

**HERITAGE COMMISSION
PLANO MUNICIPAL CENTER
1520 K AVENUE
January 24, 2012**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>5:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:00 p.m. - Regular Meeting - Training Room A</p> <p>The Heritage Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the December 13, 2011, Heritage Commission meeting</p> <p>4 General Discussion: The Heritage Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Heritage Commission. Specific factual information, explanation of current policy, or clarification of Heritage Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p>5 Certificate of Appropriateness: 1008 E. 15th Street. Applicant: SS Mona Crider</p> <p>6 Report: Staff Approved Certificates of Appropriateness. Applicant: SS City of Plano</p> <p>7 Discussion & Direction: Special Called Meeting to Review 2012 Tax SS Exemption Survey Results. Applicant: City of Plano</p> <p>8 Items for Future Discussion: The Heritage Commission may identify SS issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: Deputy Mayor Pro Tem Lissa Smith and Council Member Lee Dunlap</p>	

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
HERITAGE COMMISSION
PUBLIC HEARING PROCEDURES**

The Heritage Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's adopted rules on speaker times are as follows:

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Heritage Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 30 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

The Commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

HERITAGE COMMISSION
December 13, 2011

COMMISSIONERS PRESENT

Ed Coyle
Sheila Huckaby
Michael Bassett, Vice Chair
Gary Graley
Bud Hopkins
Greg Carter

COMMISSIONERS ABSENT

Anne Quaintance-Howard, Chairman

STAFF PRESENT

Paige Mims, Deputy City Attorney
Tina Firgens, Planning Manager
Steve Sims, Interim Heritage Preservation Officer

The Heritage Commission convened into Executive Session at 6:03 p.m. on Tuesday, December 13, 2011, with Deputy City Attorney Paige Mims regarding the following posted item: Fair Housing Act Briefing.

Concluding the Executive Session, the Heritage Commission meeting was called to order by Vice Chair Michael Bassett at 6:38 p.m., Tuesday, December 13, 2011.

Commissioner Coyle made a motion to approve the agenda as submitted. Commissioner Hopkins seconded the motion, which passed 6-0.

Commissioner Hopkins made a motion to approve the minutes of the November 15, 2011, Heritage Commission meeting. Commissioner Carter seconded the motion, which passed 6-0.

Vice Chair Bassett asked if anyone had any items they would like to discuss. No one had anything they wished to discuss.

AGENDA ITEM NO. 5 - CERTIFICATE OF APPROPRIATENESS

900 E. 17th STREET

APPLICANT: CINDY AND JACK BOGGS

Steve Sims, Sr. Planner/Interim Heritage Preservation Officer, stated this is a request for a Certificate of Appropriateness (CA) to construct a two-story addition to the south and east facades of the structure with the following details:

1. Wood siding to match the primary structure;

2. 16 one-over-one wood windows to match the primary structure distributed as follows:
 - a. 6 windows on east facade
 - b. 4 windows on west facade
 - c. 6 windows on south facade
3. Three vertical divided light windows on north facade;
4. One vertical divided light wood window on the second floor of the west facade of the proposed addition;
5. One vertical divided light wood window on the second floor of the east facade of the proposed addition;
6. Four fixed wood windows on the south facade;
7. Double wood and glass French doors with four-paned transom on the west facade of the proposed addition; and
8. Multiple gabled roofs with composite shingles to match the primary structure.

Staff recommends approval of all the requested items per submitted documentation and issuance of any necessary permits from the Building Inspections Department with the stipulation that the applicant be allowed to work with staff to resolve any issues that may arise during this rehabilitation project.

John Brooks, Haggard Park Homeowners Association President made a presentation comparing the proposed addition to the Haggard Park Heritage Resources District Guidelines. Kathleen Brooks read letters in opposition to the request.

Mr. and Mrs. Boggs were present to answer questions.

After much discussion, Commissioner Coyle made a motion to table the request to the next Heritage Commission meeting to allow the applicant to revise the request so that the proposed architectural elements more closely match the existing structure and the addition be more compact. The motion died for lack of a second.

After more discussion, Commissioner Graley made a motion to deny the request, and he recommended that the applicant consider submitting a new Certificate of Appropriateness request to accommodate the needed stairwell. The motion was seconded by Commissioner Carter which passed 5-1. Commissioner Hopkins voted in opposition to the motion; he expressed concern regarding certain architectural elements will be difficult to achieve for a one-story house.

**AGENDA ITEM NO. 6 - REPORT
2012 TAX EXEMPTION PROGRAM DATES
APPLICANT: CITY OF PLANO**

Mr. Sims stated this is a request to update the Heritage Commission regarding dates for the 2012 Heritage Preservation Tax Exemption Program. Mr. Sims provided the following dates:

January 13, 2012 Survey Volunteer Training

January 15, 2012 Application and Participant Repair Item Deadline

January 17-24, 2012 Tax Exemption Survey
February 28, 2012 Heritage Commission to review survey results and approve recommendations to City Council
March 26, 2012 City Council to review recommendations
March 27, 2012 Survey results forwarded to participating taxing entities

There was no action required and no action taken.

**AGENDA ITEM NO. 7
ITEMS FOR FUTURE DISCUSSION
APPLICANT: CITY OF PLANO**

The Commission had no items for future discussion they wished to discuss.

There being no further discussion, Vice Chair Bassett adjourned the meeting at 7:41 p.m.

Heritage Commissioner

xc: Honorable Mayor and City Council
Bruce Glasscock, City Manager

CITY OF PLANO
HERITAGE COMMISSION

January 24, 2012

Agenda Item No. 5

Certificate of Appropriateness: 1008 E. 15th Street

Applicant: Mona Crider

REQUEST:

Request for a Certificate of Appropriateness (CA) to construct a maximum eight-foot tall wrought iron fence, with clear coat finish, on the east and south property lines at the rear of the subject property.

GENERAL INFORMATION:

Location: 1008 E. 15th Street (La Foofaraw in Downtown Plano)

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

Resource Type: Downtown Heritage District

CASE HISTORY:

Date	Description
Sep 2006	CA approved for an aluminum wall sign.
May 2010	CA approved for restoration of the building structure.
June 2010	CA approved for signage.
August 2010	CA approved for restoration of the building structure.
Dec 2011	CA approved to install a fence.

BACKGROUND:

Building: Commercial
Original Architectural Style: Late 19th - Early 20th Century Vernacular
Commercial
Date of Construction: Circa 1896
Historic Use: Commercial - Saloon, Restaurant, Office
Current Use: Commercial - Home décor store

STAFF FINDINGS AND ANALYSIS:

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

The applicant submitted a request to place a wrought iron fence along the south and the east property lines at the rear of the building in December 2011. The proposed project would involve the restoration of a wrought iron fence the property owner found in New Orleans. It has vertical posts with arrow head tops, and a double ring circle with artistic designs in the middle of the fence, and additional fence detail near the bottom of the fence. The fence has an undulating top thus varying the overall height of the fence from six to eight feet. The fence is to be protected by an overlay of clear acrylic finish or similar finish. Fences are allowed to be approved by the Heritage Preservation Officer provided that the request complies with the district's guidelines. Therefore, the proposed project was approved with the stipulation that the fence is shall not exceed a maximum six feet in height as stated Section 8.4 of the Downtown Heritage District Guidelines.

The applicant has resubmitted the same request for consideration by the Heritage Commission in order to allow for the proposed fence to be installed at a maximum height of eight feet. The Downtown Heritage District Design Guidelines state that the Commission may approve a request that does not strictly comply with the guidelines provided that: a) the proposed work is historically accurate and is consistent with the spirit and intent of the guidelines; and b) the proposed work will not adversely affect the historic character of the property. The proposed request satisfies both of these provisions; therefore, staff supports this request to allow a maximum eight-foot tall fence.

Additionally, the requested eight-foot tall fence meets the city's Zoning Ordinance regulations.

RECOMMENDATION:

Staff recommends approval of the requested item per submitted documentation and issuance of any permits from the Building Inspection Department.

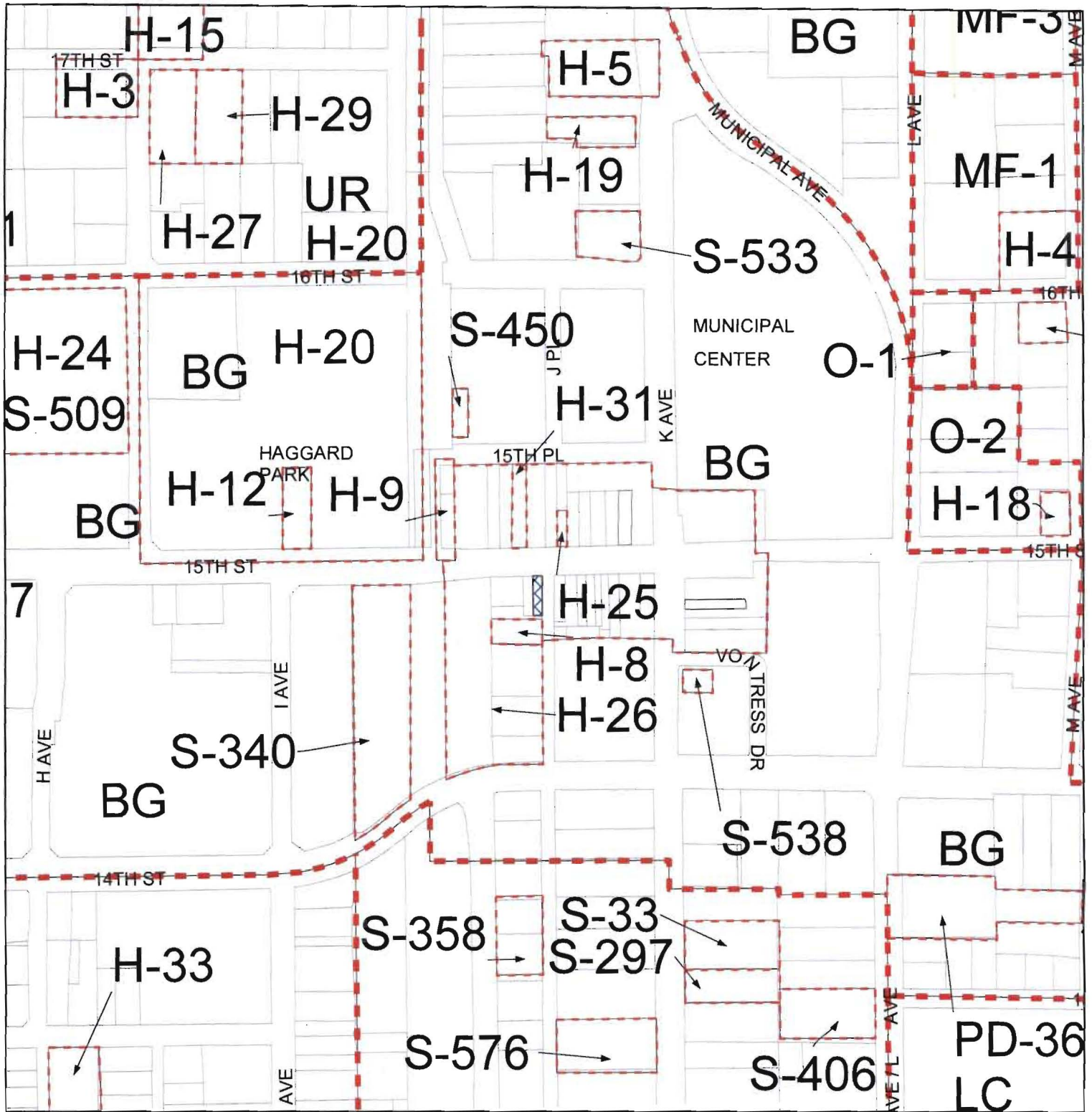
APPLICABLE REVIEW CRITERIA:

Haggard Park Heritage District Guidelines

No.	Guideline Statement
Site/Landscaping	
8.4	Fences should be limited to the rear of a structure and should not exceed six feet in height. Fences less than three feet tall and at least 70% open, constructed of metal pickets, may be used where necessary for sidewalk service at restaurants. Fences should be constructed of brick, cast stone, iron, a combination of these materials, or other appropriate materials. Plastic, vinyl, and chain-link are not appropriate. Fences should be 70% open. Wooden privacy fences are not allowed. Solid masonry fences/walls are appropriate only when screening is required by the zoning ordinance (i.e., for dumpsters or mechanical equipment).

Secretary of the Interior's Standards for Rehabilitation

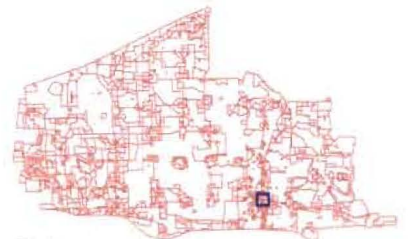
No.	Standard Statement
5.	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9.	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10.	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Item Submitted: 1008 15th STREET

Title: RAILROAD ADDITION

Zoning: DOWNTOWN/BUSINESS GOVERNMENT/
DOWNTOWN HERITAGE RESOURCE DISTRICT



○ 200' Notification Buffer

Supplemental Information

Front entry of 1008 E. 18th Street

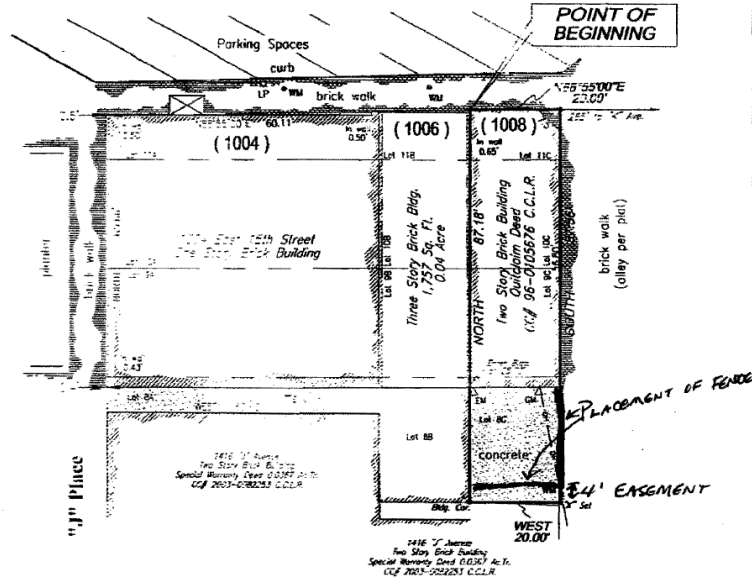


Proposed fence (requires restoration)



Proposed Site Plan

15th Street



Mets and Boundaries Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 212, being Lots 99, 100 and 101, Block 14 of Railroad Addition, an addition to the City of Plano as recorded in Volume W, Page 246 of the Collin County Map Records, being the same tract of land as recorded under County Clerk No. 200606501125452 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING of a point at the base of a cast Three Story Brick Building on the south right-of-way line of 15th Street marking the northwest corner of Lot 110 and the northeast corner of Lot 118 of said Railroad Addition.

THENCE continuing with the south right-of-way line of East 15th Street, the north line of Lot 11C and the north facing of said Two Story Brick Building, from 88'55"00" East, 20.00 feet to the northeast corner of Lot 110 to the west right-of-way of an alley;

THENCE with the west right-of-way line of said alley, the east line of Lot 11C, Lot 10C, Lot 9C, Lot 8C and partway along the east facing of said Two Story Brick Building, South, 87.56 feet to an "X" set in concrete marking the southeast corner of Lot 8C and the northeast corner of a 0.0367 acre tract of land as recorded under County Clerk No. 2003-0882253 of the Collin County Land Records;

THENCE with the south line of Lot 8C and the north line of said 0.0367 acre tract, WEST, 20.00 feet to the corner of an existing Three Story Brick Building marking the southwest corner of Lot 8C and the southeast corner of Lot 8B;

THENCE with the west line of Lot 8C, 9C, 10C and 11C, and the east facing of said Three Story Brick Building along the east line of Lot 8B, 9B, 10B and 11B, NORTH, passing through a common wall of said Two Story Brick Building and Three Story Brick Building of 25.73 feet and continuing for a total distance of 87.10 feet to the point of beginning and containing 1,747 square feet or 0.04 acre of land.

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to 1075 Owners LLC, Greider Living Trust and/or Assigns, Republic Title of Texas, Inc. and First American Title Insurance Company: (a) this survey is true and correct, was made on the ground on April 27, 2010 under my supervision as per the facts stated hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (b) this survey correctly shows the location of all buildings, structures and other improvements and visible items on the subject property; (c) all alleys, streets, roads, rights-of-way, easements, building set-back lines and other matters of which the undersigned has been advised affecting the subject property according to the best description in such easements and other matters (with instrument, book and page number indicated); (d) except as shown, there are no (1) improvements, visible encroachments, rights-of-way, party walls, visible uses or conflicts; (2) visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements; (3) visible encroachments on the subject property by buildings, structures or other improvements situated on adjoining premises; or (4) encroachments on any easement, building set-back line or other restricted area by any buildings, structure or other improvements situated on the subject property; (e) the distance from the nearest intersecting street or road is as shown hereon; (f) the subject property has direct and free access to a dedicated public street or road as shown hereon; and (g) no part of the subject property is to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4808SC0390 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X).

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition B Survey.

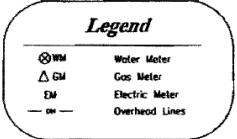
J. E. Bemenderfer Jr.
 F.E. Bemenderfer Jr.
 Registered Professional
 Land Surveyor No. 4051



Notes: 1) This survey was performed with the benefit of Title Commitment (F No. 10811994) CD0 issued April 21, 2010; 2) GM is a controlling monument; 3) Source bearing per deed as recorded under County Clerk No. 20060619000834520 of the Collin County Land Records; 4) Surveyor's signature will appear in red ink on certified copies.

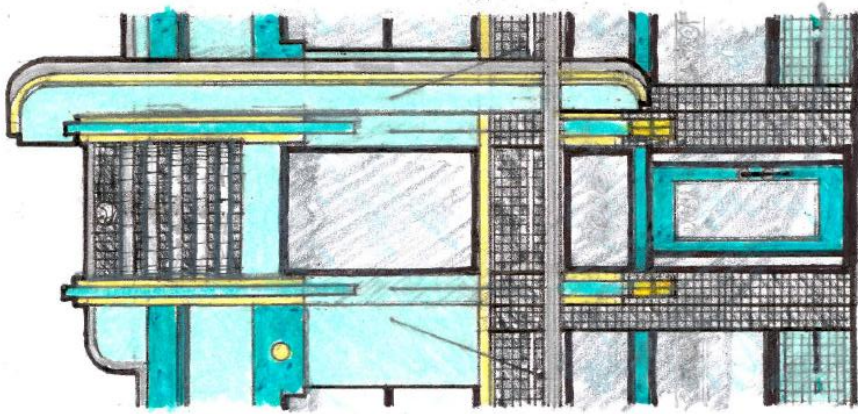
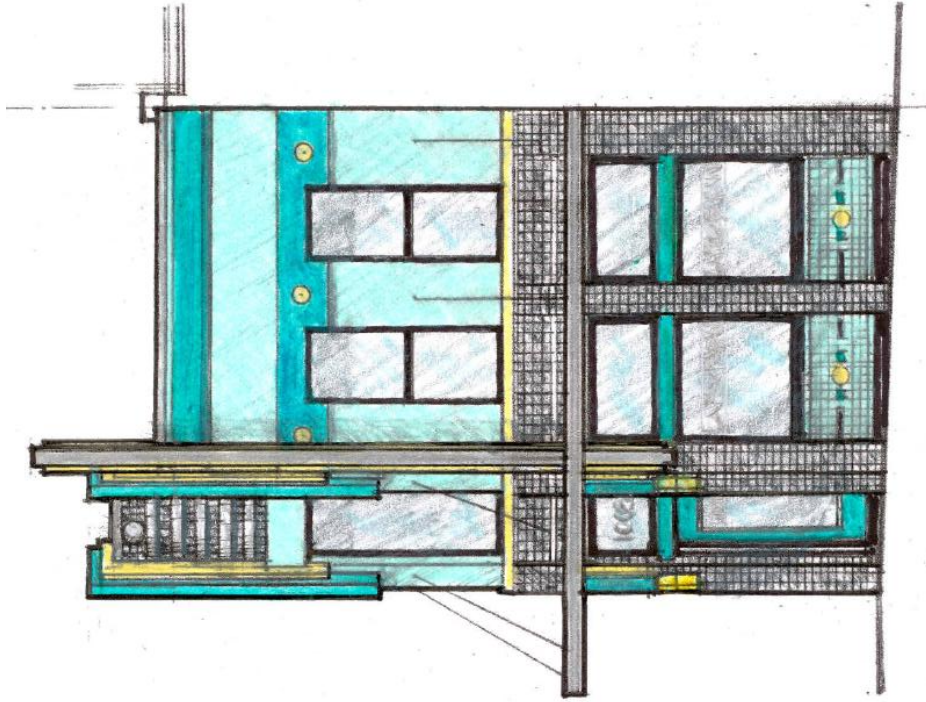


Scale: 1"=20'



ROOME LAND SURVEYING, INC.
 2000 AVENUE G
 SUITE 810
 PLANO, TX 75074
 Phone Number (972) 423-4372
 Fax Number (972) 423-7523

PREVIOUS APPROVED ELEVATIONS



NE. ELEVATION - LA FOOTARAW. NORTH ELEVATION. 1/8"=1'
1008 15TH ST, PLANO, TX THOMAS ARCHITECTS 8.5.10

PREVIOUS APPROVED ELEVATIONS



EAST ELEVATION - LA FOOTFARM - 1/8" = 1'
1005 E. 18TH ST., PLANO, TEXAS THOMAS ARCHITECTS. 8.5.10

CITY OF PLANO
HERITAGE COMMISSION

January 24, 2012

Agenda Item No. 6

Report: Staff Approved Certificates of Appropriateness

Applicant: City of Plano

DESCRIPTION:

Update the Heritage Commission regarding the most recent staff approved Certificates of Appropriateness.

APPLICATION:

Certificates of Appropriateness were requested in December 2011 as noted below:

- 1008 E. 15th Street - Fence request
- 1422 K Avenue - Outside space heater/mechanical equipment request

REMARKS:

The above requests met the requirements of the Heritage Preservation Ordinance, as well as the "Heritage Preservation Officer, Delegation of Duties," as approved by the Heritage Commission on February 3, 2009.

The Certificate of Appropriateness (CA) for the fence request at 1008 E. 15th Street was approved subject to the fence height being a maximum of six feet in height. Subsequent to receiving approval for a six-foot tall fence, the applicant submitted a new Certificate of Appropriateness request to allow a maximum eight-foot tall fence, which is on the same meeting agenda (Agenda Item 5).

RECOMMENDATION:

No action is required.

Supplemental Information: 1008 E. 15th Street

The applicant requested approval to construct an undulating 5 1/2' to 7 1/2' tall wrought iron fence with clear finish along the east and south (rear) property lines. The style of the requested fence complies with the district's guidelines and is comparable to other approved fences in the district with the exception of the height. Staff recommended approval of the fence at a maximum height of six feet.



Existing front and side facades of 1008 E. 15th Street

Requested fence



Supplemental Information: 1422 K Avenue

The applicant requested approval to construct a metal space heater attached to the west (front) building facade facing K Avenue. The heaters would be installed under the canopy and would not be visible from the street. The request is consistent with the Downtown Design Guidelines regarding the placement of mechanical equipment so it is not visible from the street.



Existing front facade of 1422 K Avenue

Requested space heaters (one on each side of front facade)



CITY OF PLANO
HERITAGE COMMISSION

January 24, 2012

Agenda Item No. 7

Discussion & Direction: Special Called Meeting Date to Review the
2012 Tax Exemption Survey Results

Applicant: City of Plano

DESCRIPTION:

Discussion and direction regarding a special called meeting date for the Heritage Commission to review the 2012 Tax Exemption Survey results.

REMARKS:

The City of Plano is considering a special called meeting date for the Heritage Commission to review the 2012 Tax Exemption Survey results on Thursday, February 16, 2012. The date of the requested meeting would allow staff to provide a preliminary list of properties receiving a favorable recommendation from the Heritage Commission for participation in the tax exemption program, to the Collin County Historical Commission in time for their February 23, 2012 regular meeting. The Collin County Historical Commission will make a recommendation of properties which should receive an exemption of county taxes to the Collin County Commissioners in March. Final action of the Collin County Historical Commissioners shall be based upon a listing of properties approved by the City Council for participation in the exemption program. In order to have a quorum, staff seeks confirmation from the City of Plano Heritage Commissioners regarding the proposed February 16, 2012 meeting date.

RECOMMENDATION:

Staff seeks confirmation from the Heritage Commission regarding the special called February 16, 2012 meeting date.