



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		4/25/2011		
Department:		Planning		
Department Head		Phyllis Jarrell		
Agenda Coordinator (include phone #): Doris Carter ext. 5350				
CAPTION				
Public Hearing and consideration of a Resolution of the City Council of the City of Plano, Texas, adopting the City of Plano Heritage Preservation Plan 2011 and approving it as a guide for the heritage preservation efforts of the City (while not binding the City to specific expenditures), private investment in historic resources, and code and ordinance amendments relating to development, redevelopment, preservation and revitalization of the historic areas of the City of Plano, Texas; and providing an effective date.				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2010-11	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):				
COMMENTS: This item has no fiscal impact. STRATEGIC PLAN GOAL: Adopting the City of Plano Heritage Preservation Plan 2011 relates to the City's Goal of Great Neighborhoods - 1st Choice to Live.				
SUMMARY OF ITEM				
See attached memo				
List of Supporting Documents: Memo (including Attachment A) Resolution Exhibit A			Other Departments, Boards, Commissions or Agencies Heritage Commission	

MEMORANDUM

Date: April 15, 2011

To: Honorable Mayor Dyer and City Council

From: Anne Quaintance-Howard, Chairperson, Heritage Commission

Subject: Heritage Preservation Plan 2011

The Heritage Commission would like to thank City Council for the opportunity to present the completed City of Plano Heritage Preservation Plan 2011 to you for formal adoption.

The Heritage Preservation Plan is the guiding document for the city's heritage preservation program and related activities. It functions in conjunction with documents such as the Comprehensive Plan, the Zoning Ordinance, the Building Code, the Preservation Ordinance, and the Preservation Tax Exemption Ordinance.

The Heritage Preservation Plan was first adopted in 1981 following the adoption of Plano's first preservation ordinance in 1980. It was later updated in 1986, 1992, and 2002. For the past two years, the Heritage Commission and staff have been working on the current update.

The primary purpose of the plan is to guide future preservation efforts in Plano. The document includes several goals and objectives to help in this endeavor. In addition, the plan examines several development factors and challenges, such as Plano's limited undeveloped land and the increasing number of post WWII era structures reaching 50 years in age, which could potentially affect preservation efforts in Plano. The plan also summarizes Plano's preservation program as well as identifies the various styles of historic architecture that exist within the city.

The plan is divided into the following five chapters:

(Attachment A includes an outline of the plan for Council's information)

Chapter I: Overview

Chapter One is subdivided into four sections: *Section A: The Message - Defining Heritage Preservation*; *Section B: The Purpose - Planning a Future with Roots from the Past*; *Section C: The Vision - Defining Plano's Potential*; *Section D: The Goals - Framing the Vision*. This chapter defines heritage preservation and explains the purpose of the plan, which is meant to be a tool to help guide preservation efforts in Plano. The vision and goals set the groundwork for understanding how Plano may evolve over the next 15-20 years and what we hope to accomplish through promoting preservation efforts in Plano.

Chapter II: Context

Chapter Two is subdivided into two sections: *Section A: Plano's Development Eras*, is a history of Plano from prehistoric times to present. *Section B: History of Plano's Preservation Program*, describes the origins and evolution of Plano's Heritage Preservation program.

Chapter III: Current Conditions/Future Considerations

Chapter Three is subdivided into three sections. *Section A: Emerging Factors*, discusses various development factors such as Plano's development patterns, transportation systems, gathering places, and redevelopment and revitalization efforts, that may affect heritage preservation in the future. *Section B: Challenges*, discusses Plano's limited heritage resources, infill and redevelopment issues, limited private investment in preservation programs, and prospective heritage resources now reaching 50 years in age. *Section C: Opportunities*, discusses ongoing restoration of heritage properties, Plano's nonprofit historic museums, and the City's heritage preservation program.

Chapter IV: Strategic Framework

Chapter Four includes specific goals and objectives that will provide guidance as well as possible action steps for furthering heritage preservation in Plano. Below are the goals included in the plan. Each goal is further expanded upon with specific objectives within the plan.

Goal: Resource Identification, Preservation, and Interpretation

- *Expand and enhance efforts to identify, preserve, and interpret heritage resources*

Goal: Heritage Resource Designation

- *Expand and enhance efforts to designate eligible heritage resources within the City of Plano.*

Goal: Promoting Preservation and Reinvestment in Historic Assets

- *Expand and enhance efforts to promote Plano's heritage resources as well as efforts to reinvest in Plano's historic areas.*

Goal: Education and Community Outreach

- *Increase awareness, understanding, and appreciation of Plano's heritage resources.*

Goal: Implementation/Administrative

- *Continue and improve efforts to provide assistance to decision makers for the City of Plano regarding heritage preservation issues.*

Chapter V: Summary

Chapter Five concludes the plan and summarizes its key points.

In addition to the five chapters, the plan includes an appendix. The appendix is divided into the following six sections:

Appendix A: Plano's Current Preservation Program

Appendix A is a summary of Plano's current preservation program. It includes descriptions of the Heritage Commission and Heritage Preservation Officer. This appendix also provides information about Plano's heritage resource designation and certificate of appropriateness processes, as well as descriptions of the historic tax exemption and heritage preservation grant programs.

Appendix B: Plano's Major Historic Assets

Appendix B is subdivided into four sections. *Section A: Designated Heritage Resources* and *Section B: Individually Designated Heritage Resources* includes information regarding all of Plano's designated heritage resources. For each resource, the address, date of construction, architectural style, historic name (if any), and a photograph is provided. *Section C: Potential Heritage Resources* includes information regarding other properties in Plano that may have the potential to become a designated heritage resource with further research. *Section D: Plano's Historic Cemeteries* contains information regarding each of Plano's 11 historic cemeteries, including photos, location, and time span for when the cemeteries received burials.

Appendix C: Definition of Architectural Styles

Appendix C includes descriptions of all the historic architectural styles identified for Plano's heritage resources. Each description highlights the major architectural characteristics of the style and includes examples of structures in Plano that demonstrate that particular architectural style.

Appendix D: Glossary of Terms

Appendix D includes definitions of various terms found throughout the document.

Appendix E: Community Feedback

On September 29, 2009, the Heritage Commission and Planning Staff conducted a community workshop as part of the process of updating Plano's Preservation Plan. Also during the month of September 2009, the Heritage Preservation Survey was posted on the City of Plano website for all citizens to access. Survey forms were mailed out to Plano's preservation community stakeholders as well. Appendix E includes a summary of the workshop discussion items, and a summary of the survey results.

Appendix F: Bibliography

Appendix F contains a list of source materials that were used or consulted in the preparation of the plan document.

In summary, the Heritage Commission thanks you for the opportunity to present the completed City of Plano Heritage Preservation Plan 2011 for formal adoption by Council.

cc: Frank Turner, Deputy City Manager

Attachments: Heritage Preservation Plan Outline

Attachment A
City of Plano
Heritage Preservation Plan 2011

Outline

CHAPTER I: OVERVIEW

- Section A: The Message - Defining Heritage Preservation.
- Section B: The Purpose - Planning a Future with Roots from the Past.
- Section C: The Vision - Defining Plano's Potential.
- Section D: The Goals - Framing the Vision.

CHAPTER II: CONTEXT

- Section A: Plano's Development Eras.
- Section B: History of Plano's Preservation Program.

CHAPTER III: CURRENT CONDITIONS/FUTURE CONSIDERATIONS

- Section A: Emerging Factors
- Section B: Challenges
- Section C: Opportunities

CHAPTER IV: STRATEGIC FRAMEWORK

- Goal: Heritage Resource Identification, Preservation and Interpretation
- Goal: Heritage Resource Designation
- Goal: Promotion and Reinvestment in Historic Assets
- Goal: Education and Community Outreach
- Goal: Implementation/Administration

CHAPTER V: SUMMARY

APPENDIX

A: Plano's Current Preservation Program

B: Plano's Major Historic Assets

- Section A: Designated Heritage Districts.
- Section B: Individually Designated Heritage Resources.
- Section C: Potential Heritage Resources.
- Section D: Plano's Historic Cemeteries.

C: Definition of Architectural Styles

D: Glossary of Terms

E: Community Feedback

F: Bibliography

A Resolution of the City Council of the City of Plano, Texas adopting the City of Plano Heritage Preservation Plan 2011 and approving it as a guide for the heritage preservation efforts of the City (while not binding the City to specific expenditures), private investment in historic resources, and code and ordinance amendments relating to development, redevelopment, preservation and revitalization of the historic areas of the City of Plano, Texas; and providing an effective date.

WHEREAS, the City Council recognizes that the Heritage Preservation Plan is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, the City Council has declared that preservation of the City's heritage, including recognition and protection of historic landmarks and icons, promotion of the historic culture, enhancement of the public's knowledge of the City's past, and development of civic pride in the beauty and accomplishments in the past, is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the citizens of Plano; and

WHEREAS, the City Council assigned the Heritage Commission the responsibility of preparing and maintaining a heritage resource preservation plan; and

WHEREAS, the Heritage Commission has considered the proposed "City of Plano Heritage Preservation Plan 2011" and has recommended its acceptance during its meeting on March 22, 2011; and

WHEREAS, the City Council, having been presented the proposed "City of Plano Heritage Preservation Plan 2011," upon full review and consideration thereof and all matters attendant and related thereto, is of the opinion that this document should be approved, adopted, and utilized to guide public activities (while not binding the City to specific expenditures), private investment, and code and ordinance amendments relating to the development, redevelopment, preservation and revitalization of the historic areas of the City of Plano.

IT IS, THEREFORE, RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS. THAT:

Section I. The "City of Plano Heritage Preservation Plan 2011," a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, having been reviewed by the City Council of the City of Plano and found to be in the best interest of the City of Plano and its citizens, is hereby approved and adopted.

Section II. The “City of Plano Heritage Preservation Plan 2011” shall be utilized by developers, City Council, city staff and other city personnel, departments, boards, and commissions as a guiding document for matters relating to the heritage preservation of the historic areas of the City of Plano.

Section III. This resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS 25TH DAY OF APRIL, 2011.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY

City of Plano Heritage Preservation Plan 2011

CHAPTER I: OVERVIEW

The Heritage Preservation Plan (“Preservation Plan”) is the guiding document for the city’s Heritage Preservation Program and related activities. It functions in conjunction with documents such as the Comprehensive Plan, the Zoning Ordinance, the Building Code, the Preservation Ordinance, and the Preservation Tax Exemption Ordinance. This chapter of the plan introduces the concept of Heritage Preservation as a key component of Plano’s future as well as a link to its past. The following topics are highlighted in the Overview Chapter:

- A. *The Message* - Defining Heritage Preservation
- B. *The Purpose* - Planning a Future with Roots from the Past
- C. *The Vision* - Defining Plano’s Potential
- D. *The Goals* - Framing the Vision

Section A: The Message - Defining Heritage Preservation

Heritage preservation is the process of passing on a community’s significant attributes from one generation to the next. These attributes include more than buildings and places; they are also the values, traditions, and other human qualities that shape our surroundings over time. In the purest sense, these attributes would be considered our “inheritance” and we, in turn, would be obligated to embrace and protect them. In reality, successful preservation programs combine social, economic, and cultural factors into a creative, practical, and ongoing process. Heritage preservation is more than simply recording a community’s history or keeping older buildings intact; it is the continued commitment to ensuring that physical and nonphysical attributes are preserved and defined so that future generations understand how yesterday impacts today, and how today may impact tomorrow.

Preservation activities become an even greater priority in cities and towns where residents may not be intimately familiar with the attributes that have defined them over time. Most Plano residents are products of its fast-paced growth in the past three decades. It may be difficult for residents to connect with Plano’s past because they have spent most of their lives in other places, or because they do not live nearby, or regularly travel through the historic center of Plano. A carefully planned and implemented preservation program should help retain visual character, complement economic development, and enhance community pride.

Section B: The Purpose - Planning a Future with Roots from the Past

Plano's Preservation Plan is intended to guide preservation efforts and provide for their integration into the broad range of plans, programs, and activities that shape the community over time. It provides for the utilization of significant heritage resources as catalysts for community and economic development activities and programs. It recognizes that Plano's transition from a growing to a maturing community is shifting emphasis away from new development on large vacant tracts of land to infill and redevelopment. The Preservation Plan should be viewed as an instrument for ensuring that old and new buildings are utilized in a manner that properly respects the past and the future. The objectives and strategies of the Preservation Plan are intended to serve as a framework for making decisions and establishing programs that are influenced by both the tangible and intangible attributes of Plano's heritage.

Section C: The Vision - Defining Plano's Potential

It is important to understand the factors that have lead to Plano's growth, development, and evolution as a community when defining a process for future preservation efforts because it will set the groundwork for understanding how Plano may change in the future. In addition, recognizing the ongoing transition facing Plano will help establish a reasonable scenario for how Plano may evolve over the next 15-20 years, and how future changes may impact heritage preservation goals and strategies.

Plano and surrounding cities in the Dallas-Fort Worth metroplex have grown steadily during the past few decades. The city has limited vacant land available for new development and will rely on infill and redevelopment for new growth. Redevelopment and revitalization of Plano's built environment will become the focus. The revitalization of areas located around Plano's heritage properties, in particular, has the potential to positively impact heritage preservation. In addition, Plano will soon be faced with a growing number of post World War II subdivisions and developments that will reach 50 years in age. A new way of identifying which of these neighborhoods and structures are most important in telling the story of how Plano changed and developed during that time will become critical as these newly eligible properties are considered for designation as heritage resources. Also, the "green" movement has gained momentum throughout the country as well as in Plano, and preserving and reusing historic assets is consistent with sustainability.

To better understand how Plano has developed over time, Chapter II of the Preservation Plan includes the history of Plano. Chapter III discusses current conditions in Plano and emerging factors that may affect heritage preservation in Plano in the future.

Section D: The Goals - Framing the Vision

As Plano continues to mature, more properties become eligible for heritage designation and redevelopment, and as revitalization of Plano's built environment becomes more the focus within the city, it is important to have goals and objectives within the Preservation Plan that promotes the city's vision for heritage preservation. The

following statements provide the framework for identifying goals and objectives that promote preservation efforts in Plano:

1. Create a community of residents that are knowledgeable of Plano's past, strongly connected to the heritage passed down from previous generations, and committed to extending these same attributes to future generations.
2. Develop a well informed base of owners of heritage resource properties or those with potential for designation that understand the value in preserving historic assets.
3. Establish a resource identification program and process that provides clear direction when considering Heritage Resource designation.
4. Create an effective process for periodically evaluating, updating, and expanding Plano's inventory of existing and prospective Heritage Resources and Districts.
5. Balance preservation and redevelopment opportunities by utilizing heritage resources as catalysts for enhancing Plano's economy and quality of life. Establish a responsible and compatible relationship between infill and redevelopment projects and nearby heritage properties.
6. Ensure that the rehabilitation and restoration of heritage properties respects the original character of those properties and their surroundings.
7. Create an effective, multifaceted approach for expanding the knowledge, understanding, and connection of each generation of Plano residents for the physical and nonphysical attributes of the community's heritage.
8. Make heritage preservation an integral component of the community's sustainability efforts.
9. Ensure that city ordinances, policies, and practices remain consistent with and responsible to heritage preservation efforts.

CHAPTER II: CONTEXT

Section A: Plano's Development Eras

In the mid-1800s a small group of pioneers settled in north Texas in the area we know today as Plano. Since that time Plano has developed into a prosperous and diverse city, and its rich history has evolved through several development eras. The most notable eras are identified and described below. The history of Plano is an important tool that both supports and encourages the designation of local heritage resources. Understanding and educating others on Plano's history helps in identifying potential heritage resources before they are lost, and in explaining why they are important and should be preserved.

1. Prehistoric Era (ca. 11,000 B.C.-1840)

Knowledge and data of the prehistoric era of North Texas is very limited. The information available is not specific to the Plano area, but gives a general understanding of life in this area during this early period.

The first human occupation of North Central Texas likely occurred around 12,000 B.C. during the Clovis period of the prehistoric era.¹ These humans were nomadic and their diets would have consisted of large and small game.²

Approximately 6,000 years later, during the Archaic period, small bands of foraging hunters and gathers lived in the area. The sites that have been uncovered indicate that these hunters and gathers occupied the same places many times on a seasonal basis.

The late prehistoric period (circa A.D. 700) is characterized by the appearance of house structures, roasting pits, arrow points, and sand and grog tempered ceramics. Grog ceramics are pottery made with finely ground pieces of fired clay or broken pieces of pottery. Evidence of horticulture and the procurement of bison also appear in sites of this period.³ Shell beads and shell gorgets (decorative ornaments usually worn around the neck) were uncovered at one burial site at Rowlett Creek (circa 1010).

During the Protohistoric period (1600-1800), the Native America tribes that likely traversed the area were the Tonkawa, Wichita, Caddo, and Comanche. However, exact locations of their sites are unknown. In the 1840s, when the first of Plano's earliest settlers arrived, the tribes they most likely encountered were the Comanche, Tonkawa, Cherokee, Kickapoo, and Delaware tribes.⁴

¹ Anne M. Keen, Angela Tine, "Cultural Resources Database Review and Reconnaissance Survey for the Proposed Parker-Maxwell Creek 138 KV Transmission Line in Collin County, Texas." *Miscellaneous Report of Investigations Number 422*, Geo-Marine, Inc., Plano, Texas, 2008, p.6.

² Ibid, p.6.

³ Ibid, p.7.

⁴ Roy F. Hall, Helen Gibbard Hall, *Collin County: Pioneering North Texas*. Quanah, TX, Nortex Press, 1975, p.5-6

2. Early Development Era (1840-1860)

The first settlers arrived in the Plano area in the early 1840s. Primary access to the area was from the Shawnee Trail, a north-south road from Texas to Kansas City. Livestock were driven north to market along this road while southbound traffic included new settlers, soldiers and military supplies, and wagons bringing consumer goods. Early settlers were enticed to the area as a result of land grants issued by the Republic of Texas. In the mid-1840s, settlers recruited to homestead the Peters Colony arrived. The Peters Colony was established through an 1841 land grant that included present-day Collin County. Most of the Peters Colony immigrants were from Kentucky and Tennessee.

Plano's early development truly began in the 1850s when Kentucky farmer, William Forman, after a 1840s scouting trip, moved to the Plano area with his family. Forman built a general store, a gristmill, and a distillery, and opened a post office in his own home in 1851. The name Forman, as well as Fillmore, for President Millard Fillmore, were considered as possible names for the settlement, but the postal authorities approved Plano. The origin of the name is unclear. One story says Plano was named for the plain on which it was located, and another tale traces Plano's origin to a mispronunciation of "llano," the Spanish word for plain.

The earliest houses in Plano were log cabins built by pioneers. Many log houses were later replaced by or incorporated into simple frame structures. One of the oldest existing Plano houses, built around 1867, is the Joseph Forman House (1617 K Avenue). Oral histories of Plano hold that the original log home had been expanded several times. As a result, the current structure bears little resemblance to its beginnings, but exhibits characteristics of Texas vernacular Greek Revival style. The site of the house was designated a Plano Historic Landmark in 1983, and the house itself was designated in 1998.

Another house from this era is the Samuel Young House, constructed sometime between 1865 and 1872. Built in the Rowlett Creek area north of the present day Ridgeview Ranch Golf Club, its architectural style is Victorian Gothic. Members of the family occupied the house continuously until 1997. Due to development pressures in the area, the house was moved to the Farrell-Wilson homestead (present day Heritage Farmstead Museum, 1900 W. 15th Street) on 15th Street where it has been restored for use as an interpretive center.

3. Civil War Era (1860-1870)

Soon after the election of President Abraham Lincoln in 1860, talk of war was everywhere. The Civil War broke out in 1861 and the majority of Plano's able bodied men between the ages of 15 and 65 enlisted in the Confederate Army. Several Plano men became captains and colonels. In August 1861, trade with the northern states was forbidden, and the resulting blockade stopped the trailing of cattle up the Shawnee Trail

as well as the incoming provisions such as sugar, coffee, and shoes.⁵ Between 1861 and 1864, Plano's growth came to a standstill. After the war, soldiers returned to find their Plano families on the verge of starvation, fighting off outlaws, and being exploited by carpetbaggers.

4. Victorian Era (1870-1900)

The Houston & Texas Central Railroad (H&TC) opened Plano to the world in 1872, providing an economical way to export local agricultural products and import consumer goods. The flat, blackland prairie was ideal for cotton, the primary crop of this region. Several cotton ginning and milling operations were located in Plano, though none of them remain today. Local farmers sold and donated land for the right-of-way and depot to induce the rail company to include the community in its rail system. The railroad trustees then surveyed a system of streets and lots for the area. In 1887, the forerunner of the Cotton Belt Railroad was constructed southwestward from Commerce, through Greenville and Plano, to Fort Worth. The depot for this line was located on Main Street about three blocks south of the H&TC depot. As a result, railroad related businesses congregated in the southern portion of town. Plano's economic dependence on agriculture continued into the 1950s, when outgrowth from Dallas began to spread to Plano.

Plano was platted and incorporated in 1873, and the town grew steadily during the late nineteenth and early twentieth centuries. In 1874, J. Crittenden Son and E. K. Rudolph published Plano's first newspaper, the Plano News. In 1881, a fire destroyed nearly all of Plano's buildings and temporarily reduced Plano to a tent city. However, Plano was able to move past this setback and continued to grow. Two private schools opened in 1882: the Plano Institute, under the direction of W. F. Mister; and the Plano Academy, under Matthew C. Portman. Their enrollment was made up of children from the immediate vicinity and neighboring farms, usually within walking distance. These private schools would later be taken over by the public school system after it was formed in 1891. In 1888, new markets were opening up to Plano and it quickly became a retail outlet for productive blackland prairie farmers, thanks to the St. Louis, Arkansas & Texas Railway Company, which intersected the Houston & Texas Central.

Better means to transport crops to market stimulated local farmers to cultivate a far larger amount of land. Many new laborers were hired to farm the land. These new residents required the services of a wide variety of trades people, who began to build homes and business establishments centering on Main Street (now K Avenue) and Mechanic Street (now 15th Street). Although few buildings remain from the 19th century, it was in this time period that Plano's development pattern was set for the next seventy years.

By 1890, Plano had a population of 1,200, two railroads, six churches, two steam gristmill-cotton gins, three schools, and two newspapers. The 1891 "bird's eye view" map of Plano provides a rare view of the early appearance of the town. Documentary

⁵ Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 199.

photographs and existing buildings indicate that this perspective illustration is a reliable depiction of the community's grid street pattern and buildings. The greatest concentration of residential buildings was along both sides of Main Street. Although retail activities were concentrated along Mechanic Street, there were additional stores on Main Street and scattered throughout town. The H&TC and Cotton Belt Railroad stations dominated the southern side of town.

The construction of the railroads in 1872 and 1888 produced significant change in the character and style of Plano's houses. The railroads made more building materials readily available, and many of Plano's finest houses were constructed from materials brought in by rail. These houses differed greatly in ornamentation and style from earlier homes. They typically reflected Victorian-era styles of architecture. Many homes were built in the area now known as Haggard Park. This area attracted a growing influx of talented and industrious people: doctors, merchants, educators, ministers, trades people, and many others, including some farmers whose growing prosperity allowed them to keep a house "in town," where their families could enjoy the social, educational, and cultural advantages of town life.

One of the most notable examples of the ornate homes of this period is the Carpenter House (1211 16th Street), a Queen Anne Victorian style house. It was constructed in 1898 using lumber shipped from east Texas. Another excellent example of Victorian style architecture is the Wall-Robbins House (1813 K Avenue), built around 1898 by Colonel James Edgar Wall for his wife.

Other 19th century Victorian houses were much simpler in design. Most notable of these is the Mitchell House (609 16th Street). The Salmon House (1414 15th Street) and the Vontress House (1611 H Avenue) are additional examples.

Two examples of 1890's farmhouses are the Wells House (3921 Coit Road) and Ammie Wilson House (1900 West 15th Street), and both homes are Queen Anne Victorian style. The Wells House has remained in the same family since it was constructed in 1893 and has never been significantly altered. Today, the Ammie Wilson House is a museum showing farm life as it was lived from 1890 to 1925. The Ammie Wilson House is listed on the National Register of Historic Places and is a Recorded Texas Historic Landmark.

The southwestern quadrant of town was settled originally in the 1870s. Although the 1890 Sanborn Fire Insurance Map shows five buildings identified as "Negro tenements" located near the Pioneer Cemetery, this area of town was home to both black and white residents at this time. The buildings were small, ranging from 64 to 420 square feet.⁶ The Bessie Franklin House (811 13th Street) is the oldest in the Douglass Community and the only known example of these early structures to survive. Records about its actual date of construction are unclear, but its frame styling is typical of houses built during this period.

⁶ Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 191-198.

During this same period Plano schools, as in the rest of the South, were strictly segregated by race. The first school for African American children was established in the late 1800's at the Shiloh Baptist Church, and by 1896 had moved to the Methodist Episcopal Church now located on I Street near the H&TC Railroad Depot⁷. For children living too far to walk to that school, the Shepton Colored School (1900-1946) consisted of the first through fifth grades⁸. This school was housed in the Shepton Colored Church, also known as the Sallie Harrington Chapel, located on the Harrington property west of the intersection of present day Spring Creek Parkway and Preston Road.⁹ In 1896, the Plano Colored School was built on H Avenue between 11th and 12th Streets. Unfortunately the 1896 school building no longer exists today.

The original commercial district in Plano was a one-block section of Mechanic Street (15th Street). Most existing buildings date to the period between 1895 and 1930. Four major fires struck downtown Plano between 1872 and 1897. The first fire completely destroyed the original business district. In all, 51 structures were lost. Only a few of the original buildings were brick. Most of the buildings were wood frame and burned. Buildings built after the fires were brick with wood frame doors and windows.

The row of shops along the north side of 15th Street was, and still is, anchored by sizeable two-story structures on both the east and west ends. Often buildings were modified over time. The Plano National Bank/IOOF Lodge Building at 1001 15th Street (now Schell Insurance) was built in 1896, and modified to its present Art Deco style around 1936. The Harrington Furniture Building at 1039 15th Street has been a saloon, furniture store, funeral parlor, opera house, and is currently an art gallery.

The F&M Bank Building at 1015 15th Street was built in 1897 after the last major downtown fire. Home to many businesses over the years, it is best known for housing the Farmers and Merchants Bank which constructed the existing facade in 1919, and later the *Plano Star Courier* from 1934 to 1974.

5. Turn of the Century Era (1900-1930)

In 1908, the Texas Electric Railway, commonly known as the Interurban, was introduced to Plano. The Interurban Line connected cities between Sherman, located 46 miles north of Plano, and Waco, located 114 miles south. This commuter service passed through Plano every hour and contributed to the growth of the city during the early 1900s. In addition to the main depot on Mechanic Street at J Avenue, it stopped every four blocks for passengers to embark and disembark. Speeds through town were limited to eight miles per hour. During its existence, some Planoites were able to supplement their incomes through jobs in Dallas. The advent of automobiles, better roads, and the Great Depression eventually made this line unprofitable and service was

⁷ Sherrie S. McLeRoy. *A Century of Excellence, Plano I.S.D.: A Historical Perspective*. Plano, TX: Plano Futures Foundation, 1999, p. 8.

⁸ Ibid., p. 7.

⁹ Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 164.

discontinued in 1948. The Interurban Station in Plano is the only substation still in existence on this line.

By far the largest contingent of historic homes in Plano, were built during these first three decades of the 20th century. Victorian style architecture was becoming less popular, and in fact, decorative elements were removed from the exterior of many existing Victorian homes. Prairie and Craftsman style architecture became the dominant style, quickly spreading throughout the country due to pattern books and popular magazines. Wealthier residents building new homes favored Prairie style, as seen in the first Arch Weatherford House (1410 15th Street), the Carlisle House (1407 15th Street), and the Hughston House (909 18th Street). City residents of more modest means tended to build one-story bungalows and cottages, or smaller two-story Craftsman style structures. The Rice-Hays House (1106 14th Street) and the Wyatt House (807 16th Street) are two good examples of bungalows. The Lane House (1300 16th Street) is an excellent example of a typical two-story Craftsman.

By World War I, the southwestern part of town near the Cotton Belt Railroad had become the primary residential area for African Americans. Andrew ("Pete") Davis, a local black entrepreneur, had purchased land in the vicinity of what is now F and G Avenues at 10th Street and was building homes specifically for this market.¹⁰ Most popular in the neighborhood were vernacular cottages, along with Cumberland Gap-style homes. Existing examples of this style of home are in the 1100 and 1200 blocks of I Avenue.

As Plano's population continued to grow, city parks were created to give its citizens beautiful green spaces that could be shared by the entire community. Harrington Park, located on 16th Street west of U.S. Highway 75, is the oldest city park. It was originally the location of the Plano Water Works, which included a dam and small lake, and it provided drinking water and recreational activities for community residents. Haggard Park, at the northeast corner of 15th Street and H Avenue, was developed in the early 1920s by the Lions' Club on property donated by the Saigling and Haggard families along with others. It was donated to the City of Plano in 1925 and expanded several times over the years to its current size of nearly six acres. Today, with both restored and new structures located within the neighborhood surrounding the park, it makes a valuable contribution to the historic fabric of Plano. The neighborhood association representing nearby residents has assumed its name.

In 1924, a new high school for white students was completed at a cost of \$52,000. Sherman architect W. A. Tackett gave it a very modern design for its time period. It is a two-story, red-brown brick structure with Art Deco style details. The gymnasium/auditorium was built in 1938 as a Works Progress Administration (WPA) project. In 1961, the Plano High School building became Cox Junior High School, named for the "beloved trainer and janitor" of 25 years, E.J. "Shorty" Cox. In 2002 the gymnasium was restored and converted to a 326 seat performing arts theater.

¹⁰ Ibid., p. 194.

6. Depression Years and World War II Era (1930-1945)

Development during the time period from 1930 to 1945 was greatly hampered by national economic and political conditions. The Great Depression reduced people's ability to afford new homes. Later, during World War II, building materials were in short supply. As a result Plano saw little new residential construction from 1930 to 1950, with only a limited number of Tudor style cottages constructed. Local examples include the Aldridge-Evans House (N Ave at 15th Place), the Brigham House (1306 14th Street), and the "little" Carlisle House (1611 K Avenue).

7. Post World War II Era (1945-1965)

After World War II, economic growth in Dallas began to spread beyond its borders. Construction of U.S. Highway 75, the creation of the North Texas Municipal Water District, and the school consolidation that created the Plano Independent School District all took place in the early 1950s. The effect was to make suburban residential development in Plano both possible and desirable. As a result of these efforts, Plano eventually became one of the fastest growing cities in the country in the last half of the twentieth century.

Housing demands, which had been stifled during the Depression and War, were now fulfilled by ranch style homes in suburban developments, and financed with VA and FHA insured mortgages. The first such single-family housing developments appeared north and east of the downtown Plano area. For example, the Haggard Addition (just north of the Haggard Park neighborhood) and Old Towne (just east of downtown) were both developed in a relatively short time period with small uniformly sized and shaped lots. Houses were constructed from similar or identical ranch-style house plans. An excellent example of a ranch style home from this era is the McCall-Skaggs House (1704 N Place). Later, developers such as the Fox & Jacobs Company began to develop farm and pasture land in many areas around town. This style of housing continued to be dominant for many decades.

In 1961, the Plano Colored School was renamed the Frederick Douglass School, in honor of the famed abolitionist, and a new International style school building was constructed on the site. In 1964, ten years after the U.S. Supreme Court decision *Brown v. Board of Education*, the Frederick Douglass School was integrated with Plano High School. The school board allowed the Douglass school students to make the decision to integrate, which they did by popular vote.¹¹ By 1968 the school had moved to a new location and the Frederick Douglass School building was no longer being used as a school. The site now houses the city's Douglass Recreational Center.

Downtown served the small Plano community well throughout the first half of the 20th century. However, beginning in the late 1960s the city's existing downtown retail area

¹¹ Wikipedia contributors, "Plano Senior High School" *Wikipedia, The Free Encyclopedia*, http://en.wikipedia.org/wiki/Plano_Senior_High_School (accessed December 8, 2010).

could no longer meet the needs of the growing suburban population. “Strip-style” shopping centers anchored by grocery stores were built at the intersections of many arterial streets. Suburban office buildings, schools, and other services soon followed.

As a rule these new structures were variations of the modern styles - simple, functional, with minimal decorations of the types earlier used. These buildings were designed to catch the eye not of a pedestrian but of a motorist. Large signs not only identified the businesses, but advertised it as well. Ample amounts of space were needed on each site to accommodate anticipated parking demands, forcing the structures either to be separated from others or consolidated in a shopping center.

8. Bedroom Suburban Boom Era (1965-1985)

Throughout the first half of the 20th century, Plano’s population had been increasing by approximately 400 new residences per decade. By 1960, there were 3,695 residents living in Plano and for the next decade, growth was unprecedented because in 1970, Plano’s population had reached 17,872. Throughout the 1970s, Plano’s population would continue to increase at a dramatic rate due to the growth of the Dallas region and migration to the Sun Belt. This growth led to major public improvement projects in Plano. It was also during this time that Plano experienced a decline in farming due to both the sprawling city that had begun to encroach on the farmland, and a 1970 land reappraisal that resulted in an increase in property taxes. By 1975, Plano was one of the fastest growing cities in the country with a population that had more than doubled since 1970. In 1980, the population had doubled yet again, when the total population surpassed 72,000, of which more than half of the residents were from outside of Texas.

Plano lost several of its historic resources during this era. Many historic structures were demolished to make room for newer more modern buildings. Recognizing the threat to Plano’s heritage resources, City Council adopted the first heritage preservation ordinance in 1979. A seven member Historical Landmark Committee was appointed to administer the new preservation program.

9. Economic Transformation Era (1985-2000)

In the early 1980s, the Electronic Data Systems Corporation (EDS), led by Ross Perot, acquired over 2,000 acres of land on the west side of Plano that was to become the Legacy Business Park. Construction on the office buildings began in 1985. EDS (now HP Enterprise Services) attracted major corporations to the area. These corporations provided new employment opportunities in Plano and attracted new people into the area.

Plano had become the commercial, financial, and educational center for Collin County, with an estimated 1,000 businesses. The Frito-Lay Corporation, JC Penney Company, and several other major companies all located their corporate headquarters here during this time. By 1990, Plano was comprised of 72 square miles and had a population of approximately 128,713 residents. Also during this era, three colleges had made Plano

their home: the Graduate Research Center of the Southwest (now called the University of Texas at Dallas in Richardson), the University of Plano, and a branch of the Collin County Community College system. While the Graduate Research Center of the Southwest and University of Plano no longer exist in Plano, the Collin County Community College (now Collin College) still has a strong presence in Plano with two campuses (Spring Creek Parkway at Jupiter Road and Preston Road at Park Boulevard).

10. First-Tier Suburban Era (2000-Present)

In the 1960s, Plano was thought of as a bedroom suburb of Dallas. People came to Plano to live, but worked outside the city. Today that trend has shifted to where more people are coming to Plano for its jobs and are settling down here. As of 2000, Plano had a population of 222,030 people and 7,726 businesses. Plano is now considered a “first-tier” suburb. A first-tier suburb is a city with established neighborhoods that is located near or just outside of a central city but inside the ring of developing suburbs.

Some of the challenges first-tier suburbs generally face are aging infrastructures, dealing with the aftermath of rapid growth and rapidly changing demographics. Approximately eight percent of the city is vacant land available for new development, and now the city must refocus its efforts on redeveloping existing properties and infill development. As more structures reach 50 years in age, the city is faced with the task of identifying which structures and neighborhoods are eligible for consideration of being designated heritage resources and districts. Also, Plano’s population continues to grow and diversify. For example, Whites comprised 88.5% of the city’s population during the 1990 Census as compared with 74.2% in 2009, as reported in the 2009 American Community Survey. Plano’s Hispanic population has grown significantly as well from 6.2% in 1990 to 14.5% in 2009, while the percentage of Asians has increased dramatically from 4.0% to 17.4%, respectively. Though the African American population has not changed as considerably, it has increased from 4.1% in 1990 to 6.4% in 2009.

Throughout its history Plano has seen and overcome many challenges. It has changed and reinvented itself many times in order to sustain its community. As Plano continues to evolve, it will face new challenges and will likely overcome each challenge as it has consistently done since its beginnings in the mid-1800s.

CHAPTER II: CONTEXT

Section B: History of Plano's Preservation Program

In the 1970s, Plano was growing and changing rapidly. The city recognized that the increase in population, the changes in Plano's land use, and the overall change in Plano's economy were significantly threatening Plano's heritage resources. In 1979, Plano's City Council adopted the first heritage preservation ordinance, the Historic Landmark Preservation Ordinance. They appointed a seven member Historical Landmark Committee with responsibility for administering this ordinance.

Subsequent to the adoption of the ordinance and appointment of the committee, a consultant conducted a survey of all of Plano's heritage resources in 1980. The survey identified historic areas and resources and created specific recommendations for the future of preservation in Plano. The first Preservation Plan was adopted in 1981 to help guide preservation in Plano. This plan established criteria for local heritage resource designation and Certificates of Appropriateness. In February 1982, the Ammie Wilson House (1900 West 15th Street) became the first heritage resource in Plano to be locally designated. Two years later, Plano's City Council adopted the Tax Exemption Ordinance, creating a tax exemption program for the purpose of providing property tax relief to encourage the preservation and maintenance of Plano's heritage resources. Besides the City of Plano, the other three taxing entities - Collin County, Plano Independent School District, and Collin County Community College participate in the tax exemption program.

By 1986, seven properties had been locally designated, and the Preservation Plan underwent its first revision. The 1986 plan recommended the creation of heritage districts in Plano as well as implementing a Historic Relocation Project. The Relocation Project would have allowed the city to move threatened historic structures to new sites rather than see them demolished. However, lack of funding and available publicly owned land led to the abandonment of this project. In the late 1980s, Plano joined the Certified Local Government Program, which is a partnership between local, state, and federal governments for historic preservation and provides matching grants.

Between 1986 and 1992, nine additional properties were locally designated in Plano, for a total of 16 locally designated properties. In 1992, the Preservation Plan was updated again and its focus was on the creation of a downtown heritage district, the creation and use of architectural guidelines for neighborhoods with historic houses, and the revision of zoning restrictions to provide greater flexibility in reuse of older residential structures. A year later, the city created "Design Guidelines for Plano's Historic Areas".

In 1998, the Historic Landmarks Committee changed its name to the Heritage Commission. It was thought that the new name would better encompass the full range of heritage preservation activities. The new name diverted the focus on historic resources as being only physical historic structures and broadened the scope to include historic sites and landscapes, archeological sites, and heritage preservation education. In December 1999, Plano's first locally designated heritage district, the Haggard Park Heritage District, was formed.

The Preservation Plan was updated again in October 2002. By this time, Plano had 24 locally designated heritage resources and one heritage district comprised of approximately 70 properties. In November 2002, the Downtown Heritage District, comprised of approximately 35 properties, was designated. Today, there are 125 locally designated properties in Plano. Two of these properties, the Ammie Wilson House and the Interurban Station, are also Recorded Texas Historic Landmarks and are listed in the National Register of Historic Places.

CHAPTER III: CURRENT CONDITIONS/FUTURE CONSIDERATIONS

Section A: Emerging Factors

Plano's explosive growth in the last four decades of the 20th century has been well documented, as has its transition from a rural town to a residential suburb to a major economic center to a "first tier" suburban city within the region. Growth has slowed considerably and undeveloped land is in short supply, but development pressure is likely to remain. The Dallas-Fort Worth region is projected to absorb another three million residents by 2030. The availability of fossil fuels, federal air and water quality mandates, and the composition of the population will require alternatives to the low-density suburban development patterns that have dominated the region for over 50 years. Some cities like Plano, with strong economic bases and reasonable commuting distances to Dallas, are turning to higher density, pedestrian oriented neighborhoods that combine opportunities for residence, work, recreation, entertainment, and shopping into a compact cohesive environment. Whether classified as "mixed use," "traditional neighborhood," or "urban center" projects, they represent a departure from the customary suburban zoning patterns that separate residential and nonresidential uses, and rely almost exclusively on the automobile for circulation.

Plano's primary development pattern has been established by a system of six lane arterial thoroughfares running east/west and north/south at approximate intervals of one mile. The intersections of these local thoroughfares often accommodate commercial, office, and multifamily residential complexes. The interiors of the one square mile neighborhoods created by the thoroughfare grid typically consist of low density single-family residences.

Major development corridors created by the four regional expressways that serve Plano are also major factors in defining Plano's development pattern. The access, visibility, and sheer volume of traffic generated by these corridors differentiate them from other parts of Plano. They have long attracted major retailers and restaurants, and are now being considered for high density multifamily development.

The emergence of these development factors does not mean that Plano's neighborhood grid pattern will diminish in significance. It means that other development forms are likely to coexist and evolve into a multifaceted physical environment. Below are statements that define a practical, yet forward looking vision of Plano's 2030 physical composition and character:

1. Development Pattern - Plano's basic development pattern will still be defined by the grid system of major thoroughfares, low-density residential neighborhoods, and more intense development along regional expressways. There will be more mid- and high-rise buildings in the expressway corridors, and mixing of residential and nonresidential uses in pedestrian oriented settings. Downtown Plano will have as many 3,000-4,000 residents within a half mile radius of DART Transit Station. The area around the Parker Road Station will include high-rise housing and commercial development that will gradually decrease in height and density toward the south and then increase in density and height near the Downtown Station. Many of the strip retail centers and turn of the century big box stores will be replaced by low- and mid-

rise development nodes at the intersections of major thoroughfares. These new nodes will consist of small mixed use centers with taller buildings located adjacent to the major thoroughfares and decreasing heights closer to existing neighborhoods.

2. Transportation System - Although the basic surface street system will remain intact, sleek new buses could be sharing the roadways with automobiles, and will even have priority over personal vehicles. Primarily traveling east to west, they will connect rail stations in eastern Plano with a new north-south rail line near Plano's western boundary. Medium- and high-density development nodes could become primary stopping points for a new "bus rapid transit" system.
3. Gathering Places - The pedestrian oriented environments created by these multisized centers will provide the opportunity to create special gathering places and focal points for social interaction. Public art and special streetscape treatments could further enhance these special places. Places where people congregate, socialize, relax, or just wait for a bus or train present opportunities to educate, enlighten, and amuse those who live in, work in, or visit the community. It may be possible to incorporate statues, information kiosks, plaques, and interactive displays to tell the story of Plano. Individuals following their daily routines would be able to connect with Plano's heritage and take pride in what it was and what it has become.
4. Redevelopment/Revitalization - In 2030, Plano may have very few undeveloped tracts of land, but it will remain a vibrant, evolving community. It will be continually "reinventing" itself to meet the challenges and opportunities presented by regional growth and new technologies. Will this mean that redevelopment will continually eliminate valuable heritage resources to accommodate the latest development or market trend? Not necessarily. With proper planning and preparation, it will be possible to strike a balance between progress and heritage preservation. A clearly defined preservation process will help stakeholders determine what is meaningful or not. There will be a combination of individually preserved heritage resources, heritage districts, and less restrictive conservation districts in locations across Plano that actually stimulate the productive redevelopment and/or adaptive reuse of nearby properties. Plano will have well defined expectations that encourage creativity in design while promoting compatibility and connectivity. Reproducing or mimicking historic structures with new ones will be an unacceptable practice. Instead architects will be encouraged to utilize the basic characteristics, shapes, arrangements of features, and orientations that identify surrounding structures.

In addition, "preservation" will not mean designating block after block and subdivision after subdivision of houses as soon as they turn a certain age. Age will not be an automatic determinant of historic value. Architectural design and/or style will not necessarily ensure designation or the commitment of incentives in return for their continued existence. Plano will be selective and resourceful in the way it identifies and protects valuable connections with its heritage.

5. Sustainable Practices - The positive results of the City of Plano's Sustainability Program initiated in 2007 will be evident throughout Plano. Innovative "Green" building practices will be common in new construction to save energy, and expand the use of recycled and renewable materials and resources. The preservation and

reuse of historical assets will be an integral part of the sustainability process. It may seem more practical and cost efficient to demolish and replace older structures with modern, more energy efficient buildings. With proper renovation and energy saving practices, historic resources can contribute to sustainability efforts.

- a. As the availability of land for new development continues to diminish, infill development of “left-over” sites and demolition and redevelopment of existing properties will become fairly common and necessary practices.
- b. The concept of “New Urbanism” essentially provides for the integration of places to live, work, shop, and recreate in pedestrian oriented environment. We are currently witnessing the transformation of the downtown area into an Urban Center in proximity to a transit station. This type of urban center is commonly referred to as a Transit-Oriented Development (TOD). It has increased the hours of operation of downtown businesses, added more than 500 residential units, and created a more active and interesting environment, while still keeping Plano’s original business district intact.
- c. Cities across the country are trying to determine the role that post World War II subdivisions and shopping centers could assume, along with efforts to redevelop properties for more modern and efficient buildings.
- d. The term “Conservation District” applies to locations where restoration of structures to their original appearance may not be feasible. Instead, a series of common design standards are established to ensure the additions to existing structures or the construction of new buildings are consistent in basic form and symmetry. Although not officially called a Conservation District, the Douglass Community is zoned to ensure the height, roof pitches, and materials are consistent with those of existing homes. There is also a requirement for front porches because they have been a major component of the neighborhood for decades.

Section B: Challenges

1. Limited Heritage Resources - Although Plano has 265,000± residents, its historic properties are relatively limited because more than 98% of its development has occurred since 1960. This increases the level of foresight and proactive efforts needed to provide for the preservation of existing and future resources. Effective preservation will require an approach that balances creativity with practicality.
2. Infill and Redevelopment - As available land continues to be developed, redevelopment of existing properties and infill development utilizing “left-over tracts” surrounded by existing development might threaten current and future heritage resources. With proper planning and foresight, infill, and redevelopment can be combined with heritage resources to create unique and vibrant environments.

3. Plano's Geography - Downtown Plano and surrounding neighborhoods contain most of the community's existing and potential heritage resources. The vast majority of Plano residents live, work, and shop in other locations, and do not have frequent contact with these historic areas. Public awareness and education efforts are essential to remind residents of Plano's rich history.
4. Lack of Large, Active Preservation Groups - A number of local organizations are actively involved in focused preservation activities; but no single entity such as a Historic Preservation Society currently functions as a broad based, "grass roots" community preservation catalyst and organizer.
5. Limited Private Investment in Preservation Programs - Except for property owners who restore and preserve individual properties, private investment in preserving Plano's past and promoting its heritage is generally limited to organizations that receive the vast majority of funds from the City of Plano through its annual Heritage Preservation Grant program. In recent years, the number of applicants and sizes of requests have increased significantly. Last year, requests exceeded available funding by more than 40%, and this trend is likely to continue. Nonpublic sources will need to be identified and utilized in the future.
6. Prospective Heritage Resources - As Plano continues to mature as a community, other properties and districts will increase in historic significance, and appropriate measures to recognize and preserve them will be necessary. Age, in itself, has a very small role in establishing historic value of a property. The community must clearly define the determinants of heritage and ensure that they are applied in an equitable and consistent manner.

Section C: Opportunities

1. Significant Public Investment in Preservation - The City of Plano's commitment to heritage preservation is represented by its annual reservation of a portion of hotel/motel tax receipts for Heritage Preservation activities. Since 1984, the city, Plano Independent School District, Collin County, and Collin County Community College District have combined to provide partial tax exemptions to owners of designated and contributing Heritage Resources to accommodate ongoing maintenance and restoration.
2. Ongoing Restoration of Individual Heritage Properties - The number of restored properties continues to increase as more home and business owners recognize the special attributes of heritage resources. There have also been two new homes built on vacant lots in a residential district that reflect the geometrical and architectural features of their surroundings.
3. Nonprofit Historic Museums - There are four historic museums with regular operating hours serving the community. They provide important opportunities for children and adults to learn about Plano's heritage and how the community has evolved over time.

4. Heritage Preservation Program - The city has one full time preservation planning position devoted to the program. Other positions in the Planning Department also contribute to the program as needed. In addition, the Building Inspections and Property Standards Departments also collaborate with the Heritage Preservation Officer to ensure preservation related matters are addressed consistently and effectively.

CHAPTER IV: STRATEGIC FRAMEWORK

A key component of the Heritage Preservation Plan includes a set of goals and strategies based upon the broad concepts of identification, preservation, and protection of the city's heritage resources. The goals and objectives below provide guidance and action steps for furthering heritage preservation in Plano. Each goal is supported by a set of objectives, including specific recommendations for accomplishing the objectives, thus furthering the overall goals.

Goal: Resource Identification, Preservation, and Interpretation

Expand and enhance efforts to identify, preserve, and interpret heritage resources

The following objectives promote efforts to identify, preserve, and interpret heritage resources in Plano:

1. Identify potential heritage resources within Plano.
 - a. Review the existing list of potential heritage resources identified in the 2002 Preservation Plan and amend list as needed.
 - b. Review Plano's list of potential heritage resources annually, and update the list as needed.
 2. Improve understanding and documentation of Plano's existing heritage resources.
 - a. Maintain the computerization of the heritage properties inventory.
 - b. Update existing property files periodically to ensure the most current information is available.
 3. Create a list of contributing and noncontributing heritage resources within the existing heritage districts to be approved by the Heritage Commission.
 - a. Establish criteria for identifying, contributing, and noncontributing structures within heritage districts.
 - b. Review all structures in existing districts to determine contributing status.
 4. Update heritage district design guidelines as needed.
-

Goal: Heritage Resource Designation

Expand and enhance efforts to designate eligible heritage resources within the City of Plano.

The following objectives promote heritage resource designation of eligible heritage resources within the city:

1. Update City of Plano's Criteria for Designation in the Heritage Preservation Ordinance.
 - a. Create standards for identifying mid-20th century heritage resources and districts.
 - b. Improve the designation process by making it more selective.
 2. Encourage properties identified as potential heritage resources identified in this Preservation Plan to be individually designated.
 - a. Notify property owners of their eligibility for designation, and educate them regarding the benefits and procedures for designation.
-

Goal: Promoting Preservation and Reinvestment in Historic Assets

Expand and enhance efforts to promote Plano's heritage resources as well as efforts to reinvest in Plano's historic areas.

The following objectives promote preservation and reinvestment of heritage resources and historic areas:

1. Encourage the relocation of heritage structures in danger of demolition into existing heritage districts or neighborhoods that most closely resemble the original context that the structure existed in.
2. Promote property owner investment in heritage resources.
 - a. Encourage property owners to seek alternative funding sources and economic incentive programs for residential restoration.
 - b. Identify banks that may offer loans for home and commercial business preservation projects and create a brochure to promote and educate property owners about loan opportunities.
3. Encourage compatible building designs for new construction projects around Plano's heritage districts.
 - a. Include a Heritage Commission representative on any review committees for new development/redevelopment projects located near heritage districts in which the city is participating in the project.
 - b. Encourage the creation of home owners associations in Plano's older neighborhoods where they do not exist.
4. Encourage the rehabilitation of historic properties using new products in compliance with the Secretary of the Interior's Standards.

Evaluate the use of new products and materials when the use of historic materials is not possible.

5. Increase heritage tourism within Plano.
 - a. Work with the city's Convention and Visitor's Bureau to increase heritage tourism and promotional efforts for the museums and districts.
 - b. Install better way-finding signage leading to Plano's heritage districts.
 6. Promote events in and around Plano's historic areas.
 - a. Encourage the downtown merchants and Haggard Park neighborhood to enhance existing events by promoting awareness of Plano's heritage resources.
 - b. Encourage more participation from Plano's preservation community in the existing downtown events.
 7. Continue to better physically connect Plano's historic areas to the rest of the city.
 - a. Continue to use and expand public transportation that will include destination stops in or near Plano's heritage districts.
 - b. Continue to promote the use of hike and bike trails that connect Plano's heritage districts to other areas of the city.
 - c. Continue to encourage new development near Plano's historic areas to respect the connections to the heritage districts and be sensitive to the scale and orientation of existing buildings within the districts.
-

Goal: Education and Community Outreach

Increase awareness, understanding, and appreciation of Plano's heritage resources.

The following objectives provide for increased understanding and awareness of heritage resources in Plano:

1. Better distribute information regarding Heritage Preservation in Plano using the internet and possibly other social media outlets.
2. Educate property owners on proper procedures for making improvements to their heritage resources.

Mail out reminder post cards or emails to heritage property owners refreshing them on the types of projects that require Certificates of Appropriateness and what the application procedure is.

Goal: Implementation/Administrative

Continue and improve efforts to provide assistance to decision makers for the City of Plano regarding heritage preservation issues.

The following objectives promote efforts to assist decision makers for the City of Plano organization, including City Council, appointed boards and commissions, and staff regarding heritage preservation issues:

1. Continue to ensure that City of Plano's Heritage Preservation Program is consistent with the Comprehensive Plan.
2. Provide information and guidance to the Planning & Zoning Commission and the City Council as needed to further their understanding of Heritage Preservation related issues and to aid in their decision making process.
 - a. Develop a list of city owned properties that may be potential heritage resources to help aid the Planning & Zoning Commission and the City Council in their decision making process regarding these properties.
 - b. Foster communication between the Heritage Commission and the Planning & Zoning Commission, as well as the City Council, regarding development projects and rezoning cases that have the potential to affect Plano's heritage resources, earlier in the review and approval process, where possible.
3. Continue to work with city building inspectors to make sure that projects requiring a Certificate of Appropriateness (CA) are constructed in accordance with the approved plans.

Create a process for the Heritage Preservation Officer to participate in the inspection process.

4. Create subcommittees of Heritage Commissioners on an as needed basis to aid the entire Heritage Commission with various projects that may arise.
5. Encourage the designation of city owned properties that may be eligible for designation as heritage resources.

CHAPTER V: SUMMARY

Plano has grown from a small rural farming community to a major economic center and “first tier” city within the North Texas region. Growth and development, as well as redevelopment, continue to move forward and shape the city’s future and the future of heritage preservation within Plano. Heritage preservation has become much more than saving bricks and mortar. It is a social, economic, and cultural endeavor. The Preservation Plan is intended to help direct a coordinated and effective preservation effort in Plano. The plan outlines key issues, goals, and initiatives for the protection of Plano’s history and heritage resources. The key issues are within the areas of heritage resource identification, preservation and interpretation, heritage resource designation, promotion, and reinvestment in historic assets, education and community outreach, and implementation and administration of heritage preservation programs.

The stakeholders in preserving Plano’s heritage include citizens, business owners, property owners, visitors, museums, and other nonprofit agencies, and the City of Plano. The recommendations made in this plan will provide the basic tools and objectives to facilitate stewardship of Plano’s historic fabric, so that the stakeholders of the future have pride in the community’s heritage and continue to be effective stewards of the legacies our city has inherited and will continue to inherit.

APPENDIX A: Plano's Current Preservation Program

1. Planning and Administration

- a. Certified Local Government - The City of Plano is a Certified Local Government (CLG). This distinction recognizes a municipality's commitment to historic preservation, and encourages the continuation of preservation efforts through community planning and public participation. The National Park Service, U.S. Department of the Interior, grants certification through the Texas Historical Commission. To qualify for CLG status, cities must do the following:
- Write and enact a preservation ordinance for the designation and review of historic properties, using a national model that ensures the legal and effective protection of properties;
 - Set up an adequate and qualified review commission for historic preservation (locally, the Heritage Commission) composed of professional and lay members who show a demonstrated interest in preservation;
 - Implement and maintain a system for the survey and inventory of historic properties; and
 - Provide for public participation in the local historic preservation program.

Certified Local Governments also play an important role in the designation process for the National Register of Historic Places. Under this process, the Heritage Commission is responsible for verifying the accuracy of applications and for conducting public hearings on designations. The application is then forwarded to the Texas Historical Commission for review and approval. Approved nominations are then forwarded to the National Park Service for inclusion on the National Register.

- b. Heritage Preservation Officer - The City of Plano retains a full time staff person for historic preservation planning who acts as the Heritage Preservation Officer. The Heritage Preservation Officer is responsible for reviewing Heritage Resource Designation and CA applications, and providing recommendations and guidance to Plano's Heritage Commission. They also aid the Heritage Commission in overseeing Plano's Heritage Preservation incentive programs. Much of the Heritage Preservation Officer's time is devoted to public assistance and education, and monitoring the status of historic structures. The Planning Department and the Heritage Preservation Officer coordinate directly with the Building Inspections and Property Standards Department to make sure that construction and demolition permits are issued in compliance with preservation regulations and that designated properties are maintained in accordance with applicable standards and regulations.
- c. Heritage Commission - The Heritage Commission is a 7-member board appointed by the Mayor and City Council to protect the city's unique cultural and architectural heritage. It has many roles including serving as an advisor to the City Council regarding heritage preservation matters; acting as a regulatory body and reviewing applications for Heritage Resources Designation and Certificates of Appropriateness; and promoting and advocating heritage preservation. The Commission also oversees specific programs delegated to them, including the Historic Tax Exemption and Heritage Preservation Grant programs.

2. Processes

- a. Heritage Resource Designation - Heritage resources are historic, cultural, or natural resources which have been identified by its community as representative of the history of the area and of importance to the population. These resources may be, but are not limited to, buildings, sites, districts, cemeteries, etc. When a heritage resource is locally designated in Plano, it means that that resource has been officially recognized by the Heritage Commission and City Council as culturally and architecturally significant. A property may be individually designated or designated as part of a district. The purpose of designating a historic property or area is to bring it to the attention of the general public, protect it from inappropriate changes or demolition, and partially shield it from governmental actions (e.g., road construction).

Property owners, the Heritage Commission, the Planning & Zoning Commission, or City Council may initiate the designation of a property or district as historic. To begin this procedure, the interested party must submit an application to the City of Plano's Heritage Preservation Officer fully describing the property and documenting its historical importance. The Heritage Preservation Officer will then forward the completed applications to the Commission for its action. Approved applications will be forwarded to the Planning & Zoning Commission for its recommendation, and then to the City Council for final action.

Properties must meet one or more of the City of Plano's Criteria for Designation in order to be approved. The following is the City of Plano's criteria for designation:

1. Character, interest or value as a part of the development, heritage or cultural characteristics of the city, the state, or the United States;
2. Location as the site of a significant historic event;
3. Identification with a person who significantly contributed to the culture and development of the city;
4. Exemplification of the cultural, economic, social, or historical heritage of the city;
5. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Embodiment of distinguishing characteristics of an architectural type or specimen;
7. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
8. Embodiment of elements of architectural design, detail, materials, or craftsmanship;
9. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural, or architectural motif;
10. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;

11. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
12. Value as an aspect of community sentiment or public pride; and
13. Input from affected property owners.

Although designation does involve certain regulations, it does not do the following:

- Restrict the use to which property is put;
 - Restrict the sale of property;
 - Require approval of interior changes or alterations;
 - Prevent new construction within historic areas; and
 - Require approval for ordinary maintenance.
- b. Certificates of Appropriateness (CA) - Before the owner of a designated historic property makes changes to his/her property, a CA must be approved in accordance with the district guidelines and the Secretary of the Interiors Standards for Rehabilitation to ensure that proposed alterations are in keeping with the architectural character of the district or resource. The intent of this program is to balance the rights of property owners with the public interest in preserving the structure. Alterations must be reviewed and approved for doors, windows, roofs, masonry work, woodwork, exterior light fixtures, signs, sidewalks, fences, steps, paving, and other exterior elements that are visible from the public right-of-way and which affect the appearance and compatibility of the historic resource.

Before and during the process of applying for a CA, owners are strongly advised to consult with the city's Heritage Preservation Officer to discuss the proposed work. If the officer advises changes to the proposed work, he will consult with the applicant before forwarding the application to the Heritage Commission. The Heritage Commission may also require changes to the proposal before approving it. If the Commission approves the certificate, a building permit will be issued. If it is denied, the applicant may appeal the denial to the City Council, which may issue the CA itself. CAs are generally scheduled for review by the Heritage Commission within 30 days after the application is filed.

3. Programs

- a. Historic Tax Exemption - The tax exemption ordinance was originally passed by City Council in 1984 for the purpose of providing tax relief needed to encourage preservation and maintenance of the historic structures of the city. The money saved by participating in the program is meant to be used by the participant to make improvements and repairs to the structure or site. During 1992, the four property taxing authorities (Collin County, City of Plano, Plano Independent School District, and Collin County Community College District) began offering these tax abatements to designated Heritage Resources. The Historic Tax Exemption Program offers a partial exemption based on the improvements value on the heritage property; the exemption will not affect any portion of the property taxes related to land. The percentage of tax exemption for which a property is eligible is based on the class of the historic structure as further defined below.
- **Class A Structures** - Structures occupied exclusively for residential purposes and individually designated as a local historic resource could potentially receive a 100% exemption.

- **Class B Structures** - Structures occupied in whole or in part for purposes other than residential and individually designated as a local historic resource could potentially receive a 50% exemption.
- **Class C Structures** - Structures occupied exclusively for residential purposes and noted as a contributing resource in a locally designated historic district could potentially receive a 75% exemption.
- **Class D Structures** - Structures occupied in whole or in part for purposes other than residential and noted as a contributing resource in a locally designated historic district could potentially receive a 38% exemption.

Participating properties are inspected annually by the Heritage Commission and staff to ensure that the structures are being adequately maintained. A list of maintenance/repair items (if any) is generated for each participating property during the survey. Property owners are required to complete the listed items prior to the next survey in order to remain in the program.

- b. Heritage Preservation Grants - The City of Plano offers a Heritage Preservation Grant to local nonprofit organizations that support heritage preservation and heritage tourism in Plano. This grant program, and the amount of funds awarded is available as funds permit. Grant funds may be used for projects consisting of historic programming, historic preservation advocacy, and some historic restoration projects. Funds to support this grant are generated by Plano's hotel/motel tax revenue; therefore, the projects or programs funded by the grant program must demonstrate how they will promote tourism in Plano and support Plano's hospitality industry.

APPENDIX B: Plano's Major Historic Assets

Section A: Designated Heritage Districts

Haggard Park Heritage District

The Haggard Park Heritage District, designated in 1999, was the first heritage district to be designated in Plano. It is the oldest neighborhood in Plano with houses dating back to the late 1800s. Its early residents included Plano's first doctors, merchants, educators, ministers, trades people, and farmers. Today, the Haggard Park neighborhood is still primarily residential and is comprised of houses built from the late 1800s to the late 1950s. It also includes a few new residential and commercial structures built between 1960 and 2007.

Resources



**Interurban Station
Haggard Park Heritage
District
901 E 15TH Street
Constructed: Circa 1908
Style: Commercial Vernacular**



**Wetzel House
Haggard Park Heritage
District
607 16TH Street
Constructed: Circa 1890
Style: Transitional Victorian**



Mitchell House
Haggard Park Heritage
District
609 16TH Street
Constructed: Circa 1890
Style: Folk Victorian



Haggard Park Heritage
District
617 16TH Street
Constructed: 2005
Style: New Construction
resembling Victorian style



Haggard Park Heritage
District
707 16TH Street
Constructed: 2007
Style: New Construction



Haggard Park Heritage
District
708 16TH Street
Constructed: Circa 1901
Style: Folk Victorian



**Haggard Park Heritage
District
710 16TH Street
Constructed: Circa 1941
Style: Craftsman**



**Haggard Park Heritage
District
801 16TH Street
Constructed: 2001
Style: New Construction
resembling Victorian and
Craftsman styles**



**S. B. Wyatt House
Haggard Park Heritage
District
807 16TH Street
Constructed: Circa 1910
Style: Craftsman**



**Haggard Park Heritage
District
811 16TH Street
Constructed: Circa 1900
Style: Queen Anne Victorian**



**Haggard Park Heritage
District
815 16TH Street
Constructed: Circa 1950
Style: Minimal Traditional**



**Haggard Park Heritage
District
819 16TH Street
Constructed: Circa 1910
Style: Craftsman**



**Haggard Park Heritage
District
901 16TH Street
Constructed: 1951
Style: Ranch**



**Saigling House
Haggard Park Heritage
District
902 16TH Street
Constructed: 1924
Style: Prairie**



**Haggard Park Heritage
District
907 16TH Street
Constructed: Circa 1915
Style: Craftsman**



**Haggard Park Heritage
District
909 16TH Street
Constructed: Circa 1895
Style: Queen Anne Victorian**



**Haggard Park Heritage
District
911 16TH Street
Constructed: 1946
Style: Ranch**



**Haggard Park Heritage
District
801 17TH Street
Constructed: Circa 1940
Style: Ranch**



**Haggard Park Heritage
District
805 17TH Street
Constructed: Circa 1950
Style: Post-War Bungalow**



**Haggard Park Heritage
District
807 17TH Street
Constructed: 1958
Style: Ranch**



**Haggard Park Heritage
District
808 17TH Street
Constructed: Circa 1943
Style: Minimal Traditional**



**Haggard Park Heritage
District
809 17TH Street
Constructed: 1958
Style: Ranch**



**Haggard Park Heritage
District**
813 17TH Street
Constructed: 2008
Style: New Construction
resembling Victorian style



**Haggard Park Heritage
District**
816 17TH Street
Constructed: Circa 1890
Style: Folk Victorian



**Will Schimelpfenig
House**
Haggard Park Heritage
District
900 17TH Street
Constructed: Circa 1890
Style: Queen Anne Victorian



Mathews House
Haggard Park Heritage
District
901 17TH Street
Constructed: Circa 1890
Style: Folk Victorian



**Haggard Park Heritage
District
905 17TH Street
Constructed: 1966
Style: Ranch**



**Schimelpfenig-Dudley-
O'Neal House
Haggard Park Heritage
District
906 17TH Street
Constructed: Circa 1900
Style: Queen Anne Victorian**



**Haggard Park Heritage
District
907 17TH Street
Constructed: Circa 1958
Style: Post-War Bungalow**



**Haggard Park Heritage
District
908 17TH Street
Constructed: 1948
Style: Minimal Traditional**



**Haggard Park Heritage
District
910 17TH Street
Constructed: 1943
Style: Minimal Traditional**



**Haggard Park Heritage
District
911 17TH Street
Constructed: Circa 1911
Style: Vernacular**



**Haggard Park Heritage
District
913 17TH Street
Constructed: Circa 1940
Style: Minimal Traditional**



**Haggard Park Heritage
District
915/917 17TH Street
Constructed: Circa 1955
Style: Vernacular**



**Haggard Park Heritage
District
801 18TH Street
Constructed: Circa 1955
Style: Ranch**



**Haggard Park Heritage
District
803 18TH Street
Constructed: Circa 1955
Style: Ranch**



**Haggard Park Heritage
District
808 18TH Street
Constructed: Circa 1955
Style: Ranch**



**Haggard Park Heritage
District
810 18TH Street
Constructed: Circa 1940
Style: Minimal Traditional**



**Haggard Park Heritage
District
811 18TH Street
Constructed: Circa 1940
Style: Minimal Traditional**



**Haggard Park Heritage
District
812 18TH Street
Constructed: Circa 1940
Style: Minimal Traditional**



**Haggard Park Heritage
District
813 18TH Street
Constructed: Circa 1940
Style: Minimal Traditional**



**Haggard Park Heritage
District
825 18TH Street
Constructed: 1995
Style: New Construction**



**Haggard Park Heritage
District
900 18TH Street
Constructed: Circa 1978
Style: International**



**Olney Davis House
Haggard Park Heritage
District
901 18TH Street
Constructed: Circa 1890
Style: Queen Anne Victorian**



**Haggard Park Heritage
District
903 18TH Street
Constructed: 1983
Style: New Construction**



**R. A. Davis House
Haggard Park Heritage
District
906 18TH Street
Constructed: Circa 1916
Style: Transitional Craftsman**



Hughston House
Haggard Park Heritage District
909 18TH Street
Constructed: Circa 1908
Style: Craftsman



Haggard Park Heritage District
910 18TH Street
Constructed: Circa 1930
Style: Tudor Cottage



Haggard Park Heritage District
913 18TH Street
Constructed: Circa 1910
Style: Vernacular



Mary Schimelpfenig House
Haggard Park Heritage District
914 18TH Street
Constructed: Circa 1890
Style: Queen Anne Victorian



**Haggard Park Heritage
District
920 18TH Street
Constructed: Circa 1890
Style: Queen Anne Victorian**



**Haggard Park Heritage
District
1517 G Avenue
Constructed: Circa 1890
Style: Vernacular**



**Haggard Park Heritage
District
1521 G Avenue
Constructed: Circa 1930
Style: Craftsman**



**Haggard Park Heritage
District
1605 G Avenue
Constructed: 1986
Style: New Construction**



Haggard Park Heritage District
1616 G Avenue
Constructed: Circa 1950
Style: Contemporary/ Mid-Century



Haggard Park Heritage District
1740 G Avenue
Constructed: 2006
Style: New Construction resembling Craftsman style



Haggard Park Heritage District
1804 G Avenue
Constructed: 1983
Style: New Construction



Haggard Park Heritage District
1600 H Avenue
Constructed: 1957
Style: Ranch



**Haggard Park Heritage
District
1603 H Avenue
Constructed: Circa 1930
Style: Transitional Tudor
Cottage**



**Haggard Park Heritage
District
1607 H Avenue
Constructed: Circa 1930
Style: Transitional Tudor
Cottage**



**Haggard Park Heritage
District
1611 H Avenue
Constructed: Circa 1890
Style: Folk Victorian**



**Aldridge House
Haggard Park Heritage
District
1615 H Avenue
Constructed: 1907
Style: Prairie**



**Haggard Park Heritage
District
1701 H Avenue
Constructed: 1953
Style: Ranch**



**Haggard Park Heritage
District
1706 H Avenue
Constructed: 1958
Style: Ranch**



**Haggard Park Heritage
District
1707 H Avenue
Constructed: 1983
Style: New Construction**



**Lamm House
Haggard Park Heritage
District
1709 H Avenue
Constructed: Circa 1890
Style: Queen Anne Victorian**



**Haggard Park Heritage
District
1715 H Avenue
Constructed: Circa 1908
Style: Vernacular**



**Haggard Park Heritage
District
1601 I Avenue
Constructed: Circa 1920
Style: Vernacular**



**Haggard Park Heritage
District
1703 I Avenue
Constructed: Circa 1951
Style: Ranch**

Downtown Heritage District

The Downtown Heritage District was locally designated in 2002. Downtown is the nucleus of the original location of the pioneer settlement of Plano founded in the 1840s, and was its commercial center. Most of the existing buildings date back to the 1890s.

Resources



**Plano National Bank
Downtown Heritage
District
1001 E 15TH Street
Constructed: Circa 1890
Significant Alteration: Circa
1936
Style: Art Deco**



**Downtown Heritage
District
1004 E 15TH Street
Constructed: 1967
Style: Tudor**



**Spillman Building
Downtown Heritage
District
1005-1007 E 15TH Street
Constructed: Circa 1896
Style: Late 19th - Early 20th
Century Vernacular**



**Downtown Heritage
District**
1006 E 15TH Street
Constructed: Circa 1896
**Style: Late 19th - Early 20th
Century Vernacular**



**Downtown Heritage
District**
1008 E 15TH Street
Constructed: Circa 1896
**Significant Alteration: Circa
1930**
Style: Art Deco



**Downtown Heritage
District**
1010 E 15TH Street
Constructed: Circa 1890
**Style: Late 19th - Early 20th
Century Vernacular**



McFarlin Building
Downtown Heritage
1011 E 15TH Street
Constructed: Circa 1896
Style: Late 19th - Early 20th
Century Vernacular



**Downtown Heritage
District**
1012 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th
Century Vernacular



**Downtown Heritage
District**
1013 E 15TH Street
Constructed: Circa 1896
Style: Late 19th - Early 20th
Century Vernacular



**Bagwill-Sherrill
Building**
Downtown Heritage
District
1015 E 15TH Street
Constructed: Circa 1896
Significant Alteration: Circa
1919
Style: Art Deco



Downtown Heritage District
1016 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1017 E 15TH Street
Constructed: Circa 1896
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1018 E 15TH Street
Constructed: Circa 1890
Significant Alteration: Circa 1950
Style: Mid-Century Modern



Downtown Heritage District
1020 E 15TH Street
Constructed: Circa 1890
Style: Vernacular



Downtown Heritage District
1021 E 15TH Street
Constructed: Circa 1896
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1022 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1024 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1025 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1026 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1027 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1029 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1031-1033 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1032 E 15TH Street
Constructed: Circa 1890
Significant Alteration: Circa 1920
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1035 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1037 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Harrington Furniture
Downtown Heritage District
1039 E 15TH Street
Constructed: Circa 1890
Significant Alteration: Circa 1920
Style: Late 19th - Early 20th Century Vernacular



**Downtown Heritage
District**
1400 J Avenue
Constructed: Circa 1954
Style: Vernacular



**Downtown Heritage
District**
1408 J Avenue
Constructed: Circa 1954
Style: Vernacular



**Downtown Heritage
District**
1410-1412 J Avenue
Constructed: Circa 1900
Style: Mid-Century



**Downtown Heritage
District**
1414 J Avenue
Constructed: Circa 1890
Style: Late 19th - Early 20th
Century Vernacular



Downtown Heritage District
1416 J Avenue
Constructed: 1952
Style: Vernacular



Downtown Heritage District
1416 K Avenue
Constructed: 1958
Style: Vernacular



Downtown Heritage District
1418 K Avenue
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



Downtown Heritage District
1420 K Avenue
Constructed: Circa 1890
Style: Late 19th - Early 20th Century Vernacular



**Downtown Heritage
District**
1423 K Avenue
Constructed: Circa 1890
Style: Late 19th - Early 20th
Century Vernacular



**Downtown Heritage
District**
1422 K Avenue
Constructed: Circa 1890
Style: Late 19th - Early 20th
Century Vernacular



**Downtown Heritage
District**
1425 K Avenue
Constructed: Circa 1890
Style: Late 19th - Early 20th
Century Vernacular



**Downtown Heritage
District**
1426-1428 K Avenue
Constructed: Circa 1890
Style: Late 19th - Early 20th
Century Vernacular

APPENDIX B: Plano's Major Historic Assets

Section B: Individually Designated Heritage Resources

An Individually Designated Heritage Resource is a structure, site or landmark of historical, cultural, archaeological, or architectural importance which has received local heritage resource designation on its own and not as part of a heritage resource district.



Ammie Wilson House
1900 W 15TH Street
Constructed: Circa 1890
Style: Queen Anne Victorian



Roller House
1413 E 15TH Street
Constructed: Circa 1897
Style: Queen Anne Victorian



Aldridge House
Haggard Park Heritage District
1615 H Avenue
Constructed: 1907
Style: Prairie



Carpenter house
1211 16TH Street
Constructed: Circa 1898
Style: Queen Anne Victorian



Forman House
1617 K Avenue
Constructed: Circa 1867
Style: Greek Revival



Olney Davis House
Haggard Park Heritage District
901 18TH Street
Constructed: Circa 1890
Style: Queen Anne Victorian



Lamm House
Haggard Park Heritage District
1709 H Avenue
Constructed: Circa 1890
Style: Queen Anne Victorian



Moore House/Masonic Lodge
Downtown Heritage District
1414 J Avenue
Constructed: Circa 1890
Style: Late 19th - Early 20th Century
Vernacular



Plano National Bank
Downtown Heritage District
1001 E 15TH Street
Constructed: Circa 1890
Significant Alteration: Circa 1936
Style: Art Deco



Mitchell House
Haggard Park Heritage District
609 16TH Street
Constructed: Circa 1890
Style: Folk Victorian



S. B. Wyatt House
Haggard Park Heritage District
807 16TH Street
Constructed: Circa 1910
Style: Craftsman



Interurban Station
Haggard Park Heritage District
901 E 15TH Street
Constructed: Circa 1908
Style: Commercial Vernacular



Bowman Cemetery
Location: Oak Grove Drive near the
southern end of Santa Fe Park
Time Span: 1868-1921



Carlisle House
1407 E 15TH Street
Constructed: Circa 1915
Style: Prairie



Mathews House
Haggard Park Heritage District
901 17TH Street
Constructed: Circa 1890
Style: Folk Victorian



Wells House
3921 Coit Road
Constructed: Circa 1893
Style: Queen Anne Victorian



Wall-Robbins House
1813 K Avenue
Constructed: Circa 1898
Style: Queen Anne Victorian



Hood House
1211 E 15TH Street
Constructed: Circa 1900
Style: Folk Victorian



Little Carlisle House
1611 K Avenue
Constructed: Circa 1935
Style: Transitional Tudor Cottage



R. A. Davis House
Haggard Park Heritage District
906 18TH Street
Constructed: Circa 1916
Style: Transitional Craftsman



Mary Schimelpfenig House
Haggard Park Heritage District
914 18TH Street
Constructed: Circa 1890
Style: Queen Anne Victorian



Schell House
1210 16TH Street
Constructed: Circa 1933
Style: Neoclassical



Cox School
Haggard Park Heritage District
1517 H Avenue
Constructed: Circa 1934
Style: Art Deco



Merritt Building
Downtown Heritage District
1023 E 15TH Street
Constructed: Circa 1890
Style: Late 19th - Early 20th Century
Vernacular



Will Schimelpfenig House
Haggard Park Heritage District
900 17TH Street
Constructed: Circa 1890
Style: Queen Anne Victorian



Hughston House
Haggard Park Heritage District
909 18TH Street
Constructed: Circa 1908
Style: Prairie



**Schimelpfenig-Dudley-
O'Neal House**
Haggard Park Heritage District
906 17TH Street
Constructed: Circa 1900
Style: Queen Anne Victorian



Salmon House
1414 E 15TH Street
Constructed: Circa 1998
Style: Queen Anne Victorian



Bagwill-Sherrill Building
Downtown Heritage District
1015 E 15TH Street
Constructed: Circa 1896
Significant Alteration: Circa 1919
Style: Art Deco



Arch Weatherford House
1410 E 15TH Street
Constructed: Circa 1920
Style: Prairie



Thornton House
900 13TH Street
Constructed: Circa 1900
Style: Vernacular



McCall-Skaggs House
1704 N Place
Constructed: 1959
Style: Ranch

APPENDIX B: Plano's Major Historic Assets

Section C: Potential Heritage Properties & Conservation Districts

The Potential Heritage Properties listed below are historic properties that have been identified in previous heritage resource surveys and that were listed in the 2002 Heritage Preservation Plan. These properties have not been locally designated, but have the potential to be with further historical research and restoration. Property owners should be notified prior to properties being recommended for individual designation.

Resources

	<p>Douglass Community 704 13TH Street Constructed: Circa 1918 Style: Folk Victorian</p>
	<p>Bessie Franklin House Douglass Community 811 13TH Street Constructed: Circa 1890 Style: Vernacular</p>
	<p>Douglass Community 1204 F Avenue Constructed: Circa 1930 Style: Transitional Craftsman</p>



Old Town
1212 15TH Street
Constructed: Circa 1950
Style: Ranch



First Baptist Church
Old Town
1300 15TH Street
Constructed: Circa 1930
Style: Colonial Revival



Old Town
1404 15TH Street
Constructed: Circa 1900
Style: Vernacular



Lane House
Old Town
1300 16TH Street
Constructed: Circa 1910
Style: Craftsman



Old Town
1513 M Avenue
Constructed: Circa 1910
Style: Vernacular



Aldridge-Evans House
Old Town
1512 N Avenue
Constructed: Circa 1930
Style: Transitional Tudor
Cottage



Haggard Addition
808 19TH Street
Constructed: 1954
Style: Ranch



1108 11TH Street
Constructed: Circa 1928
Style: Transitional Victorian



Rice-Hays House
1106 14TH Street
Constructed: Circa 1932
Style: Craftsman



Brigham House
1306 14TH Street
Constructed: Circa 1945
Style: Tudor Cottage



Dr. Jerry Thomson House
1308 14TH Street
Constructed: Circa 1900
Style: Folk Victorian



Poole-Dinwiddy House
1305 K Avenue
Constructed: Circa 1900
Style: Folk Victorian



1307 K Avenue
Constructed: Circa 1930
Style: Craftsman



Mayes House
1311 K Avenue
Constructed: Circa 1930
Style: Craftsman



Sandifer-Wyatt House
1715 K Avenue
Constructed: Circa 1940
Style: Colonial Revival



Harrington House
1601 Alma
Constructed: Circa 1925
Style: Prairie



2nd Rice House
3021 South Rigsbee Drive
Constructed: Circa 1950
Style: Ranch



Farmstead on Parker at
NWC of Jupiter
Constructed: Circa 1900
Style: Vernacular

Conservation districts are unique and distinctive residential or commercial areas which contribute significantly to the overall character and identity of a city. These areas are worthy of preservation and protection, but may lack sufficient historical, architectural, or cultural significance at the present time to be designated as a historic district. Two neighborhoods in Plano have been identified as potential conservation districts. Further research is needed before either of these neighborhoods are recommended for being designated. Property owners should be notified prior to being recommended for designation as a conservation district.

	<p>Old Town Constructed: Late 1940s to Late 1960s Styles: Ranch and Minimal Traditional</p>
	<p>Haggard Addition Constructed: Late 1940s to Late 1960s Styles: Ranch and Minimal Traditional</p>

APPENDIX B: Plano's Major Historic Assets

Section D: Plano's Historic Cemeteries

The Potential Heritage Properties listed below are historic properties that have been identified in previous heritage resource surveys and that were listed in the 2002 Heritage Preservation Plan. These properties have not been locally designated, with the exception of the Bowman Cemetery, but have the potential to be with further historical research and restoration. Property owners should be notified prior to properties being recommended for individual designation.

Resources

	<p>Baccus Cemetery Location: Northwest corner of Bishop Road and Legacy Drive Time Span: 1847-Present</p>
	<p>Bethany Cemetery Location: Northwest corner of Custer and Cothes Road Time Span: 1877-Present</p>
	<p>Bowman Cemetery Location: Oak Grove Drive near the southern end of Santa Fe Park Time Span: 1868-1921</p>



**Collinsworth
Cemetery**

**Location: Southeast of
Parker Road at Ohio
Time Span: 1895-1920**



Felker Cemetery

**Location: Southwest corner
of Waycross Drive and
Auburn Place
Time Span: Circa 1890**



**Leach-Thomas
Cemetery**

**Location: East side of
intersection of Destin and
Pensacola Roads
Time Span: 1868-1920**



Old City Cemetery

**Location: Between H
Avenue and I Avenue at the
block of 11th and 12th
Streets
Time Span: 1881-Present**



**Plano Mutual
Cemetery**
Location: Northwest corner
of 18th Street and Jupiter
Road
Time Span: 1852-Present



**Rowlett Creek
Cemetery**
Location: Between Custer
Road and Rowlett Cemetery
Road, south of S.H. 121
Time Span: 1862-Present



**Shepard Ranch
Cemetery**
Location: Park Boulevard
west of Preston Road
Time Span: Circa 1950



Young Cemetery
Location: South of S.H. 121,
between Independence and
Custer Road
Time Span: 1847-1909

APPENDIX C: Definition of Architectural Styles

Plano's architecture has been evolving since the construction of its first log cabin in the mid-1800s. As new types of construction and architectural styles gained popularity, the old construction types and architectural styles made way for the new. Several examples of a wide range of historic architectural styles still exist in Plano today. These historic structures help us to understand and visualize how Plano has evolved over time.

Not every historic structure is a classic example of a particular architectural style. It is common to find historic structures with transitional styles. This indicates that a structure was constructed during a period when one architectural style may have been declining and another was gaining popularity. These structures often exhibited architectural characteristics of both styles.

Also, it is common to find historic structures that are not of any architectural style. These structures are labeled as "vernacular". Vernacular architecture refers to structures that employed local construction methods, materials, and traditions to meet the needs of the occupant. This type of architecture tends to evolve over time to reflect the environmental, cultural and historical conditions in which it exists. These structures were simple and functional, and often thought to be crude or unrefined. They did not represent any particular architectural style, though some examples may consist of an architectural element or two of the popular style of the time.

Plano's existing heritage resources fall within a large range of historic architectural styles. The following styles have been identified among Plano's existing heritage resources.

Greek Revival (1825-1860)



Common Features	
<p>Roof:</p> <ul style="list-style-type: none"> • Gabled or hipped • Low pitch • Shingles • Boxed eaves with little overhang <p>Heights:</p> <ul style="list-style-type: none"> • One or two stories <p>Building Materials:</p> <ul style="list-style-type: none"> • Wood siding • Brick or stone • Stucco 	<p>Detailing:</p> <ul style="list-style-type: none"> • Entry or full-width front porch supported by prominent square or rounded columns • Front door surrounded by narrow sidelights and a rectangular line of transom lights above • Cornice line of main roof and porch roofs emphasized with wide band of trim <p>Other Features:</p> <ul style="list-style-type: none"> • Door and lights usually incorporated into more elaborate door surround • Porches may be full height on two story structures

Greek Revival was the dominant style of American domestic architecture during the interval from about 1830 to 1850 (to 1860 in the Gulf Coast states) during which its popularity led it to be called the National Style. It occurs in all areas settled by 1860 and especially flourished in those regions that were being rapidly settled in the decades of the 1830s, '40s, and '50s. The style moved with the settlers from the older states as they crossed into Kentucky, Tennessee, and the Old Northwest Territory (today's Midwest). The style then followed the southern planters as they moved westward from the Old South into Alabama, Mississippi, and Louisiana. It even arrived on the west coast sometimes disassembled into packages and shipped by way of Cape Horn.

One of the oldest existing houses in Plano, the Joseph Forman House (1617 K Avenue), is a Greek Revival style structure. Built in 1867, the house was originally a log cabin. It was altered over time to give it a second floor as well as Greek Revival details such as the full-height entry porch and balcony (balcony is now enclosed) and round Doric columns.

(Source: McAlester, *A Field Guide to American Houses*)

Gothic Revival (1840-1880)



Common Features	
Roof: <ul style="list-style-type: none">• Front-gabled, centered gable, paired gables, cross-gabled, castellated or parapeted• Steeply pitched roof• Shingles• Intermediate eaves	Detailing: <ul style="list-style-type: none">• Gables commonly decorated with vergeboards• Windows and doors frequently have pointed-arch shape• Fanciful decorative ornamentation is a dominant feature
Heights: <ul style="list-style-type: none">• One or two stories	Other Features: <ul style="list-style-type: none">• Windows commonly extend into gable• One-story porch usually present supported by flattened gothic arches• Wall surfaces typically extend into gables
Building Materials: <ul style="list-style-type: none">• Wood siding• Brick or stone	

Most Gothic Revival houses were constructed between 1840 and 1870; examples from the 1870s are less frequent. The style was never as popular as were houses in the competing Greek Revival or Italianate styles, yet scattered examples can still be found in most areas of the country settled before 1880. Surviving Gothic Revival houses are most abundant in the northeastern states, where fashionable architects originally popularized the style. They are less common in the South, particularly in the new South States along the Gulf Coast. In this region Greek Revival houses dominated the expansions of the 1840s and '50s, while the Civil War and reconstruction all but halted building until the waning days of Gothic influence.

The Samuel Young House, built around 1865, is a Gothic Revival style structure. Though it has lost much of its Gothic details due to deterioration, its form with the three central gables, hint at its Gothic Revival beginnings. This structure, once located near the Rowlett Creek area, has been moved to the Farrell-Wilson homestead (present day Heritage Farmstead Museum, 1900 W 15th Street).

(Source: McAlester, *A Field Guide to American Houses*)

**Late 19th Century – Early 20th Century Vernacular Commercial Storefront
(1860-1920)**



Common Features	
<p>Roof:</p> <ul style="list-style-type: none"> • Flat roof • Roof often hidden behind cornice • No eaves <p>Heights:</p> <ul style="list-style-type: none"> • One or two stories <p>Building Materials:</p> <ul style="list-style-type: none"> • Wood siding • Brick or stone • May have stone detailing 	<p>Detailing:</p> <ul style="list-style-type: none"> • Large display windows • Transom lights • Wood kickplates • Recessed entry • Decorative cornice <p>Other Features:</p> <ul style="list-style-type: none"> • Tall second story windows • Entry may have double doors • May have flat metal canopy

The vernacular commercial storefront of the late 19th and early 20th centuries appears in commercial districts throughout the country. This building type is divided into two district bands. The first floor is more commonly transparent, so goods can be displayed; while the upper floor(s) are usually reserved for offices, residential and warehousing functions. Although construction of these buildings began as early as 1860 and continued until 1920, the majority were constructed at the turn-of-the century. Many examples carry Italianate detailing such as narrow double hung windows, often with rounded arch heads, protruding window sills, and dentil courses.

The majority of structures located in the Downtown Heritage District are Late 19th - Early 20th Century Vernacular style structures. They were constructed in the late 1800s and are all brick masonry structures. Earlier downtown structures had been constructed of wood, but due to several fires none have survived. Downtown includes both one and two story examples of this style of architecture. These structures consist of large display windows and recessed entries with transom windows. Most have decorative cornices with dentil courses. Canopies were typically flat or sloped at a very low angle. Today several structures have been restored and many have reinstalled flat canopies on the front of the structure.

Folk Victorian (1870-1910)



Common Features

Roof:

- Front-gabled, gable front and wing, side-gabled, pyramidal
- May have one or multiple roof dormers
- Shingles
- Boxed or Open eaves

Heights:

- One or two stories

Building Materials:

- Wood siding
- Patterned wood shingles

Detailing:

- Porches with spindlework detailing and jigsaw cut trim
- Lace-like spandrels and turned balusters may be used in porch railings and in friezes suspended from the porch ceiling
- Window surrounds may have simple pediments above

Other Features:

- The boxed eaves often have decorative brackets
- Spindlework details and jigsaw cut trim is sometimes used in the gables
- Detached garage, if any

The Folk Victorian style was common throughout the United States. Like that of the National Folk forms on which they are based, the spread of Folk Victorian houses was made possible by the railroads. The growth of the railroad system made heavy woodworking machinery widely accessible at local trade centers where they produced inexpensive Victorian detailing. The railroads also provided local lumber yards with abundant supplies of pre-cut detailing from distant mills. Many builders simply grafted pieces of this newly available trim onto the traditional folk house forms familiar to local carpenters. Many fashion-conscious homeowners also updated their older folk homes with new Victorian porches. These dwellings make strong stylistic statements and are therefore treated here as distinctively styled houses, rather than pure folk forms. After about 1910, these Victorian houses were replaced by the Craftsman, Colonial Revival, and other fashionable eclectic styles.

Several examples of Folk Victorian style still exist in the Haggard Park Heritage District. The Mitchell House (609 16th Street) is one such example with its simple symmetrical plan, fish-scale shingles in the gables and spindlework columns.

(Source: McAlester, *A Field Guide to American Houses*)

Queen Anne (1870-1910)



Common Features

Roof:

- Front-gabled, cross-gabled, hipped roof with lower cross gable
- Steeply pitched
- Composite shingle, false thatch, slate
- Intermediate eaves

Heights:

- One to two and one-half stories

Building Materials:

- Wood siding
- Brick or stone
- Patterned wood shingles

Detailing:

- Spindework ornamentation in the gables, porch balustrades, and as a frieze suspended from the porch ceiling
- Lacy spandrel and bead-like decorative elements
- Some examples use classical columns
- Patterned shingles
- Bays, towers, overhangs, and wall projections are common

Other Features:

- Asymmetrical form
- Dominant front-facing gable
- Detached garage, if any
- A small percentage of examples will have half-timbered detail in the upper-story gables

This was the dominant style building during the period from about 1880 until 1900; it continued with decreasing popularity through the first decade of this century. In the heavily populated northeastern states, the style is somewhat less common than elsewhere. There, except for resort areas, it is usually more restrained in decorative detailing and is more often executed in masonry. Moving southward and westward the style increased steadily in dominance and popularity. California and the resurgent, cotton-rich states of the New South have some of the most fanciful examples.

The Roller House (1413 15th Street) and the Carpenter House (1211 16th Street) are excellent examples of a Queen Anne Victorian style houses. These homes exemplify period construction with fish scale shingles in the gable ends and ornamental tower, and stained glass windows. Other examples include the Wall-Robbins House (1813 K Avenue), the Wells House (3921 Coit Road), and the Ammie Wilson House (1900 W. 15th Street).

(Source: McAlester, *A Field Guide to American Houses*)

Colonial Revival (1880-1955)



Common Features

Roof:

- Side-gabled, hipped, centered-gable, gambrel
- May have second-story overhang
- Roof may be asymmetrical
- Multiple roof dormers may be present
- May have one-story flat roofed or side-gabled wings
- Shingle
- Boxed eaves with little overhang

Heights:

- One and one-half to two and one-half stories

Building Materials:

- Wood siding
- Brick or stone
- Wood shingles

Detailing:

- Rectangular double-hung windows with six, eight, nine, or twelve panes in each sash
- Accentuated front entry, normally with a decorative pediment supported by pilasters or extended forward and supported by slender columns
- Front doors commonly have overhead fanlights or sidelights

Other Features:

- Rectangular plan
- Symmetrically balanced windows
- Detached garage, if any

The term “Colonial Revival,” as used here, refers to the entire rebirth of interest in the early English and Dutch houses along the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes. Details from two or more of these precedents are freely combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.

Colonial Revival had multiple subtypes. The most two common subtypes included: the asymmetrical form with superimposed colonial details and the more authentic symmetrical hipped roof shape. Details of both subtypes have exaggerated proportions when compared to their historic precedents.

The Sandifer-Wyatt House (1715 K Avenue) is one of the few Colonial Revival styles structures existing in Plano. It consists of a symmetrical plan with front entry accentuated by a decorative pediment and round columns.

(Source: McAlester, *A Field Guide to American Houses*)

Tudor & Tudor Revival (1890-1940)



Common Features	
<p>Roof:</p> <ul style="list-style-type: none"> • Front facing gable • Single dominant front gable, multiple front gables, or front gable dormer • Composite shingle, false thatch, slate • Intermediate eaves <p>Heights:</p> <ul style="list-style-type: none"> • One and one-half to two stories <p>Building Materials:</p> <ul style="list-style-type: none"> • Wood siding • Brick or stone • Stucco • Stone is often used as an accent material around windows and doors 	<p>Detailing:</p> <ul style="list-style-type: none"> • Tall and narrow windows • Scaled fireplace with decorative brick work and chimney pots; fireplaces may be located on the front, side, or internally • Enclosed entry is common • Tudor (flattened pointed) arches are often used in door surrounds or entry porches • Simple round-arched doorways with heavy board-and-batten doors • Small tabs of cut stone may project into the brickwork <p>Other Features:</p> <ul style="list-style-type: none"> • False half-timbering • Wood or metal casement windows are typical, although more traditional double-hung sash windows are also common. Windows are typically grouped into strings of three or more. • Detached garage, if any

This dominant style of domestic building was used for a large proportion of early twentieth century suburban houses throughout the country. It was fashionable during the 1920s and early 1930s when only the Colonial Revival style rivaled it in popularity as a vernacular style.

The popular name for the style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of early sixteenth century Tudor England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are freely mixed in their American Eclectic expressions, but are united by an emphasis on steeply pitched roofs, and front-facing gables which are almost universally present as a dominant façade element in Tudor houses. Some of the houses have ornamental false half-timbering, a characteristic they share with some examples of the earlier Victorian styles that also drew heavily on Medieval English precedent. Most Tudor homes have stucco, masonry, or masonry-veneered walls.

Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920s and 1930s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. They show endless variations in overall shape and roof form and are most conveniently subdivided on the basis of their dominant façade material (brick, stone, stucco, or wood).

The Tudor style structures found in Plano are smaller cottage-type houses. More so than earlier styles of architecture, the Tudor cottage was easily adapted to an owner's economic circumstances by varying the exterior wall cladding, the overall size of the structure, and roofing materials. These cottages were typically one-story with steep pitched roofs, rounded doorways, and ribbon windows. Local examples include the Aldridge-Evans House (N Ave at 15th Place), the Brigham House (1306 14th Street), and the "little" Carlisle House (1611 K Avenue).

(Source: McAlester, *A Field Guide to American Houses*)

Neoclassical (1895-1950)



Common Features

Roof:

- Front or side gable, hipped, or flat
- A combination of roof forms are often used
- Prominent central roof dormers are common in the one-story subtype
- Composite shingle, wood shingle
- Boxed eaves with a moderate overhang

Heights:

- One to two and one-half stories

Building Materials:

- Wood siding
- Brick or stone

Detailing:

- Double hung rectangular windows with multi-paned sashes; 6 or 9 panes to each sash is common
- Colonnaded front porch, either full or partial width
- Classical columns with Ionic or Corinthian capitals
- Roofline balustrades
- Dentil cornices

Other Features:

- Facades are typically symmetrical
- Detached garage, if any

Neoclassical was a dominant style for domestic building throughout the country during the first half of the twentieth century. Never quite as abundant as its closely related Colonial Revival contemporary, it had two principal waves of popularity. The first wave, from about 1900 to 1920, emphasized hipped roofs and elaborate, correct columns. The later phase, from about 1925 to the 1950s, emphasized side-gabled roofs and simple, slender columns. During the 1920s, the style was overshadowed by other eclectic fashions.

This revival of interest in classical models dates from the 1893 World's Columbian Exposition held in Chicago. The exposition's planners mandated a classical architectural theme, and many of the best-known architects of the day designed dramatic colonnaded buildings arranged around a central court. The exposition was widely photographed, reported, and attended. These Neoclassical models soon became the latest fashion throughout the country.

The central buildings of the exposition were of monumental scale and inspired countless public and commercial buildings in the following decades. The design of smaller pavilions representing each state in the Union were more nearly domestic in scale and in them can be seen the precedents for most Neoclassical houses. Depending upon the state being represented, the porches could have had: a semi-circular, full-height entry porch; a more traditional full-height entry porch with triangular pediments; and a full-height entry porch with lower full-width porch. All of these styles drew heavily on the country's previous interest in the Early Classical Revival and Greek Revival styles. The Virginia pavilion was a copy of George Washington's home, Mt. Vernon, whose full-façade porch, among the first in the country, had been added in 1784 to an earlier Georgian house. The presence of the Mt. Vernon replica at the exposition, and the original's wide familiarity as the nation's premier museum house, contributed to the incorrect impression that such porches were somehow colonial.

The Schell House (1210 16th Street) is an example of the Neoclassical style. It consists of a symmetrical plan with a side gable roof and multi-paned double hung windows. The most significant feature is the porch roofline balustrade.

(Source: McAlester, *A Field Guide to American Houses*)

Prairie (1900-1920)



Common Features

Roof:

- Hipped, or gabled roof
- Low-pitched
- Composite shingle, tile
- Wide eaves

Heights:

- One to two and one-half stories

Building Materials:

- Wood siding
- Brick or stone

Detailing:

- Tall and narrow windows

Other Features:

- The American Foursquare is a common vernacular variant of the Prairie style. A large central roof dormer is a common feature of this subtype.
- Detached garage, if any

The Prairie style originated in Chicago and landmark examples are concentrated in that city's early twentieth century suburbs. Examples can also be found in other large Midwestern cities. Vernacular examples were spread widely by pattern books and popular magazines and are common in early twentieth century suburbs throughout the country. Most were built between 1905 and 1915. The style quickly faded from fashion after World War I.

Massive square or rectangular piers of masonry used to support porch roofs are an almost universal feature of high-style examples. They remain common in vernacular examples, which also show squared wooden imitations. The characteristic horizontal emphasis is achieved by such decorative devices as: (1) contrasting caps on porch and balcony railings, (2) contrasting wood trim between stories, (3) horizontal board-and-batten siding, (4) contrasting colors on eaves and cornice, and (5) selective recessing of only the horizontal masonry joints. Other common details in both landmark and vernacular examples include window glazing (usually in leaded casement windows in high-style examples and upper sashes of wooden-muntin, double-hung windows in vernacular houses), broad, flat chimneys, contrasting wall materials or trim emphasizing the upper part of the upper story, and decorative friezes or door surrounds consisting of bands of carved geometric or stylized ornamentation. This type of decoration is sometimes called "Sullivan-esque" named after Chicago architect Louis Sullivan.

The Aldridge House (1615 H Avenue) is a Prairie style structure which can be identified by its low-pitched hipped roof, wide eaves, and bands of windows on the second floor. Other examples include the Arch Weatherford House (1410 15th Street), the Carlisle House (1407 15th Street), and the Hughston House (909 18th Street).

(Source: McAlester, *A Field Guide to American Houses*)

Craftsman & Bungalow (1905-1930)



Common Features	
<p>Roof:</p> <ul style="list-style-type: none"> • Front gable, cross gable, side gable, hipped • Low-pitched • Composite shingle • Intermediate to deep eaves <p>Heights:</p> <ul style="list-style-type: none"> • One and one-half to two stories <p>Building Materials:</p> <ul style="list-style-type: none"> • Wood siding • Brick or stone • Concrete block • Stucco 	<p>Detailing:</p> <ul style="list-style-type: none"> • Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade • Roof timbers either extend through the wall to support the eave or false rafter ends are added • Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen <p>Other Features:</p> <ul style="list-style-type: none"> • Craftsman doors and windows are similar to those used in vernacular Prairie houses • Dormers are usually gabled with exposed rafter ends

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s and few were built after the 1930s.

Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows. By 1909, they had designed and executed several exceptional landmark examples that have been called the “ultimate bungalows.” Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in popular magazines, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. Some plans even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable house in the country. High-style interpretations are rare except in California where they have been called the Western Stick style. One-story vernacular examples are often simply called bungalows or in the Bungaloid style.

During the same period when the large Prairie style homes were being constructed, Plano residents of more modest means were building one-story bungalows or two-story Craftsman style houses. These structures often had front facing gable roofs, gabled dormers, exposed

rafter tails, wood siding, and varying porch column styles. The Wyatt House (807 16th Street) is a classic example of the Craftsman bungalow. Other examples include the Rice-Hays House (1106 14th Street) and the Lane House (1300 16th Street), which is a two-story Craftsman.

(Source: McAlester, *A Field Guide to American Houses*)

Art Deco (1920-1940)



Common Features

Roof:

- Flat roof
- No eaves

Heights:

- One or multiple stories

Building Materials:

- Stucco
- Brick

Detailing:

- Smooth wall surface
- Towers and other vertical projections above roof line to give a vertical emphasis
- Low-relief zigzags, chevrons, and other stylized and geometric motifs occur as decorative elements

Other Features:

- Granite and terra cotta were sometimes used to face Art Deco buildings

This modernistic style received its first major impetus in 1922 when the *Chicago Tribune* held a world-wide competition for a headquarters building in Chicago. Although first prize went to a Gothic design, the second prize went to an Art Deco design by a young Finnish architect, Eliel Saarinen. His design was widely publicized and much of the architectural profession felt that he deserved the first prize; the style quickly became the latest architectural fashion. Art Deco style was common in public and commercial buildings in the 1920s and early 1930s. These buildings were very colorful and had a lot of geometric-shaped decorations. Decorative influences include the Egypt, the Far East, ancient Greece and Rome, Africa, India, and Mayan and Aztec cultures.

The Cox School (1517 G Avenue), built in 1924, is a two story, red brick structure with Art Deco details. These details include the geometric designs incorporated into the structure particularly around the entries and cornice. Two structures in downtown have Art Deco facades. These structures were originally Late 19th – Early 20th Century Vernacular style buildings built in the late 1800s. Both received Art Deco façade treatments around the early 1930s. The Plano National Bank Building (1001 15th Street) has a smooth stucco façade with decorative vertical bands of black glass running down the front of the building. The structure at 1008 15th Street is a colorful blue and yellow stuccoed structure with a curved flat metal canopy, and colorful tiled storefront details.

(Source: McAlester, *A Field Guide to American Houses*)

Minimal Traditional (1933-1950)



Common Features	
<p>Roof:</p> <ul style="list-style-type: none"> • Front facing gable • Low or intermediate pitch • Composite shingle • No eaves <p>Heights:</p> <ul style="list-style-type: none"> • Generally one story with some two story examples <p>Building Materials:</p> <ul style="list-style-type: none"> • Wood or shake siding • Brick or stone • Materials sometimes used in combination 	<p>Detailing:</p> <ul style="list-style-type: none"> • Windows are typically double hung and/or fixed with multiple panes • A large chimney, in some cases • Small front porch shelter • Wrought iron or wood columns for porches • Occasionally corner wrapped windows are seen • Minimal ornamentation—modern and international style influences <p>Other Features:</p> <ul style="list-style-type: none"> • Attached (always a subordinate element to the main structure) and detached garages

With the economic Depression of the 1930s, came this “compromised” style that reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch Style. Usually, but not always, there is a large chimney or at a front-facing gable, both echoing Tudor features. In fact, many examples suggest Tudor cottages with the roof line lowered and detailing removed.

These houses were built in great numbers in the years immediately preceding and following World War II. They commonly dominate the large tract-housing developments of the period, typically built of wood, brick, stone, or a mixture of these wall-cladding materials. Although most were relatively small one-story houses, occasionally, two-story examples are also seen. More commonly, two-story homes of the period have extra detailing representing late examples of the traditional Eclectic styles, such as Colonial Revival or Monterey.

Several examples of Minimal Traditional style exist in the Haggard Park Heritage District. The house at 813 18th Street is a classic example. It is a small structure with a partial width front porch. The porch roof features a front-facing gable and is supported by simple decorative wood columns.

(Source: McAlester, *A Field Guide to American Houses*)

Ranch (1935-1975)



Common Features	
<p>Roof:</p> <ul style="list-style-type: none"> • Cross gable, side gable, hipped • Low-pitch • Composite shingle • Moderate to wide eaves <p>Heights:</p> <ul style="list-style-type: none"> • Generally one story <p>Building Materials:</p> <ul style="list-style-type: none"> • Wood siding • Brick or stone • Materials sometimes used in combination 	<p>Detailing:</p> <ul style="list-style-type: none"> • Decorative iron or wood porch supports • Shutters • Ribbon windows • Large picture windows in living areas • Minimal ornamentation– Modern and International style influences <p>Other Features:</p> <ul style="list-style-type: none"> • Partially enclosed courtyards or patios • Attached garages • Sliding glass doors • Rational designs with influences from the automobile culture

This style originated in the mid-1930s by several creative California architects. It gained popularity during the 1940s to become the dominant style throughout the country during the decades of the 1950s and 1960s. The popularity of “rambling” ranch houses was made possible by the country’s increasing dependence on the automobile. Streetcar suburbs of the late-nineteenth and early-twentieth centuries still used relatively compact house forms on small lots because people walked to nearby streetcar lines. As the automobile replaced streetcars and buses as the principal means of personal transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots. Never before had it been possible to be so lavish with land and the rambling form of the Ranch house emphasizes this by maximizing façade width. This is further enhanced by built-in garages that are an integral part of most Ranch houses.

The style is loosely based on early Spanish Colonial precedents of the American southwest and modified by influences borrowed from Craftsman and Prairie modernism of the early twentieth century.

Asymmetrical one-story shapes with low-pitched roofs dominate the Ranch style. Three common roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and finally, side-gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open with the rafters exposed as in Craftsman houses. Both wooden and brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, based loosely on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common details. Ribbon windows are frequent as are large picture windows in living areas.

Partially enclosed courtyards or patios, borrowed from Spanish houses, are also common features.

The suburban ranch house could be a small design on a small lot, or large and ornate on a sizeable piece of property. Plano has examples of both. The McCall-Skaggs House (1704 N Place), built in the 1950s, is a rambling Ranch style house that sits on a large corner lot in Plano's Old Town neighborhood.

(Source: McAlester, *A Field Guide to American Houses*)

Mid-Century Style Commercial Storefront (1935-1965)



Common Features	
<p>Roof:</p> <ul style="list-style-type: none"> • Flat roof • No eaves <p>Heights:</p> <ul style="list-style-type: none"> • One or multiple stories <p>Building Materials:</p> <ul style="list-style-type: none"> • Stucco, brick, stone, tile • Glass • Steel, aluminum 	<p>Detailing:</p> <ul style="list-style-type: none"> • Asymmetrical and angled storefront designs • Polished plate glass storefront windows • Picture frame and cantilevered display windows • Recessed entry <p>Other Features:</p> <ul style="list-style-type: none"> • A variety of materials were used for storefront details such as granite, marble, glass block, tile, • Some structures used slip-covered façades of various materials. • May have flat metal canopy or metal awning

Main Street changed dramatically in the mid-twentieth century as new buildings were constructed and older storefronts were modernized in appearance. In many towns the first architectural expression of Modernism was often the bank, specialty shop, cinema, or pharmacy. Mid-century storefront designs were completed by some of the most talented architects and designers practicing in the United States. The storefronts they designed set trends in downtowns across the country, while their numerous publications on store design had an even greater impact.

Meanwhile, the companies that produced glass and aluminum storefronts also promoted renovation. Glossy brochures showing sophisticated shoppers coaxed store owners to modernize in order to match new styles of goods, and fashion. The results were striking. Glassy storefronts spilled light onto busy sidewalks for evening shoppers. Redesigned buildings were honored by special events, celebrating up-to-date looks worthy of an optimistic post-war age. With new signs, storefronts, display windows or slipcovers, Main Street became modern.

One storefront in downtown Plano, 1018 15th Street, is Mid-Century style. It consists of an asymmetrical storefront, smooth stucco façade, aluminum framed display windows and tiled bulkheads.

(Source: Dyson, *How To Work With Storefronts of the Mid-Twentieth Century*)

International Style Commercial Storefront (1935 - Present)



Common Features	
Roof: <ul style="list-style-type: none">• Flat roof• No eaves	Detailing: <ul style="list-style-type: none">• Horizontal emphasis• Horizontal bands of glass• Smooth wall surfaces• Rounded corners
Heights: <ul style="list-style-type: none">• One or multiple stories	Other Features: <ul style="list-style-type: none">• Minimal Ornament and detail• Both symmetrical and asymmetrical facades
Building Materials: <ul style="list-style-type: none">• Stucco and Concrete• Glass• Steel	

In the years following World War I, architects saw a chance to contribute to a new world. For architecture, this meant rejecting most conventional design standards. International style is an influential modernist style in architecture that first developed in Europe. It is characterized chiefly by regular, unadorned geometric forms, open interiors, and the use of glass, steel, and reinforced concrete. This form of architecture stresses functionalism, and rejects all nonessential decorative elements.

Few International style structures were constructed in Plano. The Assistance Center of Collin County (900 18th Street) is a late example of International Style. The structure has smooth stuccoed walls, horizontal bands of glass and minimal ornamentation. Another example, still in existence is the Frederick Douglass School (1111 H Avenue) built in 1961. The building is a flat roofed, asymmetrical brick structure with minimal detail.

(Source: McAlester, *A Field Guide to American Houses*)

APPENDIX D: Glossary of Terms

Archaeology - the science or study of the material remains of past life or activities and physical site, location or context in which they are found, as delineated in the Department of the Interior's Archaeological Resources Protection Act of 1979.

Bedroom Suburb - suburban area or town where many commuters live and whose place of employment is located outside the area or town in which they live.

Building - any structure built for the support, shelter, and enclosure of persons, animals, chattels, or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

Building Code - set of standards established and enforced by local government for the structural safety of buildings.

Carpetbaggers – Person(s) who lived in the North and moved to the South after the Civil War for political or financial advantage.

Certificate of Appropriateness - a signed and dated document evidencing the approval of the Heritage Commission and/or Heritage Preservation Officer for work proposed by an owner or applicant. Work may include an alteration, change, demolition, relocation, excavation, or new construction.

Certified Local Government - a local government that has met special requirements set by the State Historic Preservation Office and the National Park Service, and is eligible to receive 10 percent of the Historic Preservation Fund to finance local historic preservation activities.

Comprehensive Plan - is a long-range guide for the future growth, development, redevelopment of the city. It provides a general vision for the city's future and plays an important role in the city's decision-making process. Although the plan focuses on the community's physical environment, it is also tied to socio-economic factors. The plan may include policy statements, goals and objectives, maps and statistical information.

Contributing Heritage Resources - a property located within a designated heritage resource district (overlay) that is typical of the district, is an integral part of the historic and/or architectural fabric of the district, and retains a significant portion of its architectural or design integrity. A structure built outside of the district's period of significance may be deemed by the Heritage Commission as contributing if it is compatible with existing architecture and contributes to the overall architectural fabric of the district.

Design Guidelines - guidelines which are adopted by the Heritage Commission for property designated as a heritage resource or heritage resource district to protect, perpetuate and enhance the historical, cultural, architectural or archeological character of an object, site or structure.

First Tier Suburb - a city with established neighborhoods that is located near or just outside of a central city but inside the ring of developing suburbs.

Gorgetts - decorative ornaments usually worn around the neck.

Grog Ceramics - pottery made with finely ground pieces of fired clay or broken pieces of pottery.

Heritage Commission - is a 7-member board appointed by the City Council to protect the city's unique cultural and architectural heritage, established in accordance with Section 16-107 of the Code of the City of Plano.

Heritage preservation officer (HPO) - a staff person for the City of Plano whose duties encompass all heritage preservation activities for the city as established in accordance with Section 16-109 of the Code of the City of Plano.

Heritage preservation - the identification, evaluation, recordation, documentation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance and reconstruction of historic structures or property, or any combination of the foregoing activities.

Heritage resource - a structure, site or landmark of historical, cultural, archaeological, or architectural importance, and which has received local heritage designation.

Heritage resource designation - When a heritage resource is locally designated in Plano, it means that the heritage resource has been officially recognized by the Heritage Commission, Planning & Zoning Commission and City Council as culturally and architecturally significant. A property may be individually designated or designated as part of a district.

Heritage resource district - an area which includes two (2) or more structures or sites, together with their accessory buildings, fences and other appurtenances that are of historical, cultural, archaeological, or architectural importance, and which has received local heritage resource designation. A heritage resource district may have within its boundaries other structures that, while not of such historical, cultural, architectural or archeological significance as to be designated as a heritage resource, nevertheless contribute to the overall visual setting of or characteristics of the district.

Heritage resource survey - a comprehensive survey involving the identification, research, and documentation of buildings, sites, and structures of any historical, cultural, archaeological, or architectural importance; it is the survey of heritage resources published by the Heritage Commission, and as amended.

Heritage Tourism - is a branch of tourism oriented towards promoting the cultural heritage of the location where tourism is occurring.

Individually designated heritage resource - a structure, site or landmark of historical, cultural, archaeological, or architectural importance which has received local heritage resource designation on its own and not as part of a heritage resource district; it may consist of only a single property (not a district overlay), but maybe located within a separately designated historic district.

Metroplex - A metroplex is a large metropolitan area containing several cities and their suburbs.

Mid-Century Heritage Resources - a structure, collection of structures, site or landmark of historical, cultural, or architectural importance that dates from, approximately, 1935 to 1965. Most examples of Mid-Century modern architecture were constructed between the mid-1950s and late 1960s.

National Register of Historic Places - The listing maintained by the U.S. National Park Service of areas that have been designated as historically significant. The Register includes places of local and state significance, as well as those of value to the nation in general.

New Urbanism - the process of reintegrating the components of modern life - housing, workplace, shopping, and recreation - into compact, pedestrian-friendly, mixed-use neighborhoods linked by transit and set in a larger regional open space framework; also referred to as nontraditional planning.

Non-Contributing Heritage Resources - a building, site, structure, or object that does not add to the historic architectural qualities, historic association, or cultural values of the area because it was not present during the period of significance or does not relate to the documented significance of the property due to alterations, disturbances, additions, or other changes, or because it no longer possesses historic integrity nor is capable of yielding important information about the period.

Planning and Zoning Commission - the agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in the zoning and other functions as delegated to it by the City Council.

Preservation Ordinance - Plano's City Council established provisions for heritage preservation for the purposes of protecting and preserving places and areas of historical and cultural importance to the City of Plano. The Heritage Preservation Ordinance explains the City's heritage preservation program, and includes the purpose of the program, definitions for common preservation related terms, functions of the Heritage Commission, and explains the designation and certificate of appropriateness processes.

Preservation Tax Exemption Ordinance - The City of Plano offers a tax exemption program for the purpose of providing tax relief needed to encourage the preservation and maintenance of Plano's heritage resources. The Heritage Preservation Tax Exemption Ordinance explains the tax exemption program.

Potential Heritage Resources - a structure, collection of structures, site or landmark of historical, cultural, archaeological, or architectural importance which has not received local heritage resource designation but may have the potential to become a designated heritage resource.

Reconstruction - the act or process of reassembling, reproducing, or replacing by new construction, the form, detail and appearance of a structure or property and its setting as it appeared at a particular period of time by means of the removal of later work, the replacement of missing earlier work or the use of original materials.

Recorded Texas Historic Landmarks - Recorded Texas Historic Landmark (RTHL) is a designation awarded by the Texas Historical Commission for historically and architecturally significant properties in the state of Texas.

Rehabilitation - the act or process of returning a structure or property to a state of utility through repair, remodeling or alteration that makes possible an efficient contemporary use while preserving those portions or features of the structure or property which are significant to its historical, cultural, architectural or archeological values.

Resource - a source or collection of objects, sites, structures, or property which exemplifies the cultural, social, economic, political, archeological or architectural history of the nation, state or city.

Restoration - the act or process of accurately recovering the form and details of a structure or property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Secretary of the Interior's Standards for Rehabilitation - The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

Site - the location of a significant event, a prehistoric or historic occupation or activity, or a structure or cluster of structures, whether standing, ruined or vanished, where the location itself maintains historical or archeological value, regardless of the value of any existing structure.

Suburb - low to medium development patterns that surround the urban areas of a city. The suburbs are often residential in character with single-family detached houses as the primary use of land. Increasingly, the suburbs contain employment and service centers as well as residential areas. The automobile historically determines the form of the suburbs.

Sun Belt - the part of the U.S. comprising most of states from the South and Southwest, characterized by warm, sunny climates and regarded as areas of rapid population and economic growth.

Transit Oriented Development (TOD) - moderate and high-density housing concentrated in mixed-use development located along transit routes. The location, design, and mix of uses in a TOD emphasize pedestrian-oriented environments and encourage the use of public transportation.

Urban Center - form of development that aims to integrate the components of modern life – housing, workplace, shopping and recreation – into compact, pedestrian-friendly, mixed-use neighborhood; this form of development typically has higher densities for uses.

Zoning Ordinance - an ordinance enacted by the City Council pursuant to state law that sets forth regulations and standards relating to the nature and extent of uses of land and structures, which is consistent with the comprehensive plan of the city, which includes a zoning map, and complies with the provisions of state law.

APPENDIX E: Community Feedback

On September 29, 2009, the Heritage Commission and Planning Staff conducted a community workshop as part of the process of updating Plano's Preservation Plan. A letter was sent out inviting Plano's preservation community stakeholders to attend the workshop.

Also during the month of September 2009, the Heritage Preservation Survey was posted on the City of Plano website for all citizens to access. Survey forms were mailed out to Plano's preservation community stakeholders as well. The purpose of the survey was to help the Heritage Commission and city staff gauge the local community's interest and knowledge in Plano's heritage resources.

Workshop:

Twenty three individuals attended the workshop. The first half of the workshop concentrated on heritage preservation in Plano in general. The following questions were discussed:

- How is Heritage Preservation defined?
- What features are most important in defining Plano's heritage assets?
- What issues most threaten Plano's heritage assets?
- What things can we do to help protect and promote Plano's historic resources?

Key discussion items and ideas from the workshop included the following:

- Heritage preservation is more than just preserving the buildings around us. It also includes intangible things, such as preserving the history, culture and character of the community. It could also be about preserving a sense of place.
- There was a general concern about deteriorated structures and demolition by neglect. The idea of Plano creating its own "Heritage Village", similar to the one in Dallas, was brought up as a possible tool for preserving resources. Such a park could provide a place for structures to be relocated rather than be demolished.
- Design or architectural guidelines were discussed as tools that could help preserve Plano's historic structures. Several workshop attendees brought up examples of instances where the structures built did not match the approved designs. The general feeling was that Plano needed stronger guidelines and enforcement.
- Another concern was raised about new development near the heritage districts and some attendees were concerned that over time, it will continue to infringe upon the neighborhoods. Many stated that they would like to see stronger guidelines regulating construction in the areas around the Haggard Park and Downtown heritage districts. They felt that the style of new construction should reflect the historic areas better in order to maintain the overall character of Plano's historic area.
- An issue that threatens Plano's historic assets is lack of awareness of Plano's heritage districts. Better signage, more publicity and promotion are needed to draw people in. Residents from every corner of Plano need to feel connected to Plano's history and historic area, not just those people living near it.
- Workshop attendees want to see more economic incentives offered that could help heritage property owners with repair or restoration projects. Finding banks that offered

loans for such projects would be helpful. The idea of having an economic analysis conducted to see how much revenue Plano's heritage areas and museums generate, or could generate in the future, was brought up. If the analysis's findings were positive, it might encourage the city or other private entities to invest more in Plano's heritage districts and museums.

Survey Results:

Approximately 6% of the mailed out survey forms were completed. The majority of individuals that submitted a survey were either commercial heritage property owners, residential heritage property owners, or both. The following are responses received.

- Established heritage districts and historic buildings were identified as the most important features in defining Plano's historic character.
- Most of the surveys indicated that land development regulations and the designation of heritage districts and buildings were the most helpful in protecting heritage resources.
- The top two items that Plano's citizens want to know more about are heritage preservation grants and tax incentives for heritage properties.
- Deteriorated structures and lack of awareness of Plano's heritage resources were listed as the issues that most threaten Plano's heritage assets.
- There appeared to be a general concern about demolitions and new development around Plano's historic neighborhoods.
- Most felt that if preservation efforts weren't kept up, in 50 years Plano's heritage resources would be lost or left to deteriorate.
- Many of the surveys indicated they would like to see more restoration and designation of resources, and they were also interested in seeing more funding become available for restoration projects.

City of Plano Heritage Preservation Survey

The survey will help the Heritage Commission and city staff gauge the local community's interest and knowledge in Plano's heritage resources. Heritage resources are historic, cultural or natural resources which have been identified by its community as representative of the history of the area and of importance to the population. These resources are not limited to buildings, sites, districts, cemeteries, etc. Thank you for taking the time to participate in this survey.

1. Who are you? Select all that apply.

City board or commission member	<input type="checkbox"/>	Residential heritage property owner	<input type="checkbox"/>
Commercial heritage property owner	<input type="checkbox"/>	Residential heritage property tenant	<input type="checkbox"/>
Commercial heritage property tenant	<input type="checkbox"/>	Realtor	<input type="checkbox"/>
Developer	<input type="checkbox"/>	Other	<input type="checkbox"/>
Preservation-related organization	<input type="checkbox"/>		

If your answer was "other" please elaborate: _____

2. What features are most important in defining Plano's historic character? Please rank choices from 1 to 10 with 1 being most important.

Archaeological sites	<input type="checkbox"/>	Parks and other open spaces	<input type="checkbox"/>
Cemeteries	<input type="checkbox"/>	Transportation features (i.e. DART)	<input type="checkbox"/>
Established heritage districts	<input type="checkbox"/>	Urban centers (i.e. Downtown Plano & Legacy Town Center)	<input type="checkbox"/>
Heritage museums	<input type="checkbox"/>	Other	<input type="checkbox"/>
Historic buildings	<input type="checkbox"/>		
Neighborhoods	<input type="checkbox"/>		

If your answer was "other" please elaborate: _____

3. Which of the following would be most helpful for protecting Plano's heritage resources? Please rank choices from 1 to 7 with 1 being most important.

Demolition restrictions	<input type="checkbox"/>
Designation of heritage districts or individual buildings	<input type="checkbox"/>
Design guidelines	<input type="checkbox"/>

Identification of historic and archaeological resources in Plano	
Land development regulations (i.e. zoning ordinance, heritage preservation ordinance, comprehensive plan, preservation plan, etc.)	
Stronger criteria for designating resources	
Other	

If your answer was "other" please elaborate: _____

4. Which of the following preservation tools and techniques would you like to know more about? Select all that apply.

Certificates of Appropriateness		Local heritage districts	
Designation of properties as local heritage resources		Preservation restrictions for heritage properties	
Heritage Commission		Secretary of the Interior Standards for Rehabilitation	
Heritage preservation district guidelines		Tax incentives for heritage properties	
Heritage preservation grants		Zoning and development regulations	
Heritage preservation ordinance		Other	

If your answer was "other" please elaborate: _____

5. What issues most threaten Plano's heritage assets? Select all that apply.

Demolition of heritage resources		New developments near heritage resources	
Deteriorated structures (due to lack of interest and maintenance)		New infill construction	
Lack of awareness of Plano's heritage resources		Other	
Lack of heritage preservation organizations			

If your answer was "other" please elaborate: _____

6. What growth and development issues surrounding Heritage Preservation, if any, have you encountered not dealt with adequately under the current ordinances and regulations?

7. What do you think Plano will look like in 50 years if changes to local ordinances are not made?

8. What specific measures should be taken to protect and enhance Plano's unique character?

9. What specific items would you like to see happen regarding preservation in Plano and what can we do to achieve these items?

10. What actions can we take to educate stakeholders about the value of heritage preservation in Plano?

City of Plano
Heritage Preservation Survey Results

1. Who are you? Select all that apply. (Answers with the highest score were the most popular choices)

Answer Choice	Score	Additional Comments (from survey)
City board of commission member	2	President of Heritage Farmstead Board
Commercial heritage property owner	7	
Commercial heritage property tenant	0	
Developer	0	
Preservation-related organization	2	
Residential heritage property owner	7	
Residential heritage property tenant	1	
Realtor	2	
Other	1	"Work in Plano"

2. What features are most important in defining Plano's historic character? Please rank choices from 1 to 10 with 1 being most important. (Answers with the lowest score were the most popular choices, with the exception of *Other* which only received a few responses.)

Answer Choice	Score	Additional Comments (from survey)
Archaeological sites	74	
Cemeteries	76	
Established heritage districts	30	
Heritage museums	52	
Historic buildings	34	
Neighborhoods	64	
Parks and other open spaces	85	
Transportation features	86	
Urban Centers	86	
Other	16	Festivals; Keeping downtown looking its best; Historic homes are most important

3. Which of the following would be most helpful for protecting Plano's heritage resources? Please rank choices from 1 to 7 with 1 being the most important. (Answers with the lowest score were the most popular choices, with the exception of *Other* which only received a few responses.)

Answer Choice	Score	Additional Comments (from survey)
Demolition restrictions	52	
Designation of heritage districts or individual buildings	37	
Design guidelines	43	
Identification of historic and archaeological resources	43	
Land development regulations	34	
Stronger criteria for designating resources	55	
Other	7	To have teeth in guidelines, regulations and a review committee with absolute authority are needed to eliminate political pressures

4. Which of the following preservation tools and techniques would you like to know more about? Select all that apply. (Answers with the highest score were the most popular choices.)

Answer Choice	Score	Additional Comments (from survey)
Certificates of Appropriateness	4	
Designation of properties as local heritage resources	7	
Heritage Commission	4	
Heritage preservation district guidelines	7	
Heritage preservation grants	11	
Heritage preservation ordinance	6	
Local heritage districts	5	
Preservation restrictions for heritage properties	4	
Secretary of the Interior Standards for Rehabilitation	4	
Tax incentives for heritage properties	9	
Zoning and development regulations	6	
Other		

5. What issues most threaten Plano’s heritage assets? Select all that apply.
 (Answers with the highest score were the most popular choices.)

Answer Choices	Score	Additional Comments (from survey)
Demolition of heritage resources	5	
Deteriorated structures	12	
Lack of awareness of Plano’s heritage resources	11	
Lack of heritage preservation organizations	4	
New developments near heritage resources	8	
New infill construction	7	
Other	3	See below.

Additional Comments from survey:

- Lack of coordination and cooperation among existing historic organizations (1 response)
- Lack of protection and more stringent guidelines to protect heritage resources and districts (2 responses)
- Lack of support and advocacy from Plano’s leaders (2 responses)
- The Heritage Commission (1 response)

6. What growth and development issues surrounding Heritage Preservation, if any, have you encountered not dealt with adequately under the current ordinances and regulations?

- Demolition of historic structures (1 response)
- Incompatible infill and new development near historic areas (2 responses)
- Lack of communication between the heritage property owners and the Heritage Commission and staff (2 response)

7. What do you think Plano will look like in 50 years if changes to local ordinances are not made?

- A community with no defining character (4 responses)
- It will look the same as it does now (1 response)
- A divided city, with deterioration and lack of investment on the east side and more expense and higher quality of development on the west side. (3 responses)
- A downtown with deteriorating structures (2 responses)

8. What specific measures should be taken to protect and enhance Plano’s unique character?

- More protection and preservation of Plano’s heritage resources (7 responses)

- Better educate the public on Plano's history and historic areas (1 response)
- Improvement of Plano's schools (1 response)
- Plano should first define who it is and then work on improvements and attractions that will encourage tourism (1 response)

9. What specific items would you like to see happen regarding preservation in Plano and what can we do to achieve these items?

- More funding opportunities for heritage property owners and historic organizations (3 responses)
- Better communication between residents on all sides of Plano (2 responses)
- Better preservation and maintenance of existing heritage resources and districts (3 responses)
- More activities in Plano's historic area to promote awareness of Plano's history (1 response)
- Better leadership, education, solidarity, political support, and long-term vision with goals to implement (1 response)

10. What actions can we take to educate stakeholders about the value of heritage preservation in Plano?

- More activities, meetings, and workshops to promote public involvement in heritage preservation in Plano (4 responses)
- Newsletters to update the public on heritage preservation activities and issues (2 responses)
- Better support and promotion of Plano's history and historic areas by the City especially from City leaders (2 responses)

APPENDIX F: Bibliography

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