

**City of Plano**

**HERITAGE PRESERVATION PLAN**

**2002**

# **HERITAGE RESOURCE PRESERVATION PLAN**

Adopted October 28, 2002, Resolution No. \_\_\_\_\_

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## **INTRODUCTION**

This historic preservation plan identifies buildings, sites, and areas that have played a role in Plano's development and proposes procedures to protect them by way of legal recognition, financial incentives, and public education.

Three earlier historic preservation plans have been adopted for the City of Plano, and this one builds on each of them. The 1981 plan reported on the City's first inventory of historic structures, and recommended landmark designation of 33 of them. It also called for more research of additional structures and areas.

That initial plan was revised in 1986 to recommend the designation of additional properties as landmarks and the creation of four historic districts. Because quite a few buildings had already been demolished and others were threatened, a relocation program was proposed.

The 1992 Plan also included a thorough inventory of historic structures, and recommended establishment of a Historic District for the downtown area and individual designations for seven individual properties. It also called for changes in public information and promotion activities, as well as in the City's zoning ordinance and design guidelines. The plan outlined the need for increased funding for planning, construction, relocation, and restoration, as well as for more attention to the relationship between affordable housing and historic preservation.

Many of the goals in these earlier plans have been accomplished – particularly those relating to property designations and district designations. Owners' reluctance was

the cause for nearly all the instances where properties have not been designated.

An updated plan is necessary in maintaining an effective protection program for historic resources for several reasons:

- A new inventory is essential. While some structures have been preserved, many others are continuing to deteriorate and are in danger of being lost.
- The downtown area of Plano is undergoing major revitalization that is carefully planned to enhance and preserve the historic character of the area. Other parts of Plano's core may undergo similar transformations and a coordinated approach to preservation and revitalization is needed.
- The arrival of a new century underscores the fact that the houses and other buildings constructed just after World War II have entered the time period (40-50 years old) recognized as historic. Rather than ignoring them and letting them decline, as was the case with many homes from previous eras, Plano has an opportunity to preserve some of the best examples. Indeed, these homes and other buildings will define Plano for future generations.
- New dimensions can enhance the current preservation endeavors. Over the last twenty years, the groundwork has been laid for a solid preservation program including adopting an ordinance, designating the obvious properties, and educating the public about the preservation mission. Now, historic preservation in Plano has matured and is ready to proceed to more advanced techniques and tackle more difficult issues.

As a result, this newest Heritage Resource Preservation Plan for Plano seeks to

- Identify structures and areas worthy of protection;
- Expand the public's knowledge and appreciation of those resources; and
- Reevaluate the procedures and programs to protect those structures and areas.



## **HISTORICAL DEVELOPMENT OF PLANO**

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. After the Civil War the route came to be known as Preston Road because it crossed the Red River at Preston Bend. Large farms and ranches were established near this route, but the Trail did not spur much development alongside it. A small settlement did develop several miles farther east along a Dallas-to-Bonham wagon road near present-day downtown Plano.

Although historic records are unclear, an early name for this settlement was probably “Forman”, after William Forman, a Kentucky native who built a gristmill, a distillery, a sawmill, a store and, in 1851, a post office. The village was also known for a brief period as “Fillmore” in honor of the United States President, Millard Fillmore. The origin of the name Plano 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.

Early settlers were enticed to the Plano area as a result of land grants issued by the Republic of Texas. The Peters Colony was established through an 1841 grant of land that included present-day Collin County. Most of the Peters Colony immigrants were from Kentucky and Tennessee. Arriving via the Shawnee Trail, many chose land in the northwest section of Plano first. Good farmland and hard work allowed many of these pioneer families to prosper for generations. Among the

patriarchs and matriarchs whose names have physical links to Plano today are the Carpenter family (two houses, school, park, recreation center), Forman (the oldest house in Plano and a school), the Haggard family (ranch, school, library, and park), the Harrington family (homestead, park, and library), the Hedgcoxe family (school and road), the Shepard family (Shepton neighborhood, school, Old Shepard Place subdivision, family cemetery), and the Wells family (school and homestead). Later arrivals who also became well established and publicly remembered include the Bowman family (school and cemetery), the Davis family (school and house), the Saigling family (school and house), the Schimelpfenig family (school, library, and houses), and the Farrell and Wilson families (homestead).

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. Plano's economic dependence on agriculture continued into the 1950s, when outgrowth from Dallas began to spread to Plano.

The City of Plano was incorporated in 1873, and the town grew steadily during the late nineteenth and early twentieth centuries. The 1891 "bird's eye view" of Plano on page 2-5 provides a rare view of the early appearance of the town. Documentary 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 (now K Avenue). Although retail activities were concentrated along Mechanic Street (now 15<sup>th</sup> 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.

Introduction of the Texas Electric Railway, commonly known as the Interurban, in 1908 provided a commuter service that passed through Plano every hour. The Interurban Line connected cities between Sherman and Waco through Dallas. Development remained concentrated near the station during the first half of the twentieth century. The Interurban Line ceased operation in 1948. Plano's Interurban station is the only station from this era that remains today.

Plano's population grew slowly from 1,304 persons in 1900 to 2,126 persons in 1950. After World War II, economic growth in Dallas began to spread beyond its borders. Construction of U.S. 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 1950's. The effect was to make suburban residential development in Plano both possible and desirable. As a result, Plano was one the fastest growing cities in the country in the last half of the twentieth century.



*Fig. 1: Early Plano Business*



*Fig. 2: Early Photo of Olney Davis House, 901 18th Street (located in the upper right corner of the "bird's eye view" opposite)*



## Residential Development

### *Before 1870*

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 at 1617 K Avenue. Oral histories of Plano hold that the original log home has 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.



*Fig. 4: The Forman House*

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 gothic Victorian. 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 on 15<sup>th</sup> Street where it has been restored for use as an interpretive center.

The third home from this time period is the Bessie Franklin House, located at 811 13<sup>th</sup> Street. The Franklin House is the oldest in the Douglass Community. Records about its actual date of construction are sketchy, but its frame styling is typical of houses built during this period.

Construction of the railroad in 1872 produced a significant change in the character and style of Plano's houses. The railroad made 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 or Cumberland Gap styles of architecture.

**1870-1900**

The most notable example of the ornate homes of this period is the Carpenter-Wall House at 1211 16<sup>th</sup> Street. This home exemplifies period construction with fish-scale shingles in the gable ends, an ornamental tower, and stained glass windows. It was constructed in 1898 using lumber shipped from East Texas.



*Fig. 5: Carpenter-Wall House, 1211 16<sup>th</sup> Street*

Colonel James Edgar Wall built the Wall-Robbins House at 1813 K Avenue around 1898 for his wife. Two examples of 1890s farmhouses are the Wells House at 3921 Coit Road and Ammie Wilson House (Heritage Farmstead Museum) at 1900 West 15<sup>th</sup> Street. The Wells House has remained in the same

family since it was constructed in 1893 and has never been significantly altered. 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. Both the Wells House and Ammie Wilson House are Plano Heritage Resources.

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, tradespeople, 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.

Other 19<sup>th</sup> century houses were much simpler in design. Most notable of these is the Mitchell House at 609 16<sup>th</sup> Street. The O’Neill-Parrish House at 1414 15<sup>th</sup> Street and the Vontress House at 1611 H Avenue are additional examples. They are similar in their L-shaped floor plan and Victorian details.

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.<sup>1</sup> Other than the Bessie Franklin House, none from that time period are known to remain.

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<sup>1</sup> Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 191-198.

By far the largest contingent of historic homes in Plano was built in the first three decades of the 20<sup>th</sup> century, consisting of both large elaborate homes and small simple cottages. The Victorian style became less popular for new construction, and in fact, decorative elements were removed from the exterior of many existing Victorian homes. Wealthier residents building new homes favored the new Prairie and Craftsman styles, as seen in the first Arch Weatherford House (1410 15<sup>th</sup> St.), the Carlisle House (1407 15<sup>th</sup> St.), the Saigling House (902 16<sup>th</sup> St.), and the Hughston House (909 18<sup>th</sup> St.). City residents of more modest means tended to build one-story bungalows and cottages or smaller two-story houses, many of which are in the same neighborhood. The Rice-Hays House (1106 14<sup>th</sup> St.) and the Wyatt House (807 16<sup>th</sup> St.) are two good examples of bungalows. The Lane House (1300 16<sup>th</sup> St.) is an excellent example of a typical two-story house of the period.



*Fig. 6: Carlisle House,  
1407 15<sup>th</sup> Street*

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 10<sup>th</sup> Street and was building homes specifically for this market<sup>2</sup>. Most popular in this 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.

### **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. More than



*Fig. 7: Aldridge-Evans House, N Ave. at 15<sup>th</sup> Pl.*

some of the earlier styles of architecture, the Tudor style was easily adapted to an owner’s economic circumstances by varying the exterior wall cladding, the overall size of the structure, and roofing materials. Local examples include the Aldridge-Evans House (N Ave at 15<sup>th</sup> Pl.), the Brigham House (1306 14<sup>th</sup> St.), and the “little” Carlisle House (1611 Avenue K).

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<sup>2</sup> Ibid., p. 194.

## ***After World War II***

Cities such as Plano were in the national forefront of the suburban building boom following World War II. 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 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 relatively



*Fig. 8: Home in  
Haggard Addition*

small uniformly-sized and -shaped lots. Houses were constructed from similar or identical ranch-style house plans for small families. Later, developers such as the Fox & Jacobs Company began to develop farm and pasture land in many areas around town. The suburban ranch house could be a small simple design on a small lot, or large and ornate on a sizeable piece of property. This style of housing continued to be dominant through the end of the 20<sup>th</sup> century.

## **Commercial Development**

The original commercial district in Plano was a one-block section of Mechanic Street (15<sup>th</sup> 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 15<sup>th</sup> Street was, and still is, anchored by sizeable two-story structures on both the east and west ends. Canopies were typically flat or sloped at a very low angle. Often buildings were modified over time. The Plano National Bank/IOOF Lodge Building at 1001 15<sup>th</sup> Street (now Schell Insurance) was built in 1896, and modified to its present Art Deco look around 1936. The Harrington Furniture Building at 1039 15<sup>th</sup> Street has been a saloon, furniture store, funeral parlor, and opera house. It is now the home of the Art Centre of Plano.

The Spillman Building at 1007 15<sup>th</sup> Street and McFarlin Building at 1011 15<sup>th</sup> Street were built in 1898 and 1913, respectively. They are two of the least altered structures along the north side of Mechanic Street (15<sup>th</sup> Street). The F & M Bank Building at 1015 15<sup>th</sup> St. 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 façade in 1919, and the *Plano Star Courier* from 1934 to 1974. Offices now occupy the building, which was restored in 2001.



Fig. 9: Spillman & McFarlin Buildings

Throughout the first half of the 20<sup>th</sup> century, downtown served the small Plano community well. But beginning in the late 1950's the City's existing downtown retail area 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 (e.g., brackets, columns). 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 for parking the cars of clientele, forcing the structures either to be separated from others or consolidated in a shopping center.

## **Other Historic Features**

### **Schools**

Early education in Plano consisted of small private schools scattered throughout the area. Their enrollment was made up of children from the immediate vicinity and neighboring farms, usually within walking distance. Schools were held in the home of Princeton-educated John Coit, and also on the farm of Samuel Young. Others included Rowlett Creek School, Mont Vale School, Spring Creek School, Haggard School, Barksdale School, Young School, Plano Academy, the Plano Institute, and the Christian Church School.

The City of Plano assumed control of the schools in 1891 and bought the Plano Institute property. This building burned in 1894, and was replaced by another, larger building. In 1899,

the first official Board of Education was organized with Olney Davis as its president. Four years later, in 1903, the second school building burned and was replaced by a large brick building, known as the “Old Spanish School,” based on its style of architecture.

During this 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 on what is now I Street near the H & TC Railroad Depot<sup>3</sup>. For children living too far to walk to that school, the Shepton Colored School (1900 – 1946) consisted of the first through fifth grades<sup>4</sup>. 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 Spring Creek Parkway and Preston Road.<sup>5</sup> In 1896 the Plano Colored School was built on I Avenue between 12<sup>th</sup> and 13<sup>th</sup> streets. In 1961, a new building that had been built on the site was renamed the Frederick Douglass School, in honor of the famed abolitionist. This structure now houses the City’s Douglass Recreational Center.

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, five-bay brick structure on a raised brick basement. The brick is red-brown, accented by decorative details of beige brick at the

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<sup>3</sup> Sherrie S. McLeRoy. *A Century of Excellence, Plano I.S.D.: A Historical Perspective*. Plano, TX: Plano Futures Foundation, 1999, p. 8.

<sup>4</sup> *Ibid.*, p. 7.

<sup>5</sup> Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 164.

cornice level, in the first-floor belt course, and in the fields of the flanking pavilions. The stepped and crenellated (notched) roof parapet has a concrete cap and is accented by concrete Art Deco-style cartouches (oval emblems). The building features a small, one-story porch on the east side with brick and tile steps and entrance pavilions on the north and south ends. A concrete panel above the porch reads "High School." New three-part windows have replaced the original steel factory-type windows. This probably occurred in the early 1980s with the addition of air conditioning. The original doors have been replaced, and two windows on each of the end entrance pavilions have been filled.



*Fig. 10: Plano High School,  
1517 Avenue H*

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 courtyard type theater.

## ***Parks***

Cities and towns have little need for parks until sufficient numbers of people live in the center of the community. Harrington Park, located on 16<sup>th</sup> Street west of U.S. 75, is the oldest city park. It was originally the location of the Plano Water Works, which included a dam and small lake and provided drinking water and recreational activities for community residents. Haggard Park, at the northeast corner of 15<sup>th</sup> Street and H Avenue, was developed in the early 1920's by the Lions' Club on property donated by the Saigling and Haggard families and 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 it makes a valuable contribution to the historic fabric of Plano. The neighborhood association representing nearby residents has assumed its name.

## ***Cemeteries***

Several cemeteries in the Plano area have gravesites dating to the late 1840s. These historic sites are nearly the only reminders of persons living in the area prior to 1870. The cemeteries are widely scattered across the City, reflecting the fact that before the advent of the railroad, Plano was a sparsely settled farming community.



*Fig. 11: Baccus Cemetery*

Five cemeteries are eligible or potentially eligible for listing on the National Register of Historic Places due to the circumstances surrounding their establishment or the design of monuments therein:

- Baccus Cemetery (northwest corner of Bishop Road and Legacy Drive)
- Bowman Cemetery (2700 block of Oak Grove Drive)
- Collinsworth Graves (southeast of Parker Road near Ohio Drive)
- Old City Cemetery, also known as the Pioneer Cemetery (bordered by 11<sup>th</sup> and 12<sup>th</sup> Sts. & H and I Avenues)
- Young Cemetery (adjacent to Ridgeview Ranch Golf Course)

Six additional cemeteries, established in the same time period, are also locally important:

- Bethany Cemetery (Custer Rd.)
- Felker (southwest corner of Waycross Drive and Auburn Place)
- Leach-Thomas Cemetery (southwest of Chaparral Road at Jupiter Road)
- Plano Mutual Cemetery (northwest corner of 18<sup>th</sup> Street & Jupiter Road)
- Rowlett Creek Cemetery (Custer Road south of State Highway 121)
- Shepard Ranch Graves (Park Boulevard, one mile west of Preston)

## ***Railroads***

Few physical artifacts remain from the time when railroads were first constructed in Plano; nonetheless, the impact of railroads on the form, pace, and growth of Plano cannot be underestimated. In the mid-1800's, Plano was a widely dispersed group of cattle ranches and cotton farms, with a very small collection of stores, churches, and other services at its core. In 1872, the Houston and Central Texas Railroad (H&TC) constructed a line north from Houston through Dallas and McKinney, and thence to Sherman and the Red River. Local farmers sold and donated land for the right-of-way and depot to induce the 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 business congregated in the southern portion of town.

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 tradespeople, who began to build homes and business establishments centering on Main and Mechanic Streets (now Avenue K and 15<sup>th</sup> Streets). Although few buildings remain from the 19<sup>th</sup> century, it was in this time period that Plano's development pattern was set for the next seventy years.

In 1908 an electric railway line was built from Dallas through Plano north to Sherman, providing hourly service. In addition to the main depot on Mechanic (15<sup>th</sup>) Street at J Avenue, it stopped every four blocks for passengers to embark and

disembark. Speeds through town were limited to 8 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 discontinued in 1948. The Interurban Station in Plano is the only station still in existence on this line.



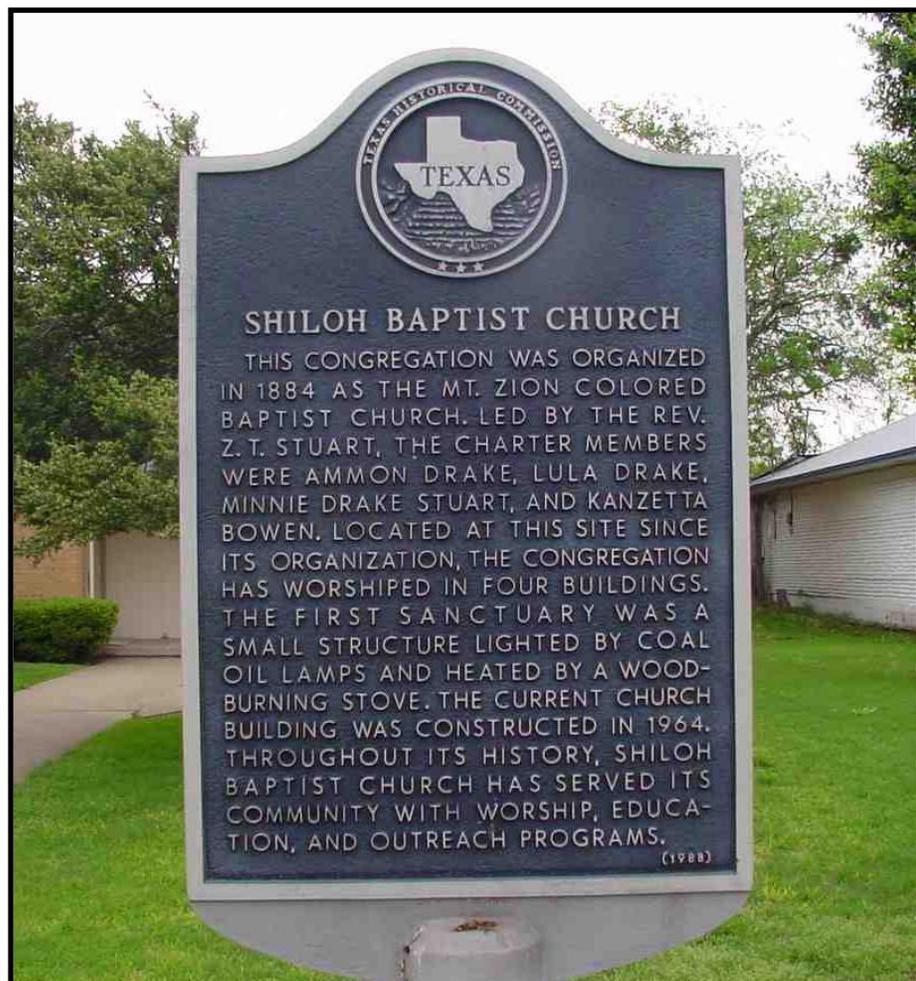
*Fig. 12: Interurban Station & Car*

Early Plano settlers first gathered for worship in each other's homes. As the community grew, small church buildings were constructed, with congregations of different denominations occasionally sharing the same building. Some of these churches (specifically Baccus Christian Church, Bethany Christian Church, and Rowlett Creek Baptist Church) established adjacent cemeteries, which remain today even though the original congregations have long been disbanded.

## **Churches**

After the advent of the railroads, the community became focused on Main and Mechanic Streets, and several congregations moved to the center of town. By 1891, five churches were in Plano: the Methodist Episcopal Church, on what is now south I Avenue, the Plano Baptist Church on the corner of Jefferson and Church Streets (14<sup>th</sup> and M), the Christian Church near College and Vance Streets (16<sup>th</sup> and G), the Presbyterian Church on south Main Street (Avenue K) and the Colored Methodist Episcopal Church near the south end of Railroad Street (Ave. I). All of these structures were either destroyed by fire or torn down when the congregations needed more space.

The oldest existing church buildings are all located in the Douglass community. Good Faith Baptist Church, 1024 Ave. F, was probably constructed in the 1930's. Both the original part of the structure (the sanctuary, near the street) and the rear addition are very simply styled frame structures with wooden exterior cladding. Shiloh Missionary Baptist Church has been located at 14<sup>th</sup> St. at I Ave. since 1884, as noted by the Texas Historical Commission Marker there. Four structures for this congregation have been located at the southeast corner of this intersection. The church's most recent structure, built in 2001, is located on the southwest corner.



*Fig. 13: Shiloh State Historical Marker*

Buildings for the First Christian Church have been located in the vicinity of 16<sup>th</sup> St. and G Avenue since 1873. The church is now located at the corner of 15<sup>th</sup> St. and H Avenue. When the 1899 sanctuary was demolished, the stained glass windows and other artifacts were removed for installation in the 1951 sanctuary (later used as a chapel). A fire in February 2001 destroyed the chapel and many of these items. The current sanctuary was built in 1986.<sup>6</sup>

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<sup>6</sup> First Christian Church of Plano, [www.fccplano.org](http://www.fccplano.org); January 30, 2002.



## **EXISTING CONDITIONS**

An inventory of existing conditions is an integral part of the Preservation Plan. Earlier inventories focused on Haggard Park and the Douglass community. Beginning in the summer of 2000, a more comprehensive study was made. The entire City of Plano was screened, with a house-by-house survey in the area roughly bounded by 10<sup>th</sup> and 11<sup>th</sup> Streets on the south, Central Expressway on the west, Park Blvd on the north and P Avenue on the east. Known buildings outside of that area were also studied. Each property was investigated for its architectural merit and historical significance. The surveys describe all primary structures, both historic and non-historic. Photos accompany the survey forms. This inventory, which is kept in the City of Plano Planning Department, is used in several ways:

- To evaluate and record a property's eligibility for designation at the local, state, or federal level,
- To record the changes to individual structures and areas since the last survey
- To determine boundaries for current and future historic districts
- To guide the design review process
- To educate the public about Plano's history

Older buildings are concentrated in five areas in Plano: Haggard Park Neighborhood, Downtown, Haggard Addition, Douglass Community, and Old Towne.

Appendix VII contains maps illustrating these areas and other historic properties throughout the city.

## **Haggard Park Neighborhood**

Designated in 1999 as Plano's first heritage district, the Haggard Park Heritage District is the most intact residential area in the older portion of Plano. It is bounded by 15<sup>th</sup> Street to the south, I Avenue to the east, G Avenue to the west, and includes houses on both sides of 18<sup>th</sup> Street and several properties west of G Avenue on 16<sup>th</sup> Street.

As one of Plano's oldest neighborhoods, Haggard Park has evolved from a time when even town dwellers had to provide their own food, often requiring lots of an acre or more. When it became more common to buy food rather than grow it, the extra land was often subdivided (sometimes haphazardly) into smaller lots. Properties were divided again and again, resulting in fragmented lot configurations much different from modern subdivisions.

Housing styles have also evolved considerably. In the beginning, homes were necessarily primitive. A small cabin or cottage would be quickly constructed for basic serviceable shelter, but later a larger, more refined structure might be built around it, or as an addition. As people prospered, newer homes were built and older homes were demolished. While some might regret the lack of architectural consistency this produces, others appreciate the variety of styles reflected. Styles represented include Folk Victorian, Queen Anne, Prairie, Craftsman, English Vernacular Revival, Colonial Revival, Ranch and Minimal Traditional.

The portion of 18<sup>th</sup> Street between G Avenue and the railroad tracks includes many large old residential structures. Commercial establishments now occupy many of the houses. The mixture of land uses in this area and the historic character of the building stock presents the possibility of loss

of or harm to the older structures. Some, but not all, of the owners are reinvesting in the buildings along 18<sup>th</sup> Street because of a new interest in the historic character of the street and historic tax incentives now available.



*Fig. 14: Olney Davis House,  
901 18<sup>th</sup> Street*

Two recent additions to the Haggard Park Heritage District deserve special note. The Campise House at 801 16<sup>th</sup> St., constructed in 2002, exemplifies how sensitively designed new homes can make a valuable contribution to the overall integrity of a historic district. Furthermore, the house at 911 17<sup>th</sup> Street is an older home moved to this location from its original site, not only saving the structure, but also enriching the Haggard Park district in the process.

The greatest concentration of Plano's historic commercial buildings lies in the downtown area, bounded by 15<sup>th</sup> Place on the north, Municipal Avenue (L Avenue) on the east, 14<sup>th</sup> Street on the south and J Avenue on the west.

## **Downtown**

Initial restoration efforts in Downtown can be attributed to the local celebration of the Texas Sesquicentennial in 1986. Planning for the celebration led to restoration of the Plano National Bank/IIOF Lodge and Masonic Lodge buildings. The City of Plano restored the brick street paving on 15<sup>th</sup> Street and constructed a plaza with a fountain at the southeast corner of 15<sup>th</sup> Street and J Avenue at this time.

More of the buildings in the downtown area were restored in the 1990s. An excellent example is the two-story building at 1029 15<sup>th</sup> Street. It was covered with stucco until a rainstorm damaged the exterior, uncovering some of the original brickwork. The owner was able to restore the second floor to its original appearance. Two storefronts on the north side of the street have been renovated to reflect an early 20<sup>th</sup> century commercial style. The Farmers and Merchants Bank Building at 1015 15<sup>th</sup> and the building at 1027 15<sup>th</sup> are both currently used for offices.



*Fig. 15: South side of 15th Street*

Other historically significant buildings are the Spillman Building at 1007 15<sup>th</sup> Street, the McFarlin Building at 1011 15<sup>th</sup> Street, the Merritt Building at 1025 15<sup>th</sup> Street, and 1428 K Avenue. These buildings are generally larger and include

fewer alterations than the other buildings. The Interurban Station is also a designated heritage resource.

Today the downtown area continues to grow. The specialty retailers and small offices on 15<sup>th</sup> Street are busy and prospering, for the most part. Municipal offices draw employees and visitors all day long on weekdays. Mixed-use developments, such as the Eastside Village, are being built around the downtown area, bringing in residents and businesses.

The Haggard Addition is the neighborhood north of 18<sup>th</sup> Street, bounded by G Avenue and Alpine Avenue on the west, 22<sup>nd</sup> Street on the north, and I Avenue on the east. It is a remarkably intact neighborhood of post-war ranch homes. Developed in a relatively short time frame (about a decade) the homes are more consistent in style, size, and character than other historic neighborhoods in Plano. The northern half contains smaller homes, mostly with wood siding. Homes in the southern portion are somewhat larger, generally with brick veneer exteriors.

## **Haggard Addition**



*Fig. 16: 21st Street*

The Haggard Addition's secluded location has contributed to the lack of encroachments into it. Popular opinion is beginning to appreciate the historic and architectural significance of homes built in this time period. In a city such as Plano, one of the nationally recognized examples of post-War suburban development, Haggard Addition illustrates the powerful social and economic forces that transformed housing fifty years ago. Its architecture, development history, and intact nature make this neighborhood eligible for designation as a heritage resource district.

### **Douglass Community**

The Douglass Community is located south of 14<sup>th</sup> Street between the railroad tracks and U.S. 75. It was named for Frederick Douglass, who was a famous African-American abolitionist during the mid-1800s. The Douglass School served as the black elementary and high school until Plano schools were integrated in 1964. The Pioneer Cemetery, also known as the Old City Cemetery and commemorated with a Texas Historical Commission Marker, is located in the heart of the Douglass area. The Shiloh Baptist Church is also designated with a Texas Historical Marker because of its significance to the neighborhood.



*Fig. 17: The Thornton House, 900 13th Street*

One of the most noteworthy houses within the Douglass Community is the Thornton house, located at 900 13<sup>th</sup> Street. Built in the late 1890's, it was owned for most of the 20<sup>th</sup> century by the family of John "Bud" Thornton, an African-American farmer, landowner, and developer. Its distinctive style, prominent

location, and former ownership make the house an important candidate for local heritage designation. Many of the homes and businesses in this area have been altered significantly over the years. Few of the original Cumberland Gap style cottages remain.

The Douglass community is a candidate for designation as a conservation district. A conservation district differs from a heritage district in several ways. Heritage districts are appropriate for neighborhoods with buildings constructed in a precise or uniform historical style. Conservation districts are more appropriate for neighborhoods that have undergone significant changes, making restoration of structures to their original form difficult. In such neighborhoods, maintaining the character of the neighborhood in general is a more appropriate and attainable goal. In these instances, preserving neighborhood cohesiveness is as important a goal as retaining the individual structures.

The Old Towne neighborhood is a diverse residential area comprised of historic homes as well as newer homes, church buildings and apartments. For purposes of this plan, Old Towne is the area is bounded by 18<sup>th</sup> Street on the north, P Avenue on the east, 14<sup>th</sup> Street on the south, and K and L Avenues on the west. Until World War II, most development was limited to properties facing Avenue K and 14<sup>th</sup> and 15<sup>th</sup> Streets. As in Haggard Park, large original lots have been divided over the years, with homes constructed on the new lots in whatever building style was in fashion at the time.

Several homes have been moved here to accommodate expansion of the Municipal Center and First Baptist Church, while others have been demolished. The Carpenter House at

## **Old Towne**

1211 16<sup>th</sup> Street, Schell House at 1210 16<sup>th</sup> Street, Roller House at 1413 15<sup>th</sup> Street, Carlisle House at 1407 15<sup>th</sup> Street, and Hood House at 1211 15<sup>th</sup> Street are locally designated. Other historically significant homes are the Arch Weatherford House at 1406 15<sup>th</sup> Street, Lane House at 1300 16<sup>th</sup> Street, O'Neill-Parrish House at 1414 15<sup>th</sup> Street, Aldridge-Evans House on N Ave. at 15<sup>th</sup> Place, and the Brigham House at 1306 14<sup>th</sup> Street (one of the few remaining Tudor style houses in Plano).



*Fig. 18: Lane House,  
1300 16th Street*

Many of the Old Towne houses have been altered over the years, but the neighborhood retains a clearly recognizable historic character. This makes it a candidate for designation as a conservation district, with a couple of small intact pockets that may be eligible for designation as a heritage district.

## **Other Areas**

Additional older homes are scattered throughout the community. Most of these were originally farm properties that are now surrounded by urban development. Most important among these old farmhouses are the Wells Homestead at 3921

Coit Road, the Farrell-Wilson Farm and Ammie Wilson House at 1900 West 15<sup>th</sup> Street, and the Harrington House at 1601 Alma Drive. The first two have been designated Heritage Resources.

One neighborhood nearing the threshold age for historic status is Southwood Estates, bounded P Avenue, 15<sup>th</sup> Place, R Avenue, and 14<sup>th</sup> Street. Oral histories hold

this neighborhood to be the oldest post-War suburban neighborhood of brick homes in Plano. This neighborhood merits consideration for historic status, as noted in the Old Towne Neighborhood Plan. The next historic preservation plan update should include more research and evaluation of this subdivision.



*Fig. 19: Wells Homestead, 3921 Coit Road*



## **PRESERVATION ACTIVITIES**

Historic preservation has been a formal process in Plano for only twenty years. Remarkable progress has been made in that time through the combined efforts of City government, community volunteers, and private organizations.

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, US Department of the Interior, grants certification through the Texas Historical Commission. To qualify for CLG status, cities must do the following:

### **Planning and Administration**

- 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.

In 1998, the City of Plano hired its first full-time staff person for historic preservation planning. His duties include acting as the Heritage Preservation Officer as defined in the City Code of Ordinances in such matters as reviewing Certificates of Appropriateness and processing Heritage Resource applications. A great deal of his time is devoted to public 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 Departments 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.

## **Heritage Commission**

The Heritage Commission is a seven-member board appointed by the Mayor and City Council to protect the City's unique cultural and architectural heritage. Created in 1979 and reorganized in 1998, it has four primary functions:



*Fig. 20: Heritage Commission Meeting*

- Conduct and maintain an up-to-date inventory of heritage resources in the City
- Prepare and maintain an up-to-date Preservation Plan
- Recommend sites and districts for designation as local heritage resources
- Review proposed alterations to designated resources

Any exterior alterations to buildings and properties that are heritage resources or located within a heritage district are required to conform to design guidelines created for an individual heritage resource or district to avoid unsympathetic changes to the buildings.

Plano Heritage Resources are those buildings, sites, or districts that have 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. As of July 2002 the City of Plano had designated twenty-three individual properties and one historic district as local Heritage Resources (see Appendix). 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 and 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's Heritage Preservation Officer fully describing the property and documenting its historical importance. The Heritage Preservation Officer will then forward completed applications to the Commission for its action. Approved applications will be forwarded to the Planning and Zoning Commission for its recommendation, and then to the City Council for final action. Criteria for making designations are set forth in the City Code and are listed in the Appendix to this Plan.

***Heritage  
Resource  
Designation***

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
- Require approval for ordinary maintenance

### ***Certificates of Appropriateness***

Before the owner of a designated historic property makes changes to his/her property, a Certificate of Appropriateness must be approved 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. In deciding whether to issue a Certificate, three sets of guidelines are used:

The US Secretary of the Interior's *Standards for Rehabilitation*—This national set of standards generally advises that only minimal changes be made.

*Design Guidelines for Plano's Historic Areas* – This local set of standards primarily addresses buildings in the downtown area.

Guidelines set forth when the specific property or group of properties is designated as a Heritage Resource –These guidelines, if existing, are based on the original design of the structure(s) and any historically significant changes to it.

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 applying for a Certificate of Appropriateness, owners are strongly advised to consult with the City's Heritage Preservation Officer to discuss the proposed work. An application for the Certificate is filed with the Building Inspector who then forwards it to the Heritage Preservation Officer. 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 Certificate itself. Certificates of Appropriateness are generally approved within 30 days after the application is filed, barring any negotiation over the scope or type of work.

The Heritage Commission also annually certifies properties for the tax exemption program. Structures must be inspected (externally only) to ensure that they are being adequately and appropriately maintained to continue receiving this benefit.

Texas law allows home rule cities to create conservation districts in addition to the more familiar historic districts. Conservation districts are more appropriate for use in neighborhoods that:

- Have a lesser concentration of historic structures than are normally found in historic districts, or
- Contain structures which, although distinctive and highly appreciated, never were precise examples of a particular architectural style, or
- Have not yet developed the popular support necessary for enactment of a historic district ordinance, or
- Merit protection based on some other factor such as distinctive landscaping, location, etc.

***Conservation  
Districts***

Each municipality may tailor the level of protection for a conservation district according to the needs of the particular neighborhood, ranging downward from the protection offered by a regular historic district. This plan recommends conservation districts for Old Towne and Douglass.

## **Cemetery Preservation**

In 2001, the City of Plano adopted the *Preservation Plan for Plano Historic Cemeteries*, commonly called the “Cemetery Plan.” This document inventoried the most historically significant cemeteries in the Plano area, as summarized in the table in the Appendix. It also evaluated their current conditions and prospects, and recommended various actions to ensure their continued existence.

As noted in the Cemetery Plan, nine of the eleven cemeteries are being at least adequately maintained, despite continuing problems of vandalism and environmental decay. An additional issue concerns the settings in which the cemeteries are located. Modern development now borders most of the cemeteries and probably will impinge on the others soon. The peaceful and respectful atmosphere of a cemetery can be harmed by incompatible development of nearby property. The

Cemetery Plan recommended that all eleven sites be designated Plano Heritage Resources as well as Official Historic Texas Cemeteries. For a cemetery, these designations are primarily educational in nature, but an educated public is more likely to insist that



Fig. 21: Collinsworth Cemetery

landowners design and/or screen adjacent developments in a way that respects the nature of the cemetery. To reinforce this position, the Plan also recommended consideration of an ordinance to require that any development of cemetery property, or land adjacent to one, be reviewed by the City of Plano to ensure compatible development.

The Heritage Commission has produced an interpretive brochure on the cemeteries, and has installed interpretive markers at four of them. Six cemeteries have been listed as Texas Historical Cemeteries by the State.

The Public Outreach Program reaches nearly every Plano household with the “Tour of Historic Plano” video and brochure, a “Preservation in Plano” brochure, and a new history video “Pride of the Prairie.” The brochures and videos are used in the Plano Independent School District and libraries, and the videos are shown periodically on Plano Television Network.

The fourth grade social studies program in Plano Independent School District focuses on the local community including its founding, history of settlement, and how it has changed over time. Docents at the Heritage Farmstead Museum provide a touch-talk and tour specifically designed to complement the school district’s curriculum in this program. This tour provides students with concrete examples of changes in Plano from a small farming community to a major city. Students also study the origins and locations of other historically significant buildings within Plano such as the restored Interurban Station. A new 2.5-hour tour has also been developed for fourth graders at the Station. Although it is only offered to 10-

## **Educational Activities**

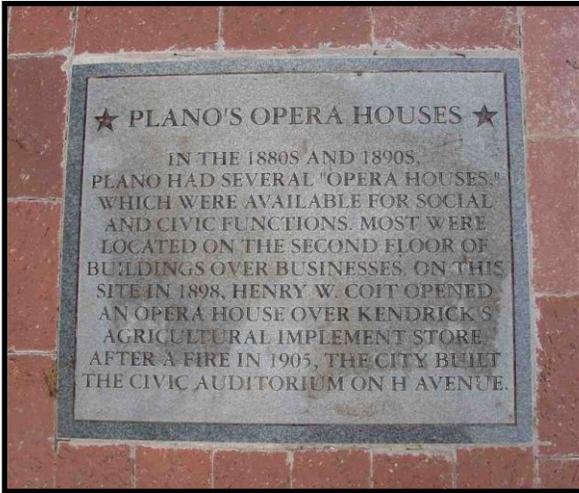


Fig. 22: Granite Sidewalk Marker

15 schools for this coming academic year, the staff hopes to expand its reach in the future.

The Heritage Commission is currently preparing twenty granite markers to be installed at historic sites in the downtown area. These markers, installed flush with the sidewalks, will draw attention to the sites without the visual clutter and maintenance issues sometimes associated with above-ground signs.

### **Special Facilities and Organizations**

The Heritage Farmstead Museum (15<sup>th</sup> Street at Pitman Drive) is the only National Register property in Plano. This four-acre museum preserves a way of life during the height of farm prosperity in the early 1900s. The carefully restored Folk Victorian home and 12 outbuildings are the center of a farm once operated by a colorful local resident, Ammie Wilson.

The Interurban Station Museum preserves the history of the Texas Electric Railway. The station is the last one remaining from a system that stretched from Sherman to Waco. Also on site is a restored rail car used on the system. Owned by the City of Plano, the Museum and its rail car are located at Haggard Park on 15<sup>th</sup> Street.

The Plano Conservancy for Historic Preservation was formed in 2001 as a private, non-profit organization to promote Plano's historic features, preserve its historic buildings and artifacts, and help fund related activities. The group currently staffs the Interurban Station Museum and is working to complete the

restoration of the Interurban car located there. It plans to expand into a wide range of educational, promotional, and financial activities, such as:

- Assistance in cemetery conservation
- Historical research and education
- Preservation of the oldest buildings in Plano
- Tourism development
- Financial assistance to owners of historic properties



## ISSUES AND OPPORTUNITIES

Historic preservation conjures up many images, not all of them wholly accurate. One common notion is that preservation is, or should be, only about large expensive homes owned by important people, and visited by out-of-town tourists. Another misconception limits preservation to critical battlefields in major wars. Both ideas miss the point that historic preservation tells the story of how and why each community came to be, its unique characteristics, and how its history can affect its future. Indeed this was the reason why the local commission working to preserve historic properties in Plano is called the “Heritage Commission”, rather than the more commonly used “Historic Landmarks Commission.” In an increasingly homogenized nation, historic preservation may become the most important marker of distinction between places.

The historic preservation movement has also become more inclusive. No community’s story is complete without including the accounts of its poor residents and minorities, as well as its businesses, governments, schools, and places of worship. Plano’s historic preservation efforts began as they did in most other places, with the beautiful older homes, but now includes a much fuller picture of Plano’s birth and growth.

Too few Texans, even local residents, know of Plano’s rich history. Because suburban development over the last few decades has generally bypassed historic areas, these sites have often gone unseen. However, many people on their own are rediscovering historic locales as desirable places to shop, dine, work, relax, and live. Continuing and expanding Plano’s current efforts at marketing historic areas should attract even

### Image

#### ***Misconceptions about Historic Preservation***

*In an increasingly homogenized nation, historic preservation may become the most important marker of distinction between places.*

#### ***Promotion and Tourism***

Furthermore, these trends are continuing to grow each, year making tourism a market no community can afford to ignore.

more people. Plus, the Dallas Area Rapid Transit's (DART's) new light-rail service soon will be delivering people to the heart of historic Plano.

In 1999 the Texas Historical Commission published a report enumerating the importance of historic preservation on the State's economy. The report documents that "heritage" travelers spend statewide \$1.43 billion, supporting 32,000 jobs<sup>7</sup>. Furthermore these trends are continuing to grow each year, making tourism a market no community can afford to ignore.

## The Arrival of DART

The DART system is currently extending its light rail lines from downtown Dallas through Richardson to Plano. Passenger service will commence in December 2002. Construction is



Fig. 23: Downtown DART Station

taking place along the old rail right-of-way just east of the Douglass community and Haggard Park and just west of the downtown core. Three stations will serve Plano. The Downtown Plano station immediately northeast of the old Interurban Station will be oriented to walk-in traffic, while the Parker Road station between Park Blvd. and Parker Road will handle mostly commuter traffic. The third station, technically located in Richardson immediately south of the President George Bush Turnpike near Avenue K, will serve the southern part of Plano.

<sup>7</sup> Center for Urban Policy Research, Rutgers University and the LBJ School of Public Affairs at the Univ. of Texas, Austin. *Historic Preservation at Work for the Texas Economy*, 1999, p.11.

The Downtown station is visually designed to complement the Haggard Park and Downtown historic areas. More importantly, its functional design will preserve and enhance those areas in several ways. First, although passenger drop-off areas will be incorporated, no passenger parking lots will be built. Secondly, pedestrian access to the station will be easy from all directions. Thirdly, Eastside Village echoes the same building materials, scale, and form as the adjacent downtown area. This collaborative project between DART, the City of Plano, and the private developer includes retail, office, and residential spaces, and will both draw from and provide passengers to the transit system.

The overall impact of the DART service is expected to be positive, but care must be taken to ensure that its advent does not overwhelm the nearby historic areas.

New construction in older neighborhoods is the proverbial two-edged sword. On one hand, new homes and businesses on formerly vacant land often end the gap-toothed look as seen from the street, can help foster a community's sense of place and purpose, and add to the local tax base. On the other hand, new construction should fit in with the style, scale, and function of surrounding structures. Cooperation between property owners and City officials is necessary to ensure that an owner's goal of a functional economical structure and the public's desire for a well-protected, harmonious neighborhood are both met.

**Blending the  
Past with the  
Future**

***Infill  
Development***

All historic areas are vulnerable to inappropriate infill development, either on existing vacant lots or when existing structures are demolished or moved.

In particular, the Campise House in Haggard Park (801 16<sup>th</sup> St.) is an example of new construction, which blends well with its historic surroundings.



*Fig. 24: The Campise House, 801 16th Street*

### ***Encouraging Renovation***

Keeping any type of property in good shape is time-consuming and expensive. Keeping a historic property well maintained is even more difficult as repairs and additions must be historically accurate and/or architecturally appropriate. Owners of locally designated properties and properties within historic districts are required to obtain Certificates of Appropriateness when making changes, but these requirements do not apply to undesignated historic properties. In addition, there are no requirements to correct old mistakes, or to make any repairs other than the most basic ones listed in the Building Code.

The City of Plano offers two programs to assist the owners of historic properties with maintenance and restoration expenses. First is the tax exemption program described in Appendix V. Second is the waiving of development fees (such as building

permit fees and park fees) in the Neighborhood Empowerment Zone, which includes most of the historic areas.

While these two incentives are clearly helpful, a more comprehensive program is needed, ranging from education about architectural history and features, to familiarization with current procedures in the design and contracting businesses, to matching grants and low-cost loans for the actual work. While the City need not offer all of these functions itself, it may need to take the lead in ensuring that such services are available.

Because most historic properties took on their current form before automobile use became so common, providing adequate parking is often a challenge. This problem is particularly acute when a residential structure is converted to business use. Parking spaces are often constructed in formerly landscaped front yard areas, greatly detracting from the property's overall historic appearance. General off-street parking requirements under the City's zoning ordinance are reduced for historic areas and properties, but cannot and should not be waived entirely because cars have to be stored somewhere, and on-street parking is not always feasible or sufficient.

### ***Accommodating Parking***



*Fig. 25: Retail Parking on 18th Street*

Conversion of historic homes for business use is often the only way to preserve the structure in an economical way, and businesses need signs to help potential customers identify and locate them. Signs for designated properties or in designated

districts are subject to review by the Heritage Commission. In addition, the Downtown area has separate sign regulations. These regulations seek to ensure that signs in this area are “appropriate to the architectural design of each building and the district” and “do not visually obscure significant architectural features of a building or the district in general.”

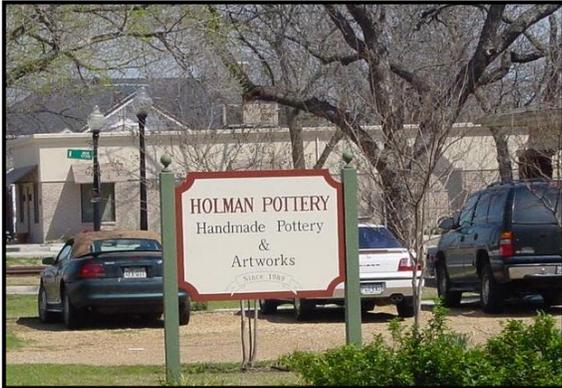


Fig. 26: *Appropriate Signage*

Signs should be reminiscent of the types that might have been used in the time period when the structure was built or in the time period it represents. In some cases however, inappropriate signage has been used at undesignated properties. This situation further points to the importance of designation to maintain the integrity of heritage resources.

### ***Expanding Housing Choices***

Plano suffers from a significant lack of affordable housing for service and retail employees, construction workers, public employees, and other persons with limited means. Affordable housing by its very nature is suited to sites with good transit service. All five historic areas in Plano (Haggard Park, Haggard Addition, Old Towne, Douglass, and Downtown) will be within walking distance of one of the new DART stations. All of these areas included lower-priced housing during their heydays, and can accommodate new or rehabilitated affordable units if their siting, design, and scale respect the existing historic character of the neighborhood.

*All of these areas... can accommodate new or rehabilitated affordable units...*

The City of Plano spends around \$1 million per year in Community Development Block Grant (CDBG) funds on housing rehabilitation for low- and moderate-income families. Where possible, the program has been used for historic

properties, but most of the owners of such houses exceed the income limits for this program.

The Plano Housing Corporation (PHC) is a private, nonprofit corporation that builds new low- and moderate-priced housing. It is partially financed through CDBG grants from the City, with long-term, low-interest financing provided to the owners through local banks. While the PHC has constructed few houses in historic areas to date, the City should encourage more construction of such housing with compatible designs on vacant lots in historic areas.

## **"Carrots and Sticks"**

### ***Saving Endangered Structures***

Over the years, some historic structures in Plano have been demolished and the properties have been redeveloped for other purposes. The Heritage Commission has no jurisdiction when the structures are not yet designated. When there is jurisdiction, the Commission's powers are limited to delaying the demolition for 90 days (plus an additional 120 days by action of City Council) to determine if other options, such as moving, can be pursued. While not all demolitions can be avoided, City ordinances should be updated to more effectively discourage and prevent them. First, if the owner is unwilling to rehabilitate the structure, funding for purchase and/or moving of exceptional structures should be readily available for "adoptive" owners. Moreover, the burden of proof for determining that a structure is not economically viable at its current location or is deteriorated beyond repair, should be the responsibility of the owner, not the City of Plano, as is the case now. Finally the property owner should be required to make a good faith effort to find an "adoptive" owner.

*Fig. 27: The Dudley House, 906 17th Street (Saved from demolition and currently under renovation.)*



Owners of historic properties sometimes fear one of two unlikely prospects: that official historic designation will make their property worthless because few prospective buyers will want to contend with burdensome regulations, or that it will increase property values beyond their ability or willingness to pay ad valorem taxes. Sales of historic properties in Plano are still too few to make accurate local predictions of changes in value, but studies conducted for the Texas Historical Commission in 1999 showed that property values tend to stabilize and that the average increase in property values statewide for designated properties is between 5% and 20%.<sup>8</sup>

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<sup>8</sup> Center for Urban Policy Research, Rutgers University and the LBJ School of Public Affairs at the Univ. of Texas at Austin. *Historic Preservation at Work for the Texas Economy*, 1999, p.4.

**Preserving  
Property  
Values**

In recognition of this modest increase and to encourage good maintenance, all taxing jurisdictions covering the Plano area offer a partial property tax exemption. The exemption, enacted in 1992, is available to individually designated properties and to properties that contribute historically and architecturally to a designated heritage district. The schedule of exemptions is listed in the Appendix. To qualify for this voluntary program, owners must meet a set of basic maintenance standards. Heritage Commission members and City staff inspect the exterior of each structure yearly to determine if it is being maintained properly.

Much of the reluctance of property owners could be overcome by disseminating this information more widely. "Fear of the unknown" should not be a deterrent to investing in historic properties.

Certificates of Appropriateness are enforced by inspectors from two City Divisions: Property Standards and Building Inspections. Inspectors from the City's Property Standards Division enforce the Heritage District regulations in matters where regular building permits are not required, such as painting or minor carpentry. For work that does require a building permit, inspectors from the Building Inspection Division are assigned. For both groups of inspectors, working with historic properties is a small part of their responsibilities and one in which they often have little experience. Classroom and on-the-job training is an ongoing need. City staff has begun this effort.

**Enforcement**

*Classroom and on-the-job training is an ongoing need.*

Financial incentives for rehabilitating historic properties can come from several sources. At this time the City of Plano offers partial property tax exemptions as a way to help owners preserve historic properties. Another option that deserves

**Incentives to  
Preserve**

consideration is a local low-interest loan and grant fund for major renovations and improvements. Such a program could be initiated through local banks or other interested organizations.

At the state level, the Texas Historical Commission offers 1:1 matching grants to non-profit agencies for commercial, public, and other historic structures (not including private homes) for acquisition and development of these buildings.

At the federal level, owners of income-producing properties are eligible for tax credits offsetting their rehabilitation costs. Congress is considering extending this credit to homeowners as well.

**Public and  
Private  
Investment**

Many people are looking for areas to live, work, and shop that are unique, old (or at least old-looking), pedestrian-oriented, and human in scale. All five of Plano's historic areas meet these requirements, and most of the areas are seeing an increase in both public and private investment.

*Many people are looking for areas to live, work, and shop that are unique, old (or at least old-looking), pedestrian-oriented, and human in scale.*

Most visible is the Eastside Village development adjacent to the Downtown Plano DART station. This project is jointly funded by the City of Plano, DART, and Amicus Partners, and contains street-level shops and offices, and housing on upper levels. Advance sales and leases have been negotiated quickly enough that construction has begun on the second phase, a similar project at the northeast corner of K Avenue and 14<sup>th</sup> Street. The City welcomes this kind of opportunity to establish public/private partnerships both on a large and small scale.

In the heart of Downtown Plano, the resurgence that began with the Texas Sesquicentennial celebration continues to unfold. Nearly all properties are currently occupied. Most buildings have been partially renovated or restored to historic appearances. One of the most recent renovations is the historic Farmers and Merchants Bank/Plano Star Courier building at 1015 15<sup>th</sup> Street, now owned and occupied by Akers & Associates. Originally constructed in 1897, it has been restored to reflect an early 20<sup>th</sup> century style with some Art Deco details. The same is true of the building at 1027 15<sup>th</sup> Street, now used as an attorney's office.



*Fig. 27: Farmers and Merchants Bank/Plano Star Courier Building, 1015 15<sup>th</sup> Street*

Public investments in the historic areas primarily focus on infrastructure improvements such as street and sidewalk maintenance and water and sewer improvements. However, one exception is the renovation of the old Cox School gymnasium to serve as a community-based theater. This conversion is financed through a Tax Increment Finance District. This taxing mechanism currently yields over \$300,000 per year for use in this type of enhancement.

The Old Towne and Haggard Addition areas remain stable primarily through private investments. Haggard Addition is zoned for single-family residential use and no major change is foreseen. For the most part, it is a well-maintained, owner-occupied residential neighborhood. Old Towne, primarily zoned for single-family residential use, includes several commercial establishments along 14<sup>th</sup> Street in renovated

historic structures. While expansive parking lots are rarely complement single-family residences, construction of church parking along 14<sup>th</sup> Street at least serves to protect the neighborhood from commercial development that might otherwise be located there. Affordable housing, constructed by the Plano Housing Corporation or other parties, could help with infill of vacant lots in these neighborhoods, if designed to blend in with the rest of the neighborhood.

The Douglass community has received an infusion of various types of public and private non-profit funds over the years. Modest private investments have been made but more are needed, since a good deal of vacant land remains. The majority of the area is zoned for single-family use, with logical boundaries, such as the railroads. But visual and spatial buffering from the adjacent commercial and light industrial uses would help guarantee that no non-residential encroachment takes place and that the single-family atmosphere remains viable. Establishing a Conservation District would also help to protect the existing historic structures, as well as to ensure that infill residential development would blend with them.

*In all of Plano's historic areas, the City needs to work with property owners or developers to identify opportunities that will preserve the historic fabric of the area while limiting, as much as possible, restrictions on owners' preferences and options.*

In all of Plano's historic areas, the City needs to work with property owners or developers to identify opportunities that will preserve the historic fabric of the area while limiting, as much as possible, restrictions on owners' preferences and options. The City of Plano will usually need to take the initiative in this regard by identifying redevelopment opportunities, organizing owners and developers, setting clear standards, and in some instances, assisting with financing.

## **RECOMMENDATIONS**

During the summers of 2001 and 2002, City staff and volunteers conducted a survey to inventory Plano's historic structures and to form the following recommendations for heritage resource designation. The recommendations include two heritage resource districts in addition to the already designated Haggard Park Heritage District, two conservation districts and 38 individual properties. 42 properties are also listed as potentially eligible pending further research or restoration. The proposed districts and properties recommended for designation are mapped in Appendix VII. While any property can be designated with appropriate research and a determination that the property meets one of the designation criteria (listed in Appendix III), the following lists guide City staff and the Heritage Commission in encouraging the designation of the most appropriate properties.

### **Heritage Designations**

1. In addition to the existing designated Heritage Resource District, Haggard Park, designate the Downtown area and Haggard Addition as heritage districts.
2. Designate the Douglass Community and Old Towne neighborhoods as conservation districts.
3. In addition to the 23 individual properties that are already designated and listed in Appendix IV, designate the 38 properties listed on pages 6-2 and 6-3 as individually designated Heritage Resources.
4. The 42 properties on pages 6-4 and 6-5 have been identified as potentially eligible for designation pending further research on their history and/or restoration.

### ***Heritage Resource Districts***

### ***Conservation Districts***

### ***Individual Designations***

**PROPERTIES RECOMMENDED FOR INDIVIDUAL DESIGNATION**

NEIGHBORHOOD	ADDRESS	HISTORIC NAME (IF KNOWN)
Haggard Park	607 16th St.	Wetzel House
Haggard Park	708 16th St.	W.J. Carpenter House
Haggard Park	811 16th St.	Beaty House
Haggard Park	819 16th St.	Palmer Harrington House
Haggard Park	902 16th St.	Saigling House
Haggard Park	907 16th St.	Allen House
Haggard Park	909 16th St.	Smoot House
Haggard Park	816 17th St.	(Now known as Magnolia House)
Haggard Park	900 17th St.	Will Schimelpfenig House
Haggard Park	906 17th St.	Dudley House
Haggard Park	909 18th St.	Hughston House
Haggard Park	920 18th St.	Fred Schimelpfenig House
Haggard Park	1510 F Ave.	Garrett House
Haggard Park	1611 H Ave.	Vontress House
Downtown	1005-1007 15th St.	Spillman Bldg.
Downtown	1011 15th St.	McFarlin Bldg.
Downtown	1012 15th St.	
Downtown	1013 15th St.	
Downtown	1015 15th St.	F&M Bank/Plano Star Courier
Downtown	1017 15th St.	
Downtown	1027 15th St.	
Downtown	1029 15th St.	

Downtown	1035-1037 15th St.	
Downtown	1039 15th St.	Harrington Furniture
Haggard Addition	808 19th St.	
Douglass Community	900 13th St.	Thornton House
Old Towne	1212 15th St.	
Old Towne	1300 15th St.	First Baptist Church
Old Towne	1410 15th St.	1st Arch Weatherford House
Old Towne	1414 15th St.	O-Neill-Parrish House
Old Towne	1300 16th St.	Lane House
Old Towne	1512 N Ave.	Aldridge-Evans House
Other Areas	1106 14th St.	Rice-Hays House
Other Areas	1306 14th St.	Brigham House
Other Areas	1308 14th St.	Dr. Jerry Thompson House
Other Areas	1501 H Ave.	First Christian Church
Other Areas	1715 K Ave.	Sandifer-Wyatt House
Other Areas	1601 Alma	Harrington House
Other Areas	Farmstead on Parker at NWC of Jupiter	3 Structures

**PROPERTIES RECOMMENDED FOR DESIGNATION**  
**PENDING FURTHER RESEARCH OR RESTORATION**

NEIGHBORHOOD	ADDRESS	HISTORIC NAME (IF KNOWN)
Haggard Park	901 16th St.	Conner Harrington House
Haggard Park	911 17th St.	
Haggard Park	1517 G Ave.	
Haggard Park	1521 G Ave.	
Haggard Park	1600 H Ave.	Gladys Harrington House
Haggard Park	1601 I Ave.	Brown House
Downtown	1006 15th St.	
Downtown	1008 15th St.	
Downtown	1010 15th St.	
Downtown	1014-1016 15th St.	
Downtown	1018 15th St.	
Downtown	1020 15th St.	
Downtown	1021 15th St.	
Downtown	1022 15th St.	
Downtown	1023-1025 15th St.	Merritt Bldg.
Downtown	1024 15th St.	
Downtown	1026-1028 15th St.	
Downtown	1030 15th St.	
Downtown	1031-1033 15th St.	
Downtown	1032 15th St.	
Downtown	1418 K Ave.	
Downtown	1420 K Ave.	
Downtown	1422 K Ave.	

Downtown	1423 K Ave.	
Downtown	1425 K Ave.	
Downtown	1427 K Ave.	
Douglass Community	704 13th St.	
Douglass Community	811 13th St.	Bessie Franklin House
Douglass Community	1023 F Ave.	
Douglass Community	1204 F Ave.	
Douglass Community	1301 G Ave.	
Old Towne	1404 15th Place	
Old Towne	1200 16th St.	
Old Towne	1513 M Ave.	
Other Areas	901 10th St.	
Other Areas	1108 11th St.	
Other Areas	1305 K Ave.	Poole-Dinwiddy House
Other Areas	1307 K Ave.	
Other Areas	1310 K Ave.	
Other Areas	1311 K Ave.	Mayes House
Other Areas	4400 14th St.	Bogges House
Other Areas	3021 Rigsbee	2nd Rice House

**Financial Incentives**

Assist in the development of a “Historic Preservation Bank” offering grants and low-interest loans for restoration, maintenance, and relocation of historic properties. Seed money can come from private and corporate gifts and grants, or governmental sources.

**Information Management**

Complete the computerization of the historic properties inventory.

Develop an inventory of vacant or underused lots and/or structures in historic areas; determine their ownership and marketability.

**Regulatory Actions**

Revise Certificate of Appropriateness for Demolitions process to prevent demolitions by making owners responsible for proving economic hardships, finding receiving sites, moving structures, and mitigating other circumstances.

Revise Certificate of Appropriateness process to allow the City’s Historic Preservation Officer to review and approve maintenance and in-kind repairs to designated properties; develop Design Guidelines (e.g., appropriate colors and signs) to circumscribe this process.

As noted in the *Cemetery Plan*, revise the City’s development ordinances to require that new development near historic cemeteries be reviewed for encroachment, compatibility, and appropriate screening.

## **Education and Outreach**

Develop educational resources and programs for owners, lessees, contractors, and the general public to encourage quality restorations and maintenance. Expand and publicize the current awards program for outstanding examples.

Develop and expand the City's training program for all planners, inspectors, Heritage Commission members, and other personnel with responsibilities for historic preservation to promote better understanding of the goals, mandates, and constraints under which each group operates.

Develop and distribute materials targeted to new and potential residents of Plano to encourage them to learn more about and appreciate Plano's history.

Assist the Plano Conservancy, the Convention and Visitor's Bureau, and other heritage-related organizations as needed.

Recommendations for designation are based on the identification of five areas of concentrated historic properties and individual properties worthy of designation. Other areas should be considered in future updates as neighborhoods grow older and become historically significant, specifically the area northeast of the area identified in this plan as "Old Towne." A slightly later development, this area is roughly bounded by 18th Street on the north, P Avenue on the east, 17th Street on the south and N Place on the west. This general area may be expanded as necessary in future updates as the neighborhood "comes of age."

## **Future Updates**



# **APPENDICES**

I. Definition of Architectural Styles

II. Designation Criteria

III. Designated Heritage Resources/Districts

IV. Historic Cemeteries

V. Tax Exemption Program

VI. Maps

## Appendix I: Definition of Architectural Styles

Eight primary architectural styles were built in Plano before World War II. They are the log cabin, Greek Revival, Queen Anne, Folk Victorian, Shingle style, Craftsman, Prairie, and Tudor.

The earliest settlers built dugouts and **log houses**. These structures were square or rectangular with one or two rooms. A fireplace at one end provided heat and cooking space. A sleeping loft was often included. Windows and porches were common elements. The only remaining log houses have been completely surrounded by later renovations and additions.

The **Greek Revival** style is characterized by details such as predominant columns, pilasters, and wide plain entablatures that encircle a house. Proportions are large and heavy. These buildings are typically symmetrical with a central entrance and often feature an elaborate doorway with a simple door (two vertical panels are typical), a rectangular transom, sidelights, and pilasters. Vernacular interpretations with simplified details such as square columns rather than round are common. The Forman house in its present form is a local example.



Perhaps the most popular and well known of the Victorian-era high styles, the **Queen Anne** style was popular from 1880 to 1910. Its identifying features include: steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway

bay windows, and other devices used to avoid a smooth-walled appearance; and an asymmetrical façade with partial or full-width porch which is usually one story high and extended along one or both side walls. The Queen Anne style can also be divided into four subtypes based on decorative details: the Spindlework subtype was the most popular and features delicate turned porch supports and ornamentation, most commonly called “gingerbread”; the Free Classic subtype features classical details like columns and Palladian windows; the Half-timbered subtype has decorative half-timbering in gables or upper-story walls; and the Patterned Masonry subtype has masonry walls with patterned brickwork or stonework and relatively little wooden detailing. Only the Spindlework and Free Classic subtypes were built in Plano. The Carpenter House (1211 16<sup>th</sup> St.) is an example of the Spindlework subtype.

Often mistakenly called Queen Anne, **Folk Victorian** was a simple house form with Victorian-era decorative detailing simply applied. This detailing generally was taken from the more elaborate Queen Anne or Italianate styles that were popular during the mid-to late-19<sup>th</sup> century. These



decorations were usually added onto porches and roof gables. The Folk Victorian house form is basically a gabled ell, central hallway or I-house. Decorative details are usually turned or cut out woodwork such as brackets, spindlework, porch posts, other bric-a-brac and gingerbread.



The **Cumberland Gap** style houses were simple in design and often quite small. These one-story houses were characterized by two front doors, one to each of the two main rooms inside. A central fireplace and chimney provided heat to both rooms. Roofs could be either side-gabled or hipped. Early

settlers from Tennessee brought this style with them to Texas.

The **Craftsman** house usually has a low-pitched roof that is gabled but may also be hipped, giving a generally horizontal effect. The widely overhanging eaves are open with exposed rafters. Large gables have decorative brackets or braces at



the eaves and may be covered with half-timbering. Roof dormers are sometimes found. Walls are most often wood but may also be covered with shingles or a masonry veneer of stone or brick. Porches have short square columns set on masonry piers extending to the ground. Windows may have a multi-paned sash over a large one-paned sash. Craftsman houses are most often asymmetrical with a generally open and functional plan. The craftsman style is most closely associated with the bungalow house form. The Wyatt House at 807 16<sup>th</sup> Street is Craftsman.

**Prairie** houses were popular in the early 20th century. The masonry veneer consisted of the most locally available or popular materials. As a rule these



homes consist of two stories, but may have one-story porches or additions. The roof is low-pitched and hipped. Details around the roof, windows, and doors emphasize horizontal lines. They may or may not be symmetrical.

The **Tudor or English Vernacular Revival** style includes a wide range of variations, but will always have a steeply pitched roof, side and cross gables, tall narrow windows often grouped together, and large chimneys. Tudor homes built around the turn of the century will



often have stucco exteriors, but those built after 1920 will more likely have brick veneers. Thatched roofs are sometimes seen in other parts of the country. Decorative half-timbering was sometimes added.



The **Minimal Traditional** style developed in the later years of the Depression. Its name comes from the fact that very little decorative detailing is used. This style draws on the earlier Tudor

style in its roof form and pitch. A front facing gable is often used along with a large chimney. One-story homes are more common than two-story ones. Exterior walls can be wood, brick, stone, or some combination of these three. This style was very popular in the mid-century period in suburban housing developments.

**Ranch** homes were first developed in California in the 1930's and rapidly spread across America after World War II. The majority of ranch homes are one-story, although some may have a two-story section or a split-level design. Roofs are low-pitched with overhanging eaves and a variety of gable options. Picture windows and ribbon windows are widespread. A ranch house is usually an elongated rectangle with the longer side facing the street, giving the house as large an appearance as possible. This use of larger amounts of land for middle-class housing would have been considered extravagant before automobile use

became so common. This is the first architectural style that commonly incorporated a garage or carport into the home itself.



## **Appendix II: Designation Criteria**

### ***City of Plano Heritage Resources***

The following criteria are listed in the City's Zoning Ordinance (Sec 4-400) to be used in determining whether a property is eligible for Heritage 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, details, 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
13. Input from affected property owners

### ***Registered Texas Historic Landmark***

To receive State designation, a property must be at least 50 years old, and must retain architectural integrity from a period of at least 50 years ago. Bridges, commercial buildings, churches, residences, and schools are eligible. Nominations must be verified and approved by the applicable County Historical Commission. Properties are identified with a wall-mounted medallion or a post-mounted sign.

### ***National Register of Historic Places***

A property is eligible for the National Register of Historic Places if it is at least 50 years old, maintains its historic integrity, and meets at least one of the following four criteria at the local, state, or national level of significance:

1. The property is associated with significant historical trends or events.
2. The property is associated with the lives of significant persons.
3. The property represents distinctive design or construction.
4. The property has potential to reveal important archaeological data.

### **Appendix III: Designated Heritage Resources/Districts**

<u>Designation #</u>	<u>Resource Name</u>	<u>Designation Date</u>
• H-1	Ammie Wilson House	February 1982
• H-2	Roller House	August 1982
• H-3	Aldridge House	August 1982
• H-4	Carpenter House	September 1982
• H-5	Forman House	June 1983 (site) December 1998 (house)
• H-6	Olney Davis House	August 1984
• H-7	Lamm House	May 1986
• H-8	Plano National Bank/ IOOF Lodge	December 1987
• H-9	Moore House/ Plano Masonic Lodge	December 1987
• H-10	Mitchell House	February 1989
• H-11	Wyatt House	December 1989
• H-12	Interurban Station	February 1990
• H-13	Bowman Cemetery	March 1990
• H-14	Carlisle House	January 1992
• H-15	Mathews House	February 1992
• H-16	Wells Homestead	May 1992
• H-17	Wall-Robbins House	May 1992
• H-18	Hood House	September 1996
• H-19	Little Carlisle House	December 1998
• H-20	Haggard Park District	January 2000
• H-21	R.A. Davis House	January 2000
• H-22	Mary Schimelpfenig	January 2000
• H-23	Schell House	January 2001
• H-24	Cox Gymnasium	March 2001

### Appendix IV: Historic Cemeteries

	Location	Ownership	Adequately Maintained?	Texas Historical Sign?	Plano Heritage Resource?	Official Historic Texas Cemetery?	NRHP Eligible?
Baccus	Bishop at Legacy	Private	Yes	Yes	Recommended	Recommended	Potentially Eligible
Bethany	Custer Rd.	Cemetery Association	Yes	No	Recommended	Recommended	No
Bowman	Oak Grove Dr.	City of Plano	Yes	?	Yes	Recommended	Potentially Eligible
Collinsworth	Near Parker at Ohio	Private	No	No	Recommended	Recommended	Potentially Eligible
Felker	Near Auburn at Waycross	Private	Yes	No	Recommended	Recommended	No
Leach-Thomas	Destin at Pensacola	Private	Yes	No	Recommended	Recommended	No
Old City	H to I at 11 <sup>th</sup> -12 <sup>th</sup>	City & Cem. Association	Yes	Yes	Recommended	Recommended	Potentially Eligible
Plano Mutual	18 <sup>th</sup> at Jupiter	Cemetery Association	Yes	Yes	Recommended	Recommended	No
Rowlett Creek	South of Custer at 121	Cemetery Association	Yes	Yes	Recommended	Recommended	No
Shepard Ranch	Near Park at King's Isle	Gleneagles Country Club	Yes	No	Recommended	Recommended	No
Young	Near 121 at Custer	Cemetery Association	No	Yes	Recommended	Recommended	Eligible

## **Appendix V: Tax Exemption Program**

Partial property tax exemptions are offered in recognition of the increased costs required to maintain historic properties and as an inducement to seek designation as a Heritage Resource. In 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 properties are inspected annually by the Heritage Commission to ensure that the structures are being adequately maintained.

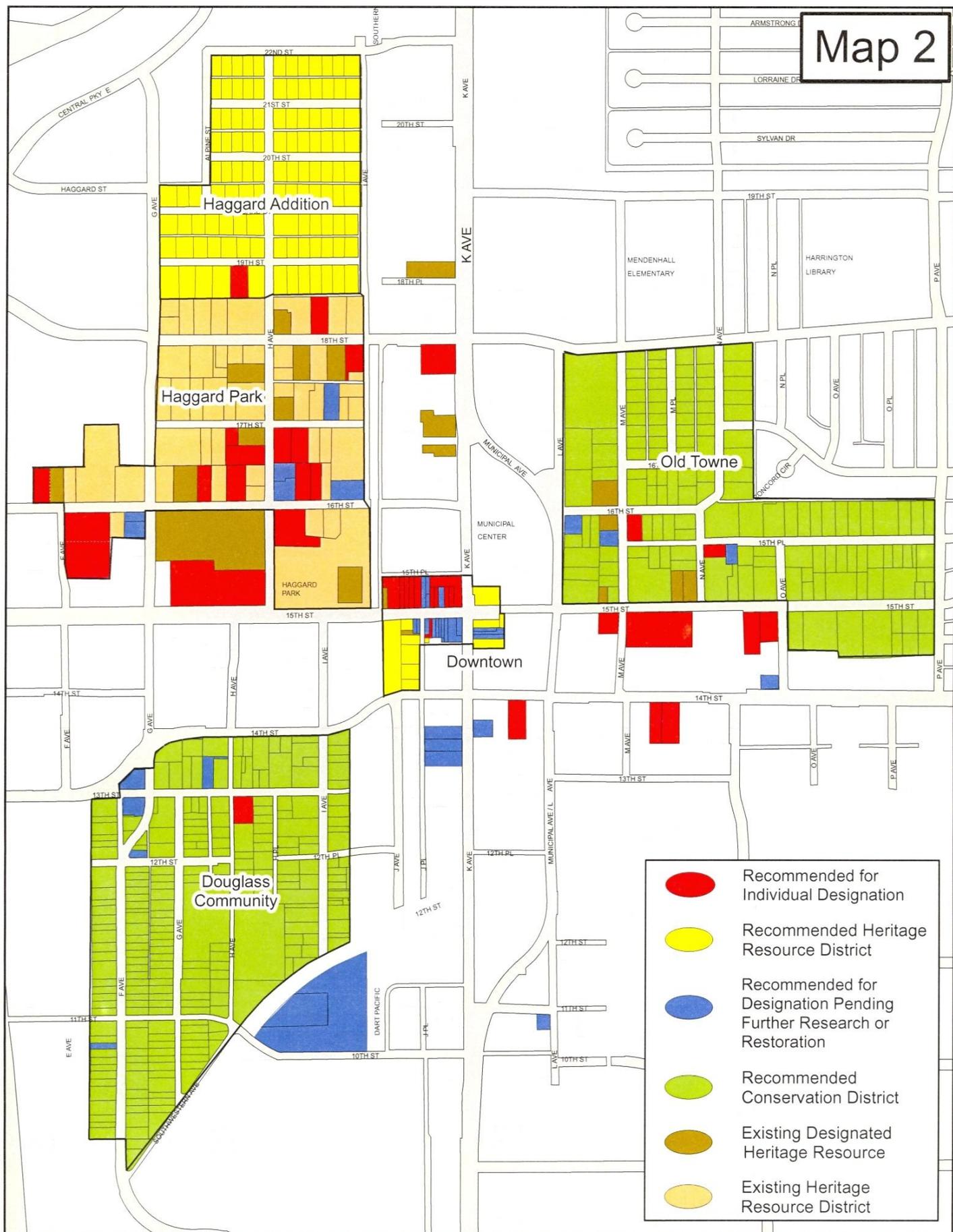
Exemptions are on the value of the structure only; full taxes are still paid on the land. Four levels of exemptions are granted:

- Class A Structures (individually designated properties used for residential purposes) receive 100% exemption from taxation.
- Class B Structures (individually designated properties used for commercial purposes) receive 50% exemption.
- Class C Structures (contributing to a historic district and used for residential purposes) receive 75% exemption.
- Class D Structures (contributing to a historic district and used for commercial purposes) receive 38% exemption.

## **Appendix VI: Maps**



# Map 2



- Recommended for Individual Designation
- Recommended Heritage Resource District
- Recommended for Designation Pending Further Research or Restoration
- Recommended Conservation District
- Existing Designated Heritage Resource
- Existing Heritage Resource District