



January 18, 2006

FAX NO. (972) 46`-6878

Heritage Commission
City of Plano
Plano, TX 75074

Re: HC Agenda (January 24, 2006)

Dear Commissioner:

Happy New Year!!! Hope everyone's holidays were wonderful!

The next regular meeting of the Heritage Commission will be held on Tuesday, January 24, 2006 at 6:00 p.m. Dinner for commissioners will be served at 5:30 in **Planning Conference Room 2E** on the second floor, and the meeting will be held at 6:00 in **Training Room A** on the first floor of the Plano Municipal Center. Please find an agenda attached. Support materials are provided for preview and preparation.

If you have any questions or are unable to attend, please call Jeff Zimmerman or me at (972) 941-7152.

Sincerely,

Marcus W. Watson
Heritage Preservation Officer

xc: Bratten Thomason, Texas Historical Commission
Applicants

Pat Evans
Mayor

Ken Lambert
Mayor Pro Tem

Scott Johnson
Deputy Mayor Pro Tem

Shep Stahel
Place 1

Loretta Ellerbe
Place 3

Sally Magnuson
Place 4

Harry LaRosiliere
Place 5

Jean Callison
Place 7

Thomas H. Muehlenbeck
City Manager



CITY OF PLANO
HERITAGE COMMISSION
PLANO MUNICIPAL CENTER
1520 K AVENUE
JANUARY 24, 2006
REGULAR MEETING

ITEM	DESCRIPTION	APPLICANT	CASE / ACTION
5:30pm Dinner for Commissioners – Planning Conference Room 2E 6:00pm Regular Meeting – Training Room A, First Floor			
1	General Comments The Plano Heritage Commission will hear comments of public interest. Time constraints may be directed by the Chair of the Heritage Commission. Specific factual information, explanation of current policy, or clarification of the Heritage Commission's authority may be made in response to an inquiry. Any discussion or decision must be limited to a proposal to place the item on a future agenda. This pertains to items that are not listed on the agenda. Audience members will have the opportunity to comment on actual agenda items as they are considered in the course of this meeting.		
2	Approval of Minutes (October 25, 2005)		
3	Certificate of Appropriateness for Painting, 1017 E. 15 th Street	Montgomery	CA-01-06-001
4	Certificate of Appropriateness for Painting, 1005-1007 E. 15 th Street	Hiegel	CA-01-06-002
5	Nominations and Election of Vice-Chairperson	Staff	
6	Commission Training	Staff	
7	Staff / Commissioner Reports, Committee Appointments, and Items for a Future Agenda	Staff	
	Next Regular Meeting: February 28, 2006		
	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 on the regular meeting.		
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 Engineering Department at (972) 941-7152.			

HERITAGE COMMISSION

REGULAR MEETING

JANUARY 24, 2006

Agenda Item No. 1 – General Comments

Description:

The Plano Heritage Commission will hear comments of public interest. Time constraints may be directed by the Chair of the Heritage Commission. Specific factual information, explanation of current policy, or clarification of the Heritage Commission's authority may be made in response to an inquiry. Any discussion or decision must be limited to a proposal to place the item on a future agenda. This pertains to items that are not listed on the agenda. Audience members will have the opportunity to comment on actual agenda items as they are considered in the course of this meeting.

HERITAGE COMMISSION

REGULAR MEETING

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Agenda Item No. 2 -- Approval of Minutes (October 25, 2005)

Description:

The minutes of the last meeting follow for review.

HERITAGE COMMISSION

REGULAR MEETING

JANUARY 24, 2006

HERITAGE COMMISSION

MINUTES

October 25, 2005

Members Present: Larry Keen, Chairperson
Sharon Kite
Justin Nichols
Melissa O'Neal
Clinton Osteen
Pat Warren

Members Absent: William Wallace

Staff Present: Jeff Zimmerman, Long Range Planning Manager
Marcus Watson, Heritage Preservation Officer
Joseph May, Senior Planning Technician
Dana Conklin, Parks and Recreation Dept.
Cliff Bormann, Building Inspections Dept.

Call to Order

Chairperson Keen called the meeting to order at 6:00 p.m., under the Texas Open Meetings Act.

Agenda Item No. 1 –General Comments

Description:

The Plano Heritage Commission will hear comments of public interest. Time constraints may be directed by the Chair of the Heritage Commission. Specific factual information, explanation of current policy, or clarification of the Heritage Commission's authority may be made in response to an inquiry. Any discussion or decision must be limited to a proposal to place the item on a future agenda. This pertains to items that are not listed on the agenda. Audience members will have the opportunity to comment on actual agenda items as they are considered in the course of this meeting.

Action:

No general comments were expressed by the public.

Agenda Item No. 2 -- Approval of Minutes (September 27, 2005)

Mr. Osteen moved to accept the minutes as amended. Ms. Warren seconded the motion, which carried 6-0 (Keen, Kite, Nichols, O'Neal, Osteen, Warren).

HERITAGE COMMISSION

REGULAR MEETING

JANUARY 24, 2006

Agenda Item No.3 -- Concept Plan for Addition to the Interurban Railway Museum, 901 E. 15th Street (City of Plano) CA-10-05-021

Description:

This is an individually designated property.

This is a preliminary concept plan for an addition to the north side of the building. The Commission's review will be based on the size (footprint and height) of the addition, shape, and general appropriateness of the concept. Suggestions and direction may also be given on the materials and architectural details of the addition. A concept sketch and preliminary plan of the addition has been submitted. The plan is included only to show dimensions. The interior plan is only one potential use of the space. An architect will be hired to design the space. This is a concept review only; all final drawings and details will be presented in a full Certificate of Appropriateness.

Staff Comments:

As noted above, the Commission is being asked to review the drawings and approve the concept plan so that final design specifications may be developed. This is a concept plan, not a final approval.

As shown in the attached historic photograph, in the early history of the building, a "lean to" was attached to the station and provides some precedence for this request.

This request will be reviewed by the Texas Historical Commission staff for compliance with state and National Register of Historic Places rules.

Design Guidelines

Additions to historic buildings should replicate the style of the main building if possible; otherwise, they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure. They should not destroy any significant architectural features.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic façade or a transparent (glass) connector is used to separate old from new.

Staff Recommendations:

Approve concept plan as submitted.

Action:

Speakers: Janice Cline
Discussion: Placement of kitchen, funding, siding, roofing and windows
Motion: Approval as recommended.
By: O'Neal
Second: Kite
Vote: 6-0 (Keen, Kite, Nichols, O'Neal, Osteen, Warren).

HERITAGE COMMISSION

REGULAR MEETING

JANUARY 24, 2006

Agenda Item No. 4 -- Concept Plan for New Construction, 707 E. 16th Street, Haggard Park (City of Plano/Lexington Luxury Builders) CA-10-05-022

Description:

This is a vacant lot in the Haggard Park Heritage District.

Attached is a preliminary concept plan for townhouses to be constructed on this property as one part of the larger "Rice Field development." The homes will be two stories on a raised foundation. There will be two rows of houses facing inward to each other, on either side of a new street. The south end of each of the rows of townhouses will face 16th Street. Please see site plan.

The Commission will consider only the site layout and general appropriateness of the concept plan. Suggestions and direction may also be given on the materials and architectural details of the buildings. Issues to consider as part of this request include mass, scale, and architectural details. This is a concept review only; all final drawings and details will be presented in a full Certificate of Appropriateness.

The proposed architecture is a modified Victorian-era Queen Anne row house. The siding will be cementitious and the trim will be of wood and will be proportioned in accordance with size and per the building style. Facades will feature bay windows and porches. The foundations will be brick veneer. The sidewalks will be brick. Roofs will be composition shingle.

Staff Comments:

As noted above, the Commission is being asked to review the drawings and approve the concept plan so that final design specifications may be developed. This is a concept plan, not a final approval.

Haggard Park Design Guidelines

10.1. *The style of new or move-in structures will be determined by the location of the lot and existing styles of historic structures on the blockface.*

10.2. *Minimum lot sizes must be 50 feet by 100 feet. The front façade of new construction or a move-in structure located on a lot of this or similar size must be a minimum of 30' in width for 1 and 1.5 story structures, and 35' for two-story structures.*

10.3. *For lots larger than 80 x 100, the front façade must be a minimum of 40' in width for 1 and 2-story structures.*

10.4. *The width of a front façade of a new single-family residence must not be more than 20 percent greater than the average width of single family dwellings on the blockface, if located on similar sized lots.*

10.5. *The height of new construction and move-in structures should be compatible with the height of similar structures in the district.*

10.6. *Where the ordinance creating the district limits height to three stories, the third story should be directly under the roof of the structure (i.e., finished attic space, or half story).*

The guidelines established for the Haggard Park Heritage District were based on the development of single-family detached homes. The individual lots will be approximately 23 feet by 58 feet, but several units will be attached by

HERITAGE COMMISSION

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common walls placed on the side lot lines. By creating separate lots, the units can be sold individually. These lot sizes are consistent with the Business/Government zoning district which governs the downtown area.

As shown on the second drawing, the 16th Street view will appear as two large homes facing the street. The front door will face the street and a large corner porch can be accessed from either 16th Street or the proposed interior street. This was done purposely to fit in with existing buildings that face 16th Street. It will also include a front yard setback that is consistent with that of the other buildings on 16th Street.

This particular tract of land is nearly twice the depth of the adjacent tracts that face 16th Street (see preliminary site plan). For this reason, staff proposes that the southern half of the lot be developed in accordance with the attached design concept. The architecture on the northern half of the lot should match that proposed for the bulk of the Rice Field project.

Staff Recommendation:

Approve concept plan, recognizing that the northern half of the lot will be constructed in accordance with the remainder of the Rice Field development.

Action:

Speakers: Scott Schaeffer, applicant
Pam Hatcher, in favor

Discussion: Massing, turrets, additional fenestration in turrets, porch columns

Motion: Approval as recommended with the stipulation that more fenestration be added to the turrets and that porch posts be more appropriate to the Queen Anne style.

By: O'Neal

Second: Kite

Vote: 5-1 (Kite, Nichols, O'Neal, Osteen, Warren - Keen)

Agenda Item No. 5 -- Staff / Commissioner Reports and Items for a Future Agenda

Mr. Watson updated the Commission on the National Trust Conference and Waxahachie workshop that he attended. He also thanked Mr. Keen and Ms. O'Neal for their service on the commission.

Adjournment

By: Keen

Second: O'Neal

Vote: 6-0

HERITAGE COMMISSION

REGULAR MEETING

JANUARY 24, 2006

**Agenda Item No. 3 – Certificate of Appropriateness for Painting, 1017 E. 15th Street
(Montgomery)
CA-01-06-001**

Description:

This is a contributing property in the Downtown Heritage District.

The current color of the building is tan and burgundy. The owner proposes to paint the entire façade of the building "Pepper Spice", as submitted, with window trim painted "Daredevil", as submitted. The "plaques" on the upper section of the façade will no longer be painted a contrasting color, but will instead be the same color as the rest of the body of the building. Any paint removal will be done by the gentlest means possible.

Comments:

Design Guidelines

- 2.5. Sandblasting and other highly abrasive methods should not be used to clean historic brick. Old brick is soft and its mortar is crumbly. Always begin with the gentlest means possible, working up to detergents and chemicals if necessary.
- 5.1. Colors should be consistent with the age and character of the downtown area and used to embellish façade elements. Color palettes should enhance the attractive details of the building, not disguise them or overpower them.
- 5.2. Colors should complement neighboring buildings and reflect the original historic color palette. Bright colors should be used cautiously. Metals should not be shiny or highly reflective.

The proposed body color is an earth-tone neutral and is appropriate. The proposed trim color is appropriate only because it will be used sparingly on window trim to enhance the display windows. Brighter colors may be used in these cases to make a building and/or store unique in appearance. It would be inappropriate on a full façade or large area.

Recommendations:

Approve as submitted.



**CERTIFICATE OF APPROPRIATENESS
HERITAGE COMMISSION
CITY OF PLANO**



I. Property Information:

1. Name of Resource (Historic Name/Current Name): **Nooks 'n Krannies**
2. Address/Location: **1017 E. 15th Street**

II. Applicant Information:

- | | |
|--|--|
| <ol style="list-style-type: none"> 3. Name of Owner: Mary Jo Montgomery
Company:
Address: 1017 E. 15th Street
City, State: Plano, TX ZIP: 75074
Home Phone:
Business Phone: (972) 578-7062
E-mail: | <ol style="list-style-type: none"> 4. Name of Applicant (if different):
Relationship to Property:
Address:
City, State: ZIP:
Home Phone:
Business Phone:
E-mail: |
|--|--|

III. Proposed Work

Precisely describe the scope of the project, the specific proposed alterations/construction, and the purpose of such work. This description should include the following:

- 1) Description of existing buildings and site;
- 2) Thorough description of the work to be completed (attach illustrations and supporting materials as necessary.); and
- 3) Description of the proposed project's relationship to/impact on the existing building(s) and site.

Attach additional pages if necessary.

Painting

Paint the body of the building (all masonry and stucco) "Pepper Spice", Behr 250F-6A

Paint the window trim "Daredevil", Behr 160B-7D

Any paint removal will be done by gentlest means possible.

IMPORTANT: APPROVAL OF THIS APPLICATION BY THE HERITAGE COMMISSION DOES NOT CONSTITUTE A BUILDING PERMIT. APPROPRIATE PERMITS MUST BE OBTAINED IN ADDITION TO A CERTIFICATE OF APPROPRIATENESS. THE HERITAGE COMMISSION MEETS ON THE FOURTH TUESDAY OF EVERY MONTH. APPLICATIONS FOR C.A.'S MUST BE SUBMITTED BY 5:00 P.M. ON THE FIRST TUESDAY OF THE MONTH.

ONCE APPROVED (STAMPED), DISPLAY THIS CERTIFICATE IN A WINDOW OR OTHER PROMINENT PLACE DURING THE COURSE OF THE PROJECT.

FOR OFFICE USE

<p>REQUIRED MATERIALS</p> <p><input checked="" type="checkbox"/> Summary</p> <p><input checked="" type="checkbox"/> Attachment 1: Signature</p> <p><input checked="" type="checkbox"/> Attachment 2: Photo Pages</p> <p><input checked="" type="checkbox"/> Attachment 3: Site Plan</p> <p><input checked="" type="checkbox"/> Attachment 4: Illustrations</p> <p><input checked="" type="checkbox"/> Sample of Materials (if applicable)</p>	<p>DEMOLITION OR REMOVAL</p> <p><input type="checkbox"/> Condition Statement</p> <p><input type="checkbox"/> Repair/Restor. Estimate</p> <p><input type="checkbox"/> Demonstrated Consideration</p> <p><input type="checkbox"/> Records (Drawings, Photos)</p> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Mitigation Efforts</p> <p><input type="checkbox"/> Other: _____</p>	<p align="center">SUBMITTAL</p> <p>Date: <u>1/3/06</u></p> <p><input type="checkbox"/> Routine Maint.</p> <p><input type="checkbox"/> In-kind Repair</p> <p><input checked="" type="checkbox"/> HC Date: <u>1/24/06</u></p> <p>Notes: <u>7/24/06</u></p> <p>Rec. Exp. <u>1/24/07</u></p>	<p>C.A. Expires at 5:00 p.m. on _____</p>
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**ATTACHMENT 1:
SIGNATURE PAGE**

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, a Notary Public, on this day personally appeared M. J. Montgomery the undersigned petitioner, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this petition; that all information submitted herein is true and correct."

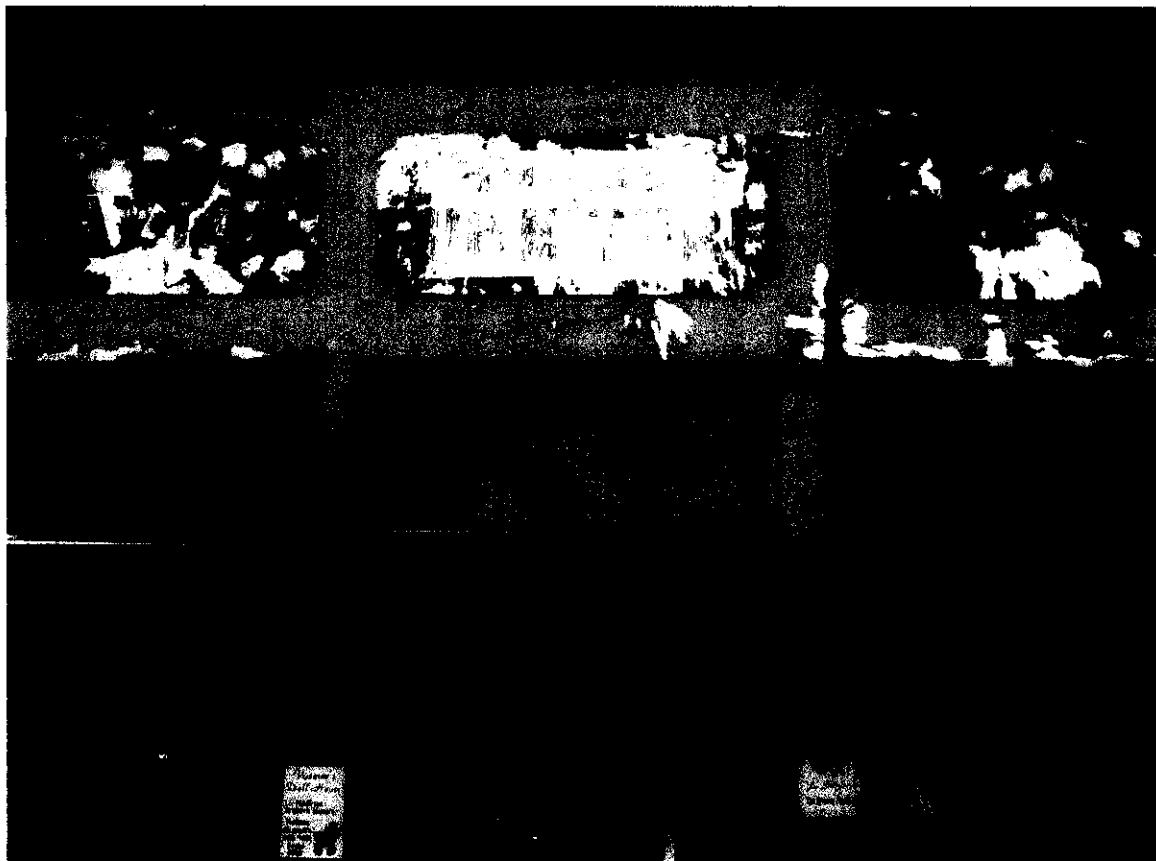
Mary Jo Montgomery
Owner, Applicant or Representative

SUBSCRIBED AND SWORN TO before me, this the 12 day of January 20 06



Eva Horvath
Notary Public in and for the State of Texas





Nooks 'n Krannies
1017 E. 15th St.
Plano, TX 75074

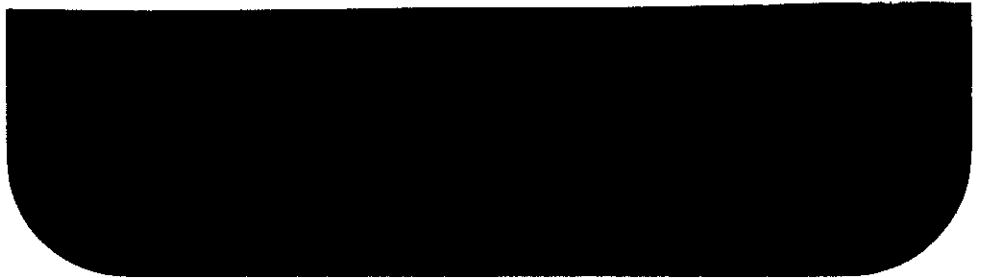
owners:
Mike & Mary Jo Montgomery
972-578-7062
hm. 972-530-0339

We plan to paint the body of the building chocolate brown. The windows will be red.

The detail on the upper level



will also be the brown color - not picked out like they are now.



HERITAGE COMMISSION

REGULAR MEETING

JANUARY 24, 2006

**Agenda Item No. 4 – Certificate of Appropriateness for Painting, 1005-1007 E. 15th Street,
Spillman Building (Hiegel)
CA-01-06-002**

Description:

This is a contributing property in the Downtown Heritage District.

The current color of the windows and doors on the rear of the building is bright blue. The owner proposes to paint these windows and doors "Weathered Shingle", as submitted. Any paint removal will be done by the gentlest means possible.

The owner also proposes to repaint the front of the building the existing color and remove the sign on the rear of the building. Neither of these projects require HC approval.

Comments:

Design Guidelines

- 2.5. Sandblasting and other highly abrasive methods should not be used to clean historic brick. Old brick is soft and its mortar is crumbly. Always begin with the gentlest means possible, working up to detergents and chemicals if necessary.
- 5.1. Colors should be consistent with the age and character of the downtown area and used to embellish façade elements. Color palettes should enhance the attractive details of the building, not disguise them or overpower them.
- 5.2. Colors should complement neighboring buildings and reflect the original historic color palette. Bright colors should be used cautiously. Metals should not be shiny or highly reflective.

The proposed color is an earth-tone neutral and is appropriate.

Recommendations:

Approve as submitted.



**CERTIFICATE OF APPROPRIATENESS
HERITAGE COMMISSION
CITY OF PLANO**



I. Property Information:

1. Name of Resource (Historic Name/Current Name): **Spillman Bldg.**
2. Address/Location: **1005-1007 E. 15th Street**

II. Applicant Information:

- | | |
|---|---|
| <ol style="list-style-type: none"> 3. Name of Owner: Jim and Beverly Hiegel
Company:
Address: 1704 Lake Side Ln.
City, State: Plano, TX ZIP: 75023
Home Phone: 972-596-9575
Business Phone: 214-533-5603
E-mail: bevandjim@att.net | <ol style="list-style-type: none"> 4. Name of Applicant (if different):
Relationship to Property:
Address:
City, State: ZIP:
Home Phone:
Business Phone:
E-mail: |
|---|---|

III. Proposed Work

Precisely describe the scope of the project, the specific proposed alterations/construction, and the purpose of such work. This description should include the following:

- 1) Description of existing buildings and site;
 - 2) Thorough description of the work to be completed (attach illustrations and supporting materials as necessary.); and
 - 3) Description of the proposed project's relationship to/impact on the existing building(s) and site.
- Attach additional pages if necessary.**

Painting

Paint windows and trim on back of building "Weathered Shingle", SW2841 (currently blue)
All paint removal will be done by gentlest means possible.

IMPORTANT: APPROVAL OF THIS APPLICATION BY THE HERITAGE COMMISSION DOES NOT CONSTITUTE A BUILDING PERMIT. APPROPRIATE PERMITS MUST BE OBTAINED IN ADDITION TO A CERTIFICATE OF APPROPRIATENESS. THE HERITAGE COMMISSION MEETS ON THE FOURTH TUESDAY OF EVERY MONTH. APPLICATIONS FOR C.A.'S MUST BE SUBMITTED BY 5:00 P.M. ON THE FIRST TUESDAY OF THE MONTH.

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FOR OFFICE USE

<p>REQUIRED MATERIALS</p> <p><input checked="" type="checkbox"/> Summary</p> <p><input checked="" type="checkbox"/> Attachment 1: Signature</p> <p><input type="checkbox"/> Attachment 2: Photo Pages</p> <p><input checked="" type="checkbox"/> Attachment 3: Site Plan</p> <p><input checked="" type="checkbox"/> Attachment 4: Illustrations</p> <p><input checked="" type="checkbox"/> Sample of Materials (if applicable)</p>	<p>DEMOLITION OR REMOVAL</p> <p><input type="checkbox"/> Condition Statement</p> <p><input type="checkbox"/> Repair/Restor. Estimate</p> <p><input type="checkbox"/> Demonstrated Consideration</p> <p><input type="checkbox"/> Records (Drawings, Photos)</p> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Mitigation Efforts</p> <p><input type="checkbox"/> Other: _____</p>	<p>SUBMITTAL</p> <p>Date: <u>1/3/06</u></p> <p><input type="checkbox"/> Routine Maint.</p> <p><input type="checkbox"/> In-kind Repair</p> <p><input checked="" type="checkbox"/> HC Date: <u>1/24/06</u></p> <p>Notes:</p> <p>Rec. Exp. <u>7/24/06</u></p>	<p>C.A. Expires at 5:00 p.m. on _____</p>
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ATTACHMENT 1:
SIGNATURE PAGE

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, a Notary Public, on this day personally appeared JAMES E HIEGEL the undersigned petitioner, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this petition that all information submitted herein is true and correct."

James E Hiegel

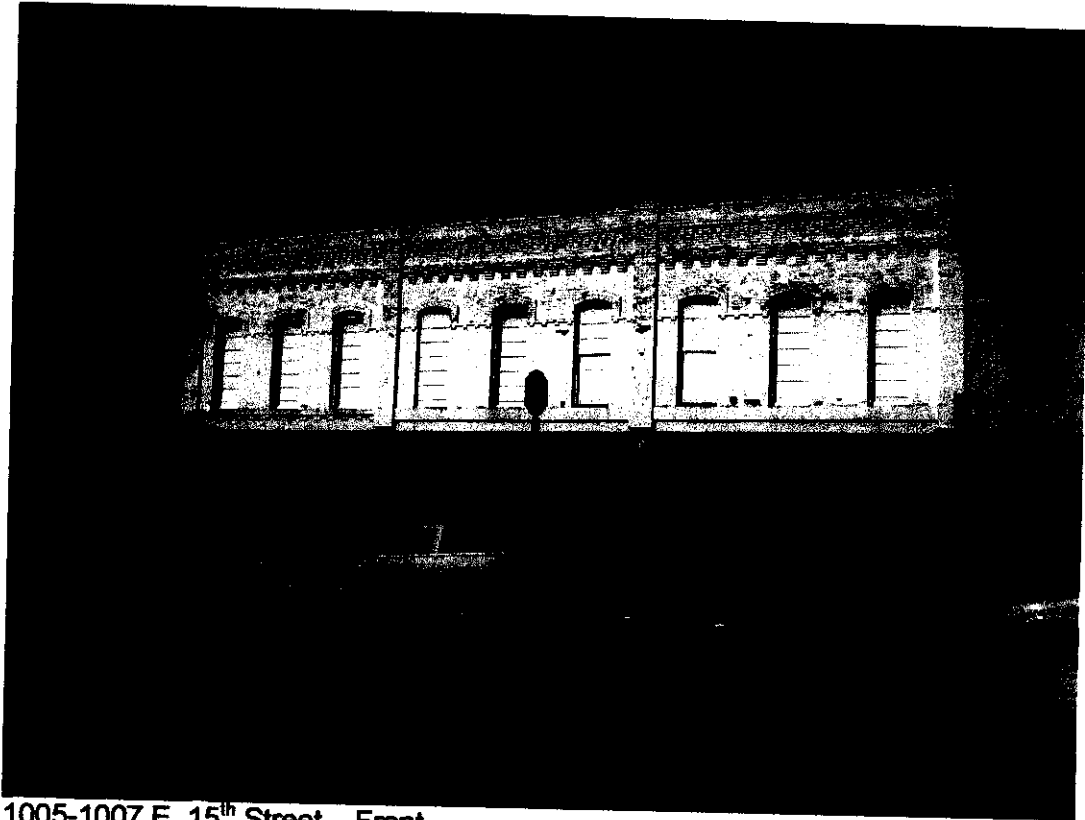
Owner, Applicant or Representative

SUBSCRIBED AND SWORN TO before me, this the 17th day of JAN, 2006



Marian Washington

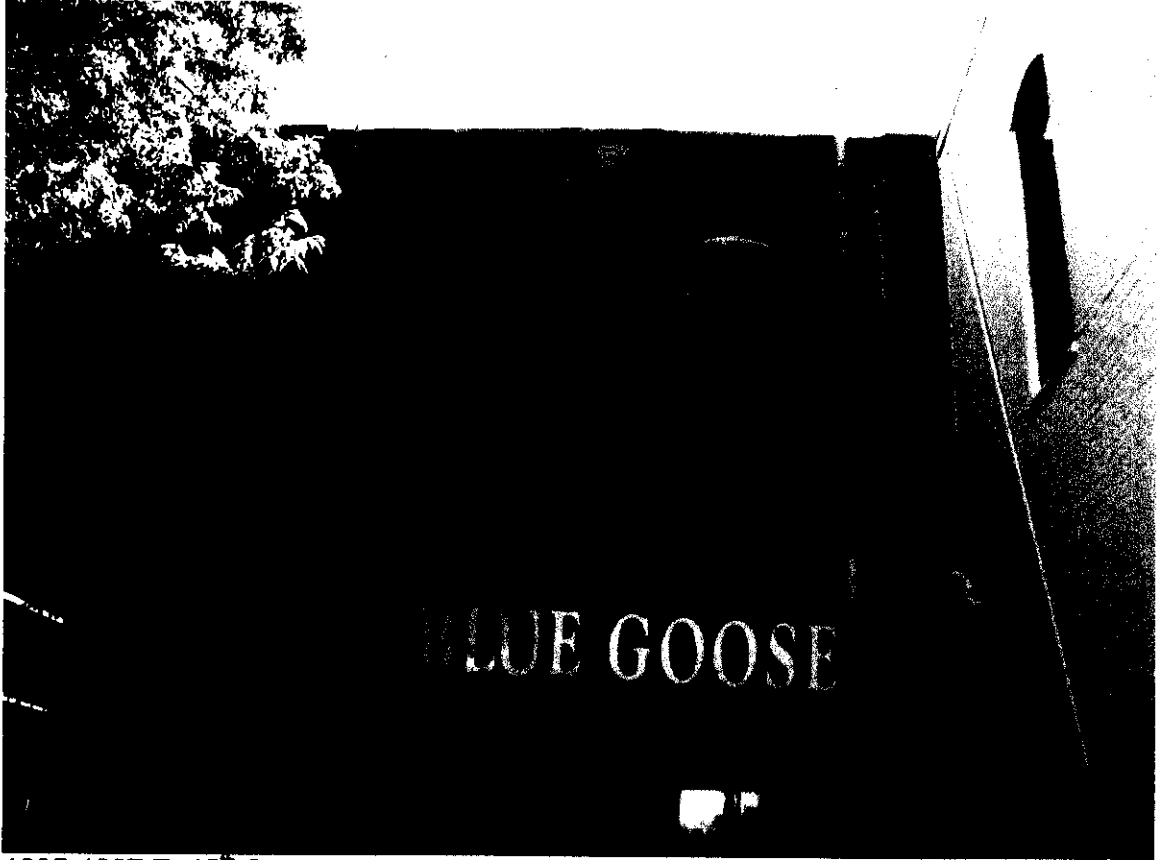
Notary Public in and for the State of Texas



1005-1007 E. 15th Street – Front



1005-1007 E. 15th Street - Back



1005-1007 E. 15th Street - Back

HERITAGE COMMISSION

REGULAR MEETING

JANUARY 24, 2006

Agenda Item No. 5 – Nominations and Election of Vice-Chairperson

Commission will offer nominations and vote for Vice-chairperson.

HERITAGE COMMISSION

REGULAR MEETING

JANUARY 24, 2006

Agenda Item No. 6 – Commission Training

Staff will provide training on the Heritage Tax Exemption Program. Staff may also provide training on other heritage preservation topics as time permits.

HERITAGE COMMISSION

REGULAR MEETING

JANUARY 24, 2006

Agenda Item No. 7 - Staff / Commissioner Reports and Items for a Future Agenda

Description:

Staff and Commissioners may report on meetings and events and suggest topics for future agendas.