

**HERITAGE COMMISSION**  
**September 28, 2010**

**COMMISSIONERS PRESENT**

Brian Chaput, Chairman  
Anne Quaintance-Howard, Vice Chair  
Ed Coyle  
Bud Hopkins

**COMMISSIONERS ABSENT**

Brian Mosby  
Greg B. Carter

**STAFF PRESENT**

Tina Firgens, Planning Manager  
Liz Casso-Hersch, Heritage Preservation Officer

The Heritage Commission meeting was called to order by Chairman Chaput at 6:35 p.m., Tuesday, September 28, 2010.

Vice Chair Quaintance-Howard made a motion to approve the agenda as submitted. Commissioner Coyle seconded the motion, which passed 4-0.

Commissioner Hopkins made a motion to approve the minutes of the August 24, 2010 Heritage Commission meeting. Commissioner Coyle seconded the motion, which passed 4-0.

Chairman Chaput 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**  
**1039 EAST 15TH STREET**  
**APPLICANTS: THE BEDROCK BUILDING, L.P.**

Liz Casso-Hersch, Heritage Preservation Officer, stated this is a request for a Certificate of Appropriateness (CA) to:

**Office Building**

1. Replace the existing canvas awning on the south and east facades with a flat metal awning;
2. Install a flat metal awning to cover the two rear entries on the north facade;
3. Replace the existing eight non-original windows on the east facade with eight one-over-one double-hung wood windows to match the existing windows on the second floor of the front facade;

## **Theater Building**

4. Remove the existing signage, light fixtures, and south-most entry door on the east facade;
5. Replace the existing multi-stepped parapet with central faux pediment on the east facade of the structure with a flat pediment;
6. Replace the existing double front entry doors, located on the center of the east facade, with a single metal and glass entry door;
7. Install five metal windows on the east facade, four to the south of the requested entry door and one to the north of the door;
8. Replace the existing canvas awning on the east facade with a flat metal awning that will cover the requested entry door and windows;
9. Replace the existing concrete steps and landing on the east facade with a 35-foot long by 12-foot wide wood deck and steps that will extend beneath the requested entry door and windows;
10. Install an 8-foot tall by 12-foot long decorative concrete block wall on the north end of the requested wood deck;
11. Install an 9-foot tall by 56-foot long decorative concrete block wall on the south end of the requested wood deck;

## **Courtyard**

12. Remove the existing brick pavers and concrete walkways in the courtyard;
13. Remove the existing wrought iron fence gate on the east side of the courtyard and patch the opening with wrought iron fencing to match the existing;
14. Install new concrete walkways and patio; and
15. Install an approximately 10-foot high, 25-foot long by 15-foot wide freestanding patio cover with the following details:
  - a. Metal support poles;
  - b. Wood lattice roof cover; and
  - c. An 8-foot tall by 30-foot long decorative concrete block wall on the east side of the patio cover.

Chris Kelly and James Kuhlmann, the applicants, were available to answer any questions the Commission might have.

Staff recommended approval of all the requested items per submitted documentation and issuance of any necessary permits from the Building Inspections Department.

After some discussion, Commissioner Coyle made a motion to approve the item with staff's recommended stipulations that the applicant be allowed to work with staff on the final selection of the decorative concrete block style for the decorative block walls, as well as to resolve any issues that may arise during this rehabilitation project. Commissioner Hopkins seconded the motion, which passed 4-0.

**AGENDA ITEM NO. 6 - CERTIFICATE OF APPROPRIATENESS  
1035 EAST 15TH STREET  
APPLICANTS: RICHARD SUTTON/BUSTER AND LEACY CORLEY**

Liz Casso-Hersch, Heritage Preservation Officer, stated this is a request for a Certificate of Appropriateness (CA) to amend the previously approved shed-type canvas awning with the following details:

1. A metal frame;
2. Lime green fabric on the top shed portion of the awning;
3. Black fabric on the valance with a lime green edging and the lettering, "Letsartparty", in the center of the valance in white, coral, orange, and aqua;
4. A scalloped edge;
5. Valance; and
6. Awning will be approximately 23 feet long, six feet high, with a five-foot projection.

Staff recommended approval of all the requested items per submitted documentation and issuance of any necessary permits from the Building Inspections Department.

There being no discussion, Commissioner Coyle made a motion to approve the item as submitted. Vice Chair Quaintance-Howard seconded the motion, which passed 4-0.

**AGENDA ITEM NO. 7 - DISCUSSION & DIRECTION  
PRESERVATION PLAN UPDATE  
APPLICANT: CITY OF PLANO**

Ms. Casso-Hersch stated this is a discussion and direction regarding the update of the Preservation Plan. Ms. Casso-Hersch gave an update regarding changes made to Chapter II: Context. Chapter III: Current Conditions/Future Considerations, and Chapter IV: Strategic Framework.

The Commission concurred with the changes made to the Preservation Plan. Regarding Chapter IV, specifically encouraging the designation of city-owned properties that may be eligible for designation as heritage resources, staff stated concern regarding designating city-owned properties. After much discussion, the Commission suggested the following be included within the plan:

Develop an assets list of city-owned properties that may have potential historic significance recognizing that the properties may not necessarily become individually designated.

There was no motion required and no action was taken.

**AGENDA ITEM NO. 8 - REPORT  
2010-11 HERITAGE PRESERVATION GRANT PROGRAM  
APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a request to update the Heritage Commission regarding the 2010-11 Heritage Preservation Grant Program. Ms. Firgens informed the Commission regarding City Council's approval of the grant contracts at the Council meeting on September 27, 2010.

There was some discussion held.

No action was required or taken.

**AGENDA ITEM NO. 9 - DISCUSSION & DIRECTION  
SCHEDULE FOR UPCOMING MEETINGS  
APPLICANT: CITY OF PLANO**

Ms. Casso-Hersch stated this is discussion and direction regarding rescheduling the regular November and December meetings.

Staff recommends rescheduling the November and December meetings to the following dates:

- Tuesday, November 16, 2010
- Tuesday, December 14, 2010

Commissioner Coyle made a motion to approve moving the meetings to the recommended dates. Commissioner Hopkins seconded the motion, which passed 3-0. Chairman Chaput abstained from voting because October will be his last meeting.

**AGENDA ITEM NO. 10  
ITEMS FOR FUTURE DISCUSSION  
APPLICANT: CITY OF PLANO**

Ms. Casso-Hersch suggested several items for future discussion:

- Preservation Plan Update
- Update on graffiti in downtown
- 2011-2012 Heritage Grant Program changes

There being no further discussion, Commissioner Coyle made a motion to adjourn. Vice Chair Quaintance-Howard seconded the motion, which passed 4-0.

The meeting was adjourned at 8:15 p.m.

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Heritage Commissioner

xc: Honorable Mayor and City Council  
Thomas H. Muehlenbeck, City Manager