Heritage Resources Survey Report

January 11, 2024

Submitted to

City of Plano

Submitted by

HHM & Associates, Inc.

Austin, Texas

HHM
& associates

2023 Heritage Resources Survey Report

SUBMITTED TO THE CITY OF PLANO

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Cover images: Top left: 1728 E 15th Street. Bottom left: Streetscape from the Park Forest #3 subdivision. Middle right: Example within the Park Forest #4 subdivision. Source: HHM, 2023.

Executive Summary

In April 2023, the City of Plano commissioned HHM & Associates, Inc. of Austin, Texas, to complete a heritage resources survey to make recommendations for the 2024 Heritage Preservation Plan. The City of Plano updates the Heritage Preservation Plan every five years, and this effort builds upon survey findings gathered by HHM in support of the 2018 Heritage Preservation Plan. The scope of work for the 2023 survey included:

- Reconnaissance-level documentation of heritage resources flagged as "More Research Required" in 2018, and
- Windshield-level documentation of subdivisions initially developed between 1970 and 1975.

The purpose of the heritage resources survey is to provide recommendations regarding eligibility for National Register of Historic Places listing and/or City of Plano designation – as either an individual Potential Heritage Resource (PHR), a Potential Heritage Resource (PHR) district, or a potential Neighborhood Conservation District (NCD). Survey work, completed in June 2023, documented and evaluated 569 individual above-ground resources and 123 subdivisions. All evaluations were made by professionals meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR 61), carefully following the National Register Criteria for Evaluation and the City of Plano's criteria for Heritage Resources, Heritage Districts, and Neighborhood Conservation Districts.[1] The scope of work for the project also included limited historic research to guide eligibility recommendations for local PHRs and/or National Register of Historic Places (NRHP) nominations. If eligibility evaluation requires additional information, the resource was flagged as "More Research Required." The recommendations resulting from HHM's evaluations are summarized in Tables i-iv and depicted in Figures i-xvi. Prior heritage designations are listed in Section 4 within the report below.

Details regarding the HPP related survey project and the resulting recommendations are presented in the survey report below.

Table i. Table summarizing survey findings and recommendations from 2023 survey. Note that PHR recommendations, potential NCD recommendations, and NRHP recommendations largely overlap, since many resources are recommended eligible for more than one designation. Details on each eligibility category are provided in Tables ii -iv below.

RECOMMENDATION	TOTAL
Surveyed Resources	**692**
Reconnaissance-level parcels	*569*
Windshield-level subdivisions	*123*
Recommended Individual PHRs	**10**
Recommended PHR Districts	**5**
Recommended Potential NCDs	**34**
Planning Model Only	*1*
Architectural Model Only	*0*
Planning and Architectural Model	*33*
More Research Required	**6**

[1] "16-110. Designation of Heritage Resources – Criteria," City of Plano Heritage Preservation Ordinance, accessed June 3, 2023, https://content.civicplus.com/api/assets/cd9cdcb7-6f7d-421e-8ded-aa347630a530; "11.1000 Neighborhood Conservation Overlay Districts August 10, 2023," City of Plano Heritage Preservation Ordinance, accessed https://content.civicplus.com/api/assets/a529d7e7-2782-45b5-81b0-edaf9a89357c?cache=1800&scope=all.

Table ii. Counts for recommended individual resources and districts eligible as PHRs per 2023 survey.

	Reconnaissance-level resources	Windshield-level subdivisions	TOTAL
Individual PHRs	6	4	**10**
*Within PHR districts**	*3*	*0*	***3***
Outside PHR districts	*3*	*4*	***7***
Eligible PHR districts	3	2	**5**
Subdivisions within PHR districts	*4*	*4*	***8***

Resources within these categories overlap

Table iii. Counts for recommended potential NCDs per 2023 survey.

	Reconnaissance-level resources	Windshield-level subdivisions	TOTAL
Recommended Potential NCDs*	3	31	**34**
Subdivisions within recommended potential NCDs[2]	*5*	*49*	***54***
Resources within recommended potential NCDs	*426*	*TBD[3]*	*277*

Among potential NCDs, 4 also are recommended eligible as PHR districts.

Table iv. Counts for individual resources and districts eligible for the National Register of Historic Places.

	Reconnaissance-level resources	Windshield-level subdivisions	TOTAL
Individually NRHP-eligible resources	6	3	**9**
*Within eligible NRHP historic districts**	*3*	*0*	*3*
Outside eligible NRHP historic districts	*3*	*3*	*6*
Eligible NRHP historic districts	3	1	**3**
Subdivisions within NRHP historic districts	*4*	*2*	*6*

Resources within these categories overlap

[2] Note that a total of 65 subdivisions meet current potential NCD criteria, as detailed in Section 4, but among those only 54 are within potential NCDs recommended within this HPP.

[3] Future reconnaissance-level survey necessary to determine.

Figure i. Map of 2023 reconnaissance-level and windshield-level survey recommendations. Source: Overlay by HHM, base map from ESRI.

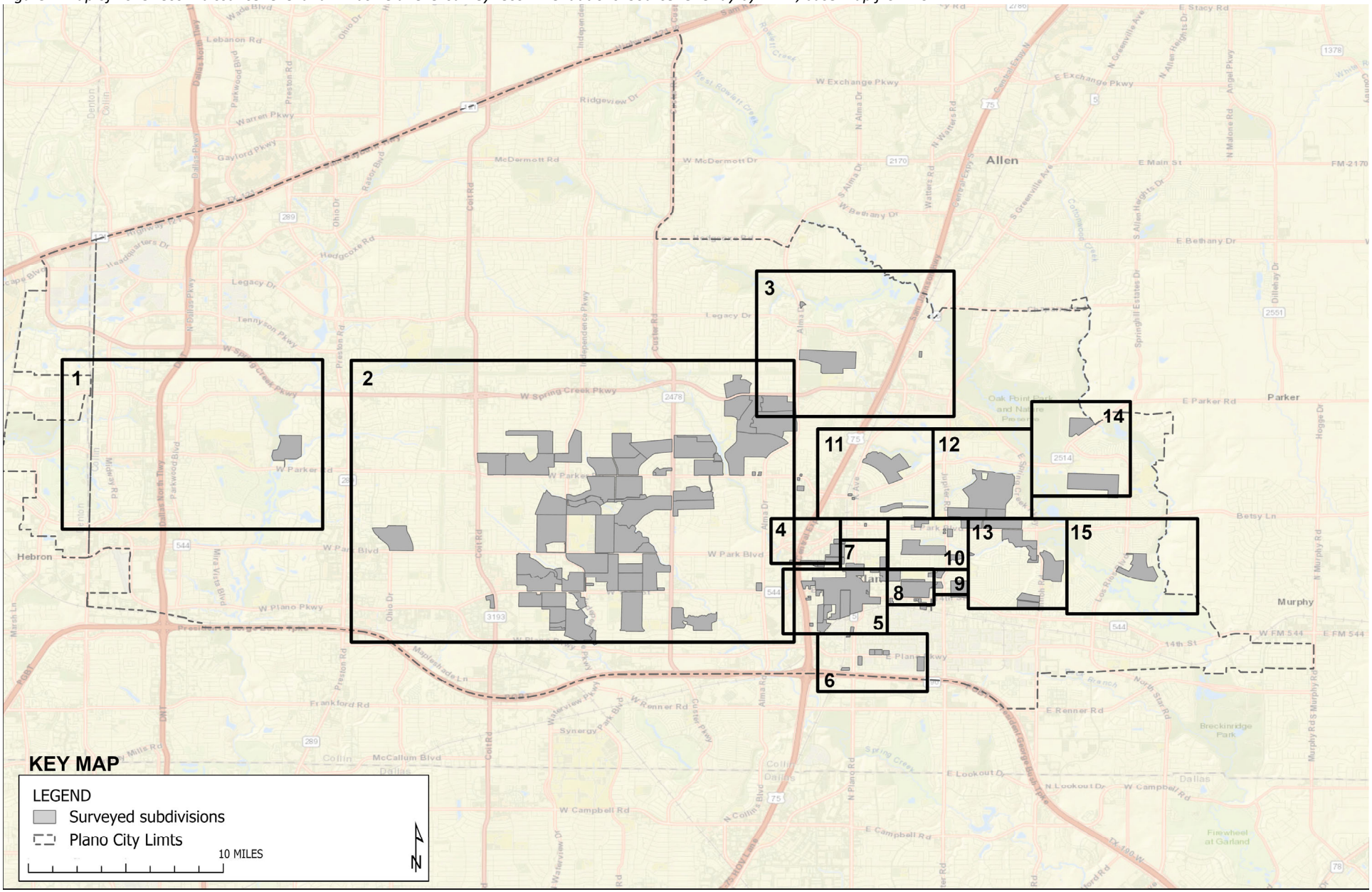


Figure ii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #1. Source: Overlay by HHM, base map from ESRI.

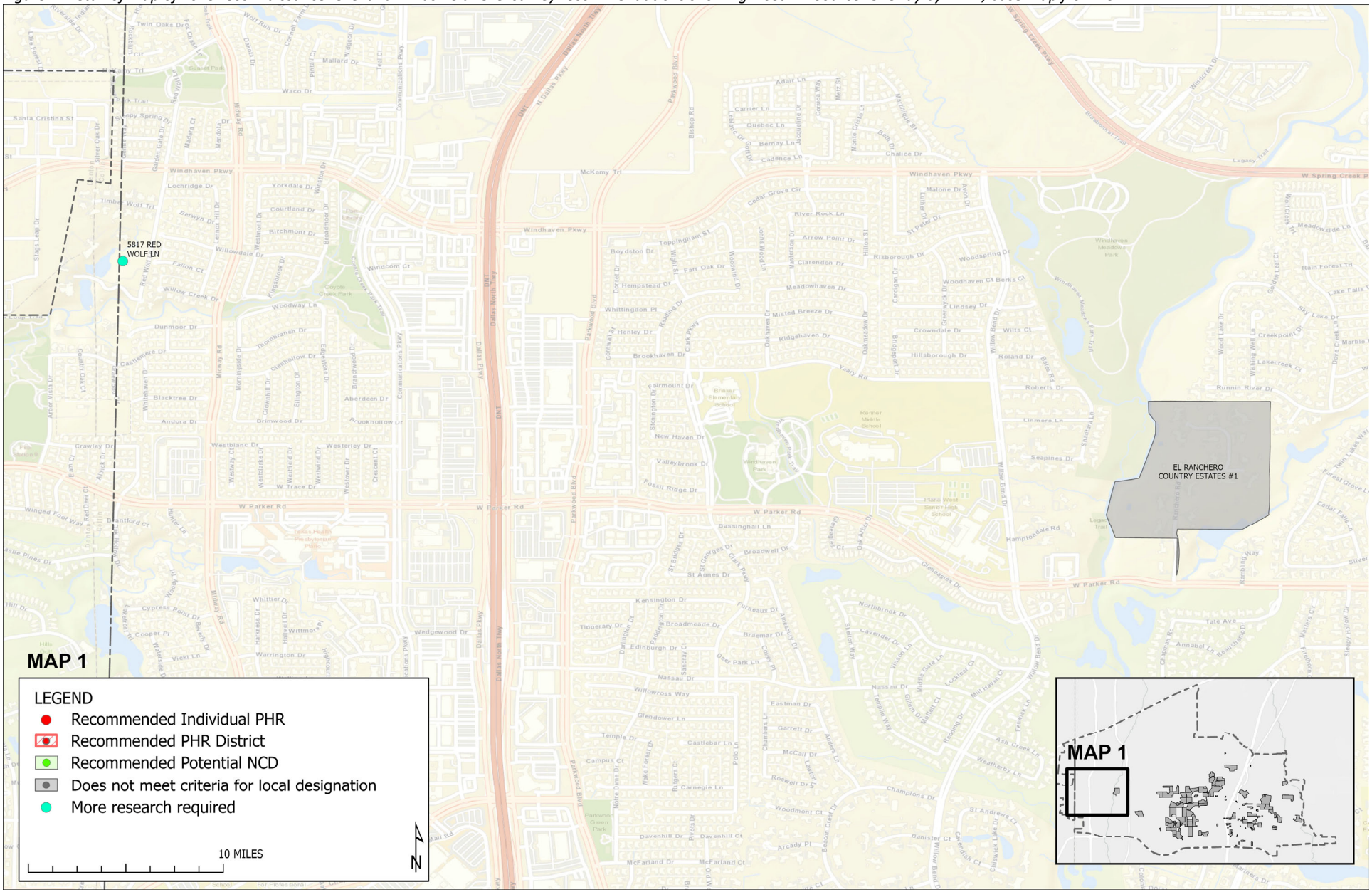


Figure iii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #2. Source: Overlay by HHM, base map from ESRI.

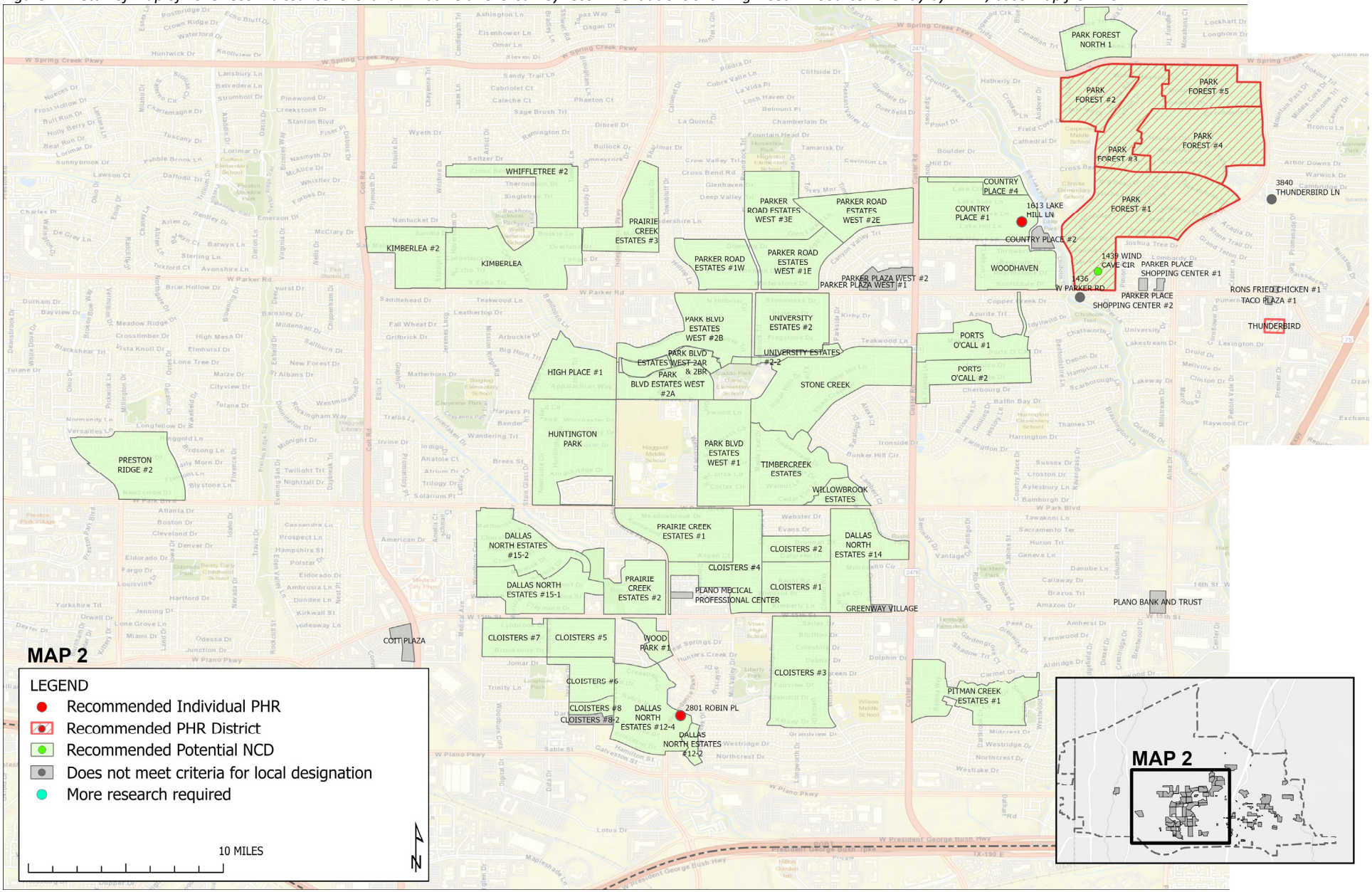


Figure iv. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #3. Source: Overlay by HHM, base map from ESRI.

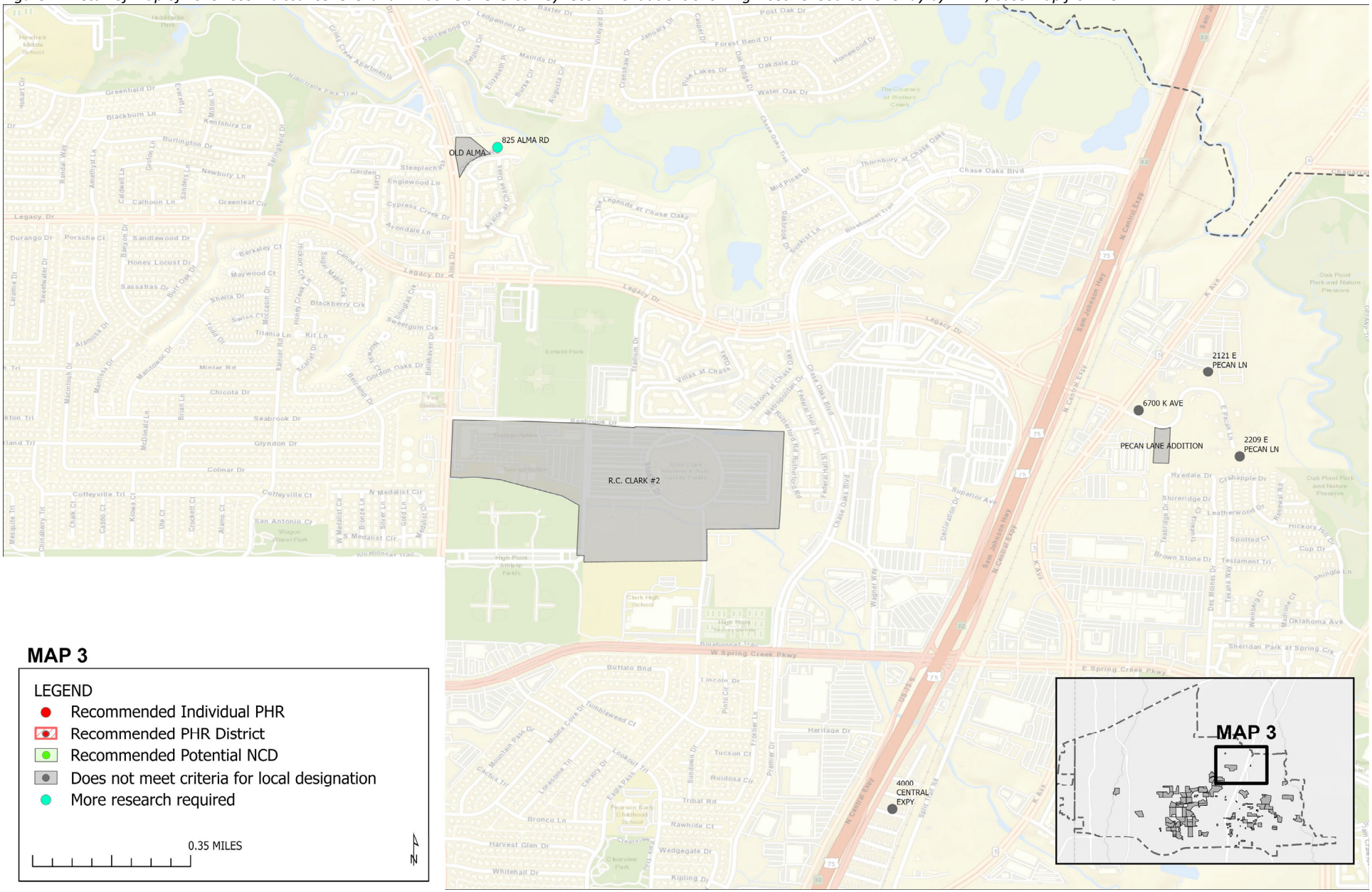


Figure v. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #4. Source: Overlay by HHM, base map from ESRI.

Figure vi. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #5. Source: Overlay by HHM, base map from ESRI.

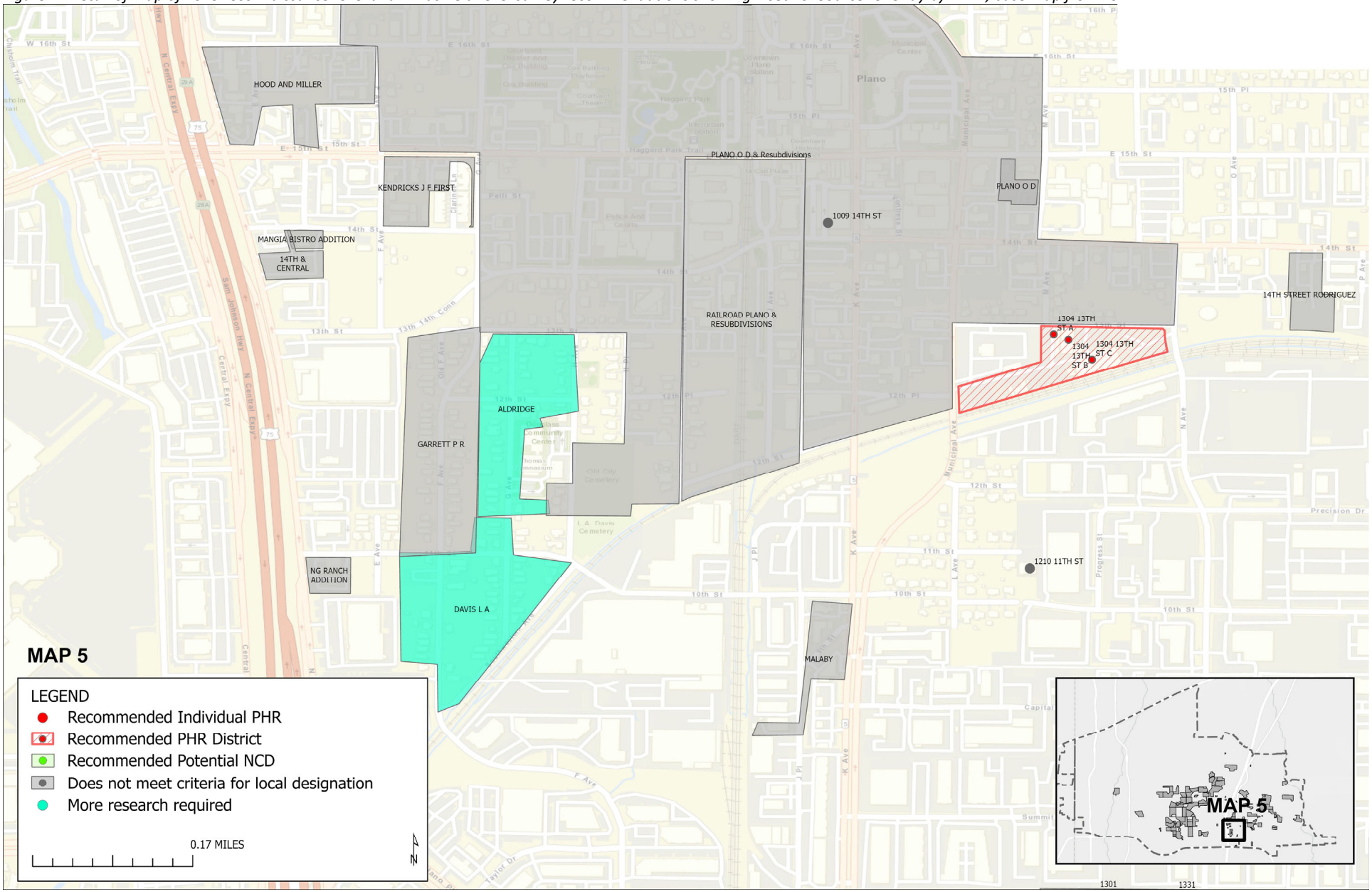


Figure vii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #6. Source: Overlay by HHM, base map from ESRI.

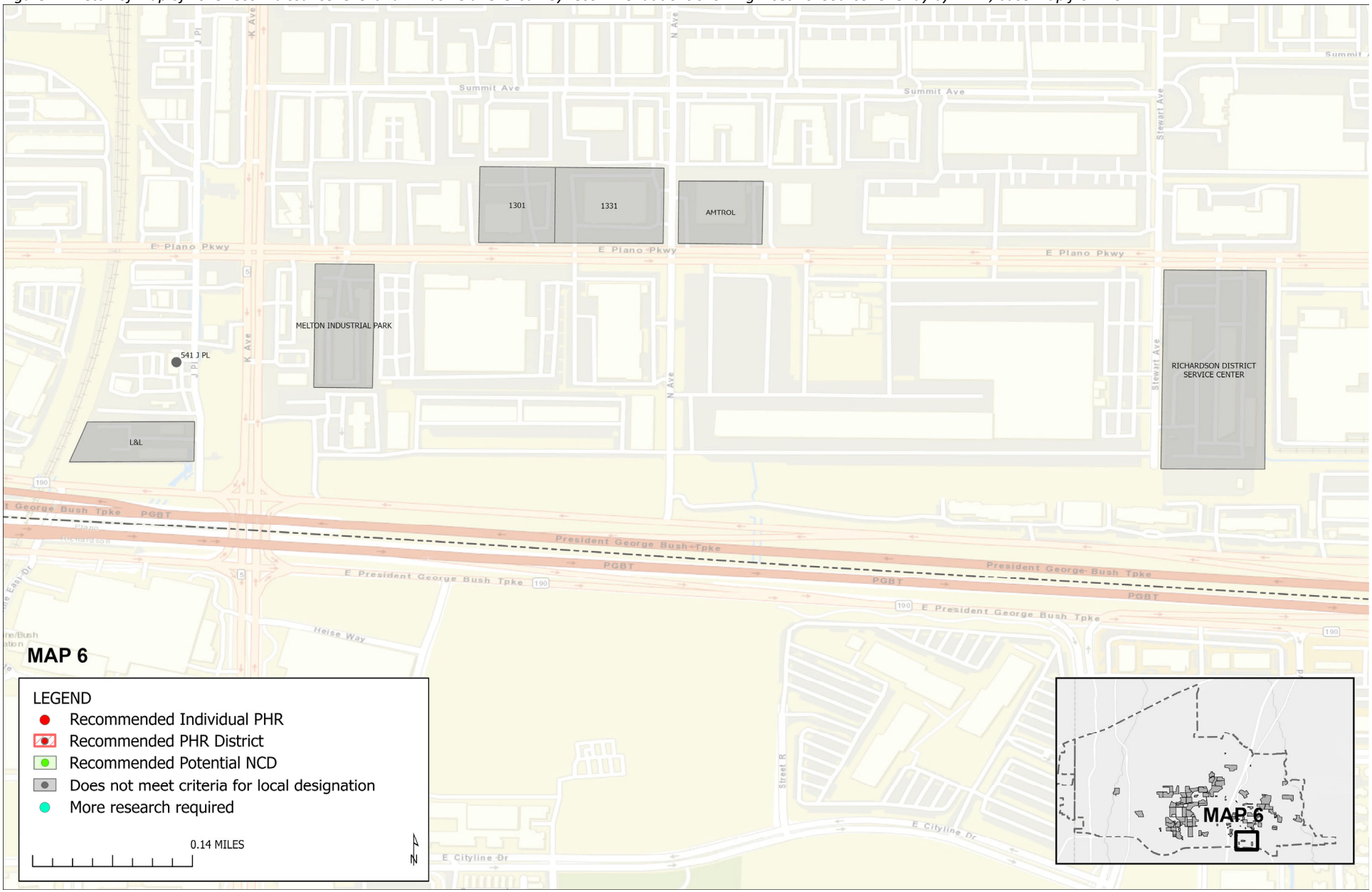


Figure viii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #7. Source: Overlay by HHM, base map from ESRI.

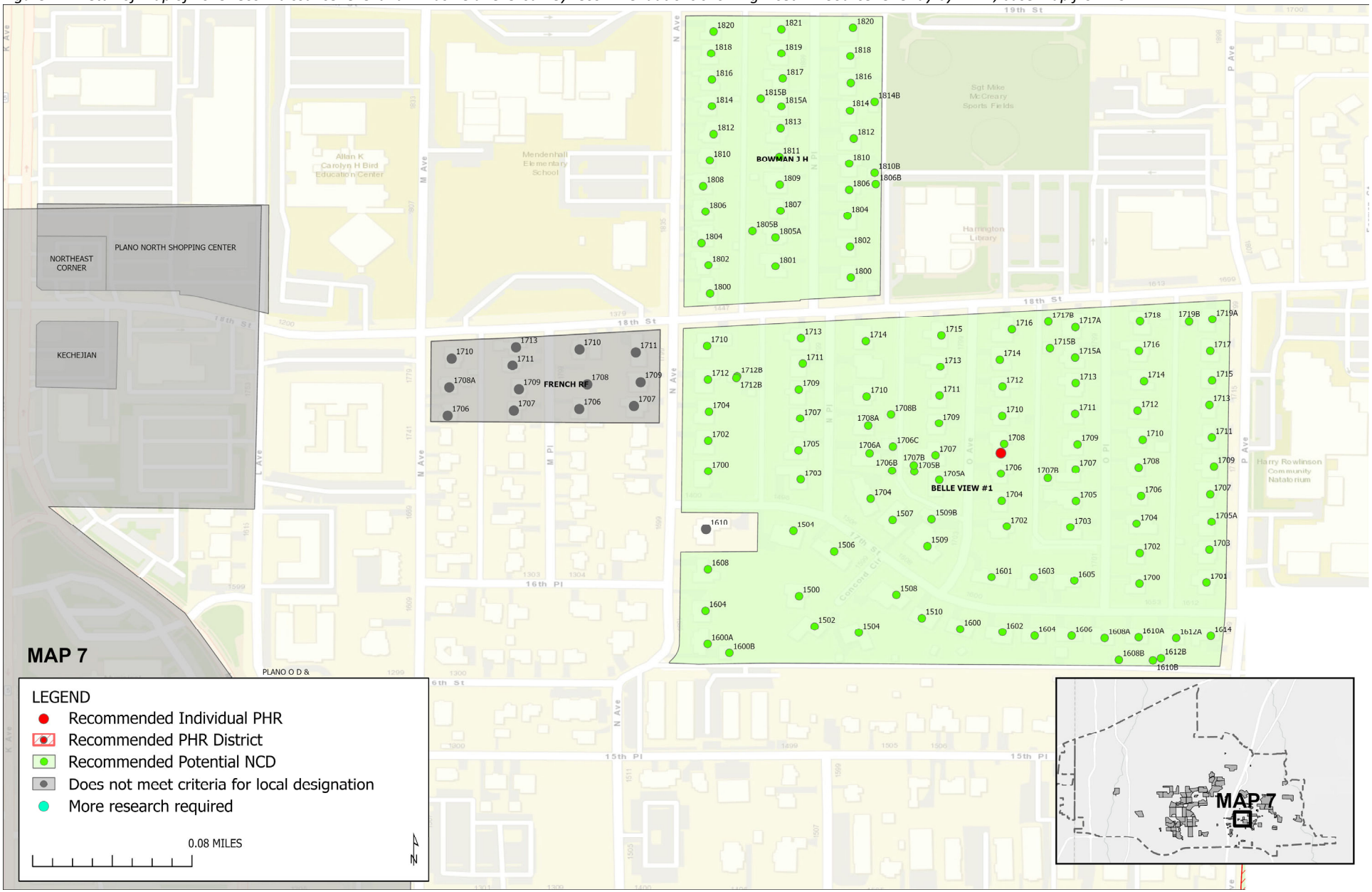


Figure ix. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #8. Source: Overlay by HHM, base map from ESRI.

Figure x. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #9. Source: Overlay by HHM, base map from ESRI.

Figure xi. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #10. Source: Overlay by HHM, base map from ESRI.

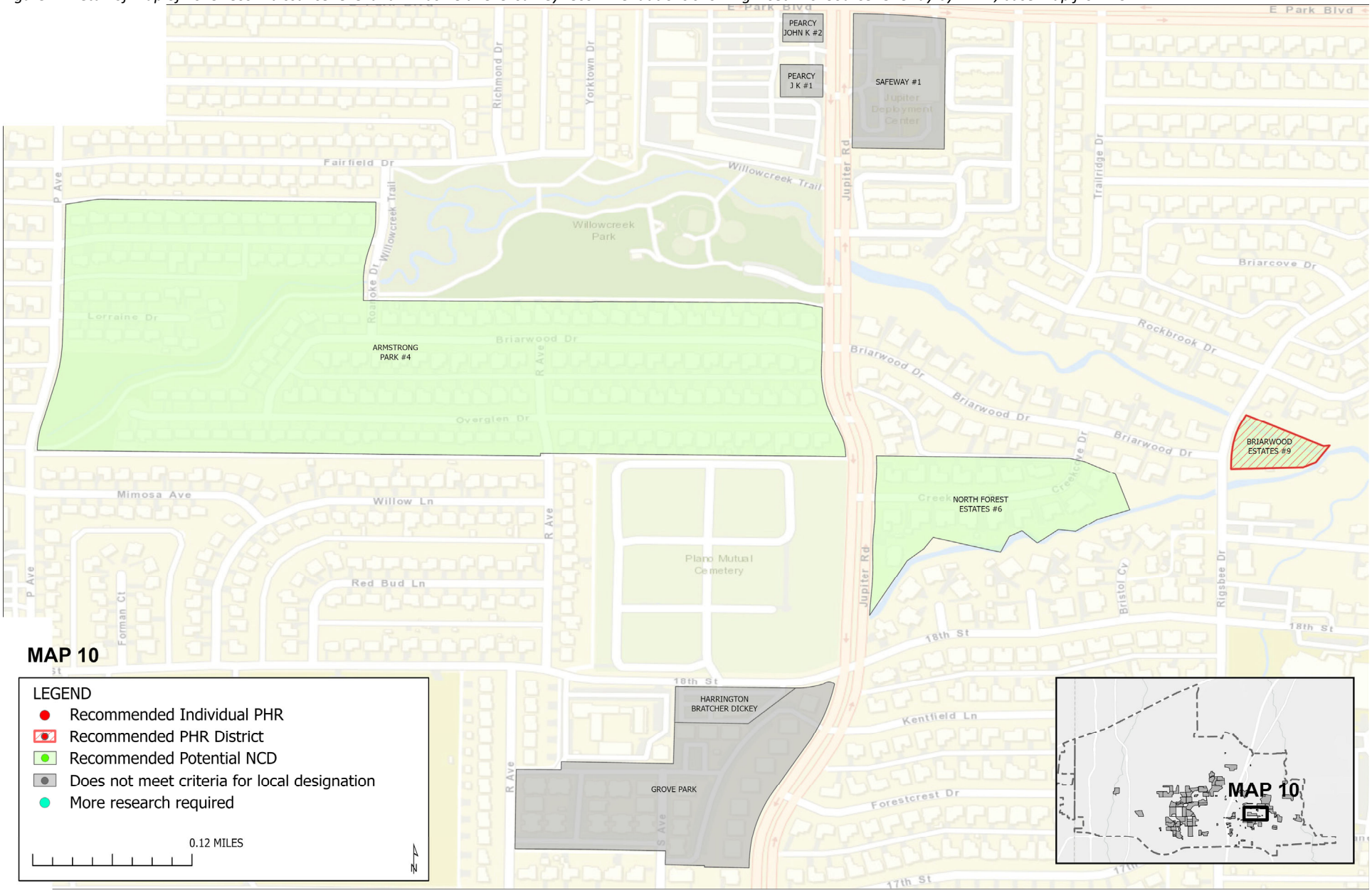


Figure xii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #11. Source: Overlay by HHM, base map from ESRI.

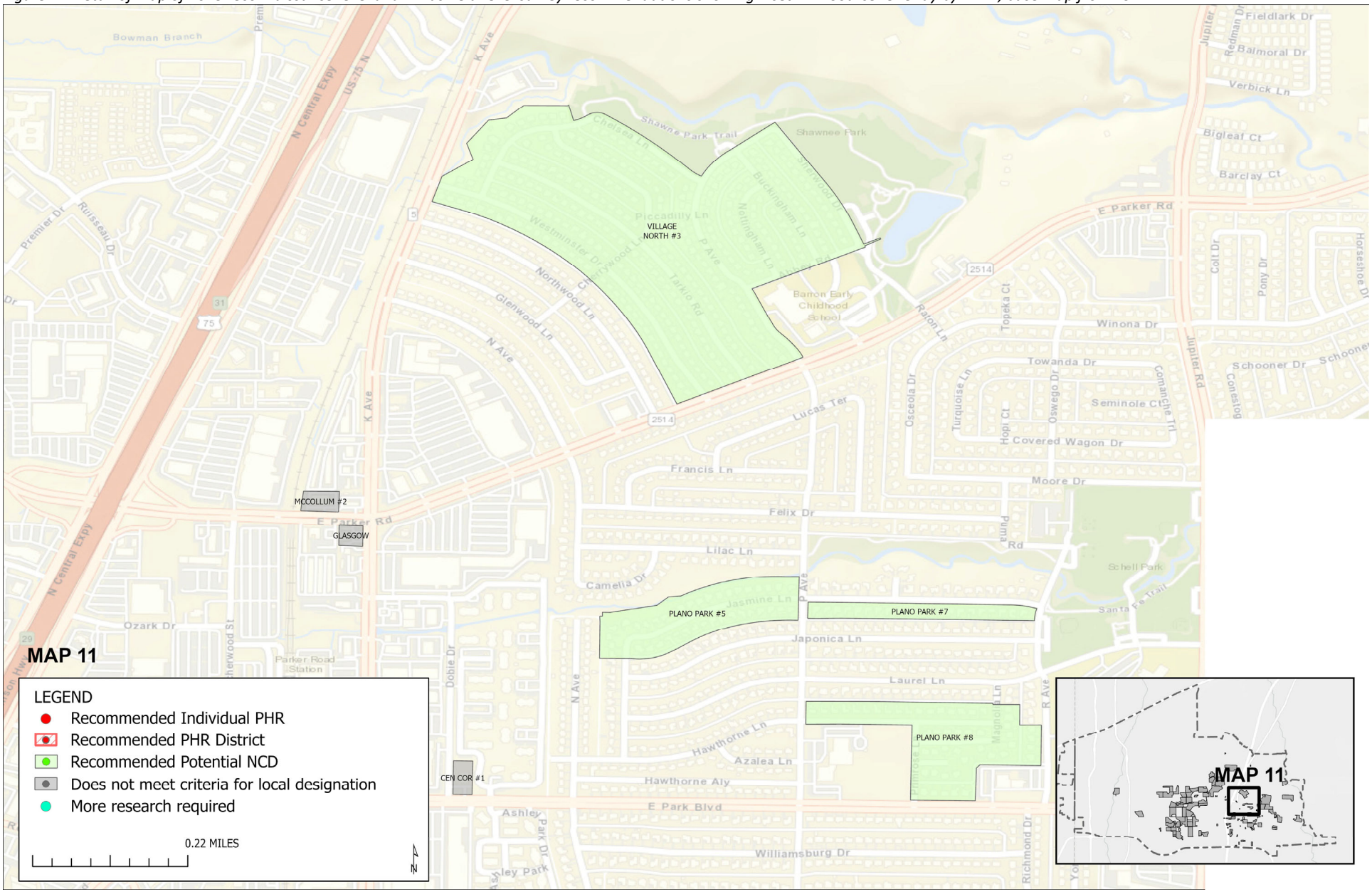


Figure xiii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #12. Source: Overlay by HHM, base map from ESRI.

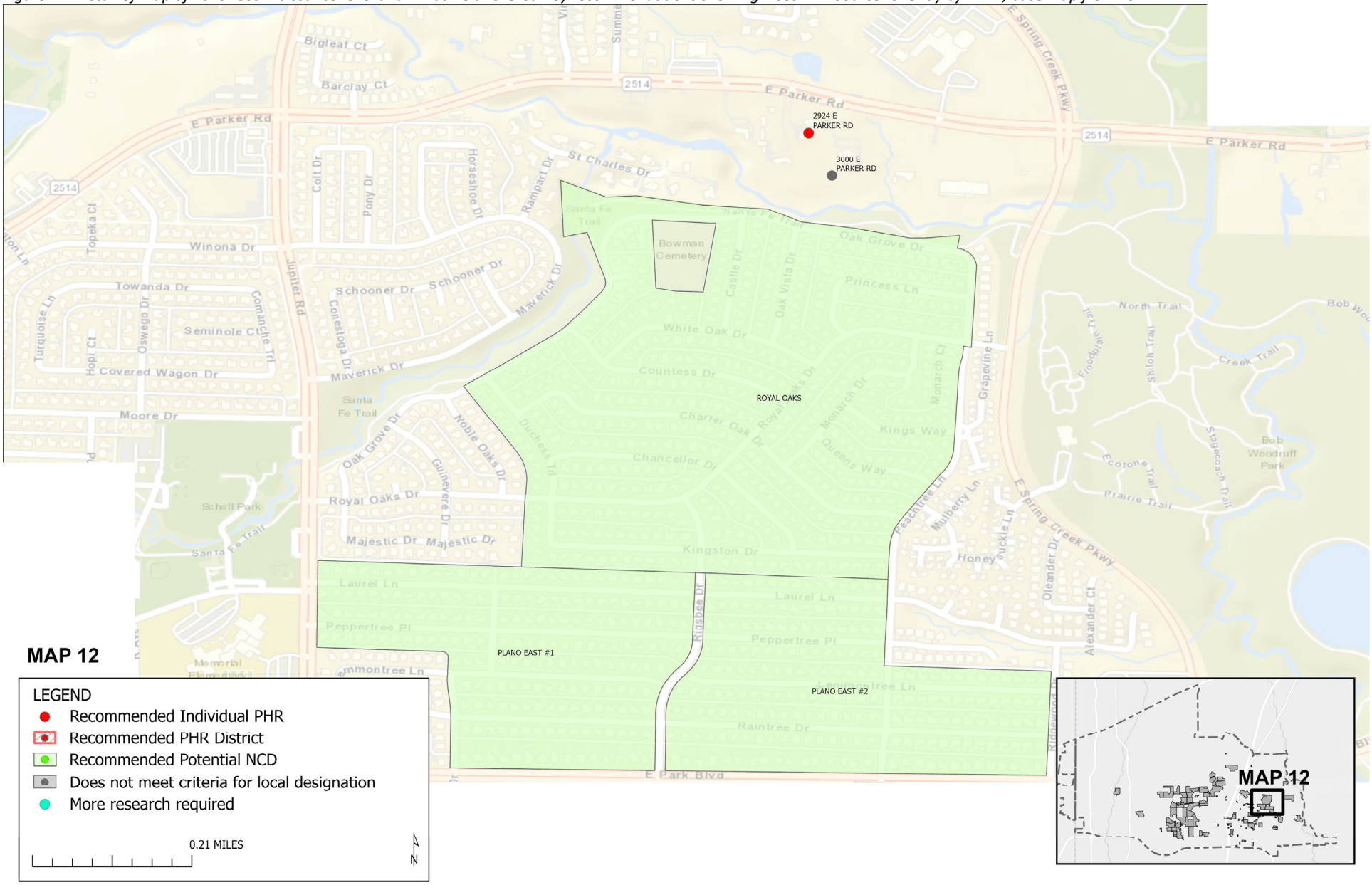


Figure xiv. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #13. Source: Overlay by HHM, base map from ESRI.

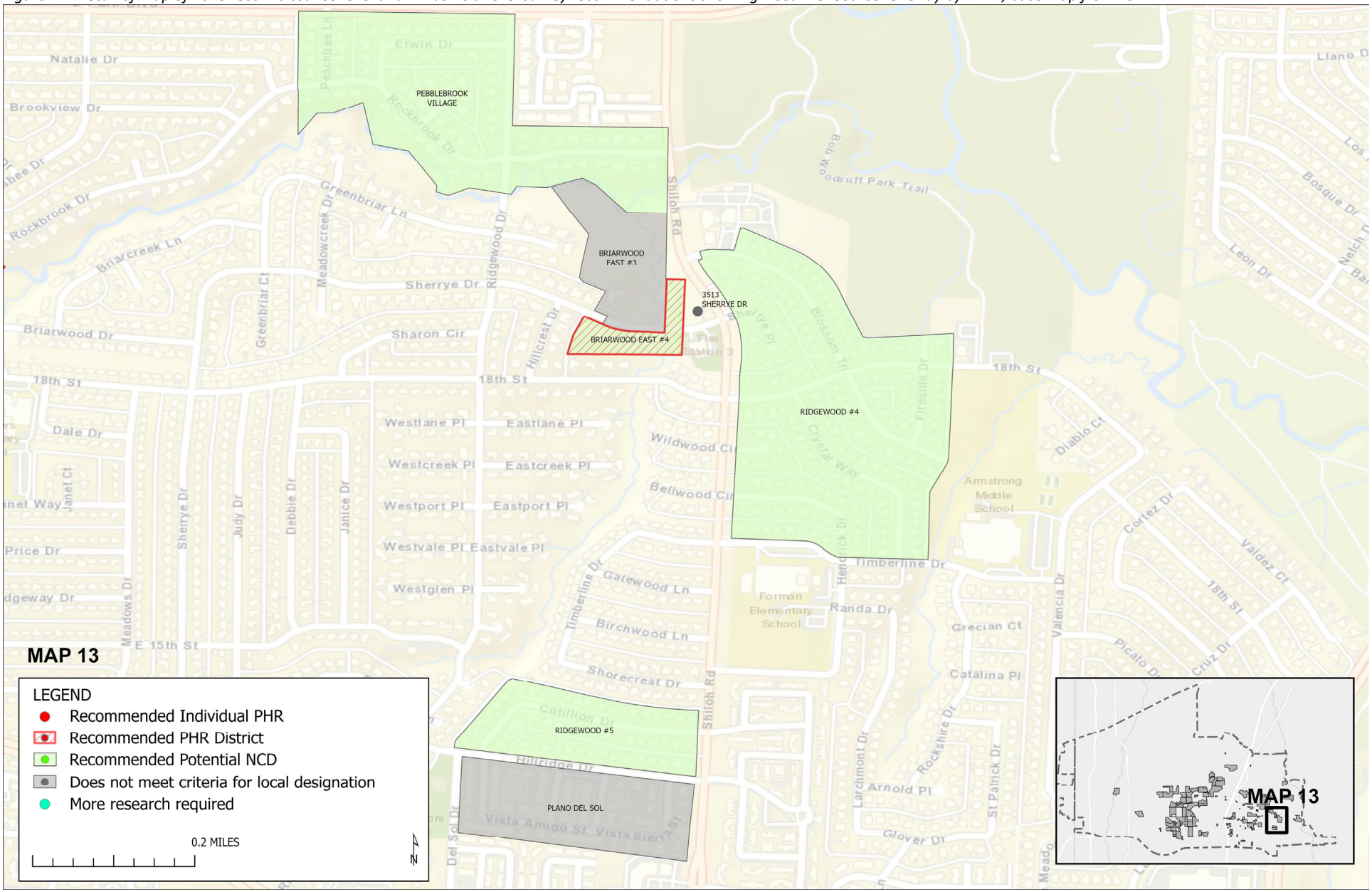


Figure xv. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #14. Source: Overlay by HHM, base map from ESRI.

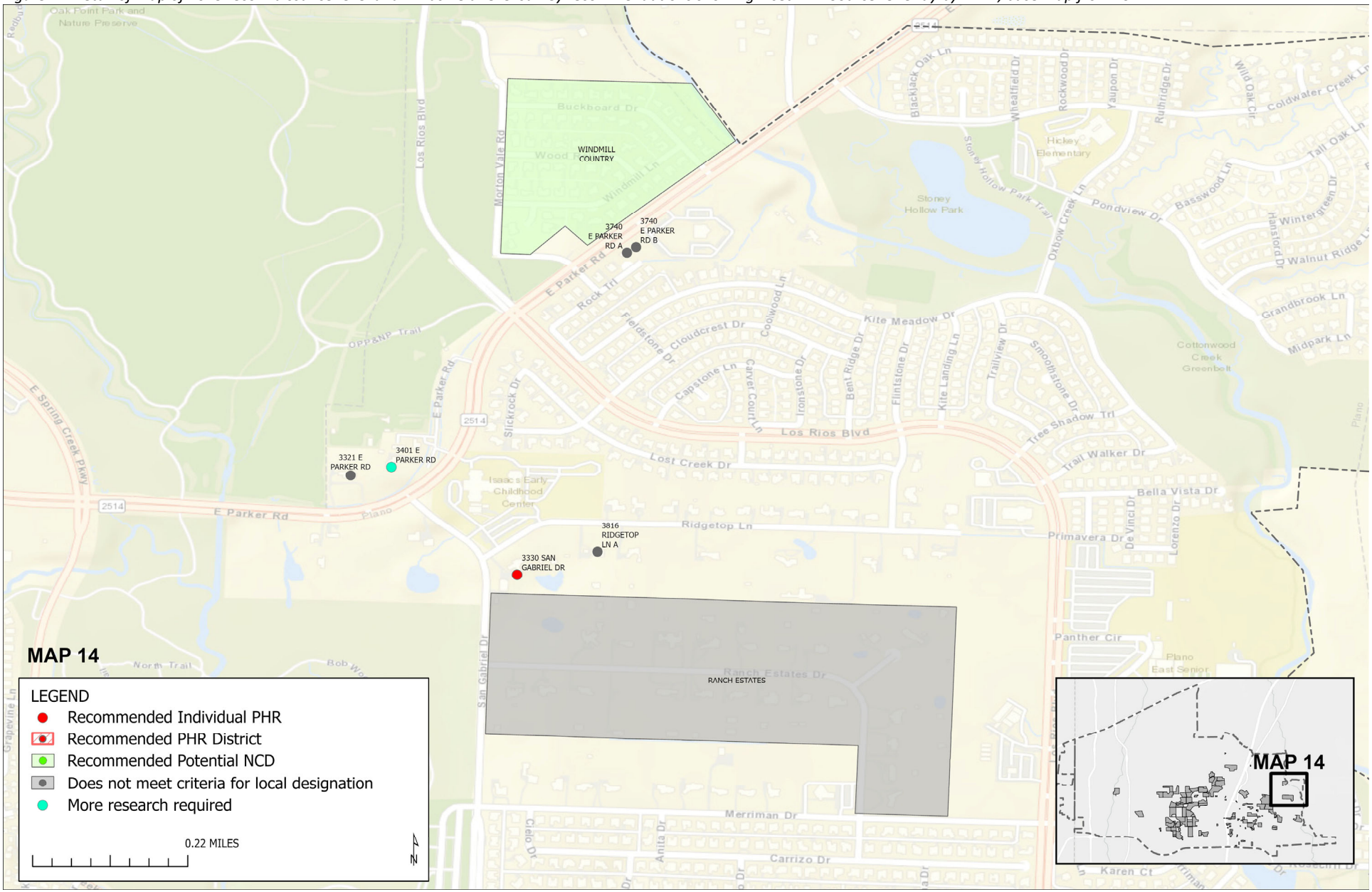
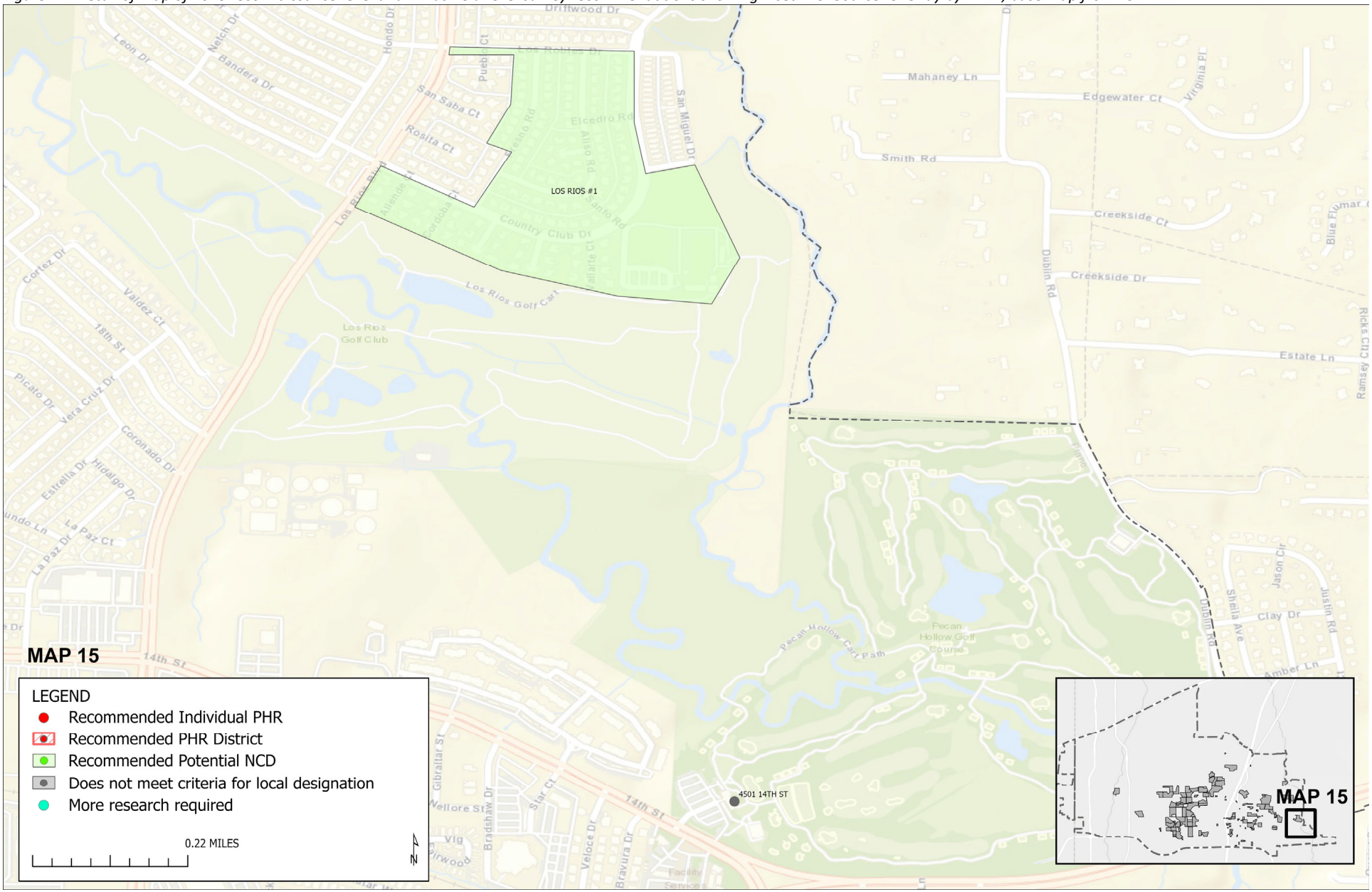


Figure xvi. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #15. Source: Overlay by HHM, base map from ESRI.



Acknowledgements

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- Mr. Eric Hill, City of Plano, Assistant Director of Planning
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- Mr. Steve Sims, City of Plano, Lead Planner
- Mr. Bhavesh Mittal, City of Plano, Heritage Preservation Officer
- Mr. Nick Coleman, City of Plano, Senior Planner
- Ms. Kristi Olvera, City of Plano, Senior Administrative Assistant

Table of Contents

Electronic Files

- All report components in Microsoft Word and PDF format
- Survey data in CSV format using HHM unique identification numbers to link to GIS data
- GIS files in ESRI shapefile format with layers and symbology
- Photographs in JPG format with photologs in CSV format

List of Abbreviations

CAD	(Collin) County Appraisal District
CLG	Certified Local Grant Government
HHM	HHM & Associates, Inc.
HPP	Heritage Preservation Plan
HD	Heritage District
HL	Heritage Landmark
ILS	Intensive-Level Survey
NCD	Neighborhood Conservation District
NRHP	National Register of Historic Places
PHR	Potential Heritage Resource
PIDN	Property Identification Number
RLS	Reconnaissance-Level Survey
THC	Texas Historical Commission
WLS	Windshield-Level Survey

Section 1. Survey Background

1.1. Survey Purpose

The purpose of this project was to complete a heritage resources survey of selected areas of Plano to help identify potential Heritage Resources (PHR), potential Heritage Districts, and potential Neighborhood Conservation Districts (NCD) in support of the 2024 Heritage Preservation Plan update. Based on Plano's 2021 Historic Preservation Ordinance and 2020 NCD Ordinance, the updated Heritage Preservation Plan aims to achieve the following:

1) Maintain an updated inventory of designated heritage landmarks and designated heritage districts.
2) Conduct a survey to evaluate and maintain an updated list of Potential Heritage Resources (PHRs). As defined in the Preservation Ordinance:

   > …a Potential Heritage Resource means a structure, collection of structures, site, or landmark of historical, cultural, archaeological, or architectural importance listed in the Heritage Preservation Plan. A potential heritage resource has not received heritage resource designation, but has the potential to become designated with further historic research, restoration, or property owner interest.

   Properties listed as PHRs could be eligible for future heritage resource designation. A PHR listing is informational only and does not subject the listed structure to any architectural review by the Heritage Commission.
3) Conduct a survey to evaluate and maintain an updated list of Potential Neighborhood Conservation Districts (NCDs). As defined in the City of Plano's NCD Manual:

   > Neighborhood Conservation Districts (NCD) are a tool to protect the distinctive architectural, physical, or visual character of Plano's older neighborhoods from these potential impacts through customization of building, lot, and zoning standards (setbacks, building materials, roof slope, etc.).

4) Develop a strategic framework which includes goals and objectives of the heritage preservation program.
5) Seek and integrate community feedback.

Survey Scope

To achieve these goals, the City of Plano customized the scope for the 2023 survey to include two tiers, described below:

1) Reconnaissance-level survey properties and districts flagged as "More Research Required" in 2018. For this project, the definition below was used to define reconnaissance-level survey:

   > Typically documents individual buildings, including two photographs of each building, a map of the building location, and a form noting the building's address, date of construction, use type, architectural style, physical integrity, and eligibility for local historic designation or National Register listing. Broad contextual research is conducted to guide eligibility determinations.

2) Windshield-level survey documentation of subdivisions platted between 1970 and 1975. For this project, the definition below was used to define windshield-level survey:

   > Typically focuses on district scale rather than individual buildings, noting the "streetscapes, the general character of its housing stock or commercial

buildings, representative buildings and structures, the layout of its spaces in general." Photography includes streetscape photographs rather than photographs of individual buildings. No historical research or analysis is included. The most common goal is to recommend whether or not the area should be surveyed in greater detail in the future.

The tasks and deliverables associated with the survey are listed within Table 1 below. Maps depicting the geographic boundaries for each tier of survey are included within Section 1.3 below. Recommendations from the survey will be integrated into the updated Heritage Preservation Plan, as well as the inventory of buildings that are at least 50 years old and the list of Potential Heritage Resources maintained by the Heritage Preservation Office. The scope of this project is information gathering only. The project will entail no changes to zoning. Any future zoning changes would have to be initiated by the community and follow the separate public process for zoning changes, which entails multiple public hearings.

Table 1. Breakdown of scope for survey-related components of the HPP update.

Task	Deliverable/Format
Task 1. Project Initiation and Management Plan	Narrative report and schedule in Microsoft Word and Adobe PDF formats
Task 2. Public Involvement Plan	Narrative report and schedule in Microsoft Word and Adobe PDF formats
Task 3. Research Design and Fieldwork Methodology	Narrative report detailing research and fieldwork plan in Microsoft Word and Adobe PDF formats, plus GIS shapefiles mapping survey area
Task 4. Survey, Research, Public Meetings	PDF/JPG copies of research materials plus CSV spreadsheets GIS shapefiles with survey data
Task 5. First Draft Survey Report for Client Review	Narrative report detailing survey results in Microsoft Word and Adobe PDF formats, plus CSV spreadsheets GIS shapefiles with survey data
Task 6. Second Draft Survey Report for Client and Public Review	Narrative report detailing survey results in Microsoft Word and Adobe PDF formats, plus CSV spreadsheets GIS shapefiles with survey data
Task 7. Final Survey Report	Narrative report detailing survey results in Microsoft Word and Adobe PDF formats, plus CSV spreadsheets GIS shapefiles with survey data

1.2. Public Involvement

The City of Plano and the community actively provided input throughout the heritage resources survey project. In May and June 2023, the City of Plano notified property owners about the survey, held a public meeting, and distributed questionnaires to collect information from the public. A second public meeting, held in November 2023, presented recommendations to the public. Recommendations will also be presented to the Plano Heritage Commission in January 2024.

1.3. Fieldwork Methodology

At the outset of the project, HHM and the City of Plano collaborated to develop a fieldwork methodology to ensure that all survey documentation met the City's expectations. The fieldwork methodology utilized digital field maps and data created by HHM's GIS technician and based on GIS layers provided by the City of Plano. These field maps then were linked to HHM's web-based database, which was encoded in the field using Apple iPads. Data collected in the field varied depending upon whether the area was targeted for windshield-level survey or reconnaissance-level survey. Each of these levels is described below.

Fieldwork Preparation

To ensure fieldwork was conducted efficiently and accurately, HHM conducted the following preparatory steps prior to any fieldwork:

- Imported Collin Central Appraisal District (CAD) data provided by the City of Plano in ESRI GIS format
- Pre-populated the database with addresses, construction dates, and alteration history from CAD data
- Linked data about previously identified resources (further discussed below)
- Integrated 2018 survey data into GIS-compatible database
- Used GIS data to calculate trends for 1970s subdivisions and incorporate that information into the GIS-compatible database
- Developed digital field maps based on GIS layers provided by the City of Plano to guide survey efforts
- Obtained right-of-entry as necessary for resources not visible from the public right-of-way (further discussed below)

Obtaining Right-of-Entry

All survey work was conducted from the public right-of-way. Prior to initiating field survey, HHM worked with the City of Plano to request right-of-entry for the properties listed below:

- 1304 13th Street
- Lavon Farms – Jupiter Road, north of Parker Road

However, written right-of-entry was not granted for either property. As a result, 1304 13th Street was documented from the public right-of-way only, and Lavon Farms was removed from the scope of the survey.

Field Survey

Once all preparatory steps were completed, HHM completed field survey as detailed below. Survey work occurred between Monday, June 5, 2023 and Friday, June 16, 2023, concurrent with the first public meeting held on Tuesday, June 6, 2023. Field survey for this project included a combination of windshield-level survey and reconnaissance-level survey, each of which is described below.

RECONNAISSANCE-LEVEL SURVEY

Survey Area

The areas targeted for reconnaissance-level survey are mapped in Figure 1, based on GIS data received from the City of Plano. These areas encompass individual resources including:

- Individual resources identified in the 2018 HPP as “More Research Required” (as listed in Table 2 below), and
- Approximately 24 additional single-parcel subdivisions targeted for reconnaissance-level survey rather than windshield-level survey based on GIS data received from the City of Plano via email on June 1, 2023 (as listed in Table 3 below).

Table 2. Listing of the resources recommended as "More Research Required" in the 2018 HPP and therefore targeted for reconnaissance-level documentation within the 2023 survey.

Resource Type	Address/Subdivision Name	Count Parcels
Parcel	1304 13th Street (Owens Grain Co.)	1
Parcel	1439 Wind Cave Circle	1
Parcel	3740 E. Parker Road	1
Potential District Including:	"Old Towne:"	
Parcels within Subdivision	*Belle View subdivision*	*190*
Parcels within Subdivision	*French subdivision*	*13*
Parcels within Subdivision	*Southwood subdivisions*	*198*
Parcels within Subdivision	*Bowman*	*31*
Parcels within Subdivision	*Belle View Estates*	*102*
Potential District Including:	Haggard Addition/ Ollie Matthews:	
Parcels within Subdivision	*Haggard Addition*	*74*
Parcels within Subdivision	*Ollie Matthews*	*40*
Potential District Including:	Lavon Farms:	
Agricultural Parcels	*Lavon Farms, vicinity of 2201 E. Parker Road*[4]	*5*

Table 3. Table listing 24 additional single-parcel subdivisions targeted for reconnaissance-level survey.

Individual Subdivision Name
BRAUMS #1
CEN COR #1
PARKER PLACE SHOPPING CENTER #1
PEARCY J K #1
RONS FRIED CHICKEN #1
TACO PLAZA #1
MCCOLLUM #2
PARKER PLACE SHOPPING CENTER #2
PEARCY JOHN K #2
BRIARWOOD ESTATES #9
14TH & CENTRAL
GLASGOW
HARRINGTON BRATCHER DICKEY
JACK ORAN
KECHEJIAN
MANGIA BISTRO ADDITION
NG RANCH ADDITION
NORTHEAST CORNER
OLD ALMA
P AND D DEVELOPMENT CO
PLANO BANK AND TRUST
PLANO MEDICAL PROFESSIONAL CENTER
PLANO NORTH SHOPPING CENTER
THUNDERBIRD

Survey Forms and Data Collection

All field data were encoded using HHM's online database on an iPad 11 Pro. Within areas targeted for reconnaissance-level survey, HHM documented individual resources on every parcel. HHM surveyed non-historic-age resources and vacant lots but only recorded locational information and eligibility recommendations for these parcels. HHM also surveyed accessory buildings, such as garages, only when visible from the right-of-way. Each individual resource was evaluated for individual eligibility for NRHP

[4] Right of entry was requested for survey of this property in 2018 but was not obtained.

listing and local Heritage Landmark designation. Each grouping of resources also was assessed as a potential heritage district for listing in the NRHP, as a City of Plano Heritage District, and as a City of Plano Neighborhood Conservation District (NCD) – building upon recommendations established in the 2018 HPP and criteria set forth in the 2020 NCD Ordinance. HHM assessed integrity following thresholds established in the 2018 HPP. Significance was assessed using the National Register Criteria for Eligibility and City of Plano designation criteria for heritage districts and neighborhood conservation districts.[5] All reconnaissance-level fields of data collected during survey are documented on the survey forms on file with the City of Plano.

Photography Specifications

For the reconnaissance-level survey of *historic-age* individual resources, HHM took a minimum of two photographs documenting each primary resource's existing condition and character-defining features. For auxiliary resources, HHM took at least one photo. In some instances where a resource was determined potentially eligible, more photographs were taken. All photographs are digital and contain GPS locational information in the metadata. Images are high-resolution and meet or exceed the THC's requirements. Photographs were taken from the public right-of-way and did not involve unauthorized encroachment onto private property.

Mapping Specifications

Each individual resource was mapped using a GIS-compatible point indicating the specific resource's location on the parcel of land. The associated Collin Central Appraisal District Property Identification Number (PIDN) was linked to the point.

WINDSHIELD-LEVEL SURVEY

The scope for this project included windshield-level survey as the most efficient way to document the large number of subdivisions in Plan platted between 1970 and 1975. As defined for this project, windshield-level survey focuses on district scale rather than individual buildings, noting the "streetscapes, the general character of its housing stock or commercial buildings, representative buildings and structures, the layout of its spaces in general." Photography includes streetscape photographs rather than photographs of individual buildings. No historical research or analysis is included. The most common goal of the windshield-level survey is to recommend whether or not the area should be surveyed in greater detail in the future.

Survey Area

The areas targeted for windshield-level survey are mapped in Figure 1, based on GIS data received from the City of Plano. These areas encompass subdivisions where the earliest resource was platted between 1970 and 1975. Per guidance from the City of Plano, single-parcel subdivisions were targeted for survey at the reconnaissance level rather than the individual level.

Survey Forms and Data Collection

All field data were encoded using HHM's online database on an iPad 11 Pro. Subdivisions and other properties targeted for windshield-level survey were documented on a district scale; individual parcels within subdivisions were not surveyed separately. Areas surveyed at the windshield-level were evaluated for potential National Register of Historic Places listing, as well as for potential designation as City of Plano Heritage Districts (HD), and as City of Plano Neighborhood Conservation Districts (NCD) –

[5] See *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* for NRHP designation criteria (https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf). See the City's Code of Ordinances, Chapter 16, Article VI., Sec. 16-110 for designation criteria (https://library.municode.com/tx/plano/codes/code_of_ordinances?nodeId=PTIICOOR_CH16PLDE_ARTVIHEREPR_S16-110DEHERERI).

established in the 2018 HPP within the 2020 NCD Ordinance. HHM assessed integrity following thresholds established in the 2018 HPP. Significance was assessed using the National Register Criteria for Eligibility and City of Plano designation criteria for Heritage Districts and Neighborhood Conservation Districts.[6] All windshield-level survey data is compiled within the survey forms on file with the City of Plano, as well as the GIS-compatible electronic shapefiles delivered to the City of Plano.

Photography Specifications

For the windshield survey of individual resources, HHM took a minimum of two photographs documenting each resource's existing condition and character-defining features. For the windshield survey of the subdivisions, HHM took at least two representative streetscape photographs for each subdivision, as well as photographs showing character-defining features, including but not limited to landscape features, street patterns, lot size, house setbacks, streetlights, and non-residential resources such as parks and schools. All photographs are digital and include GPS locational information in the metadata. Images were taken in a high-resolution format. Photographs were taken from the public right-of-way and did not involve unauthorized encroachment onto private property.

Mapping Specifications

Each subdivision was mapped using a GIS-compatible polygon encompassing all relevant parcels of land. All associated Collin Central Appraisal District Property Identification Numbers (PIDNs) are linked to the polygon.

[6] See National Register Bulletin 15 and the City's Code of Ordinance, Chapter 16, Article VI., Sec. 16-110 as references above for NRHP and Plano heritage district designation. Criteria for neighborhood conservation districts are in the City's Code of Ordinances, Chapter 16, Article 11, 11.1000: Neighborhood Conservation Overlay Districts (https://content.civicplus.com/api/assets/a529d7e7-2782-45b5-81b0-edaf9a89357c?cache=1800&scope=all).

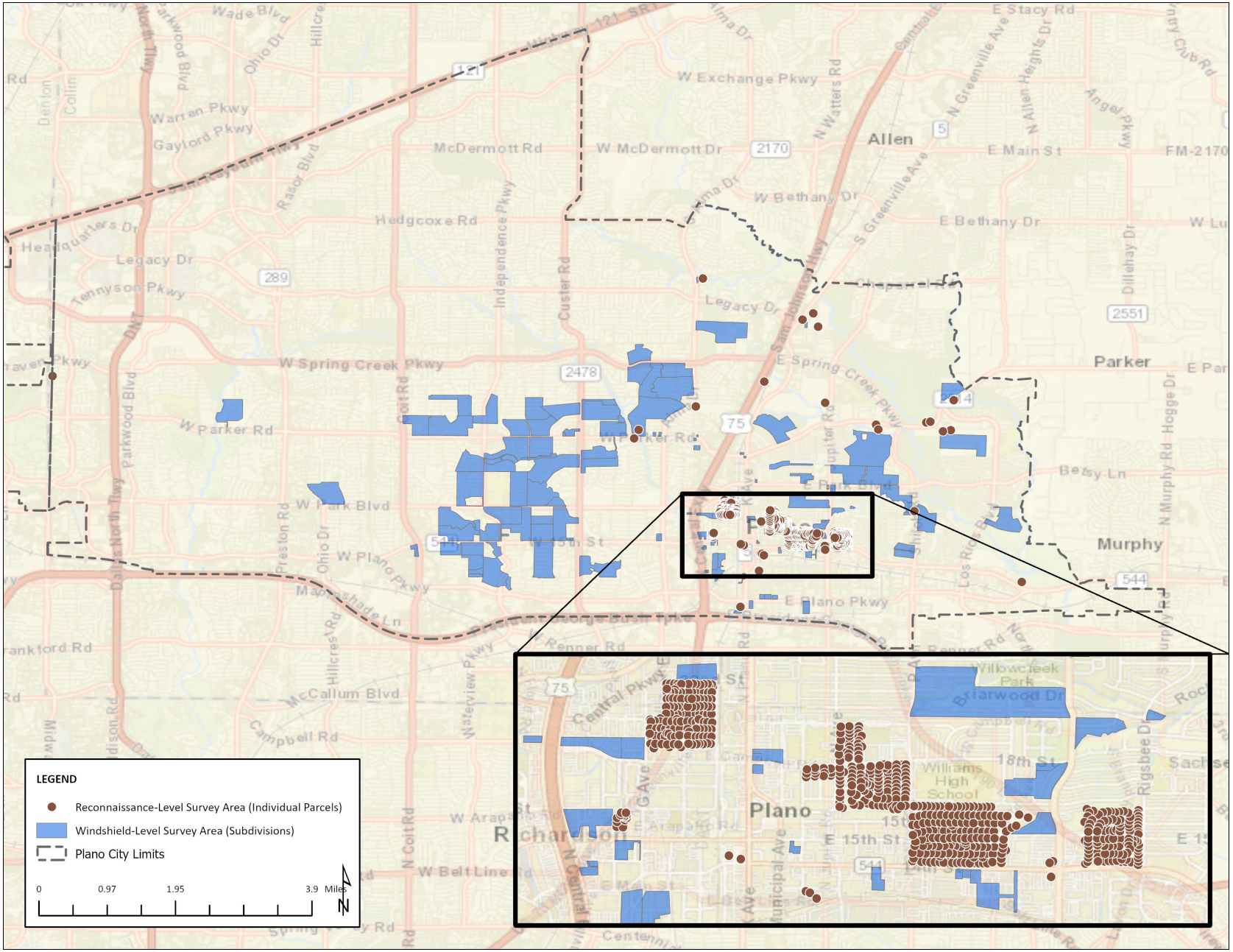


Figure 1. Map showing the survey boundaries at both the reconnaissance and windshield levels. Sources: Collin CAD, City of Plano, basemap from ESRI, overlay by HHM.

1.4. Post-Fieldwork Analysis

After completing fieldwork, HHM analyzed surveyed data, following the steps listed below:

- Reviewing data for accuracy and consistency;
- Assessing physical integrity using the integrity thresholds established in 2018 and reproduced below;
- Integrating information from property owners and public input;
- Integrating historical research findings, following the limited scope for historical research described below;
- Assigning local priority ranking to each surveyed resource;
- Analyzing individual resources and districts for designation, making recommendations for the following using the evaluation criteria detailed below:
    - Eligibility using NRHP criteria
    - Eligibility using HP Ordinance criteria
    - Eligibility using NCD Ordinance criteria
- Developing an interactive online platform and importing data in coordination with City of Plano staff.

Since HHM encoded survey data directly into the database in the field, our post-survey processing focused on high-level analysis and quality assurance. Project historians inspected the data collected using the database's analysis and visualization tools and updated any inaccurate or missing information to ensure each record was complete and that information was recorded consistently. HHM also conducted an internal roundtable discussion to ensure data accuracy and consistency of recommendations.

INTEGRITY THRESHOLDS

As part of HHM's post-fieldwork analysis, our professional architectural historians will review the types of alterations that are typical across Plano for various eras of construction. HHM then will reassess the eligibility recommendations for all resources to ensure that a consistent integrity threshold is applied for all surveyed resources. Different levels of integrity are defined for:

- Potential Individual Landmarks,
- Potential Heritage Districts, and
- Potential Neighborhood Conservation Districts.

The integrity thresholds used for this project are to be based on the 2018 HPP and the 2020 Neighborhood Conservation Overlay District ordinance, as set forth below.

Potential Individual Heritage Landmark Integrity

Evaluation of integrity for individual resources generally followed the framework established by *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.[7] This framework has been adopted by local governments nationwide for evaluation of integrity for both National Register listings and local landmark listings. The National Register bulletin presents seven aspects that define integrity in various combinations. These aspects of integrity are defined below, with notes detailing how they were interpreted to fit the specific context of Plano.

[7] Patrick W. Andrus, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, ed. Rebecca H. Shrimpton (Washington, D.C.: NPS, 2002), from NPS, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

- ***Location*** – The place where the historic property was constructed or the place where the historic event occurred.
    - A number of previously designated Heritage Resources in Plano have been moved from their original locations. To maintain consistency, HHM recommends that a relocated property should be considered to retain sufficient integrity for designation as a local landmark, although it likely will not be considered eligible for individual listing in the National Register (Figure 2).

Figure 2. *Photo of a house at 1817 17th Street within the Haggard Park Heritage District (originally located on 14th Street, relocated in 1993). Because the building's new context is similar to its original context, it is considered contributing within the district even though it was relocated. Photo by HHM, 2018.*

- ***Design*** – The combination of elements that create the form, plan, space, structure, and style of a property.
    - HHM recommends that a property's integrity of design be considered intact if the front portion of the building retains its original height, roof form, footprint, and fenestration pattern. Alterations that are easily reversible generally are not considered detrimental to integrity of design, such as porch screening or enclosure of a garage-door opening with wood panels.

- ***Setting*** – The physical environment of a historic property.
    - HHM recommends that a property's integrity of setting be considered intact if the land on the same parcel retains roughly the same appearance as it did historically. For instance, for suburban residential buildings, the front yard should remain open. However, new construction on adjacent parcels of land should not be considered detrimental to the integrity of an individual resource within the context of Plano, where ongoing change and redevelopment are a significant part of the historic context. Setting is given more weight in evaluation of historic districts, as discussed below (see *Heritage District Integrity*).

- ***Materials*** – The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
    - Because of the rarity of pre-1960-built buildings in Plano, HHM recommends that buildings from this era need only retain materials that are visually similar to the original. For example, some significant pre-1960 built structures may be considered eligible for PHR designation or listing in the National Register even if they have non-original windows or siding that generally reflect the visual appearance of the original (Figure 3). Because post-1960 built resources are so much more common, HHM recommends a higher standard for integrity of materials, requiring retention of original windows and exterior wall materials for eligibility as a PHR or individual National Register listing.

Figure 3. *Photo of 1108 11th Street. Although the exterior siding on this house was partially replaced with asbestos shingles during the mid-twentieth century, the overall visual appearance of the house remains intact enough for it to be recommended eligible for both designation as a local individual Heritage Landmark and individually eligible for National Register listing. Photo by HHM, 2018.*

- ***Workmanship*** – The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
    - Because the vast majority of resources in Plano were constructed with mass-produced materials, integrity of workmanship seldom is relevant when evaluating integrity.

- ***Feeling*** – The property's expression of the aesthetic or historic sense of a particular period of time.
    - Similar to integrity of setting, integrity of feeling is generally not relevant for individual resources in Plano, where ongoing change and redevelopment is a significant part of the historic context. Feeling is given more weight in evaluation of PHR districts, as discussed below (see *Potential Heritage Resource – District Integrity*).

- ***Association*** – The direct link between an important historic event or person and a historic property.
    - Integrity of association generally is only relevant for historic resources that derive their significance from a particular individual or event. For example, if a house is significant only as the home of a prominent individual, then it should be recognizable to that individual's

lifetime. However, the criteria for eligibility within the City of Plano's local ordinance—as well as the National Register criteria—allow for a broader consideration of significance from association with a recognizable historical trend or architectural style. In these cases, integrity of association is only lost if a resource no longer is recognizable as an example of that trend or style. For instance, if a building is significant as an example of the Tudor Revival style, then it retains sufficient integrity of association if its distinctive brickwork, prominent chimney, and arched entries are intact – even if, for example, its windows have been replaced (Figure 4). Similarly, if a warehouse is significant for its association with the railroad, then it retains sufficient integrity of association if its large bay openings facing the railroad remain intact – even if its metal siding has been entirely replaced.

Figure 4. *Photo of 1306 14th Street. Although some windows have been replaced, this house retains enough character-defining features to retain its integrity of association with the Tudor Revival style. Photo courtesy of the City of Plano Heritage Commission.*

A resource need not retain all seven of these aspects of integrity to be eligible for the National Register of Historic Places (NRHP) listing; conversely, a resource possessing all seven aspects of integrity is not necessarily eligible for the NRHP listing. The degree to which an NRHP-eligible property should retain its integrity depends directly upon the National Register Criteria under which the resource possesses significance and is considered eligible for inclusion in the NRHP. For example, a property eligible for its architectural significance (under Criterion C) should retain the aspects of integrity linked to physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its historical associations (Criterion A or B). However, a property that is eligible for its historical associations (Criterion A or B) should still be recognizable to the time or era in which it attained significance and still possess those qualities that convey its significance. [For additional guidance regarding the National

Register Criteria, refer to *National Register Criteria for Eligibility* below and National Park Service (NPS) *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.[8]]

Potential Heritage District Integrity

Within a potential heritage district, integrity is evaluated on an overall basis. The individual integrity of the resources in the district are considered in combination with the overall collection. Each individual resource within the PHR district is assigned a "contributing" or "noncontributing" status. To be contributing, a resource must be constructed within the period of significance for the PHR district, *and* it must retain its overall integrity of location, design, and materials, as described above. Generally, at least 51 percent of the principal buildings within the PHR district boundaries must be contributing in order for the district to retain sufficient integrity of location, design, and materials to be eligible as either a local Heritage District or a National Register Historic District. In addition, the surrounding fabric knitting the district together must retain integrity of setting, feeling, and association. Within the context of Plano, HHM has interpreted these aspects of integrity as follows:

- ***Setting*** – The physical environment of a historic property.
  - The majority of the PHR districts within Plano are residential subdivisions. Typically, these subdivisions were designed according to an original plat that set forth the street grid, the size of the lots, and the shape of the lots. Sometimes the plat also specified setbacks, square footage, and even materials. In Plano, all of these original features need to remain intact as specified in the original plat in order for a subdivision to retain sufficient integrity of setting to be recommended eligible as a local Heritage District or a National Register Historic District (Figure 5).

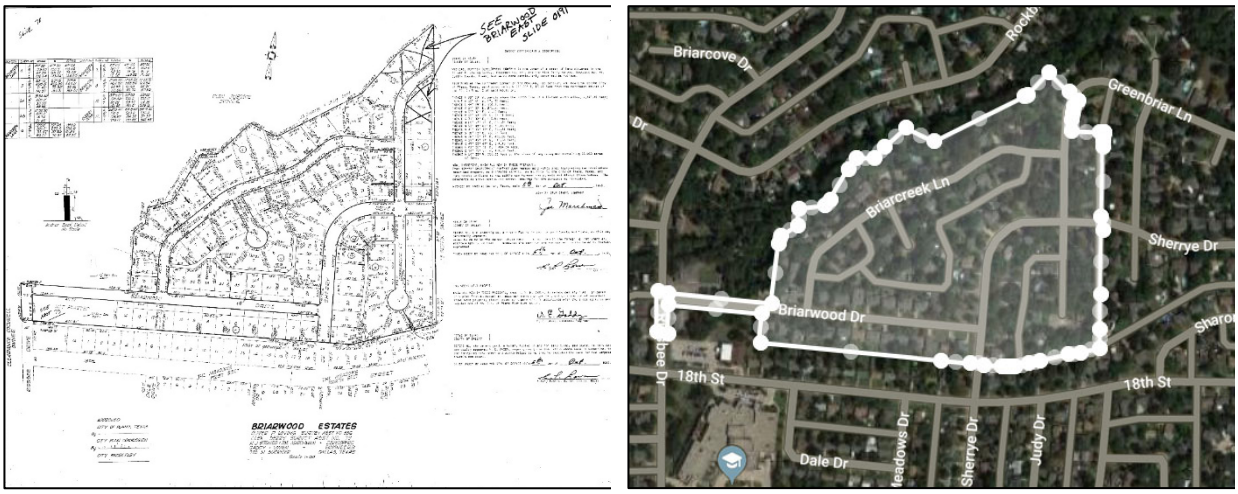


Figure 5. *Comparison of the original plat for Briarwood Estates 1 (left) and a current aerial photo of the same subdivision (right). Note the intact layout of the street grid. Plat courtesy of the Collin County Appraisal District; aerial photo from Google, 2018.*

- ***Feeling*** – The property's expression of the aesthetic or historic sense of a particular period of time.
  - For a PHR district, integrity of feeling often is linked to scale. A good rule of thumb is that new construction should not be taller than the average of the contributing buildings on the block. Another aspect of scale is the relationship between the contributing buildings and the surrounding vegetation. For example, in a PHR district, rooflines often fall below the tree

[8] Andrus, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, from NPS, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

canopy, and lots often have a consistent ratio between the open space and the building footprint. When large-scale new construction interrupts these historic patterns, a potential historic district no longer has sufficient integrity of feeling to be eligible (Figure 6, to follow).

- ***Association*** – The direct link between an important historical event or person and a historic property.
  - In order to continue to communicate trends in American community planning and development, a residential subdivision in Plano needs to reflect the patterns typical for its era of construction. Since the PHR districts in Plano are largely residential suburbs, HHM referred to NPS bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* when evaluating integrity of association.[9]

Figure 6. *Photo of E. 15th Street at H Avenue, looking southeast. Note the large-scale new construction in the background, which disrupts the integrity of feeling along the historic streetscape. Photo by HHM, 2018.*

Potential Neighborhood Conservation District Integrity

The criteria for eligibility for Neighborhood Conservation Districts focus on the integrity of the district as a whole rather than individual resources. At least 75 percent of the land area, excluding right-of-way, must be developed with primary habitable structures that are at least 35 years old.

Planning Model

Within the Planning Model for NCD, alterations to the individual structures are not considered when evaluating integrity for a conservation district. Instead, conservation districts focus exclusively on integrity of setting and feeling. That means that integrity of location, design, materials, workmanship, and association are not relevant. Individual buildings may be altered without necessarily jeopardizing a neighborhood's eligibility under the NCD Planning Model.

- ***Setting*** – The physical environment of a historic property.
  - Most potential Neighborhood Conservation Districts in Plano were designed according to an original plat that set forth the street grid, the size of the lots, and the shape of the lots. Sometimes the plat also specified setbacks, square footage, and even materials. In Plano, all of these original features need to remain intact as specified in the original plat in order for a

[9] David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: NPS, 2002), from NPS, https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf.

subdivision to retain sufficient integrity of setting to be recommended eligible as a Neighborhood Conservation District.

- ***Feeling*** – The property's expression of the aesthetic or historic sense of a particular period of time.
    - For an NCD—like a PHR district—integrity of feeling often is linked to scale. A good rule of thumb is that new construction should not be taller than the average of the buildings on the block that are at least 35 years old. Another aspect of scale is the relationship between the contributing buildings and the surrounding vegetation. For example, in an NCD, rooflines often fall below the tree canopy, and lots often have a consistent ratio between the open space and the building footprint.

Architectural Model

Like a Planning Model NCD, an NCD that is eligible under the Architectural Model also must retain integrity of setting and feeling. For many Architectural Model NCDs, integrity of design and materials also will be relevant. Specific integrity thresholds for individual Architectural Model NCDs will be based on the Neighborhood Conservation Plan, to be developed in cooperation with property owners. In general, though, to be eligible as an NCD under the Architectural Model, most buildings in the district should maintain the overall look of buildings from the time of the neighborhood's development, including architectural styles, roof forms, and exterior wall materials.

Historical Research

As defined by the contracted scope for this project, this survey report incorporates information from the existing 2018 historic timeline and other relevant historic research into the survey forms.[10] This information also was used to guide eligibility evaluations. Sources of historical information include:

- The 2017 Plano Downtown Historic District NRHP nomination prepared by Susan Allen Kline
- The historic timeline within the 2018 Heritage Preservation Plan
- Historic maps of survey areas, including Sanborn Fire Insurance maps
- Historic subdivision plats within survey area, included in the 2018 Heritage Preservation Plan and gathered from the Collin Central Appraisal District website
- Historic aerial photos of the survey area
- Plano Chamber of Commerce publications from Haggard Public Library to help identify broad economic and population trends
- Urban plans from Haggard Public Library to help understand subdivision development patterns
- City directory research online for potentially eligible individual resources only
- Additional ownership research as needed for potentially eligible agricultural or outlying properties using deed records
- Newspaper research online for potentially eligible individual resources and districts only
- City of Plano codes and ordinances
- The 2019 Agricultural Survey completed by Susan Allen Kline

Evaluation Criteria

PRESERVATION PRIORITIES

For the purposes of guiding the Plano Heritage Preservation Plan, this survey assigned *local* preservation priorities based on *local* preservation ordinances. To that end, HIGH preservation priorities are

[10] For the timeline of Plano's history, see "Chapter 3: The Plano Story" in *Preservation Plan 150*, prepared by Winter & Company and HHM for the City of Plano, 2018, from the City of Plano, https://www.plano.gov/1159/Preservation-Plan.

recommended eligible as individual PHRs, MEDIUM preservation priorities are recommended eligible as PHR districts and/or Potential NCDs or contributing resources within a PHR district and/or NCD, and LOW preservation priorities are not eligible or noncontributing. Table 4 below summarizes these priority categories.

Table 4. Plano local preservation priority categories.

	Local Preservation Priority		
	HIGH	**MEDIUM**	**LOW**
Local eligibility recommendation(s)	• *Individually eligible PHR*	• *Contributing within PHR district,* • *Contributing within NCD,* • *Eligible as a PHR, and/or* • *Eligible as a Potential NCD*	• *Not eligible* • *Noncontributing within a PHR district, and/or* • *Noncontributing within a NCD*

CITY OF PLANO EVALUATION

Heritage Resource Designation Criteria

In January 2021, the City of Plano adopted Ordinance No. 2021-8-2, which redefines the City's criteria for designation of individual Heritage Landmarks and Heritage Districts. As stated within Section 16-110, the Criteria for Designation of Heritage Resources are as follows:

a) Criteria for Designating Heritage Landmarks. Any building, structure, site, or object, must be at least fifty (50) years old and must substantially comply with two (2) or more of the following:
   (1) Possesses significance in history, architecture, archeology, or culture.[11]
   (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
   (3) Is associated with events that have made a significant impact in the city's past.
   (4) Represents the work of a master designer, builder, or craftsman.
   (5) Embodies the distinctive characteristics of a type, period, or method of construction.
   (6) Represents an established and familiar visual feature of the city.
   (7) Is identified with a person who significantly contributed to the culture and development of the city.
   (8) Is a unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.

b) Criteria for Designating Heritage Districts. A district may be designated if it includes two (2) or more structures or sites at least fifty (50) years old, together with their accessory buildings, fences, and other appurtenances that are of historical, cultural, archaeological, or architectural importance and substantially complies with the following:
   (1) Contains properties and an environmental setting which meet two (2) or more of the criteria for designation of a heritage landmark;
   (2) Constitutes a unique area of the City, such as a neighborhood or business center; and
   (3) Contains two (2) or more properties that have been classified as contributing as part of a heritage resource survey.

Neighborhood Conservation Districts

In 2020, the City of Plano adopted a Neighborhood Conservation District Ordinance (Ordinance No. 2020-8-9) to establish Neighborhood Conservation Districts (NCDs) as a new type of zoning overlay district.[12] The NCD overlay option offers established neighborhoods an optional tool to preserve their

[11] Note that any resource that meets Criteria Nos. 2-7 will also meet Criterion 1 – enabling it to meet two (2) criteria.

[12] Ordinance No. 2020-8-9

scale, architectural character, and/or unique physical features.[13] For this survey, HHM evaluated eligibility for potential NCD designation based on the criteria set forth in the NCD ordinance. To qualify as an NCD, the area should generally meet all of the following criteria:[14]

a) The proposed district contains a minimum of four contiguous properties within a block or proximate properties abutting either side of the same street; *and*
b) At least seventy-five (75) percent of the land area, excluding right-of-way, in the proposed neighborhood is developed with primary habitable structures at least thirty-five (35) years or older; *and*
c) The proposed district possesses one (1) or more of the following distinctive architectural, physical, or visual characteristics that create a unified and recognizable setting, character or association:
    i. Scale, size, type of construction or unique building materials;
    ii. Setbacks, lot layouts, street layouts, sidewalks or alleys;
    iii. Natural or streetscape characteristics, such as parks, greenbelts, creeks, or street landscaping;
    iv. Abuts or links to designated heritage resources; *and*
d) The boundaries and number of properties in the proposed district are adequate to protect the distinctive architectural, physical, or visual characteristics identified as key to the district's character in the associated neighborhood conservation plan. Gaps, holes, or other irregular shapes in the boundaries of a proposed district are discouraged.

These criteria echo the zoning regulations that the City of Plano used for review and approval of residential development from the 1960s through the 1990s. Because the scope of this survey targeted parcels of land and subdivisions constructed by 1975, the majority of residential subdivisions surveyed meet these criteria.

NRHP EVALUATION

To be eligible for the NRHP, a historic property, either on an individual basis or collectively as a historic district, must possess significance under at least one of the National Register Criteria and retain sufficient integrity to convey that significance.

National Register Criteria

The National Register Criteria for Evaluation states that a resource must meet a 50-year age threshold and must derive significance from at least one of the following criteria to be eligible for the NRHP:

- **Criterion A. Association with Important Historical Events or Trends:** The resource must be associated with events, trends, or patterns that have made a significant contribution to the broad patterns of history.
- **Criterion B. Association with Important Individuals of the Past:** The resource must be associated with the lives of significant persons who made important contributions to the history of a community, city, state, or the nation.
- **Criterion C. Physical Attributes, Design Qualities, Work of a Master:** The resource must embody the distinctive characteristics of a type, period, or method of construction, or that

[13] "11.1000 Neighborhood Conservation Overlay Districts August 10, 2023," Ordinance No. 2021-8-2, City of Plano Heritage Preservation Ordinance, https://content.civicplus.com/api/assets/a529d7e7-2782-45b5-81b0-edaf9a89357c?cache=1800&scope=all.

[14] Ordinance No. 2021-8-2, Section 6.

represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

- **Criterion D. Research Potential:** The resource must have yielded, or may be likely to yield, information important in prehistory or history.

National Register Criteria Considerations

The National Register Criteria for Evaluation state that certain kinds of resources typically are not considered for inclusion in the NRHP. Examples include churches, synagogues, and other religious properties; resources that have been moved or relocated; birthplaces and graves of famous persons; cemeteries, buildings, and structures that have been reconstructed; resources used to commemorate an event, trend, or individual of the past; and properties that do not meet the recommended 50-year age threshold. However, these properties can be eligible for listing if they meet certain conditions defined in the National Register Criteria for Evaluation as "Criteria Considerations." Resources that meet any of the Criteria Considerations must *also* meet at least one of the National Register Criteria (A, B, C, or D). The following is a list of normally excluded properties that may, under certain circumstances, be eligible for the NRHP:

- Criteria Consideration A: Religious Properties
- Criteria Consideration B: Moved Properties
- Criteria Consideration C: Birthplaces or Graves
- Criteria Consideration D: Cemeteries
- Criteria Consideration E: Reconstructed Properties
- Criteria Consideration F: Commemorative Properties
- Criteria Consideration G: Properties that Have Achieved Significance Within the Past 50 Years

Seven Aspects of Integrity

In addition to possessing significance under one or more of the National Register Criteria, a property, either individually or as a district, must also retain sufficient integrity and historic character to convey its significance in order to be considered eligible for inclusion in the NRHP. The National Register Criteria recognize seven aspects that define integrity, in various combinations. These aspects of integrity are defined below:

- **Location:** The place where the historic property was constructed or the place where the historic event occurred.
- **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** The physical environment of a historic property.
- **Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** The property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** The direct link between an important historic event or person and a historic property.

A resource need not retain all seven aspects of integrity to be eligible for the NRHP; conversely, a resource possessing all seven aspects of integrity is not necessarily eligible for the NRHP. The degree to which an NRHP-eligible property should retain its integrity depends directly upon the National Register Criteria

under which the resource possesses significance and is considered eligible for inclusion in the NRHP. For example, a property eligible under Criterion C should retain the aspects of integrity linked to physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its historical associations (Criterion A or B). However, a property that is eligible for its historical associations (Criterion A or B) should still be recognizable to the time or era in which it attained significance and still possess those qualities that convey its significance.

Section 2. Survey Findings

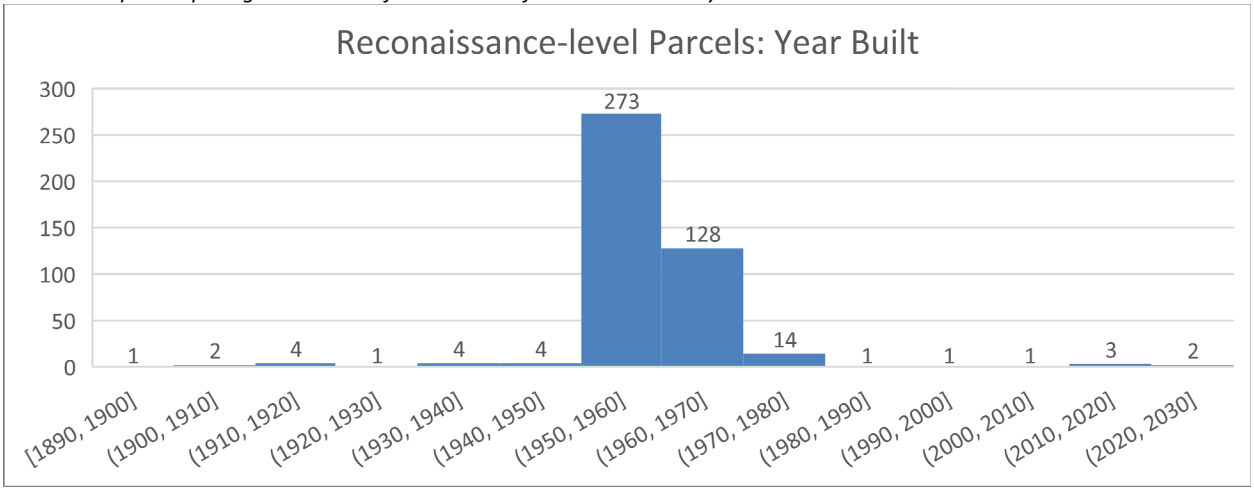
In June 2023, HHM documented 569 individual above-ground resources and 123 subdivisions within the targeted survey area. The section below summarizes trends among construction dates, property types, and architectural styles. For details regarding the construction date(s), property type(s), and style(s) and for each surveyed resource, see the inventory tables in Section 4.

2.1. Construction Dates

Reconnaissance-Level Construction Dates

Within the area targeted for reconnaissance-level survey, the majority of resources were constructed between 1950 and 1970 (Table 5).

Table 5. Graph comparing the decade of construction for resources surveyed at the reconnaissance level.



Windshield-Level Construction Dates

The subdivisions targeted for windshield-level survey predominantly contained resources built between 1970 and 1975, although some encompassed resources built as early as 1913 or as late as 2023. In most surveyed subdivisions, at least 75 percent of the resources were built by 1975 (the approximate cutoff date for PHR eligibility):

- Within 77 subdivisions, least 75 percent of resources constructed by 1975;
- Within 11 subdivisions, at least 50 percent of the resources were constructed by 1975;
- Within 35 subdivisions, fewer than 50 percent of the resources were constructed by 1975.

Because subdivisions were surveyed at the collective windshield level, the scope of work focused on documenting the subdivision as a whole and therefore did not include collecting data regarding individual resources.

2.2. Property Types

Reconnaissance-Level Property Types

Among resources surveyed at the reconnaissance-level, single-family houses accounted for the vast majority of resources (Table 6).

Table 6. Table comparing primary property types among resources surveyed at the reconnaissance level.

Primary Property Type	% Surveyed Resources
Single-family house	82.1%
Garage	7.7%
Back house	4.1%
Duplex house	1.7%
Warehouse	0.9%
Barn	0.7%
Shed	0.7%
High-rise mixed use	0.3%
Auto Sales/Service	0.2%
Golf course	0.2%
Garage apartment	0.2%
Carport	0.2%
Gas station	0.2%
Cellar	0.2%
Workshop	0.2%
Mobile home park	0.2%
Restaurant	0.2%
Well	0.2%
Trees	0.2%

Windshield-Level Property Types

The majority of surveyed subdivisions included single-family houses as the predominant property type (Table 7).

Table 7. Table comparing predominant property types within subdivisions surveyed at the windshield level.

Predominant Property Type	% Surveyed Subdivisions
Single-family house	60.2%
Restaurant	5.7%
Warehouse	5.7%
Store	4.9%
Commercial box	4.1%
Apartment	3.3%
Gas station	3.3%
Strip center	3.3%
Office	3.3%
Commercial block	1.6%
Educational	1.6%
Auto repair	0.8%
Park	0.8%
Mortuary	0.8%
Skating facility	0.8%

2.3. Architectural Styles

Reconnaissance-Level Architectural Styles

Resources surveyed at the reconnaissance-level predominantly reflected Ranch Style architecture (Table 8).

Table 8. Table comparing primary architectural styles among resources surveyed at the reconnaissance level.

Primary Architectural Style	% Surveyed Resources
Folk Victorian	0.2%
Classical Revival	0.2%
Neoclassical	0.2%
Mission Revival	0.2%
Colonial Revival	0.2%
Tudor Revival	0.2%
Minimal Traditional	7.7%
Ranch	72.9%
Mid-century Modern	0.2%
Ranch/ Colonial Revival	0.5%
Neo-Traditional	1.0%
Contemporary	0.7%
Neo-Craftsman	0.2%
Not visible	0.5%
No stylistic influences visible	15.4%

Windshield-Level Architectural Styles

For 50 percent of surveyed subdivisions, Ranch architectural stylistic influences predominated, but another 36 percent displayed no stylistic influence (Table 9). Because subdivisions were surveyed at the collective windshield level, the scope of work focused on documenting the subdivision as a whole and therefore did not include collecting data regarding the styles of individual resources.

Table 9. Table comparing primary stylistic influences within subdivisions surveyed at the windshield level.

Primary Architectural Style	% Surveyed Subdivisions
Ranch	50.0%
No stylistic influences visible	36.1%
Tudor Revival	3.3%
Spanish Colonial Revival	2.5%
Midcentury Modern	1.6%
Minimal Traditional	1.6%
Brutalist	0.8%
Classical Revival	0.8%
Colonial Revival	0.8%
Commercial	0.8%
Contemporary	0.8%
New Formalism	0.8%

Definitions of Architectural Styles

Based on survey data gathered in 2018 and 2023, architectural styles that may be found in Plano include:

- Greek Revival
- National Folk
- Folk Victorian
- Queen Anne
- Italianate
- American Commercial
- Prairie
- Craftsman
- Classical Revival
- Colonial Revival
- Gothic Revival
- Tudor Revival
- Mission Revival
- Spanish Colonial Revival
- Minimal Traditional
- Ranch
- Art Deco
- Mid-century Modern
- International Style
- Contemporary
- Neo-Traditional
- Neo-Colonial
- Neo-Tudor
- No Style
- N/A (e.g., no buildings extant on property)

Each of these architectural styles is further defined and illustrated in Appendix C. For stylistic classifications for each resource surveyed as a part of this HPP update, see the inventory tables in Section 4.

GREEK REVIVAL

The Greek Revival style often is associated with the early years of the American Republic—from roughly 1825 through 1860—when the new democracy sought inspiration in the architecture associated with the ancient Greek democracy. Late Classical Revival examples sometimes show vestiges of influence from the earlier Greek Revival style (Figure 7). Character-defining features of the style include:

- ***Exterior Walls:*** Typically stone or stucco, although sometimes wood, often white or beige in color.
- ***Foundation:*** Typically pier-and-beam.
- ***Porches:*** Porch may be full -width or partial-width, but always supported by columns or pilasters with capitals representing a Classical Greek order. A projecting pedimented front-gabled porch roof (sometimes called a "temple front") is common, although some examples have flat roofs or recessed porches.
- ***Roofs:*** Side-gabled, hipped, or flat.
- ***Windows:*** Typically double-hung wood-sash, often with a six-over-six configuration of lites, generally with a symmetrical fenestration pattern.
- ***Doors:*** Generally located at the center of the front façade, often surrounded by a transom and/or sidelights.
- ***Chimneys:*** Brick or stone, often with two chimneys – one located at each gable end of the building.

Figure 7. Photo of house at 901 18th Street in the Haggard Park Heritage Resource District. The primary stylistic influence of this house is Classical Revival, but evidence of the continuing influence of the earlier Greek Revival style is visible in the Classical porch columns and front-gabled pediment above the main front entry.

NATIONAL FOLK

The National Folk style was popularized by the rise of the railroads and mass-produced lumber in the late twentieth century (Figure 8). Character-defining features of the style include:

- ***Exterior Walls:*** Typically wood, sometimes with vertical board-and-batten siding.
- ***Foundation:*** Typically constructed of brick masonry or timber posts, often with wood or metal skirting.
- ***Porches:*** Sometimes recessed under the main roof form and sometimes projecting from the body of the house, often supported by simple posts, sometimes with very simple Classical influences.
- ***Roofs:*** Side-gabled, cross-gabled, front-gabled, hipped, or pyramidal.
- ***Windows:*** Typically double-hung wood-sash, often tall and narrow in dimension.
- ***Doors:*** Typically wood, sometimes with glazing, transoms, and/or sidelights.
- ***Chimneys:*** Brick or stone, if extant. Sometimes metal stovepipe substitutes for chimney.

Figure 8. Photo of the ca. 1861 Collinwood House at 5400 Windhaven Parkway, designed in the National Folk style with some slight Gothic Revival stylistic influences. Photo courtesy of the Plano Heritage Preservation Office.

FOLK VICTORIAN

Folk Victorian buildings typically date from late nineteenth century to the early twentieth century and exhibit the following (Figure 9):

- ***Exterior Walls:*** Usually wood siding or wood shingle.
- ***Foundation:*** Often screened with skirting of wood, pressed metal, brick, or stone.
- ***Porches:*** Feature decorative woodwork, such as turned balusters and spindle friezes. Porch floors often wood and porch ceilings often bead board. Decorative detail typically prefabricated.
- ***Roof:*** Cross-gabled, gable-on-hip, hipped, or pyramidal.
- ***Windows:*** Typically double-hung wood sash.
- ***Doors:*** Typically wood, sometimes with glazing, transoms, and/or sidelights.
- ***Chimneys:*** Brick or stone, if extant. Sometimes metal stovepipe substitutes for chimney.

Figure 9. Example of a Folk Victorian house at 1108 11th Street. Photo by HHM, 2018.

QUEEN ANNE

Queen Anne buildings typically date from the late nineteenth century to the early twentieth century and exhibit the following (Figure 10):

- ***Exterior Walls:*** Usually wood siding or wood shingle, but sometimes brick or stone. Often with a variation of materials, colors, and textures.
- ***Foundations:*** Often screened with skirting of wood, pressed metal, brick, or stone.
- ***Porches:*** A character-defining element on residential examples. Feature decorative woodwork, such as turned balusters and spindle friezes. Wraparound porches common. Porch floors often wood and porch ceilings often bead board.
- ***Roofs:*** On residential or institutional examples, roofs are irregular, cross-gabled, gable-on-hip, hipped, or pyramidal, often with dormers. On commercial examples, typically flat, but sometimes cross-gabled, gable-on-hip, hipped, or pyramidal.
- ***Storefronts:*** On commercial examples, typically wood sash or cast iron with sidelights and transoms. Colored or etched glass sometimes present.
- ***Canopies:*** On commercial examples, typically wood supported by brackets or suspended by bars or cables.
- ***Windows:*** Typically double-hung wood sash, often with multiple lights and other decorative features. Bay windows common character-defining feature.
- ***Doors:*** Typically wood, often with glazing, transoms, and/or sidelights.
- ***Chimneys:*** Often found on residential examples. Commonly brick or stone, often with decorative tapestry brick or corbelling. Sometimes metal stovepipe substitutes for chimney.

Figure 10. Photo of 1413 E. 15th Street—the Roller House, a designated Plano Heritage Resource—which exemplifies the Queen Anne style. Photo by HHM, 2018.

ITALIANATE

Italianate buildings typically date from the late nineteenth century. In Texas, commercial examples of the Italianate style (Figure 11) are more common than residential examples. Character-defining features include:

- ***Exterior Walls***: Wood siding, brick, or stone masonry. Stone quoins common at the corners of masonry examples.
- ***Foundations***: On residential examples, often screened with wood, pressed metal, brick, or stone. On commercial examples, typically concrete slab.
- ***Porches***: Residential examples often lack porches. Entrance may be protected by an awning supported by brackets, or a small portico supported by columns.
- ***Roofs***: On residential or institutional examples, flat, cross-gabled, or hipped. On commercial examples, typically flat. Bracketed eaves and ornate, molded cornices typical. Cornices may be wood, stone, or wrought iron.
- ***Storefronts:*** On commercial examples, typically wood sash or cast iron with sidelights and transoms.
- ***Canopies:*** Commercial examples may lack canopies, but when present, canopies typically are wood supported by brackets or suspended by bars or cables.
- ***Windows:*** Typically double-hung wood sash. Segmental-arched windows with ornate window surrounds common. Bay windows common.
- ***Doors:*** Typically wood, sometimes with glazing, transoms, and/or sidelights. Double doors often present.
- ***Chimneys:*** Brick or stone, if extant.

Figure 11. Example of an Italianate commercial building at 1003-1007 E. 15th Street, in the Plano Downtown National Register Historic District, which is designated as a local Heritage District.

AMERICAN COMMERCIAL STYLE

The "American Commercial Style" is a term sometimes used to refer to buildings dating to the late-nineteenth or early-twentieth centuries, typically in commercial areas (Figure 12). These buildings have limited applied stylistic ornament, although they do have commonalities in form and detailing that distinguish them from purely utilitarian vernacular commercial buildings. Character-defining features include:

- ***Exterior Walls:*** Usually brick, often with party walls shared with adjacent buildings. Detailed brickwork at the parapet is typical of this style – especially corbelling at the cornice. Large storefront openings in the front brick façade often are supported by steel beams.
- ***Foundations:*** Typically concrete slab.
- ***Roofs:*** Generally flat, although front-gabled roofs sometimes are concealed behind flat parapets.
- ***Storefronts:*** Typically wide fixed windows, with wood or metal framing.
- ***Canopies:*** Often flat-roofed, supported by cables.
- ***Doors:*** Generally include glazing, transoms, and sidelights configured as an integral unit with the storefront. Sometimes multiple single-door entries into different shops within the same building.

Figure 12. Example of an American Commercial Style building located at 1012 E. 15th Street in the Plano Downtown National Register Historic District, which is designated as a local Heritage District.

PRAIRIE

Houses designed in the Prairie style typically date from the early twentieth century, with the following character-defining features (Figure 13):

- ***Exterior Walls:*** Brick, sometimes Roman brick, sometimes with string course for horizontal emphasis. Stone or tile detailing in geometric pattern sometimes present.
- ***Foundations:*** Typically skirted with brick.
- ***Porches:*** Supported by brick piers with stone coping and detailing.
- ***Roofs:*** On residential examples, low-sloped hipped with deep, enclosed eaves. On commercial and institutional examples, typically flat with geometric detailing at the cornice.
- ***Storefronts:*** Typical on commercial examples, may be wood or metal sash.
- ***Canopies:*** Typical on commercial examples, may be wood or metal, supported by brackets or suspended by bars or cables. Canopy roof form typically flat.
- ***Windows:*** Typically double-hung wood sash, often with wood screens with geometric detail. Art glass sometimes present.
- ***Doors:*** Typically wood with glazing, sometimes with transoms and sidelights.
- ***Chimneys:*** Often present on residential examples. Typically brick, often with stone coping.

Figure 13. Example of a Prairie style house at 1407 E. 15th Street – the Carlisle House, a designated Plano Heritage Resource. Photo by HHM, 2018.

CRAFTSMAN

Craftsman buildings typically date to the early twentieth century and may be identified through use of the following character-defining features (Figure 14):

- ***Exterior Walls:*** Typically wood siding or asbestos shingle, sometimes brick. Sometimes feature wood shingle detailing.
- ***Foundations:*** Typically skirted with wood or brick. Skirt walls sometimes battered.
- ***Porches:*** Porches are a character-defining feature. Partial-width or full-width, often with front-gabled roof, typically supported by tapered wood, brick, or stone columns but sometimes supported by metal posts.
- ***Roofs:*** Low-sloped hipped or gabled, with deep eaves, often with exposed rafter ends.
- ***Windows:*** Typically double-hung wood sash, often paired, and often with wood screens with geometric detail.
- ***Storefronts:*** Seldom present on Craftsman style buildings.
- ***Canopies:*** Seldom present on Craftsman style buildings.
- ***Doors:*** Typically wood with glazing, sometimes with transoms and sidelights.
- ***Chimneys:*** Brick, sometimes with corbelling or stone coping.

Figure 14. Photo of a Craftsman house at 1106 14th Street. Photo courtesy of the Plano Heritage Preservation Commission.

CLASSICAL REVIVAL

Classical Revival buildings typically date from the early twentieth century and are distinguished by the following character-defining features (Figure 15):

- ***Exterior Walls:*** Wood siding, brick, or stone masonry. Quoins may be present at the corners of the front façade.
- ***Foundations:*** Typically skirted with brick or stone.
- ***Porches:*** A character-defining feature on residential, institutional, or commercial examples. Full-width or partial-width colonnade or arcade, supported by columns or pilasters with decorative capitals. Porch roof may be flat or front-gabled with a pediment.
- ***Roofs:*** On residential or institutional examples, flat, side-gabled, front-gabled, or hipped. Slate shingles sometimes present. On commercial examples, typically flat. May feature roof cupola.
- ***Storefronts:*** On commercial examples, typically wood sash, cast iron, or aluminum with sidelights and transoms.
- ***Canopies:*** Commercial examples may lack canopies, especially if temple front. When present, canopies typically may be wood or metal, supported by brackets or columns, or suspended by bars or cables.
- ***Windows:*** Typically double-hung wood sash.
- ***Doors:*** Typically wood, sometimes with glazing, transoms, and/or sidelights.
- ***Chimneys:*** Brick or stone if extant. Not present on commercial examples.

Figure 15. Photo of the First Baptist Church at 1300 E. 15th Street, designed in the Classical Revival style. Photo by HHM, 2018.

COLONIAL REVIVAL

Colonial Revival buildings typically date from the early twentieth century and display the following character-defining features (Figure 16):

- ***Exterior walls:*** Typically brick but may be wood siding.
- ***Foundations:*** Typically pier and beam skirted with brick.
- ***Porches:*** Residential examples often include partial-width or full-width porches, with front-gabled or flat roof supported by wood or stone columns. May include a front-gabled or arched portico over the main entrance, supported by brackets.
- ***Roofs:*** On residential or institutional examples, typically side-gabled or gambrel. Wood cornice and enclosed eaves, often painted white. Slate shingles sometimes present. Dormer windows common on residential examples. On commercial examples, typically flat.
- ***Storefronts:*** On commercial examples, typically wood sash, cast iron, or aluminum with sidelights and transoms.
- ***Canopies:*** Commercial examples may lack canopies, especially if temple front. When present, canopies typically may be wood or metal, supported by brackets or columns, or suspended by bars or cables.
- ***Windows:*** Typically double-hung wood sash, painted white. Often flanked by wood shutters.
- ***Doors:*** Typically wood, sometimes topped with fanlights. Commonly include sidelights, ornate door surrounds, and/or pediments.
- ***Chimneys:*** Character-defining feature on residential examples, typically brick.

Figure 16. Photo of 1210 E. 16th Street—the Schell House, a designated Plano Heritage Resource—designed in the Colonial Revival style. Photo by HHM, 2018.

GOTHIC REVIVAL

Gothic Revival buildings typically date from the late nineteenth century or the early twentieth century. The style most often is applied to religious or institutional buildings (Figure 17). Character-defining features include:

- ***Exterior Walls***: Usually brick or stone masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping. Sometimes stucco. Buttresses may be present on side façades.
- ***Foundations***: Usually skirted with brick or stone.
- ***Porches***: If present, typically include Gothic arches supported by brick or stone piers. Often feature heavy hardware, such as handrails and light fixtures.
- ***Roofs***: On residential or institutional examples, typically front-gabled or cross-gabled with steep pitch. Religious examples usually include an open truss on the interior. On commercial examples, typically flat. Parapets often include stone coping and may include crenellations.
- ***Storefronts***: May be present on commercial examples, typically wood sash.
- ***Canopies***: Commercial examples may lack canopies. When present, canopies typically may be wood or metal, supported by brackets or columns, or suspended by bars or cables.
- ***Windows***: Usually double-hung wood sash or casement. Window openings often feature Gothic arches. Leaded glass in a lattice pattern often present. Brick or stone lintels and sills common. Stone tracery may be present on religious or institutional examples.
- ***Doors***: Often feature heavy cast-iron hardware. Stone door surrounds common.
- ***Chimneys***: Prominent brick chimneys, often on the front façade, are a character-defining feature on residential examples. Sometimes feature chimney caps with corbelling or crenellations. Seldom present on non-residential examples.

Figure 17. Photo of the Gothic Revival First Christian Church at 1501 H Avenue. An Official Texas Historical Marker chronicling the history of the congregation is located on the site of this church.

TUDOR REVIVAL

Tudor Revival buildings typically date from the early twentieth century and display the following character-defining features (Figure 18):

- ***Exterior Walls:*** Usually brick masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping. Sometimes wood, stone, or stucco. Faux half-timbering often adorning gable-ends. Wing walls or buttresses sometimes accenting front façade.
- ***Foundations:*** Usually skirted with brick.
- ***Porches:*** If present, sometimes include low-sloped Gothic arches supported by brick piers.
- ***Roofs:*** Gable-on-hip or front gabled. Often complex. Eaves sometimes swept.
- ***Storefronts:*** Seldom present on Tudor Revival style buildings.
- ***Canopies:*** Seldom present on Tudor Revival style buildings.
- ***Windows:*** Usually double-hung wood sash. Window openings sometimes feature low-sloped Gothic arches. Sometimes feature picture windows with leaded glass in a lattice pattern.
- ***Doors:*** Round-arched wood doors with small lites.

Figure 18. Example of a Tudor Revival style house at 1512 N Avenue. Photo by HHM, 2018.

MISSION REVIVAL

The Mission Revival style dates to the early or mid-twentieth century and may be applied to residential, institutional, or commercial buildings (Figure 19). Character-defining features include:

- ***Exterior Walls:*** Usually finished with stucco, either smooth or textured. May feature terracotta or cast concrete ornamentation, typically at door and window surrounds and belt/string courses. May include wing walls at façade edge.
- ***Foundations:*** Typically skirted with brick or stone.
- ***Porches:*** Entry portico sometimes present on institutional or commercial examples. Partial-width porch supported by columns or pilasters with decorative capitals. May have second-story balcony. Porch may also be an arcade at ground level, often with a loggia.
- ***Roofs:*** Low-pitched clay tile or flat with a Mission-shaped dormer or roof parapet with terracotta or cast concrete coping. Commercial examples are typically flat. Roof usually has wide-overhanging eaves with exposed rafters in residential examples.
- ***Storefronts:*** Typical on commercial examples, may be wood or metal sash.
- ***Canopies:*** Typical on commercial examples, may be wood or metal, supported by brackets or suspended by bars or cables. Canopy roof form typically flat.
- ***Windows:*** May feature Roman or segmental arch openings. Wood casement or double-hung wood sash windows. Decorative iron trim often present.
- ***Doors:*** May feature Roman or segmental openings. Decorative stone or iron trim often present.
- ***Chimneys:*** Residential examples often include clay tile hoods. Not present on commercial examples.

Figure 19. Building at 1414 J Avenue, which exhibits influences of the Mission Revival style, as well as the Spanish Colonial Revival style. The building is in the Plano Downtown National Register Historic District, which is designated as a local Heritage District.

SPANISH COLONIAL REVIVAL

Like the Mission Revival style, the Spanish Colonial Revival style typically dates to the early or mid-twentieth century. These two styles share many commonalities (see Figure 19 above). Specific character-defining features that differentiate the Spanish Colonial Revival style include:

- ***Exterior walls:*** Stucco, sometimes with texture or molded decorative wall elements. Tile detailing common.
- ***Foundations:*** Typically skirted with masonry finished with stucco.
- ***Porches:*** Sometimes lack porches. Residential examples sometimes feature cantilevered awnings over entrance, or partial-width porches with arched openings supported by masonry piers. Often feature heavy hardware, such as handrails and light fixtures. Second-story balconies or roof decks sometimes present.
- ***Roofs:*** Typically flat or low-sloped hipped, often covered with clay tile.
- ***Storefronts:*** Typical on commercial examples, may be wood or metal sash.
- ***Canopies:*** Typical on commercial examples, may be wood or metal, supported by brackets or suspended by bars or cables. Canopy roof form may be flat, shed, or hipped, often with clay tiles.
- ***Windows:*** Double-hung or casement windows, with metal or wood sash. Sometimes featuring wrought iron grates or balconies.
- ***Doors:*** On residential and institutional examples, typically heavy wood, sometimes with small lites. Often feature heavy hardware. Stone door surrounds common.
- ***Chimneys:*** Stucco, often with tile caps.

MINIMAL TRADITIONAL

Buildings with Minimal Traditional stylistic influences typically date from the mid-twentieth century and use the following character-defining features (Figure 20):

- ***Exterior Walls:*** Wood siding or asbestos shingle. Decorative wood shingles or board-and-batten siding sometimes present at gable ends. Brick or stone veneer sometimes present at water table.
- ***Foundations:*** Pier-and-beam with wood skirt, or concrete slab.
- ***Porches:*** Typically partial width, supported by simple wood posts, geometric wood posts, or metal posts, sometimes adorned with decorative wrought iron. Porch floor typically concrete.
- ***Roofs:*** Cross-gabled or gable-on-hip.
- ***Storefronts:*** Seldom present on Minimal Traditional style buildings.
- ***Canopies:*** Seldom present on Minimal Traditional style buildings.
- ***Windows:*** Casement or double-hung, wood or metal sash. Fixed picture windows sometimes present at front façade. Decorative wood shutters common.
- ***Doors:*** Wood, often with small lites in geometric patterns or fan lights.
- ***Chimneys:*** If present, simple brick or stone.

Figure 20. Example of a house in the Haggard Addition, designed in the Minimal Traditional style. Photo by HHM, 2018.

RANCH

Ranch Style buildings typically date from the mid-twentieth century—in Plano, almost always after World War II—and generally display the following character defining features (Figure 21):

- ***Exterior Walls:*** Often brick or stone masonry, often using Roman brick or flagstone; sometimes wood siding or asbestos shingle siding.
- ***Foundations:*** Typically concrete slab, but sometimes pier and beam.
- ***Porches:*** If present, typically recessed under main roof form and supported by simple wood posts or metal posts, sometimes adorned with decorative wrought iron. Floor typically concrete. Integral stone or brick planters often are evident. Details may exhibit influences of the Colonial Revival or Tudor Revival styles.
- ***Roofs:*** Low-sloped hipped or side-gabled, with deep eaves. Clerestory windows sometimes present at gable ends or below eaves. Details may exhibit influences of the Colonial Revival or Tudor Revival styles.
- ***Storefronts:*** Seldom present on Ranch style buildings.
- ***Canopies:*** Seldom present on Ranch style buildings.
- ***Windows:*** Double-hung, casement, awning or jalousie, with wood or metal sash. Picture windows often present at front façade.
- ***Doors:*** Wood, often with small lites in geometric patterns. Metal or wood screen doors.
- ***Chimneys:*** If present, broad and simple brick or stone.

Figure 21. Example of a house in the Belle View 2 Subdivision designed in the Ranch style. Photo by HHM, 2018.

ART DECO

The Art Deco style dates from the mid-twentieth century and typically is applied to institutional or commercial buildings (Figure 22). Character-defining features include:

- ***Exterior Walls:*** Brick masonry, stone masonry, concrete block, stucco, or ceramic tile. Often feature abstracted or geometric detailing in stone, terra cotta, or metal. Stone masonry pilasters often include fluting. Spandrels made of metal, ceramic tile, or glass may be present between windows and pilasters. Projecting signage or marquees may be present on commercial examples.
- ***Foundations:*** Concrete slab.
- ***Porches:*** Residential examples often feature cantilevered flat awnings. Patios or balconies with metal railings may be present.
- ***Roofs:*** Flat.
- ***Storefronts:*** Commercial examples typically feature metal storefronts.
- ***Canopies:*** Commercial examples typically feature cantilevered concrete or metal canopies with a flat roof form.
- ***Windows:*** Typically metal-sash casement. Glass block sometimes present.
- ***Doors:*** Typically wood or metal, often with glazing.

Figure 22. Example of an Art Deco commercial building at 1001 E. 15th Street, in in the Plano Downtown National Register Historic District, which also is designated as a local Heritage District.

MID-CENTURY MODERN

Mid-century Modern buildings typically date from the mid-twentieth century—in Plano, almost always after World War II—and generally display the following character defining features (Figure 23):

- ***Exterior Walls:*** Flat wall planes without ornament, often stucco, concrete, or brick.
- ***Foundation:*** Slab foundation with a low profile.
- ***Porches:*** Often flat-roofed, recessed under the main roof form or projecting, supported by a cantilever or by slender metal columns.
- ***Roofs:*** Flat roof.
- ***Windows:*** Typically metal-sash windows—often clustered in bands or ribbons, or sometimes meeting at corners—with a casement, jalousie, or hopper configuration.
- ***Doors:*** Typically metal, often with glazing.
- ***Chimneys:*** If present, typically wide with a flat profile.

Figure 23. Photo of 1412 14th Street, exemplifying the Mid-century Modern style. Photo by HHM, 2018.

INTERNATIONAL STYLE

The International Style is a subset of the Mid-century Modern style that typically dates to the early twentieth century. The style typically is found on high-style, architect-designed buildings. However, traces of influence from the International Style sometimes are seen on buildings with Mid-century Modern or Contemporary primary stylistic influences (Figure 24). Character-defining features include:

- ***Exterior Walls:*** Typically white stucco, always flat and devoid of applied ornament.
- ***Foundations:*** Usually concrete slab, but sometimes pier-and-beam.
- ***Porches or canopies:*** Always flat-roofed, supported using cantilevering or thin metal posts known as "*piloti*."
- ***Roofs:*** Always flat.
- ***Windows:*** Horizontal "ribbons" of windows without wall fabric between them are common. Ribbons of windows also commonly wrap around corners, with no supporting wall structure at the corner. Window types often include fixed, casement, or jalousie.
- ***Doors:*** Typically simple, single-door entrances, often tucked under the roof or hidden from view.

Figure 24. House at 900 18th Street in the Haggard Park Heritage Resource District. This house's primary stylistic influence is Contemporary, but the lingering influence of the earlier International Style is seen in the flat roof, flat wall planes, and wide swaths of glass.

CONTEMPORARY

Contemporary architecture can date from any era—following the architectural trends of the day—but, in Plano, it typically dates from the 1960s through the 1980s (Figure 25). Character-defining features of the style include:

- ***Exterior Walls:*** Concrete, stucco, wood, Roman brick, flagstone, glass, or tile. No applied ornament. Often curving or angular. Structural elements often exposed.
- ***Foundation:*** Concrete slab. Ground floor may be elevated on a plinth.
- ***Porches:*** Cantilevered flat awnings, or recessed under flat roof.
- ***Roofs:*** Flat, A-frame, angular, vaulted, or irregular.
- ***Storefronts:*** Typically plate glass with metal framing.
- ***Canopies:*** Typically cantilevered, constructed with either metal or reinforced concrete. Canopies often have irregular roof forms.
- ***Windows:*** Double-hung, casement, or fixed, with metal or wood sash. Fixed window walls are common.
- ***Doors:*** Typically wood or metal, often with glazing.
- ***Chimneys:*** If present, typically brick or stone.

Figure 25. Photo of a Contemporary style house in the Dallas North Estates 12-3 Subdivision. Photo by HHM, 2018.

NEO-TRADITIONAL, NEO-COLONIAL, AND NEO-TUDOR

Neo-traditional buildings combine earlier styles with postwar Ranch influences (Figure 26). These buildings typically date from the mid- to late twentieth century and display the following character-defining features:

- ***Exterior Walls:*** Typically brick, stone, wood, or wood-like siding.
- ***Foundation:*** May be pier-and-beam or concrete slab.
- ***Porches:*** If present, typically small and projecting from the main roof form, supported by wood or metal posts. Neo-Colonial examples may have Classical influences on the porch columns.
- ***Roofs:*** Side-gabled, cross-gabled, hipped, or gable-on-hip.
- ***Windows:*** Typically metal or vinyl, single-hung or double-hung.
- ***Doors:*** Typically single-entry, metal or wood, sometimes with glazing, sidelight, or transoms.
- ***Chimneys:*** If present, typically wood or stone.

Figure 26. Photo of a Neo-Colonial house in the Dallas North Estates 12-2 Subdivision. Photo by HHM, 2018.

Section 3. Recommendations

Using the criteria for evaluation discussed in Section 1.4, HHM assessed all surveyed resources for NRHP and local designation, considering each of the following eligibility categories:

- NRHP
  - Individual eligibility
  - Historic district eligibility
    - Contributing/noncontributing status *only for parcels surveyed at the reconnaissance level*
- Local Heritage Resources
  - Individual eligibility
  - Heritage district eligibility
    - Contributing/noncontributing status *only for parcels surveyed at the reconnaissance level*
- Neighborhood Conservation Districts (NCDs)

Findings for each of these categories are summarized below. For further detail regarding all recommendations, see the Inventory of Surveyed Resources in Section 4.

3.1. Local Recommendations

POTENTIAL HERITAGE RESOURCES (PHR) – INDIVIDUAL PROPERTIES

Previous PHR – Individual Recommendations from 2018

The recommendations within this survey report supplement the 14 individual eligibility recommendations from the 2018 heritage preservation plans, which are consolidated in Table 10. Note that Texas Pool at 901 Springbrook Drive is not included in this list as it became a Heritage Landmark in 2023.

Table 10. Individual PHRs listed in the 2018 heritage preservation plan (HPP), sorted by HPP year then address.

	HPP Year	Address
1	2018	1108 11TH ST
2	2018	1306 14TH ST
3	2018	1412 14TH ST
4	2018	1820 14TH ST
5	2018	1212 E 15TH ST
6	2018	1300 E 15TH ST
7	2018	1300 16TH ST
8	2018	808 19TH ST
9	2018	1601 ALMA DR
10	2018	1715 K AVE
11	2018	1800 K AVE
12	2018	1513 M AVE
13	2018	1512 N AVE
14	2018	5400 WINDHAVEN PKWY - FOX-HAGGARD HOUSE (Previous Collinwood House)

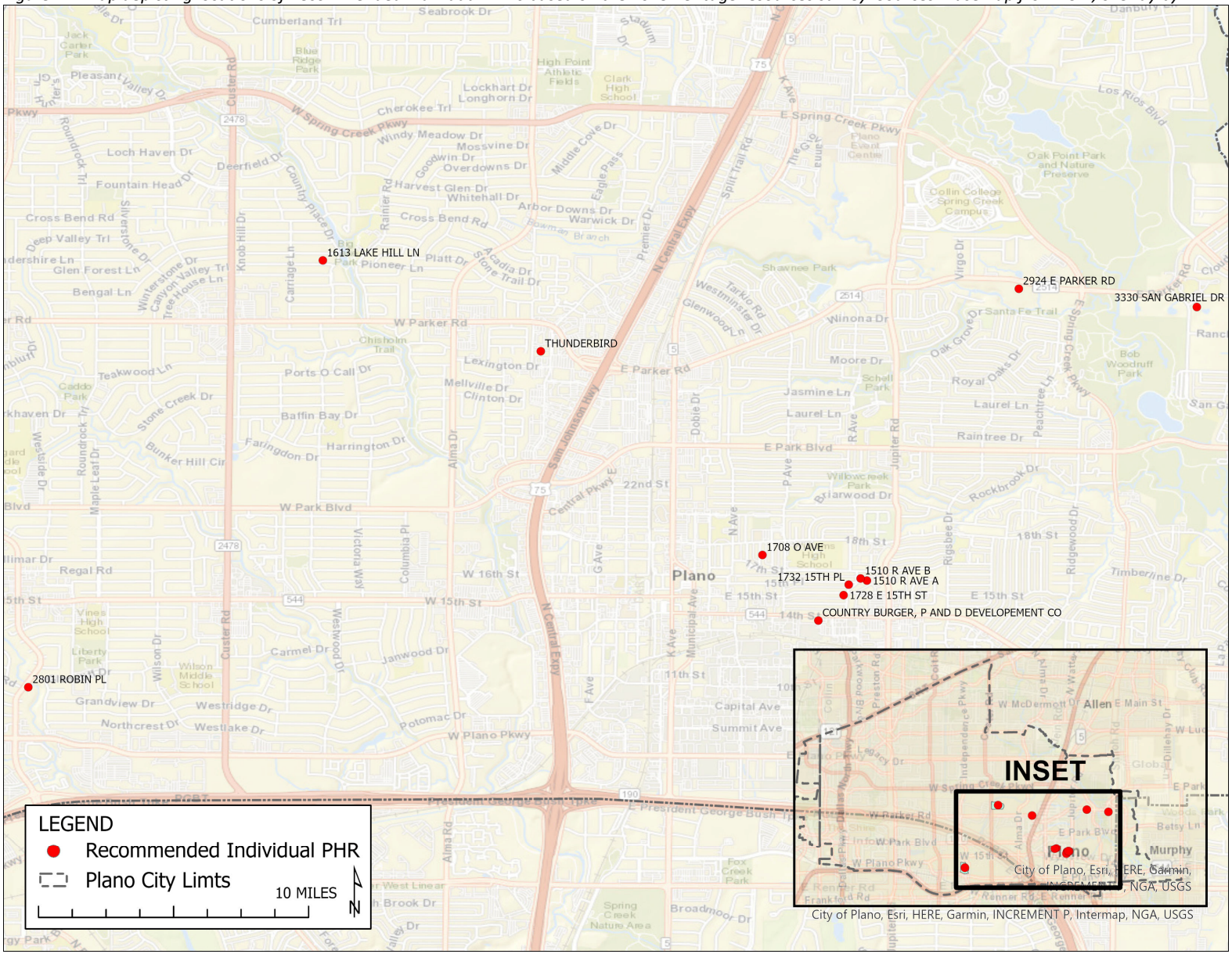
Recommended 2023 PHR – Individual Properties

HHM's 2023 survey identified **ten (10) PHRs for individual properties**, as summarized in Table 11 and depicted in Figure 27.

Table 11. Recommendations for Individual PHRs based on the 2023 heritage resources survey, sorted by address.

	Property Address	Survey Level	Individual PHR Recommendation	Local Ordinance Criteria	Integrity Notes
1	1728 E 15TH ST	Reconnaissance	Eligible individual PHR	Individual house meets Criteria 1, 4, 5	All windows replaced, Doors replaced ca. 2005; Alterations compatible; Sufficiently retains all 7 aspects of integrity
2	1732 15TH PL	Reconnaissance	Eligible individual PHR	Individual house meets Criteria 1, 5, 7	Retains all 7 aspects of integrity
3	1708 O AVE	Reconnaissance	Eligible individual PHR	Individual house meets Criteria 2, 5, 7	All windows replaced, Storm door added; Sufficiently retains all 7 aspects of integrity
4	2924 E PARKER RD	Reconnaissance	Eligible individual PHR	Meets Criteria 5, 7	All windows replaced, Associated land partitioned off; Sufficiently retains all 7 aspects of integrity
5	1510 R AVE	Reconnaissance	Eligible individual PHR	Individual house meets Criteria 1, 3, 6, 7, 8	Retains all 7 aspects of integrity
6	3330 SAN GABRIEL DR	Reconnaissance	Eligible individual PHR	Meets Criteria 5, 7	Retains all 7 aspects of integrity
7	1700 14TH ST (COUNTRY BURGER, P AND D DEVELOPMENT CO SUBDIVISION)	Windshield	Eligible individual PHR	Meets Criteria 6, 8	Retains all 7 aspects of integrity
8	1613 LAKE HILL LN	Windshield	Eligible individual PHR	Meets Criteria 1, 5, 7	Retains all 7 aspects of integrity
9	2801 ROBIN PL	Windshield	Eligible individual PHR	Meets Criteria 1, 5, 7	Retains all 7 aspects of integrity
10	3200 THUNDERBIRD LN (THUNDERBIRD SKATING RINK, THUNDERBIRD SUBDIVISION)	Windshield	Eligible individual PHR	Meets Criteria 2, 8	Retains all 7 aspects of integrity

Figure 27. Map depicting locations of Recommended Individual PHRs based on the 2023 heritage resources survey. Sources: Basemap from ESRI, overlay by HHM.



POTENTIAL HERITAGE RESOURCE DISTRICTS

Previous PHR Districts from 2018 HPP

These recommendations supplement the 2018 HPP's recommendations for Potential Heritage Resource districts. All recommended Potential Heritage Resource districts from the 2018 survey are listed in Table 12 below.

Table 12. Listing of PHR districts recommended in the 2018 HPP.

PHR District Name
BRIARWOOD (INCLUDING BRIARWOOD EAST #1-2, BRIARWOOD ESTATES #1-2, 5, & 8)
CLINT FORMAN ADDITION
NORTH FOREST ESTATES 3

Recommended 2023 PHR Districts

The 2023 heritage resources survey identified **five (5) PHR districts**, as summarized in Table 13 below and depicted in Figure 28. Paragraphs summarizing each recommended PHR district follow.

Table 13. Recommendations for PHR districts based on the 2023 heritage resources survey, sorted by subdivision.

	PHR District Name	Survey Level	% Constructed by PHR Cutoff Date*	Criteria	% Contributing**	% Noncontributing**
1	BRIARWOOD (EXPANDED TO INCLUDE BRIARWOOD ESTATES #9 & BRIARWOOD EAST #4[15])	Windshield	71%	Criteria 1-3	unknown	unknown
2	HAGGARD ADDITION/ OLLIE MATTHEWS (HAGGARD ADDITION & OLLIE MATTHEWS ADDITION)	Reconnaissance	98%	Criteria 1-3	97%	4%
3	OWENS GRAIN CO.	Reconnaissance	100%	Criteria 1-3	100%	0%
4	PARK FOREST (PARK FOREST #1-5)	Windshield	99%	Criteria 1-3	unknown	unknown
5	SOUTHWOOD[16]	Reconnaissance	94%	Criteria 1-3	84%	16%

**PHR Cutoff Date is 1975.*

***Reconnaissance-level survey required to determine contributing and noncontributing percentages; only windshield-level survey conducted with the scope of this project.*

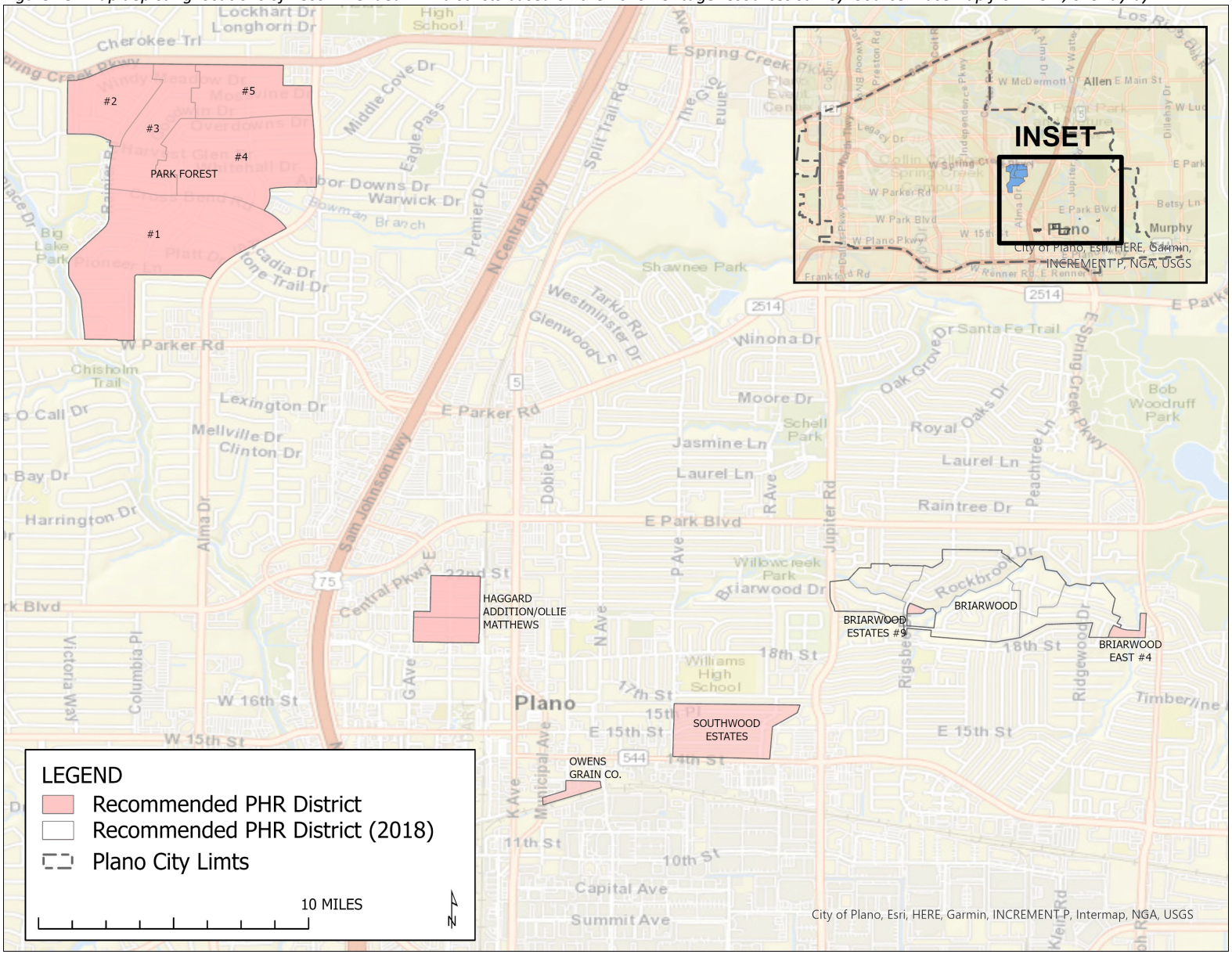
****Part of a larger Briarwood PHR district recommended eligible in the 2018 HPP.*

[t] Part of a larger district including all surveyed Park Forest subdivisions.

[15] Note that the 2018 recommended that the Briarwood PHR District encompass Briarwood East #1-2, Briarwood Estates #1-2, 5, & 8.

[16] The Southwood subdivision also lies within the "Old Towne" potential NCD, as further discussed below. However, Southwood is the only portion of "Old Towne" that also meets the criteria for PHR district designation, so the recommended PHR district is named "Southwood" to avoid confusion.

Figure 28. Map depicting locations of Recommended PHR districts based on the 2023 heritage resources survey. Source: Basemap from ESRI, overlay by HHM.



BRIARWOOD (BRIARWOOD EAST # 4, BRIARWOOD ESTATES #9)

The 2018 HPP recommended Briarwood as a PHR district encompassing 10 subdivisions platted between 1962 and 1969: Briarwood Estates 1-8 and Briarwood East 1-2. Construction dates in those subdivisions range from 1962 through 1973. This 2024 HPP recommends expanding boundaries of the Briarwood PHR district to add two subdivisions platted between 1971 and 1973: Briarwood East #4 and Briarwood Estates #9. Construction dates in these two additional subdivisions range from 1971 through 1981. Overall, approximately 98 per cent of acreage within the recommended PHR district was developed by 1973 (the 50-year cutoff date for PHR eligibility) – 100 percent of the acreage within Briarwood Estates 1-8 and Briarwood East 1-2, combined with approximately 85 percent of the acreage Briarwood East #4 and Briarwood Estates #9. The potential district's site plan is characterized by curvilinear streets that respond to the hilly topography, and lush landscaping all correspond to the classification of a Postwar Curvilinear Suburb, as described by the National Park Service's *National Register Bulletin: Historic Residential Suburbs*.[17] In addition, the individual houses in the potential district provide a good representation of mid-century architectural styles – ranging from Ranch to Mid-century Modern to Tudor Revival. The potential district's consistent architecture, materials, and landscape create a unified and recognizable setting. Note that the Briarwood East #3 subdivision is excluded from the boundary of the recommended PHR because it no longer contains historic resources, and the landscape has been significantly altered.

The Briarwood PHR district is also recommended eligible as a potential NCD. Within Briarwood East #, 2, and 4 and Briarwood Estates #1-9, 100 percent of the potential district's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). Note also that each smaller subdivision encompassed within the recommended PHR/potential NCD may also be eligible as a smaller, standalone PHR district and/or potential NCD.

Figure 29. Example image of Briarwood showing ranch house with Tudor Revival influences with typical landscaping and streetscape.

HAGGARD ADDITION /OLLIE MATTHEWS

The 2018 HPP recommended additional research and reconnaissance-level survey to better evaluate the eligibility of the Haggard Addition and Ollie Matthews Addition. This 2024 HPP recommends Haggard Addition/ Ollie Matthews as potential PHR district. The recommended potential PHR district boundary encompasses two residential subdivisions platted in 1953: the Haggard Addition (also known as the WO

[17] Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*.

Haggard Addition) and the Ollie Matthews Addition. This potential district represents the earliest examples of post-World War II residential suburban development within Plano. Together, these two subdivisions contain 114 contiguous lots. Construction dates range from 1952 through 2022, approximately 99 percent of the acreage in these two subdivisions developed by 1973 (the 50-year cutoff date for PHR eligibility). The potential district uses a gridiron plat, following a typical national trend for early suburbs defined in the National Park Service's *National Register Bulletin: Historic Residential Suburbs*.[18] The potential district's street layout continues the street grid established within the adjacent Plano Original Donation. Landscape features include front lawns, ornamental plantings, and sidewalks. Most buildings are wood or brick single-family houses with a ranch or irregular plan, one story in height. Architectural stylistic influences include Ranch or Minimal Traditional. The potential district's consistent architecture, materials, and landscape create a unified and recognizable setting.

The Haggard Addition/Ollie Matthews PHR district is also recommended eligible as a potential NCD. Within the Haggard Addition and Ollie Matthews, 99 percent of the potential district's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). Note also that both the Haggard Addition and the Ollie Matthews Addition may also be eligible as a smaller standalone PHR districts and/or potential NCDs.

Figure 30. Typical example of a Ranch Style house and associated detached garage at 806 Haggard Street in the Ollie Matthews Addition.

SOUTHWOOD

The 2018 HPP recommended additional research and reconnaissance-level survey to better evaluate the eligibility of the Southwood subdivision. This 2024 HPP recommends Southwood as an eligible PHR district. The Southwood subdivision was platted in 1955.[19] Construction dates within the subdivision range from 1956 through 2019 with approximately 98 percent of the acreage in the subdivision developed by 1973 (the 50-year cutoff date for PHR eligibility). The PHR district's layout exemplifies the Postwar Curvilinear Suburb. The PHR district is characterized by brick houses with a ranch form, mostly one-story in height. In addition, the individual houses in the PHR district provide a good representation of mid-century residential architectural styles – ranging from Ranch to Colonial Revival. The PHR district's landscape design includes large lots, and the landscape preserves a significant number of large

[18] Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*.

[19] Although the 2018 HPP noted a 1965 plat date for Southwood, additional research conducted in 2023 indicates a 1955 plat date. See the original plat map, dated 1955, from the Collin County Appraisal District, https://www.collincad.org/ccad/plats/0056.pdf.

trees and a character-defining tree canopy. The PHR district's consistent architecture, materials, and landscape create a unified and recognizable setting.

The Southwood subdivision is also recommended eligible as a part of a larger potential NCD, the Old Towne potential NCD, further discussed below.

Figure 31. Example of a typical Ranch Style house with large trees at 1711 14th Place in the Southwood subdivision.

OWENS GRAIN CO. (OGLESBY PLACE)

The historic Owens Grain Company complex is located at 1304 13th Street in the Oglesby Place subdivision, located along the railroad tracks just east of downtown Plano. The 2018 HPP recommended additional research and reconnaissance-level survey to better evaluate this complex. Based on additional research and survey conducted for the 2024 HPP, the property is recommended eligible as a PHR district, encompassing one parcel of land with three industrial buildings, constructed between 1950 and 1965. These buildings historically were part of the Owens Grain Company complex and represent the only known remaining buildings associated with the grain milling industry in Plano, which was a significant trend within the town's historic context. Within the recommended PHR district, 100 percent of the acreage was developed by 1973 (the 50-year cutoff date for PHR eligibility). Although the complex historically included additional buildings that have been demolished, the buildings that remain retain sufficient integrity of location, design, materials, workmanship, setting, feeling, and association to communicate their historic character as part of the Owens Grain Company's milling operation.

Because the PHR district does not include habitable resources, it does not meet the criteria for potential NCD eligibility.

Figure 32. Example of a typical industrial building at 1304 13th Street, within the recommended Owens Grain Company PHR district.

PARK FOREST (#1-5)

The recommended Park Forest PHR district encompasses five subdivisions platted in the early 1970s: Park Forest #1-5. Construction dates in these six subdivisions range from 1971 through 2016. Overall, approximately 99 per cent of acreage within the recommended PHR district was developed by 1973 (the 50-year cutoff date for PHR eligibility). The PHR district's site plan reflects the Postwar Curvilinear Suburb model. In addition, the individual houses in the PHR district provide a good representation of the mid-century Ranch Style. Noteworthy landscape features include an esplanade, sloping lawns with berms or retaining walls, ornamental plantings, uniform tree plantings, and sidewalks with lawn buffers along the street. The PHR district's consistent architecture, materials, and landscape create a unified and recognizable setting.

The recommended Park Forest PHR district is also recommended eligible as a potential NCD. Within Park Forest #1-5, approximately 99 percent of the PHR district's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). Note also that each smaller subdivision encompassed within the recommended PHR/potential NCD may also be eligible as a smaller, standalone PHR district and/or potential NCD.

Figure 33. Representative example of the curving street layout, uniform tree plantings, and uniform Ranch Style houses within the Park Forest #3 subdivision.

RECOMMENDED 2024 POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS (NCD)

For this survey, HHM evaluated eligibility for potential NCD designation based on the criteria set forth in the NCD ordinance. To qualify as an NCD, the area should generally meet all four of the criteria set forth above on pages 37-38.[20] Based on consultation with the City of Plano Heritage Preservation Office, this survey report focuses on recommendations regarding potential Neighborhood Conservation Districts (NCDs) that meet two or more of the categories defined under NCD Criterion C (reproduced above on page 45). Potential NCDs that meet two or more of these categories are summarized within Table 14 below and mapped in Figure 34. Additional subdivisions that meet only one of the categories defined under NCD Criterion C are discussed beginning on page 101 and listed in the inventory in Section 4.

Note that most PHR districts discussed above also are eligible as potential NCDs; the exception is the recommended Owens Grain Co. PHR district, which is not eligible as a potential NCD because it does not include habitable resources. Districts recommended as *both* PHRs and potential NCDs include Briarwood, Haggard Addition/Ollie Matthews, Southwood, and Park Forest.

Paragraphs summarizing each recommended potential NCD follow Figure 34. Note that the NCD ordinance groups NCDs into two types: the Planning Model and the Architectural Model. Most recommended potential NCDs are eligible under *both* the Planning Model and the Architectural Model. Information regarding whether the potential NCD is eligible under the Planning Model, the Architectural Model, or both is contained in Table 14 below.

[20] Ordinance No. 2021-8-2, Section 6.

Table 14. Eligible potential Neighborhood Conservation Districts (NCDs) that meet two or more categories under Criteria A-D, based on 2023 heritage resources survey.

NCD #	NCD Name	Subdivision Name	Subdivision #	% Constructed by NCD cutoff date*	Meets NCD Criteria	NCD model
1	**Armstrong Park**	Armstrong Park	4	100%	A, B, C-i, C-ii, D	Planning & Architectural
2	**Old Towne**	Belle View Addition	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Belle View	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Southwood	-	97%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
3	**Briarwood**	Briarwood East	4	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Briarwood Estates	9	100%	A, B, C-i, C-ii, D	Planning & Architectural
4	**Cloisters**	Cloisters	5	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Cloisters	6	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Cloisters	7	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Cloisters	8	100%	A, B, C-i, C-ii, D	Planning & Architectural
5	**Country Place**	Country Place	1	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Country Place	4	100%	A, B, C-i, C-ii, D	Planning & Architectural
6	**Dallas North Estates**	Dallas North Estates	12-2	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Dallas North Estates	12-4	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Dallas North Estates	14	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Dallas North Estates	15-1	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Dallas North Estates	15-2	100%	A, B, C-i, C-ii, D	Planning & Architectural
7	**Haggard Addition/ Ollie Matthews**	Haggard Addition	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Ollie Matthews	-	100%	A, B, C-i, C-ii, C-iv, D	Planning & Architectural
8	**High Place**	High Place	1	99%	A, B, C-i, C-ii, D	Planning & Architectural
9	**Huntington Park**	Huntington Park	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
10	**JH Bowman**	JH Bowman	-	97%	A, B, C-i, C-ii, D	Planning & Architectural
11	**Kimberlea**	Kimberlea	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Kimberlea	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
12	**Los Rios**	Los Rios	1	99%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
13	**North Forest Estates**	North Forest Estates	6	100%	A, B, C-i, C-ii, D	Planning & Architectural
14	**Park Blvd Estates West**	Park Blvd Estates West	2B	100%	A, B, C-i, C-ii, D	Planning & Architectural
15	**Park Forest**	Park Forest	1	99%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
		Park Forest	2	99%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
		Park Forest	3	100%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
		Park Forest	4	99%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
		Park Forest	5	100%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
16	**Park Forest North**	Park Forest North	1	100%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
17	**Parker Road Estates**	Parker Road Estates	1W	100%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
		Parker Road Estates West	1E	100%	A, B, C-i, C-ii, D	Planning & Architectural
		Parker Road Estates West	2E	100%	A, B, C-i, C-ii, D	Planning & Architectural

NCD #	NCD Name	Subdivision Name	Subdivision #	% Constructed by NCD cutoff date*	Meets NCD Criteria	NCD model
		Parker Road Estates West	3E	100%	A, B, C-i, C-ii, D	Planning & Architectural
18	**Pebblebrook Village**	Pebblebrook Village	-	97%	A, B, C-i, C-ii, D	Planning & Architectural
19	**Pittman Creek Estates**	PITMAN CREEK ESTATES	1	96%	A, B, C-i, C-ii, D	Planning & Architectural
20	**Plano East**	PLANO EAST	1	100%	A, B, C-i, C-ii, D	Planning & Architectural
21	**Ports O'Call**	PORTS O'CALL	1	99%	A, B, C-i, C-ii, D	Planning & Architectural
22	**Prairie Creek Estates**	PRAIRIE CREEK ESTATES	1	100%	A, B, C-i, C-ii, D	Planning & Architectural
		PRAIRIE CREEK ESTATES	3	99%	A, B, C-i, C-ii, D	Planning & Architectural
23	**Preston Ridge**	PRESTON RIDGE	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
24	**Ridgewood**	RIDGEWOOD	5	100%	A, B, C-i, C-ii, D	Planning & Architectural
25	**Royal Oaks**	ROYAL OAKS	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
26	**Stone Creek**	STONE CREEK	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
27	**Timbercreek Estates**	TIMBERCREEK ESTATES	-	100%	A, B, C-i, C-ii, D	Planning & Architectural
28	**University Estates**	UNIVERSITY ESTATES	2-2	100%	A, B, C-i, C-ii, D	Planning & Architectural
29	**Village North**	VILLAGE NORTH	3	99%	A, B, C-i, C-ii, D	Planning & Architectural
30	**Whiffletree**	WHIFFLETREE	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
31	**Willowbrook Estates**	WILLOWBROOK ESTATES	-	100%	A, B, C-i, C-ii, D	Planning & Architectural
32	**Windmill Country**	WINDMILL COUNTRY	-	92%	A, B, C-i, C-ii, D	Planning & Architectural
33	**Wood Park**	WOOD PARK	1	100%	A, B, C-i, C-iii, D	Planning
34	**Woodhaven**	WOODHAVEN	-	99%	A, B, C-i, C-ii, D	Planning & Architectural

**NCD Cutoff Date for this survey report is 1988.*

Figure 34a. Map depicting locations of recommended NCDs based on the 2023 heritage resources survey. Sources: Basemap from ESRI, overlay by HHM.

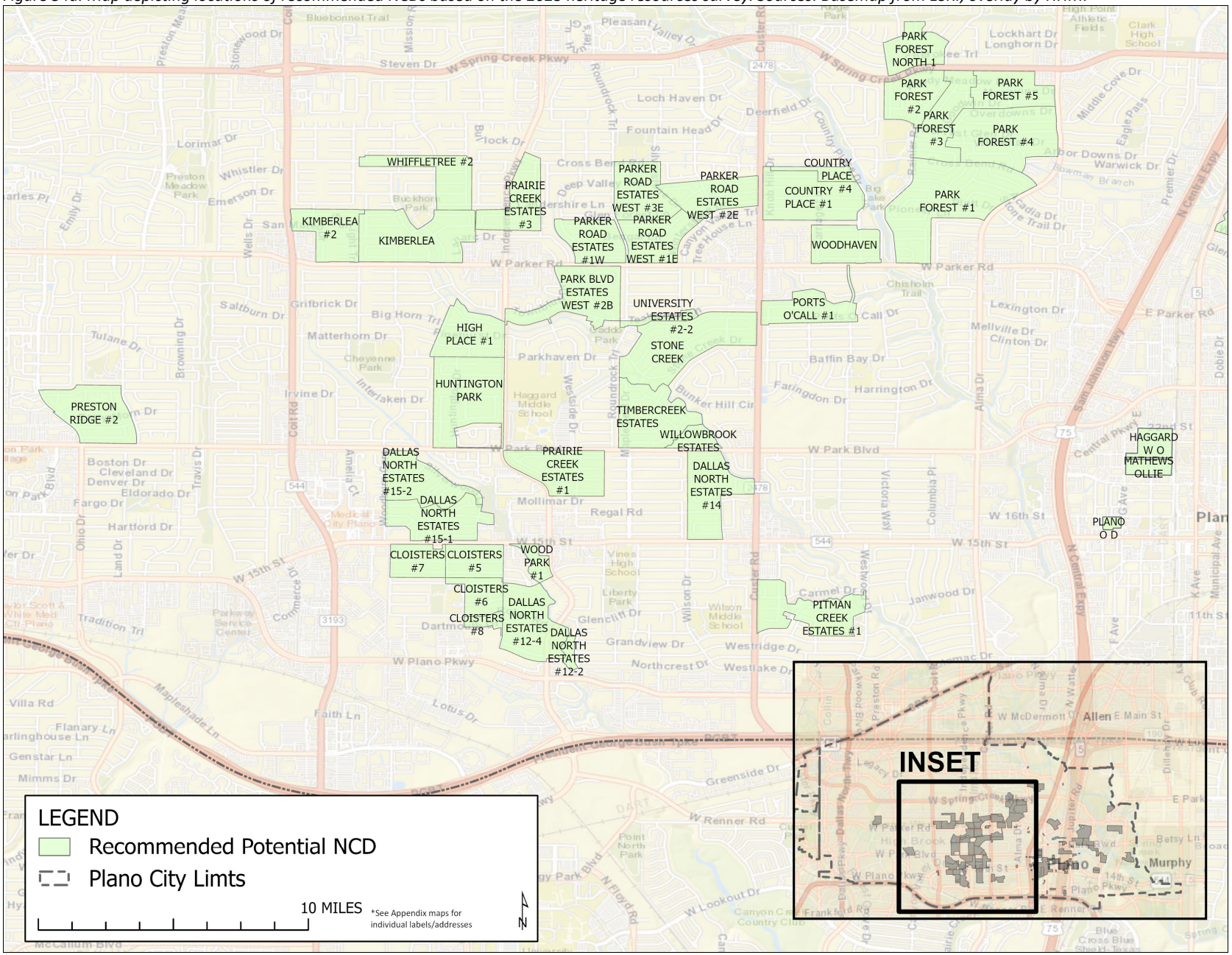
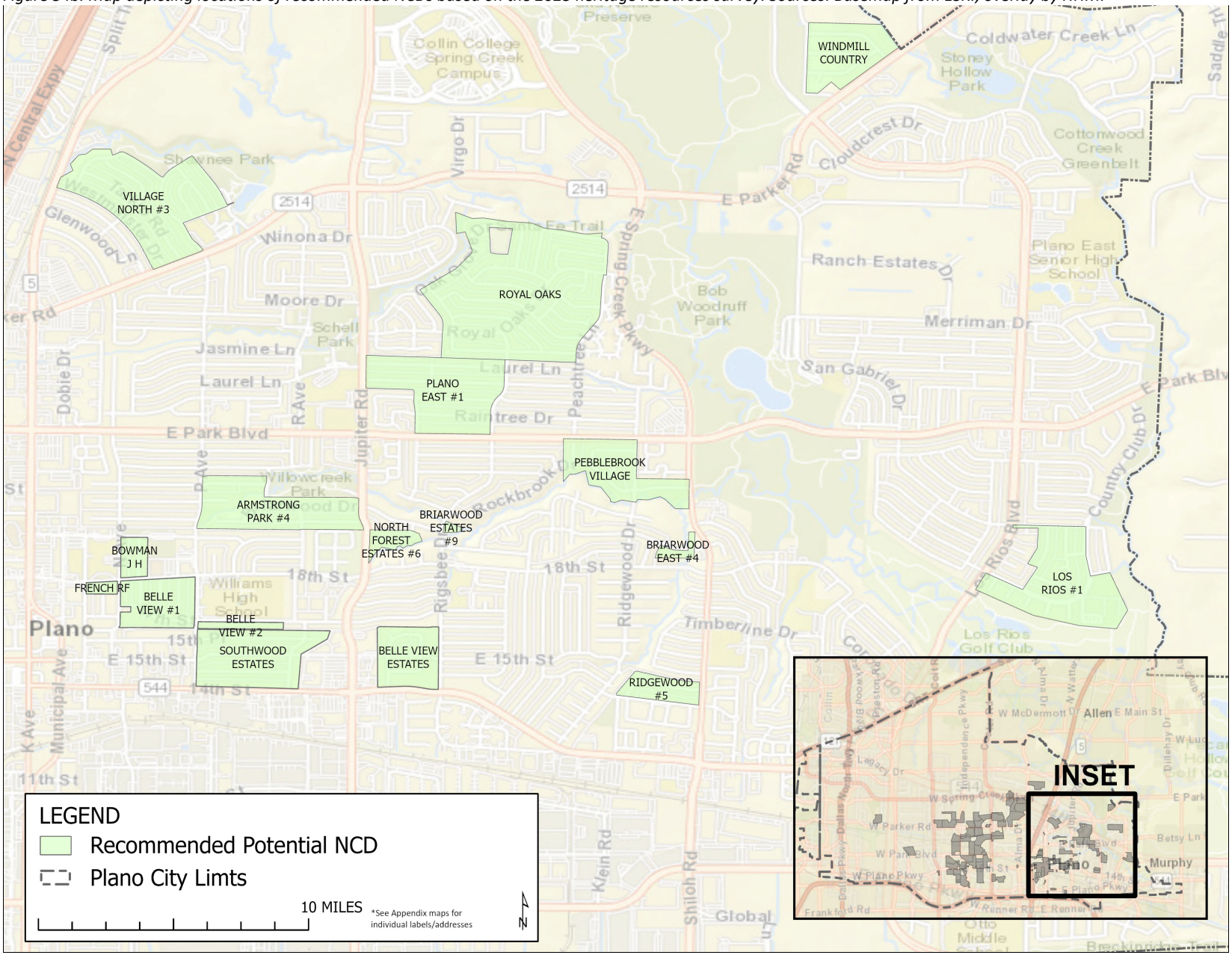


Figure 34b. Map depicting locations of recommended NCDs based on the 2023 heritage resources survey. Sources: Basemap from ESRI, overlay by HHM.



Recommended 2024 Potential NCDs

ARMSTRONG PARK (#4)

The Armstrong Park #4 potential NCD encompasses one residential subdivision platted in 1970 with 171 contiguous lots. Construction dates range from 1970 through 1971, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include lawn buffers, mature trees, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include the Ranch Style. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 35. Example image of Armstrong Park #4 showing typical ranch house, landscaping, and streetscape.

OLD TOWNE (BELLE VIEW ADDITION, BELLE VIEW ADDN. NO. 2, AND SOUTHWOOD)

The 2018 HPP recommended additional research and reconnaissance-level survey to better evaluate the eligibility of an Old Towne potential NCD. Based on the results of additional research and survey conducted in 2023, this 2024 HPP recommends that the boundaries of the Old Towne potential NCD encompass four subdivisions: the Belle View Addition, Belle View Addn. No. 2, and the Southwood subdivision. These four subdivisions were platted between 1955 and 1959, with construction dates ranging from 1947 through 2021. Over 99 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout combines rectilinear and curvilinear patterns. Landscape features include lawns, ornamental plantings, and significant trees. Most buildings are brick single-family houses with a ranch plan, one story in height, and reflect Ranch Style or Mid-century Modern architectural influences. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Note also that each smaller subdivision encompassed within the recommended potential NCD may also be eligible as a smaller, standalone potential NCD. The Southwood subdivision is also eligible as standalone PHR district, as discussed above.

Figure 45. Example of a house with Mid-century Modern stylistic influences at 1730 17th Street in the Belle View #2 Addition, part of the recommended Old Towne potential NCD.

BRIARWOOD (BRIARWOOD EAST #4, BRIARWOOD ESTATES #9)

The Briarwood potential NCD is also recommended eligible as a PHR district. For more details, refer to the Briarwood discussion above on page 77.

CLOISTERS (#5-#8)

The Cloisters #5-#8 potential NCD encompasses four residential subdivisions platted between 1972 and 1973: Cloisters #5-#8. There are 342 total lots. Construction dates range from 1972 through 1980, with 99.5 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include the Ranch style. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting. Each smaller subdivision encompassed within the recommended potential NCD may also be eligible as a smaller, standalone potential NCD.

Figure 36. Example image of Cloisters #5 showing typical ranch house, landscaping, and streetscape.

COUNTRY PLACE (#1 & #4)

The Country Place #1 & #4 potential NCD encompasses two residential subdivisions platted in between 1972 and 1975: Country Place #1 and Country Place #4. There are 260 total lots. Construction dates range from 1972 through 2008, with 99.5 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch or irregular plan, one or two stories in height. Architectural stylistic influences include Ranch, Mid-century Moder, Neo-Tudor, or Neo-Traditional. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting. Each smaller subdivision encompassed within the recommended potential NCD may also be eligible as a smaller, standalone potential NCD.

Figure 37. Example image of Country Place #1 showing typical house types, landscaping, and streetscape.

DALLAS NORTH ESTATES (#12-2, #12-4, #14, #15-1, #15-2)

The Dallas North Estates #12-2, #12-4, #4, #15-1, and #15-2 potential NCD encompasses 5 residential subdivisions platted between 1970 and 19754: Dallas North Estates #12-2, #12-4, #14, #15-1, and #15-2. There are 753 total lots. Construction dates range from 1970 through 2005, with 99.8 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, mature trees, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch or L-plan, one story in height. Architectural stylistic influences include Ranch and Colonial Revival. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting. Each subdivision encompassed in this potential NCD (Dallas North Estates #12-2, Dallas North Estates #12-4, Dallas North Estates #14, Dallas North Estates #15-1, and Dallas North Estates #15-2) is also individually eligible as a potential NCD.

Figure 38. Example image of Dallas North Estates #15-2 showing typical house types, landscaping, and streetscape.

HAGGARD ADDITION/OLLE MATTHEWS

The Haggard Addition/Ollie Matthews potential NCD is also recommended eligible as a PHR district. For more details, refer to the Haggard Addition/Ollie Matthews PHR District discussion above on pages 73-74.

HIGH PLACE (#1)

The High Place #1 potential NCD encompasses one residential subdivision platted in 1972 with 140 contiguous lots. Construction dates range from 1975 through 1980, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, mature trees, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include the Ranch style. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 39. Example image of High Place #1 showing typical house types, landscaping, and streetscape.

HUNTINGTON PARK

The Huntington Park potential NCD encompasses one residential subdivision platted in 1972 with 261 total lots. Construction dates range from 1974 through 2015, with 99 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, mature trees, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one or two stories in height. Architectural stylistic influences include Ranch, Tudor Revival, or Classical Revival. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 40. Example image of Huntington Park showing typical house types, landscaping, and streetscape.

JH BOWMAN

The JH Bowman potential NCD encompasses one residential subdivision platted around 1952 with 31 contiguous lots. Construction dates range from 1952 through 1961, with 100 percent of the potential

NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD encompasses only two streets, with a rectilinear street layout. Landscape features are limited to grass lawns with trees and shrubs. Most buildings are brick single-family houses with a ranch or irregular plan, one story in height. All houses reflect Ranch Style architectural influences. Wrought iron porch posts are a shared architectural feature characterizing many of the potential NCD's houses. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

In the 2018 HPP, this subdivision was flagged as "More Research Required." Additional research and reconnaissance-level survey followed in 2023. Based on analysis of 2023 research and survey, the subdivision was recommended eligible as a potential NCD meeting NCD Criteria A, B, C-i, C-ii, and D. However, research and survey findings indicated that the subdivision does not meet the criteria for designation as a PHR district.

Figure 41. Representative example of a Ranch Style house with wrought iron porch posts at 1815 N Place in the JH Bowman subdivision.

KIMBERLEA (KIMBERLEA & KIMBERLEA #2)

The Kimberlea and Kimberlea #2 potential NCD encompasses two residential subdivisions platted between 1974 and 1977: Kimberlea and Kimberlea #2. There are 404 total lots. Construction dates range from 1974 through 2016, with 99.5 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, mature trees, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one or two stories in height. Architectural stylistic influences include Ranch, Tudor Revival, Colonial Revival, Shed, or French. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting. Each subdivision encompassed in this potential NCD (Kimberlea and Kimberlea #2) is also individually eligible as a potential NCD.

Figure 42. Example image of Kimberlea showing typical house types, landscaping, and streetscape.

LOS RIOS (#1)

The Los Rios #1 potential NCD encompasses one residential subdivision platted in 1974 with 122 contiguous lots. Construction dates range from 1974 through 1980, with 99 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, mature trees, esplanades, ornamental plantings, and sidewalks. There are multiple cul-de-sacs in the subdivision. Most buildings are brick single-family houses with a ranch or split-level plan, one or two stories in height. Architectural stylistic influences include Ranch, Mid-century Modern, or Contemporary. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 43. Example image of Los Rios #1 showing typical house types, landscaping, and streetscape.

NORTH FOREST ESTATES (#6)

The North Forest Estates potential NCD encompasses one residential subdivision platted in 1970 with 17 contiguous lots. Construction dates range from 1970 through 1976, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD encompasses only one street, with a curving street layout. Landscape features include ornamental plantings, retaining walls at front lawns, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. All houses reflect Ranch Style architectural influences. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Note that future HPPs should evaluate the eligibility of a broader North Forest Estates potential NCD, encompassing other associated subdivisions with construction dates ranging into the 1980s. The 2018 HPP recommended the North Forest Estates #3 subdivision as a PHR district – but that subdivision is not adjacent to North Forest Estates #3 and therefore is not recommended as part of a larger potential NCD at this time.

Figure 44. Example image of North Forest Estates #6 showing typical house types, landscaping, and streetscape.

PARK BLVD ESTATES WEST (#2B)

The Park Blvd Estates West #2B potential NCD encompasses one residential subdivision platted in 1972 with 4 contiguous lots. Construction dates range from 1973 through 1975, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include mature trees, manicured lawns, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include Ranch or Colonial Revival. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 46. Example image of Park Blvd Estates West #2B showing typical house types, landscaping, and streetscape.

PARK FOREST (#1-5)

The Park Forest potential NCD (encompassing Park Forest #1 through Park Forest #5) is also recommended eligible as a PHR district. For more details, refer to the Park Forest PHR District discussion above on pages 76 through 77.

PARK FOREST NORTH (#1)

The Park Forest North 1 potential NCD encompasses one residential subdivision platted in 1975 with 115 contiguous lots. Construction dates range from 1975 through 1977, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, uniform tree plantings, retaining walls, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include the Ranch style. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 47. Example image of Park Forest 1 showing typical house types, landscaping, and streetscape.

PARKER ROAD ESTATES (#1W & PARKER ROAD ESTATES WEST #1E, #2E, #3E)

The Parker Road Estates #1W & Parker Road Estates West #1E, #2E, and #3E potential NCD encompasses four residential subdivisions platted in between 1972 and 1975: Parker Road Estates #1W & Parker Road Estates West #1E, #2E, and #3E. There are 654 total lots. Construction dates range from 1973 through 1983, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, lawn buffers, esplanades, uniform tree plantings, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch or rectangular plan, one story in height. Architectural stylistic influences include the Ranch style. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting. Each subdivision encompassed in this potential NCD (Parker Road Estates #1W & Parker Road Estates West #1E, Parker Road Estates West #2E, and Parker Road Estates West #3E) is also individually eligible as a potential NCD.

Figure 48. Example image of Parker Road Estates West #1E showing typical house types, landscaping, and streetscape.

PEBBLEBROOK VILLAGE

The Pebblebrook Village potential NCD encompasses one residential subdivision platted in 1972 with 80 contiguous lots. Construction dates range from 1972 through 1990, with 97 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, lawn buffers, retaining walls at front lawns, flower beds, hedges, and sidewalks. Most buildings are brick, stone, and/ or wood single-family houses with a ranch plan, one or two stories in height. Architectural stylistic influences include Ranch, Mid-century Modern, and Classical Revival. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 49. Example image of Pebblebrook Village showing typical house types, landscaping, and streetscape.

PITMAN CREEK ESTATES (#1)

The Pitman Creek Estates potential NCD encompasses one residential subdivision platted in 1976 with 161 contiguous lots. Construction dates range from 1976 through 2022, with 96 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch or irregular plan, one or two stories in height. Architectural stylistic influences include Ranch or Neo-Tudor. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 50. Example image of Pitman Creek Estates showing typical house types, landscaping, and streetscape.

PLANO EAST (#1)

The Plano East #1 potential NCD encompasses one residential subdivision with 199 contiguous lots. Construction dates range from 1972 through 1983, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include lawn buffers and sidewalks. Most buildings are brick single-family houses with a ranch plan, one-story in height. Architectural stylistic influences include Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 51. Photograph of a typical street in Plano East #1.

PORTS O'CALL (#1)

The Ports O'Call #1 potential NCD encompasses one residential subdivision platted in 1972 with 107 contiguous lots. Construction dates range from 1972 through 2001, with 99 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential

NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include an entrance gate, lawn buffers, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 52. Photograph of a typical street in Ports O'Call #1.

PRAIRIE CREEK ESTATES (#1 & #3)

The Prairie Creek Estates potential NCD encompasses three residential (with some commercial development) subdivisions (Prairie Creek Estates #1, Prairie Creek Estates #2, and Prairie Creek Estates #3) with over 200 contiguous lots. Construction dates range from 1971 through 1996, with more than 96 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include brick walls, vegetated barrier, sidewalks, lawn buffers, cul-de-sacs, and ornamental plantings. Most buildings are brick and/or wood single-family houses with a ranch plan, one or two stories in height. Commercial buildings are rectangular in plan and one story in height. Architectural stylistic influences include Ranch, Spanish Colonial Ranch, Tudor Ranch, Colonial Revival Ranch, French Ranch, and Contemporary Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting. Each smaller subdivision encompassed within the recommended potential NCD may also be eligible as a smaller, standalone potential NCD.

Figure 53. Photograph of a typical street in Prairie Creek Estates #1.

PRESTON RIDGE (#2)

The Preston Ridge #2 potential NCD encompasses one residential subdivision with 225 contiguous lots. Construction dates range from 1975 through 1985, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include sidewalks and lawn buffers. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include Ranch, Contemporary Ranch, Colonial Revival Ranch, and French Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 54. Photograph of a typical street in Preston Ridge #2.

RIDGEWOOD (#5)

The Ridgewood #5 potential NCD encompasses one residential subdivision with 55 contiguous lots. Construction dates range from 1970 through 1972, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include lawn buffers,

ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include Ranch and Tudor Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 55. Photograph of a typical street in Ridgewood #5.

ROYAL OAKS

The Royal Oaks potential NCD encompasses one residential subdivision with 459 contiguous lots. Construction dates range from 1972 through 2007, with 99 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include lawn buffers and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 56. Photograph of a typical street in Royal Oaks.

STONE CREEK

The Stone Creek potential NCD encompasses one residential subdivision platted in 1973 with 278 contiguous lots. Construction dates range from 1973 through 2013, with 99 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include berms at front lawns, lawn buffers, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one or two stories in height. Architectural stylistic influences include Ranch, Colonial Revival, and Tudor Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 57. Photograph of a typical street in Stone Creek.

TIMBERCREEK ESTATES

The Timbercreek Estates potential NCD encompasses one residential subdivision platted in 1971 with 181 contiguous lots. Construction dates range from 1972 through 1983, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include esplanade, entrance gate, lawn buffers, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 58. Photograph of a typical street in Timbercreek Estates.

UNIVERSITY ESTATES (#2-2)

The University Estates #2-2 potential NCD encompasses one residential subdivision platted in 1972 with 25 contiguous lots. Construction dates range from 1973 through 1979, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include lawn buffers, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 59. Photograph of a typical house in University Estates #2-2.

VILLAGE NORTH (#3)

The Village North #3 potential NCD encompasses one residential subdivision with 274 contiguous lots. Construction dates range from 1970 through 2022, with 99 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include lawn buffers, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch plan,

one story in height. Architectural stylistic influences include Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 60. Photograph of a typical street in Village North #3.

WHIFFLETREE (#2)

The Whiffletree #2 potential NCD encompasses one residential subdivision with 134 contiguous lots. Construction dates range from 1973 through 1988, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Suburb and Grid-pattern type, and landscape features include sidewalks. Most buildings are brick and/or wood single-family houses with a ranch plan, one or two stories in height. Architectural stylistic influences include Ranch, Tudor Revival Ranch, French Ranch, and Colonial Revival Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 61. Photograph of a typical street in Whiffletree #2.

WILLOWBROOK ESTATES

The Willowbrook Estates potential NCD encompasses one residential subdivision platted in 1973 with 31 contiguous lots. Construction dates range from 1973 through 1974, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include entrance gate, esplanade, lawn buffers, ornamental plantings, and sidewalks. Most buildings are brick single-family houses with a ranch or split-level plan, one or two stories in height. Architectural stylistic influences include Ranch or Mid-century Modern. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 62. Photograph of a typical street in Willowbrook Estates.

WINDMILL COUNTRY

The Windmill Country potential NCD encompasses one residential subdivision with 62 contiguous lots. Construction dates range from 1973 through 2014, with 92 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include lawn buffers, ornamental plantings, and sidewalks. Most buildings are brick and/or stucco single-family houses with a ranch, split-level, or irregular plan, one or two stories in height. Architectural stylistic influences include Ranch, Tudor Ranch, and Colonial Revival Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 63. Photograph of a Colonial Revival Ranch in Windmill Country.

WOOD PARK (#1)

The Wood Park #1 potential NCD encompasses one residential subdivision with 64 contiguous lots. Construction dates range from 1974 through 1981, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include common garden areas, ornamental plantings, sidewalks, and surface parking lot. Most buildings are brick, wood, and/or stucco single-family houses with a town house plan, two stories in height. Architectural stylistic influences include Ranch. The potential NCD's consistent materials and landscape create a unified and recognizable setting. The Wood Park #1 subdivision is recommended eligible under the Planning Model only. The subdivision is not recommended under the Architectural Model because house forms typically use a large, projecting garage, which is not a form.

Figure 64. Photograph of the townhouses in Wood Park #1.

WOODHAVEN

The Woodhaven potential NCD encompasses one residential subdivision with 165 contiguous lots. Construction dates range from 1975 through 1997, with 99 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, and landscape features include lawn buffers and sidewalks. Most buildings are brick single-family houses with a ranch plan, one story in height. Architectural stylistic influences include Ranch. The potential NCD's consistent architecture, materials, and landscape create a unified and recognizable setting.

Figure 65. Photograph of a typical street in Woodhaven.

ADDITIONAL NCD ELIGIBILITY CONSIDERATIONS

The potential NCDs discussed above meet multiple criteria within the current NCD Ordinance. A number of additional subdivisions meet some of the criteria for potential NCD eligibility, as listed in Table 15 below detailed in the inventory table in Section 4. Although these subdivisions meet the criteria within the current NCD ordinance, they are not recommended as potential NCDs within this HPP and should not be prioritized by the Heritage Preservation Office at this time.[21] One example is the Belleview Estates subdivision, discussed below.

Table 15. Additional subdivisions that meet only one of the categories under the present NCD Ordinance Criterion C, based on 2023 survey and evaluation.

NCD #	NCD Name	Subdivision Name	Subdivision #	% Constructed by NCD cutoff date*	Meets NCD Criteria	NCD Model
35	**Belle View Estates**	BELLE VIEW ESTATES (CPL)	-	100%	A, B, C-ii, D	Planning Model
36	**Cloisters**	CLOISTERS	1	100%	A, B, C-ii, D	Planning Model
		CLOISTERS	2	100%	A, B, C-ii, D	Planning Model
		CLOISTERS	3	99%	A, B, C-ii, D	Planning Model
		CLOISTERS	4	99%	A, B, C-ii, D	Planning Model
37	**Park Blvd Esates West**	PARK BLVD ESTATES WEST	1	99%	A, B, C-ii, D	Planning Model
		PARK BLVD ESTATES WEST	2A	99%	A, B, C-ii, D	Planning Model
		PARK BLVD ESTATES WEST	2B	100%	A, B, C-ii, D	Planning Model

[21] The future recommendations in Section 3.3 of this HPP list reconsidering criteria within the NCD ordinance. If the NCD ordinance changes, the eligibility of these subdivisions should be reevaluated.

NCD #	NCD Name	Subdivision Name	Subdivision #	% Constructed by NCD cutoff date*	Meets NCD Criteria	NCD Model
		PARK BLVD ESTATES WEST	2AR & 2BR	100%	A, B, C-ii, D	Planning Model
38	**Plano East**	PLANO EAST	2	99%	A, B, C-ii, D	Planning Model
		PLANO PARK	5	100%	A, B, C-ii, D	Planning Model
		PLANO PARK	7	100%	A, B, C-ii, D	Planning Model
		PLANO PARK	8	100%	A, B, C-ii, D	Planning Model
39	**Ports O'Call**	PORTS O'CALL	2	100%	A, B, C-ii, D	Planning Model
40	**Prairie Creek Estates**	PRAIRIE CREEK ESTATES	2	96%	A, B, C-ii, D	Planning Model
41	**Ridgewood**	RIDGEWOOD	4	99%	A, B, C-ii, D	Planning Model
42	**University Estates**	UNIVERSITY ESTATES	2	100%	A, B, C-ii, D	Planning Model

Example: Belle View Estates

The Belle View Estates subdivision was platted in 1976 with 90 contiguous lots. Construction dates range from 1958 through 1969, with 100 percent of the potential NCD's acreage developed by 1988 (the 35-year cutoff date for potential NCD eligibility). The potential NCD's street layout follows the Postwar Curvilinear Suburb type, with landscaping limited to front lawns and sidewalks. Most buildings are brick single-family houses or duplexes with a ranch plan, one story in height. Architecture is influenced by the Ranch Style, with minimal architectural detail. A significant number of houses within the potential NCD have experienced window replacements and door replacements. In the 2018 HPP, this subdivision was flagged as "More Research Required." Additional research and reconnaissance-level survey followed in 2023. Based on analysis of 2023 research and survey, the subdivision was determined to meet NCD Criteria A, B, C-ii, and D. However, research and survey findings indicated that the subdivision does not meet the criteria for designation as a PHR district.

Figure 66. Photograph of a typical house at 2636 Meandering Way within Belle View Estates.

MORE RESEARCH REQUIRED

The 2023 heritage resources survey identified **three (3) districts and three (3) individual properties requiring more research**, summarized in Table 15 and mapped in Figure 67. For the identified districts, the subdivision as a whole is not eligible, but a smaller heritage district or districts may be present within the subdivision. Consequently, comprehensive survey including all resources – not just those that

are historic age – is necessary to gauge integrity and determine potential district boundaries. For the individual properties, right-of-entry is required to adequately document and evaluate eligibility.

Table 16. Individual properties and districts requiring more research.

	Address or Subdivision Name	Individual Property or District
1	ALDRIDGE	District
2	DAVIS LA	District
3	LAVON FARMS – 33 RESOURCES - JUPITER RD, N OF PARKER RD	District
4	3401 E PARKER RD	Individual property
5	825 ALMA RD	Individual property
6	5817 RED WOLF LN	Individual property

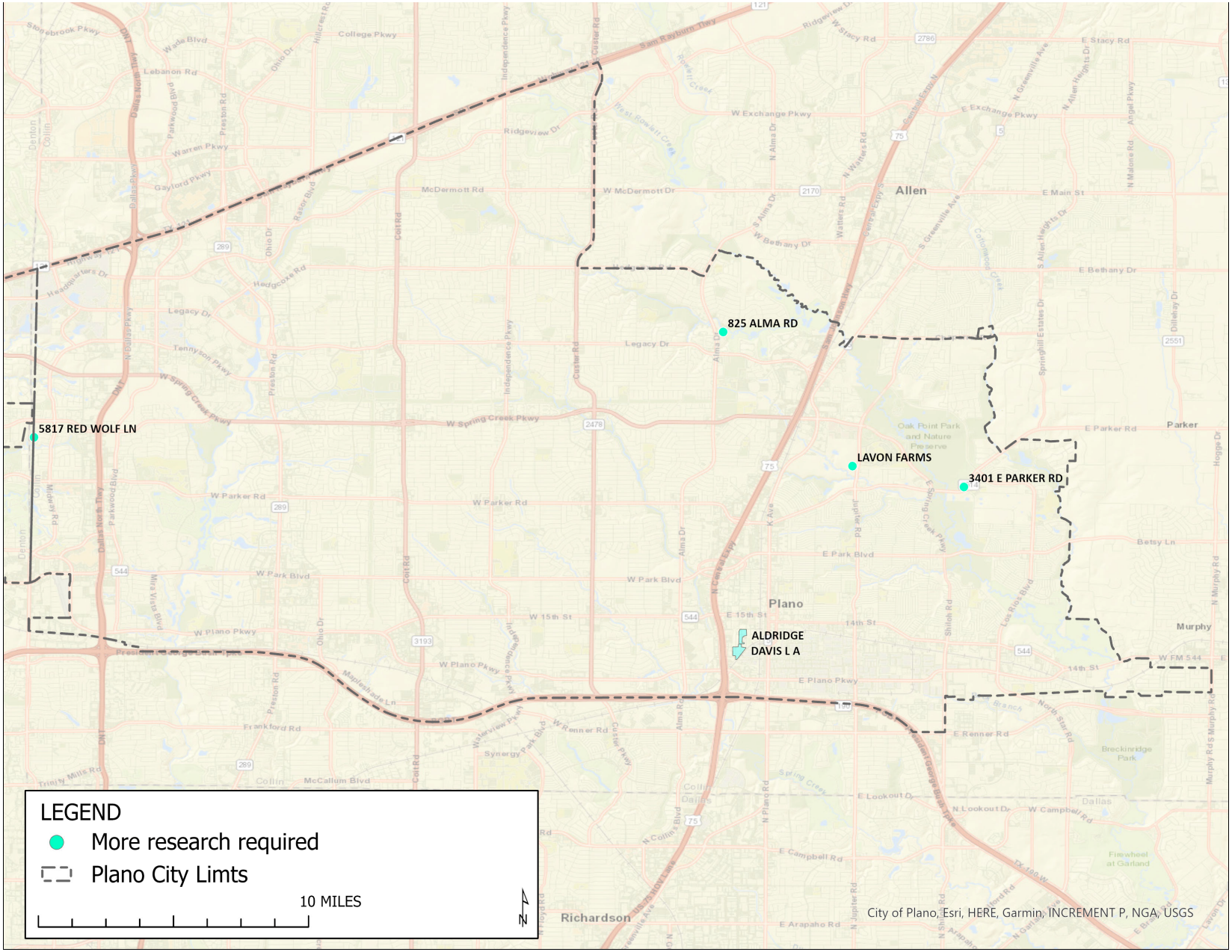


Figure 67. Map depicting locations of resources requiring more research to make an evaluation, based on the 2023 heritage resources survey. Sources: Basemap from ESRI, overlay by HHM.

PREVIOUSLY RECOMMENDED PHR CEMETERIES

Although no cemeteries were included in the scope of the 2023 heritage resources survey, recommendations for PHR cemeteries identified between 2000 and 2018 are reproduced below in Table 16 for reference.

Table 17. Previously identified PHR cemeteries, based on HPPs completed between 2000 and 2018.

Address	Cemetery Name
1300 BLOCK AUBURN PL	Felker Cemetery
7400 BLOCK BISHOP RD	Baccus Cemetery
CUSTER RD	Bethany Cemetery
1028 H AVE	Old City Cemetery
10200 INDEPENDENCE PKWY	Young Cemetery
7100 BLOCK JESSUP CT	Leach-Thomas Cemetery
JUPITER RD	Plano Mutual Cemetery
5401 W PARK BLVD	Shepard Ranch Cemetery
10000 BLOCK CUSTER RD	Rowlett Creek Cemetery
3100 BLOCK VERMILLION DR	Collinsworth Cemetery

3.2. National Register of Historic Places (NRHP) Recommendations

INDIVIDUAL NRHP ELIGIBILITY

Identified 2018 Individual NRHP Eligibility

The recommendations within this survey report supplement the individual eligibility recommendations from the 2018 heritage resources survey, which are reproduced in Table 17. (Note that these recommendations from the 2018 survey are based on different survey boundaries.)

Table 18. Resources recommended individually eligible for the NRHP based on the 2018 heritage resources survey, sorted by address.

Resources Recommended Individually Eligible for the NRHP, 2018 Heritage Resources Survey	NRHP Criteria
1108 11TH ST	A, C
1306 14TH ST	A, C
1412 14TH ST	A, C
1820 14TH ST	A, C
1300 E 15TH ST	A, C
1212 E 15TH ST	A, C
1300 E 16TH ST	C
808 19TH ST	C
1601 ALMA DR (Main House)	A, C
1601 ALMA DR (Secondary House)	A, C
1715 K AVE (Main House)	C
1715 K AVE (Detached Garage)	C
1800 K AVE	C
1513 M AVE	C
1512 N AVE	C
1329 W PARK BLVD (Main House)	A, B
1329 W PARK BLVD (Barn)	A, B
901 SPRINGBROOK DR	A, C
5400 WINDHAVEN PKWY	A

Recommended 2023 Individual NRHP Eligibility

HHM's 2023 survey identified **nine (9) resources individually eligible for NRHP listing**, as summarized in Table 18.

Table 19. Resources recommended individually eligible for the NRHP based on the 2023 heritage resources survey, sorted by address.

	Resources Recommended Individually Eligible for the NRHP, 2023 Heritage Resources Survey	NRHP Criteria
1	1728 E 15TH ST	A, C
2	1732 15TH PL	A, B, C
3	1704 N PLACE[22]	A, B
4	2924 E PARKER RD	B
5	1510 R AVE	A, B, C
6	3330 SAN GABRIEL DR	B
7	1613 LAKE HILL LN	C
8	2801 ROBIN PL	C
9	3200 THUNDERBIRD LN	A, C

NRHP HISTORIC DISTRICT ELIGIBILITY

Identified 2018 NRHP Historic District Eligibility

NRHP historic district eligibility recommendations are summarized in Table 19.

Table 20. Subdivisions recommended eligible as part of a NRHP historic district, based on 2018 heritage resource survey, sorted alphabetically.

Subdivisions Recommended Individually Eligible as Part of Larger NRHP Historic District, 2023 Heritage Resources Survey
BRIARWOOD EAST 1
BRIARWOOD EAST 2
BRIARWOOD ESTATES 1
BRIARWOOD ESTATES 2
BRIARWOOD ESTATES 5
BRIARWOOD ESTATES 8
CLINT FORMAN ADDITION
NORTH FOREST ESTATES 3

Recommended 2023 NRHP Historic District Eligibility

HHM's 2023 survey identified **two (2) subdivisions recommended eligible as part of a larger NRHP historic district**, listed in Table 20 below. These two subdivisions are eligible as part of the larger Briarwood Historic District, recommended eligible for listing in the NRHP based on the 2018 heritage resource survey.

Table 21. Subdivisions recommended eligible as part of a larger NRHP historic district, based on 2023 heritage resource survey.

	Subdivisions Recommended Individually Eligible as Part of Larger NRHP Historic District, 2023 Heritage Resources Survey
1	BRIARWOOD EAST #4
2	BRIARWOOD ESTATES #9

3.3. Future Recommendations

Based on the findings of the 2023 heritage resources survey, public outreach, and coordination with the City of Plano Heritage Preservation Office, HHM recommends the following future actions for incorporation into the updated Heritage Preservation Plan:

[22] Currently designated as a local Plano Heritage Landmark.

- **Data sharing and accessibility:**
    - Create a GIS layer that consolidates all prior heritage designations (both local and National Register) to share online.
    - Combine the 2018 and 2023 heritage resources survey data in a GIS database, shared with the public online.
- **Exploring future designation:**
    - Meet with owners of potentially eligible resources listed in Section 4 to educate them about the benefits of heritage designation.
    - Assist interested property owners with the designation process.
- **Policy and ordinance updates:**
    - In the Heritage Preservation Ordinance, clarify the percentage of buildings/acreage that must be 50 years or older to qualify for Heritage District eligibility. Consider requiring that a minimum of 50 percent of primary resources be historic age *and* retain integrity, comparable to the NRHP threshold for district eligibility.
    - Discuss the current NCD criteria with relevant stakeholders to evaluate whether revisions are warranted.
- **Ongoing survey updates:**
    - Reevaluate prior survey recommendations based on any policy or ordinance updates.
    - For all future desktop survey, following the desktop survey methodology in Table 21 below.
    - Conduct a desktop survey documenting all resources identified in the 1965 film, "The Plano Story."
    - Conduct a desktop survey of all parcels of land within recommended potential NCDs (as listed in Table 14 above).
    - Within the City of Plano's 1963 planning area (Figure 68), conduct a comprehensive desktop survey of all parcels of land not included in prior surveys – regardless of construction date.
    - Within the City of Plano's 1977 planning area (Figure 69), conduct a desktop survey of all subdivisions and/or unsubdivided parcels not included in prior surveys – regardless of construction date.
    - Integrate desktop survey data with 2018 and 2023 survey data to update evaluations of potential heritage districts and NCD eligibility.
    - Conduct a reconnaissance-level field survey of any PHRs identified in the desktop survey, prioritizing subdivisions that likely include individual PHRs based on the 2023 heritage resources survey, including:
        - Armstrong Park No. 4 (encompasses 2009 Briarwood Dr., associated with William Oco Owens of the Owens Grain Co.)
        - Briarwood East #4
        - Briarwood Estates #9
        - Country Place #1
        - Dallas North Estates #12-4
        - Los Rios #1
        - Ranch Estates
    - Share updated survey data online.

Table 22. Summary of methodology and data expectations for future desktop surveys.

Data Expectations	Desktop Survey
Definition	From a computer desktop using Google Street View and/or historic photos, aiming only to verify if an identified parcel still includes a potentially historic-age resource and, if possible, if it meets the integrity threshold recommended for windshield- or reconnaissance-level field survey.
Individual parcels versus groupings	May include either individual parcels (points on the map) or collective groupings (polygons on the map).
Mapping Requirements	Polygon/point prepopulated during database preparation using GPS coordinates in GIS-compatible format.
Photography Requirements	No photography required.
Fields of data	• Collective/individual survey • CAD parcel ID(s) (prepopulated) • CAD address(es) (prepopulated) • Prior documentation/designations (linked during the database preparation step) • Construction date(s)/date range for groupings (prepopulated from CAD and updated as necessary based on desktop findings) • History notes (encoded as relevant during research task) • Whether the resource is visible from the public right-of-way • Recommendation for further survey (following the process outlined in figure 4) • Justification for recommendation (e.g., not historic age, not visible from public right-of-way, does not meet integrity threshold)

Figure 68. Map depicting the 1963 City of Plano planning area. Source: Marvin Springer and Associates, "Comprehensive Plan Report: City of Plano, Texas," prepared for the City of Plano, 1973, from the Plano Haggard Public Library.

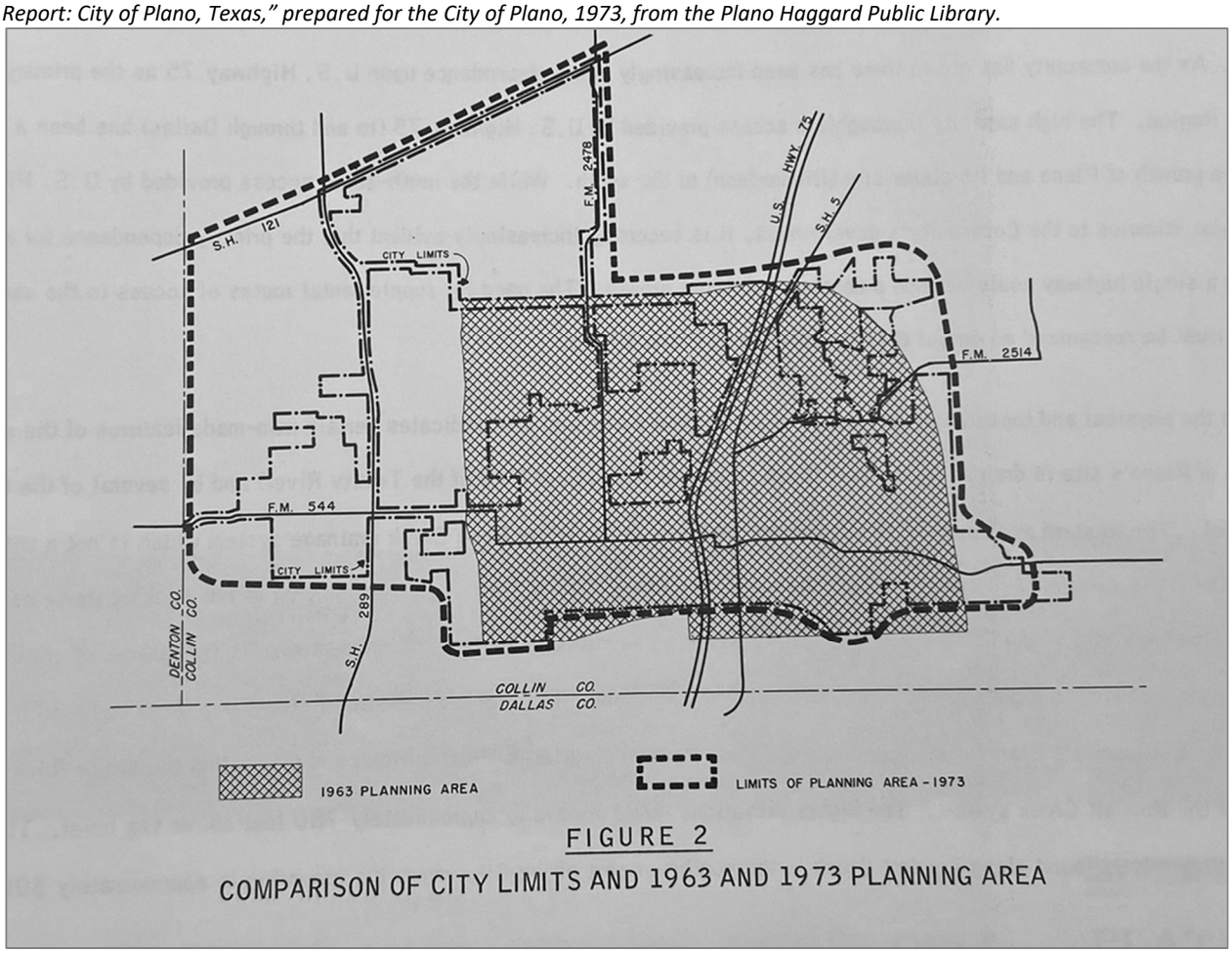
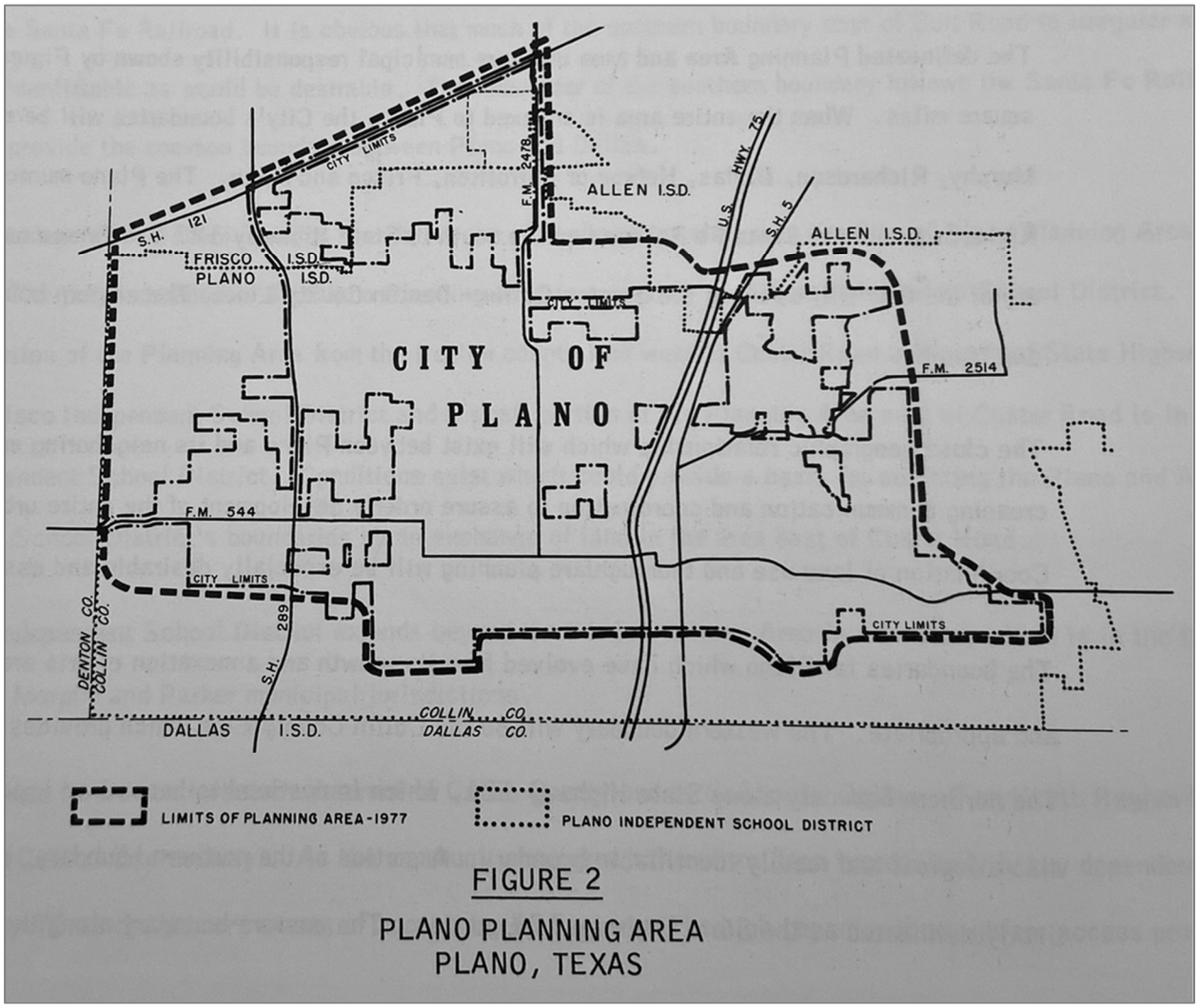


Figure 69. Map depicting the 1977 City of Plano planning area. Source: Marvin Springer and Associates, "Comprehensive Plan for Community Structure: City of Plano, Texas," prepared for the City of Plano, 1977, from the Plano Haggard Public Library.



3.4. Implementation Plan for Future Recommendations

Table 22 below presents the proposed priorities for implementing the recommendations from the HPP. Where applicable, the table also includes estimated costs for consulting services.[23] High priorities are recommended for completion within the next one to two years, medium priorities are recommended for completion within the next three to four years, and low priorities may be postponed for five years or longer, if necessary. This Implementation Plan should be considered for integration within the overall Heritage Preservation Plan update.

Table 23. Proposed priorities and estimated costs for implementing the recommendations of the HPP.

Future Recommendations	Priority	Estimated Cost
Create a GIS layer that consolidates all prior heritage designations (both local and National Register) to share online.	High	N/A (staff time only)
Combine the 2018 and 2023 heritage resources survey data in a GIS database, shared with the public online.	High	N/A (staff time only)
Meet with owners of potentially eligible resources listed in Section 4 to educate them about the benefits of heritage designation.	Medium	N/A (staff time only)
Assist interested property owners with the designation process.	Medium	N/A (staff time only)
In the Heritage Preservation Ordinance, clarify the percentage of buildings/acreage that must be 50 years or older to qualify for Heritage District eligibility. Consider requiring that a minimum of 50 percent of primary resources be historic age *and* retain integrity, comparable to the NRHP threshold for district eligibility.	High	N/A (staff time only)
Discuss the current NCD criteria with relevant stakeholders to evaluate whether revisions are warranted.	High	N/A (staff time only)
Reevaluate prior survey recommendations based on any policy or ordinance updates.	Low	N/A (staff time only)
Conduct a desktop survey documenting all resources identified in the 1965 film, "The Plano Story."	Low	$10,000
Conduct a desktop survey of all parcels of land within recommended potential NCDs (as listed in Table 14 above).	Low	$337,500[24]
Within the City of Plano's 1963 planning area (Figure 68), conduct a comprehensive desktop survey of all parcels of land not included in prior surveys – regardless of construction date.	Low	To be determined pending GIS calculations of number of parcels
Within the City of Plano's 1977 planning area (Figure 69), conduct a desktop survey of all subdivisions and/or unsubdivided parcels not included in prior surveys – regardless of construction date.	Low	To be determined pending GIS calculations of number of subdivisions
Integrate desktop survey data with 2018 and 2023 survey data to update evaluations of potential heritage districts and NCD eligibility.	Low	PENDING
Conduct a reconnaissance-level field survey of any PHRs identified in the desktop survey, prioritizing subdivisions that likely include individual PHRs based on the 2023 heritage resources survey.	Low	PENDING
Share updated survey data online.	Low	N/A (staff time only)

[23] Based on 2024 costs. Costs will escalate based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI).

[24] Assuming a maximum of 7,500 parcels at $45/parcel, based on 2024 costs.

Section 4. Survey Data

4.1. Designated Resources Data

[City of Plano to insert data after integrating into the overall HPP]

4.2. Potential Heritage Resource Data

Individual PHR Properties

[City of Plano to insert data after integrating into the overall HPP]

PHR Districts

INVENTORY OF 2024 RECOMMENDED PHR DISTRICTS

Subdivision Photo	Subdivision Name	Record Type	Address	Range of Years Built	Typical Architectural Stylistic Influences	Integrity Notes	PHR Recommendations	National Register of Historic Places (NRHP) Eligibility	PHR District
	BRIARWOOD EAST #4	Subdivision/ Windshield	BRIARWOOD EAST #4	1973-1981	Ranch Style, Mid-century Modern, Tudor Revival		Eligible as PHR district, Eligible as potential NCD	Within district eligible for NRHP	Part of larger Briarwood PHR district recommended in 2018 HPP; in "The Plano Story" [film], 1965
	BRIARWOOD ESTATES #9	Subdivision/ Windshield	BRIARWOOD ESTATES #9	1971	No stylistic influences visible	All windows replaced, Exterior wall materials replaced, Doors replaced	Eligible as PHR district, Eligible as potential NCD	Within district eligible for NRHP	Part of larger eligible Briarwood PHR district recommended in 2018 HPP; in "The Plano Story" [film], 1965
	HAGGARD ADDITION	Parcels/ Recon	HAGGARD ADDITION	1953-1980	Ranch Style, Minimal Traditional	Window replacements, door replacements, Some garages enclosed	Eligible as PHR district, Eligible as potential NCD	Within district eligible for NRHP	Part of larger Haggard Addition/Ollie Matthews PHR district/potential NCD
	OLLIE MATTHEWS ADDITION	Parcels/ Recon	OLLIE MATTHEWS	1953-1970	Ranch Style	Window replacements, door replacements	Eligible as PHR district, Eligible as potential NCD	Within district eligible for NRHP	Part of larger Haggard Addition/Ollie Matthews PHR district/potential NCD
	OWENS GRAIN CO.	Parcels/ Recon	1304 13TH ST	1950-1965	No stylistic influences visible	Remant of only known extant historic grain mill in Plano, Owns Grain Co. (1961 Sanborn)	Eligible as PHR district	Eligible as a district	
	PARK FOREST #1	Subdivision/ Windshield	PARK FOREST #1	1971-2005	Ranch Style	Some windows replaced, Some exterior wall materials replaced, Doors replaced	Eligible as PHR district, Eligible as potential NCD	Not eligible for NRHP	Part of larger Park Forest #1-5 PHR district/potential NCD

Subdivision Photo	Subdivision Name	Record Type	Address	Range of Years Built	Typical Architectural Stylistic Influences	Integrity Notes	PHR Recommendations	National Register of Historic Places (NRHP) Eligibility	PHR District
	PARK FOREST #2	Subdivision/ Windshield	PARK FOREST #2	1972-2010	Ranch Style	Some windows replaced, Doors replaced, Some exterior wall materials replaced	Eligible as PHR district, Eligible as potential NCD	Not eligible for NRHP	Part of larger Park Forest #1-5 PHR district/potential NCD
	PARK FOREST #3	Subdivision/ Windshield	PARK FOREST #3	1974-1975	Ranch Style	Some windows replaced, Some exterior wall materials replaced, Windows infilled	Eligible as PHR district, Eligible as potential NCD	Not eligible for NRHP	Part of larger Park Forest #1-5 PHR district/potential NCD
	PARK FOREST #5	Subdivision/ Windshield	PARK FOREST #5	1974-1975	Ranch Style	Some windows replaced, Some exterior wall materials replaced	Eligible as PHR district, Eligible as potential NCD	Not eligible for NRHP	Part of larger Park Forest #1-5 PHR district/potential NCD
	SOUTHWOOD	Parcels/ Recon	SOUTHWOOD	1956-2016	Ranch Style,Colonial Revival	Some windows and doors replaced	Eligible as PHR district, Eligible as potential NCD	Eligible as a district	Southwood PHR district also part of larger Olde Towne potential NCD

PHR Cemeteries

[City of Plano to insert data after integrating into the overall HPP]

4.3. More Research Required

[City of Plano to insert data after integrating into the overall HPP]

4.4. District Priority Rankings

[City of Plano to insert data after integrating into the overall HPP]

4.5. Reconnaissance-Level Inventory of Parcels

[City of Plano to insert data after integrating into the overall HPP]

4.6. Windshield-Level Inventory of Subdivisions

[City of Plano to insert data after integrating into the overall HPP]