east and west elevations, and storefront openings restoration work is appropriate for the following reasons:

1. The replacement of the non-original/altered storefront and transom windows with an appropriate size, light configuration and style of storefront and transom windows at front facade improves the historic appearance of the building. The two enlarged single-light storefronts with raised panel wooden bulkheads and three aligning transom windows above are similar and compatible to the architectural style of the building and the district. Therefore, the proposed front facade restoration meets the following sections of the Downtown Heritage Resource District Guidelines:
 - Section 1.3 for General;
 - Section 2.1 for Facades/Storefronts; and
 - Section 3.2 and 3.3 for Windows and Doors.
2. The proposed windows at east and west facade do not meet Section 3.6 of the Downtown Heritage Resource District Guidelines for Windows and Doors. Although there is no historic evidence of windows on the east and west facades, staff believes the requested new windows shall be minimally visible from 15th Street and most importantly bring in more natural light to create a healthy environment for the proposed new office use/spaces. Additionally, the proposed window size, style and locations are compatible to the architectural style of the building and the district. Therefore, staff believes the installation of new windows in this instance would help improve the overall building fenestration without having an adverse effect on the historic character of the building or district.
3. In the Downtown Heritage District Guideline's section on new construction and additions, the guidelines encourage building expansion opportunities through compatible new constructions/additions. Staff believes the proposed second floor expansion at front (north) is appropriate for the following reasons:

- a. The requested addition size, scale, materials, roof form, general appearance and architectural details are compatible with the existing building and other historic structures in Downtown Heritage Resource district. Therefore, the proposal reflects the architectural character of the downtown district and meets section 10.1 of the Downtown Heritage Resource District Guidelines for New Construction and Additions;
- b. The overall height of the building along the E.15th Street is not altered and it maintains the height and rhythm, cornice and parapet lines of the existing historic buildings and the district. Furthermore, the addition does not exceed the height of the tallest building on the block. Therefore, the proposal does not alter the historic roofline facing E. 15th Street and meets section 10.4 of the Downtown Heritage Resource District Guidelines for New Construction and Additions;
- c. The proposed exterior stucco finish to match existing second floor material/finish is compatible with the style and character of the existing building. Therefore, the request meets section 10.5 of the Downtown Heritage Resource District Guidelines for New Construction and Additions; and
- d. Although the requested addition will be minimally visible from the 15th Street, which does not meet section 10.3 of the Downtown Heritage Resource District Guidelines for New Construction and Additions, staff believes the request will not have an adverse impact on the building or district for the following reasons:
 - The addition is setback 15'-8" from the front (north) facade.
 - The overall height, massing, scale and material is consistent with the existing building.
 - The building expansion does not dominate or compete with the historic facade of the existing building; and
 - The proposed structure does not conceal or obscure other character-defining features of the historic building such as the decorative cornice, brick parapet, storefront windows, transoms, etc.

For these above reasons, Staff believes the requested second floor building expansion, installation of new windows and storefront restoration is compatible with the existing architectural style of the building and the district. Additionally, the overall proposal would not have an adverse impact on the character of the site nor the heritage district.

RECOMMENDATION:

Staff recommends approval of the requested items per submitted documentation with following conditions:

1. Issuance of any necessary permits from the Building Inspections Department is required prior to construction of the addition, installation of new windows and restoration of the front facade; and
2. The applicant shall be allowed to work with staff to resolve any issues that may arise during the permit review and the storefront restoration, windows installation and second floor expansion project.

ATTACHMENTS:

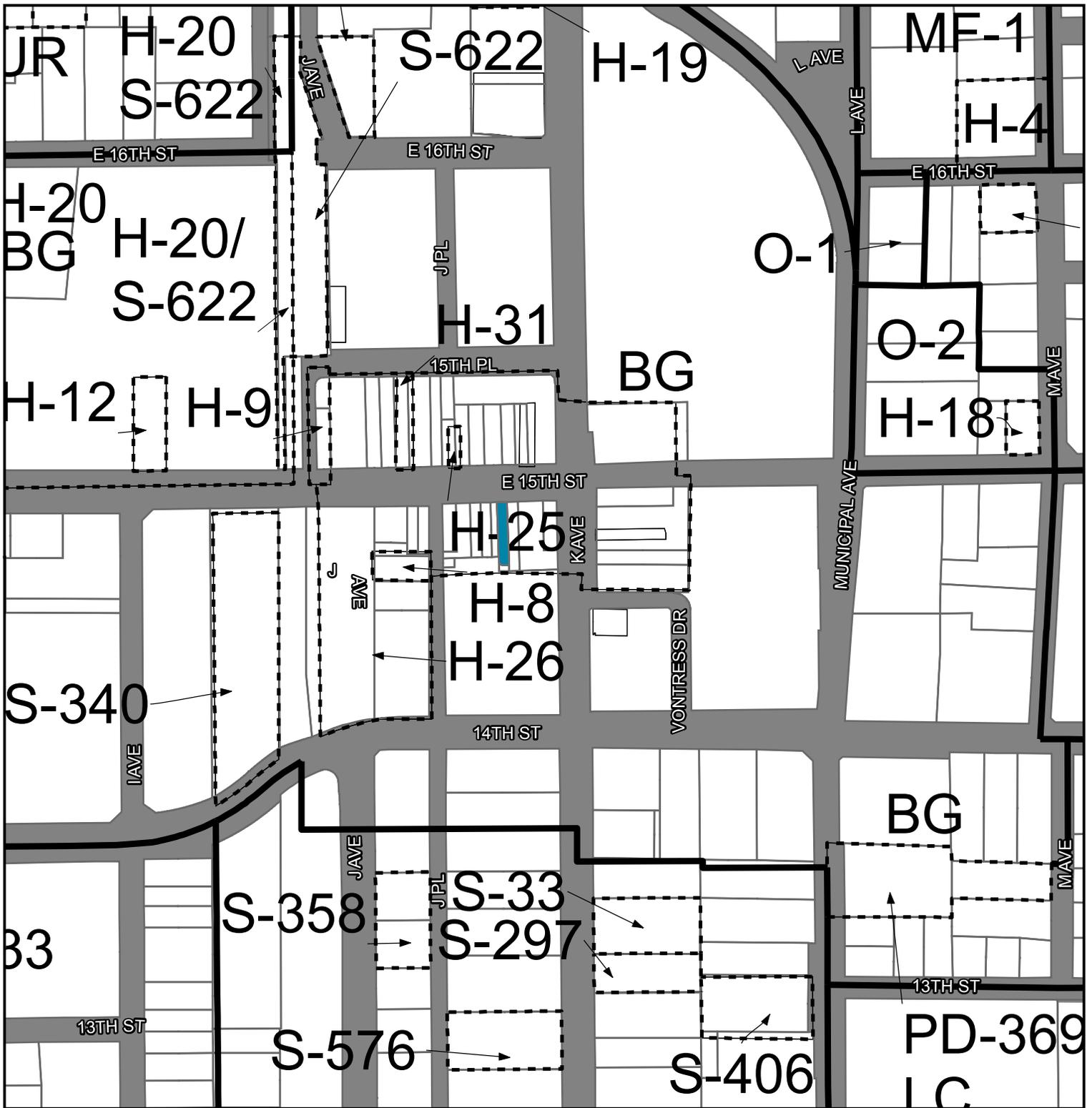
1. Proposed Second Floor Expansion Drawings
2. Proposed Windows at East and West Facade
3. Proposed Storefront Window at Front Facade
4. Proposed Folding Door on Second Floor

APPLICABLE REVIEW CRITERIA:

Downtown Heritage District Design Guidelines

No.	Guideline Statement
General	
1.3	Remove <i>non-historic</i> alterations. Often, "modern" renovations merely conceal the original facade details. If not, the original style should be recreated through the use of historic photographs.
Facades/Storefronts	
2.1	Maintain original elements and style of the storefront -- cornices, transoms, display windows, kick plates, spandrels and upper story windows.
Windows and Doors	
3.2	Doors and windows that have been altered and no longer match the historic appearance should be replaced with appropriate ones.
3.3	Replacement doors and windows should express muntin (the wooden divisions between each pane of glass) and mullion (the frame of each window sash) size, light configuration, and material to match the historic.
3.7	The Secretary of the Interior's Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration if necessary.
3.6	New door and window openings in facades should only be made where safety of life is threatened or where evidence exists of historic openings that, over time, have been filled or altered.
Roofs	
4.1	The following roofing materials are appropriate: flat (built-up), metal, single-ply membrane, and composition shingles. The following materials are not appropriate: clay tiles (except on decorative architectural details, slate tiles, terra-cotta tile, wood shingles, synthetic wood shingles, and synthetic clay tile.
4.3	Historic eaves, coping, cornices, dormers, parapets, and roof trim should be retained, and should be repaired with material matching in size, finish, module and color.

New Construction and Additions	
	Demolition in the Downtown Heritage District is firmly discouraged. However, were a building to be seriously damaged or destroyed, new construction would be encouraged and must meet these guidelines. Also, several buildings in the heritage district present opportunities for expansion. This is also encouraged if compatible. New buildings do not have to replicate an old building but must respect the same patterns of building line, window and door placement and rhythm, mass, height, architectural design, etc. Roof top patio covers shall be considered as building additions and shall comply with the same design guidelines for building additions.
10.1	All new construction should reflect the architectural character of the downtown district, reflecting existing buildings in form, scale, rhythm, materials, color, roof form, shape, solid-to-void ratio, detail and general appearance, paying particular attention to the elements pointed out in the first section of these guidelines.
10.3	Horizontal additions are appropriate on the rear of buildings, where feasible. Vertical additions to historic buildings in the district are discouraged but may be appropriate if set back to the rear of the property and not visible to a person standing on the opposite side of the street to which the building faces.
10.4	Maintain the height and rhythm of buildings along the street face. New buildings and additions should respect both the height and bay spacing of adjacent buildings. They should also ensure continuity of cornice lines and windows. The height of an addition and the height of a new building should not exceed the height of the tallest building on the block. New buildings or additions along the south side of 15th Place may exceed the height of the tallest building as long as it cannot be seen by a person standing on the south side of 15th Street.
10.5	Downtown buildings almost exclusively have brick or plaster-over-brick facades. The sides of corner buildings also reflect this construction. Any other materials should be used cautiously and should be compatible with the style and character of existing buildings. Brick should be uniform in color with little to no variation. Aluminum siding, wood siding, metal, stucco (other than traditional smooth coat cement plaster stucco), synthetic stucco and vinyl cladding are not appropriate.



Item Submitted: 1022 15th STREET

Title: ORIGINAL DONATION
BLOCK 5, LOT 6R

Zoning: DOWNTOWN BUSINESS/GOVERNMENT/
DOWNTOWN HERITAGE RESOURCE DISTRICT

- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- City Limits
- Right-of-Way
- Specific Use Permit



Source: City of Plano Planning Department

15TH STREET

Area of Request

KAVENUE

1022 15th Street

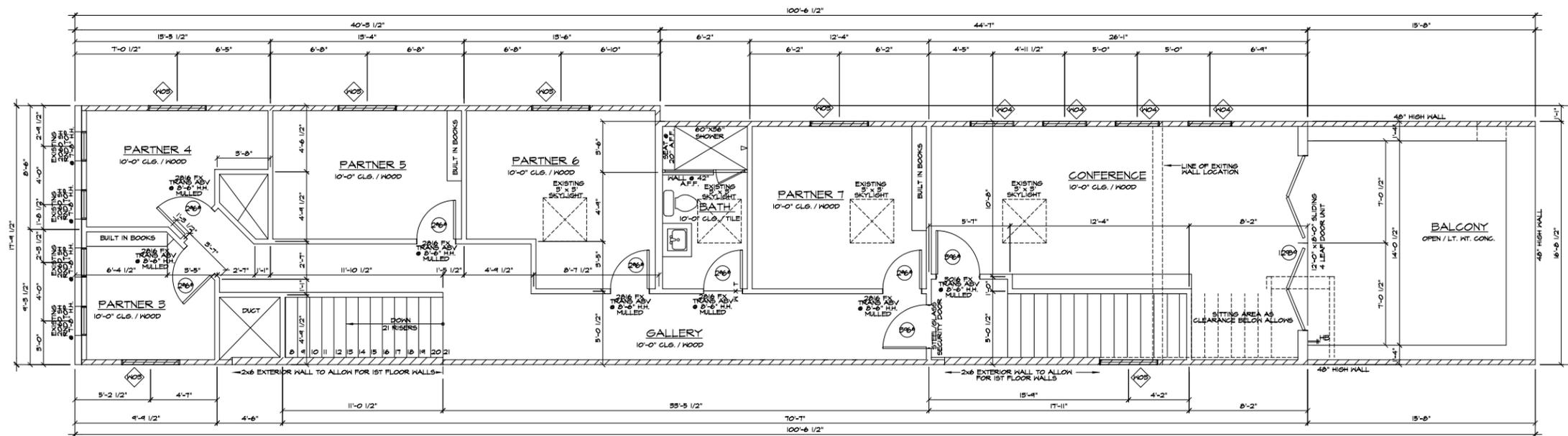


Source: City of Plano, Planning Dept.
Date: November, 2014



FRONT ELEVATION

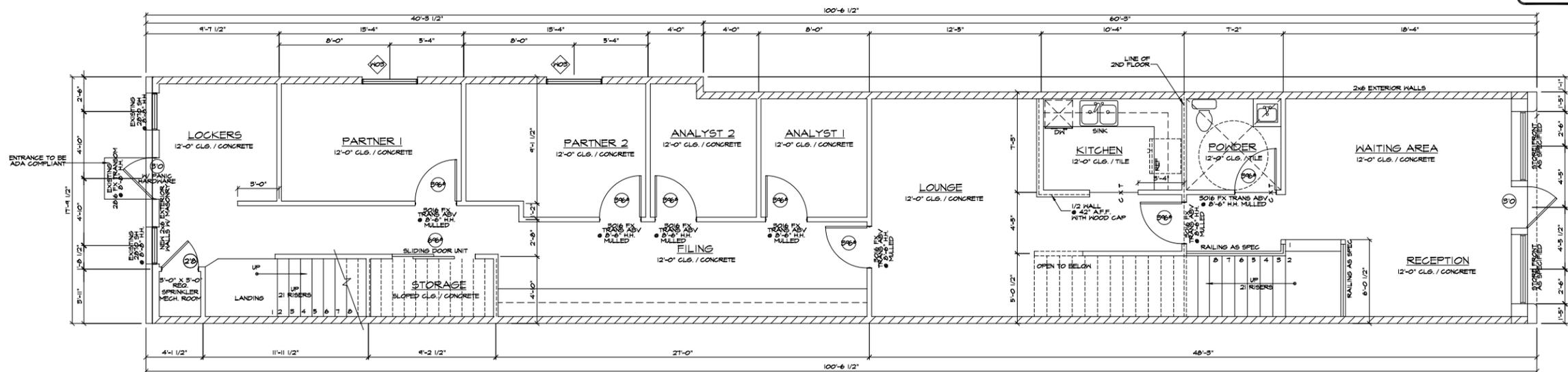
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE								
MARK	SIZE	QTY.	HEADER HEIGHT	TYPE	TEMP.	MULLED UNIT	CORNER UNIT	SPECIAL NOTES
W03	4'-0" x 6'-0"	8	8'-0"	FIXED TDL	NO	NO	NO	STEEL
W04	3'-0" x 6'-0"	4	8'-0"	FIXED TDL	NO	NO	NO	STEEL

SQUARE FOOTAGES	
FIRST FLOOR	1704 S.F.
SECOND FLOOR	1446 S.F.
TOTAL AREA	3150 S.F.
UPPER BALCONY	210 S.F.
TOTAL UNDER ROOF	5420 S.F.
OVERALL WIDTH	17'-4 1/2"
OVERALL DEPTH	100'-6 1/2"



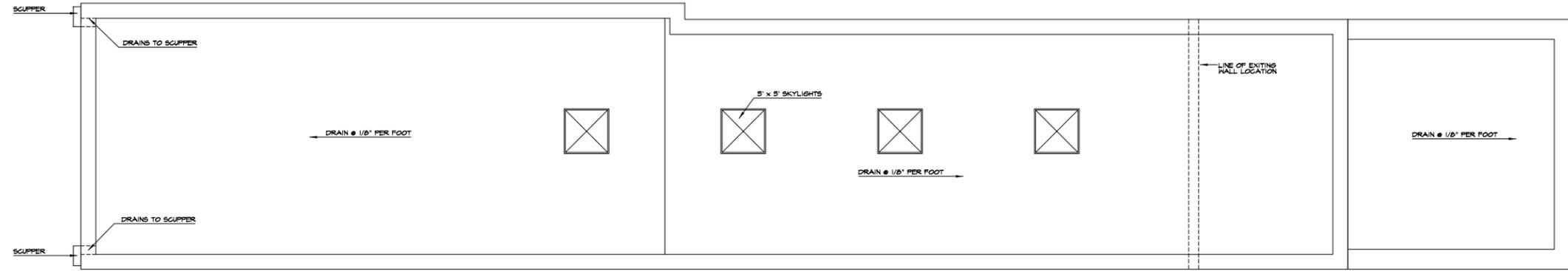
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTES:**
- * DOOR HARDWARE MAY BE OF LEVER OR U-SHAPED, EASY TO GRASP WITH ONE HAND OR PUSH.
 - * NO ROUND DOOR KNOBS.
 - * THE BOTTOM 10" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.
 - * FRONT APPROACH TO FULL SIDE SHALL HAVE 18" MANEUVERING SPACE BEYOND THE LATCH SIDE AND 60" PERPENDICULAR TO THE DOOR.

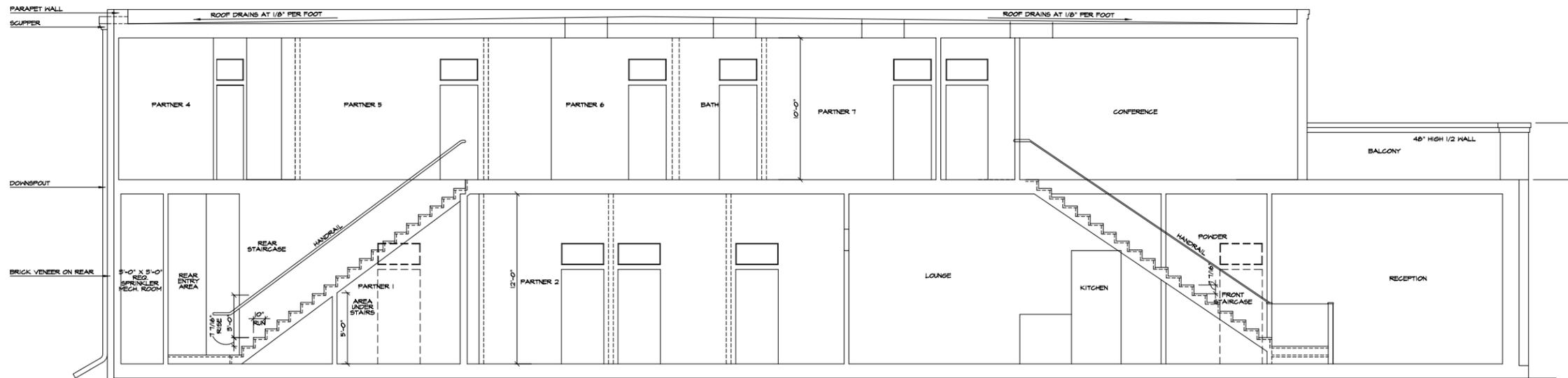
WALL LEGEND	
	1 HOUR FIREWALL

RELEASED 11.11.14

Date: 4.28.14	Drawn: J. L. VELY						
Checked: BAH	Approved:						
<table border="1"> <tr> <th>Date</th> <th>Task</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		Date	Task	Description			
Date	Task	Description					
<p>LIVELY BUILDING RENOVATION & ASSOCIATES 8008 WEST PARKER ROAD DALLAS, TEXAS 75241 P.O. BOX 7881 • 214-781-1000</p>							
<p>TIM JACKSON CUSTOM HOMES PH 972-562-6623 FX 972-562-6625</p>							
<p>Job Number 6391</p>							
<p>A-1 1 OF 4</p>							



ROOF PLAN
SCALE: 1/4" = 1'-0"



SECTION VIEW THROUGH STAIRS
SCALE: 1/4" = 1'-0"

RELEASED 11.11.14

Date	4.26.14
Designed	J. LIVELY
Drawn	BAM
Checked	
Approved	

By	
Date	
Task #	REV/ISSUES
Description	

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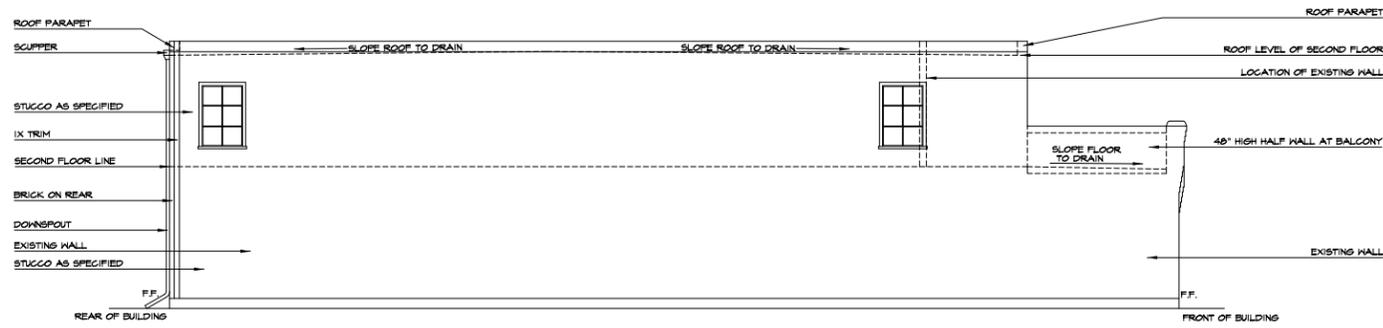
L. J. LIVERY & ASSOCIATES
8000 WEST PARKER ROAD
PLANO, TEXAS 75075
972.478.1400

BUILDING RENOVATION
1022 EAST 15TH STREET
HISTORIC DOWNTOWN PLANO, TEXAS

TIM JACKSON
CUSTOM HOMES
PH: 972.562.6623 FX: 972.562.6632

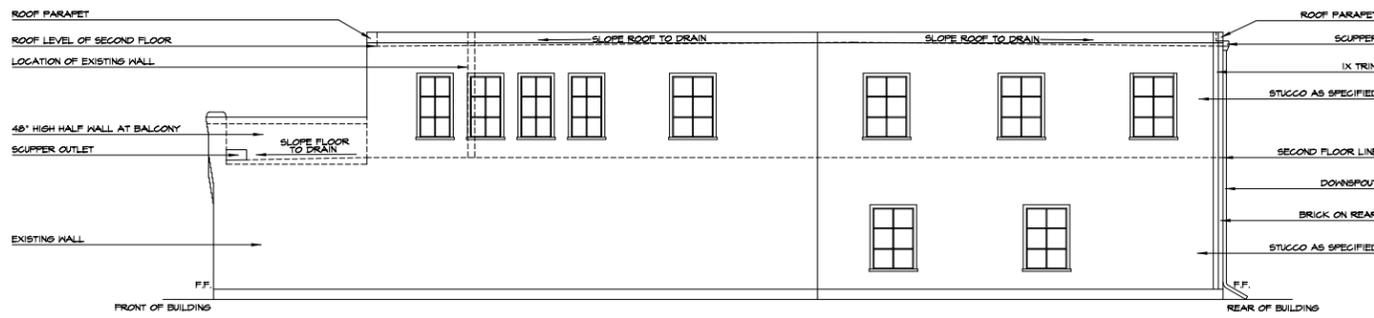
Job Number
6391

A-3
3 of 4



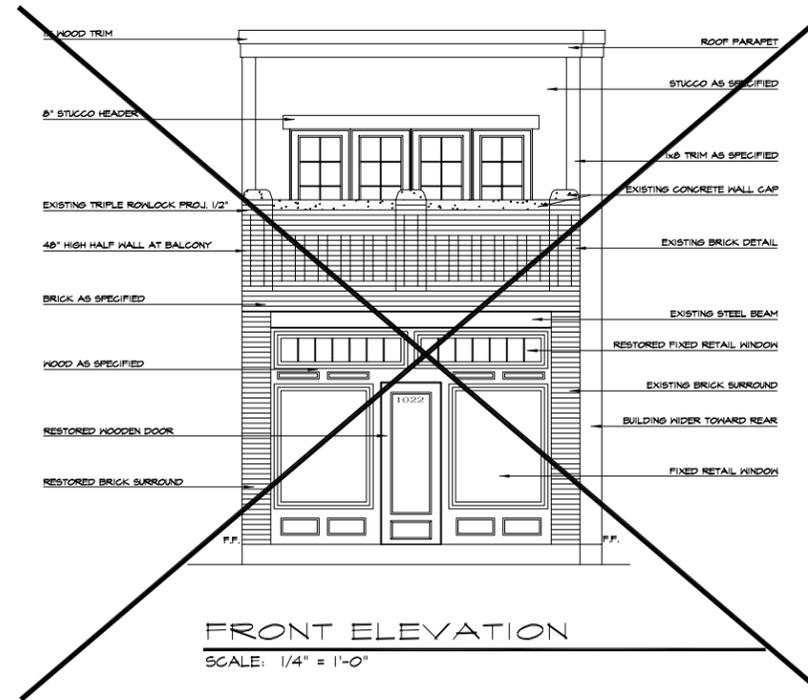
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



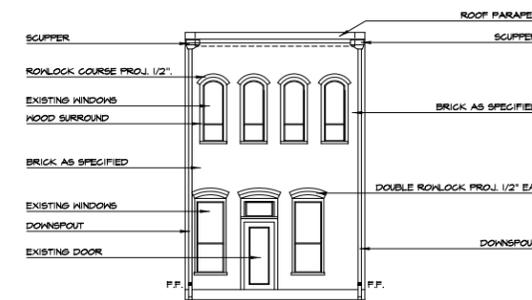
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



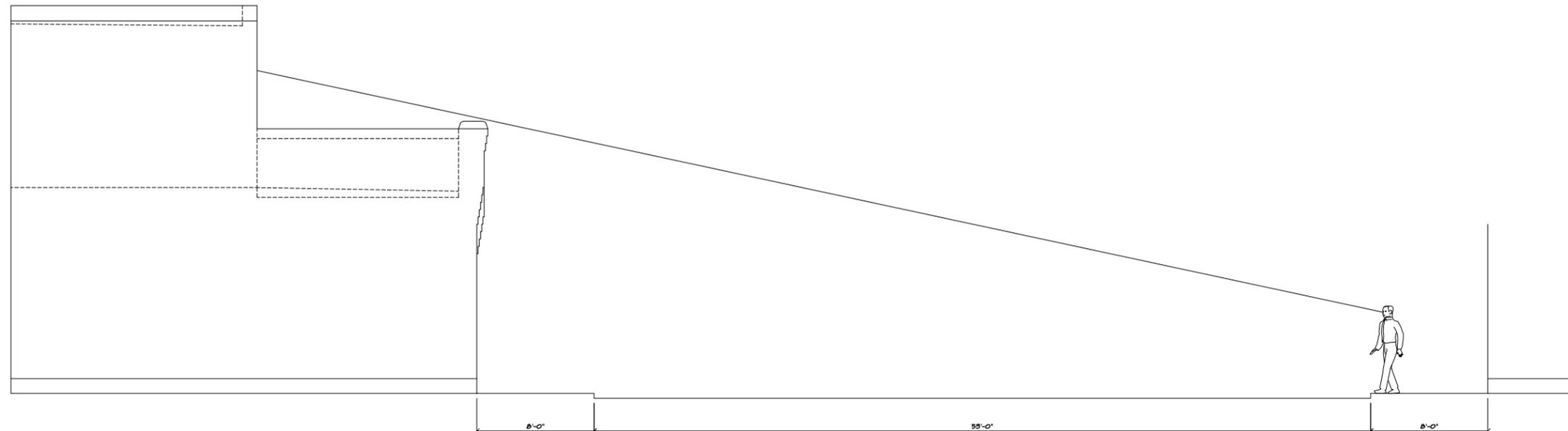
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RELEASED 11.11.14

Date	6.26.14
Designed	J. LVELY
Drawn	BAH
Checked	
Approved	

Date	Task	REV/DESCRIPTION

JOHN LVELY
 & ASSOCIATES
 8000 WEST PARKER ROAD
 SUITE 100
 PLANO, TEXAS 75075
 P. 972.478.1000
 F. 972.478.1000

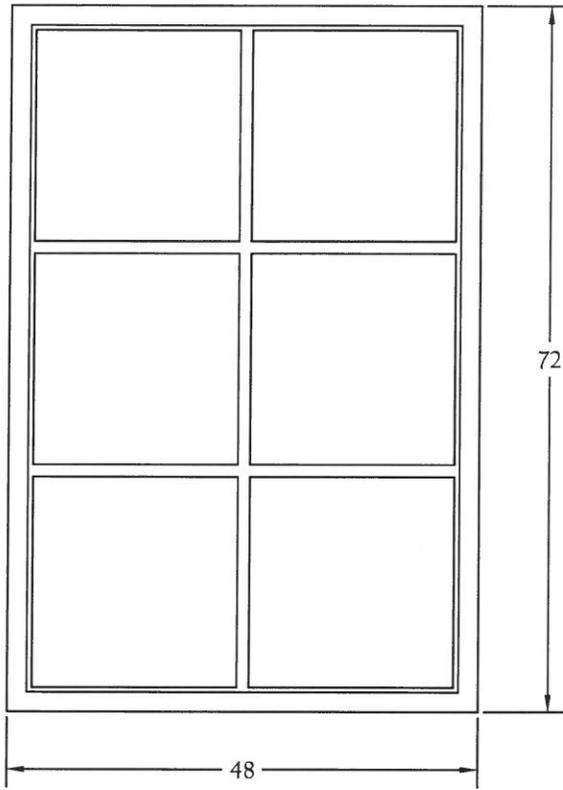
BUILDING RENOVATION
 1022 EAST 15TH STREET
 HISTORIC DOWNTOWN PLANO, TEXAS

TIM JACKSON
 CUSTOM HOMES
 PH 972.562.6623 FX 972.562.6632

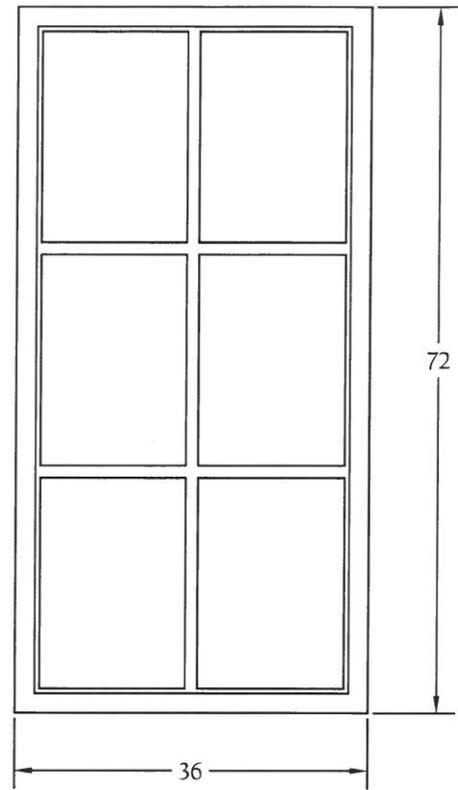
Job Number
6391

A-2
 2 of 4

ATTACHMENT 2 - PROPOSED WINDOW AT EAST & WEST FACADE



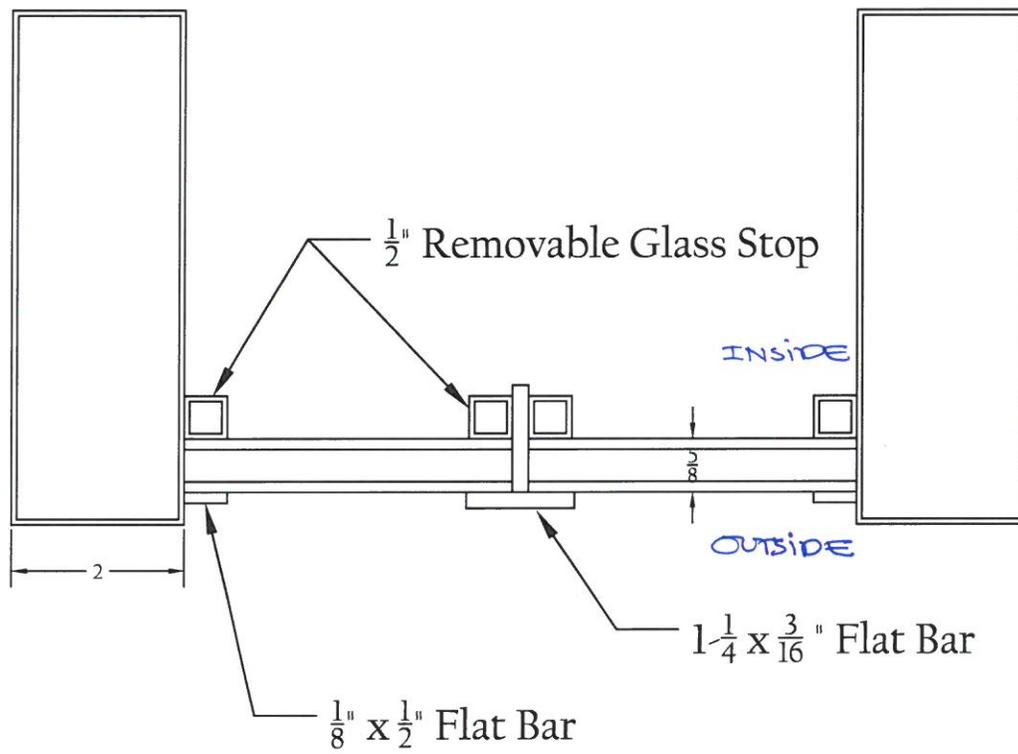
W03



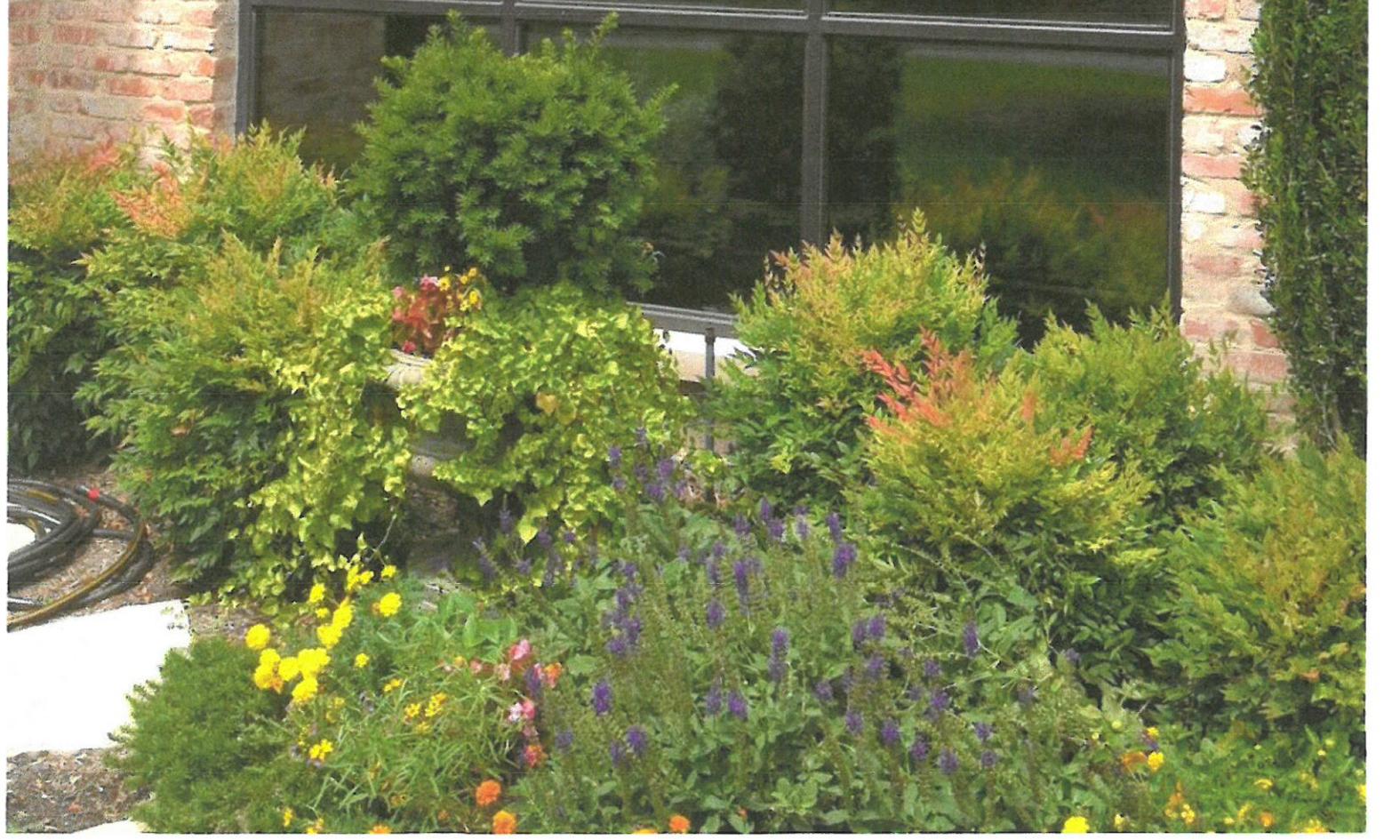
W04

Cross-section of windows being added to east & west sides of building

ATTACHMENT 2 (CONTINUED)



Sample of
windows
being added to
east & west
sides of
building





Rough Opening Allowance = 1/2 Inch

Retail windows for 1st floor facing 15th street

SHOWN AT NET PRICE

Line # 1 Waiting Area



R.O. 73-7/8" x 73"
O.A. Box Size 73-3/8x72-1/2"

- DBLH-STUDIO-1; 69-3/8x65-9/16; 891.10
- Black Alum Clad AAMA.2605;
- LoE-366
- Preserve Glass N/C
- Tempered Glass 309.40
- LoE-366/Neat 66.50
- 7-1/2" Jamb Extension Applied 63.00

Sash 1
 U-Factor=0.3
 SHGC=0.22
 Visible Transmittance=0.51
 PG=CW-PG40
 Single Unit Rating Only

2 Each @	1330.00	2660.00
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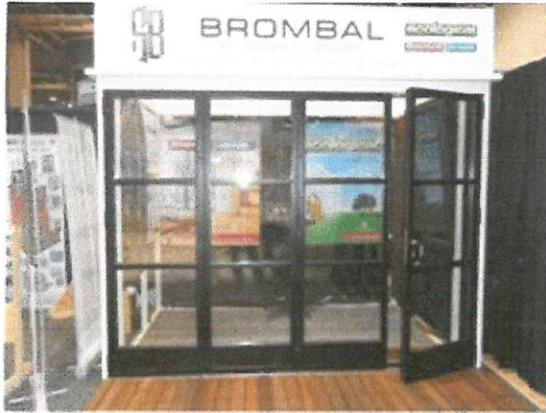
Quoted prices are good for 30 days (Expires: 11/15/2014) and are subject to correction of computational errors.

TOTAL NET PRICE	2660.00
SALES TAX (Taxable Amt: 2660.00)	219.45
TOTAL QUOTATION PRICE	2879.45

ATTACHMENT 3 - PROPOSED STOREFRONT WINDOW AT FRONT

ATTACHMENT 4 - PROPOSED FOLDING
DOOR ON SECOND FLOOR

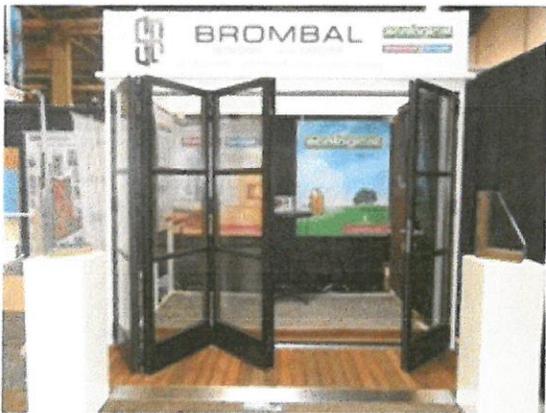
Doors for north end of 2nd floor:



Single Door Function



French Door Function



Partially Open



Fully Open

Doors for north end of 2nd floor.

ATTACHMENT 4 - PROPOSED FOLDING
DOOR ON SECOND FLOOR

Quote

Customer/ Job Address

Date: 10/15/2014

Tim Jackson Custom Homes
PO Box 712
Allen, TX 75013

Quote#: Q3685

Item	Location	Description	Qty	Rate	Total
Service-L...		Install Panda Door Unit	1	2,500.00	2,500.00
Quote		Panda Door Unit Folding Door System 144 x 96 2L and 2R Powder Coat Standard Color Black Std Track ADA 1" OA Clear LoE Tempered Glass Price includes install and applicable taxes.	1	18,552.20	18,552.20

Subtotal	\$21,052.20
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Total	\$21,052.20
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- *Quote valid for 30 days.
- *Orders NOT processed until signed estimate, drawing, confirmed dimensions and 50% deposit is received on custom orders.
- *8 week lead time on custom orders but can vary due to conditions outside of Entrada's control.
- *Deposit non-refundable for cancellation of custom order.
- *Custom door orders are considered final and cannot be returned. (this includes but not limited to size, design, shape, etc.)
- *Stock Orders - Re-Stocking fee 30% of sell price.
- *Faux finish is hand applied, therefore there will be variances in the color and texture. This is not considered a defect.
- *Any iron door with applied faux finish is considered custom and cannot be returned.
- *Any touch-ups or refinishes due to improper handling of the product will be done at an additional cost to the customer.
- *Entrada reserves the rights to photograph finished products on jobsites for marketing and advertising purposes.
- *By signing you acknowledge and agree that you have read and understand the above disclosures.
- *Lack of response within 24 hours (either by phone, email or fax) is considered acknowledgement

Signature X