



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		05/28/13		
Department:		Planning		
Department Head		Phyllis Jarrell		
Agenda Coordinator (include phone #): T. Stuckey, ext. 7156				
CAPTION				
Consideration of an Appeal of the Heritage Commission's Denial of a Certificate of Appropriateness to replace existing 6 1/2" exposure, drop style, 3/4" thick wood siding with 6 3/4" exposure, 5/16" thick, "Custom Colonial", smooth finish HardiePlank lap siding at front (north) and both side (east and west) elevations of the structure located at 808 E. 18th Street. Zoned Retail (R); Heritage Resource #20 Designation (H-20). Applicant: Frank Pollacia				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2012-13	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S): N/A				
COMMENTS: This item has no fiscal impact. STRATEGIC PLAN GOAL: Consideration of an Appeal of the Heritage Commission's denial of a Certificate of Appropriateness relates to the City's goal of Partnering for Community Benefit.				
SUMMARY OF ITEM				
At its April 23, 2013 meeting, the Heritage Commission denied the Certificate of Appropriateness request, by a vote of 5-1, stating the proposed HardiePlank siding replacement material on the protected front (north) and both side (east and west) elevations did not comply with the Haggard Park Heritage Resource District Preservation Guidelines. The Commission further voted to approve the HardiePlank siding replacement on the rear (south) unprotected facade. A simple majority vote for 5 of the 8 City Council members is required for approval of the request.				
List of Supporting Documents: Letter of Appeal from Applicant Memo to City Manager Heritage Commission Follow-up Memo Staff Report		Other Departments, Boards, Commissions or Agencies Heritage Commission		

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3 May 2013

Phyllis Jarrell
Director of Planning
City of Plano
1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

RE: Request for appeal to City Council for Heritage Commission Meeting 23 April 2013 regarding 808 18th Street.

Dear Phyllis,

Please accept this letter as a formal request for an appeal to City Council from the decisions regarding the use of Hardie Siding on front and side elevations of 808 18th Street.

We do not agree with the opinions expressed by Staff and Heritage Commission in section 4.3 of the “Haggard Park Heritage Resource District.”

We feel that Staff has committed errors in the processing and guidance of this project. We also feel that the presentation to Heritage Commission by Staff was biased.

Please let us know when this item will be placed on the City Council Agenda.

Should you have any questions, please feel free to contact Frank Pollacia AIA at 972-567-0445 – cell phone.

Sincerely,



Frank W. Pollacia AIA, NCARB
Principal

CC: Helen Macey
Frank Turner

MEMORANDUM

Date: May 9, 2013

To: Mr. Bruce D. Glasscock, City Manager

From: Ms. Lori Schwarz, Comprehensive Planning Manager

Subject: Appeal of the Heritage Commission's denial of a Certificate of Appropriateness to replace existing 6 1/2" exposure, drop style, 3/4" thick wood siding with 6 3/4" exposure, 5/16" thick, "Custom Colonial", smooth finish HardiePlank lap siding at front (north) and both side (east and west) elevations of the structure located at 808 E. 18th Street.

At its April 23, 2013 meeting, the Heritage Commission denied the Certificate of Appropriateness (CA) request, by a vote of 5-1. The project was reviewed for conformance with the Haggard Park Heritage Resource District Preservation Guidelines, which states the following regarding façades:

- Reconstruction, renovation, repair or maintenance of all protected façades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- Wood siding, trim, and detailing must be restored wherever practical.
- Historic materials should be repaired if possible. They may be replaced only when necessary and excessive deterioration has occurred.
- Exposing and restoring historic materials is recommended.

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

- Construction work proceeding without an approved CA.
- Removal and disposal of the historic wood siding without confirmation from the Commission that it was unsalvageable.
- Concern that the replacement material does not meet the district guidelines for similarity to historic materials on the protected façades.

The Commission stated that the proposed HardiePlank siding replacement material on the protected front (north) and side (east and west) elevations did not comply with the Haggard Park Heritage Resource District Preservation Guidelines. However, the Commission voted to approve the HardiePlank siding replacement on the rear (south) unprotected façade. A simple majority vote for 5 of the 8 City Council members is required for approval of the appeal request.

cc: Mr. Frank Turner, Deputy City Manager
Ms. Phyllis Jarrell, Planning Director

DATE: April 24, 2013
TO: Applicants with Items before the Heritage Commission 
FROM: Gary Graley, Chairman, Heritage Commission
SUBJECT: Results of Heritage Commission Meeting of April 23, 2013

AGENDA ITEM NO. 7 - CERTIFICATE OF APPROPRIATENESS
808 E. 18TH STREET
APPLICANT: FRANK POLLACIA

Request for a Certificate of Appropriateness (CA) to replace existing 6 1/2" exposure, drop style, 3/4" thick wood siding with 6 3/4" exposure, 5/16" thick, "Custom Colonial", smooth finish HardiePlank lap siding at all elevations per attached details.

APPROVED: _____ **DENIED:** 5-1 **TABLED:** _____

STIPULATIONS:

The Heritage Commission denied the CA request as presented. However, the Commission approved the following:

- Restore existing 6 1/2" exposure, drop style, wood siding at front (north) and both side (east and west) elevations. Repair/replace to match existing siding in material, size, exposure, and profile at front (north) and both side (east and west) elevations.
- Install new 5/16" thick, "Custom Colonial", smooth finish, HardiePlank siding at rear (south) elevation (unprotected facade) only.

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

BM/sf

xc: Frank Pollacia

CITY OF PLANO
HERITAGE COMMISSION

April 23, 2013

Agenda Item No. 7

Certificate of Appropriateness: 808 E. 18th Street

Applicant: Frank Pollacia

REQUEST:

Request for a Certificate of Appropriateness (CA) to replace existing 6 1/2" exposure, drop style, 3/4" thick wood siding with 6 3/4" exposure, 5/16" thick, "Custom Colonial", smooth finish HardiePlank lap siding at all elevations per attached details.

GENERAL INFORMATION:

Location: 808 E. 18th Street (South side of 18th Street between G Avenue and H Avenue)

Zoning: Retail (R); Heritage Resource #20 Designation (H-20)

Resource Type: Haggard Park Heritage Resource District

CASE HISTORY:

Date	Description
Oct. 2012	CA approved to replace three exterior doors and install a composite deck and handicap accessible ramp at rear.

BACKGROUND:

Building: Commercial
Original Architectural Style: Ranch Style
Date of Construction: Circa 1955
Historic Use: Residential - Single Family
Current Use: Commercial - Office

Proposal to install HardiePlank siding

The applicant has submitted a CA request seeking approval to replace existing 6 1/2" exposure, drop style, 3/4" thick wood siding with 6 3/4" exposure, 5/16" thick custom colonial smooth finish HardiePlank lap siding at all elevations. See Attachments A, B, C, D, and E for more information.

Per the applicant's submission, the following justifications are provided for the proposed replacement of existing wood siding:

1. The existing wood siding is deteriorated and needs full replacement.
2. Currently, there is no insulation in the exterior walls and removal of entire siding would allow for installation of OSB wall sheathing and new insulation which would make the building more energy efficient.
3. The proposed HardiePlank siding is more durable, maintenance free, and cost effective in comparison to restoration and replacement of existing drop style wood siding.
4. The proposed custom colonial smooth finish siding is a simulated look of 'dutch lap' (drop style) style siding and the only closest match to existing drop style wood siding available with James Hardie exterior siding products.
5. In November 2012, the City of Plano's, Building Inspections department approved/issued permit drawings showing replacement of wood siding with HardiePlank siding.
6. The applicant has signed a loan agreement with Plano Housing Authority, the owner of the building, to repair and maintain the building as required during the lease period to ensure a viable loanable structure (see Attachment D).

STAFF FINDINGS AND ANALYSIS:

See the attachments for the applicable criteria used in this analysis.

Staff met with the applicant and his contractor on-site to inspect the existing condition of the wood siding and the findings are noted below:

- The wood siding is deteriorated on the west façade, left side (south-west corner) of the original house, and in some lower sections of the south (rear) and east façade.
- The siding at north (front) and upper sections of east and south (rear) elevations appear to be in good condition.
- In the past, appropriate wood siding replacement to match existing material, size, and profile was completed at a few locations on the west and south (rear) façades (see Attachment B).

Based on the site visit, and applicant's provided specifications and samples of the proposed 5/16" thick, "Custom Colonial", smooth finish HardiePlank siding, staff has the following concerns:

1. The proposed HardiePlank siding does not match the existing wood siding in size, exposure, style, profile, and finish. Therefore, it fails to meet Section 4.1.b of Haggard Park Heritage District Guidelines (see Attachment C).
2. The building is currently being rehabilitated with a new roof, new replacement doors and windows, and new exterior trims. The proposed siding replacement at all elevations would result in losing most of the exterior historic fabric.
3. Replacing existing good condition wood siding with inappropriate HardiePlank siding at front and side elevations would fail to meet Section 4.3, 4.5, and 4.10 of Haggard Park Heritage District Design Guidelines.

Staff believes that the proposed siding replacement would not be appropriate as it will remove historic fabric, affect the historic integrity of the structure, and does not comply with the adopted Haggard Park Heritage District Guidelines.

In response to the applicant's justification that a building permit was approved to install HardiePlank siding, staff overlooked a note on building permit drawings indicating replacement of existing wood siding with HardiePlank siding, which did not have a previously approved CA. A stop work order was issued for exterior siding work on March 21, 2013. However, at a recent site visit, staff noticed that the applicant has removed the existing wood siding at all four elevations. On April 11, 2013, the stop work order was lifted with condition that no work could be done on the exterior siding until a CA for siding replacement was approved.

STAFF RECOMMENDATION:

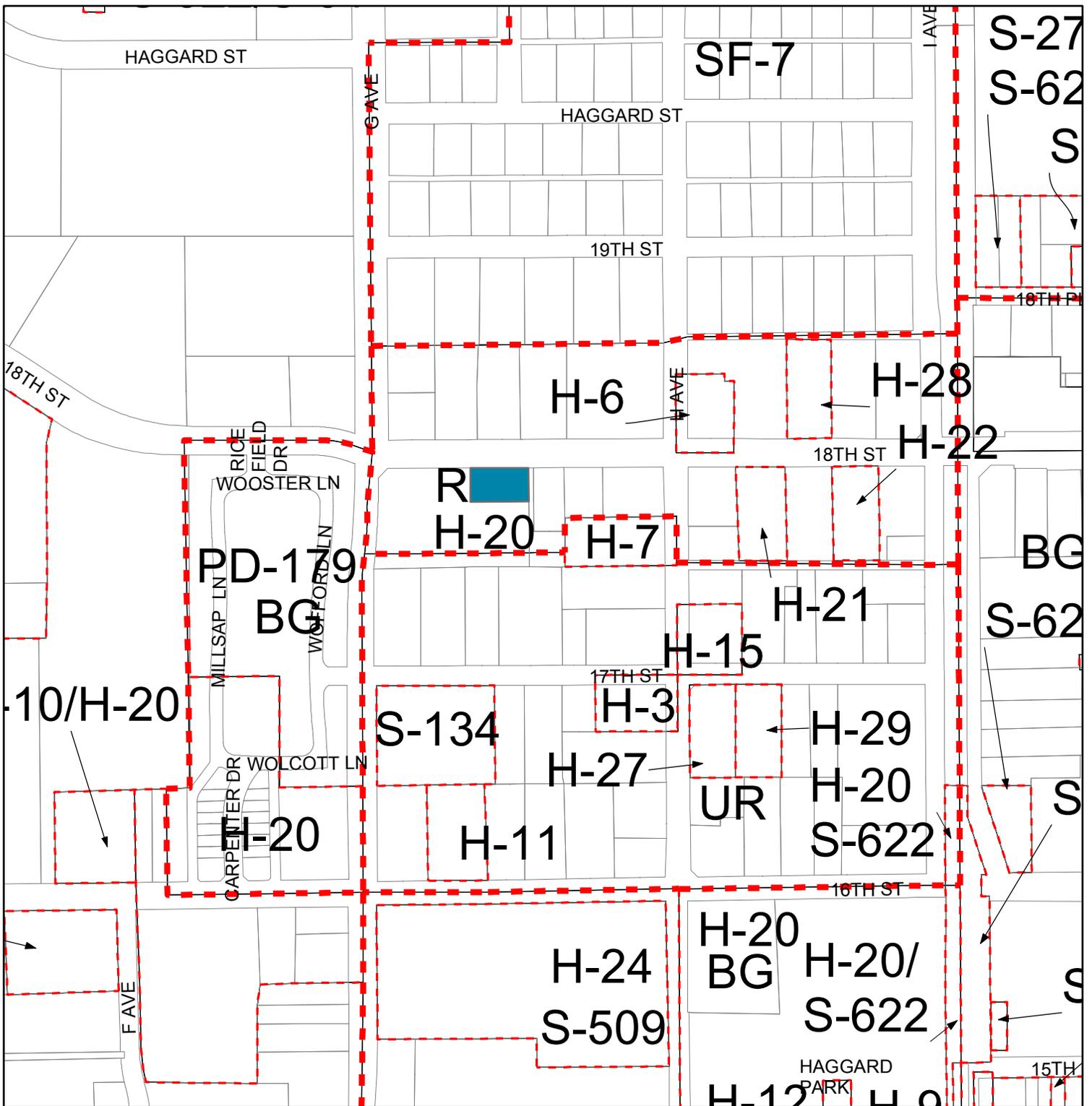
Staff recommends denial of the proposed request as submitted with the following alternative recommendation for the Commission's consideration:

- Restore existing 6 1/2" exposure, drop style, wood siding at front (north) and both side (east and west) elevations. Repair using salvaged wood siding from the rear elevation and, if necessary, replace to match existing siding in material, size, exposure, and profile.
- Remove and salvage existing wood siding at rear (south) elevation. Install new 5/16" thick, "Custom Colonial", smooth finish, HardiePlank siding at rear (south) elevation (unprotected facade) only.

APPLICABLE REVIEW CRITERIA:

Haggard Park Heritage District Guidelines

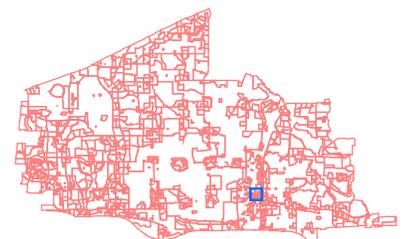
No.	Guideline Statement
Facades	
4.1	Protected façades on contributing structures.
4.1.a	Front and side facades are protected. Rear facades are not protected but changes do require review.
4.1.b	Reconstruction, renovation, repair or maintenance of all protected façades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
4.2	Non-protected façades (rear): reconstruction, renovation, repair, or maintenance of non-protected façades must be compatible with protected features.
4.3	Wood siding, trim, and detailing must be restored wherever practical.
4.4	All exposed wood must be painted, stained, or otherwise preserved.
4.5	Historic materials should be repaired if possible. They may be replaced only when necessary and excessive deterioration has occurred.
4.10	Exposing and restoring historic materials is recommended.



Item Submitted: 808 18th STREET

Title: JOE FORMAN ADDITION
BLOCK A, LOT 7R

Zoning: RETAIL/HAGGARD PARK HERITAGE RESOURCE DISTRICT



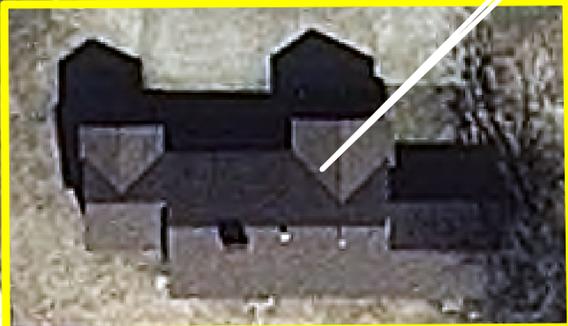
○ 200' Notification Buffer





Area of Request

18TH STREET



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Source: City of Plano, Planning Dept.
Date: April, 2013

808 18th STREET

Attachment A



Front (north) Elevation view - November 2012



Rear (south) Elevation view - November 2012



Side (west) Elevation view - November 2012

Attachment B



Existing Wood Siding

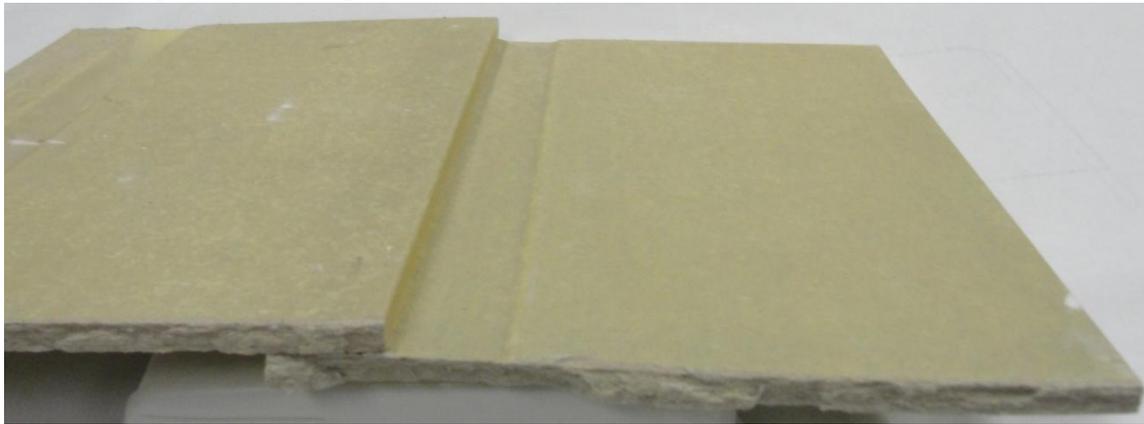
Previous wood siding repairs
made to match existing

Photos showing matching wood siding
repairs done in the past at West and
South (rear) elevations

Attachment C



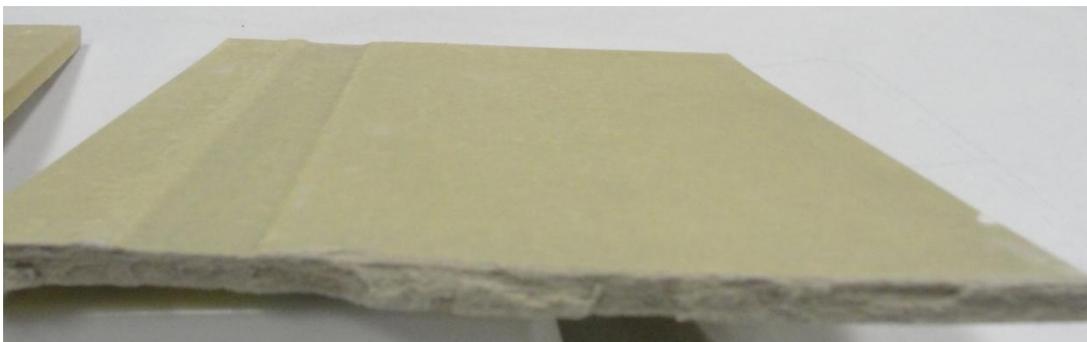
Existing Wood Siding



Proposed HardiePlank Siding



Existing Wood Siding Profile



Proposed HardiePlank Siding Profile

Attachment D



Plano Housing Authority

Mission Statement
To provide quality affordable housing to low income families while offering opportunities
that enable families to achieve self sufficiency.

HELEN MACEY Executive Director

Board of
COMMISSIONERS

EARNEST BURKE
Chairperson

WANDA RUSSELL
Vice-Chairperson

PAUL GEPHART
Commissioner

JEANINE BOEHL
Commissioner

LINDA PRINDIVILLE
Commissioner

March 14, 2013

Mr. Bhavesh Mittal
City of Plano
Heritage Preservation
1520 Avenue K Avenue
Suite 250
Plano, Texas 75074

Subject: Siding for the renovation and restoration of the Schell House

Dear Mr. Mittal:

This letter is to identify to you that intentions of the corrective work on the Schell House are to preserve, restore and maintain the property.

As you are more than aware the Housing Authority has searched for a solution and subsequently a tenant for this property for over eight years. The house has been the subject of City of Plano grant request that were denied and tenant opportunities that have failed. The house was even offered for free to any person or company that would come and remove it from the current location.

With no other options available at the time, we sought to clear our Housing Authority campus and demolish the building.

Subsequently, Mr. Pollacia approached the Board of Commissioners with the request to be a tenant in the building. He proposed as terms and conditions for the loan agreement to repair the building and maintain the building during the lease period. The documents produced and approved included the replacement of all doors, windows, siding and roof. The documents included statements to correct structure statements to correct structure as required to ensure a viable loanable structure. The architectural drawings dated November 21, 2012 were included in the loan documents.

These construction documents call for the replacement of siding with James Hardie siding as intended, described, submitted and approved as permitted by the City of Plano. The Housing Authority does understand from Mr. Pollacia that the search for an exact matching product in a cement fiber board material does not exist. The material specified and as called out by James Hardie and CertainTeed

Mr. Bhavesh Mittal
March 14, 2013

as "Dutch Lap" Siding is a simulated look like product. This product is as close as we can achieve in appearance, durability and maintenance of the building.

We request that this product be accepted.

Sincerely,
PLANO HOUSING AUTHORITY

A handwritten signature in black ink, appearing to read "Helen Macey". The signature is written in a cursive, flowing style.

Helen Macey, PHM
Executive Director

Cc: Mr. Frank Pollacia
Board of Commissioners

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13 March 2013

Helen Macey
Executive Director,
Plano Housing Authority
1740 Avenue G
Plano, Texas 75074

RE: Siding on the Alex Schell House at 808 18th Street.

Dear Helen,

I met with Bhavesh and Lori at the City of Plano Historical Commission this morning. They have concerns on the proposed replacement of the siding on the Schell House. The issue is that the replacement cement fiber siding is not an exact match to the original siding. The Cement fiber is a simulated look alike that is limited by the machining process. In other words it is not produced exactly by any manufacture including James Hardie.

They are requesting that I try to save the siding on the building or replace with wood siding.

There are several issues with this proposition. First is that per our discussions, and our loan documents a condition is in the documents to for the replacement of all doors, windows and siding.

Next is that the condition of the existing siding is deteriorated. It is in need of full replacement. We have also uncovered damage to the exterior walls at the bathrooms, kitchen and area behind the old cooler that will need wall stud replacement.

Next is that the siding will need to come off of the building to install sub-straight structural sheathing. This is the green coated sheathing that is stored in the garage at the present time. This sheathing is needed to make the necessary repairs, and to provide for an energy efficient structure.

Bhavesh has asked that I receive from you a statement that the loan documents included a statement about the replacement of all exterior siding with a cement fiber cement siding. This is located in the amendments and attachments. We will need to go back before the commission for this request.

Attachment E (Continued)

Should you have any questions, please feel free to contact Frank Pollacia AIA at 972-567-0445 – cell phone.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank W. Pollacia". The signature is written in a cursive, flowing style with a large initial "F".

Frank W. Pollacia AIA, NCARB
Principal