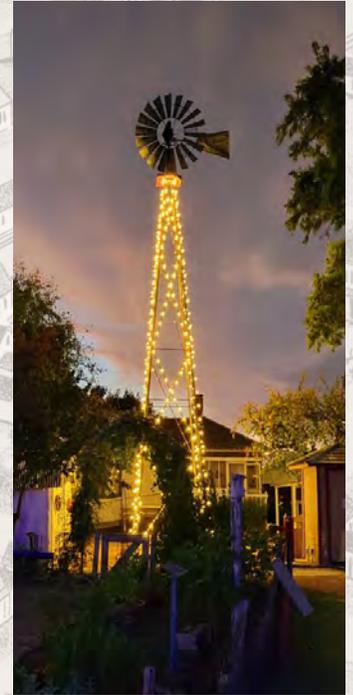


HERITAGE PRESERVATION PLAN

CITY OF
PLANO, TX



JUNE
2024



ACKNOWLEDGMENTS

CITY COUNCIL

Honorable Mayor **John Muns**
Mayor Pro Tem **Kayci Prince**
Deputy Mayor Pro Tem **Maria Tu**
Council Member **Julie Holmer**
Council Member **Rick Horne**
Council Member **Anthony Ricciardelli**
Council Member **Rick Smith**
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HERITAGE COMMISSION

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Karen Bowen, Vice Chair
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In honor of Steve Sims, whose invaluable contributions to the study of Plano's history and unwavering commitment to the Planning Department will forever inspire us, we dedicate this Heritage Preservation Plan as a testament to his enduring legacy.



About the Cover: The cover photos show a selection of the existing heritage structures and districts that stood in Plano's earliest days, such as Downtown storefronts, the award-winning Wyatt House in Haggard Park, and the Heritage Farmstead Museum. Beside these is the Texas Pool. Built during Plano's period of postwar growth and development, it became a Heritage Landmark in 2023. Potential heritage structures and districts built in the same period are included as well, such as Country Burger, Thunderbird Roller Rink, and homes in the Park Forest and Southwood Estates neighborhoods.

TABLE OF CONTENTS

CHAPTER 1. INTRODUCTION	1
Purpose of the Heritage Preservation Plan	1
Plan Development.....	2
A Vision for Preservation in Plano	4
How the Heritage Preservation Plan is Used	6
CHAPTER 2. WHY PRESERVE?	11
What is Heritage Preservation?	11
Why is Heritage Preservation Important?	12
Who Engages in Preservation?	15
CHAPTER 3. THE PLANO STORY	23
CHAPTER 4. PRESERVATION IN PLANO	41
History of the Heritage Preservation Program	41
Current State of the Program	48
Designations.....	50
Incentives and Benefits	58
Preservation Partners	65
CHAPTER 5. POTENTIAL HERITAGE RESOURCES.....	67
PHR - Individual Properties.....	68
More Research Required - Individual Properties.....	70
PHR - Cemeteries	71
PHR - Districts.....	72
More Research Required - Districts.....	75
Potential Neighborhood Conservation Districts.....	78
CHAPTER 6. ISSUES & RECOMMENDATIONS.....	95
Survey	96
Growth & Redevelopment.....	97
Emerging Trends	104
Placemaking & Community Design.....	108
Education & Awareness	114
Benefits & Protections	120
Program Administration.....	127
APPENDIX	A-I



ALDRIDGE HOUSE

CHAPTER 1: INTRODUCTION

PURPOSE OF THE HERITAGE PRESERVATION PLAN

Plano is perhaps best known for its rapid suburban growth in the last half of the 20th century. Less known, however, is that it also boasts a richness of cultural resources that represent the span of the city's history back to 1840, when the first settlers arrived in the area. Over many years, the community has taken substantial steps to protect and preserve its historical, architectural, and cultural heritage. The city's first Heritage Preservation Plan, adopted in 1981, established an inventory of historic structures and recommended individual properties for designation as local landmarks. Since that time, the city has experienced significant investment in the restoration and rehabilitation of its heritage resources. The city's two designated heritage districts, Haggard Park and Downtown (which is also designated as a National Register Historic District), continue to evolve with a mix of new infill development while balancing the preservation of their historic and cultural resources.

While Plano continues to value its historic resources, there are many factors that threaten to diminish their preservation. Redevelopment pressures often encourage incompatible and irreversible alterations or even demolition. Continually rising maintenance costs and property taxes make it increasingly difficult to care for historic buildings, leading to deterioration and neglect. A social, cultural, and political environment that has to balance preservation with other city priorities can be discouraging to preservation advocates. Responding to these factors in strategic ways is the key to an effective preservation program and a primary reason for this Plan.

While challenges will continue, this is a particularly opportune time for preservation in Plano due to new, exciting trends and topics, including:

- ▲ An increasing understanding of the roles that preservation and neighborhood conservation play in sustainability and how they complement many other community development objectives.
- ▲ The use of new tools to protect heritage resources, such as conservation districts, are being explored, and more recent architectural styles, such as mid-century modern, are being studied as potential heritage resources.
- ▲ The formation of new partnerships in which a variety of groups promote historic properties in their work programs, such as healthcare providers, cultural institutions, educational groups, and parks departments.
- ▲ Due to Plano's rapid growth in the mid-20th century, there is now a large increase in the number of buildings that meet the 50-year-old minimum threshold for historic eligibility.



PLAN DEVELOPMENT

“

“Make preservation a part of everyday life for the citizens of Plano.”

- 2018 Plan Update Survey Participant

”

This 2024 update of the Heritage Preservation Plan further refines Plano’s preservation program to help coordinate preservation efforts and place this work into a broader framework of community and economic development objectives. The Heritage Preservation Plan will guide the city’s preservation efforts and provide for their integration into the broad range of plans, programs, and activities that will shape the community for the next five years.

The Heritage Preservation Plan is not a regulatory tool; rather, it is a policy document that:

- ▲ Creates a strategic framework for preservation efforts over the next five years and will be used by city staff, property owners, preservation stakeholders, and community members.
- ▲ Does not commit the City to action, designate new properties as historic, regulate historic properties, or impose any restriction on property owners.
- ▲ Sets policies for the heritage preservation program moving forward, states overarching goals, and identifies key actions to work toward policy objectives.
- ▲ Identifies properties that may be eligible for designation at the local level.

THE PROJECT STEPS

- 1** Set Up Project Web Page (May 15, 2023)
- 2** Mailed Approximately 7,900 Letters to Notify Survey Area Residents About Public Meeting #1 (May 15, 2023)
- 3** Public Meeting #1 (In-Person & Via Zoom) for Heritage Resource Survey (June 6, 2023)
- 4** Online Questionnaire & Meeting #1 Recording Posted to the Project Web Page (June 7, 2023)
- 5** Field Survey by HHM & Associates (June, 2023)
- 6** Policies, Actions, and Implementation Matrix Discussed with the Heritage Commission (October 24, 2023)
- 7** Mailed Approximately 7,900 Postcards to Notify Survey Area Residents About Public Meeting #2 (October 26, 2023)
- 8** Public Meeting #2 (In-Person & Via Zoom) for Heritage Resource Survey (November 14, 2023)
- 9** Online Questionnaire & Meeting #2 Recording Posted to Project Web Page (November 15, 2023)
- 10** Chapter 1 & 2 Draft Discussion with Heritage Commission (November 28, 2023)
- 11** Chapters 3, 4, & 6 Draft Discussion with Heritage Commission (December 20, 2023)
- 12** Heritage Resource Survey Report Presentation & Chapter 5 Draft Discussion with Heritage Commission (January 30, 2023)
- 13** Heritage Commission Approval (May 21, 2024)
- 14** City Council Adoption (June 2024)

COMMUNITY OUTREACH

The principal update to the 2024 Heritage Preservation Plan is the Heritage Resource Survey, which examined subdivisions and properties with structures built between 1970 and 1975. Public outreach for the plan update began in May of 2023, when all property owners within the survey area were invited to a public meeting, during which they were informed of the survey project’s process, goals, and possible outcomes. HHM & Associates (HHM) led the meeting, conducted the survey, and distributed questionnaires to participants so they could share information about their neighborhood or property. A second public meeting was held in November of 2023 to share the results of the survey. Additionally, city staff created a website to inform community members about the project and to distribute information about public meetings, survey methods, and survey results. Additional outreach efforts included:

- ▲ City of Plano Website
- ▲ Plano Planning Department Website
- ▲ Heritage Resource Survey 2023 Website
- ▲ Plano Planning Department Heritage Preservation Newsletter
- ▲ City of Plano Facebook
- ▲ City of Plano Instagram
- ▲ Public Hearings at Heritage Commission & City Council
- ▲ Letters and Postcards to Owners of Survey Properties
- ▲ Plano City News



This postcard was sent to survey area residents ahead of the second public meeting in November of 2023.

49

Public Meeting #1 Attendees



The first public meeting for the Heritage Resource Survey project was held on June 6, 2023, and introduced survey area property owners to the survey project and possible results, including possible listing of their neighborhoods or properties as Potential Heritage Resources (PHRs) or potential Neighborhood Conservation Districts (NCDs) and what such a listing would mean for property owners.

68

Public Meeting #2 Attendees



The second public meeting for the Heritage Resource Survey project was held on November 14, 2023, and informed survey area property owners of the results of the survey, identifying which subdivisions and parcels met the eligibility criteria for listing as PHRs or NCDs.

A VISION FOR PRESERVATION IN PLANO

A robust heritage preservation program supports efforts toward a more vibrant city with an active downtown, well-kept older neighborhoods, and cherished heritage locations for its citizens. This vision for preservation includes these aspects:

1.

HERITAGE RESOURCES ARE INTEGRAL TO LIFE IN PLANO.

In the future, heritage preservation in Plano will continue to be a vital part of overall community development policies and objectives. It serves as an important tool in economic development, public health, sustainability, housing, and cultural enrichment. In this respect, it embraces a holistic approach to planning and development.

2.

HERITAGE RESOURCES CELEBRATE THE CITY'S CULTURAL HERITAGE.

Heritage resources enable people to feel a sense of connection with their past and with the community as a whole. Historic properties also provide opportunities to interpret Plano's history.

3.

A NETWORK OF INDIVIDUALS AND ORGANIZATIONS SUPPORTS HERITAGE PRESERVATION.

Property owners, preservation organizations, city staff, and interested Plano community members take part in heritage preservation work and activities throughout the community. These efforts ensure that a strong network of preservation partners is created.

4.

HERITAGE PRESERVATION IS SOLUTIONS-ORIENTED.

The program helps owners find solutions for maintaining historic properties in active and appropriate uses.

5.

HERITAGE PRESERVATION LOOKS FORWARD WHILE VALUING THE PAST.

The program seeks ways in which historic properties help maintain the vitality of the city. It is forward-looking, helping the community meet its aspirations for the future in ways that make the best use of its older built resources.

6.

HERITAGE PRESERVATION IS INTEGRATED INTO PLANNING EFFORTS.

Many departments and organizations in the community recognize the value of historic properties and employ strategies that support heritage preservation as they seek to achieve their individual goals.

7.

THE CITY'S HERITAGE PRESERVATION PROGRAM IS READILY ACCESSIBLE.

Program components are easy to understand and user-friendly, allowing anyone to participate in the system at a variety of levels. They can engage in researching and nominating resources for designation and can easily comment on city preservation activities.

8.

THE HERITAGE PRESERVATION PROGRAM PROVIDES GUIDANCE FOR THE TREATMENT OF HISTORIC PROPERTIES.

Heritage resources are identified and described in a manner that helps people understand their significance and interpret their association with the community. Properties are then listed or designated in a manner that helps facilitate informed management of the properties. A set of tools is then applied - including regulations, design standards, incentives, and benefits – which are coordinated with this evaluation and designation system.

9.

HERITAGE RESOURCES ARE KEY TO THE CITY'S SUSTAINABILITY INITIATIVES.

Preserving heritage resources is a fundamental part of a comprehensive approach to sustainability. Keeping historic properties in active use conserves the energy embodied in their creation. Historic buildings can also operate in energy-conserving ways, and compatible retrofits for energy conservation are encouraged.

10.

PLANO'S CITIZENS UNDERSTAND THE IMPORTANCE OF AND CELEBRATE THE COMMUNITY'S HISTORY AND HERITAGE RESOURCES.

Outreach and educational efforts bring awareness of Plano's heritage resources to citizens throughout the community, especially those who do not regularly encounter Plano's downtown concentration of heritage resources. These efforts will place special attention on attracting new demographics, such as millennials and young families.

HOW THE HERITAGE PRESERVATION PLAN IS USED

The Heritage Preservation Plan is a policy document to guide preservation work over the next five years. These efforts are led by the City and distributed amongst preservation partners throughout the community. Prior to this Plan update, the City adopted six previous Preservation Plans, beginning in 1981, to guide preservation efforts. While some efforts are ongoing and can be traced as the result of recommendations across multiple plans, other accomplishments can be seen as a direct result of a single Preservation Plan. Accomplishments from previous plans include:

1981 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> 33 buildings recommended as local landmarks Establish Downtown as a tax increment finance (TIF) district 	<p>7 PROPERTIES RECEIVED HISTORIC DESIGNATION</p>
	<p>1984 WHILE A TAX INCREMENT FINANCE (TIF) DISTRICT WAS NOT ESTABLISHED, A TAX EXEMPTION PROGRAM WAS CREATED IN 1984</p>

1986 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> 33 buildings recommended for individual designation and 64 buildings recommended as having potential for district designation Keep careful watch on zoning, land uses, and condition of the structures to reduce the threat of demolition Continue working towards Certified Local Government (CLG) status 	<p>10 PROPERTIES RECEIVED HISTORIC DESIGNATION</p>
	<p>1989 DEMOLITION DELAY ESTABLISHED</p>
	<p>1989 PLANO BECOMES A CLG COMMUNITY WITH THE TEXAS HISTORICAL COMMISSION</p>

1992 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> Public awareness and education should be a major priority for the Historic Landmark Committee (now the Heritage Commission) Adoption of design guidelines is crucial to encourage contemporary infill development Continued support for additional designations, both individual and for districts 	<p>1993 DESIGN GUIDELINES ADOPTED FOR PLANO'S HISTORIC AREAS</p>
	<p>1999 HAGGARD PARK HERITAGE DISTRICT AND SEVEN INDIVIDUAL HERITAGE RESOURCES DESIGNATED</p>
	<p>2001 PLANO CONSERVANCY FOR HISTORIC PRESERVATION FOUNDED</p>

2002 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> ▲ Designate Downtown as a heritage district ▲ 42 properties listed as potentially eligible for designation ▲ Develop design guidelines to guide maintenance, in-kind repairs, and infill development 	<div style="display: flex; align-items: center;"> <div style="background-color: #2e5436; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2003</div> <div>DOWNTOWN HERITAGE RESOURCE OVERLAY DISTRICT DESIGNATED</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #2e5436; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">9</div> <div>BUILDINGS DESIGNATED AS INDIVIDUAL HERITAGE RESOURCES BETWEEN 2003-2006</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #2e5436; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2003</div> <div>DOWNTOWN HERITAGE RESOURCE DISTRICT DESIGN GUIDELINES DRAFTED</div> </div>

2011 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> ▲ Encourage rehabilitation of heritage properties and compatible building designs in and around heritage districts, and update the design guidelines document as needed ▲ Identify potential heritage resources by reviewing 2002 list and amending as needed ▲ Promote events in and around historic areas 	<div style="display: flex; align-items: center;"> <div style="background-color: #c00000; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2016</div> <div>DOWNTOWN HERITAGE RESOURCE DISTRICT DESIGN STANDARDS UPDATE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #c00000; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2017</div> <div>DOWNTOWN LISTED IN NATIONAL REGISTER OF HISTORIC PLACES</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #c00000; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2017</div> <div>HERITAGE TAX EXEMPTION ORDINANCE UPDATE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #c00000; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2017</div> <div>L.A. DAVIS CEMETERY DESIGNATED AS AN INDIVIDUAL HERITAGE RESOURCE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #c00000; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2018</div> <div>UPDATED HERITAGE RESOURCE SURVEYS FOR DOWNTOWN & HAGGARD PARK</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #c00000; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2018</div> <div>HERITAGE PRESERVATION ORDINANCE UPDATE</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #c00000; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2018</div> <div>SAIGLING HOUSE ADDED TO NATIONAL REGISTER</div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #c00000; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2018</div> <div>COLLINWOOD HOUSE RELOCATION</div> </div>

2018 PRESERVATION PLAN RESULTS

Plan Recommendations	Plan Accomplishments
<ul style="list-style-type: none"> ▲ Work with historic property owners to make use of financial incentives to aid in preservation, and coordinate with developers to safeguard heritage resources ▲ Develop criteria for designation of neighborhood conservation districts ▲ Survey neighborhoods built between 1970 & 1979 ▲ Encourage heritage tourism, event programming in heritage districts, and educational initiatives to bolster public recognition of Plano’s heritage resources ▲ Integrate energy efficiency principles into all new and updated preservation documents. ▲ Compile stories about Plano’s history and culture in a central location that is easily accessible, such as city libraries. ▲ Consider regulations to permit the use of accessory dwelling units (ADUs) where appropriate and provide educational information to property owners on the benefits of ADUs in neighborhood stabilization efforts. ▲ Develop a plan to address preservation emergencies due to natural disasters, including expedited Certificate of Appropriateness review following an emergency. ▲ Develop a comprehensive, citywide interpretive sign and marker program to create a recognizable and consistent design that highlights historic districts, neighborhoods, streets, buildings, etc. throughout Plano. ▲ Create and update Heritage District design standards as needed. 	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2018</div> <div> <p>HAGGARD PARK HERITAGE DISTRICT SURVEY UPDATE</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2019</div> <div> <p>ZONING ORDINANCE UPDATED TO ALLOW ACCESSORY DWELLING UNITS IN MOST RESIDENTIAL DISTRICTS</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2019</div> <div> <p>2018 PRESERVATION PLAN WINS GOLD LEVEL AWARD FROM TEXAS CHAPTER OF AMERICAN PLANNING ASSOCIATION (APA)</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2019</div> <div> <p>ZONING ORDINANCE UPDATED TO INCLUDE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICTS</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2019</div> <div> <p>L.A. DAVIS CEMETERY RESTORATION RECEIVES 2019 PRESERVATION TEXAS HONOR AWARD</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2019</div> <div> <p>EMERGENCY GRANT FUNDS AWARDED FOR TORNADO DAMAGE REPAIRS AT TWO LOCAL CEMETERIES</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2020</div> <div> <p>PLANO HERITAGE COMMISSION NAMED COMMISSION OF THE YEAR BY NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2021</div> <div> <p>HAGGARD PARK HERITAGE DISTRICT DESIGN STANDARDS UPDATE</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2021</div> <div> <p>HERITAGE PRESERVATION ORDINANCE UPDATE</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2022</div> <div> <p>HERITAGE TAX EXEMPTION ORDINANCE UPDATE</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2022</div> <div> <p>HAGGARD PARK HERITAGE DISTRICT DESIGN STANDARDS WINS GOLD LEVEL AWARD FROM APA TEXAS CHAPTER</p> </div> </div>
	<div style="display: flex; align-items: center;"> <div style="background-color: #4a4a8a; color: white; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2023</div> <div> <p>TEXAS POOL DESIGNATED AS AN INDIVIDUAL HERITAGE RESOURCE</p> </div> </div>



International Festival



Bowman Cemetery



Downtown Plano



Ammie Wilson House



Interurban Railway Museum

JUNE 2024

PRESERVATION PLAN OUTLINE

The Heritage Preservation Plan is divided into a series of chapters and program components that present a complete view of the preservation program and its goals moving forward. This plan also discusses the numerous groups engaged in preservation efforts, along with tools that are key to the successful implementation and administration of the program moving forward.

This plan begins with an introduction to heritage preservation and its importance to the community. A graphic timeline follows that tells the story of Plano from its early inhabitants to today. Next, it describes the state of the current program, including an inventory of existing designated resources. Lastly, it delves into the issues that the program is facing today and how this plan will help address them. An appendix is also attached, which includes an implementation matrix and all the supporting data and information used to produce the plan.

The program and work plan is divided into seven components, each of which contains a series of goals, policies, and actions to solve the issues identified within each component. The seven components of the strategic framework around which the plan is organized are:





ROLLER HOUSE

CHAPTER 2: WHY PRESERVE?

WHAT IS HERITAGE PRESERVATION?

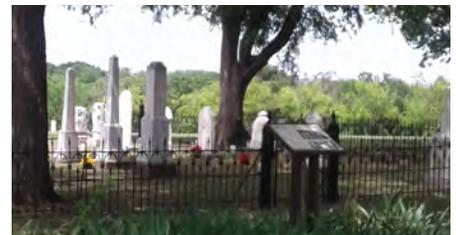
Preservation means keeping properties and places of historic and cultural value in active use, accommodating appropriate improvements to sustain their viability, and maintaining the key, character-defining features that contribute to their significance as cultural resources. This does not mean, however, that buildings must remain unchanged and in their original form. Maintaining properties in active use is the immediate objective to ensure they will be available for the benefit of future generations.

Heritage preservation is an integral component of other community initiatives in neighborhood livability, sustainability, economic development, and culture. With this understanding, the term “heritage preservation” includes the specific methodologies associated with maintaining the integrity of significant resources (individual buildings, groups of historic buildings, and cemeteries) and educational programming.

Strong preservation programs throughout the country do not operate in isolation but instead are supported by a variety of groups at the local, state, and national levels. Plano’s heritage preservation program is no different. Its connections at each of these levels create a program that is sustained by the work of preservation advocates, financial support, and educational programming throughout the country and in the Plano community.



1012 E. 15th St.



Bowman Cemetery



Tombstone restoration with the Plano Conservancy

Heritage preservation is an integral component of other community initiatives in neighborhood livability, sustainability, economic development, and culture.



Cultural Resource

A cultural resource may be a tangible entity or a cultural practice and typically greater than 50 years of age. Tangible cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places, and as archaeological resources, cultural landscapes, structures, museum objects, and ethnographic resources for National Park Service (NPS) management purposes. By their nature, cultural resources are non-renewable. Source: Secretary of the Interior National Park Service.

WHY IS HERITAGE PRESERVATION IMPORTANT?

Historic resources in Plano are essential parts of the city's identity. They enhance the quality of life, economic vitality, and environmental sustainability of the community. Investment in these assets ensures that the social, cultural, and economic aspects of the city are maintained and enhanced.



CONNECTING WITH THE PAST

Heritage resources throughout Plano create a connection between current residents and Plano's past. Residents who grew up in Plano and have lived in the city for decades are reminded of previous building uses and events throughout the community by the preservation of the city's historic resources and districts. New residents in Plano, on the other hand, are able to learn more about and experience the community's history as they live, work, and play in and around Plano's heritage resources. The continued preservation and recognition of additional heritage resources as they come of age also maintains them for future generations to enjoy and to learn about the history of the city.

LIVABILITY AND QUALITY OF LIFE

Heritage resources reinforce the city's identity and contribute to its sense of community. In many neighborhoods, historic buildings create a street scene that is "pedestrian-friendly," which encourages walking and neighborly interaction. Decorative architectural features also contribute to a sense of place that is difficult to achieve in newer areas of the city. This also reinforces desirable community social patterns and contributes to a feeling of security.

CONSTRUCTION QUALITY

Often the quality of early building construction was higher than it is today. Lumber came from mature trees, was properly seasoned, and was typically milled to "full dimensions," providing stronger framing and construction. Buildings were also thoughtfully detailed, and finishes were generally of high quality – characteristics that owners today appreciate. As such, this higher quality of construction in earlier buildings is an asset that is difficult to replicate.

ADAPTABILITY

Owners also recognize that floor plans of many historic properties easily accommodate changing needs. Rooms in historic homes and commercial buildings are frequently large, accommodating a variety of uses while retaining the overall historic character of these structures.

Adaptively reusing a historic residential building as an office or studio spaces is common.



JUNE 2024



1611 H Avenue



1032 E. 15th Street



1001 E. 15th Street

Historic Character

The sum of all visual aspects, features, materials, and spaces associated with a cultural landscape's history, i.e. its overall configuration, together with losses and later changes. These qualities are often referred to as character-defining. Source: Secretary of the Interior National Park Service

Economic Benefits of Historic Preservation

Information on the economic benefits and impacts of historic preservation can be viewed by using these links (full links provided in Appendix I):

<https://savingplaces.org>

Economic Impacts of Historic Preservation (National):

<https://www.npi.org>

Economic Impact of Historic Preservation (TX):

<https://www.thc.texas.gov>

Economic Power of Heritage and Place (CO):

<https://historicdenver.org>

General Information and Links to Studies on the Economic Impacts of Historic Preservation:

<https://www.achp.gov>

Measuring Economic Impacts of Historic Preservation: A Report to the Advisory Council on Historic Preservation by Place Economics:

<https://www.achp.gov>

Comprehensive Plan 2021

An overview of the comprehensive plan's policies and actions related to heritage preservation can be found here:

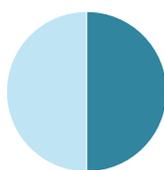
<https://planocomplan.org/>

ECONOMIC BENEFITS

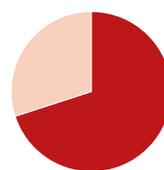
The economic benefits of investing in historic properties are well documented in Texas and across the nation. Because historic properties are finite and cannot be replaced, they can be precious commodities. Preservation, therefore, adds value to properties. Other economic benefits center on rehabilitation projects and the income generated by heritage tourism.

Historic Rehabilitation Projects

Direct and indirect economic benefits accrue from rehabilitation projects. Direct impact refers to the purchase of labor and materials, while indirect impacts are expenditures associated with the project; together, these can be added to create the "total" impact. Preservation projects are generally more labor-intensive, meaning more of the money invested in a project will stay in the local economy, rather than outsourcing materials or spending money on other non-local costs. Furthermore, a rehabilitation project may provide functional, distinctive, and affordable space for new and existing small businesses, which is especially relevant in historic downtowns where many local businesses operate in historic buildings.



50%
Project expenses
spent on labor in
new construction



70%
Project expenses
spent on labor in
historic rehab

ENVIRONMENTAL BENEFITS

Sustainable development and the conservation of resources are inherent central principles of historic preservation. For instance, sensitive stewardship of the existing building stock reduces our environmental impact. Preserving and adapting a historic structure is sound environmental policy in all respects. Re-using a building preserves the energy and resources that were invested in its construction, and it avoids the need to produce new materials.

RELATIONSHIP TO COMMUNITY INITIATIVES AND POLICIES

As a component of the City's Comprehensive Plan, *Comprehensive Plan 2021*, the heritage preservation program works toward specific goals while maintaining a relationship with programs in other departments. The interwoven nature of preservation and other key initiatives throughout the City's departments and those identified in *Comprehensive Plan 2021* show that a preservation program cannot operate alone. Initiatives regarding housing, sustainability, infrastructure, and arts and culture continue to have an important relationship with the heritage preservation program and should be planned accordingly to ensure the success of all efforts involved.

WHO ENGAGES IN PRESERVATION?

A successful preservation program engages property owners, residents, visitors, and community groups throughout the city. It provides education about heritage preservation, technical assistance, and financial incentives, and identifies heritage resources throughout the community. When community members engage in preservation activities in and around designated historic resources and districts, they also help to keep historic properties in active use. This helps keep them in good repair to preserve the resources for future generations.





Haggard Park property owner and descendant of original property owner after unveiling a Recorded Texas Historic Landmarks (RTHL) plaque for the Aldridge House



Plano residents enjoying one of the city's many outdoor festivals

PROPERTY OWNERS

Property owners who choose to purchase designated historic resources or a historic property in a designated heritage district understand the importance of the property to the history of the city. While property owners may qualify for financial incentives for the maintenance of their property, they also invest time and money into its preservation, and to keep it in active use. This investment, in addition to owning a piece of Plano's history, results in pride of ownership.

BUSINESS OWNERS

Business owners that choose to locate their businesses in a designated historic building or heritage district engage in preservation by keeping historic buildings in active use. Business owners also then attract customers to heritage resources for business purposes, bringing more awareness to heritage resources and districts.

RESIDENTS

Plano residents celebrate the city's heritage in many ways. Some residents choose to live in historic properties, which keeps these buildings in active use and helps to maintain them in good condition. Residents throughout the community also organize, support, and participate in events that celebrate the heritage of Plano. These events are hosted throughout the community and are open to and attended by residents throughout Plano.

VISITORS

Heritage tourism is one of many economic benefits of heritage preservation and is a crucial driver for how visitors engage with heritage preservation in Plano. Events and festivals that celebrate Plano's heritage, museums and exhibits that present the history of the City, and plaques and markers placed throughout the community to identify key heritage resources are all ways in which visitors learn about and immerse themselves in Plano's heritage.



Night on 15th Dinner Event in Downtown Plano

COMMUNITY GROUPS

Community groups and advocates for preservation are key to the administration of the heritage preservation program.

PLANO INDEPENDENT SCHOOL DISTRICT (ISD) AND COLLIN COLLEGE



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Mission is to provide an excellent education for each student ▲ Develop skills, strengthen character, and challenge intellect 	<ul style="list-style-type: none"> ▲ Participates in Heritage Tax Exemption Program 	https://www.pisd.edu/ https://www.collin.edu/

NEIGHBORHOOD ASSOCIATIONS



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Associations that work together to improve quality of life in a particular neighborhood 	<ul style="list-style-type: none"> ▲ Supported by Neighborhood Services Department which promotes preservation of Plano's historic and potentially historic older homes 	https://www.plano.gov/876/Registered-Neighborhoods

PLANO CONSERVANCY FOR HISTORIC PRESERVATION



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Nonprofit organization dedicated to promoting civic pride, increasing awareness of, and providing financial assistance to preservation projects 	<ul style="list-style-type: none"> ▲ Operates the Interurban Museum ▲ Partners with a variety of local and regional organizations to promote preservation 	https://www.planoconservancy.org/

HERITAGE FARMSTEAD MUSEUM



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Premiere living history site interpreting the Texas Blackland Prairie region in North Texas 	<ul style="list-style-type: none"> ▲ Collects, preserves, and interprets late 19th and early 20th century Blackland Prairie history ▲ Housed in restored Farrell-Wilson Farmstead 	https://www.heritagefarmstead.org/

COMMUNITY GROUPS, CONTINUED

ARTCENTRE OF PLANO



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> Nonprofit promoting growth and redevelopment of community arts groups 	<ul style="list-style-type: none"> Located in the Saigling House, a locally designated heritage resource Curates exhibitions, hosts classes, and is used as an events center 	https://www.artcentreofplano.org/

PLANO ART ASSOCIATION



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> Encourages artistic development of its members, promotes community projects, provides art education, and sponsors creative activities 	<ul style="list-style-type: none"> Supports arts throughout Downtown Plano 	http://planoartassociation.org/

NORTH TEXAS MASONIC HISTORICAL MUSEUM AND LIBRARY



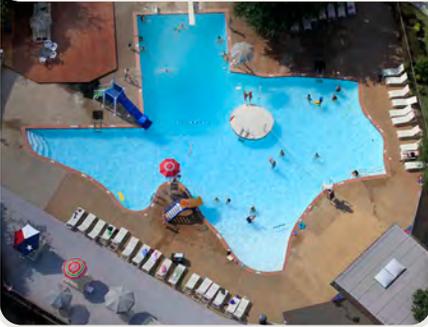
Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> Preserves complete history of Plano, Collin County, and North Texas 	<ul style="list-style-type: none"> Contains valuable information about the history of Plano and the region, which is crucial to research and educational purposes 	http://northtexashistory.org/

DOWNTOWN PLANO PUBLIC IMPROVEMENT DISTRICT (PID)



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> Dedicated to increasing public improvements and expanding opportunities to attract people to Downtown 	<ul style="list-style-type: none"> Draw attention to the Downtown District Hold special events and beautification projects, and market Downtown to potential visitors 	https://www.plano.gov/1905/Downtown-Plano-Public-Improvement-Distri

TEXAS POOL FOUNDATION



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Non-profit organized to preserve the Texas Pool facility ▲ Engages in outreach to support civic pride and building community 	<ul style="list-style-type: none"> ▲ Preservation of a site over 50 years old (built in 1961 on mostly undeveloped ranch land) 	https://www.texaspool.org/

CEMETERY ASSOCIATIONS



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Promote the preservation and maintenance of historic cemeteries ▲ Tell the stories of Plano's early settlers and families 	<ul style="list-style-type: none"> ▲ Preserving one of Plano's primary types of heritage resources 	https://www.countyoffice.org/

PLANO AFRICAN AMERICAN MUSEUM



Purpose	Involvement in Heritage Preservation	Link to Website
<ul style="list-style-type: none"> ▲ Telling the story of Plano's early African American community and preserving the associated historic homes and churches 	<ul style="list-style-type: none"> ▲ Preserving and making active use of historic structures - the Thornton house, the community church and the chicken coop ▲ Telling the story of Plano's African American community from the late 1800s/early 1900s on 	https://planoafricanamericanmuseum.org/

CITY OF PLANO

The City of Plano manages the heritage preservation program and its components including heritage resource designation, design review, funding, and grant assistance. The following elected officials, commissions and departments are involved in heritage preservation at the city level:

PLANO CITY COUNCIL

- ▲ Hears appeals to Heritage Commission decisions regarding Certificates of Appropriateness
- ▲ Final authority to designate heritage resources
- ▲ Officially approves grant funding and tax exemptions
- ▲ Adopts changes to the Zoning and Heritage Preservation Ordinances

PLANNING & ZONING COMMISSION

- ▲ Makes recommendations to City Council on designations of heritage resources and the Zoning Ordinance

HERITAGE COMMISSION

- ▲ Reviews Certificate of Appropriateness applications for compliance with the adopted design guidelines
- ▲ Provides recommendations on city-initiated designations of heritage resources to City Council
- ▲ Provides recommendations regarding grant funding and tax exemptions
- ▲ Encourages public understanding of and involvement in the unique historical, architectural, and cultural heritage of the City

CITY MANAGER'S OFFICE

- ▲ Work of the Planning Department and Heritage Preservation Program are coordinated through this office

CITY ATTORNEY'S OFFICE

- ▲ Interprets the heritage preservation ordinance when questions arise
- ▲ Provides legal opinions and advice to the Heritage Commission

PARKS & RECREATION

- ▲ Owns and maintains designated heritage resources
- ▲ Provides interpretive material in parks and other locations that may include heritage resources
- ▲ Hosts programs and events in historic Downtown Plano.

LIBRARIES

- ▲ Contains document and image collections about Plano's heritage resources
- ▲ Operates the Genealogy Center in Haggard Library

PLANNING

- ▲ Administers the heritage preservation program and Zoning Ordinance
- ▲ Works with the Heritage Commission and property owners
- ▲ Guides building alterations through the Certificate of Appropriateness application and approval process

BUILDING INSPECTIONS

- ▲ Reviews permit applications and refers the application to the Planning Department, if necessary
- ▲ Issues permit to designated heritage resource after reviewed by the Planning Department, if necessary

NEIGHBORHOOD SERVICES

- ▲ Administers programs including Love Where You Live Program, Great Update Rebate Program, and the Pop-up Party Trailer
- ▲ Enforces Zoning Ordinance and property standards regulations

SPECIAL PROJECTS

- ▲ Facilitates development projects in the downtown area, including the Downtown District
- ▲ Operates a Tax Increment Finance (TIF) District and a Downtown Public Improvement District (PID)



Resource Web Links

Below is a list of web resources that provide further details on the elected officials, commissions and departments listed above and on the previous page:

Plano Mayor and City Council:

<https://plano.gov/1345/Mayor-City-Council>

City Manager's Office:

<https://www.plano.gov/1292/City-Managers-Office>

Building Inspections Department:

<https://www.plano.gov/217/Building-Inspections>

Planning and Zoning Commission:

<https://www.plano.gov/1250/Planning-Zoning-Commission>

Planning Department:

<https://www.plano.gov/906/Planning>

Special Projects Department:

<https://www.plano.gov/1687/Special-Projects>

Heritage Commission:

<https://www.plano.gov/1225/Heritage-Commission>

Parks and Recreation Department:

<https://www.plano.gov/749/Parks-and-Recreation>

Neighborhood Services Department:

<https://www.plano.gov/732/Neighborhood-Services>

City Attorney:

<https://www.plano.gov/383/City-Attorneys-Office>

Haggard Library Genealogy Center:

<https://www.plano.gov/1031/Genealogy-Center>

COLLIN COUNTY

The Collin County Historical Commission educates the community about the history of Collin County by initiating and conducting programs and activities for the preservation of historical heritage by marketing, interpreting, preserving, and accumulating information on the history and landmarks of the county; and by serving as an umbrella organization for county historical groups. It manages programs and initiatives including seminars, workshops, historical markers, celebrations, publications, awards, grant programs, and historical assets survey. At this time, there are no heritage resources in the portion of Plano that is within Denton County.

Collin County Historical Commission

Information on the Collin County Historical Commission can be viewed by using this link:

<http://www.collincountytx.gov/>

COLLIN COUNTY HISTORICAL SOCIETY AND MUSEUM

The Collin County Historical Society and Museum is another key partner, whose mission is to “serve the general public and offer educational opportunities for the North Texas community by revealing our past through collecting, preserving and exhibiting our cultural resources, thereby nurturing the understanding of our diverse human experience.” The Museum is home to over three centuries of North Texas history that includes historical artifacts, documents, American art, photographs, and other materials.

Collin County Historical Society and Museum

More Information on the Collin County Historical Society and Museum is available by the following link:

<https://www.collincountyhistorymuseum.org/>



The Texas Historical Commission

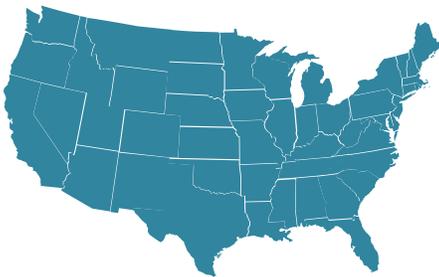
Details about The Texas Historical Commission are available by the following link:

<http://www.thc.texas.gov/>

State Antiquities Landmarks

The State Antiquities Landmarks are listed on the following weblink:

<http://www.thc.texas.gov/preserve/>



National Preservation Partners

Information on several national preservation partners can be viewed by using these links:

National Register of Historic Places:
<https://www.nps.gov/Nr/>

National Trust for Historic Preservation:
<https://savingplaces.org/>

National Alliance of Preservation Commissions:
<https://napcommissions.org/>

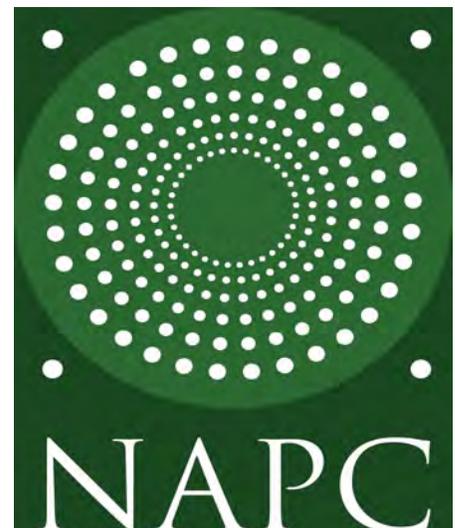
STATE OF TEXAS

The Texas Historical Commission (THC) is the state agency for historic preservation. Staff of the THC works with citizens and organizations to preserve Texas through architectural, archaeological, and cultural landmarks. The organization also operates a variety of programs throughout the state that focus on cemeteries, heritage tourism, highways, museums, town squares, and numerous other topics. The City of Plano works closely with the THC through a variety of programs including the Certified Local Government (CLG) program. The THC also maintains a Recorded Texas Historic Landmark (RTHL) and subject marker program, each of which recognize properties that are historically and architecturally significant to the state of Texas. At the state-level, there are also State Antiquities Landmarks (SALs) that are designated by the THC. These can be historic buildings and other above ground historic resources, as well as archaeological sites, all of which receive protection under the Antiquities Code of Texas when designated as SALs.

NATIONAL

Additional preservation partners found at the national level support preservation efforts at the local, regional, and state levels. At the national level, historic preservation is operated within the National Parks Service (NPS). Authorized through the National Historic Preservation Act of 1966, the National Register of Historic Places is the official list of the nation's historic places and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources. National Register listing honors a property by recognizing its importance to the community, state, or nation. Listing provides protection from harm by federal or state activity, but does not place restrictions on the actions of property owners. It also makes properties eligible for federal and state tax credits for certain types of rehabilitation work. Additional organizations that support preservation efforts at the national level include:

- ▲ National Register of Historic Places (NRHP)
- ▲ National Trust for Historic Preservation (NTHP)
- ▲ National Alliance for Preservation Commissions (NAPC)



CHAPTER 3: THE PLANO STORY

OVERVIEW OF DEVELOPMENT ERAS AND THEMES

Plano's Native Landscape (ca. 11,000 B.C. - 1840)

First inhabited by Native American tribes, the Plano area would eventually be claimed by Spain, France, Mexico, and the Republic of Texas. The Peters Colony was established to attract settlers to North Texas.

Plano's Early Years (1840 - 1872)

The community of Plano took shape as the first pioneer settlers arrived to establish farms, businesses, and institutions. This era ends with the arrival of the Houston & Texas Central Railroad.

Downtown Plano Emerges (1872 - 1895)

With the arrival of the railroads, Plano transitioned to a center for business and agricultural commerce. The era ends with the last great fire that destroys most of Downtown.

Plano Persists (1895- 1920)

While rebuilding from the fire, Plano began to modernize with improvements such as electricity, gas, water, sidewalks, public schools, paved roads, and the interurban railroad.

Small Town Plano (1920 - 1958)

Development was slow through the Great Depression, but growth would come following World War II and rapidly increase with the opening of Central Expressway (U.S. Highway 75).

Plano Welcomes Growth (1958 - 1985)

Rapid residential growth brought new shopping centers, offices, schools, and parks. Plano began moving westward and took a primarily suburban form as farms were replaced with rooftops.

Corporate Plano (1985 - 2000)

In addition to continued suburban growth, large corporate office campuses took form on the city's west side, while the opening of the Dallas North Tollway brought a new avenue of growth and development.

Plano Today (2000 - 2024)

The days of rapid growth slowed, but the DART rail brought renewed vitality to Downtown. Major activity centers, such as Legacy Town Center, became popular, while large-scale redevelopments begin at aging commercial sites, notably Collin Creek Mall.

	Architecture Historic houses, buildings, and architectural styles that were significant to Plano.
	Downtown Events and buildings that were specific to Downtown.
	Growth & Development Significant dates and events, including the population of Plano, as it developed.
	Business Key businesses and companies that have contributed to the growth and development of Plano.
	Douglass Community The contributions and development of Plano's African-American community.
	Institutions Cemeteries, churches, schools, and other institutional buildings that were vital to establishing Plano's community.
	Transportation and Infrastructure Major railroads, roadways, utilities, and other infrastructure that influenced growth in Plano.

THEMES

Events in the timeline are divided into seven (7) themes which are described to the left. Each theme is identified using a color so that themes can be read in the context of a single development era or so that one theme can be followed through the whole timeline.

ICONS & GRAPHICS

Icons and graphics are used throughout the timeline to mark key events in the era. Icons include symbols for historic fires and other overall contextual happenings. Graphics and photos are also used to indicate critical points in Plano's history.

RESOURCES

Content in this timeline was compiled using several resources, including the books *Plano, Texas: The Early Years*, *Images of America: Historic Downtown Plano*, historic Wells Collection images, timeline focus group input, and City of Plano staff.

PRE-1840: PLANO'S NATIVE LANDSCAPE

Spanning from the beginning of the Pre-Columbian Era around 11,000 B.C. to when the first Anglo settlers began arriving in the area around 1840, Plano's early history is part of the greater historical context of North America, Texas, and the North Texas region. Archaeological evidence suggests that the first humans to occupy North America were nomadic hunters searching for mammoth and bison toward the end of the last ice age. As the snows receded, Native Americans adopted a mixed hunting and foraging way of life, migrated on a seasonal basis, and eventually practiced agriculture. In time, large settlements were established and long-distance trade networks were developed to bring important tools and other items to the area. In the early 1500s, the first Europeans came to Texas, exploring the area and claiming it for Spain. French explorers briefly claimed portions of Texas in the late 1600s, encouraging Spain to increase its influence in the area through the establishment of Catholic missions. Mexico gained independence from Spain in 1821, followed by Texas independence in 1836. Plano as we know it today began while still part of the Republic of Texas, with the arrival of the first known settler in 1840.

PALEO-INDIAN PERIOD (11,000 B.C. - 7,000 B.C.)

Nomadic humans were likely the first to have occupied North Central Texas around 11,000 B.C., hunting large animals such as mammoth and bison. Although no sites have been found in Plano, a site of Paleo-Indian culture has been found to the west, in the Elm Fork of the Trinity River in Denton County.

ARCHAIC PERIOD (7,000 B.C. - 700 A.D.)

People of the Archaic Period were hunters but also began foraging. Evidence was discovered at a site in the southwest part of the Dallas-Fort Worth Metroplex that suggests small groups of these foraging hunters occupied an area for a short time, probably moving seasonally. The most significant camps and settlements in Collin County have been found in the watershed of the East Fork of the Trinity River northwest of Lake Lavon.

11,000 B.C.

Pre-Columbian Era (11,000 B.C. - 1500 A.D.)

1500

EVIDENCE OF EARLY HUMANS

Evidence of early human life has been discovered in various places across Collin County. In 1926, a human skeleton was found placed in an upright position and thought to be the remains of a Native American placed there before the area was occupied by pioneer settlers. In 1933, another skeleton was found, along with several arrowheads, on the banks of Sister Grove Creek near Westminster. Finally, in 1950 the excavation of a site under what is now Lavon Lake uncovered a pit with chips of flint, burned limestone rocks, fragments of broken pottery, various sizes of arrows and spear points, scrapers, and flaking tools made of antler tines. There were also grinding instruments, hoe blades made of bison scapula, bones of fish and small game animals, fragments of edible roots, and a burial ground containing the remains of several people.



BLACKLAND PRAIRIE

Much of North Central Texas used to be covered by millions of acres of blackland prairie. The ecoregion was home to herds of grazing bison and tall prairie grasses. In modern Plano, what remains of the ecoregion is dedicated in nature preserves - the Arbor Hills Nature Preserve and the Oak Point Park and Nature Preserve.



SPANISH EXPLORERS

(ca. 1517-1535)

After the Columbian discovery of North America in 1492, Spanish explorers such as Cabeza de Vaca became the first Europeans to venture through Texas. Although the area would be claimed by Spain for over three centuries, Texas was sparsely settled by the Spanish and largely ignored until the late 1600s.

McBAIN JAMESON

The first known settler of Plano establishes a farmstead north of present-day Downtown.

MEXICAN INDEPENDENCE (1810-1821)

Following Mexican independence from Spain, the area of Plano was claimed under Mexican rule.

SAN ANTONIO FOUNDED (1718)

1600

1700

1800

1840

FRENCH COLONIZATION (1684-1689)

In 1684, a French expedition bound to establish a settlement on the Mississippi River found themselves instead along the Matagorda Bay in Texas. After learning of this new settlement, Spanish troops were sent to find and destroy them. Although the French settlement was in ruin by the time they were found, this sparked a renewed interest in the Texas territory and spurred the exploration and establishment of Catholic missions.



NATIVE AMERICAN TRIBES

No evidence of Native American settlements has ever been found in Plano. Historic campsites to the north and northeast of Plano have been attributed to Delaware, Kiowa, and Cherokee; however, these groups were not native to the area, but were forcibly resettled here as a result of westward European expansion. Attacks on early settlers were attributed to bands of roaming Comanches who came in from the west. Some studies suggest that members of the Tonkawa, Wichita, and Caddo tribes settled in the area.

THE ALAMO & TEXAS INDEPENDENCE

Following defeat by the Mexican army at the Alamo in San Antonio on March 6, 1836, "Remember the Alamo!" became the battle cry of the Texans fighting for independence. Less than two months later, on April 21, Texas would gain its independence following the Battle of San Jacinto. The Republic of Texas was formed, and new settlers would soon be attracted to the area.

1840-1872: PLANO'S EARLY YEARS

This period is defined by the arrival of Plano's first settlers, mostly of the Peters Colony, until the arrival of the Houston & Texas Central (H&TC) Railroad. The community was mostly scattered farmsteads, although the beginnings of Downtown Plano began to take shape as the post office was established in the cabin of William Forman.

McBAIN JAMESON (1840)
 Plano's first known settler comes to Plano

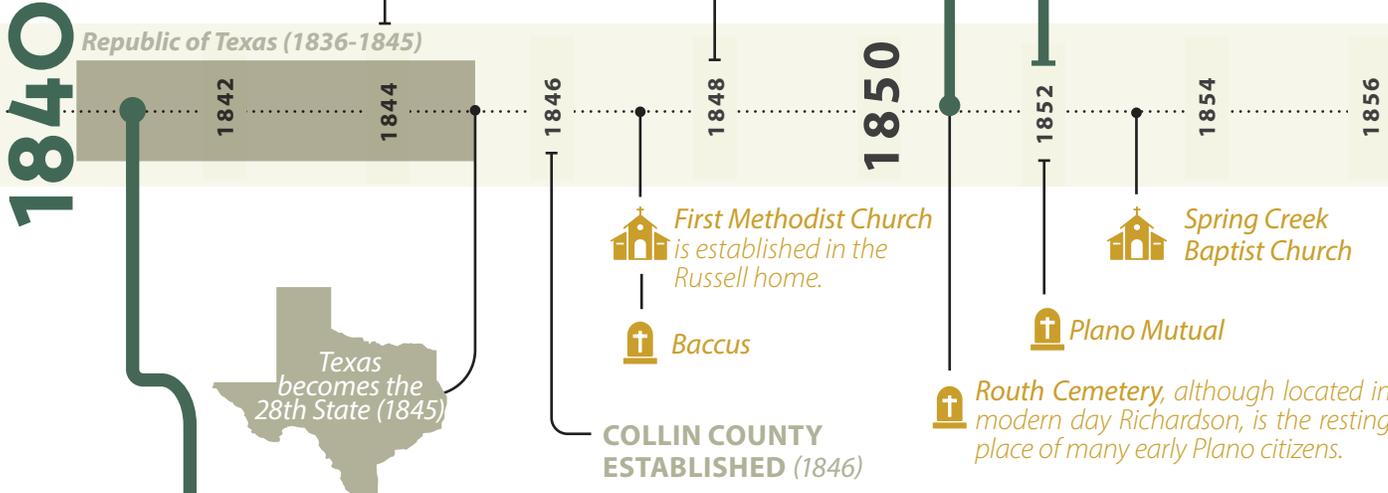
MUNCEY INCIDENT (1844)
 McBain Jameson and the Russell family are found brutally murdered in front of their homestead. According to Plano lore, the attack was the last Indian raid in Collin County and terrified the local population for years to come.



"Here was a land such as few had ever seen, a land that every foot was tillable as it could be plowed to the very beds of streams, a land of plentiful rainfall and a yearly growing season of nine months. Truly a stockman's paradise."
 - R. W. Carpenter (1852)

PLANO IS FOUNDED (1852)

After the name Fillmore was rejected, residents decide to name the city 'Plano,' which they believed to be the Spanish word for "plain."



PETERS COLONY (1841)

Many of Plano's first settlers came from Kentucky and Tennessee. This is largely attributed to the Peters Colony, an empresario land grant company that was headquartered in Louisville, Kentucky that granted 320 acres per single man or 640 acres per family to settle in North Texas. The Peters Colony was successful in attracting new residents to Texas by praising the area's climate and fertile soil.



SHAWNEE TRAIL

Following the traces of a pre-historic bison path along the White Rock Escarpment and later used by Native Americans, the Shawnee Trail was a major route for driving cattle to northern markets as well as immigrants coming to Texas. Sculptures depicting cattle drives along the Shawnee Trail can be visited today in the Baccus Plaza in Legacy Town Center.



EARLY CHURCHES AND CEMETERIES

As people settled in and around what would become the City of Plano, the establishment of churches gave settlers a sense of community. Churches often started in log cabin homes prior to building individual churches closer to town. According to family histories, guns were stacked under a tree at the Rowlett Creek Baptist Church before services to have them nearby for protection. In the early years, cemeteries were also established. The oldest known grave in Plano is that of Daniel Cook (January 13, 1847), who was buried in the Baccus Cemetery.



ARCHITECTURAL STYLES

- Greek Revival
- Gothic Revival
- Pre-railroad
- Italianate

MOUNT VALE SCHOOL

is opened by Jacob Routh and his neighbors

1ST PUBLIC SCHOOL

is established in the Christian Church



First Christian Church



Rowlett Creek



Leach-Thomas Bowman



First Presbyterian Church

1856

1858

1860

Civil War (1861-1865)

1862

1864

1866

1868

1870

1872



Fox-Haggard (Collinwood)



Forman

PLANO MASONIC LODGE #235 (1860)

moves into the Gossum Storehouse at 15th and K Avenue

ANDY DRAKE (1860)

the first free African American to move to Plano and the forefather of Plano's African American community



FOX-HAGGARD HOUSE

One of the oldest homes in Plano

Photo provided by Collin County Historical Commission

155
POPULATION
OF PLANO



Residential



Commercial



Church



Cemetery



Downtown Fire

1872-1895: DOWNTOWN PLANO EMERGES

This period starts with the opening of the H&TC Railroad, which is transformative in Plano history. Downtown began to grow as businesses that process agricultural products were built in proximity to the railroad. Other businesses were attracted to Downtown to serve the needs of the farming families. The opening of the Cotton Belt Railroad solidified Plano as a commercial center. This period comes to an end with the great fires in the late 1890s, which destroyed most of the buildings downtown.



HOUSTON & TEXAS CENTRAL RAILROAD

The opening of the H&TC Railroad transformed Plano from a community of scattered farms and homesteads to a center of business and agriculture. Less expensive than shipping by wagon, the railroad opened up new markets to Plano's farmers.



THE RAILROAD BUSINESS

Railroad business established Plano as a center for agricultural commerce for importing and exporting crops in south Collin County. By 1887, Plano was shipping more grain than any other station on the H&TC Railroad north of Dallas. Railroads also brought new building materials to the city, which were primarily used for Plano's finest houses.

PLANO PUBLIC SCHOOL

The making of Plano ISD begins to take shape as private rural schools are consolidated into the Plano Public School.



Old City

1872

Long Depression (1873-1879)

1874

1876

1878

1880

1882

1884



Bethany Christian Church & Cemetery

Schimelpfenig Dry Goods store opens in Downtown Plano



TELEPHONE

The first reference to a telephone in Plano. Southwestern Telegraph and Telephone Company either installed or acquired the original telephone service.

CITY OF PLANO IS INCORPORATED

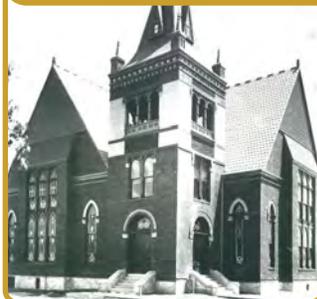
C.J.E. Kellner was elected first mayor, along with five aldermen and one councilman.

Harrington Pharmacy opens its doors. The business would serve Plano for over a century.

First Baptist Church of Plano

First Presbyterian Church of Plano

CHURCHES RELOCATE DOWNTOWN



With the arrival of the H&TC railroad and Downtown's emergence as a business center, many rural churches began relocating to Downtown Plano.

- First Presbyterian Church of Plano (1873)
- First Christian Church of Plano (1873)
- First Methodist Church of Plano (1874)
- First Baptist Church of Plano (1875)
- Shiloh Baptist Church (1884)



COTTON BELT RAILROAD OPENS

The Cotton Belt Railroad was the second to pass through Plano, this time running east-west and connecting the city to markets in Arkansas, Missouri, and beyond. Today, the old Cotton Belt railroad line is planned for a Dallas Area Rapid Transit (DART) light rail line connecting Plano to the DFW International Airport.



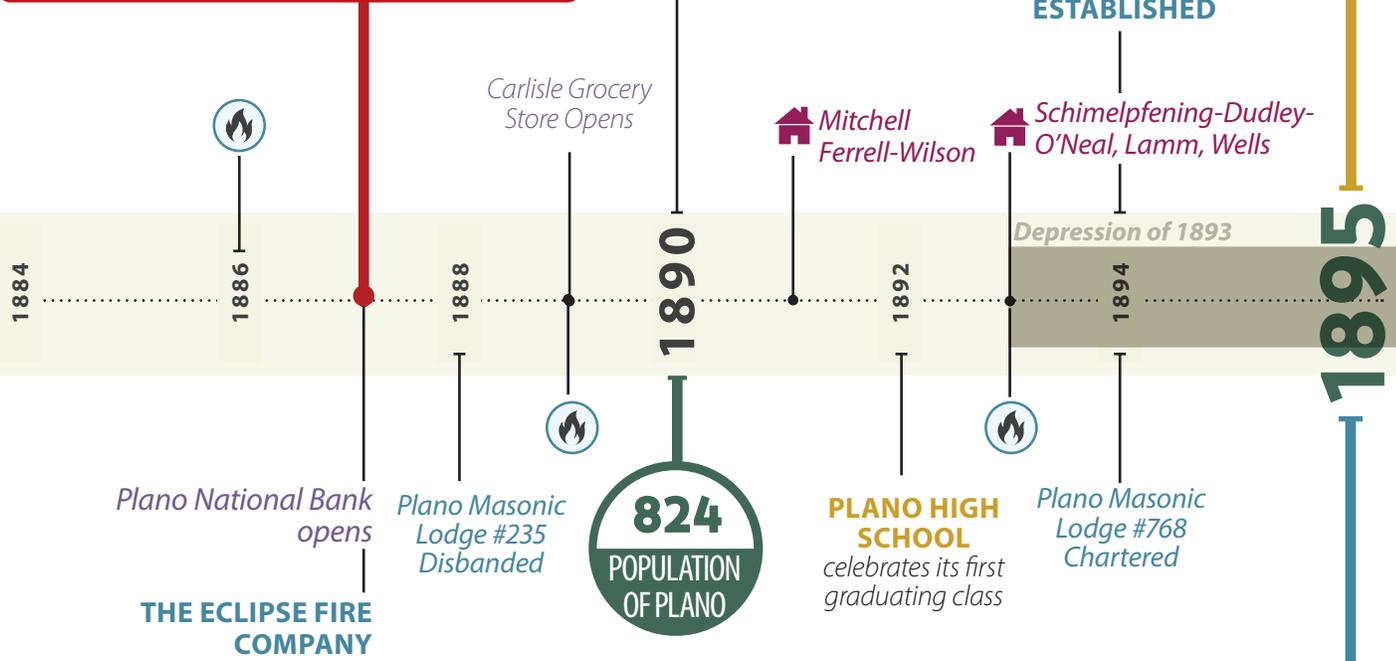
ARCHITECTURAL STYLES

- Victorian
- Queen Anne
- Wooden Commercial Buildings
- Shotgun

SMALLPOX OUTBREAK

An outbreak of smallpox at the Collinsworth Farm leads to a quarantine of the town. To prevent an epidemic, armed guards restrict access to downtown.

Collinsworth



Plano National Bank opens

THE ECLIPSE FIRE COMPANY

Plano Masonic Lodge #235 Disbanded

824 POPULATION OF PLANO

Carlisle Grocery Store Opens

Mary Schimelpfenig, Olney Davis, Wetzel, Mathews

Mitchell Ferrell-Wilson

Schimelpfenig-Dudley-O'Neal, Lamm, Wells

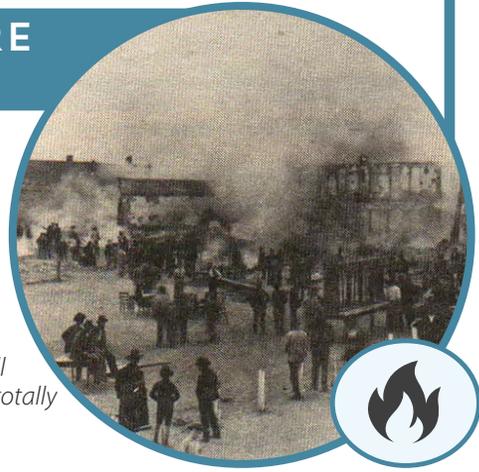
Depression of 1893

Plano Masonic Lodge #768 Chartered

PLANO HIGH SCHOOL celebrates its first graduating class

GREAT FIRE OF 1895

Substantial physical and population growth during this time period was accompanied by numerous fires which repeatedly destroyed the business district of Plano. One of the last great fires occurred in 1895, when all but a few buildings were totally destroyed.



MULES

Plano was the leading producer of mules, including the largest mules west of Mississippi River. C. S. Haggard owned a particularly large mule that came to be known as "Mammoth Jack."



1895-1920: PLANO PERSISTS

This period began amid the ashes of the late-1890s fires in downtown Plano. Downtown, as we know it today, began to take form as the community rebuilt new brick buildings and storefronts. Business was still primarily agricultural-related; however, the city began to modernize with the installation of new infrastructure. Many of Plano's historic homes were constructed during this period.



DOWNTOWN REBUILDS

After the great fires of the late 1890s, Downtown Plano began to rebuild. Specifically, brick was used in construction, as seen in the photo of Mechanic Street (15th Street) above.

OLD SPANISH SCHOOL (1903)

After separating from the City in 1899, the newly independent Plano schools contracted to build a new 3-story, red brick building that has become known as the Old Spanish School.



1,304
POPULATION OF PLANO

FIRE CODE ADOPTED

1895

Depression of 1893

Carpenter Wall-Robbins Salmon



1898

1896



IOOF/Plano National Bank, Moore House/Masonic Lodge



Land for the city's first park, Harrington Park, was donated by the Plano Fishing Club

Mathews General Store
W. D. McFarlin
Bagwill-Sherrill

Despite a fairly peaceful environment, racial segregation was the general rule in Plano throughout the 19th and early 20th centuries.



PLANO COLORED SCHOOL OPENS (1896)

1900



Thornton George Hood



Will Schimelpfenig Roller

1902



Fannie Harrington Chapel

1904

1906



DOUGLASS COMMUNITY (1900)

Around 1900, the African American community of Plano began to establish itself in what is known today as the Douglass Community. John "Bud" Thornton, whose house is at 900 13th Street, was a successful businessman and one of the first African Americans to purchase land in Plano.



INTERURBAN OPENS

Commonly known as the Interurban Line, the Texas Electric Railway connected Plano to the greater North Texas region, making it possible for Plano residents to work in Dallas and other communities. Plano's downtown Interurban substation is the only remaining substation in existence on this line.



ARCHITECTURAL STYLES

- Colonial Revival
- Tudor
- Italianate/Romanesque
- Craftsman
- Bungalow
- Prairie
- Neoclassical
- Eclectic
- Second Empire



MODERN INFRASTRUCTURE

The Plano Persists Era was a time of modern infrastructure and technological advancements including:

- Telephone (1883)
- Water (1897)
- Artesian Water (1904)
- Trash (1909)
- Sewer (1909)
- Concrete Sidewalks (1909)
- Oiled & Graveled Streets (1917)
- Paved Roads (1925)
- Natural Gas (1926)

1,258
POPULATION
OF PLANO

1906

Aldridge

1908

S. B. Wyatt

1910

Carlisle

1912

R. A. Davis

Arch Weatherford



Football & baseball teams are established at Plano High School

World War I (1914-1918)

1914



Hughston

Merritt

1916

1918

Saigling

"Big Tom" Fire Truck (1915)

Plano's first motorized fire truck



CIVIC AUDITORIUM
CONSTRUCTED
(1909)

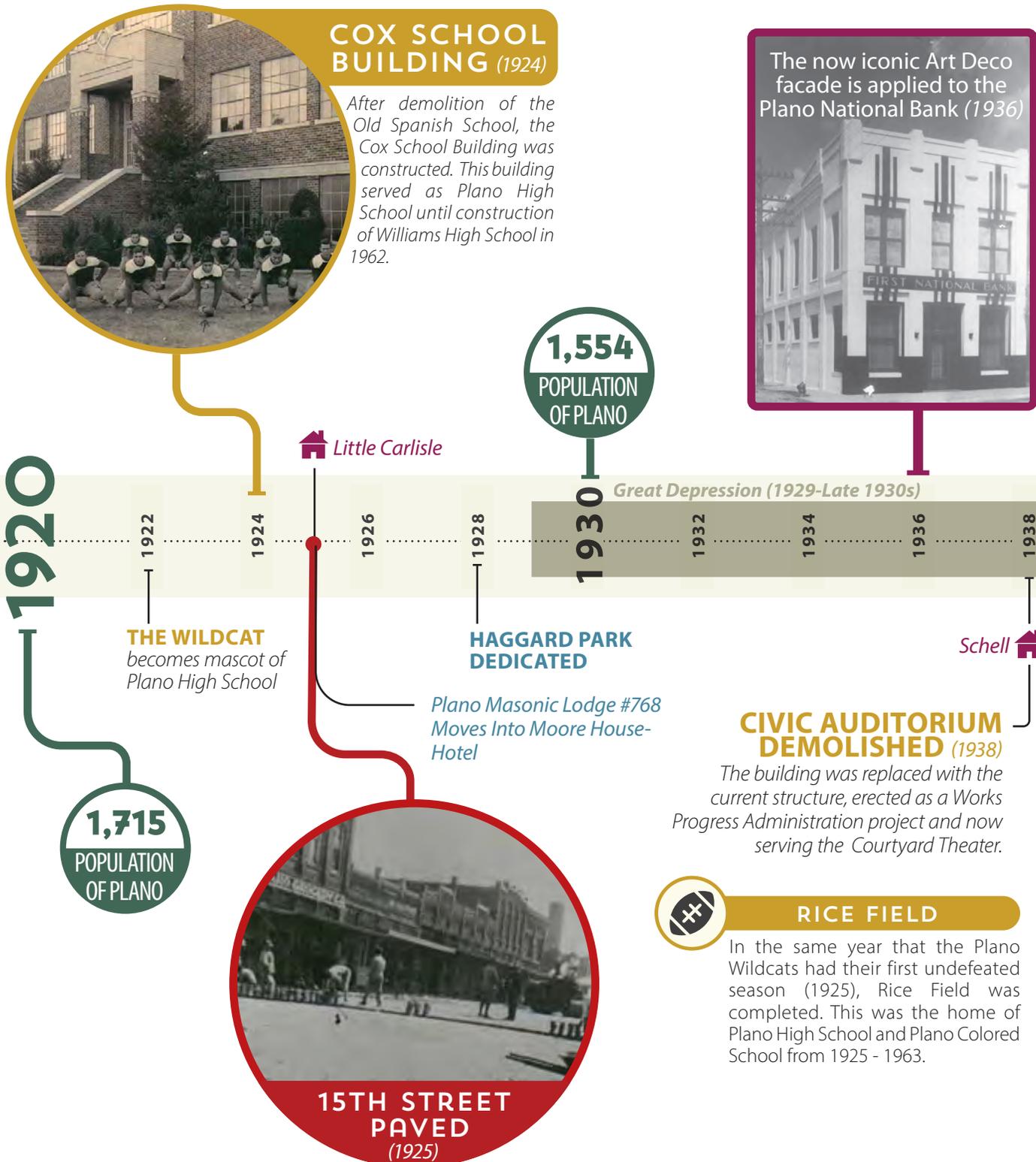
BANK ROBBERY (1920)



On the night of February 28, 1920, Deputy City Marshal Green W. Rye discovered two men robbing the Plano National Bank. Rye was shot and fatally wounded by the robbers, who successfully escaped. He would later be memorialized as Plano's first officer killed in the line of duty.

1920-1958: SMALL TOWN PLANO

This period began around 1920, following World War I and the slow growth of the community. The population of Plano remained steady at around 1,600 people. Toward the end of this era, Plano's leaders began to recognize its impending growth and took measures to plan, including a zoning ordinance and the creation of the North Texas Municipal Water District.



CENTRAL EXPRESSWAY (1958)

Like the coming of the H&TC Railroad nearly a century before, the completion of Central Expressway (U.S. Highway 75) was a transformative moment in the history of Plano. Now, with quick and convenient access to jobs in Dallas, Plano would soon explode in population over the coming decades. New homes spread first to the east of town, in neighborhoods such as Old Towne and Briarwood, and then transitioned west of the highway with new neighborhoods such as Dallas North Estates. The change of Plano from an agricultural community to a suburban community can largely be attributed to Central Expressway.

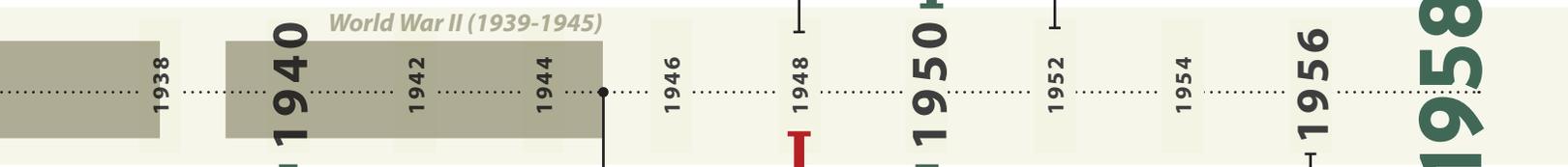


MENDENHALL ELEMENTARY

The opening of Plano Elementary School, now Mendenhall Elementary, allowed the separation of primary and secondary education in Plano.

INTERURBAN CLOSSES
following the decline of the
railroads

2,126
POPULATION
OF PLANO



1,582
POPULATION
OF PLANO

L.A. Davis

HAGGARD ADDITION
1st platted subdivision

1st Zoning
Ordinance

NORTH TEXAS MUNICIPAL WATER DISTRICT IS FORMED

(1950)



STREETS RENAMED (1948)

Streets throughout the city are renamed to the grid system, with alphabetical streets running north-south and numerical streets running east-west.

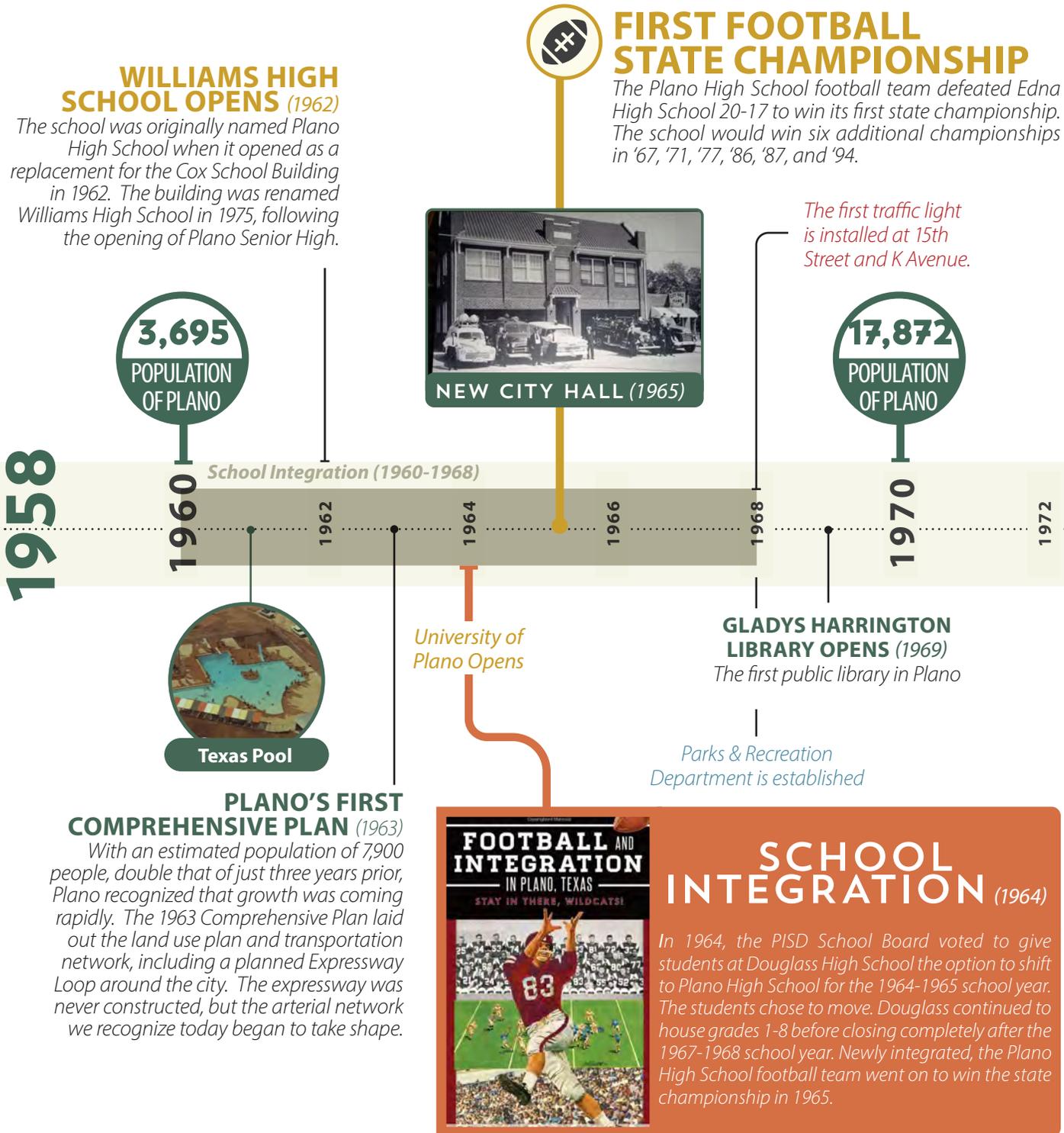


ARCHITECTURAL STYLES

- Art Deco
- Mid-century Modern
- Minimal Traditional
- Early Ranch Style
- Bungalow
- Craftsman
- Commercial Storefronts
- Stucco Wraps on Downtown
- Spanish Revival

1958-1985: PLANO WELCOMES GROWTH

This period began with the explosion of residential and employment growth brought about by the construction of Central Expressway. Business shifted away from agriculture to technology and research companies, which offered white-collar jobs. Plano's arterial roadway pattern began to take shape, with shopping centers located at key intersections. Downtown's importance to the local economy began to diminish as Collin Creek Mall became the new entertainment area. Plano ISD emerged as a leader in education and sports.





ARCHITECTURAL STYLES

- One-story Ranch
- Mid-century Modern
- Built-in Garage
- Second-story Overhang
- Contemporary

PLANO SENIOR HIGH SCHOOL OPENS (1975)

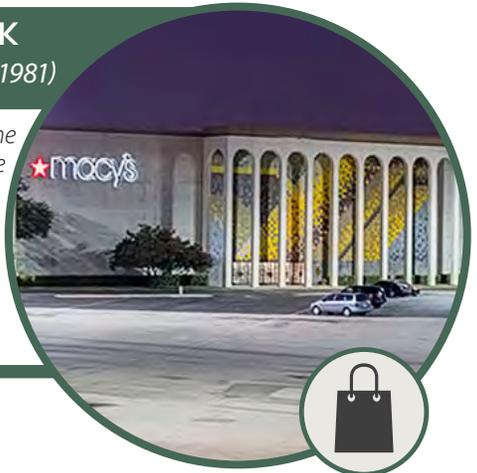
Due to rapid growth in enrollment, Plano ISD moved to a model of junior and senior high schools in 1975. 11th and 12th grade students began attending Plano Senior High School.

LAST COTTON GIN CLOSES

Symbolic of Plano's change from an agricultural to a suburban community, the last cotton gin closes in downtown.

COLLIN CREEK MALL OPENS (1981)

When it opened in 1981, the Collin Creek Mall was the new center of activity and shopping for Plano and the surrounding region.



PLANO EAST SENIOR HIGH SCHOOL OPENS (1981)

Plano Municipal Center Opens

1972

1974

1975

1976

1978

1980

1982

1984

1985

University of Plano Closes



CLARK STADIUM OPENS

a premiere high school football stadium at the time

PLANO GENERAL HOSPITAL OPENS

72,331
POPULATION OF PLANO

DART IS FORMED

CENTRAL EXPRESSWAY WIDENED



FIRST PLANO BALLOON FESTIVAL (1979)

LEGACY LAND PURCHASE (1979)

Ross Perot purchased land in what is now the Legacy business area in west Plano. This would prove to be instrumental in the growth and development of the city and contribute to the massive growth of Plano to the west of U.S. Highway 75.



FOX & JACOBS

After World War II, Fox & Jacobs began building homes in Texas that were small, affordable starter homes for families. They built many homes in Plano and the Dallas area, becoming one of the largest builders of single-family homes in the southwest.



Residential



Commercial



Church



Cemetery



Downtown Fire

1985-2000: CORPORATE PLANO

Rapid growth continued during this period, including the arrival of corporate campuses in the Legacy area, with massive employment growth and westward expansion. City leaders began to recognize the troubles of downtown and laid the groundwork to revitalize the area. Plano ISD established its reputation as a regional and national leader in public education and athletic prowess.

FRITO LAY (1985)



In 1985, Frito Lay opened the first major office campus in west Plano, marking the beginning of a new major employment center. Just a few years prior, the area was farmland and agricultural properties. More offices, corporate headquarters, and housing would soon follow.

1985

DOWNTOWN RENOVATED

for Texas sesquicentennial celebration

1986

FREDERICK DOUGLASS COMMUNITY CENTER OPENS (1987)

1988

COLLIN COLLEGE (1988)

Spring-Creek Campus Opens

1990

128,713
POPULATION OF PLANO

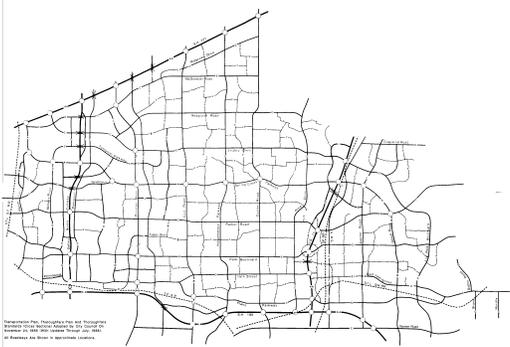
Ave K/Municipal couplet complete

1992

DOWNTOWN DEVELOPMENT PLAN (1991)

As development continued moving west of Plano's original core, the City acknowledged the decline of downtown and created plans to revitalize the area. Building upon the successes of renovation efforts in the late 1980s, the Downtown Development Plan laid the foundation of Downtown Plano's resurgence in the years that followed.

CITY OF PLANO THOROUGHFARE PLAN



1986 COMPREHENSIVE PLAN

Following the annexation of over 400 acres in west Plano for Ross Perot's Legacy office development, an update to the Comprehensive Plan was needed. This new plan was used for nearly 30 years and laid out the basic land use and transportation pattern that is established today. The success of Plano can largely be attributed to the 1986 comprehensive plan and the greater planning efforts of city leadership at the time.



ELECTRONIC DATA SYSTEMS (1992)

Electronic Data Systems (EDS), founded by tech mogul Ross Perot, relocated its company headquarters to Plano in 1992. The move brought a significant number of tech jobs, reshaping the economy of Plano.

JCPENNEY HEADQUARTERS

After announcing the move in 1987, the J. C. Penney Company relocates its headquarters from Manhattan to the Legacy business area in 1992.



ARCHITECTURAL STYLES

- Two-Story
- Post-Modern
- McMansions
- New Traditional

PRESIDENT GEORGE BUSH TURNPIKE OPENS

Planned since the 1950s, the completion of the President George Bush Turnpike was a long-awaited connection to the DFW Airport. In 1999, parts of the expressway began opening to traffic.

222,030
POPULATION OF PLANO

2000

1992

EAST PLANO TRANSIT CENTER OPENS



1994

DALLAS NORTH TOLLWAY

is extended through Plano

ALL-AMERICA CITY (1994)

Plano was awarded the "All-America City" award from the National Civic League, recognizing Plano for the Police Department's crime prevention efforts, PISD's Practical Parent Education Program and the Plano Children's Medical Clinic.

1996

Harrington Furniture, a staple of Downtown Plano for decades, closes its doors.

1998

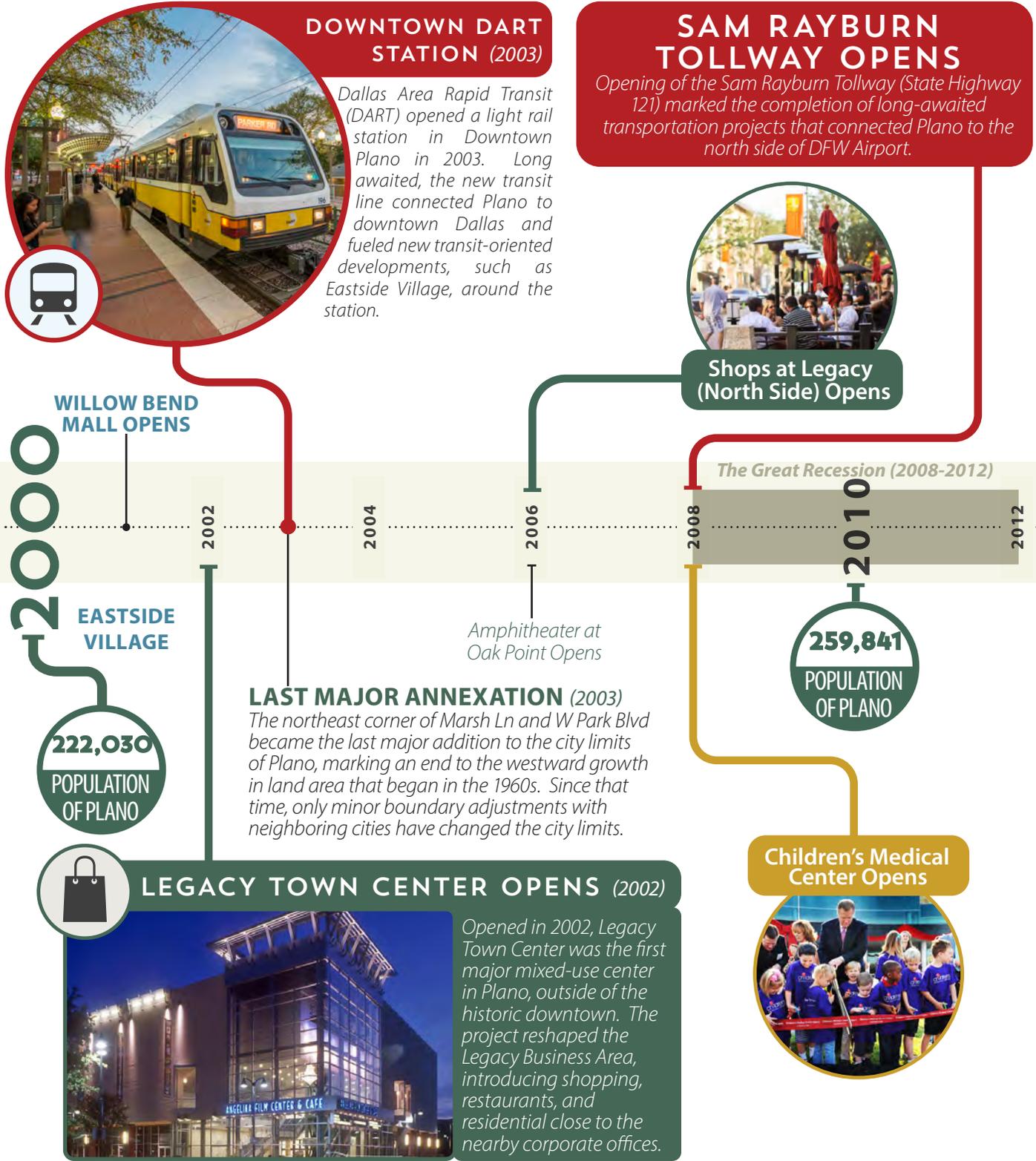
DR. PEPPER MOVES TO LEGACY

PLANO WEST SENIOR HIGH SCHOOL OPENS (1999)

CEREMONIAL GROUND BREAKING OF LEGACY TOWN CENTER (1999)

2000-2024: PLANO TODAY

In the year 2000, residential growth began to slow, and focus instead shifted to mixed-use, redevelopment, and employment. Downtown continued its revitalization with the arrival of the DART light rail and the return of businesses, making downtown a premier entertainment district. During this period, Plano began the transition from a suburban community to a first-tier suburb as growth continued beyond its northern limits.



- Architecture
- Downtown
- Growth & Development
- Business
- Douglass Community
- Institutions
- Transportation and Infrastructure

LEGACY WEST OPENS (2017)

Legacy West is a premiere mixed-use development on the west side of the Dallas North Tollway, north of Legacy Drive. The area is a thriving addition to the greater Legacy Business Area of Plano.



ARCHITECTURAL STYLES



- New Traditional
- McMansions
- Patio Homes
- Lofts
- Townhomes
- Curtain Wall Buildings



TOYOTA NORTH AMERICAN HQ (2014)

In 2014, Toyota announced the relocation of its North American headquarters to Plano. Opened in 2017, the company is now a major contributor to the local and regional economy.

Collin Creek Mall Redevelopment Begins (2021)

Two years after zoning approval in 2019, construction began on the Collin Creek Mall site, which will bring a major mixed-use, pedestrian-friendly development to eastern Plano.



DART Silver Line Station Construction Begins (2022)



After years of site planning and coordination, construction commenced on the 12th Street and Shiloh Road DART stations in Plano.

PLANO ANTIQUE MALL REDEVELOPMENT BEGINS (2022)

HAGGARD FARMS WEST DEVELOPMENT APPROVED (2021)

EDS CAMPUS REVELOPMENT APPROVED (2023)

2012

2014

2016

2018

2020

2022

2024

JP MORGAN CHASE & LIBERTY MUTUAL

announce the location of two new 1,000,000+ square-foot regional operations centers near Legacy West.

Windhaven Meadows Park Opens



COVID-19 PANDEMIC (2020)



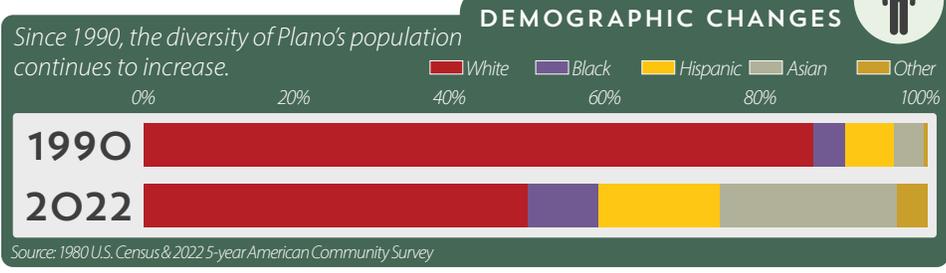
285,494
POPULATION OF PLANO

292,066
POPULATION OF PLANO

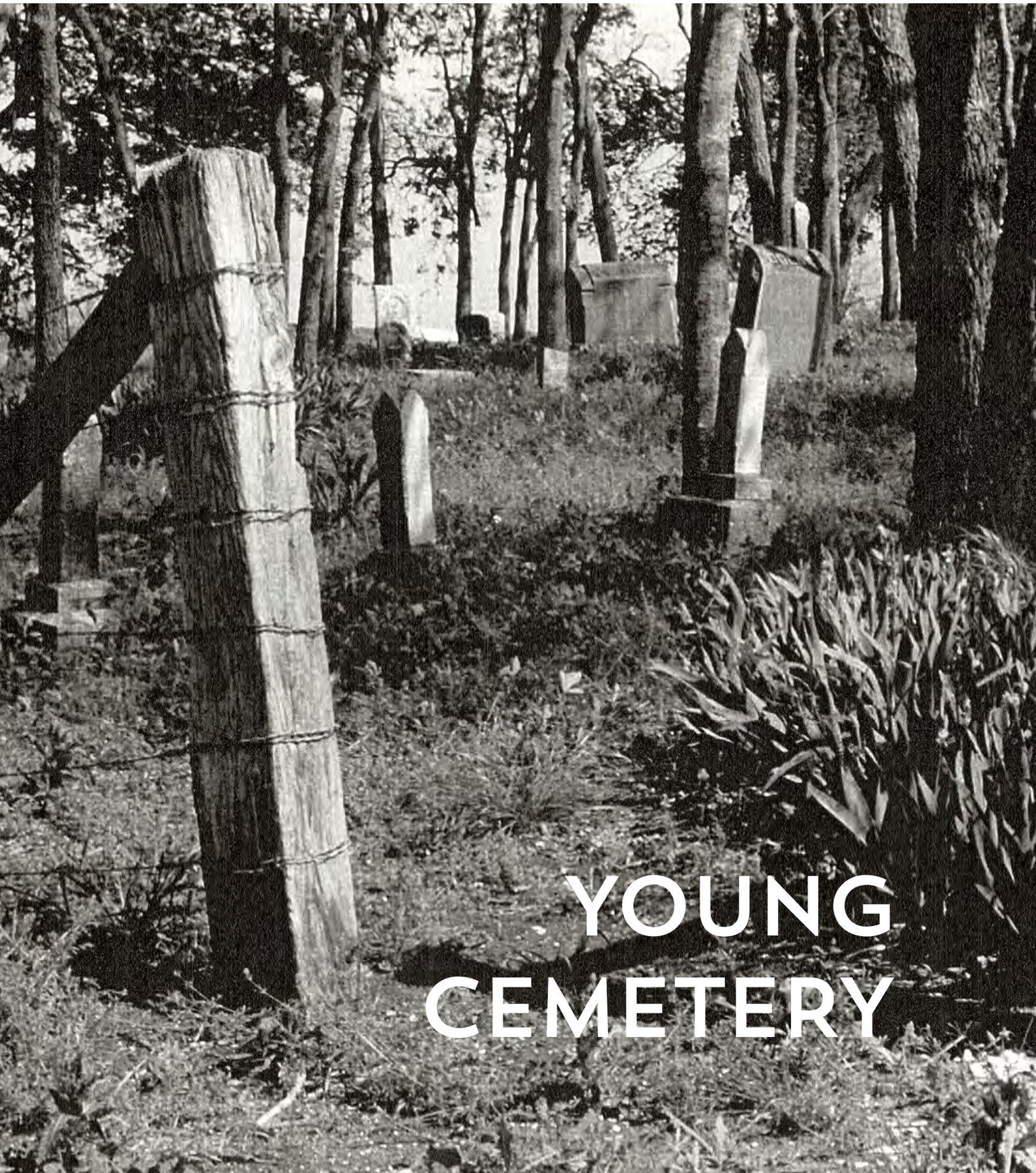
COMPREHENSIVE PLAN 2021

After the 2015 Plano Tomorrow plan was repealed in 2020, Plano formed the resident-led Comprehensive Plan Review Committee to work with the Planning Department on a replacement plan, which was approved on November 8, 2021.

Plano celebrated its sesquicentennial on June 3, 2023



- Residential
- Commercial
- Church
- Cemetery
- Downtown Fire



YOUNG CEMETERY

CHAPTER 4: PRESERVATION IN PLANO

HISTORY OF THE HERITAGE PRESERVATION PROGRAM

In the 1970s, Plano was growing and changing rapidly. The city recognized that the increase in population, the changes in Plano’s land uses, and the overall change in Plano’s economy were a threat to preserving the community’s heritage resources. In 1979, Plano’s City Council adopted the original Historic Landmark Preservation Ordinance, which established the city’s heritage preservation program and a seven-member Historical Landmark Committee (HLC) to administer the ordinance. The HLC was tasked with educating historic property owners on the benefits of preservation and encouraging them to designate their properties. The city’s first preservation plan was adopted in 1981, which identified potential heritage resources and established goals for the program.

As a result of the first preservation plan and subsequent updates, Plano’s heritage preservation program works toward identifying and preserving the community’s heritage resources, partnering with organizations and community groups to accomplish key goals in the program, and educating Plano’s citizens about its history and heritage resources. The timeline on the following pages illustrates the history of Plano’s heritage preservation program, putting it within the context of national and statewide preservation accomplishments.

Plano
MAGAZINE

Plano’s Texas Pool is officially a historic landmark
by Alissa Hall



Plano Magazine article reporting Texas Pool’s designation as a Heritage Landmark in 2023



Individually Designated Heritage Resource Plaque

Proclamation at May 22, 2023, City Council Meeting: May is National Historic Preservation Month and encourages the saving of historic American treasures.



“This community designation program, combined with the Preserve America Presidential Awards and federal support, provides strong incentives for continued preservation of our cultural and natural heritage resources. I commend Plano and its leaders for their commitment to preserving an important part of our nation’s historic past for visitors, neighbors, and, most importantly, for children.”

- First Lady Laura Bush, 2006

HERITAGE PRESERVATION TIMELINE

INTRODUCTION

Beginning with the adoption of its first Historic Landmark Preservation Ordinance in 1979, Plano's heritage preservation program has grown tremendously over the past 44 years. Designations of the city's heritage resources, updating heritage district design standards, updating heritage resource surveys of all designated properties, revisions to the preservation ordinance, the creation of multiple preservation plans, and the establishment of financial incentives for heritage resource property owners are just some of the program's many accomplishments. The following pages illustrate the history of the program, highlighting many of these achievements. The items included in the timeline are categorized into six themes, which are described below.

TIMELINE THEMES

Events in the heritage preservation timeline are divided into six (6) themes, which are described below. Each theme is identified using a color so that one theme can be followed throughout the timeline, or so that events within one theme can be recognized in the context of other themes.

ICONS & GRAPHICS

The icons used in this timeline indicate the designation of a heritage resource, and include residential, commercial, and cemetery designations at the local level, as well as state and National Register designations. Images and logos are also used throughout the timeline to indicate key organizations and events.



Acts & Regulations

Adoption of ordinances and creation of programs that established and supported Plano's heritage preservation program.



Designations

Buildings, sites, or districts that have been officially recognized as culturally and architecturally significant and are therefore deserving of designation and recognition.



Historic Survey

The study of individual structures and sites or groupings of structures and sites in order to determine if they have historic, cultural, archaeological, or architectural importance.



Information/Other

Committees, commissions, programs, awards, and other events that have supported and impacted Plano's heritage preservation program.



Plans & Guidelines

Documents that guide the heritage preservation program and indicate appropriate changes to heritage resources throughout Plano.



Relocations & Demolitions

Relocations and demolitions of structures significant to the history of Plano.

PLANO'S DESIGNATED HERITAGE RESOURCES

The resources listed below identify Plano's individually designated structures at the local, state, and national levels. These resources can be found on the timeline that follows.



Heritage Landmarks

1. Ammie Wilson House (1982)
2. Roller House (1982)
3. Aldridge House (1982)
4. Carpenter House (1982)
5. Forman House (1983)
6. Olney Davis House (1984)
7. Lamm House (1986)
8. Moore House/Plano Masonic Lodge (1987)
9. Plano National Bank/IOOF Building (1987)
10. Mitchell House (1989)
11. S.B. Wyatt House (1989)
12. Interurban Station (1990)
13. Bowman Cemetery (1990)
14. Carlisle House (1992)
15. Mathews House (1992)
16. Wells Homestead (1992)
17. Wall-Robbins House (1992)
18. Hood House (1996)
19. Little Carlisle House (1998)
20. Haggard Park Heritage District (2000)
21. R.A. Davis House (2000)
22. Mary Schimelpfenig House (2000)
23. Schell House (2001)
24. Plano High School/Cox School (2001)
25. Merritt Building (2003)
26. Downtown Heritage District (2003)
27. Will Schimelpfenig House (2003)
28. Hughston House (2003)
29. Dudley O'Neal House (2003)
30. Salmon House (2003)
31. Bagwill-Sherrill Building (2004)
32. Arch Weatherford House (2004)
33. Thornton House (2005)
34. McCall Skaggs House (2005)
35. L.A. Davis Cemetery (2017)
36. Saigling House (2018)
37. Texas Pool (2023)



Recorded Texas Historic Landmarks

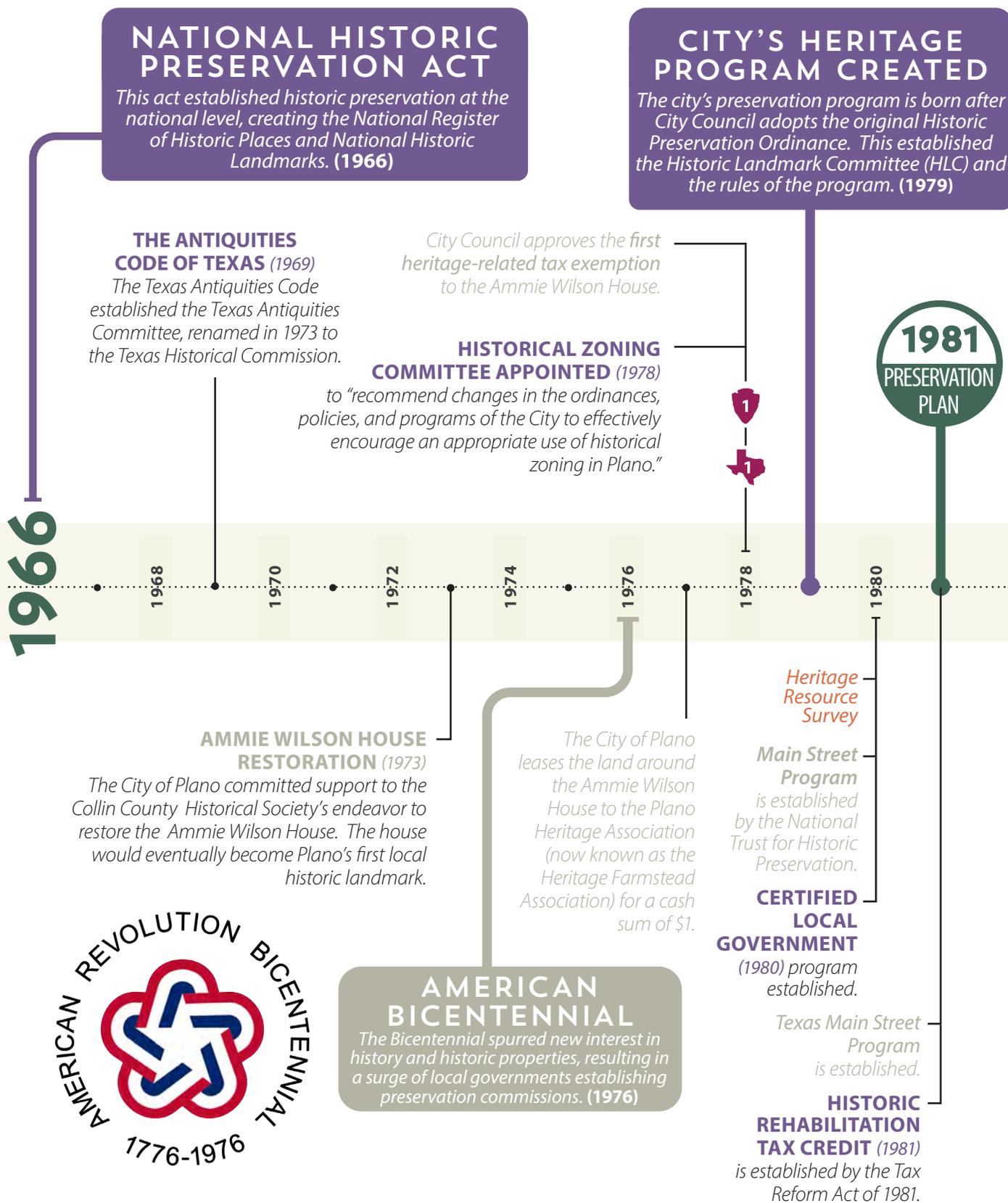
1. Ammie Wilson House (1978)
2. Plano Station/Texas Electric Railway (1990)
3. Plano National Bank/I.O.O.F. Lodge Building (1993)
4. Plano High School and Gymnasium (2006)
5. Mathews General Store (2014)
6. W.D. McFarlin Building (2015)
7. Fred Schimelpfenig Building (2015)
8. Saigling House (2018)
9. Aldridge House (2022)



National Register Designations

1. Ammie Wilson House (1978)
2. Interurban Station (2005)
3. Downtown HROD (2017)
4. Saigling House (2018)
5. Texas Pool (2019)

1966-2024: PRESERVATION IN PLANO



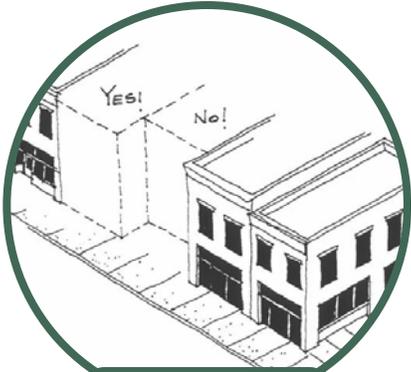
HERITAGE FARMSTEAD MUSEUM

The Heritage Farmstead Museum opens to the public.

1986
PRESERVATION PLAN

Heritage Resource Survey

DOWNTOWN DEVELOPMENT PLAN
Part of a renewed focus on downtown, this plan was the catalyst for much of the revitalization that began in the 1990s. (1991)



DESIGN GUIDELINES FOR PLANO'S HISTORIC AREAS (1993)

Plano becomes a Certified Local Government

Demolition Delay Established

Heritage Resource Survey

Tax Exemption Ordinance Update

1996

- 1982
- 1
- 2
- 3
- 4

HERITAGE TAX EXEMPTIONS
This program established partial exemptions from the City of Plano, PISD, Collin County, and CCCCD taxes for historic properties. (1984)

1988

THE SECRETARY OF THE INTERIOR STANDARDS (1988)
become the official review criteria of the HLC.

1992
PRESERVATION PLAN

The Vontress House is relocated to 1611 H Ave. in Haggard Park



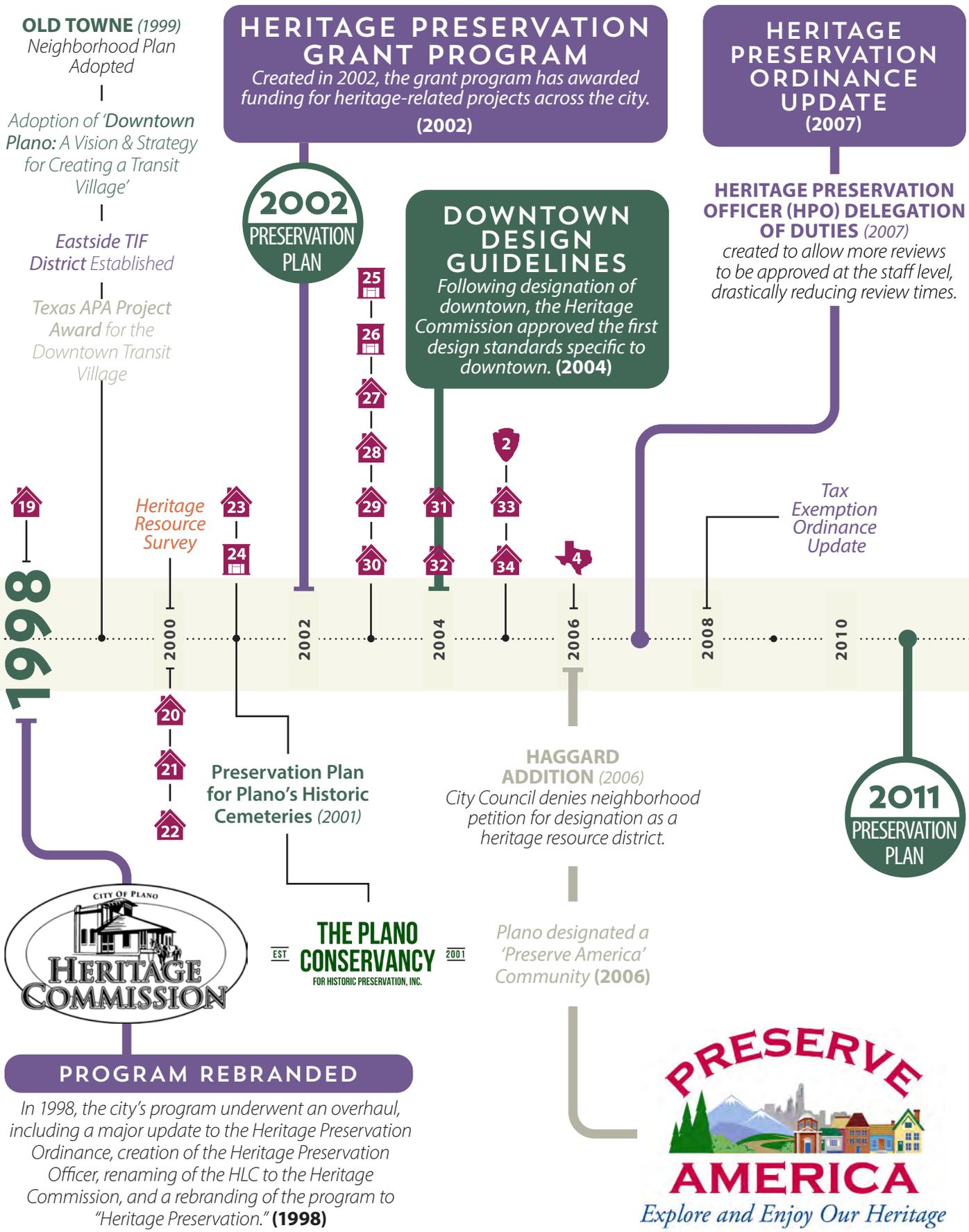
GEORGE HOUSE RELOCATED

Years of effort to save the George House from demolition helped spur creation of the city's heritage preservation program. Once located where the Municipal Center is today, the house is now a part of Dallas Heritage Village. (1982)

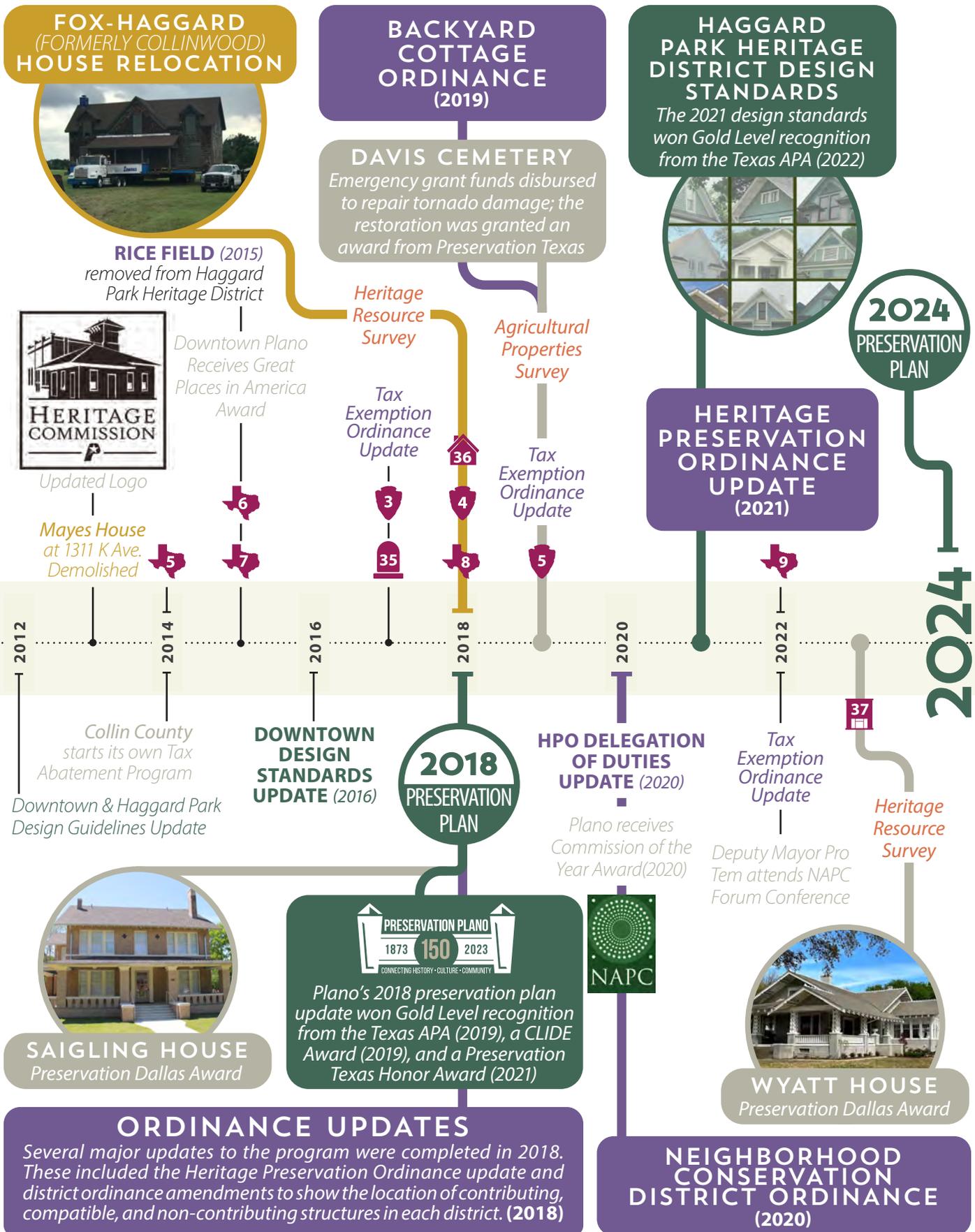


Car 360 Acquisition & Restoration

- Residential Local Designation
- Commercial Local Designation
- Cemetery Local Designation
- Recorded Texas Historic Landmark
- National Register Designation



- Designations
- Acts & Regulations
- Plans & Guidelines
- Historic Survey
- Relocations & Demolitions
- Information/Other



- Residential Local Designation
- Commercial Local Designation
- Cemetery Local Designation
- Recorded Texas Historic Landmark
- National Register Designation

CURRENT STATE OF THE PROGRAM



YEARS OF ADMINISTRATION

Heritage Preservation Ordinance

You can view the Heritage Preservation Ordinance at this link:

<https://content.civicplus.com/api/assets/cd9cdcb7-6f7d-421e-8ded-aa347630a530>

Heritage Commission

More information on the Heritage Commission can be found here:

<https://www.plano.gov/1225/Heritage-Commission>

Certificate of Appropriateness

The Certificate of Appropriateness form and information about the review process can be found here:

<https://www.plano.gov/2094/Design-Standards-Applications>

ADMINISTRATION

Operating for almost 44 years, the City of Plano's heritage preservation program is administered through a variety of groups and tools.

Heritage Preservation Ordinance

The Heritage Preservation Ordinance does the following:

- ▲ Serves as the enabling authority for the heritage preservation program
- ▲ Establishes and explains the powers and duties of the Heritage Commission
- ▲ Establishes the duties of the Heritage Preservation Officer (HPO)
- ▲ Outlines the purpose of the Preservation Plan and Historic Resource Surveys
- ▲ Identifies requirements, criteria, and procedures for the designation of heritage resources
- ▲ Identifies requirements, criteria, and review procedures for Certificates of Appropriateness

Heritage Commission

The Heritage Commission consists of seven members that are appointed by City Council. The Commission is made up of community members who have an interest, competence, or knowledge in historic preservation, history, planning, architecture, real estate, legal, archaeology, or another field related to heritage preservation. The Commission is responsible for a variety of actions including:

- ▲ Review of Certificate of Appropriateness for compliance with Design Guidelines
- ▲ Evaluate applications for designating heritage resources
- ▲ Review and make recommendations for grant applications
- ▲ Prepare the preservation plan and recommendations for potential heritage resources
- ▲ Recommend tax exemptions for historic properties

Heritage Preservation Officer

The Heritage Preservation Officer (HPO) is responsible for a myriad of duties that are key to the successful operation of the heritage preservation program. The duties of the HPO are outlined in the Heritage Preservation Ordinance and the Delegation of Duties.

Heritage Preservation Plan

The Heritage Preservation Plan directs and coordinates citywide preservation efforts, placing the work into a broader framework of community and economic development objectives. The Plan is not a regulatory document; instead it outlines goals, policies, and actions the community should take to further its preservation efforts. This Heritage Preservation Plan is the seventh version.

Heritage Preservation Grant Program

Offered by the City of Plano, this grant supports local nonprofit organizations that promote heritage preservation and heritage tourism in Plano. Grants are available as funds permit.

Heritage Tax Exemption Program

This city-run program provides tax relief for property owners of historic buildings who commit to maintaining their historic building. Once in the program, these properties are subject to yearly site assessments to ensure proper maintenance. Four categories of property tax relief exist and are based on the use of a historic structure:

- ▲ Class A Structures - Used exclusively for residential purposes and individually designated - can receive up to 100% exemption
- ▲ Class B Structures - Occupied in whole or part for purposes other than residential and individually designated - can receive up to 50% exemption
- ▲ Class C Structures - Occupied exclusively for residential and noted as contributing in a locally designated district - can receive up to 75% exemption
- ▲ Class D Structures - Occupied, in whole or in part, for purposes other than residential and contributing in a locally designated district - can receive up to 38% exemption

Design Standards

Design standards provide objective criteria for determining the appropriateness of treatments of existing buildings and include direction for compatible new development. The City of Plano has two sets of adopted design standards, one for Downtown and one for Haggard Park. The Secretary of the Interior Standards apply to all other properties located outside of the two heritage districts.

Special Zoning: Douglass Community

The Douglass Community is identified through its unique development character. While it is not designated as a heritage district, special zoning requirements under the "General Residential" zoning classification help this neighborhood maintain its unique character. Standards include minimum lot dimensions, maximum building height, and a front porch requirement.

Heritage Resource Surveys

Surveys are conducted to identify, research, and document buildings and sites to determine whether there is any historic, architectural, or cultural significance that should be protected. City-wide surveys have been conducted at various times since the heritage preservation program began in 1979:

- ▲ 1980
- ▲ 1986
- ▲ 1992
- ▲ 2002
- ▲ 2018
- ▲ 2023

More detailed surveys have also been completed in the past as part of district designations:

- ▲ 2002 & 2016 - Downtown Heritage District
- ▲ 1999 & 2018 - Haggard Park Heritage District

Heritage Tax Exemption Program

To learn more about the tax exemption program, visit:

<https://www.plano.gov/1186/Heritage-Tax-Exemption-Program>

More information about the program can be found on page 58.

Heritage Preservation Grant Program

To learn more about the Heritage Grant Program, visit:

<https://www.plano.gov/2095/Heritage-Grant-Program>

More information about the heritage grant program and its recipients can be found on pages 58-61.

Design Standards

The Design Standards for the Downtown Heritage District are available at the following link:

<https://content.civicplus.com/api/assets/43bd96fc-6ee2-47be-bf8b-91068dbfcb3f?>

The Design Standards for the Haggard Park Heritage District are available at the following link:

<https://content.civicplus.com/api/assets/144a9c5d-1b25-4f16-a95d-0e39caca4a00?>

Heritage Resource Surveys

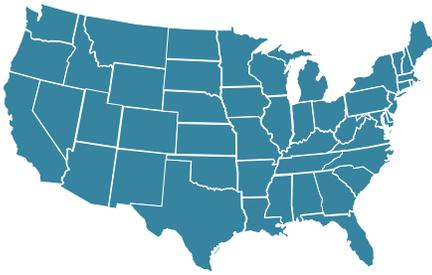
The Heritage Resource Survey for the Downtown Heritage District are available at the following link:

<https://content.civicplus.com/api/assets/26e139ed-851c-4a33-9fd7-f7d1f3a566c5?>

The Heritage Resource Survey for the Haggard Park Heritage District are available at the following link:

<https://content.civicplus.com/api/assets/97b74b2c-3618-46f2-8775-a1a1721ba016?>

DESIGNATIONS



Heritage resources can be designated at the local, state, and national levels depending on the significance of the resource. The City of Plano has resources designated at each level, as described in this section.

NATIONAL-LEVEL DESIGNATIONS

Saigling House



Interurban Railway



Ammie Wilson House



Texas Pool



National Register of Historic Places

The website for National Register of Historic Places is:
<https://www.nps.gov/subjects/nationalregister/index.htm>

National Register of Historic Places - Downtown Historic District



STATE-LEVEL DESIGNATIONS

9

Recorded Texas Historic Landmarks (RTHL)

- ▲ Ammie Wilson House
- ▲ Mathews General Store
- ▲ Plano National Bank/ I.O.O.F. Lodge Building
- ▲ Fred Schimelpfenig Building
- ▲ Plano Station/Texas Electric Railway
- ▲ Plano High School and Gymnasium
- ▲ W.D. McFarlin Building
- ▲ Saigling House
- ▲ Aldridge House

9

State Cemeteries Markers

- ▲ Young Cemetery
- ▲ Bethany Cemetery
- ▲ Leach-Thomas Cemetery
- ▲ Old City Cemetery
- ▲ Bowman Cemetery
- ▲ Baccus Cemetery
- ▲ Collinsworth Cemetery
- ▲ Plano Mutual Cemetery
- ▲ Rowlett Creek Cemetery



LOCAL-LEVEL DESIGNATIONS

Heritage Landmarks

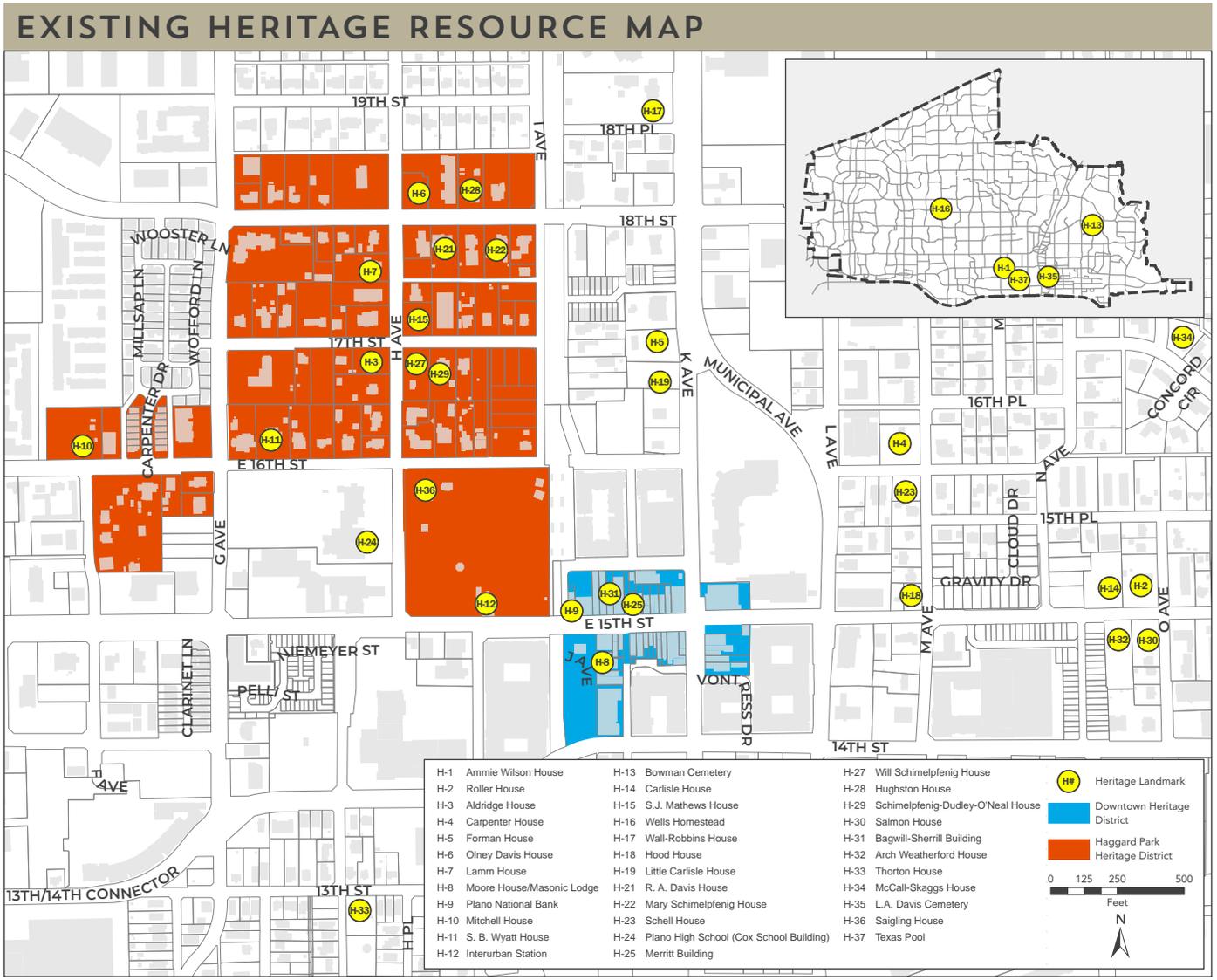
Individual structures, sites, and landmarks that have retained their historical, cultural, architectural, or archaeological significance can be recognized and designated by the City Council as heritage landmarks. These are designated based on their own individual merits, even if located within a larger historic district, and may be eligible for tax exemptions and other incentives. There are currently 35 heritage landmarks in Plano, which are detailed on pages 50-53.

Heritage Districts

The City of Plano also designates heritage districts, which contain at least two structures or sites that have retained historical, cultural, archaeological, or architectural significance. Individual structures within each district are classified as contributing, compatible, or non-contributing based on factors such as age, historical significance, and building integrity. Properties within a heritage district may also be eligible for tax exemptions and other incentives. The City of Plano currently has two heritage resource overlay districts, Haggard Park and Downtown. More information can be found on pages 54-55.



Heritage Preservation Ordinance
 More information about designations can be found in the Heritage Preservation Ordinance at:
<https://content.civicplus.com/api/assets/cd9cdeb7-6f7d-421e-8ded-aa347630a530>



HERITAGE LANDMARKS



H-1

Ammie Wilson House
1900 W. 15th Street
Constructed: 1891
Style: Queen Anne Victorian



H-2

Roller House
1413 E. 15th Street
Constructed: 1901
Style: Queen Anne Victorian



H-3

Aldridge House
1615 H Avenue
Constructed: 1907
Style: Prairie



H-4

Carpenter House
1211 E. 16th Street
Constructed: 1898
Style: Queen Anne Victorian



H-5

Forman House
1617 K Avenue
Constructed: 1867
Style: Greek Revival



H-6

Olney Davis House
901 18th Street
Constructed: 1890
Style: Queen Anne Victorian



H-7

Lamm House
1709 H Avenue
Constructed: ca. 1893
Style: Queen Anne Victorian



H-8

Moore House/Masonic Lodge
1414 J Avenue
Constructed: 1896
Style: Early 20th Century Vernacular



H-9

Plano National Bank/IOOF Lodge
1001 E. 15th Street
Constructed: ca. 1896/1936
Style: Art Deco



H-10
Mitchell House
 609 E. 16th Street
 Constructed: c. 1891
 Style: Folk Victorian



H-11
S. B. Wyatt House
 807 E. 16th Street
 Constructed: ca. 1910
 Style: Craftsman



H-12
Interurban Station
 901 E. 15th Street
 Constructed: 1908
 Style: Commercial Vernacular



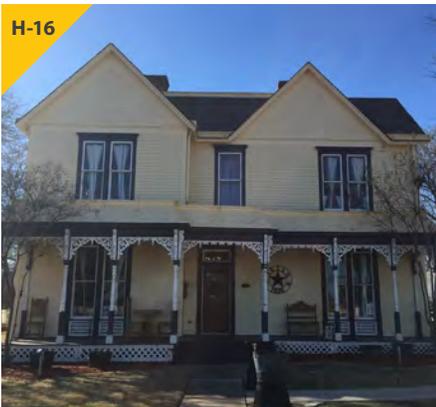
H-13
Bowman Cemetery
 Oak Grove Dr, near southern end
 of Santa Fe Park
 Burials: 1868-1921



H-14
Carlisle House
 1407 E. 15th Street
 Constructed: 1912
 Style: Prairie



H-15
S. J. Mathews House
 901 17th Street
 Constructed: 1888
 Style: Folk Victorian



H-16
Wells Homestead
 3921 Coit Road
 Constructed: ca. 1893
 Style: Queen Anne Victorian



H-17
Wall-Robbins House
 1813 K Avenue
 Constructed: 1898
 Style: Queen Anne Victorian



H-18
Hood House
 1211 E. 15th Street
 Constructed: 1892
 Style: Folk Victorian

HERITAGE LANDMARKS - CONTINUED



Little Carlisle House
1611 K Avenue
Constructed: 1925
Style: Transitional Tudor Cottage



R.A. Davis House
906 18th Street
Constructed: 1913
Style: Transitional Craftsman



Mary Schimelpfenig House
914 18th Street
Constructed: ca. 1890
Style: Queen Anne Victorian



Schell House
1210 E. 16th Street
Constructed: 1937
Style: Queen Anne Victorian



Plano High School (Cox School)
1517 H Avenue
Constructed: 1923
Style: Art Deco



Merritt Building
1023-1025 E. 15th Street
Constructed: 1916
Style: Early 20th Century Vernacular



Will Schimelpfenig House
900 17th Street
Constructed: ca. 1901
Style: Queen Anne Victorian



Hughston House
909 18th Street
Constructed: ca. 1890/1908
Style: Prairie



Schimelpfenig-Dudley-O'Neal House
906 17th Street
Constructed: ca. 1893
Style: Queen Anne Victorian



H-30
Salmon House
1414 E. 15th Street
Constructed: ca. 1898
Style: Queen Anne Victorian



H-31
Bagwill-Sherrill Building
1015 E. 15th Street
Constructed: ca. 1895/1919
Style: Art Deco



H-32
Arch Weatherford House
1410 E. 15th Street
Constructed: 1915
Style: Prairie



H-33
Thornton House
900 13th Street
Constructed: ca. 1900
Style: Vernacular



H-34
McCall-Skaggs House
1704 N Place
Constructed: 1959
Style: Ranch



H-35
L.A. Davis Cemetery
1000 H Avenue
Burials: 1945 - Present



H-36
Saigling House
902 E. 16th Street
Style: Craftsman



H-37
Texas Pool
901 Springbrook Drive
Style: Contemporary

HERITAGE DISTRICTS

Haggard Park Facts

Year Designated: 2000

Ordinances: 2000-1-6, 2015-2-8, 2018-6-9

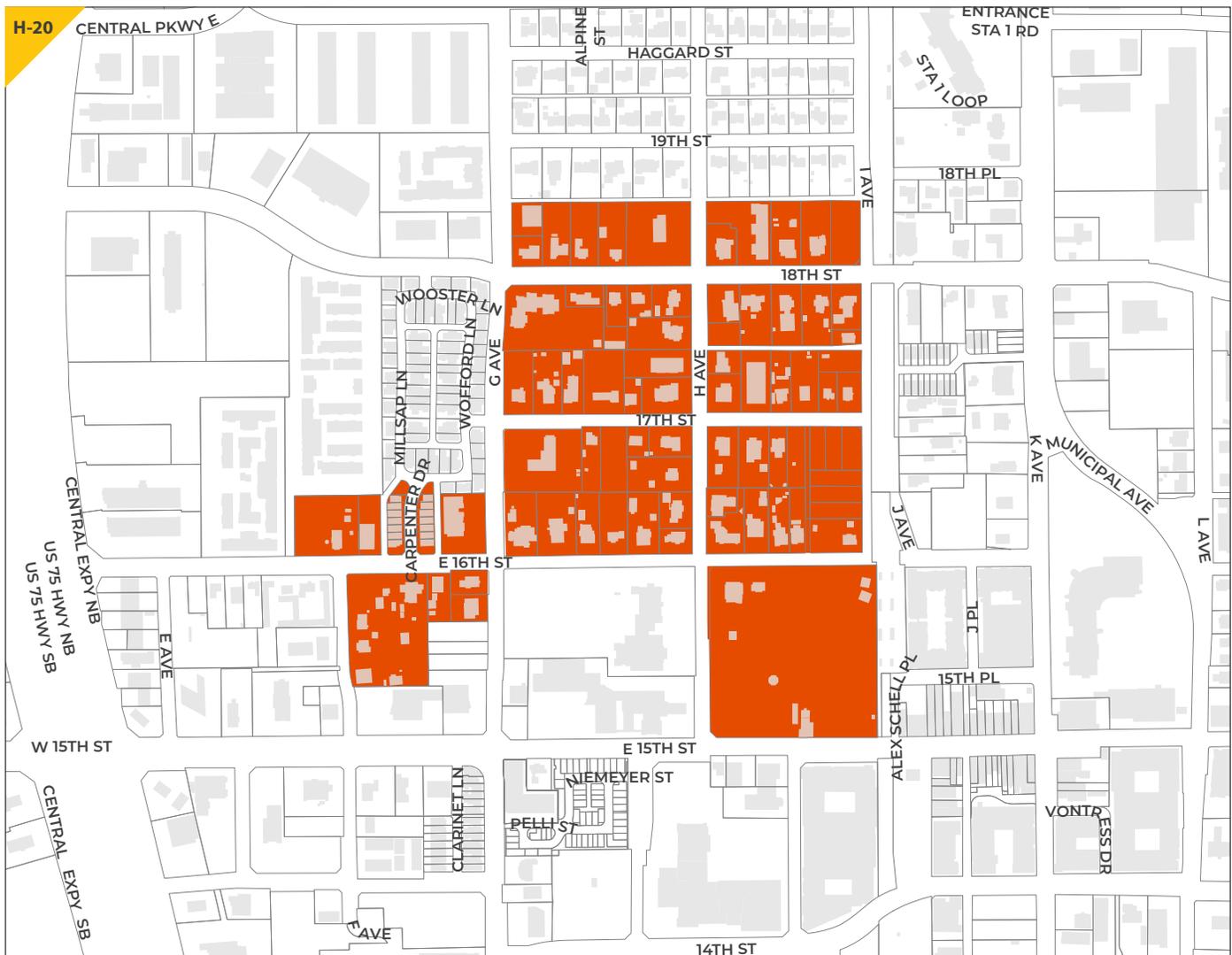
Surveys: <https://content.civicplus.com/api/assets/97b74b2c-3618-46f2-8775-a1a1721ba016?>

Design Standards: Haggard Park Heritage District Design Standards

Haggard Park

Designated in 2000, the Haggard Park Heritage District was the first heritage district in the city. It includes one of Plano's earliest neighborhoods and is named for Haggard Park, a municipal park located in the southern portion of the district. Homes in Haggard Park were constructed as early as 1890, with several homes relocated to the area in the 1980s. Although primarily a single-family neighborhood, most of the historic homes along 18th Street have been converted to commercial uses.

An intensive-level survey of the district was performed in 2018, which resulted in an updated list of contributing, compatible, and non-contributing structures (see Appendix B). The survey also deemed Haggard Park eligible for listing on the National Register of Historic Places.



Downtown

Designated in 2002, the Downtown Heritage District is located at the intersection of K Avenue and 15th Street (originally Main Street and Mechanic Street, respectively). The city's original commercial and cultural activity center, Downtown's importance diminished in the late 20th century following the construction of Central Expressway (US 75) and the opening of more modern shopping centers throughout Plano. Intensive efforts to revitalize downtown in the 1990s were successful in bringing renewed energy and activity to the district, including a light rail connection and transit-oriented development. Downtown Plano was added to the National Register of Historic Places in 2017.

An intensive-level survey of the district was performed in 2016, and updated in 2018, which resulted in an updated list of contributing, compatible, and non-contributing structures (see Appendix B).

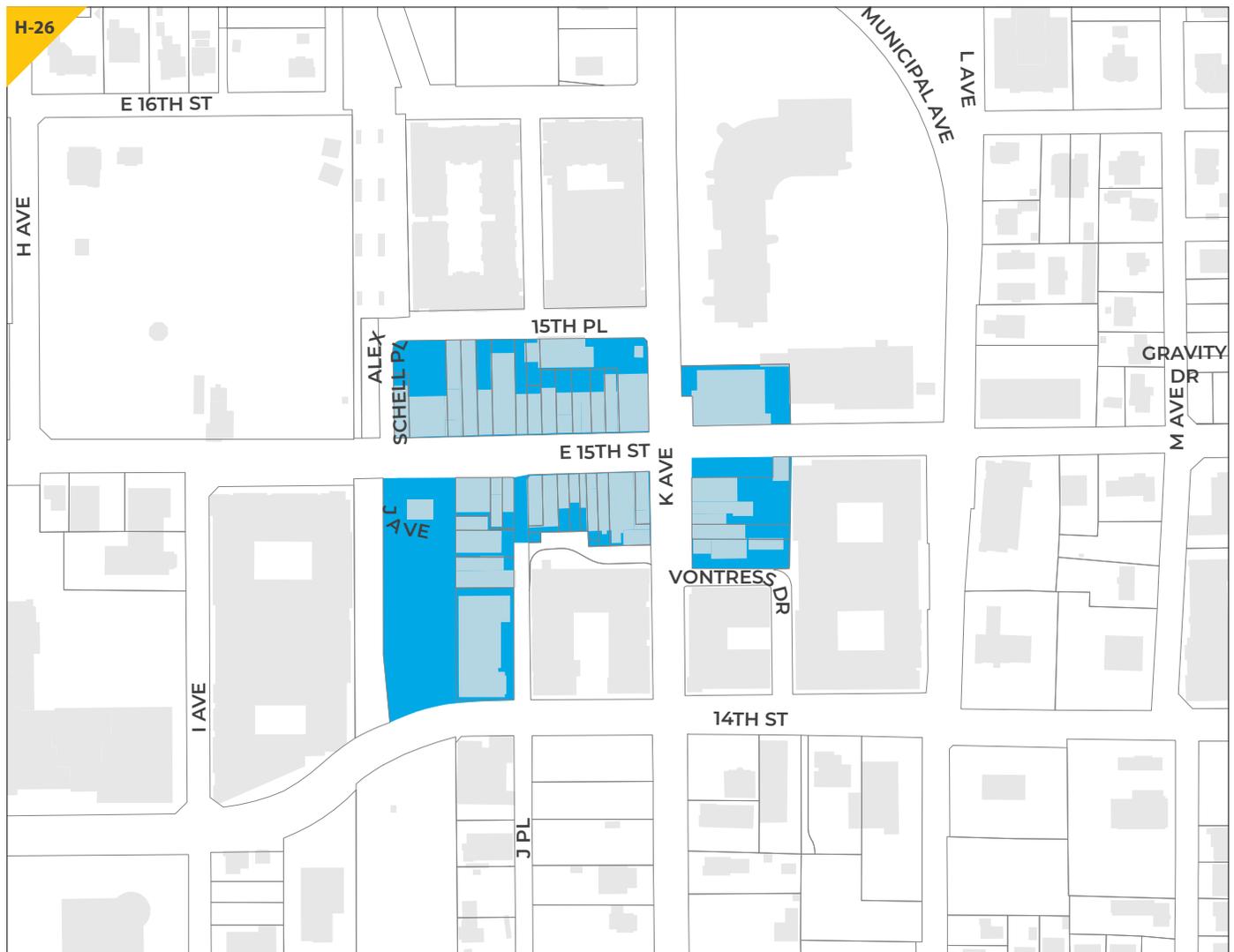
Downtown Facts

Year Designated: 2003

Ordinances: 2003-2-14, 2018-6-10

Surveys: <https://content.civicplus.com/api/assets/26e139ed-851c-4a33-9fd7-f7d1f3a566c5?>

Design Standards: *Downtown Heritage District Design Standards*



INCENTIVES AND BENEFITS

Strong heritage preservation programs include incentives and benefits to assist property owners in maintaining heritage resources. Often, special benefits are offered to stimulate investment in heritage properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. Some financial benefits are offered through the City of Plano, while others are available from regional, state, and national organizations.

CITY INCENTIVE PROGRAMS

The City of Plano offers a number of incentive programs, some of which are exclusive to designated historic resources and others that apply to historic structures or older, but non-historic, buildings.

Heritage Preservation Grant Program

2004-2005 to 2022-2023

\$13.1 million

TOTAL Grant Funds Allocated

- ▲ Local nonprofit organizations that support heritage preservation and heritage tourism
- ▲ Funds available for historical programming, historic preservation advocacy work and potentially historic restoration projects
- ▲ See pages 57-59 for grant funding provided to non-profit organizations over the past 19 years
- ▲ <https://www.plano.gov/2095/Heritage-Grant-Program>

Heritage Tax Exemption Program

Between

38% - 100%

Tax Exemption, Depending on Use of Structure

- ▲ Provides tax relief to invest in maintenance and repairs to the historic property
- ▲ Four categories based on building use and designation; each category receives a different percentage of tax exemption
- ▲ Participating properties surveyed annually to ensure proper maintenance
- ▲ See Page 60 for a breakdown of the tax exemption statistics since 2008.
- ▲ <https://www.plano.gov/1186/Heritage-Tax-Exemption-Program>

The Great Update Rebate

Potential Rebates Up To

\$5,000

Per Property Per Year

- ▲ Operated by the City's Neighborhood Services Department
- ▲ Single-family homes, duplexes, townhomes, and condominiums 35 years or older qualify
- ▲ Funds awarded based on types of improvements made
- ▲ <https://www.plano.gov/930/The-Great-Update-Rebate>



CITY INCENTIVE PROGRAMS: HERITAGE PRESERVATION GRANT PROGRAM RECIPIENT OUTCOMES

Over the program's 19 years, many organizations throughout Plano have taken advantage of the funding opportunity to finance a wide variety of projects. In one way or another, these projects all support heritage preservation and/or heritage tourism efforts in Plano. The following pages illustrate a variety of projects that have been funded by the Heritage Preservation Grant Program.

HERITAGE FARMSTEAD MUSEUM



Lights on the Farm holiday event



Easter Egg Hunt holiday event



Fence repair project



Heritage Farmstead Museum 50th Anniversary event

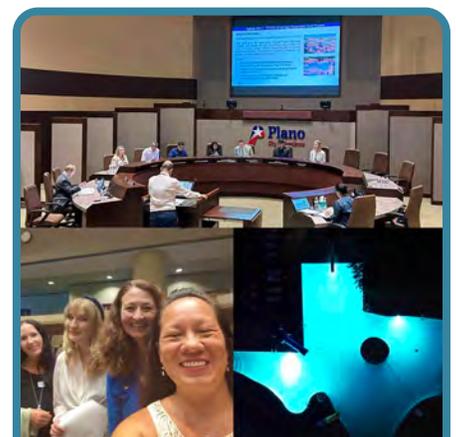
TEXAS POOL



Texas Pool mermaid at Plano's 150th birthday celebration



Memorial Day event at the pool



Texas Pool was designated as a Heritage Landmark in 2023

PLANO CONSERVANCY FOR HISTORIC PRESERVATION



Archaeology Fair at Haggard Library



Children's heritage preservation coloring book



Plano Mutual Cemetery restoration project

NORTH TEXAS MASONIC HISTORICAL MUSEUM AND LIBRARY



Masonic headstone restoration



City Councilmember Ricciardelli presents a certificate to Masons at an open house event in 2019



Moore House masonry repair

ROWLETT CREEK CEMETERY ASSOCIATION



Fence and gate repair

PLANO ART ASSOCIATION



Art Mural

DOUGLASS COMMUNITY ARTS ADVISORY COMMITTEE



Douglass Community Mural

ARTCENTRE OF PLANO



ArtCentre of Plano's office is in the historic Saigling House in Haggard Park

PLANO AFRICAN AMERICAN MUSEUM



Thornton House restoration

BLACKLAND PRAIRIE FESTIVAL



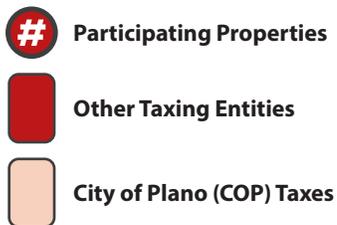
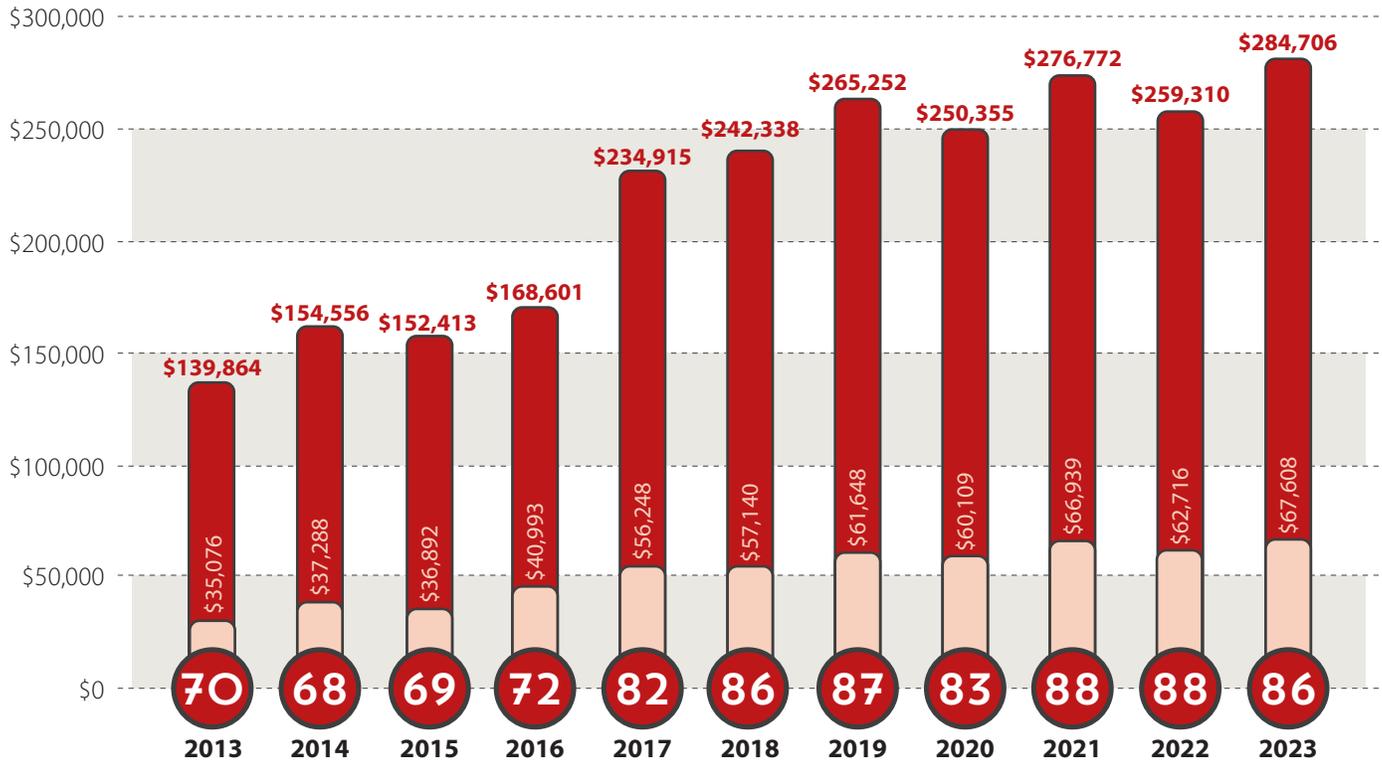
Burro wagon ride at Haggard Park



Festival scene on 15th Street looking east from the DART rail line

CITY INCENTIVE PROGRAMS: HERITAGE TAX EXEMPTION PROGRAM

Originally passed by Council in 1984, the Heritage Tax Exemption Program provides tax relief to property owners to encourage the preservation and maintenance of the historic property. To ensure the properties are being appropriately maintained and repaired, owners who participate in the program are subject to a yearly site assessment of their property. As the program has gained tenure, more and more owners of historic structures have opted to be a part of the program. As seen in the chart below, which illustrates the past ten years of the program compared to the local taxes, the number of participating properties held fairly steady until recent years. In 2017, the requirements to qualify for the program were loosened, sparking a noticeable increase in properties participating in the program in 2017 and 2018. The City of Plano, Plano ISD, and Collin County Community College all participate in the tax exemption program. Collin County participated until 2014, when it created its own tax abatement program.



EXTERNAL TAX INCENTIVE PROGRAMS

Additional tax incentives are offered at the county, state, and national levels for designated historic resources.

Collin County Historical Property Tax Abatement Program

Either

**50% OR
100%**

Tax Exemption, Depending on Use of Structure

- ▲ Collin County Historical Commission accepts applications, inspects properties to determine eligibility, and recommends which properties should be approved
- ▲ Properties may only qualify once
- ▲ <https://www.collincountytx.gov/Business-and-Living/Historical-Commission/initiatives>

Texas Historic Preservation Tax Credit Program

Provides Funding Up To

25%

Of Rehabilitation Costs

- ▲ Available for buildings listed in the National Register of Historic Places, Recorded Texas Landmarks, and Texas State Antiquities Landmarks
- ▲ Funding provided for up to 25% of rehabilitation costs
- ▲ <https://thc.texas.gov/preserve/grants-tax-credits-and-funding/historic-preservation-tax-credits/texas-historic>

Federal Rehabilitation Tax Credit Program

Approximately

1,200

Projects Funded Each Year

- ▲ 20% income tax credit available for income-producing certified historic properties
- ▲ Rehabilitation work must follow the Secretary of the Interior's Standards for Rehabilitation
- ▲ <https://www.nps.gov/subjects/taxincentives/index.htm>



The Collin County Historical Commission Programs and Initiatives webpage, which includes information on applying for Tax Abatements and other historic preservation programs.

Tax Credit Program Highlight: W.D. McFarlin Building

Plano, Collin County
1899

History

The current W.D. McFarlin building replaced an older building which burned in 1895. McFarlin, the building's then-owner, rebuilt using bricks salvaged from the first building. The building was leased to multiple drug store tenants over the years, during the McFarlin family's ownership, which lasted until 1950. The building has also housed grocery and dry goods stores. The first floor currently houses a popular bar and restaurant. The second floor, which only extends over the front half of the building, is used for office space. Although the masonry has been painted, the building retains high historic integrity with most of its original storefront.

Rehabilitation Project

The building's owner utilized the state tax credits to replace the building's roof, non-historic windows on the rear of the second floor, and undertake some minor interior repairs. Future projects may include repainting the storefront and repainting the exterior brick.



Designation	Recorded Texas Historic Landmark
Historic Use	Drug store
Current Use	Bar and restaurant
Total Rehabilitation Cost	\$46,085
Qualified Rehabilitation Expenses	\$32,446
Date Certified	7/21/2017
	Certified for state credits only.

The Texas Historical Commission website provides highlights from the projects that have received Texas Historic Preservation Tax Credit funds.

EXTERNAL GRANT PROGRAMS

Grant programs are also available at the state and national level; some are specifically for designated historic resources, while others may apply to undesignated sites and structures.

Certified Local Government (CLG) Grant Program	Texas Preservation Trust Fund (TPTF)	Humanities Texas Grants	Kresge Foundation: Arts and Culture Program
<p>Approximately</p> <p>\$2,000 TO \$30,000</p> <p>Funded Each Year</p>	<p>Approximately</p> <p>\$200,000</p> <p>Projects Funded in 2018</p>	<p>Smaller Grants Up To</p> <p>\$1,500</p>	<p>Grants Span</p> <p>1 TO 3</p> <p>Years</p>
<ul style="list-style-type: none"> ▲ Available to cities and counties "certified" as CLG ▲ Funds available to programs that work to develop and strengthen local preservation programs, and to protect heritage resources ▲ Requires local cash match equal to 50% for the total project cost. ▲ https://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government 	<ul style="list-style-type: none"> ▲ Provides funding to save and protect threatened historic properties and archaeological sites. ▲ Funds distributed as matching grants ▲ Grants must provide a minimum of one dollar matching cash to each state dollar approved. ▲ https://www.thc.texas.gov/preserve/projects-and-programs/texas-preservation-trust-fund 	<ul style="list-style-type: none"> ▲ Funds provided to develop programs of local interest promoting heritage, culture, and education ▲ Grants provided as mini-grants, major grants for community projects, and major grants for media projects ▲ https://www.humanitiestexas.org/grants 	<ul style="list-style-type: none"> ▲ Single and multi-year grants available to nonprofit organizations, government entities, and faith-based organizations ▲ Arts and Culture program supports creative placemaking, focusing on creativity, building a community's assets, and cross-disciplinary projects. ▲ https://kresge.org/our-work/arts-culture/

PRESERVATION PARTNERS

Plano's heritage preservation program is strengthened through its numerous partnerships with local, state, and federal groups. In some cases, heritage preservation is an organization's primary mandate; other organizations focus on activities that are not directly related to preservation, but that do have a secondary relationship.

CERTIFIED LOCAL GOVERNMENT (CLG)

The Certified Local Government Program is a local, state, and federal partnership that empowers communities to protect their heritage resources through research and designating qualifying structures. The City of Plano was designated as a CLG community in 1989, and is connected to a network of communities throughout Texas. CLG communities are supported by technical assistance, training programs, and grants provided by the Texas Historical Commission.

78

CLG Cities and Counties in Texas



Partners of Plano's Heritage Program

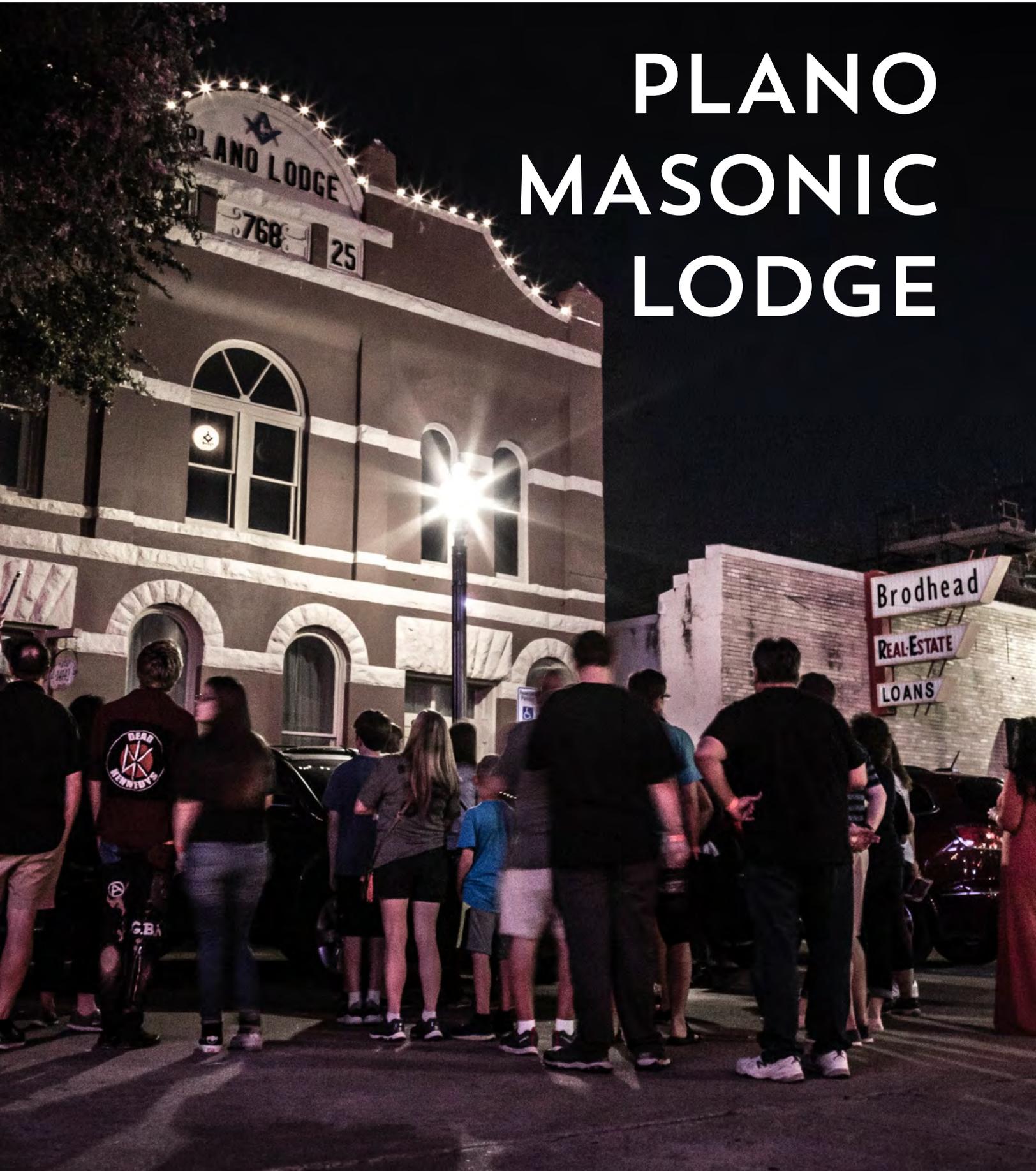
- Plano Conservancy for Historic Preservation
» <https://planoconservancy.org/>
- Heritage Farmstead Museum
» <https://www.heritagefarmstead.org/>
- Interurban Railway Museum
» <https://interurbanrailwaymuseum.org/>
- Saigling House
» <https://www.plano.gov/292/Saigling-House>
- North Texas Masonic Historical Museum and Library
» <https://northtexashistory.org/>
- Plano Art Association
» <https://www.planoartassociation.org>
- Plano Libraries
» <https://www.plano.gov/9/Library>
- Collin County Historical Commission
» <https://www.collincountytx.gov/Business-and-Living/Historical-Commission>
- Texas Historical Commission
» <https://www.thc.texas.gov/>
- National Register of Historic Places
» <https://www.nps.gov/subjects/nationalregister/index.htm>
- National Trust for Historic Preservation
» <https://savingplaces.org/>
- National Park Service
» <https://www.nps.gov/>
- Texas Pool Foundation
» <http://www.texaspool.org/>
- Plano ISD
» <https://www.pisd.edu/>
- Collin College
» <http://www.collin.edu/>

Certified Local Government (CLG)

More information about The Certified Local Government Program is available at:

<https://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government>

PLANO MASONIC LODGE



CHAPTER 5: POTENTIAL HERITAGE RESOURCES

INTRODUCTION

Leading up to the 2024 Preservation Plan update, the City of Plano hired Austin-based HHM & Associates, Inc. (HHM) to complete the 2023 Heritage Resource Survey of properties and/or subdivisions developed between 1970 and 1975. Additionally, HHM also surveyed several properties and neighborhoods recommended for more research in the 2018 Preservation Plan. The purpose of the survey work was to identify, research, and evaluate properties and neighborhoods which may have historical, cultural, archaeological, or architectural importance, either as an individual property or as a district. As part of this process, a project website was developed, which included project information and maps of all properties to be surveyed. Additionally, two public meetings were held, and all owners of survey properties were mailed invitations to attend (see Appendix D). The first meeting was held prior to the survey and included an overview of the project's goals. The second was held after fieldwork and analysis were complete and focused on HHM's conclusions and eligibility determinations for surveyed properties.

As a result of the 2023 Heritage Resource Survey, ten individual properties and four districts were identified as Potential Heritage Resources (PHR); additionally, one existing PHR was expanded. PHRs are not officially designated historic, but they have the potential to be with further research and property owner interest. With this completed survey, it is important to keep in mind that:

- ▲ Listing as a Potential Heritage Resource is informational only and does not subject any property on the list to additional regulations, demolition restrictions, or architectural/design review by the Heritage Commission.
- ▲ Designation of an individual property requires an application by the property owner(s).
- ▲ Designation of districts requires an application signed by at least 60% of the property owner(s) within the proposed district.

In addition to PHRs, the 2023 Heritage Resource Survey also identified 34 potential Neighborhood Conservation Districts (NCD). NCDs are a new type of zoning overlay district established in 2020, when the City of Plano adopted a Neighborhood Conservation District Ordinance (Ordinance No. 2020-8-9). The NCD overlay option offers residents of Plano's established neighborhoods an optional tool to protect the distinctive architectural, physical, or visual character of their community from increasing redevelopment pressure, as well as incompatible additions, alterations, or new constructions. Driven by neighborhood owners and residents, the creation of an NCD allows conservation of the general form, scale, rhythm, design, style, and characteristics deemed important to them. Detailed NCD regulations can be found in Article 11.1000 of the City of Plano Zoning Ordinance.

- ▲ As with the PHRs, this list is informational only and does not subject any property on the list to additional regulations, demolition restrictions, or design/architectural review by the Heritage Commission.
- ▲ Designation of an NCD requires a zoning petition signed by property owners on 60% of either the land area or total number of lots or tracts of land within the proposed district's boundaries.

In addition to the list of PHRs and NCDs, a list was compiled of properties/districts that may be historically significant, but that require more research. For more detailed information about the properties included in the 2023 Heritage Resource Survey, refer to HHM's Final Survey Report in Appendix B.

PHR - INDIVIDUAL PROPERTIES



1108 11th Street
Construction Date: 1928
Style: Folk Victorian



1306 14th Street
Construction Date: ca. 1930
Style: Tudor Revival



1412 14th Street
Construction Date: 1949
Style: Modern



1700 14th Street
Construction Date: 1974
Style: N/A



1820 14th Street
Construction Date: 1963
Style: Ranch



1732 15th Place
Construction Date: 1968
Style: Ranch, Mansard



1212 E. 15th Street
Construction Date: ca. 1950
Style: Ranch



1300 E. 15th Street
Construction Date: 1898, 1949
Style: Colonial & Greek Revival



1728 E. 15th Street
Construction Date: 1957
Style: Ranch, Colonial Revival, & Cape Cod

PHR - INDIVIDUAL PROPERTIES



1300 E. 16th Street
Construction Date: ca. 1925
Style: Craftsman



808 19th Street
Construction Date: 1959
Style: Ranch & Craftsman



1601 Alma Drive
Construction Date: ca. 1925
Style: Prairie



1715 K Avenue
Construction Date: ca. 1920
Style: Colonial Revival & Craftsman



1800 K Avenue
Construction Date: 1962
Style: Modern



1613 Lake Hill Lane
Construction Date: 1973
Style: Ranch, Monterey



1513 M Avenue
Construction Date: ca. 1910
Style: National Folk



1512 N Avenue
Construction Date: 1927
Style: Tudor Revival



1708 O Avenue
Construction Date: 1959
Style: Ranch

PHR - INDIVIDUAL PROPERTIES



2924 Parker Road

Construction Date: 1950
Style: Ranch



1510 R Avenue

Construction Date: 1963
Style: Ranch



2801 Robin Place

Construction Date: 1973
Style: Contemporary



3330 San Gabriel Drive

Construction Date: 1972
Style: Colonial Revival



3200 Thunderbird Lane

Construction Date: 1973
Style: Contemporary



Fox-Haggard House

(Formerly Collinwood House)

Construction Date: ca. 1861
Style: National Folk, Gothic Revival

MORE RESEARCH REQUIRED - INDIVIDUAL

Three properties contained structures that were not visible from the public right-of-way (ROW) during the 2023 Heritage Resource Survey. As such, these are recommended for further research, pending right of entry.



825 Old Alma Drive

Construction Date: 1975
Style: Not visible



3401 E. Parker Road

Construction Date: 1972
Style: Not visible



5817 Red Wolf Lane

Construction Date: 1975
Style: Not visible

PHR - CEMETERIES

Cemeteries are important cultural landscapes that connect current residents with those of the past. These sites should be recognized for their contribution as places of burial, remembrance, and commemoration of the early Plano pioneers and those who followed. Caretakers of all Plano cemeteries are encouraged to join the Bowman Cemetery and L.A. Davis Cemetery and apply for designation as individually designated heritage resources.



Baccus Cemetery
Bishop Road, north of Legacy Drive
1847 - Present



Bethany Cemetery
Custer Road, north of Legacy Drive
1877 - Present



Collinsworth Cemetery
Vermillion Drive
1895 - 1920



Felker Cemetery
South of Waycross Drive, west of
Auburn Place
ca. 1890



Leach-Thomas Cemetery
Pensacola Drive, north of Destin
Drive
1868-1920



Old City Cemetery
I Avenue, south of 12th Street
1881 - Present



Plano Mutual Cemetery
Jupiter Road and 18th Street
1852 - Present



Rowlett Creek Cemetery
Rowlett Cemetery Rd, south of SH 121
1862 - Present



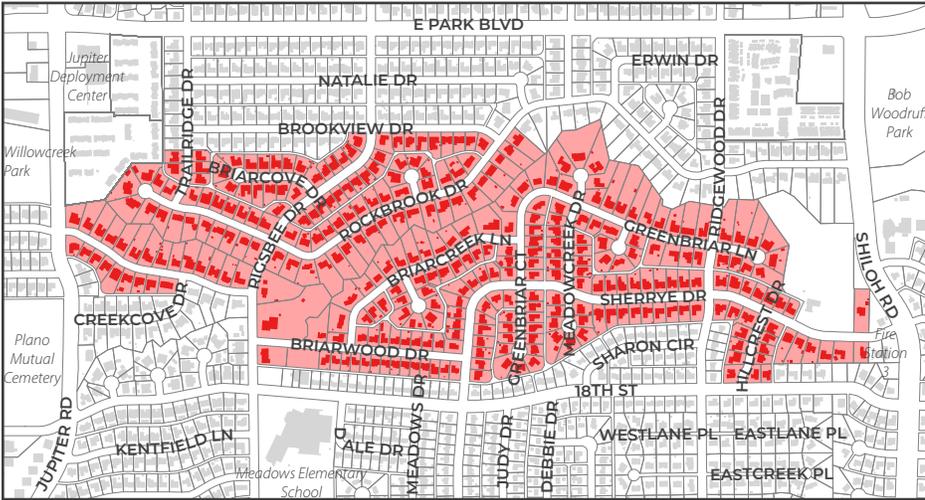
Shepard Ranch Cemetery
Park Boulevard, west of Preston Road
ca. 1950



Young Cemetery
South of SH 121, east of
Independence Parkway
1847-1909

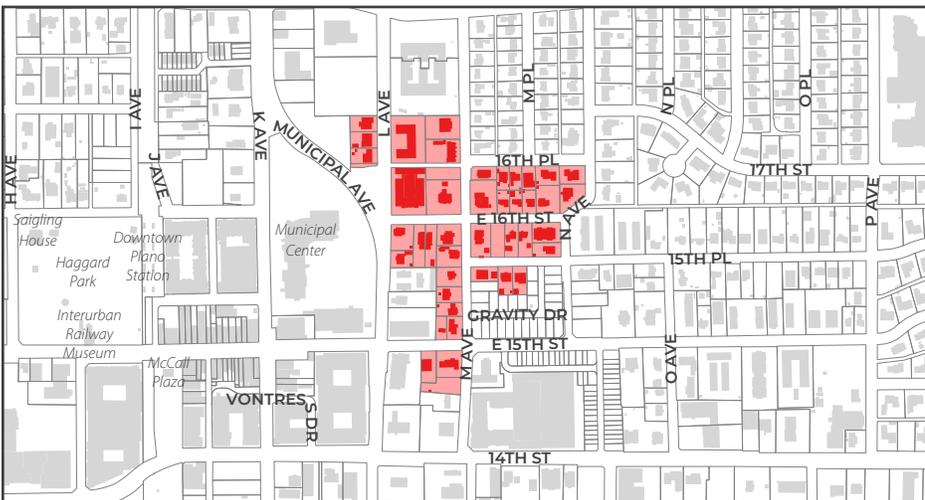
PHR - DISTRICTS

The following districts meet two or more criteria for designation as a Heritage District and are encouraged to apply for designation.



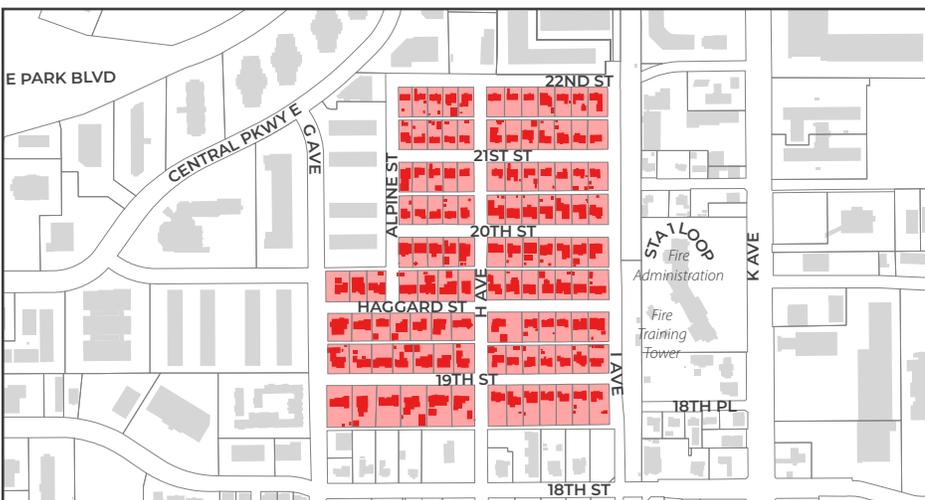
Briarwood

Subdivisions: Briarwood East #1, #2, & #4, & Briarwood Estates #1 - #9
 Construction Dates: 1962 - 1981
 Architectural Styles: Ranch, Contemporary, Mid-century Modern, Tudor Revival



Clint Forman

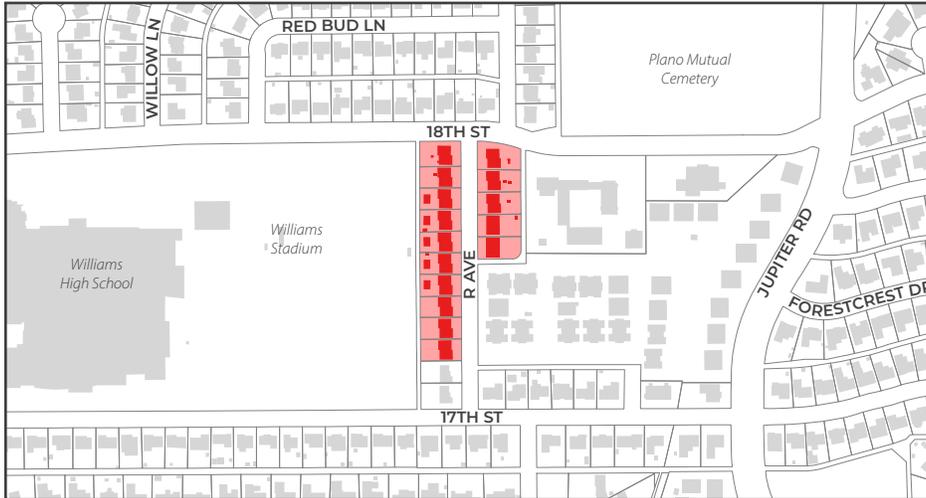
Subdivisions: Clint Forman Heirs Addition, First Baptist Church-Plano, Juarez Addition, Reyes Addition, Plano Original Donation
 Construction Dates: 1898 - 2020
 Architectural Styles: Ranch, Queen Anne, Minimal Traditional, Colonial Revival, National Folk, Craftsman, Classical Revival, Prairie, Contemporary



Haggard / Ollie Mathews

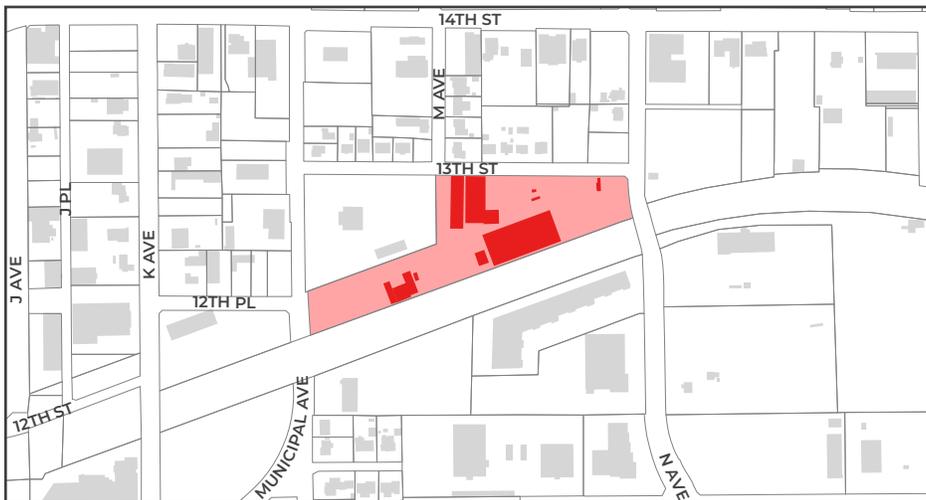
Subdivisions: W O Haggard Addition & Ollie Mathews Addition
 Construction Dates: 1950 - 2020
 Architectural Styles: Ranch, Minimal Traditional, Neo-Classical

PHR - DISTRICTS



North Forest Estates

Subdivisions: North Forest Estates #3
 Construction Dates: 1962 - 1963
 Architectural Styles: Ranch



Owens Grain

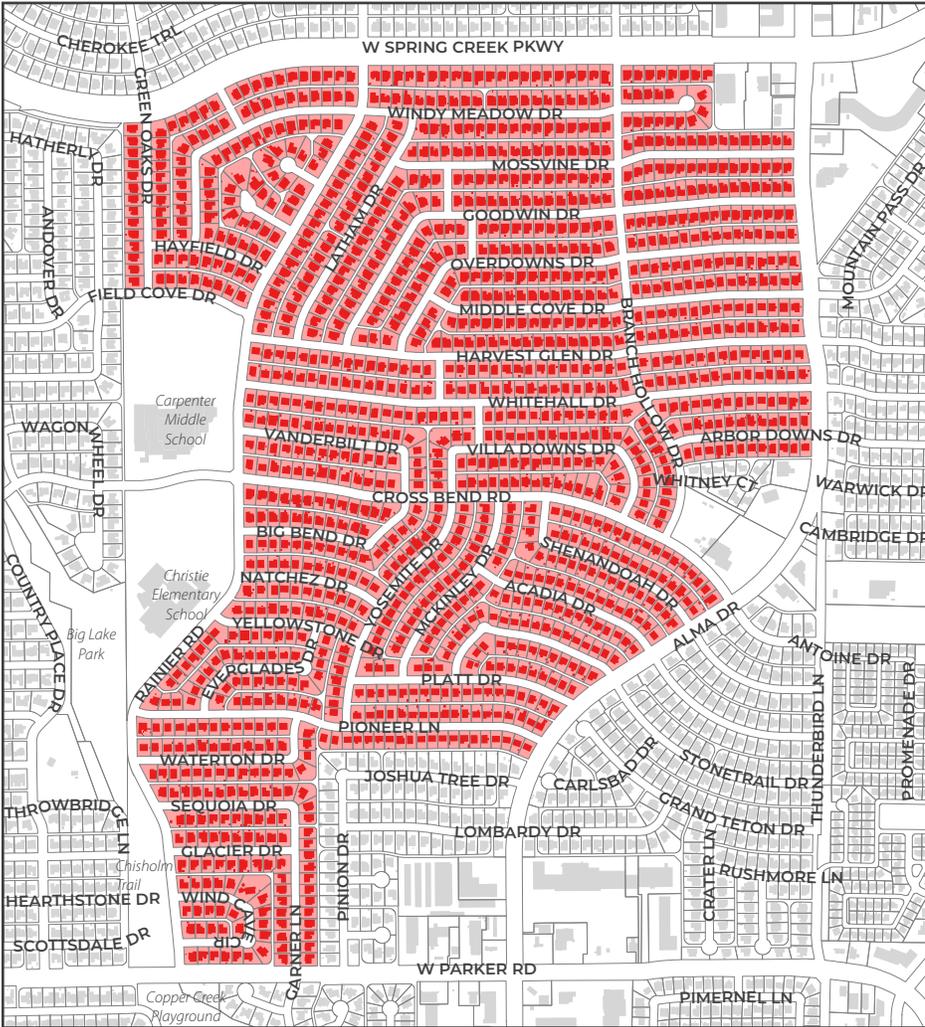
Subdivisions: Oglesby Place
 Construction Dates: 1950 - 1965
 Architectural Styles: Warehouse



Southwood

Subdivisions: Southwood Estates
 Construction Dates: 1956 - 2019
 Architectural Styles: Ranch, Neo-Traditional, Mansard, Colonial Revival, Cape Cod

PHR - DISTRICTS



Park Forest

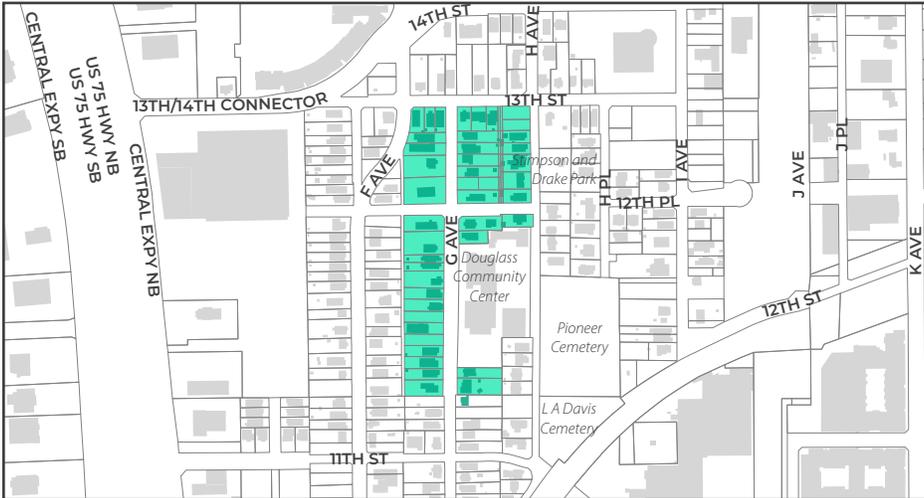
Subdivisions: Park Forest #1 - #5

Construction Dates: 1971 - 2016

Architectural Styles: Ranch

MORE RESEARCH REQUIRED - DISTRICTS

Two single-family neighborhoods and an agricultural property were recommended for additional research to determine their eligibility for listing as potential heritage districts.



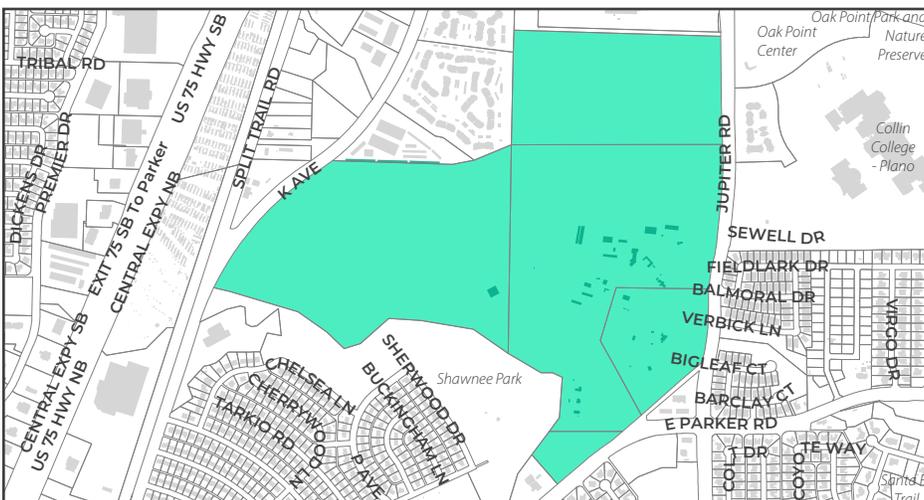
Aldridge

Type: Single-family Neighborhood
 Subdivisions: Aldridge Addition
 Construction Dates: 1930 - 2016
 Architectural Styles: Ranch, Mid-century Modern



L. A. Davis

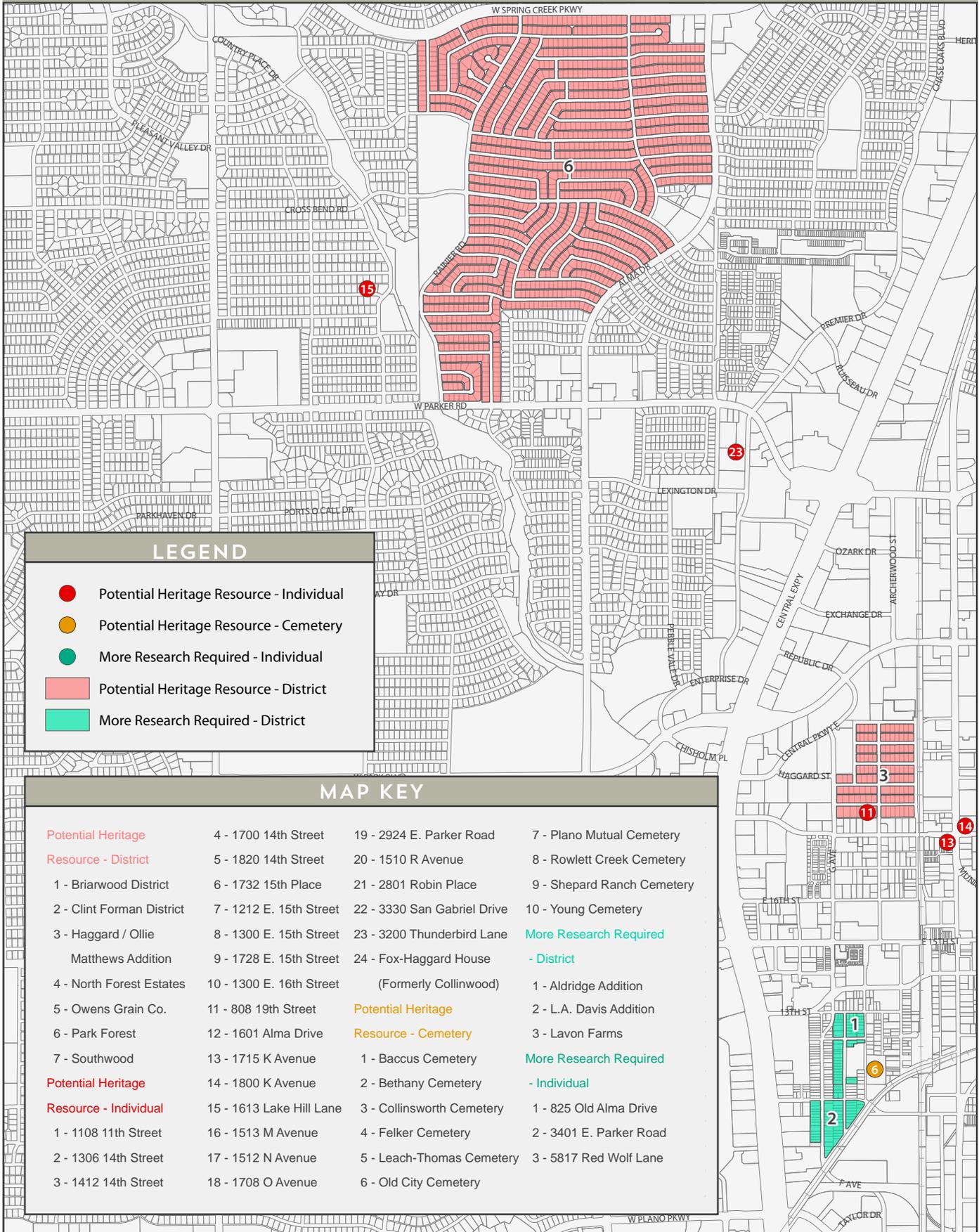
Type: Single-family Neighborhood
 Subdivisions: L. A. Davis Addition
 Construction Dates: 1913 - 2017
 Architectural Styles: Minimal Traditional



Lavon Farms

Type: Agricultural Property
 Subdivision: N/A
 Construction Dates: 1939 - 2012
 Architectural Styles: Unknown

POTENTIAL HERITAGE RESOURCES MAP



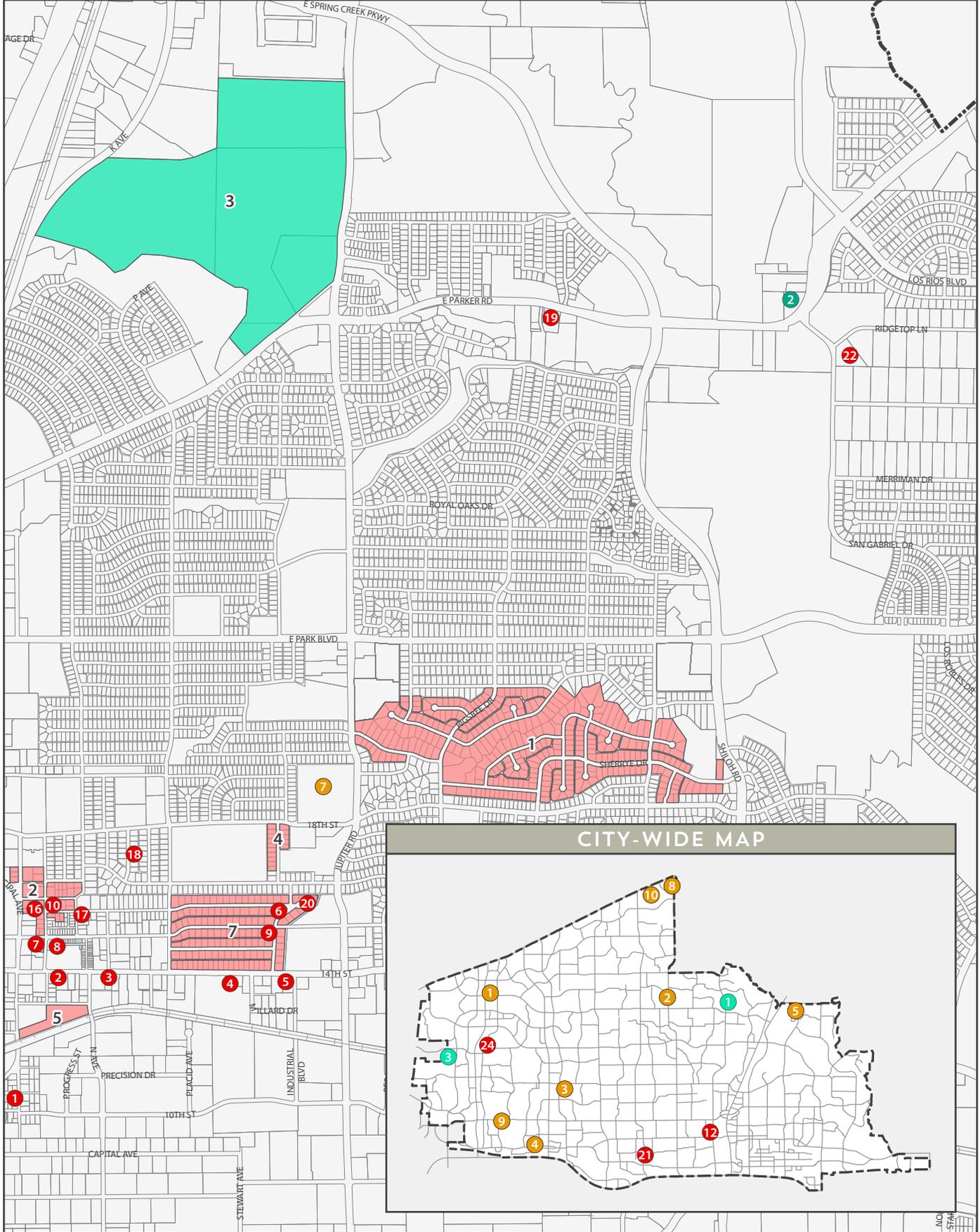
LEGEND

- Potential Heritage Resource - Individual
- Potential Heritage Resource - Cemetery
- More Research Required - Individual
- Potential Heritage Resource - District
- More Research Required - District

MAP KEY

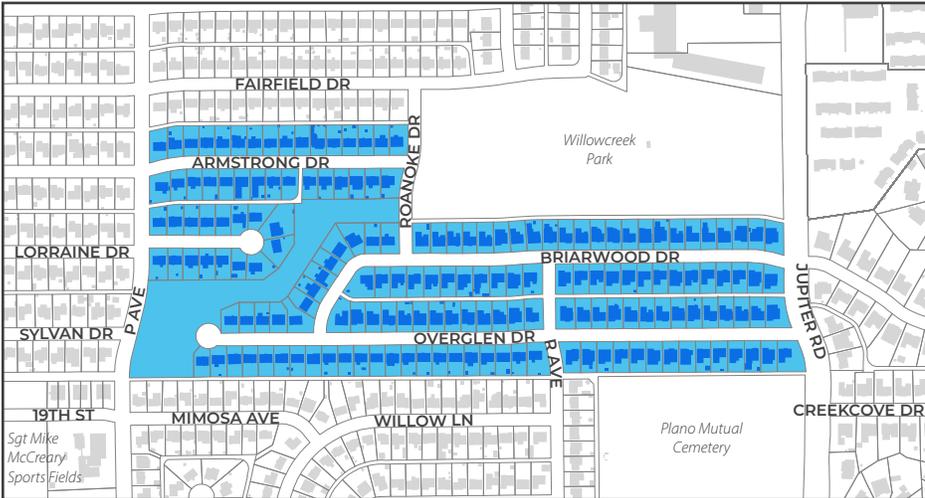
<p>Potential Heritage Resource - District</p> <ul style="list-style-type: none"> 1 - Briarwood District 2 - Clint Forman District 3 - Haggard / Ollie Matthews Addition 4 - North Forest Estates 5 - Owens Grain Co. 6 - Park Forest 7 - Southwood <p>Potential Heritage Resource - Individual</p> <ul style="list-style-type: none"> 1 - 1108 11th Street 2 - 1306 14th Street 3 - 1412 14th Street 	<ul style="list-style-type: none"> 4 - 1700 14th Street 5 - 1820 14th Street 6 - 1732 15th Place 7 - 1212 E. 15th Street 8 - 1300 E. 15th Street 9 - 1728 E. 15th Street 10 - 1300 E. 16th Street 11 - 808 19th Street 12 - 1601 Alma Drive 13 - 1715 K Avenue 14 - 1800 K Avenue 15 - 1613 Lake Hill Lane 16 - 1513 M Avenue 17 - 1512 N Avenue 18 - 1708 O Avenue <p>Potential Heritage Resource - Cemetery</p> <ul style="list-style-type: none"> 1 - Baccus Cemetery 2 - Bethany Cemetery 3 - Collinsworth Cemetery 4 - Felker Cemetery 5 - Leach-Thomas Cemetery 6 - Old City Cemetery 	<ul style="list-style-type: none"> 19 - 2924 E. Parker Road 20 - 1510 R Avenue 21 - 2801 Robin Place 22 - 3330 San Gabriel Drive 23 - 3200 Thunderbird Lane 24 - Fox-Haggard House (Formerly Collinwood) <p>Potential Heritage Resource - District</p> <ul style="list-style-type: none"> 1 - Aldridge Addition 2 - L.A. Davis Addition 3 - Lavon Farms <p>More Research Required - Individual</p> <ul style="list-style-type: none"> 1 - 825 Old Alma Drive 2 - 3401 E. Parker Road 3 - 5817 Red Wolf Lane 	<ul style="list-style-type: none"> 7 - Plano Mutual Cemetery 8 - Rowlett Creek Cemetery 9 - Shepard Ranch Cemetery 10 - Young Cemetery <p>More Research Required - District</p>
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POTENTIAL HERITAGE RESOURCES MAP



POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS

The following neighborhoods meet all of the required criteria for designation as a Neighborhood Conservation District (NCD). For more detailed information on each of the listed potential NCD, refer to HHM's final survey report in Appendix B.



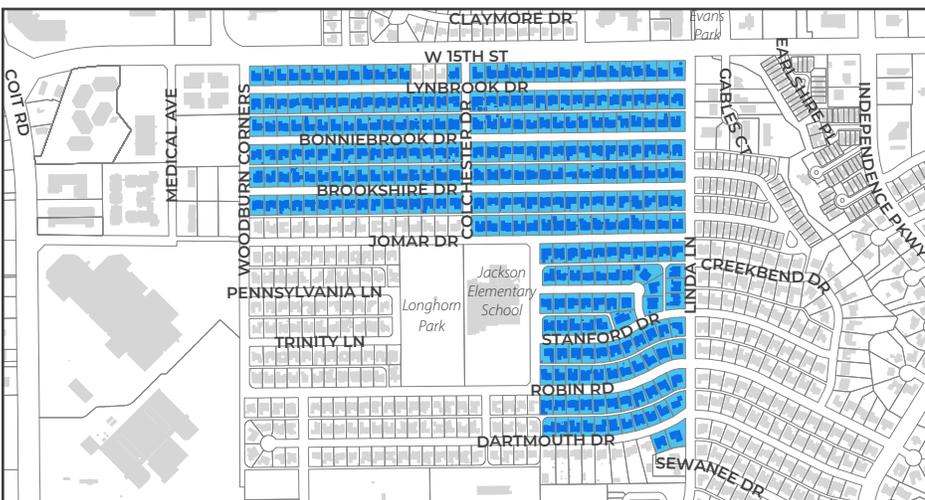
Armstrong Park

Subdivisions: Armstrong Park #4
 Construction Dates: 1970 - 1971
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Briarwood

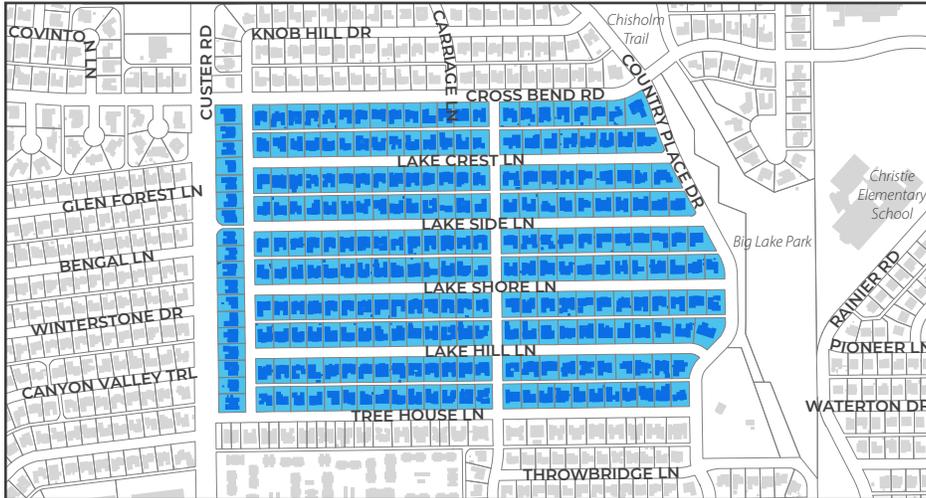
Subdivisions: Briarwood East #1, #2, & #4, & Briarwood Estates #1 - #9
 Construction Dates: 1962 - 1981
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Cloisters

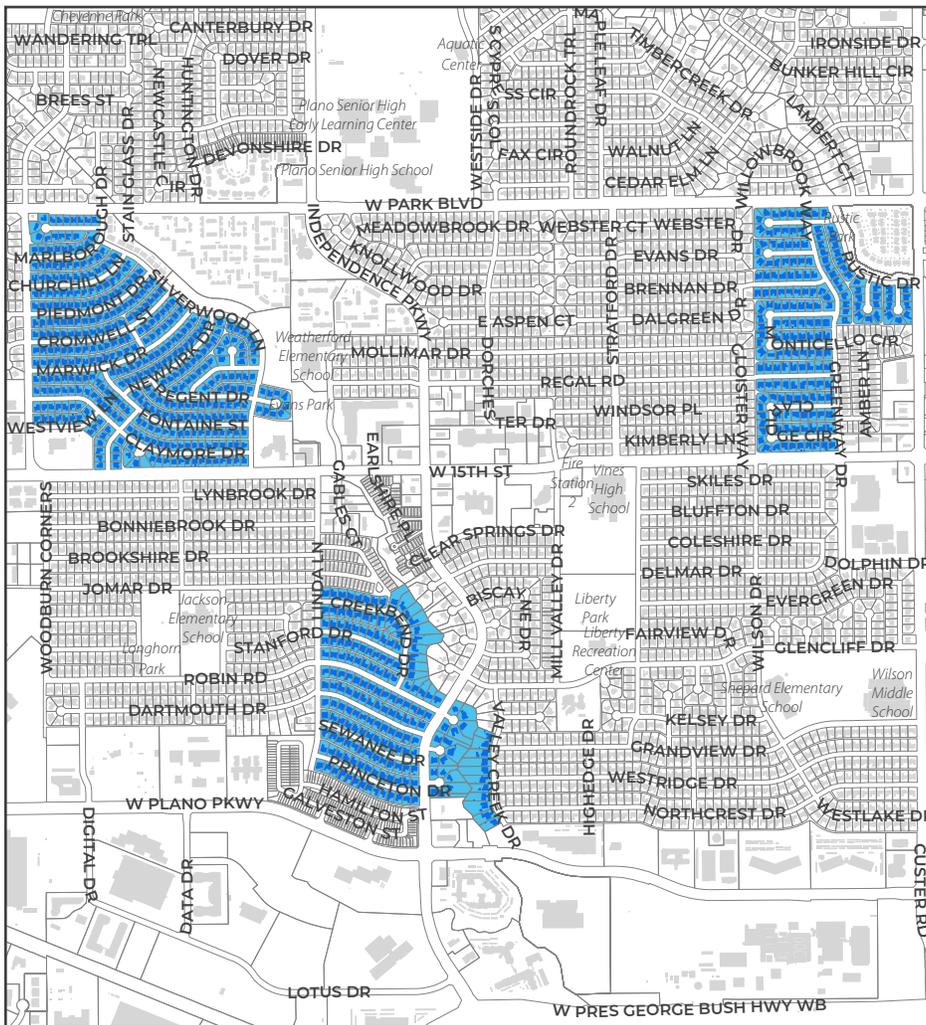
Subdivisions: Cloisters #5, #6, #7, & #8
 Construction Dates: 1972 - 1980
 Acreage Developed by 1988: 99.5%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Country Place

Subdivisions: Country Place #1 & #4
 Construction Dates: 1972 - 2008
 Acreage Developed by 1988: 99.5%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Dallas North Estates

Subdivisions: Dallas North Estates #12-2, #12-4, #14, #15-1, & #15-2
 Construction Dates: 1970 - 2005
 Acreage Developed by 1988: 99.8%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Haggard / Ollie Mathews Addition

Subdivisions: W O Haggard Addition & Ollie Mathews Addition

Construction Dates: 1950 - 2020

Acreage Developed by 1988: 99.1%

NCD Criteria: A, B, C-i, C-ii, & D

- Ollie Mathews Addition also meets NCD Criteria C-iv

NCD Model: Planning & Architectural



High Place

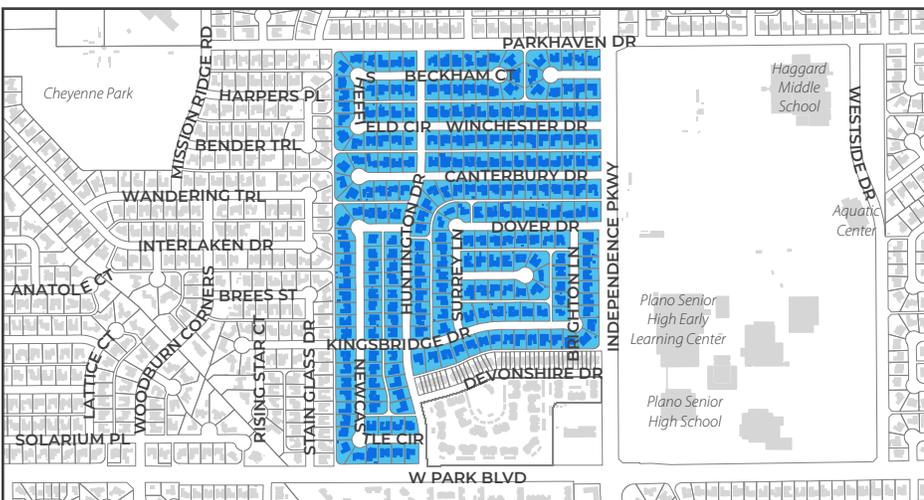
Subdivisions: High Place #1

Construction Dates: 1975 - 1980

Acreage Developed by 1988: 100%

NCD Criteria: A, B, C-i, C-ii, & D

NCD Model: Planning & Architectural



Huntington Park

Subdivisions: Huntington Park Addition

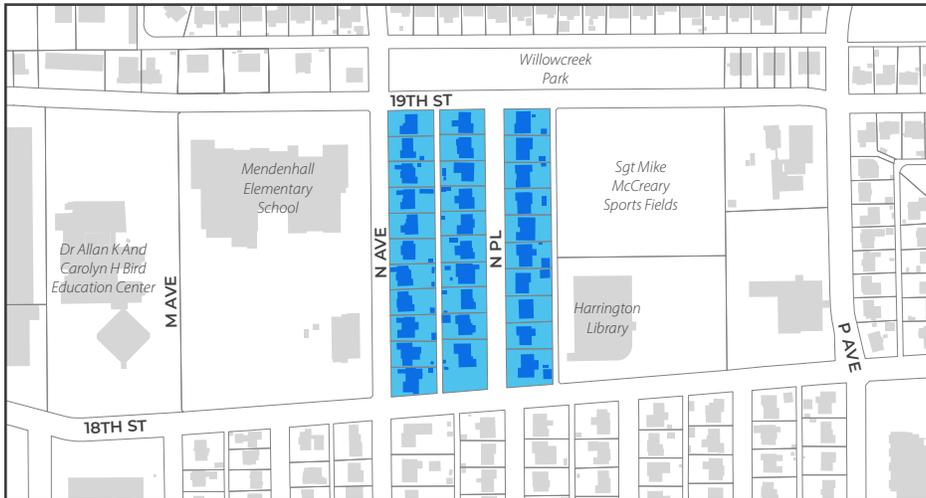
Construction Dates: 1974 - 2015

Acreage Developed by 1988: 100%

NCD Criteria: A, B, C-i, C-ii, & D

NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



J H Bowman

Subdivisions: J H Bowman Addition
 Construction Dates: 1952 - 1961
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, G-i, C-ii, & D
 NCD Model: Planning & Architectural



Kimberlea

Subdivisions: Kimberlea #1 & #2
 Construction Dates: 1974 - 2016
 Acreage Developed by 1988: 99.5%
 NCD Criteria: A, B, G-i, C-ii, & D
 NCD Model: Planning & Architectural



Los Rios

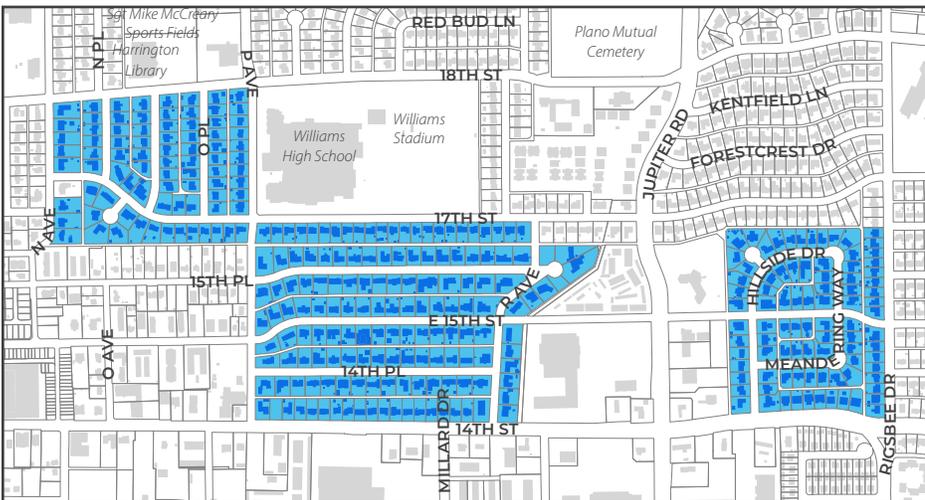
Subdivisions: Los Rios #1
 Construction Dates: 1974 - 1980
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, G-i, C-ii, C-iii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



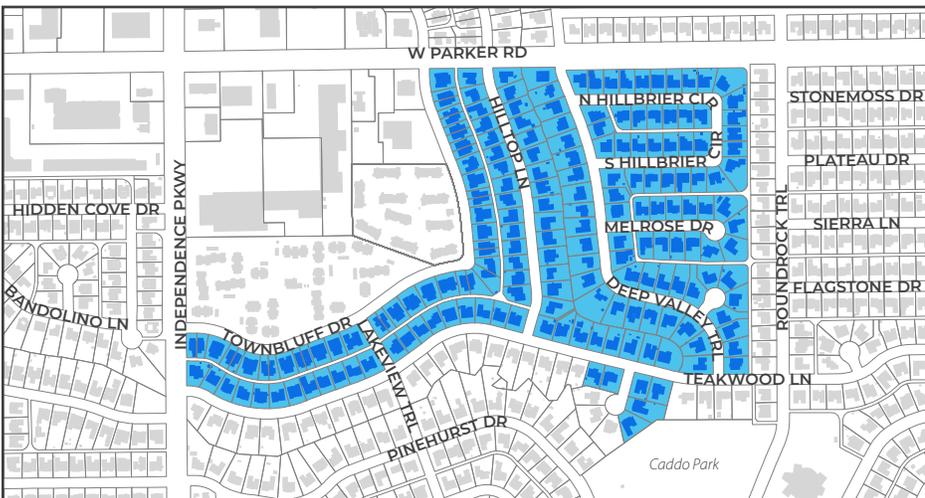
North Forest Estates

Subdivisions: North Forest Estates #6
 Construction Dates: 1970 - 1976
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Old Towne

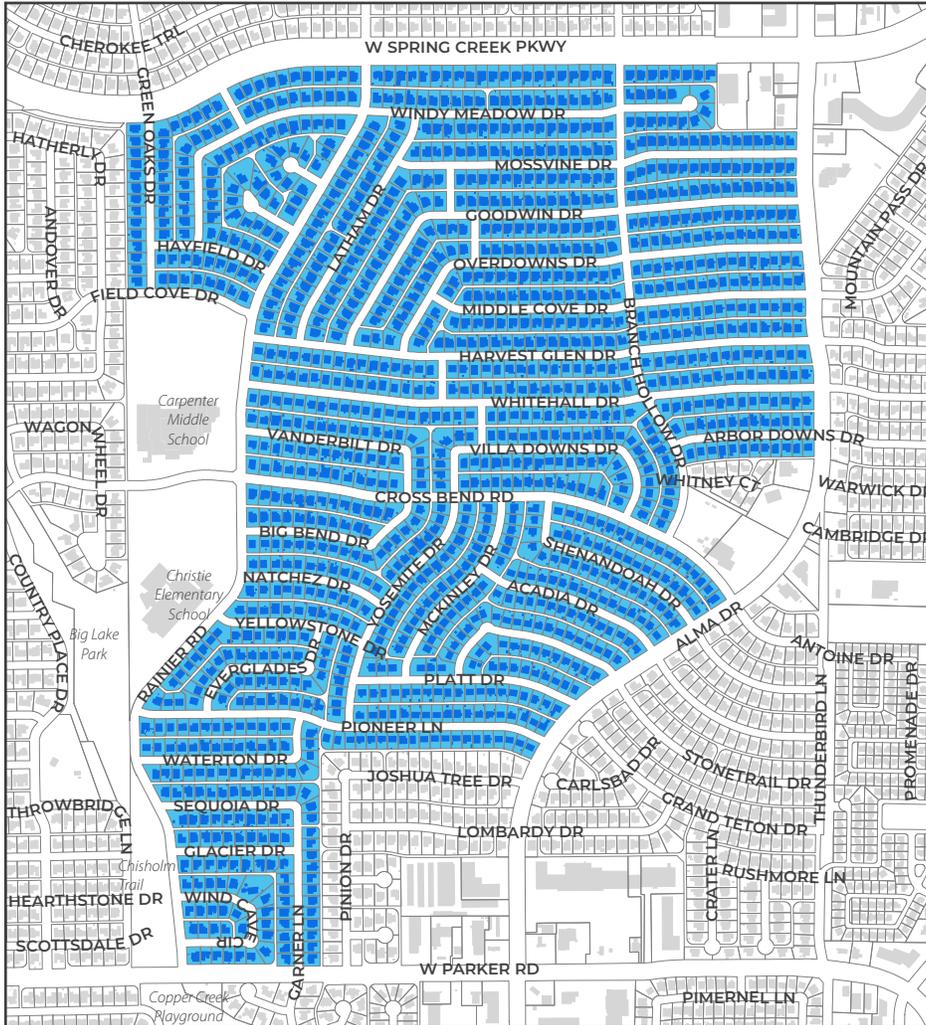
Subdivisions: Belle View Estates, Belle View #1, Belle View #2, & Southwood Estates
 Construction Dates: 1947 - 2021
 Acreage Developed by 1988: 99.1%
 NCD Criteria: A, B, C-i, C-ii, & D
 • Southwood Estates also meets NCD Criteria C-iii
 NCD Model: Planning & Architectural



Park Boulevard Estates

Subdivisions: Park Boulevard Estates #2B
 Construction Dates: 1973 - 1975
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Park Forest

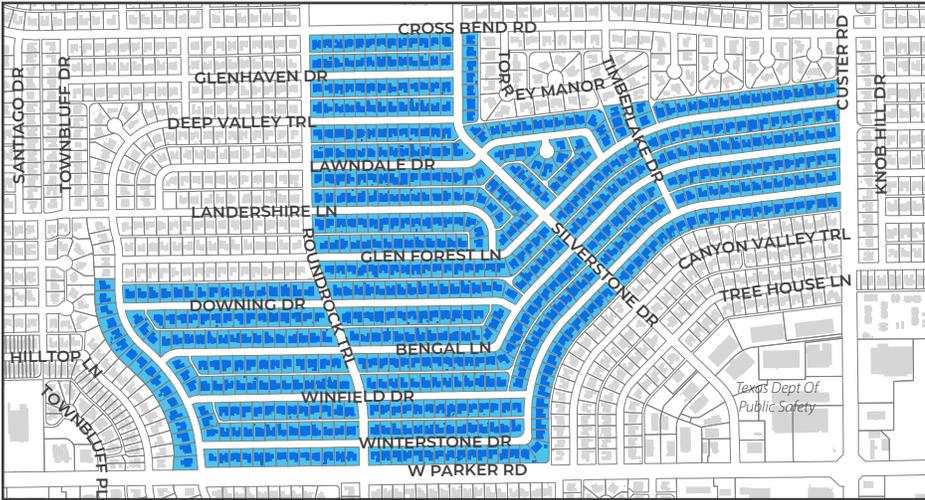
Subdivisions: Park Forest #1 - #5
 Construction Dates: 1971 - 2016
 Acreage Developed by 1988: 99.7%
 NCD Criteria: A, B, C-i, C-ii, C-iii, & D
 NCD Model: Planning & Architectural



Park Forest North

Subdivisions: Park Forest North #1
 Construction Dates: 1975 - 1977
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, C-iii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Parker Road Estates

Subdivisions: Parker Road Estates #1W & Parker Road Estates West #1E, #2E, & #3E

Construction Dates: 1973 - 1983

Acreage Developed by 1988: 100%

NCD Criteria: A, B, C-i, C-ii, C-iii, & D

NCD Model: Planning & Architectural



Pebblebrook Village

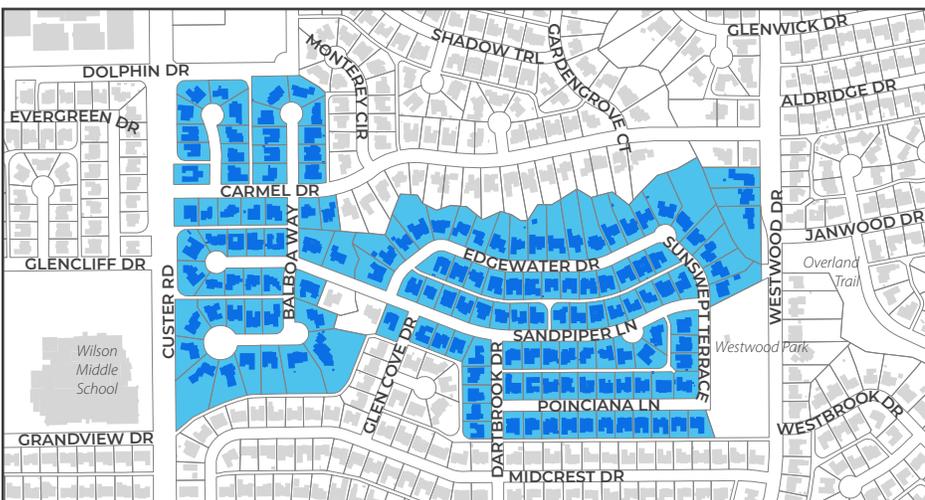
Subdivisions: Pebblebrook Village

Construction Dates: 1972 - 1990

Acreage Developed by 1988: 97%

NCD Criteria: A, B, C-i, C-ii, & D

NCD Model: Planning & Architectural



Pitman Creek Estates

Subdivisions: Pitman Creek Estates #1

Construction Dates: 1976 - 2022

Acreage Developed by 1988: 96%

NCD Criteria: A, B, C-i, C-ii, & D

NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Plano East

Subdivisions: Plano East #1
 Construction Dates: 1972 - 1983
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Ports O' Call

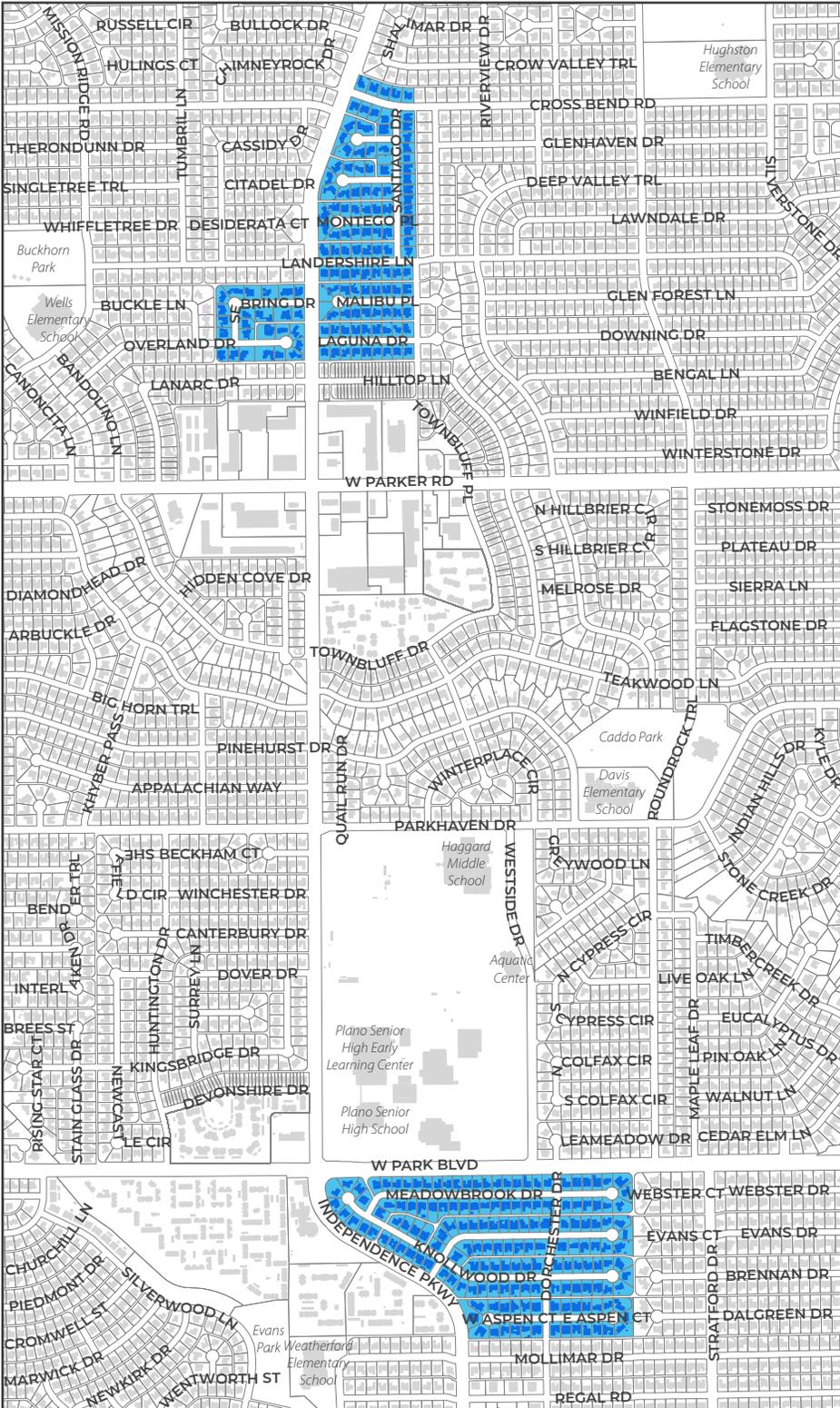
Subdivisions: Ports O' Call #1
 Construction Dates: 1972 - 2001
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Preston Ridge

Subdivisions: Preston Ridge #2
 Construction Dates: 1975 - 1985
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Prairie Creek Estates

Subdivisions: Prairie Creek Estates #1 & #3

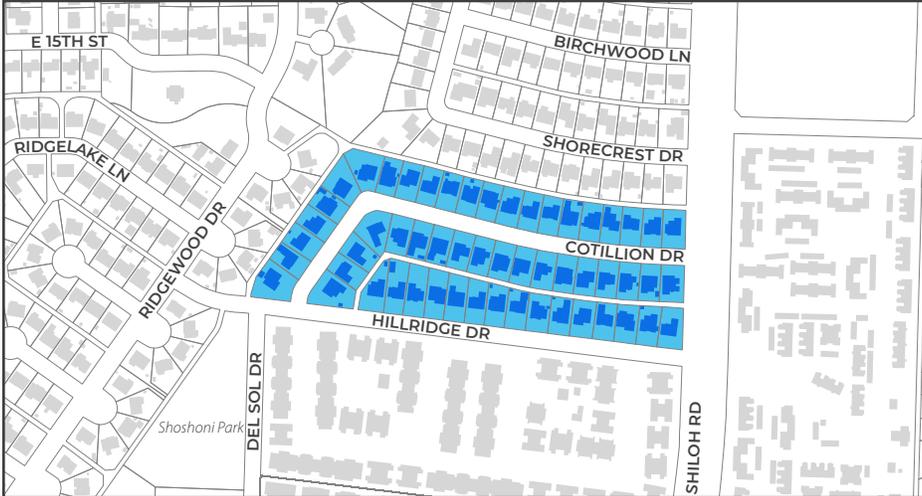
Construction Dates: 1972 - 1992

Acreage Developed by 1988: 96%

NCD Criteria: A, B, C-i, C-ii, & D

NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Ridgewood

Subdivisions: Ridgewood #5
 Construction Dates: 1970 - 1972
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Royal Oaks

Subdivisions: Royal Oaks
 Construction Dates: 1972-2007
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Stone Creek

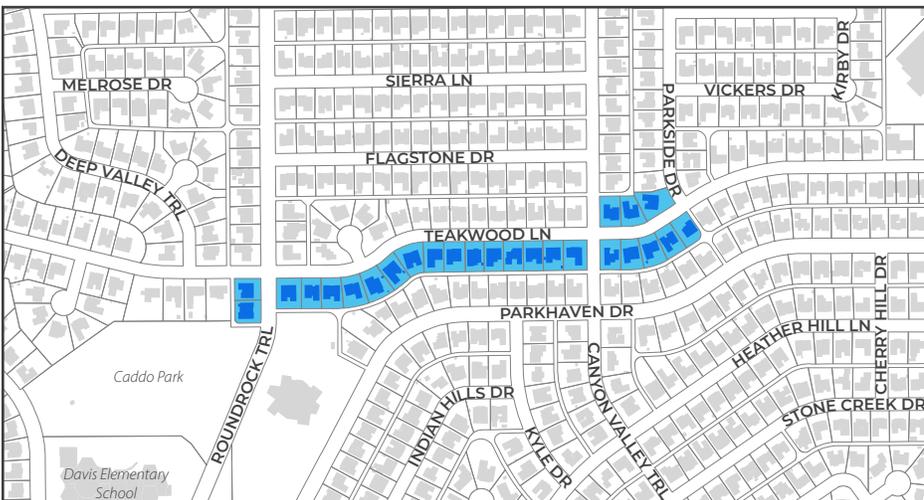
Subdivisions: Stone Creek
 Construction Dates: 1973 - 2013
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Timbercreek Estates

Subdivisions: Timbercreek Estates
 Construction Dates: 1972 - 1983
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



University Estates

Subdivisions: University Estates #2-2
 Construction Dates: 1973 - 1979
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Village North

Subdivisions: Village North #3
 Construction Dates: 1970 - 2022
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Whiffletree

Subdivisions: Whiffletree #2
 Construction Dates: 1973 - 1988
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Willowbrook Estates

Subdivisions: Willowbrook Estates
 Construction Dates: 1973 - 1974
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural



Windmill Country

Subdivisions: Windmill Country
 Construction Dates: 1973 - 2014
 Acreage Developed by 1988: 92%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS



Wood Park

Subdivisions: Wood Park #1
 Construction Dates: 1974 - 1981
 Acreage Developed by 1988: 100%
 NCD Criteria: A, B, C-i, C-iii, & D
 NCD Model: Planning



Woodhaven

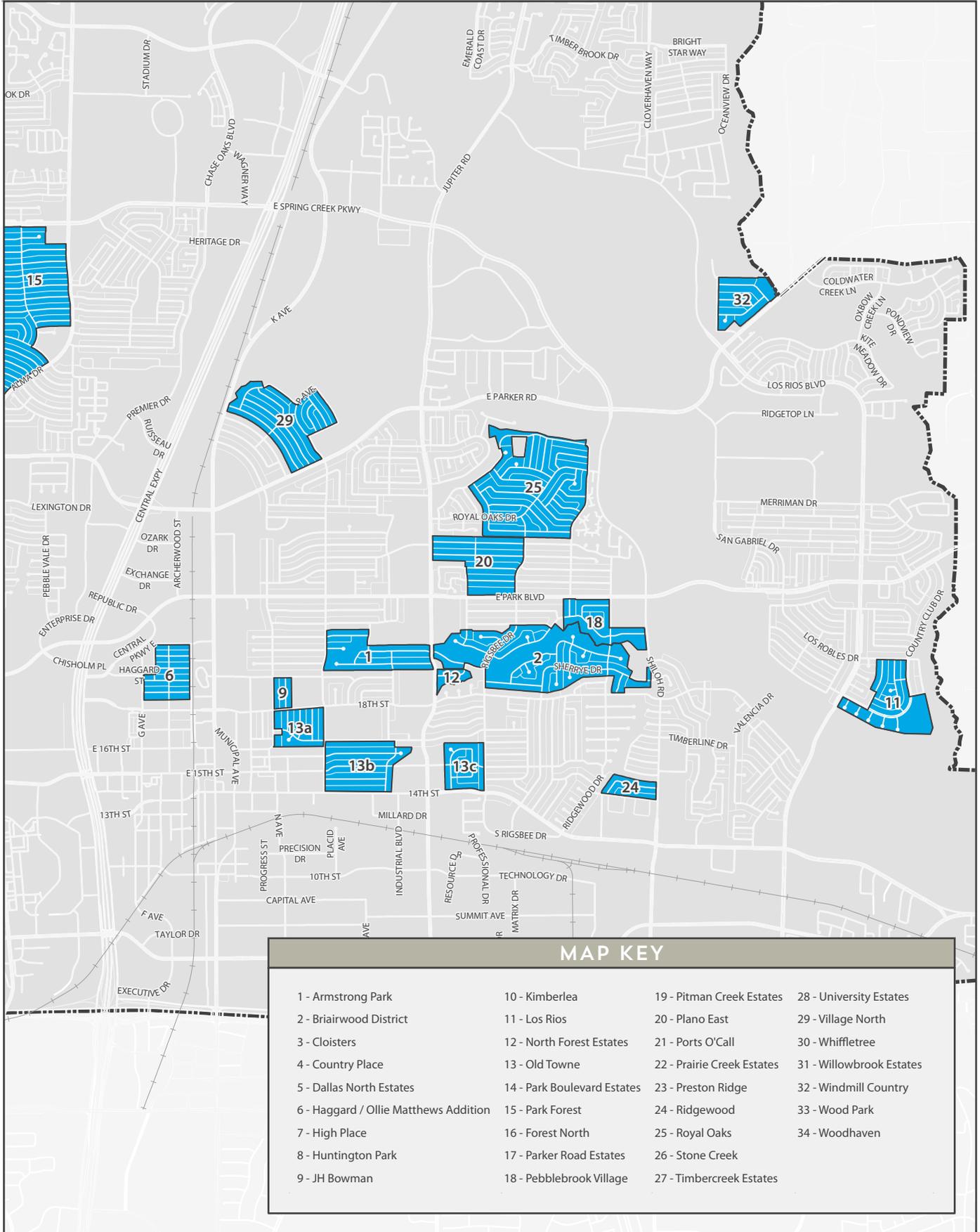
Subdivisions: Woodhaven Addition
 Construction Dates: 1975 - 1997
 Acreage Developed by 1988: 99%
 NCD Criteria: A, B, C-i, C-ii, & D
 NCD Model: Planning & Architectural

NCD No.	NCD Name	Subdivision Name	Subdivision No.	% 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	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
3	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
4	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
5	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

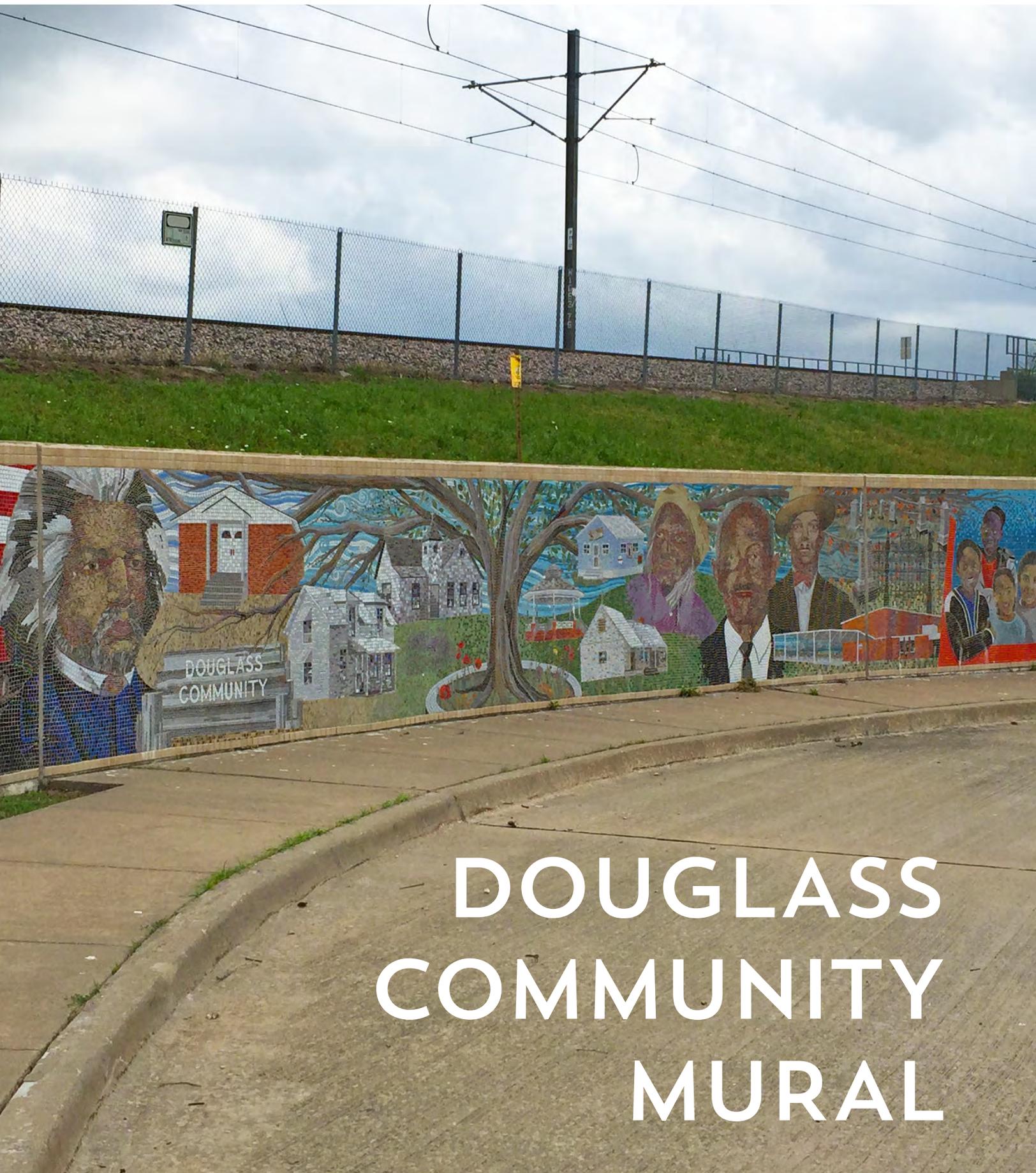
POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS

NCD No.	NCD Name	Subdivision Name	Subdivision No.	% Constructed by NCD Cutoff Date	Meets NCD Criteria	NCD Model
6	Haggard / Ollie Mathews Addition	Haggard Addition	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Ollie Mathews Addition	-	100%	A, B, C-i, C-ii, C-iv, D	Planning & Architectural
7	High Place	High Place	1	99%	A, B, C-i, C-ii, D	Planning & Architectural
8	Huntington Park	Huntington Park	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
9	JH Bowman	JH Bowman	-	97%	A, B, C-i, C-ii, D	Planning & Architectural
10	Kimberlea	Kimberlea	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Kimberlea	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
11	Los Rios	Los Rios	1	99%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
12	North Forest Estates	North Forest Estates	6	100%	A, B, C-i, C-ii, D	Planning & Architectural
13	Old Towne	Belle View Estates	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Belle View	1	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
14	Park Boulevard Estates	Park Boulevard Estates	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
		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

POTENTIAL NEIGHBORHOOD CONSERVATION DISTRICTS MAP



MAP KEY			
1 - Armstrong Park	10 - Kimberlea	19 - Pitman Creek Estates	28 - University Estates
2 - Briarwood District	11 - Los Rios	20 - Plano East	29 - Village North
3 - Cloisters	12 - North Forest Estates	21 - Ports O'Call	30 - Whiffletree
4 - Country Place	13 - Old Towne	22 - Prairie Creek Estates	31 - Willowbrook Estates
5 - Dallas North Estates	14 - Park Boulevard Estates	23 - Preston Ridge	32 - Windmill Country
6 - Haggard / Ollie Matthews Addition	15 - Park Forest	24 - Ridgewood	33 - Wood Park
7 - High Place	16 - Forest North	25 - Royal Oaks	34 - Woodhaven
8 - Huntington Park	17 - Parker Road Estates	26 - Stone Creek	
9 - JH Bowman	18 - Pebblebrook Village	27 - Timbercreek Estates	



DOUGLASS COMMUNITY MURAL

CHAPTER 6: ISSUES & RECOMMENDATIONS

INTRODUCTION

This chapter identifies the key components of the Plano preservation program, describing the importance of each and issues with the current operation. Recommendations are made for how the operation of each program component could be improved. Goals and policies for each are also included in this chapter as recommendations for how to address existing issues and opportunities. New recommendations added for the 2024 Heritage Preservation Plan update are shown in [blue](#). The implementation matrices, or work program, for each of the program components can be found in Appendix A. The program components discussed in this chapter are as follows:



SURVEY



GROWTH & REDEVELOPMENT



EMERGING TRENDS



PLACEMAKING & COMMUNITY DESIGN



EDUCATION & AWARENESS



BENEFITS & PROTECTIONS



PROGRAM ADMINISTRATION



SURVEY

In preparation for the 2024 Heritage Preservation Plan Update, the City of Plano conducted citywide surveys of subdivisions and properties developed between 1970 and 1975. The surveys were intended to identify, research, and review all properties, structures, and neighborhoods that qualify as Potential Heritage Resources (PHR) and/or potential Neighborhood Conservation Districts (NCD). Architectural characteristics of the structures and significant site/landscape features were documented and photographed. Only exterior features visible from the street or sidewalk were included. A full list of PHRs and NCDs has been provided in Chapter 5. A list of additional recommendations that resulted from the survey are listed below.

GOAL: To maintain a thorough and accurate inventory of all designated heritage resources, potential heritage resources, and potential conservation districts in Plano.

Survey Policy Statement

Potential Heritage Resources are important cultural and historical resources that should be encouraged for designation.

Recommendations

- ▲ Comprehensively survey recommended local and National Register historic districts.
- ▲ Obtain right of entry to complete the additional surveys for properties not visible from the public right-of-way, as listed in Appendix B.
- ▲ Develop a city-wide historic context that includes intensive-level research and guidance for evaluating the historical significance of residential, agricultural, industrial, and commercial complexes constructed through the 1980's.
- ▲ Conduct a desktop survey of all parcels within listed potential NCDs.
- ▲ Conduct a reconnaissance-level survey of all properties located within newly identified PHR Districts.



GROWTH & REDEVELOPMENT

The City of Plano’s history tells the story of growth and redevelopment during a period of over 150 years. As Plano continues to be a desired home for people who work in the Dallas/Fort Worth area, development pressure will continue to affect Plano’s heritage resources. Protecting and reusing Plano’s historic downtown resources will be a crucial part of planning for the city’s future and preservation program. In addition, working to stabilize the established residential neighborhoods around downtown and further west will be key to maintaining property values and allowing residents to age in place.

GOAL: To responsibly preserve and protect Plano’s heritage resources through the pressures of growth and redevelopment and support creative opportunities which allow them to remain in active and productive use.

DOWNTOWN REDEVELOPMENT

Description

Downtown Plano began as the economic heart of the city many years ago. Despite the city’s westward growth and the development of new activity and employment centers, as illustrated in the growth maps on the following pages, the historic downtown remains an important space in the city. The importance of this area was regionally recognized with the opening of a Dallas Area Rapid Transit (DART) light rail station in 2002. Sandwiched between the Downtown and Haggard Park districts, the DART station provides easy access to the city’s downtown and historic neighborhoods, many of which include designated resources and are districts themselves. However, it also creates growth pressure on many of Plano’s heritage resources as transit-oriented development (TOD) begins to move into the area surrounding the DART station. TOD especially threatens the districts that border the DART station location, as seen in the map on page 101. With the recognition of these threats, the community must also:

- ▲ Continue to protect the buildings, as inaction could result in the demolition of historic resources to make room for higher-density development;
- ▲ Update historic buildings to compete with newer spaces and prevent neglect;
- ▲ Discourage inappropriate alterations to historic buildings to accommodate for growth, among other possibilities of inaction.

Summary of Issues

- ▲ Heritage resources in Downtown Plano are experiencing and will continue to experience growth pressure as a result of more people moving to Plano and who want to live close to DART bus and rail facilities. This new growth could result in redevelopment pressure in Plano’s neighboring historic districts.
- ▲ As new development continues in Plano, there is a possibility of neglect of heritage resources in favor of living, working, and playing in new buildings and spaces, should heritage resources not keep up with the current market demands.



Transit Oriented Development (TOD)

Transit Oriented Development (TOD) maximizes the amount of residential, business, and leisure space within walking distance of a public transportation stop.



“Emphasize a balance. Everything old isn’t historic; changes will come regardless of nostalgia for the ‘good old days’ and it’s not all bad.”

- Online survey participant (2018)



“

“People love Plano because it is Plano. If it continues to replace the old buildings and character with apartments and new development then people will just go to another city. I don’t want to lose Plano to the idea that it can be made newer, bigger, better...You can’t replace character with flash. Eventually flash fades, but character lasts a lifetime.”

- Online survey participant (2018)

”

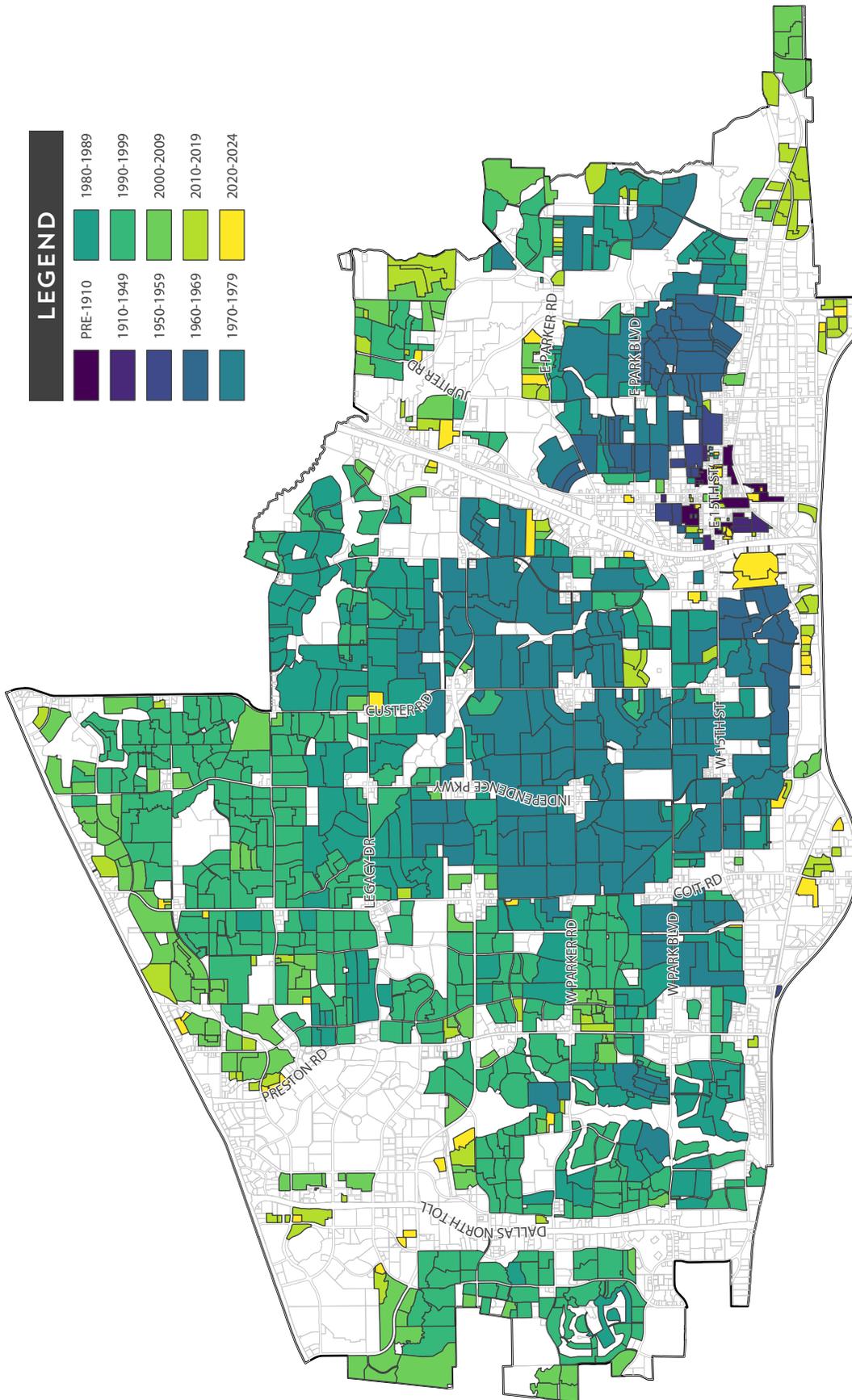
Downtown Redevelopment Policy Statement

Preserve Plano’s downtown heritage resources while accommodating new development that is compatibly designed and sensitive to the area’s historic character.

Recommendations

- ▲ Proactively engage downtown property owners and merchants about tax incentives, grant programs, and other financial incentives available to maintain and rehabilitate historic structures.
- ▲ Through the design review process, work with developers in and around Plano’s downtown district to minimize negative impacts and encourage complementary design and compatible infill development.
- ▲ Coordinate preservation efforts with other programs designed to support local businesses downtown.
- ▲ Include a Heritage Commission representative on any specially-formed review committees for new development/redevelopment projects located near designated heritage districts in which the city is participating.

GROWTH BY DATE MAP: RESIDENTIAL SUBDIVISIONS

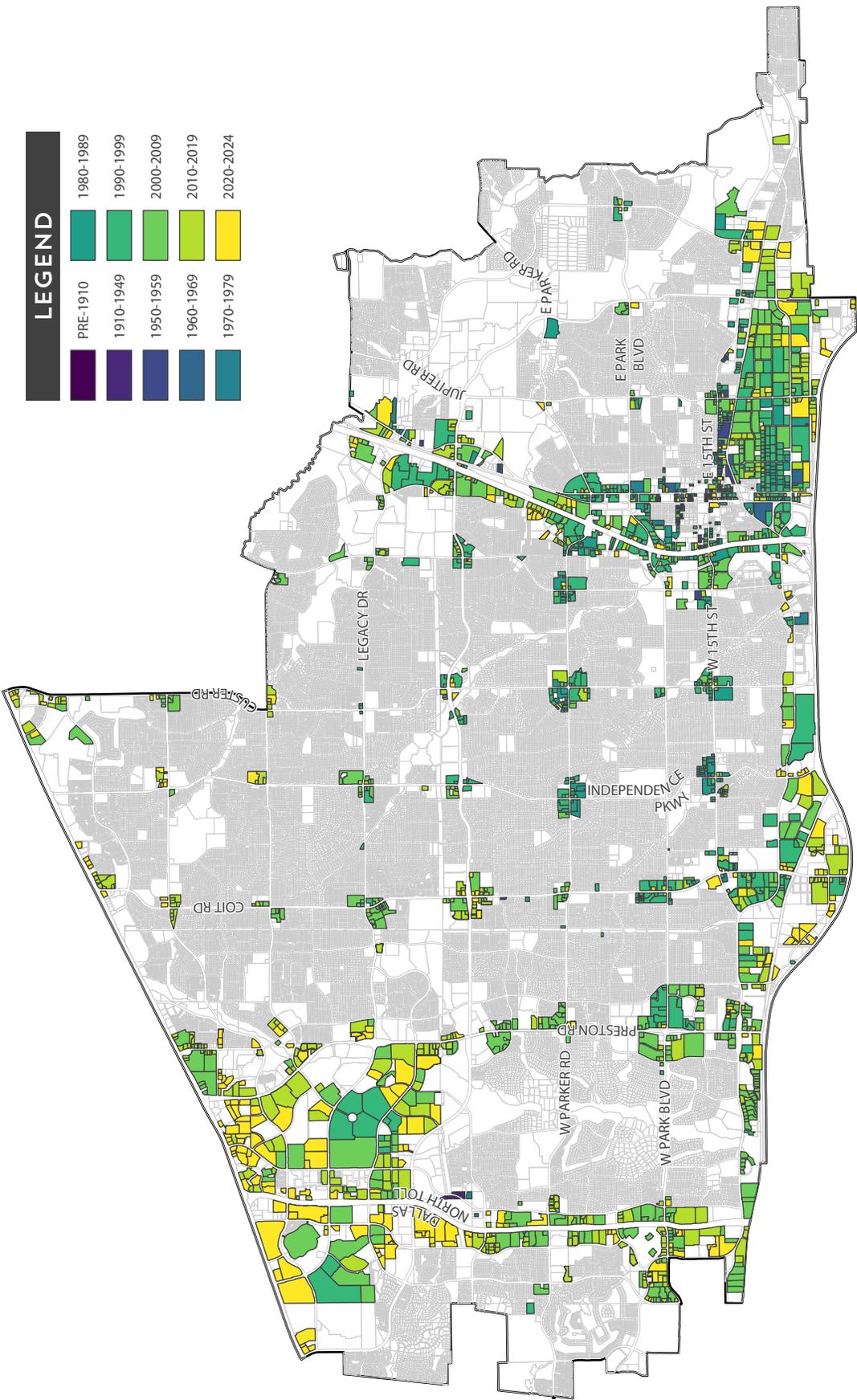


GROWTH BY DATE MAP: NON-RESIDENTIAL PARCELS

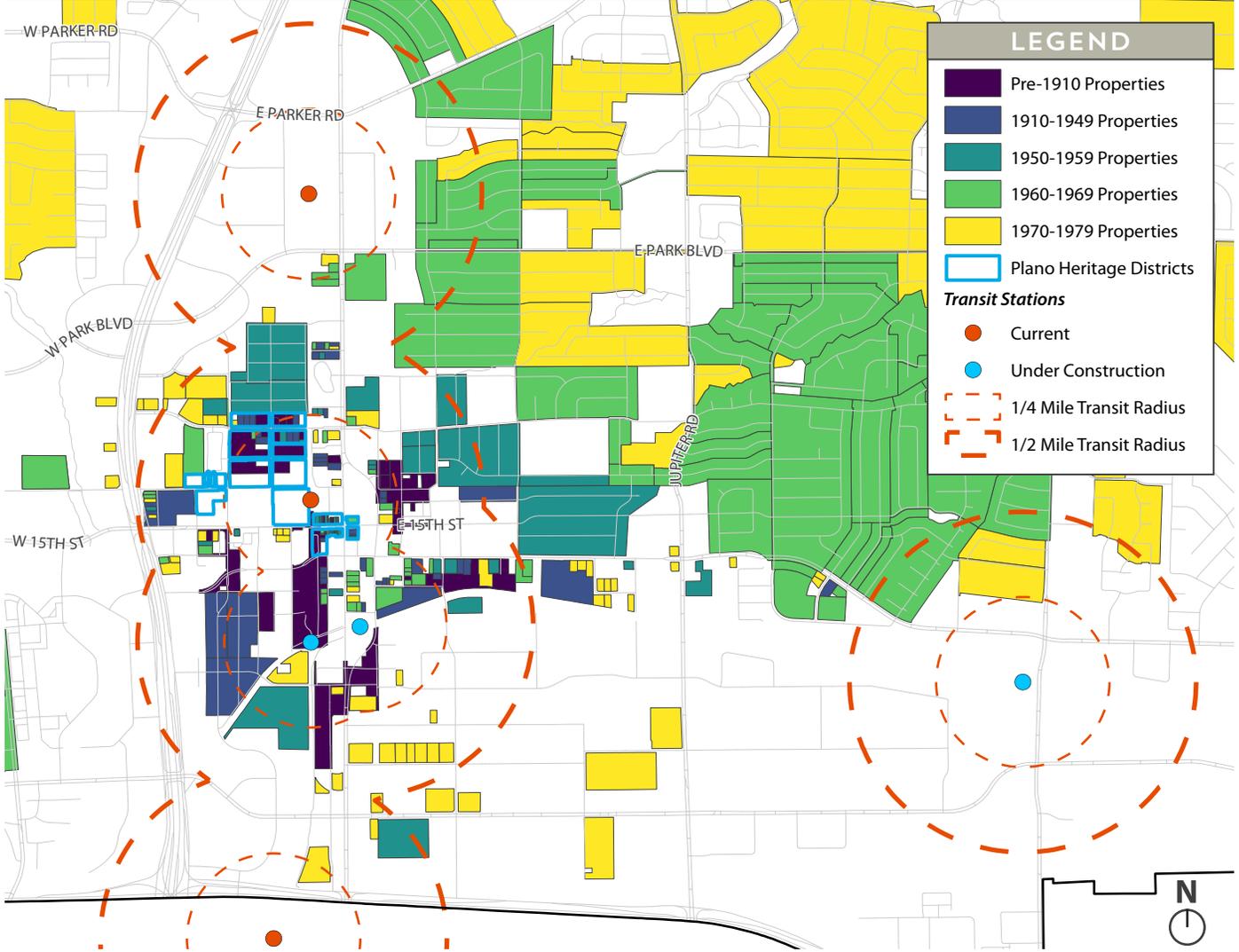


LEGEND

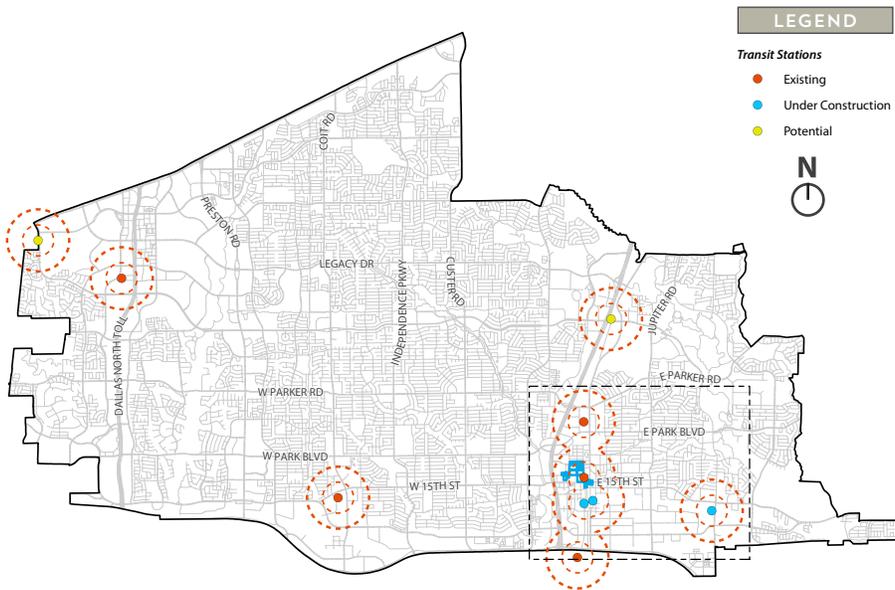
PRE-1910	1980-1989
1910-1949	1990-1999
1950-1959	2000-2009
1960-1969	2010-2019
1970-1979	2020-2024



TRANSIT RADIUS MAP



CITY MAP



“

“Integrating rapid growth of apartments and millennials in this city. Need to find compelling reasons for these groups to be interested in preservation.”

- Online survey participant (2018)

”

Comprehensive Plan 2021

Information on the Comprehensive Plan’s special housing needs is available at:

<https://planocompplan.org/220/Special-Housing-Needs>



Neighborhood stabilization occurs when homes of a variety of sizes, styles and prices are maintained, offering choice and affordability throughout the community.

NEIGHBORHOOD STABILIZATION

Description

As Plano continues to grow and pressure increases on older, potentially historic resources to scrape and rebuild, consideration must also be given to how existing neighborhoods can be stabilized. When neighborhoods are left vulnerable to development pressures, the likelihood increases that people will be pushed out of their homes due to rising property taxes and home values, that buildings fall into disrepair, and that demolition of historic resources becomes the only option.

Preserving historic resources maintains a variety of housing sizes, styles, and prices, offering choice and affordability. Preserving and renovating historic resources can also accommodate those with special needs, supporting the Comprehensive Plan’s “Special Housing Needs Policy,” which encourages senior and special needs housing to be provided through inclusive regulations. Additional tools to encourage increased densities and compatible new development will also be crucial to explore.

Neighborhood Conservation Districts, a zoning-based preservation tool, can also help stabilize neighborhoods. Often referred to as “historic preservation lite,” this tool focuses on shaping the character of new development through design standards and/or guidelines that apply in addition to base zoning standards. This strategy is appropriate where residents seek some protection, but historic designation is not appropriate or desired. More information about Neighborhood Conservation Districts can be found in Chapter 5.

Summary of Issues

- ▲ Increasing property values may force out long-time residents.
- ▲ Increasing redevelopment puts pressure on historic neighborhoods.
- ▲ Obstacles to aging in place.
- ▲ Incompatible development in and around historic neighborhoods.

Neighborhood Stabilization Policy Statement
Explore new policies and regulations that will maintain historic neighborhoods as livable, affordable, and inclusive communities.

Recommendations

- ▲ Provide property owners in historic neighborhoods with information about tax breaks, grant programs, and other financial incentives that encourage the maintenance, rehabilitation, and adaptive reuse of historic properties.
- ▲ Support programs that keep older established neighborhoods stable and accessible.
- ▲ Through the design review process, work with developers of new developments near historic neighborhoods to minimize negative impacts and encourage compatible development where appropriate.
- ▲ Enable historic houses to be retrofitted with materials and technologies that support residents of all ages and abilities, such as ADA-compliant ramps and universal design.
- ▲ Encourage single-family as the predominant use in historic neighborhoods.

ADAPTIVE REUSE

Description

While historic structures were typically built for a specific use, repurposing a building to serve a new function so it can remain active and a part of the historic fabric of the community is crucial to preserving heritage resources. When adaptively reusing a historic building, choosing a use that requires the least amount of changes to the building is the best option. For instance, converting a historic residential structure into a bed and breakfast minimizes the number of interior and exterior changes to the building, as rooms that the bed and breakfast will utilize already exist in the structure.

As Plano continues to experience growth and redevelopment pressures, especially on its downtown heritage resources, the adaptive reuse of structures as an alternative to demolition may be necessary in some cases. In order for Plano’s historic structures to be adaptively reused, city policies and plans must also reflect the desire to retain these buildings as part of the historic fabric of the City so long as they are appropriate to the character of the area and complementary to surrounding uses. This may mean ordinances and other policies require some flexibility, and that creative programming must be implemented.

Summary of Issues

- ▲ A coordinated adaptive reuse program that provides educational materials and potential funding sources for property owners does not exist.
- ▲ Plano’s ordinances and Plans do not clearly promote the adaptive reuse of historic structures as an alternative to demolition.

Adaptive Reuse Policy Statement

Consider adaptive reuse of heritage properties to allow them to remain in active and productive use, maintain historic character, and serve as an alternative to demolition.

Recommendations

- ▲ Explore the use of an adaptive reuse program to facilitate the reuse of underutilized properties.
- ▲ Consider flexibility in zoning regulations and adaptive reuse overlays to accommodate the adaptive reuse of historic resources, where appropriate and complimentary to adjacent uses.

Formerly the largest flour mill in the world, this industrial building has been converted to artist lofts



Event 1013 in Downtown Plano



Wells House at 3921 Coit Rd.



The exterior and interior of the Courtyard Theater, which was originally the Cox Gymnasium, built in 1938 and restored in 1999.



EMERGING TRENDS

New trends and connections to heritage resources are important components for successful heritage preservation programs. Planning for the care of heritage resources in the wake of a natural disaster, incorporating heritage resources in the planning of new public infrastructure projects, and incorporating heritage planning into sustainability initiatives are some examples of emerging trends. Preserving heritage resources is a fundamental part of a comprehensive approach to sustainability and an important topic of discussion throughout the country. Keeping historic properties in use conserves the energy embodied in their creation. Historic buildings can also operate in energy-conserving ways, and compatible retrofits for energy conservation are encouraged. If historic resources are demolished, this investment in embodied energy is lost, and significant new energy demands are required to replace it.

GOAL: To develop a program that responds to emerging trends and is a leader in new and creative preservation initiatives.

Comprehensive Plan 2021 - Environmental Quality

To research Comprehensive Plan 2021's environmental quality vision please visit this link:

<https://planocompplan.org/183/Environmental-Quality>

ENERGY EFFICIENCY & SUSTAINABILITY

Description

Preserving a community's heritage resources – such as built resources, historic parks, and open spaces - is key to promoting the City of Plano's sustainability principles expressed in *Comprehensive Plan 2021*. Specifically, the "Natural Environment" pillar of *Comprehensive Plan 2021* focuses on maintaining Plano as a "healthy and sustainable city, whose policies and investments focus on building and site efficiency, protecting and restoring natural resources, and improving the resiliency of the community." Maintaining Plano's open spaces and natural resources is a key component of this pillar, indicating the importance of Plano's historic parks such as Haggard Park and Harrington Park, as well as other spaces within which preservation-focused events occur, such as Oak Point Park and Nature Preserve.

Also key to the City's sustainability policies is the "Building and Site Efficiency" component of the pillar, which includes policies for building design, water conservation, renewable energy, and stormwater management. Preserving heritage resources is itself a sustainable action and is supplemented by the possibility of incorporating sustainable building materials and energy-generating sources. The preservation, rather than demolition, of a heritage resource retains a structure's embodied energy, which would be lost upon demolition. By preserving the original materials and enhancing historic structures to become more energy-efficient, the building's lifecycle is lengthened, and energy is saved. For instance, repairing, weather-stripping, and insulating an original window is more energy-efficient and much less expensive than new windows and is also a sound preservation practice. Newer window materials are also often less sustainable and require the extraction of raw, non-renewable materials. High levels of energy are involved in production, and new materials will often have an inherently short lifespan.



Solar panels on a historic building

Summary of Issues

- ▲ Lack of information regarding the energy efficiency of historic buildings and how to preserve that efficiency moving forward.
- ▲ Lack of information regarding appropriate materials to use in rehabilitations.
- ▲ Lack of information regarding how to appropriately incorporate energy efficient products into historic buildings.

Energy Efficiency Policy Statement

Promote energy efficiency in new development and the rehabilitation of historic structures.

Recommendations

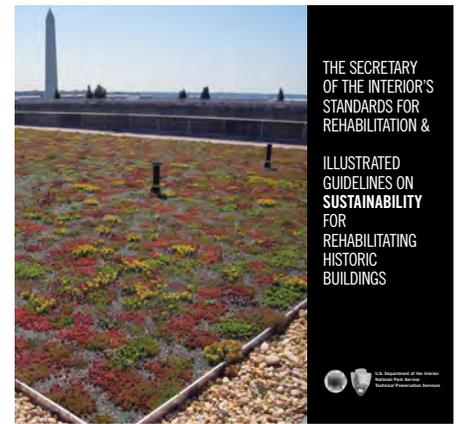
- ▲ Highlight preservation projects for their benefits related to energy efficiency and other sustainability initiatives.
- ▲ Provide resources to homeowners and developers about how to appropriately incorporate energy-efficient products into historic buildings.

Sustainability Policy Statement

Promote the principles of sustainability in building design and construction.

Recommendations

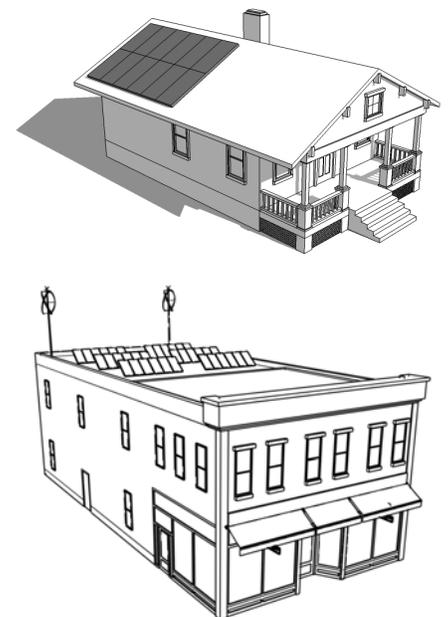
- ▲ Create a handbook to guide where historic materials that are not reused on the original structure can be reused and repurposed for other projects throughout the community.
- ▲ Encourage historic site and infrastructure features to be used to interpret history of a specific place.
- ▲ Evaluate new products, materials, and technologies that require less maintenance and improve the durability of historic resources.



Guidelines on Sustainability

The Secretary of the Interior's Illustrated Guidelines on Sustainability can be viewed at the following link:

<https://www.nps.gov/orgs/1739/index.htm>



Examples of appropriate locations for solar panels on historic buildings



Great Fire of 1895

DISASTER PREPAREDNESS

Description

Preparing a community for natural disasters is crucial for all planning efforts. The City of Plano is vulnerable to a number of natural disasters, including drought, floods, severe storms, hail, wind, hurricane remnants, tornadoes, and extreme heat. In order to prepare for these natural disasters, the City of Plano's Department of Emergency Management plans for all types of events and coordinates with other groups throughout the city to be ready to effectively respond to a disaster.

Likely Types of Disasters to Prepare for:

- Tornado
- Fire
- Flooding
- High Winds
- Hail
- Extreme Heat

National Trust Insurance Services

The National Trust for Historic Preservation offers historic property insurance. To learn more, visit the following weblink: <https://www.mdpins.com/national-trust-insurance/>

Planning for Natural Disasters

- Plano Department of Emergency Management
<https://www.plano.gov/301/Emergency-Management>
- Texas Division of Emergency Management
<https://www.tdem.texas.gov/>
- Texas Emergency Management Plan
<https://www.tdem.texas.gov/preparedness/state-planning>
- Office of Environmental Planning and Historic Preservation (FEMA) <https://www.fema.gov/emergency-managers/practitioners/environmental-historic>

In the case of a natural disaster that impacts multiple municipalities and counties, the State of Texas Division of Emergency Management becomes involved and implements the Texas Emergency Management Plan. Natural disasters that cause severe damage and impact large numbers of people are also often assisted by a variety of other regional, state, and national organizations. For instance, the response to Hurricane Harvey in 2017 included relief assistance from numerous organizations, including the Department of Health and Human Services (HHS), the Department of Housing and Urban Development (HUD), the Environmental Protection Agency (EPA), the U.S. Small Business Administration (SBA), the Department of Agriculture, the Department of Transportation, and the American Red Cross.

In the event of a natural disaster, the City of Plano's many heritage resources could sustain reparable damage or irreparable damage, or potentially be fully destroyed. To effectively protect heritage resources, it is crucial to create a list of heritage resources that may be in danger following a natural disaster, to formulate plans to quickly assess heritage resources immediately following the disaster, and to identify potential funding resources.

Summary of Issues

- ▲ Plano's heritage resources could be severely impacted by natural disasters and specific plans are not in place to evaluate and address them post-disaster.
- ▲ Property owners lack education on how to protect their historic properties from natural disasters and what to do in the event of a disaster.

Disaster Preparedness Policy Statement

Provide tools, education, and funding opportunities to protect Plano's heritage resources from natural disasters and address preservation emergencies.

Recommendations

- ▲ Educate property owners about additional insurance protections that may prevent the loss of historic resources due to financial hardships resulting from a natural disaster.



Repair of the wooden shingle roofing on the Ammie Wilson House is an example of typical repairs covered by the National Trust insurance policy.

TECHNOLOGY & INFRASTRUCTURE

Description

Historic infrastructure and transportation elements often contribute to the heritage resources of a community. While infrastructure improvements sometimes call for a change in the built environment that surrounds them, policies and actions set in *Comprehensive Plan 2021's* pillars and visions support the continued preservation and conservation of Plano's heritage resources, existing subdivisions, and important open spaces. One such example of remaining historic infrastructure is the Interurban Railway station. The remaining building is the only substation still in existence on this railroad line. Despite the success of the Interurban Railway Station, the city's infrastructure is aging and will need to be updated and/or replaced in order to keep pace with new development that is quickly moving into the city. Cell towers and automotive technologies threaten Plano's historic neighborhoods. As such, the city must determine how to appropriately plan for new technologies that will accommodate growth while respecting the historic character of individual resources and historic districts.

Summary of Issues

- ▲ Few pieces of historic infrastructure remain, and where they do still exist, they are not factored into the development of new infrastructure to consider compatibility.
- ▲ The design of new infrastructure components is not sensitive to historic neighborhoods.

Technology & Infrastructure Policy Statement

Accommodate new infrastructure and technologies that respect the character of Plano's historic resources.

Recommendations

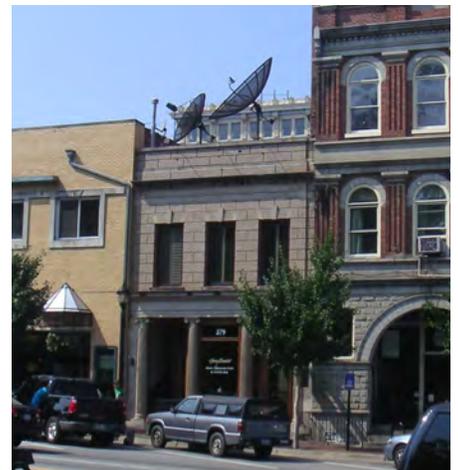
- ▲ Develop clear policies to require the proposal of all new infrastructure or maintenance of existing infrastructure to consider historic areas and features.
- ▲ Encourage visible infrastructure, utilities, and facilities, such as lamp posts and bus stops, to be appropriately designed in historic areas.
- ▲ As new technological innovations emerge, such as telecommunication and automotive technologies, create policies and regulations to limit potential negative impacts on Plano's historic resources.



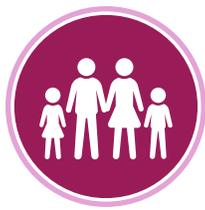
The DART Light Rail



An electric vehicle charging station



Satellites added to the roof of a historic building



PLACEMAKING & COMMUNITY DESIGN

Creating memorable and unique public spaces throughout Plano is essential to enhancing community character and neighborhood identity. Enhancing the design of private properties through the use of design tools is also key to maintaining historic settings. A variety of tools can be used to do this, such as the adoption of design standards and other policy tools and the creation of designated districts that identify a unique area.

Plano also has other important places that, while they may not have an official designation, exhibit a unique character that is recognized as crucial to the community. Some places may be individual structures, such as the Texas Pool - an iconic swimming facility in the heart of Plano - while others may be unique neighborhoods. The Douglass Community is one such neighborhood and is one of Plano's oldest communities. This neighborhood is defined by strong family ties and a rich African American culture and is characterized by a recognizable development pattern. Furthermore, potential historic districts are neighborhoods that are on the cusp of becoming old enough to be considered historic and that have unique and consistent forms of development that are recognizable.

Finally, the Historic Downtown Plano Arts District contributes to creating a sense of place in the Downtown Heritage District, as its boundaries overlap with the designated heritage district. This organization focuses on advancing awareness of Plano's historic district by supporting events in and around downtown. By operating this district, the Historic Downtown Plano Association works toward its mission of "preserving Downtown Plano's historic character and embracing its future." The events that the organization supports, as well as the promotion of the downtown's heritage resources, create a sense of place and appreciation of Downtown Plano.

Unique neighborhoods and places, historic or not, create memorable spaces throughout Plano that are desirable for residents to live and work in, and for residents and visitors to attend special events.

GOAL: Celebrate the history of Plano through exceptional and innovative attractions that invite a variety of audiences to experience Plano's culture and community.



Heritage Farmstead Museum Farmfest

HERITAGE TOURISM

Description

A heritage tourism program provides visitors the opportunity to learn about and interact with a community's heritage resources. Many existing organizations, such as the Historic Downtown Plano Arts District, Plano Conservancy for Historic Preservation and the Heritage Farmstead, host monthly events that provide educational information about heritage resources and Plano's history. Often, these events are also located in and around heritage resources. For instance, the Downtown Plano Art & Wine Walk along 15th Street takes place in the heart of the Downtown District, allowing participants to experience the city's historic resources. The Heritage Farmstead Museum, located in the historic Farrell-Wilson Farmstead, frequently hosts educational events such as Pioneer Camp for kids and themed educational series for adults focusing on topics such as hydroponic gardening, historic cooking demonstrations, and blacksmith demonstrations. Additional events are held at the Saigling House, now occupied by the ArtCentre, which hosts educational programs, fundraisers, art exhibitions, and special events.

With the westward growth of the city, many of Plano's citizens who live outside the historic neighborhoods are unaware of the city's many historic resources. Hosting special events in and around Plano's historic resources provides an opportunity for its citizens to learn more about the community's history and to take pride in living in a place with a rich story. The creation of a heritage tourism program could not only strengthen the existing activities; it could also provide opportunities to incorporate new technologies into promoting the city's heritage resources, including QR codes, online tools, and interactive programs.

Summary of Issues

- ▲ The City of Plano does not have a comprehensive heritage tourism program.
- ▲ The City of Plano could utilize technology more fully to support heritage tourism throughout the community.

Heritage Tourism Policy Statement

Encourage residents and visitors to experience Plano's unique historic resources in new, creative ways.

Recommendations

- ▲ Develop and implement a comprehensive heritage tourism program that is engaging to a variety of visitors and residents.
- ▲ Continue to support heritage-related venues and attractions that elevate visitors' experience of Plano's history and culture.
- ▲ Create new walking and biking tours focused on specific types of historic resources that are available through the city's website or available to be led by city staff, commissioners, or volunteers.



Annual Longtable Dinner held on 15th Street in Plano's Downtown Heritage District



Hike Through History Program, put on by the Plano Conservancy



Haggard Park Street Sign Topper



Interpretive Sign at the Old City Cemetery

WAYFINDING & INTERPRETIVE SIGNAGE

Description

Signs and other interpretive materials assist residents and visitors in understanding the history of a place. Designing interpretive materials that are visually interesting and legible is key to creating a program that informs people as they live and work in and visit the community.

Interpretive Markers and Materials

Concentrated in parks and open spaces, such as the Oak Point Park Nature and Retreat Center and the Lt. Russell A. Steindam Park, these materials inform people about the history behind the name of the place, the history of the place, and locations of significant events.

Street Sign Markers

Connected to and located above street signs, small signs indicate the name of the heritage district through which a person is traveling. While these signs are small, they are informative and help a person recognize the heritage resources of the area.

Summary of Issues

- ▲ There is no comprehensive citywide interpretive sign/marker plan.

Wayfinding & Interpretive Signage Policy Statement

Ensure that Plano's historical resources are accessible and easy to locate.

Recommendations

- ▲ Improve way-finding signage leading to Plano's heritage districts, historic neighborhoods and cemeteries.
- ▲ Partner with transportation agencies to create signage and programming that directs travelers from across the region to downtown and other historic locations across the city.

Easily visible street signs lead visitors to Plano's heritage districts, historic neighborhoods, landmarks, and cemeteries.



ARTS

Description

Locating art in public spaces creates a memorable and unique identity for each of those spaces, and allows community members and visitors to identify a particular space based on its special attributes. Public art can also be sponsored through a coordinated project with grant funding, such as the Mural Project in the Downtown Plano Arts District. In this case, visual art was utilized to celebrate the city's rich history. This project was jointly managed by the Plano Arts Association (PAA) and the now-disbanded Historic Downtown Plano Association (HDPA), and was funded by a grant from the Plano Heritage Commission. Three pieces placed throughout Downtown – the Echowave, Vickery Park Mural, and Georgia's Farmers Market Mural – reflect the city's history and bring attention to nearby heritage resources. This mural initiative began with a call to the public to collect historic photographs and submit them to the Genealogy Center at the Haggard Library. These photographs would later be made available in a public exhibit at the Plano Art Association Gallery. Involving the public in the initial stages of a project to celebrate the city's history contributes to the community's excitement, not only about the project, but about the past, as well as the anticipation of the resulting artwork.

Art in galleries and in other locations throughout the community can also be commissioned and designed to highlight Plano's heritage and bring attention to Plano's heritage resources. For instance, a new series of sculptures along 15th Street, from U.S. 75 to Plano's historic downtown, leads visitors to places where they can explore and learn about Plano's history and heritage resources. Another project, titled "Now Becomes Memories, Tomorrow Becomes Now," won a national award for the prestigious "Year in Review 2009" from the Americans for the Arts organization. The project, which includes five pieces that are each installed in one of Plano's libraries, celebrates different aspects of the community's history. One of the five pieces took inspiration from "The Douglass Community," a poem written by Plano resident Alan Birkelbach, resulting in a combination of literary and visual arts. By featuring components of Plano's history and locating them in frequented public spaces, the installations can contribute to an educational effort and to establishing a sense of local identity as current residents connect with the community's past.

Summary of Issues

- ▲ Public art that represents Plano's heritage and its heritage resources is not fully woven into the preservation efforts, especially those in downtown.

Arts Policy Statement

Encourage the use of community art and design in ways that represent Plano's history and culture.

Recommendations

- ▲ Support organizations, events, and initiatives that promote downtown as an arts district and encourage the representation of Plano's heritage.
- ▲ Encourage public art that represents Plano's heritage in parks, plazas, and other civic spaces across the city.

“

“In addition to preserving historic areas, beautifying them would also be great for the City's appeal.”

- Online survey participant (2018)

”



Downtown Mural on side of Vickery Park



One of a series of sculptures placed along 15th Street as vehicles enter Plano's historic downtown from U.S. 75



Douglass Community Mural

Downtown Arts, Culture and Events Plan

To research the Downtown Arts, Culture and Events Plan please visit this link:

<https://content.civicplus.com/api/assets/5753f920-7598-4c12-b9df-459b9194476e>

“

“Events that appeal to 1. Young singles – city scavenger hunt with party-like atmosphere/mingling of singles and beer tents in historic areas and 2. Young families, children-related heritage events – hayrides, etc.”

- Workshop 1 participant (2018)

”



Asia Fest



Plano's 150th Birthday Celebration

EVENTS & FESTIVALS

Description

Plano hosts numerous events and festivals each year. These community celebrations attract residents and visitors alike, and contribute to the creation of the city's identity. Many of these events and festivals are hosted in Plano's downtown, attracting people to the city's Downtown Heritage District. The organization of events and festivals in these locations strengthens the connection between the people and the places they share, such as the Downtown Heritage District, adding value to the space. The variety of events and festivals that are hosted throughout the community celebrate Plano's ethnic heritage, its historic built environment, and the people that make the city a strong community.

Summary of Issues

- ▲ There is a lack of branding to create an awareness of being in or around Plano's heritage resources.
- ▲ Districts are not branded sufficiently to highlight the areas when used for festivals and other events.
- ▲ While many events and celebrations are held near Plano's heritage resources, there are few events that are focused on celebrating the heritage of Plano and its resources.

Events & Festivals Policy Statement

Connect community members and visitors to Plano's historic resources through innovative programming and the use of Plano's historic resources as meeting locations.

Recommendations

- ▲ Explore new and exciting community events in Plano's historic districts, parks and heritage resources.
- ▲ Partner with local groups to develop heritage-related festivals and events, like the Apparition Expedition.
- ▲ Participate in multicultural events that invite Plano's diverse community to experience, engage, and contribute to the city's heritage and historic resources.



Blackland Prairie Festival



Apparition Expedition

CULTURAL LANDSCAPES

Description

Natural features and landscapes are a key component of Plano's heritage resources, as they define important vistas, mark common open spaces, and help tell Plano's story. Plano is home to many parks, both public and private, that have been an important part of the community for over a century. Haggard Park and Harrington Park are two such parks, both of which are key open spaces in Plano. Additional open spaces are found in Plano's cemeteries, many of which are preserved as Historic Texas Cemeteries by the Texas Historic Commission. These cemeteries tell Plano's story, providing insight into the settlement patterns and early families of the community. Finally, nature preserves – such as the Arbor Hills Nature Preserve and Oak Point Park and Nature Preserve – protect Plano's natural landscape, a key link to the early history of the area. Plano's cultural landscapes provide insight into the early years and development of the community and should be preserved.

Summary of Issues

- ▲ Opportunity to incorporate preservation and interpretive materials in parks with a historic background.
- ▲ Lack of information about Plano's historic cemeteries in existing heritage preservation programs and tools.
- ▲ Lack of local designation and protection of historic cemeteries.

Parks & Open Space Policy Statement

Utilize opportunities to highlight Plano's history in parks, plazas, and open spaces across the city.

Recommendations

- ▲ Continue to promote the use of Haggard Park for events and activities that attract visitors and promote Plano's history.
- ▲ Where appropriate, program parks and open spaces to include interpretive materials.

Cemeteries Policy Statement

Support efforts to locally designate and restore Plano's historic cemeteries and increase awareness of the pioneer families and early residents of Plano.

Recommendations

- ▲ Partner with preservation organizations to restore historic cemeteries and maintain informational signage on site to convey their history.
- ▲ Create informational brochures and historic cemetery tours to increase awareness of Plano cemeteries and significant Plano citizens.
- ▲ Encourage designation of historic cemeteries as local landmarks.

“

“Trails should connect to our Historic Museums, Farmsteads and other places to make them integral to the City's recreation.”

- Online survey participant (2018)

”



Haggard Park Bandstand



Arbor Hills Nature Preserve



Rowlett Cemetery



EDUCATION & AWARENESS

The education component is made up of strategies to build awareness, strengthen skills that support preservation policies, and educate the community about Plano’s heritage. Helping property owners learn how to maintain their historic properties as active, viable assets is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well-informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Education and outreach efforts also help ensure that the importance of historic preservation is well understood within the community. They may also help property owners better understand the range of flexibility that is available for the adaptive reuse of historic properties.

GOAL: Educate the community about Plano’s unique history and culture through innovative programming, hands-on training, and strong community partnerships.



“Get families involved by giving the children a project to ‘check off’ all of the historic sites they have seen in the summer. Send back to the City and get a badge. Involvement!”

- Online survey participant (2018)



PROGRAMMING & ENGAGEMENT TOOLS

Description

Fostering a sense of appreciation for Plano’s heritage resources is a key way in which good stewardship of heritage resources and an interest in the history of the community is accomplished. While the following established programs contribute to building a sense of appreciation for and connection to Plano’s heritage resources, additional work could be done to increase the community’s knowledge of and appreciation for its heritage resources. Programs should also be designed to engage people of all ages.

Website

The City of Plano identifies preservation-related material through its Heritage Preservation website.

Heritage Resource Inventory

The Designated Sites & Districts webpage, managed by the City, provides information about heritage resources throughout Plano that are designated at the local, state, and national levels.

Interurban Railway Museum

The Interurban Railway Museum is an interactive museum for children and adults that offers educational programs. Guided tours of Historic Car 360 are also operated out of the Interurban Railway Museum.

The Johnnie J. Myers Research Center

The Interurban Railway Museum’s Johnnie J. Myers Research Center contains historic materials that are accessible to researchers and students.

Heritage Resource Inventory

More information on Plano’s Heritage Resource Inventory is available at the following link:

<https://www.plano.gov/1058/Designated-Sites-Districts>

Interurban Railway Museum

Details on the Interurban Railway Museum are available here:

<http://www.interurbanrailwaymuseum.org/>

Plano Genealogy Center at the Haggard Library

The Genealogy Center at Plano Public Library features extensive collections of documents and images, along with access to premium online resources like Ancestry Library Edition.

Heritage Farmstead Museum

The Heritage Farmstead Museum is the premiere living history site interpreting the Texas Blackland Prairie region in North Texas, offering educational programs for all ages.

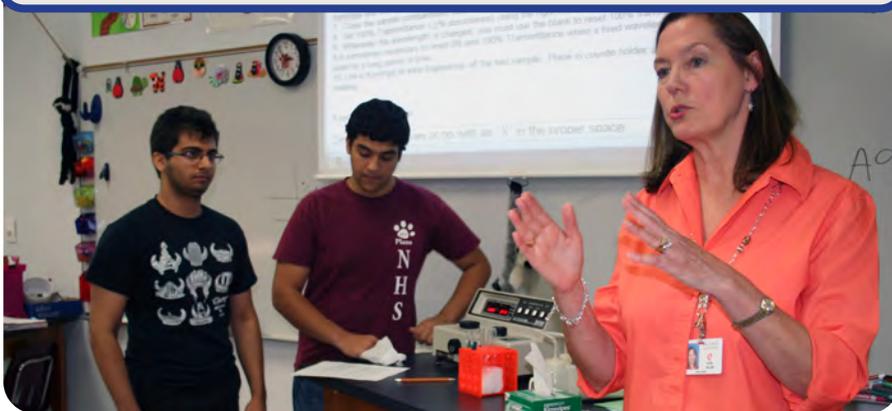
North Texas Masonic Historical Museum & Library

The North Texas Masonic Historical Museum and Library was organized to preserve the complete history of Plano, Collin County, and North Texas for historical, educational, literary, scientific, and charitable purposes.

Summary of Issues

- Among Plano community members, there is a lack of knowledge about the heritage resources throughout the city.
- The existing opportunities to learn about heritage resources in Plano are not widespread throughout the city.
- While there are some opportunities to learn about Plano's history, more visible ways to learn about Plano's history could capture the attention of a larger part of the Plano community.
- There is a disconnect between long-term and new residents of Plano who have a very different understanding of and appreciation for Plano's heritage resources.

Partnering with local schools to create awareness of heritage resources



The Johnnie J. Myers Research Center

Information on the Johnnie J. Myers Research Center is available here:

<https://interurbanrailwaymuseum.org/archives-%26-research-1>

Plano Genealogy Center at Haggard Library

More information on the City of Plano Genealogy Center at the Haggard Library is available here:

<https://www.plano.gov/1031/Genealogy-Center>

Heritage Farmstead Museum

The Heritage Farmstead Museum website is:

<https://www.heritagefarmstead.org/>



Certified Local Government (CLG) training session



2023-2024 Heritage Preservation Grants Now Open



The City of Plano offers heritage preservation grants to local, nonprofit organizations that support heritage preservation, education and tourism in the community. Since 2004, over \$13 million has been allocated to organizations promoting heritage programming and tourism, historic preservation advocacy and historic restoration projects within Plano.

A total of \$800,000 was awarded during the 2022-2023 fiscal year to the Plano Conservancy for Historic Preservation, Heritage Farmstead Museum, Texas Pool Foundation and for City of Plano 150th Birthday Celebrations. Plano's hotel/motel tax revenue is the source of these grant funds, so projects must support the hospitality industry in Plano.

Applications are now being accepted for the 2023-2024 grant season. The deadline to apply is Monday, May 1, 2023.

North Texas Masonic Historical Museum & Library

Information on the North Texas Masonic Historical Museum & Library is available here:

<http://northtexashistory.org/>



Masonic Lodge in downtown Plano



Walking tour brochure cover

Educational Tools Policy Statement

Provide a range of new tools to educate and increase awareness of the history of the community and its historic resources across Plano.

Recommendations

- ▲ Provide a range of new tools - such as marketing materials for realtors - to educate the community, engage new groups, and increase awareness of Plano's history and its historic resources.
- ▲ Produce creative programming to educate residents and visitors about Plano's history in new and exciting ways, such as lecture programs on history and architecture.
- ▲ Provide educational materials on the city's website and utilize new technologies to engage all community members about Plano's preservation efforts and initiatives.
- ▲ Partner with existing city programs, such as the Neighborhood Services Department's "Pop-Up Party Trailer," to educate community members about the history of their own neighborhoods and Plano's agrarian history.

Educational Programming Policy Statement

Develop diverse educational programming that engages Plano's multi-generational and multicultural population.

Recommendations

- ▲ Encourage field trips to historic sites and promote educational programs and projects in local schools that highlight the history of Plano.
- ▲ Develop programs such as tours and lectures to engage Plano's senior residents in the history of Plano.
- ▲ Develop programs for Plano Independent School District and Collin College students to learn about the history of their community.
- ▲ Engage millennials in historic preservation to create a sense of ownership of Plano's history by hosting events such as happy hours, trivia nights, and other events that are located in historic buildings in Plano and that incorporate information about the history of the community.
- ▲ Develop educational materials and programming that are inclusive of Plano's diverse community.

The Interurban Railway Museum offers tours in Historic Car 360



TRAINING & HANDS-ON LEARNING

Description

Providing technical, hands-on training to teach people how to maintain historic buildings are key to a strong preservation program. Additional training for city staff, the Heritage Commission, and the City Council on how the components of the heritage preservation program work together is also vital to maintaining an efficient and productive program.

Summary of Issues

- ▲ There is currently not enough technical information on how to care for a historic building.
- ▲ There is a lack of resources at the local level for property owners to understand the appropriate treatment of their historic resources.
- ▲ There are no local higher education programs to train people with preservation skills.

Training & Hands-On Learning Policy Statement

Expand preservation-training programs for Plano’s residents, elected officials, and design community to understand the importance of the proper treatment of heritage resources and know where to access the information.

Recommendations

- ▲ Create hands-on training and rehabilitation workshops for how to properly repair or renovate historic structures and architectural features.
- ▲ Consider partnering with Collin College to create a vocational training program for students.
- ▲ Arrange technical workshops for developers and realtors who work in Plano to learn about the city’s historic resources and applicable regulations.
- ▲ Share web-based training materials and opportunities made available by preservation partners and organizations.



Restoring a historic brick building



Tombstone Mysteries Event put on by the Plano Conservancy

Online training for commissioners is one important type of programming



Planning staff escorting City Council and Heritage Commission members to the 2022 NAPC Forum Conference in Cincinnati

Plano Tax Increment Finance (TIF) Zone

Information on Plano's Tax Increment Finance Zone is available at:

<https://www.plano.gov/1900/Tax-Increment-Finance-Zone>

Downtown Plano Public Improvement District (PID)

Information on the Downtown Plano Public Improvement District is available at:

<https://www.plano.gov/1905/Downtown-Plano-Public-Improvement-Distri>

Downtown Plano Arts District

Details on the Downtown Plano Arts District are available at:

<https://visitdowntownplano.com/>

ADVOCACY & PARTNERSHIPS

Description

Advocacy programs are essential to promote heritage preservation efforts. They work to expand the base of preservation and engage partners in collaborative preservation programs. While the city's Heritage Preservation Officer will act as coordinator, advocacy efforts should be shared across a broad base of independent community organizations and city departments. Community organizations should be the primary advocates for historic preservation in Plano, with the city's preservation office providing support. Strengthening existing partnerships with organizations throughout the community and establishing new partnerships and methods to engage new populations to support preservation goals should be a high priority for the program. Along with community groups that advocate for and support preservation, additional districts and initiatives are key partners in Plano's heritage preservation program.

Plano Tax Increment Finance (TIF) Zone

Plano's Special Projects department staff work in Downtown through a TIF Zone used for capital improvements associated with the public realm. This tool, initially created in 1999 as a 15-year district, was used to maximize transit-oriented development, support preservation efforts, and encourage a greater celebration of arts and culture in Downtown Plano.

Downtown Plano Public Improvement District (PID)

Established in 2014 to help increase public improvements and expand opportunities attracting people Downtown, the Downtown PID has been used for beautification projects on 15th Street and special events throughout the year such as SteinFest, Plano ArtFest, Plano Art Walk & Wine Night, Night Out on 15th, and the Movies in the Park series. Support from the PID encourages investment and activity in and around Downtown Plano and many of the city's heritage resources.

Downtown Plano Arts District

While the Downtown Plano Arts District does not have precise boundaries, it is generally described as the commercial core and the surrounding area within walking distance. Adopted in 2015, the city's Downtown Arts, Culture, and Events Plan identifies key objectives for the arts, including preserving historic buildings, encouraging adaptive reuse where appropriate, and establishing downtown as a destination for the arts and heritage tourism.

Summary of Issues

- ▲ No central preservation group exists in the community to coordinate preservation efforts.
- ▲ The roles of various groups and organizations engaged in preservation activity are not sufficiently clarified.
- ▲ There is uncertainty about the appropriate role/relationship of the City with advocacy groups.



BENEFITS & PROTECTIONS

Management tools are the mechanisms for protecting heritage resources and providing technical assistance related to preservation. A diverse assortment of preservation tools based on national best practices and tailored to Plano should serve the city’s needs. Proper management begins with the identification of heritage resources through surveys and evaluation of potential historic significance. Maintaining a comprehensive, up-to-date survey provides property owners and public officials with important information that informs their decisions about the acquisition, designation, maintenance, and stewardship of historic structures. Maintaining this survey is also a condition of continuing the city’s Certified Local Government (CLG) status. The city and county’s Geographic Information Systems (GIS) are also important tools for identifying potentially significant resources, especially as new resources come of age. Additional data provided by the County Assessor also enhances the database. After surveys are updated, the designation, protection, and maintenance of heritage resources can be accomplished. In Plano, these tasks are accomplished through ordinances, underlying zoning, design guidelines, and a design review process.

Finally, heritage resources cannot be properly cared for without the application of incentives and benefits, which include financial assistance, regulatory relief, and technical assistance that help property owners maintain historic structures. Effective preservation programs offer special benefits to stimulate investment in historic structures, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets.

GOAL: Provide the necessary protections to preserve Plano’s heritage resources and provide quality incentives to support and empower Plano’s heritage partners and property owners.

IDENTIFICATION OF HERITAGE RESOURCES

Description

Identifying properties that could be eligible for designation as a heritage resource, either individually or as a district, is key to ensuring Plano’s heritage resources are preserved. The City of Plano utilizes the 50-year national threshold as the initial qualification for heritage resource designation consideration.

Surveys

A survey identifies which properties have historic, architectural, cultural, or archaeological significance and which do not. Surveys are conducted at three levels. Windshield-level survey (WLS) is conducted at the district level and focuses on neighborhood character. Reconnaissance-level survey (RLS) includes the documentation and research of individual structures. Intensive-level survey (ILS) supplements an RLS with more detailed documentation. Professionals conducting surveys use adopted criteria for determining significance.

SUBDIVISION NAME: DALLAS NORTH ESTATES #15-1
Plano, Collin County, TX

HHM ID 143003

Survey Date: 4/5/85

Coordinates: 31.02111200000001, 96.75469399999999

SECTION 1. BASIC INVENTORY	SECTION 2. PHYSICAL ATTRIBUTES
Subdivision type: Postwar Curvilinear Suburb	Landscaping: Lawn buffer, Sidewalks, Ornamental plantings
Lot shape: Deep rectangular	Features: Fencing, Flower beds, Hedges, Mature trees, Sidewalk
Year(s) Platted:	Typical Property: Single-family house
Construction date range: 1972-2005	Typical Style: Ranch Style
Current Use(s): Residential	Influences: Stories 1
Original Use(s): Residential	Exterior wall material: Brick
Count contiguous lots: 135	Distinctive features: Side-gable roof, Inset entry porches, chimneys, semi-circular fan-light windows, arched windows, garages at rear, shutters
Prior designation:	Arch. Emergency, Developer (Plano Star Courier, 1/1/25-1/3/70)
Prior documentation:	Integrity
Prior determinations:	% buildings constructed by 0: 9600000000000002
Prior survey notes:	1975 (48 years)
	% buildings by 1975 remaining
	Integrity
	% acreage constructed by 0: 9899999999999999
	1988 (15 years)
	Common building alterations: Some windows replaced, Doors replaced
	Subdivision alterations:
	Subdivision alterations:
	Integrity notes:

Typical Reconnaissance Level Survey

In preparation for this 2024 update to the Heritage Preservation Plan, the City of Plano commissioned a WLS for properties and subdivisions constructed between 1970 and 1975, as well as an RLS of several properties recommended for more research during the last plan update in 2018. In total, 569 individual above-ground resources and 123 subdivisions were surveyed.

Properties “Coming of Age”

In order to keep up with Plano’s population boom in the mid-1960s, 70s, and 80s, many new buildings were constructed. Residential and commercial structures began to spread westward from Plano’s historic downtown to accommodate the growth in population. Many of these buildings also represent new architectural styles, such as mid-century modern and brutalist. The City must also consider these styles when determining the appropriate treatment for buildings as they reach 50 years of age.

Resource Identification and GIS

New technologies allow data gathering and evaluation to occur more effectively in many communities. One example used by the City of Plano is GIS. It contains many “layers” of information linked to parcels in the City that can help place an individual property into a broader historic context. Survey information in GIS can be combined with other property information to enable new, creative manipulation of data that can “predict” where historic structures may be located, therefore allowing data gathering and evaluation to occur more efficiently. It can also provide information that helps with broader sustainability and neighborhood planning work by identifying groups of historic structures. GIS provides the opportunity for property owners to upload information about their property to a website to share data with the community. This can ensure up-to-date documentation of a community’s historic resources.

Summary of Issues

- ▲ There is a lack of a comprehensive inventory of historic properties.
- ▲ The City needs to stay ahead of properties that will come of age within the 50-year threshold.
- ▲ The City needs to determine how to treat large corporate campuses as they become 50 years old.

Inventory Policy Statement

Maintain a comprehensive inventory of cultural and historic resources in Plano that provides a detailed understanding of Plano’s history and a base for preservation efforts.

Example of mid-century resources that are or will soon be “coming of age”

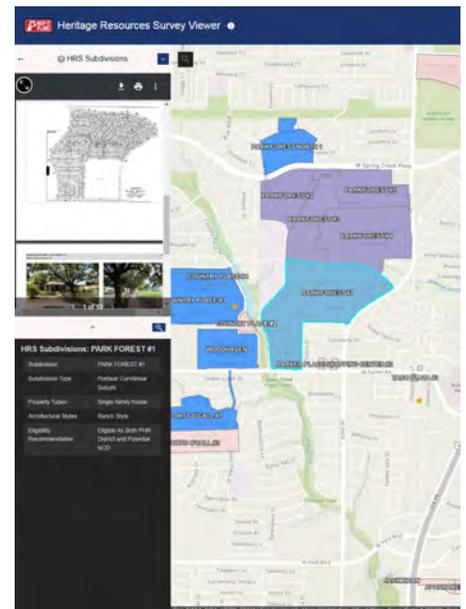


“

“Plano’s more recent history as the quintessential suburb needs to be documented and appreciated.”

- Online survey participant (2018)

”



Details and the survey form for Park Forest #1 shown in the Heritage Resource Survey Viewer GIS application

Integrity

The authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic or prehistoric period. The seven qualities are location, setting, feeling, association, design, workmanship, and materials. Source: Secretary of the Interior (NPS)



Legacy Park office building



Aerial view view of the JC Penny headquarters, as seen looking southeast



Aerial views of Legacy Park, as seen looking north

Recommendations

- Conduct surveys to identify properties and neighborhoods for potential heritage resources and conduct detailed surveys as needed.
- Prioritize survey implementation, especially for vulnerable areas.
- Review and update Plano's list of potential heritage resources as needed.

Identification Policy Statement

Develop a strategy for identifying the types of resources that will reach 50 years age over the next 20 years.

Recommendations

- Maintain an inventory of properties that will soon be 50 years old.
- Create a strategy for how to treat large corporate campuses as they become 50 years old.
- Develop a strategy for how to treat architectural styles that may be considered historic within the next 20 years, such as Mid-century Modern and Ranch.

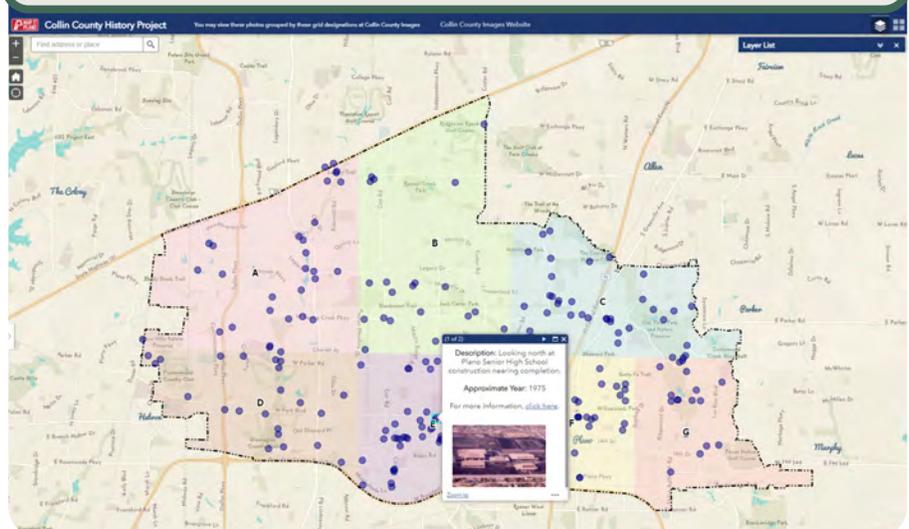
Information Accessibility Policy Statement

Ensure information regarding Plano's heritage resources is easily accessible and available.

Recommendations

- Compile all existing heritage resource survey data in a GIS database and share it online with the public.
- Update existing property files periodically to ensure the most current information is recorded and available on the city's website.
- Create GIS layers that consolidate all prior heritage designations to share online with the public.
- Consider creating an interactive component for an online database of important sites, buildings, and stories where community members can share stories, important sites, and photographs.

Online map linked to an archive of historic development photos in Plano



PROTECTING HERITAGE RESOURCES

Description

Once a heritage resource is identified, protection is key to maintaining the historic fabric of the city. Plano's primary management tools are the ordinances that guide historic preservation efforts as well as underlying zoning regulations, the design review process, and design standards that manage the treatment of the city's heritage resources. In addition to regulations at the local level, it will be important to consider how local regulations interact with state and federal regulations. In some cases, modifying the underlying zoning for a heritage district to more closely reflect traditional development patterns will reduce conflicts later in the design review. In neighborhoods not designated as heritage districts, applying for a Neighborhood Conservation District tool may be a consideration.

With the adoption of the city's *Comprehensive Plan 2021*, a new heritage preservation policy and associated action statements were adopted to guide preservation efforts in Plano. Steps to accomplishing almost all of the heritage preservation action statements have been taken. The following policies are part of Plano's heritage preservation program and, together, work to protect Plano's heritage resources.

Municipal Code

Ordinances in the Plano Municipal Code establish the basic rules for construction related to heritage resources and set forth the process for establishing protections for them. Article VI – Heritage Resource Preservation of Chapter 16 of the Municipal Code outlines specific policies for heritage preservation. The newly adopted Heritage Preservation Ordinance includes visual charts to assist property owners in navigating the heritage resource designation process and the Certificate of Appropriateness review process.

Zoning Ordinance

The basic regulations that shape development throughout Plano are provided in the Plano Zoning Ordinance. The zoning ordinance defines permitted uses and densities, as well as dimensional limits such as setbacks and building heights. It also includes base districts and overlay districts. Base zoning districts provide the regulations that apply to all properties throughout the city, while overlays provide additional context-specific regulations in certain areas. The code includes base zoning districts for residential, commercial, industrial, and other uses, as well as overlay districts such as the Heritage Resource Overlay District, which outlines appropriate uses and criteria for designation.

The Zoning Ordinance also provides opportunities to include specific design standards for communities, as it does for the Douglass Community. In the Douglass Community, standards are included that are consistent with the size, dimensions, and configurations of lots, and that also guide infill development to be compatible with historic buildings in the neighborhood, effectively creating a conservation district.

In some cases, the requirements of an "underlying" zoning district may conflict with goals and objectives for heritage preservation because they allow for development that may be out of character with the historic pattern. In other

“

“We need to protect the Texas Pool.”

- Online survey participant (2018)

”

Heritage Preservation Policy

Plano will embrace its unique historical character and authenticity by identifying and preserving historic and cultural resources that promote the understanding of the city's history and enrich the city's sense of place. Source: City of Plano, Comprehensive Plan 2021

Site

A site is the location of an important event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historical, cultural, or archaeological value regardless of the value of any existing structure. Examples of sites include a designated landscape, a natural feature having cultural significance, ruins of a building or structure, trail, village or habitation site. Source: Secretary of the Interior National Park Service



Cover of the Comprehensive Plan Annual Report

“**Plano is strong because of the efforts in its past. Don’t let the physical evidence of this past be lost.**”

- Online survey participant (2018)

Designation

When a property is “designated” as historic, it is listed on the local, state, and/or National Register of Historic Places. Designation recognizes the property as significant in one or more of a variety of categories including architectural style, history of the property, or association with an important event. Depending on the level of designation, a property may or may not be protected from demolition, and may or may not be able to take advantage of grants and tax incentives to promote the preservation of the property.

cases, zoning regulations may be incompatible with preservation goals because they are too restrictive.

Building Code

Requirements for fire safety, emergency exits, and other construction-related issues are outlined in Chapter 6, Article II of the Municipal Code. The City of Plano also uses the 2015 International Building Code.

Comprehensive Plan

Comprehensive Plan 2021, the city’s current comprehensive plan, is the key long-range guide for future growth, development, and redevelopment of the city. The plan provides policy and direction on a variety of topics, including land use, transportation, housing, and city services.

Design Review

As outlined in the newly adopted Heritage Preservation Ordinance, design review by the Heritage Commission or the Heritage Preservation Officer and an issuance of a Certificate of Appropriateness is required.

Design Standards

Design standards provide objective criteria for determining the appropriateness of treatments of existing buildings and include directions for compatible new development. While design standards are often written and used for design review, they also establish a threshold for appropriate design for the applicable areas. The City of Plano has one adopted set of design standards for each Heritage District.

Districts and Neighborhoods

Designating a specific geographic area as a “district” indicates common characteristics, history, or other features that tie the area together. Creating a district also presents an opportunity to brand it, publish advertisements specific to the district, and highlight the features that make it unique to invite the community to live, work, and play in the area. The City of Plano has two established historic districts – the Downtown Heritage District and the Haggard Park Heritage District. Haggard Park has adopted guidelines as well, although fairly limited. For the 2024 Heritage Preservation Plan update, the city contracted with HHM & Associates to survey subdivisions/city blocks platted between 1970 and 1975. HHM documented and evaluated 569 individual above-ground resources and 123 subdivisions. HHM findings reveal five PHR Districts and ten additional individual PHRs eligible for listing in 2024. Additionally, this was the first time that neighborhoods were surveyed and evaluated for NCD eligibility, with 34 determined to be potentially eligible. Four of these neighborhoods were found potentially eligible for listing as a PHR and an NCD.

Neighborhood Conservation Districts

An NCD protects the distinct architectural, physical, or visual character of Plano’s older neighborhoods. It reduces the impact of customized building, lot and zoning standards (setbacks, materials, roof slope, etc.). Only owners and residents in the individual neighborhood can request the creation of an NCD. This tool focuses on the neighborhood’s general form, scale, rhythm, design, style, and characteristics deemed important

to those who request it. The detailed regulations are outlined in the [NCD Ordinance](#), and more information is listed in the [NCD Manual](#).

Texas Statewide Preservation Plan

Every ten years, the Texas Historical Commission (THC) develops a Statewide Historic Preservation Plan, which outlines a vision for preservation of the state's historic and cultural resources, the values of the state, and the goals necessary to achieve the vision.

Summary of Issues

- ▲ Alternatives to heritage district designation are needed that will still protect Plano's heritage resources from demolition and incompatible development.
- ▲ The City's role in the management of potential heritage resources is unclear.

Designation Policy Statement

Encourage the designation of potential heritage resources.

Recommendations

- ▲ Engage with the owners of potential heritage resources to encourage designation and the associated benefits.
- ▲ Consider the use of Neighborhood Conservation Districts where full historic district designation is inappropriate.
- ▲ Consider the use of alternative tools to designation and how they could apply to Plano's historic resources, including overlays and underlying zoning.
- ▲ Educate and engage with neighborhoods to encourage Neighborhood Conservation District designations.

Protection Policy Statement

Maintain a regulatory framework to protect Plano's designated historic resources.

Recommendations

- ▲ Periodically evaluate the Heritage Preservation-related regulatory documents and make amendments as needed.
- ▲ Continue to utilize the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings to guide appropriate treatment of Plano's historic resources.
- ▲ Encourage the relocation of historic resources in danger of demolition into existing heritage districts or neighborhoods, preferably within the same city or county.
- ▲ Identify heritage resources in significant disrepair and engage with property owners to encourage rehabilitation and prevent further deterioration or demolition by neglect.



Alternatives to heritage district designation are needed that will still protect Plano's heritage resources from demolition and McMansions.



Cover of the Statewide Historic Preservation Plan



The Fox-Haggard (Collinwood) House was moved from its original site to a new location prior to construction of Windhaven Meadows Park.



Cover of The Great Update Rebate brochure



Tax Exemption Program Participant decal that property owners can place on their buildings to indicate participation in the program

INCENTIVES & BENEFITS

Description

Effective preservation programs manage heritage resources through protective tools and incentives for property owners to designate. Effective incentives and benefits encourage property owners to follow appropriate rehabilitation procedures, stimulate investment in heritage resources, and assist those with limited budgets. Incentives and benefits can include:

- ▲ Financial or technical assistance.
- ▲ Tax or regulatory relief such as streamlined review.
- ▲ Special flexibility in building codes.

Summary of Issues

- ▲ Additional financial support is needed for heritage preservation.

Incentives, Benefits, & Recognition Policy Statement

Promote financial incentives and other benefits that stimulate investment in historic properties throughout Plano.

Recommendations

- ▲ Coordinate the existing heritage tax exemption and grant programs with other city programs, such as the Great Update Rebate.
- ▲ Create a façade improvement grant program to encourage rehabilitation of historic storefronts downtown.
- ▲ Encourage property owners to seek additional funding sources and economic incentive programs for maintenance and restoration.
- ▲ Inform property owners of available tax incentives by developing outreach materials and hosting workshops.
- ▲ Assist property owners with historic tax credit applications.
- ▲ Visually brand heritage districts and heritage landmarks through the use of plaques, markers, or other signs, and reward successful preservation efforts.
- ▲ Create a preservation awards program to raise awareness of preservation successes throughout Plano.



PROGRAM ADMINISTRATION

Effective administration is a critical part of a successful preservation program. It includes overall organization, the roles of various city departments, staffing, and procedures that work to ensure effective operation of the heritage preservation program. While the administration of this Plan will be through the City’s Planning Department, specifically the Heritage Preservation office, interdepartmental cooperation will be essential to the successful implementation of this Plan.

GOAL: The City of Plano will maintain a functional, integrated heritage preservation program and be a recognized leader in preservation efforts across the region.

ADMINISTRATION

Description

While the daily operation of the heritage preservation program is completed by the Heritage Preservation Officer, numerous departments and commissions assist with short and long-term operations to make the program a success.

Heritage & Information Division

The City of Plano’s Heritage & Information Division operates within the Planning Department. Heritage Preservation staff review nominations for heritage resources, including potential heritage landmarks, heritage districts, and NCDs; process Certificate of Appropriateness applications; support the Heritage Commission; and assist the public and other government agencies with heritage preservation issues. The city’s preservation staff consists of one full-time preservation planner, the Heritage Preservation Officer. Additional information about the administration of the program, including descriptions of the Heritage Commission and the responsibilities of the Heritage Preservation Officer can be found in Chapter 3 of this Plan.

Heritage Commission

The Heritage Commission represents community members that have an interest, competence, or knowledge in the following topics:



Plano Mayor and members of City Council attending an unveiling ceremony for a Recorded Texas Historic Landmark plaque at the Aldridge House



Heritage Commission members attending Plano's 150th Birthday Celebration in Haggard Park



Members of Plano's Heritage Commission, as of March 25, 2024

Heritage Preservation Website

Visit the Heritage Preservation Website for more information:

<https://www.plano.gov/1054/Heritage-Preservation>

Municipal Code

Information regarding the Plano Municipal Code is available at:

<https://library.municode.com/tx/plano>

Zoning Ordinance

Plano's Zoning Ordinance is available at:

<https://www.plano.gov/1277/Zoning-Ordinance>

2015 International Building Code

The 2015 International Building Code is available at:

<https://codes.iccsafe.org/>

Heritage Commission

Details regarding Plano's Heritage Commission are available at:

<https://www.plano.gov/1225/Heritage-Commission>

Property Standards for Downtown

The Downtown and Haggard Park Heritage Resource District Design Standards can be found at:

<https://www.plano.gov/1082/Locally-Designated-District>

The Commission is responsible for reviewing Certificates of Appropriateness, evaluating the definition of heritage resources, and reviewing and recommending heritage grant and tax exemptions.

Summary of Issues

- ▲ Lack of consistency and some miscommunication among city departments regarding programs being used (e.g., TRAKiT)
- ▲ Occasional overload of Heritage Preservation staff
- ▲ Need for stronger code enforcement for Certificate of Appropriateness related violations

Administration Policy Statement

Promote collaboration among city departments, boards, and commissions to support preservation objectives and ensure that administrative resources are adequate for the efficient operation of the heritage preservation program.

Recommendations

- ▲ Create a clear interdepartmental strategy to ensure the efficient and consistent review and inspection of heritage-related projects and enforcement of the Heritage Preservation Ordinance.
- ▲ Continue to foster communication between the Heritage Commission, Planning and Zoning Commission and City Council regarding development projects and rezoning cases that have the potential to affect Plano's heritage resources.
- ▲ Maintain subcommittees of Heritage Commissioners as needed to aid the Heritage Commission with various projects that may arise.
- ▲ Dedicate sufficient staff time and explore opportunities to involve interns and volunteers to assist with the heritage preservation program.
- ▲ Maintain status and standards of a Certified Local Government (CLG) with the Texas Historical Commission (THC) and utilize its benefits to successfully achieve the goals of the heritage preservation program.
- ▲ Establish a regularly-scheduled preservation planning and review training program for City staff and commissions.
- ▲ Improve collaboration and communication among city departments in heritage-related permitting, and project review processes.



APPENDIX

TABLE OF CONTENTS

A. IMPLEMENTATION MATRIX	A-1
Survey.....	A-2
Growth & Redevelopment.....	A-3
Emerging Trends.....	A-5
Placemaking & Community Design.....	A-7
Education & Awareness	A-10
Benefits & Protections.....	A-13
Program Administration.....	A-16
B. 2023 HERITAGE RESOURCE SURVEY REPORT	B-1
Final Survey Report.....	B-1
Table of Contents.....	B-2
List of Abbreviations.....	B-3
Acknowledgements	B-3
Executive Summary	B-4
Survey Background.....	B-22
Survey Purpose	B-22
Public Involvement.....	B-23
Fieldwork Methodology	B-23
Post-Fieldwork Analysis.....	B-29
Survey Findings.....	B-38
Construction Dates	B-38
Property Types	B-39
Architectural Styles.....	B-40
Recommendations.....	B-42
Local Recommendations	B-42
National Register of Historic Places (NRHP) Recommendations.....	B-81
Future Recommendations.....	B-83
Implementation Plan for Future Recommendations	B-86
Survey Data	B-87
Designated Heritage Resources Data.....	B-87
Reconnaissance-Level Inventory of Parcels.....	B-116
Windshield-Level Inventory of Subdivisions	B-157
C. ARCHITECTURAL STYLE GUIDE	C-1
Greek Revival.....	C-2
Gothic Revival	C-3
Late 19th/Early 20th Century Vernacular Commercial Storefront.....	C-4
Folk Victorian	C-5

Queen Anne	C-6
Colonial Revival	C-7
Tudor & Tudor Revival	C-8
Neo Classical.....	C-9
Prairie.....	C-10
Craftsman & Bungalow	C-11
Art Deco.....	C-12
Minimal Traditional	C-13
Ranch	C-14
Mid-Century Style Commercial Storefront.....	C-15
International Style Commercial Storefront	C-16
National Folk	C-17
Classical Revival.....	C-18
Mid-Century Modern	C-19
Contemporary	C-20
Neo-Traditoinal, Neo-Colonial, Neo-Tudor.....	C-21
Italianate	C-22
Mission Revival Style	C-23
Spanish Colonial.....	C-24
D. PUBLIC OUTREACH MATERIALS	D -1
Websites.....	D-2
Public Meeting #1	D-3
Public Meeting #2.....	D-8
E. BIBLIOGRAPHY & LINKS	E-1
F. GLOSSARY OF TERMS	F-1

TEXAS POOL



APPENDIX A

IMPLEMENTATION MATRIX

This appendix focuses on the goals, policies, and actions of the key components of Plano’s heritage preservation program. This chapter is designed to act as a work plan; descriptions and more detail about each of the components can be found in Chapter 6. The matrices that follow include prioritization of and timing for each of the actions to help city staff, preservation groups, and other external organizations strategically implement the Heritage Preservation Plan (Plan).

The matrices that follow are divided into Plan components and policies within each of the components. Each of the actions within the matrices is accompanied by a prioritization and a time frame within which the action should be completed. While there are many actions that are important to the success and improvement of Plano’s preservation program, it is also recognized that not everything can be completed at once. Therefore, while a particular action may be listed as having a high priority to the program, it may not be listed as something to be completed “immediately” in its timing. Actions that were completed in the last five years are shown in orange. New actions, or changes to the priority or timing of existing actions, are listed in blue. The timing categories seen in the matrix are:

- ▲ Immediate: indicates an action that should be completed within the next 1-2 years.
- ▲ Short-Term: indicates an action that should be completed within 3-5 years and may follow an action that is “immediate.”
- ▲ Long-Term: indicates an action that should be completed in the next 5-10 years.
- ▲ Recurring: indicates an action that may have interim completion points but will continue over the course of the next 10 years.
- ▲ As Needed: indicates an action for which work will begin when the appropriate time comes; this may be when other actions are completed, or when research for a specific topic may be relevant.

In addition to the prioritization and timing ratings, the Plan includes information about lead players and supporting partners for each action. While City staff will administer the program, other preservation groups and partners will be key to the Plan’s implementation and success. As such, the lead players listed for each action will guide the efforts, with the assistance of supporting partners. The matrices include a variety of preservation partners, as listed below:

- | | | |
|---|---|-------------------------------|
| ▲ Planning (staff) | ▲ Planning & Zoning Commission | ▲ Contractors |
| ▲ Communications & Media Relations (department) | ▲ Texas Historical Commission | ▲ Realtors |
| ▲ Business Intelligence (department) | ▲ Schools/Universities (such as the Plano ISD and Collin College) | ▲ Insurance companies |
| ▲ Engineering (department) | ▲ Libraries | ▲ Utility companies |
| ▲ Building Inspections (department) | ▲ Preservation organizations (such as the Plano Conservancy for Historic Preservation; the Heritage Farmstead Museum; the Texas Pool Foundation; and the Plano African American Museum) | ▲ Telecommunication companies |
| ▲ Arts, Culture & Heritage (department) | | ▲ Transportation agencies |
| ▲ Neighborhood Services (department) | | ▲ Corporations |
| ▲ Parks & Recreation (department) | ▲ Cemetery organizations | ▲ Health organizations |
| ▲ Special Projects (department) | ▲ Cultural organizations | ▲ Neighborhood Associations |
| ▲ Emergency Management (department) | ▲ Visit Plano | ▲ Property owners |
| ▲ Collin County | ▲ Chamber of Commerce | ▲ Business Owners |
| ▲ Heritage Commission | ▲ Developers | ▲ Volunteers in Plano |
| | | ▲ Plano Citizens |
| | | ▲ Long-Time Residents |



SURVEY

Goal: To maintain a thorough and accurate inventory of existing and potential heritage resources in Plano.

1. SURVEY POLICY

Potential Heritage Resources are important cultural and historical resources that should be encouraged for designation.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 1.1: Comprehensively survey recommended local and National Register historic districts.	MEDIUM <i>LONG TERM</i>	Planning Heritage Commission	Property Owners
Action 1.2: Obtain right-of-way entry to complete additional survey for properties not visible from the public right-of-way, as listed in Appendix B.	MEDIUM <i>IMMEDIATE</i>	Planning Heritage Commission	Property Owners
Action 1.3: Develop a city-wide historic context that includes intensive-level research and guidance for evaluating the historical significance of residential, agricultural, industrial, and commercial complexes constructed through the 1980's.	LOW <i>SHORT TERM</i>	Planning Heritage Commission	Preservation Orgs. Plano Citizens
Action 1.4: Develop criteria for the designation of local conservation districts.	<i>COMPLETE</i>	Planning Heritage Commission	Neighborhood Assns. Property Owners
Action 1.5: Conduct a desktop survey of all parcels within the listed potential Neighborhood Conservation District.	MEDIUM <i>LONG TERM</i>	Heritage Commission	Neighborhood Assns. Property Owners
Action 1.6: Conduct a reconnaissance-level survey of all properties located within newly identified PHR Districts.	LOW <i>LONG TERM</i>	Planning	Heritage Commission Property Owners



GROWTH & REDEVELOPMENT

Goal: To responsibly preserve and protect Plano’s heritage resources through the pressures of growth and redevelopment and support creative opportunities which allow them to remain in active and productive use.

1. DOWNTOWN REDEVELOPMENT POLICY

Preserve Plano’s downtown heritage resources, while accommodating new development that is compatibly designed and sensitive to the area’s historic character.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 1.1: Proactively engage downtown property owners and merchants about tax incentives, grant programs, and other financial incentives available to maintain and rehabilitate historic structures.	HIGH <i>RECURRING</i>	Realtors Chamber of Commerce	Heritage Commission Collin County THC
Action 1.2: Through the design review process, work with developers in and around Plano’s downtown district to minimize negative impacts and encourage complementary design and compatible infill development.	HIGH <i>RECURRING</i>	Planning Heritage Commission	P&Z Commission Developers
Action 1.3: Coordinate preservation efforts with other programs designed to support local businesses downtown.	MEDIUM <i>RECURRING</i>	Preservation Orgs.	Planning Special Projects
Action 1.4: Include a Heritage Commission representative on any review committees for new development/ redevelopment projects located near designated heritage districts in which the city is participating.	HIGH <i>AS NEEDED</i>	Planning Heritage Commission	P&Z Commission Developers

2. NEIGHBORHOOD STABILIZATION POLICY

Explore new policies and regulations that will maintain historic neighborhoods as livable, affordable, and inclusive communities.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 2.1: Provide property owners in historic neighborhoods with information about tax breaks, grant programs, and other financial incentives that encourage the maintenance, rehabilitation, and adaptive reuse of historic properties.	HIGH RECURRING	Realtors Neighborhood Assns.	Heritage Commission
Action 2.2: Support programs that keep older established neighborhoods stable and accessible.	HIGH RECURRING	Neighborhood Assns.	Property Owners Heritage Commission
Action 2.3: Through the design review process, work with developers of new developments near historic neighborhoods to minimize negative impacts and encourage compatible development where appropriate.	HIGH RECURRING	Planning Heritage Commission	Neighborhood Assns. Property Owners Developers Contractors
Action 2.4: Consider regulations to permit the use of Accessory Dwelling Units (ADUs) where appropriate and provide educational information to property owners on the benefits of ADUs in neighborhood stabilization efforts.	COMPLETE	Planning P&Z Commission	Neighborhood Assns. Property Owners Heritage Commission
Action 2.5: Enable historic houses to be retrofitted with materials and technologies that support residents of all ages and abilities, such as ADA-compliant ramps and universal design.	MEDIUM SHORT TERM	Building Inspections Developers Contractors	Property Owners Heritage Commission
Action 2.6: Encourage single-family as the predominant use in historic neighborhoods.	MEDIUM AS NEEDED	Planning P&Z Commission	Heritage Commission

3. ADAPTIVE REUSE POLICY

Consider adaptive reuse of heritage properties to allow them to remain in active and productive use, maintain historic character, and serve as an alternative to demolition.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 3.1: Explore the use of an adaptive reuse program to facilitate the reuse of underutilized properties.	LOW LONG TERM	Heritage Commission P&Z Commission	Property Owners Planning Neighborhood Services
Action 3.2: Consider flexibility in zoning regulations and adaptive reuse overlays to accommodate the adaptive reuse of historic resources, where appropriate and complimentary to adjacent uses.	LOW LONG TERM	Heritage Commission P&Z Commission	Planning Property Owners Neighborhood Assns.



EMERGING TRENDS

Goal: To develop a program that responds to emerging trends and is a leader in new and creative preservation initiatives.

1. ENERGY EFFICIENCY POLICY

Promote energy efficiency in new development and the rehabilitation of historic structures.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 1.1: Integrate energy-efficiency principles into all new and updated preservation documents.	COMPLETE	Planning Heritage Commission	Property Owners Developers Neighborhood Assns.
Action 1.2: Highlight preservation projects for their benefits related to energy efficiency and other sustainability initiatives.	MEDIUM RECURRING	Heritage Commission Preservation Orgs.	Developers Contractors Planning
Action 1.3: Provide resources to homeowners and developers about how to appropriately incorporate energy-efficient products into historic buildings.	MEDIUM SHORT TERM	Preservation Orgs. Developers Contractors	Heritage Commission Planning

2. SUSTAINABILITY POLICY

Promote the principles of sustainability in building design and construction.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 2.1: Create a handbook to guide where historic materials that are not reused on the original structure can be reused and repurposed for other projects throughout the community.	LOW LONG TERM	Planning	Preservation Orgs. Developers Contractors
Action 2.2: Encourage historic sites and infrastructure features to be used to interpret the history of a specific place.	LOW AS NEEDED	Heritage Commission	Preservation Orgs. Cemetery Orgs.
Action 2.3: Evaluate new products, materials, and technologies that require less maintenance and improve the durability of historic resources.	LOW AS NEEDED	Heritage Commission	Building Inspections Developers Neighborhood Assns.

3. DISASTER PREPAREDNESS POLICY

Provide tools, education, and funding opportunities to protect Plano’s heritage resources from natural disasters and address preservation emergencies.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 3.1: Develop a plan to address preservation emergencies due to natural disasters, including expedited Certificate of Appropriateness review following an emergency.	COMPLETE	Planning Heritage Commission	Property Owners Building Inspections Emergency Mgmt.
Action 3.2: Educate property owners about additional insurance protections that may prevent the loss of historic resources due to financial hardships resulting from a natural disaster.	LOW IMMEDIATE	Realtors Insurance Companies	Heritage Commission Planning

4. TECHNOLOGY & INFRASTRUCTURE POLICY

Accommodate new infrastructure and technologies that respect the character of Plano’s historic resources.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 4.1: Develop clear policies to require the proposal of all new infrastructure or maintenance of existing infrastructure to consider historic areas and features.	MEDIUM LONG TERM	Engineering	Utility Companies Telecomm. Companies Transportation Agencies
Action 4.2: Encourage visible infrastructure, utilities, and facilities, such as lamp posts and bus stops, to be appropriately designed in historic areas.	LOW LONG TERM	Heritage Commission	Engineering Utility Companies Transportation Agencies
Action 4.3: As new technological innovations emerge, such as telecommunication and automotive technologies, create policies and regulations to limit potential negative impacts on Plano’s historic resources.	LOW RECURRING	Heritage Commission	Engineering



PLACEMAKING & COMMUNITY DESIGN

Goal: Celebrate the history of Plano through exceptional and innovative attractions that invite a variety of audiences to experience Plano’s culture and community.

1. HERITAGE TOURISM POLICY

Encourage residents and visitors to experience Plano’s unique historic resources in new, creative ways.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 1.1: Develop and implement a comprehensive heritage tourism program that is engaging to a variety of visitors and residents.	HIGH <i>SHORT TERM</i>	Preservation Orgs. Visit Plano	Heritage Commission Corporations
Action 1.2: Continue to support heritage-related venues and attractions that elevate visitors’ experience of Plano’s history and culture.	HIGH <i>RECURRING</i>	Preservation Orgs.	Bus./Prop. Owners Visit Plano Corporations
Action 1.3: Create new walking and biking tours focused on specific types of historic resources that are available through the city’s website or available to be led by city staff, commissioners, or volunteers.	LOW <i>SHORT TERM</i>	Preservation Orgs.	Parks & Recreation Heritage Commission

2. WAYFINDING & INTERPRETIVE SIGNAGE POLICY

Ensure that Plano’s historical resources are accessible and easy to locate.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 2.1: Develop a comprehensive, citywide interpretive sign and marker program to create a recognizable and consistent design that highlights historic districts, neighborhoods, streets, buildings, etc. throughout Plano.	COMPLETE	Visit Plano	Preservation Orgs. Transportation Agencies
Action 2.2: Improve way-finding signage leading to Plano’s heritage districts, historic neighborhoods, and cemeteries.	MEDIUM <i>IMMEDIATE</i>	Engineering	Transportation Agencies
Action 2.3: Partner with transportation agencies to create signage and programming that directs travelers from across the region to downtown and other historic locations across the city.	MEDIUM <i>IMMEDIATE</i>	Transportation Agencies	Engineering

3. ARTS POLICY

Encourage the use of community art and design in ways that represent Plano’s history and culture.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 3.1: Support organizations, events, and initiatives that promote downtown as an arts district and encourage the representation of Plano’s heritage.	LOW RECURRING	Special Projects Heritage Commission Arts, Culture & Heritage	Arts Orgs. Preservation Orgs.
Action 3.2: Encourage public art that represents Plano’s heritage in parks, plazas, and other civic spaces across the city.	MEDIUM RECURRING	Arts, Culture & Heritage Developers	Parks & Recreation Preservation Orgs.

4. EVENTS & FESTIVALS POLICY

Connect community members and visitors to Plano’s historic resources through innovative programming and the use of Plano’s historic resources as meeting locations.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 4.1: Explore new and exciting community events in Plano’s historic districts, parks, and heritage resources.	HIGH RECURRING	Arts, Culture & Heritage Special Events	Parks & Recreation Property Owners Corporations
Action 4.2: Partner with local groups to develop heritage-related festivals and events, like the Apparition Expedition.	HIGH RECURRING	Arts, Culture & Heritage Preservation Orgs.	Bus./Prop. Owners Corporations
Action 4.3: Participate in multi-cultural events that invite Plano’s diverse community to experience, engage, and contribute to the city’s heritage and historic resources.	HIGH RECURRING	Arts, Culture & Heritage Preservation Orgs.	Corporations Heritage Commission
Action 4.4: Consider hosting a celebration for the City of Plano turning 150 years old.	COMPLETE	Comm. & Media Relations Preservation Orgs.	Heritage Commission Bus./Prop. Owners Long-Time Residents

5. PARKS & OPEN SPACE POLICY

Utilize opportunities to highlight Plano’s history in parks, plazas, and open spaces across the city.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 5.1: Continue to promote the use of Haggard Park for events and activities that attract visitors and promote Plano’s history.	HIGH RECURRING	Preservation Orgs. Arts, Culture & Heritage	Parks & Recreation
Action 5.2: Where appropriate, program parks and open spaces to include interpretive materials.	MEDIUM RECURRING	Preservation Orgs. Parks & Recreation	Heritage Commission

6. CEMETERIES POLICY

Support efforts to locally designate and restore Plano’s historic cemeteries and increase awareness of the pioneer families and early residents of Plano.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 6.1: Partner with preservation organizations to restore historic cemeteries and maintain informational signage on site to convey their history.	MEDIUM <i>RECURRING</i>	Preservation Orgs. Cemetery Orgs.	Heritage Commission Collin County THC
Action 6.2: Create informational brochures and historic cemeteries tours to increase awareness of Plano cemeteries and significant Plano citizens.	MEDIUM <i>SHORT TERM</i>	Preservation Orgs.	Heritage Commission
Action 6.3: Encourage the designation of historic cemeteries as local landmarks.	HIGH <i>RECURRING</i>	Heritage Commission	Cemetery Orgs.



EDUCATION & AWARENESS

Goal: Educate the community about Plano’s unique history and culture through innovative programming, hands-on training, and strong community partnerships.

1. EDUCATIONAL TOOLS POLICY

Provide a range of new tools to educate and increase awareness of the history of the community and its historic resources across Plano.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 1.1: Provide a range of new tools - such as marketing materials for realtors - to educate the community, engage new groups, and increase awareness of Plano’s history and historic resources.	HIGH <i>IMMEDIATE</i>	Preservation Orgs. Realtors	Neighborhood Assns. Planning
Action 1.2: Produce creative programming to educate residents and visitors about Plano’s history in new and exciting ways, such as lecture programs on history and architecture.	HIGH <i>RECURRING</i>	Schools/Universities Preservation Orgs.	Heritage Commission Libraries
Action 1.3: Provide educational materials on the city’s website and utilize new technologies to engage all community members about Plano’s preservation efforts and initiatives.	HIGH <i>RECURRING</i>	Communications & Media Relations Libraries	Heritage Commission
Action 1.4: Partner with existing city programs, such as the Neighborhood Services Department “Pop-Up Party Trailer,” to educate community members about the history of their own neighborhoods and Plano’s agrarian history.	HIGH <i>RECURRING</i>	Neighborhood Services Planning	Neighborhood Assns. Property Owners Corporations

2. EDUCATIONAL PROGRAMMING POLICY

Develop diverse educational programming that engages Plano’s multi-generational and multi-cultural population.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 2.1: Encourage field trips to historic sites and promote educational programs and projects in local schools that highlight the history of Plano.	HIGH <i>RECURRING</i>	Schools/Universities Preservation Orgs.	Heritage Commission Planning
Action 2.2: Develop programs to engage Plano’s senior residents – such as tours and lectures – in Plano’s history.	HIGH <i>SHORT TERM</i>	Preservation Orgs.	Heritage Commission Parks & Recreation
Action 2.3: Develop programs for Plano Independent School District and college students to learn about the history of their community.	MEDIUM <i>SHORT TERM</i>	Schools/Universities Libraries	Preservation Orgs. Heritage Commission Planning
Action 2.4: Engage millennials in historic preservation to create a sense of ownership of Plano’s history by hosting events such as happy hours, trivia nights, and other events that are located in historic buildings in Plano and that incorporate information about the history of the community.	HIGH <i>RECURRING</i>	Business Owners Corporations HDPAs	Arts, Culture & Heritage
Action 2.5: Develop educational materials and programming that are inclusive of Plano’s diverse community.	HIGH <i>RECURRING</i>	Schools/Universities Cultural Organizations	Heritage Commission Preservation Orgs.

3. TRAINING & HANDS-ON LEARNING POLICY

Expand preservation-training programs for Plano’s residents, elected officials, and the design community to understand the importance of the proper treatment of heritage resources and know where to access the information.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 3.1: Create hands-on training and rehabilitation workshops for how to properly repair or renovate historic structures and architectural features.	MEDIUM <i>RECURRING</i>	Preservation Orgs.	Contractors Property Owners
Action 3.2: Consider partnering with Collin College to create a vocational training program for students.	MEDIUM <i>RECURRING</i>	Schools/Universities Preservation Orgs.	Business Owners Contractors
Action 3.3: Arrange technical workshops for developers and realtors who work in Plano to learn about the city’s historic resources and applicable regulations.	MEDIUM <i>RECURRING</i>	Planning Preservation Orgs.	Realtors Developers Contractors
Action 3.4: Share web-based training materials and opportunities made available by preservation partners and organizations.	MEDIUM <i>RECURRING</i>	Planning	Preservation Orgs. THC

4. EXISTING PARTNERSHIPS POLICY

Strengthen existing partnerships that support preservation goals and objectives.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 4.1: Provide a forum to clarify the roles of groups and organizations that promote historic preservation.	HIGH <i>SHORT TERM</i>	Heritage Commission	Preservation Orgs.
Action 4.2: Work with existing neighborhood associations to promote good stewardship of historic properties and to provide educational materials about design review and Certificates of Appropriateness.	HIGH <i>RECURRING</i>	Heritage Commission Planning	Neighborhood Assns.
Action 4.3: Partner with regional preservation organizations to coordinate preservation efforts throughout the region and to promote cultural stories and events that connect Plano to other communities.	MEDIUM <i>RECURRING</i>	Preservation Orgs. Collin County	Heritage Commission
Action 4.4: Work with the city's Convention and Visitor's Bureau to increase heritage tourism and promotional efforts for the museums and districts.	HIGH <i>RECURRING</i>	Preservation Orgs. Visit Plano	Heritage Commission

5. NEW PARTNERSHIPS POLICY

Foster new partnerships to share resources and reach new audiences.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 5.1: Create a central preservation advocacy group that coordinates preservation efforts in Plano.	HIGH <i>IMMEDIATE</i>	Preservation Orgs.	Heritage Commission
Action 5.2: Encourage the creation of neighborhood associations in Plano's older neighborhoods where they do not exist.	MEDIUM <i>LONG TERM</i>	Neighborhood Services	Planning Heritage Commission
Action 5.3: Pursue public-private partnerships with large corporations to develop new heritage preservation programming.	MEDIUM <i>RECURRING</i>	Preservation Orgs.	Corporations
Action 5.4: Partner with local healthcare organizations to promote "healthy heritage walks" and other new programming that focuses on health and exercise while educating community members about Plano's history and historic resources.	MEDIUM <i>LONG TERM</i>	Preservation Orgs.	Hospitals Health Organizations
Action 5.5: Partner with the Chamber of Commerce to explain the benefits of locating a small business in a historic building.	MEDIUM <i>SHORT TERM</i>	Chamber of Commerce Business Owners	Planning Heritage Commission



BENEFITS & PROTECTIONS

Goal: Provide the necessary protections to preserve Plano’s heritage resources and provide quality incentives to support and empower Plano’s heritage partners and property owners.

1. INVENTORY POLICY

Maintain a comprehensive inventory of cultural and historic resources in Plano that provide a detailed understanding of Plano’s history and a base for preservation efforts.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 1.1: Conduct surveys to identify properties and neighborhoods with potential heritage resources and conduct detailed surveys as needed.	MEDIUM <i>RECURRING</i>	Planning	Heritage Commission Property Owners
Action 1.2: Prioritize survey implementation, especially for vulnerable areas.	HIGH <i>RECURRING</i>	Heritage Commission	Planning
Action 1.3: Review and update Plano’s list of potential heritage resources as needed.	MEDIUM <i>RECURRING</i>	Heritage Commission	Planning

2. IDENTIFICATION POLICY

Develop a strategy for identifying the types of resources that will reach 50 years of age over the next 20 years.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 2.1: Maintain an inventory of properties that will soon be 50 years old.	MEDIUM <i>RECURRING</i>	Planning	Heritage Commission
Action 2.2: Create a strategy for how to treat large corporate campuses as they become 50 years old.	LOW <i>SHORT TERM</i>	Planning Heritage Commission	Plano Citizens
Action 2.3: Develop a strategy for how to treat architectural styles that may be considered historic within the next 20 years, such as Mid-century Modern and Ranch.	MEDIUM <i>SHORT TERM</i>	Planning Heritage Commission	Plano Citizens

3. INFORMATION ACCESSIBILITY POLICY

Ensure information regarding Plano’s heritage resources is easily accessible and available.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 3.1: Compile all existing heritage resource survey data in a GIS database and share it online with the public.	HIGH <i>SHORT TERM</i>	Planning	Business Intelligence
Action 3.2: Update existing property files periodically to ensure the most current information is recorded and available on the city’s website.	HIGH <i>RECURRING</i>	Planning	Business Intelligence
Action 3.3: Compile stories about Plano’s history and culture in a central location that is easily accessible, such as city libraries.	COMPLETE	Libraries	Planning Communications & Media Relations
Action 3.4: Consider creating an interactive component to an online database of important sites, buildings and stories that community members can share stories, important sites, and photographs.	HIGH <i>SHORT TERM</i>	Business Intelligence Planning	Libraries Communications & Community Outreach
Action 3.5: Create GIS layers that consolidate all prior heritage designations to share online with the public.	HIGH <i>SHORT TERM</i>	Planning	Business Intelligence

4. DESIGNATION POLICY

Encourage the designation of potential heritage resources.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 4.1: Engage with the owners of potential heritage resources to encourage designation and the associated benefits.	HIGH <i>RECURRING</i>	Heritage Commission	Planning
Action 4.2: Consider the use of conservation districts where full historic district designation is inappropriate.	MEDIUM <i>AS NEEDED</i>	Heritage Commission	Planning
Action 4.3: Consider the use of alternative tools to designation and how they could apply to Plano’s historic resources including overlays and underlying zoning.	LOW <i>AS NEEDED</i>	Heritage Commission	Planning
Action 4.4: Educate and engage with neighborhoods to encourage Neighborhood Conservation District designations.	HIGH <i>IMMEDIATE</i>	Heritage Commission	Planning

5. PROTECTION POLICY

Maintain a regulatory framework to protect Plano’s designated historic resources.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 5.1: Create and update heritage district design standards as needed.	COMPLETE	Heritage Commission Property Owners	Planning Neighborhood Assns.
Action 5.2: Periodically evaluate Heritage Preservation-related regulatory documents and make amendments as needed.	HIGH AS NEEDED	Heritage Commission	Planning Property Owners Neighborhood Assns.
Action 5.3: Continue to utilize the Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings to guide appropriate treatment of Plano’s historic resources.	HIGH RECURRING	Heritage Commission	Planning Property Owners
Action 5.4: Encourage the relocation of historic resources in danger of demolition into existing heritage districts or neighborhoods, preferably within the same city or county.	MEDIUM RECURRING	Heritage Commission Preservation Orgs.	Planning
Action 5.5: Identify heritage resources in significant disrepair and engage with property owners to encourage rehabilitation and prevent further deterioration or demolition by neglect.	HIGH RECURRING	Neighborhood Services	Heritage Commission Planning Building Inspections

6. INCENTIVES, BENEFITS, & RECOGNITION POLICY

Promote financial incentives and other benefits that stimulate investment in historic properties throughout Plano.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 6.1: Coordinate the existing heritage tax exemption and grant programs with other city programs, such as the Great Update Rebate.	HIGH SHORT TERM	Planning Neighborhood Services	Heritage Commission
Action 6.2: Create a facade improvement grant program to encourage the rehabilitation of historic storefronts downtown.	LOW SHORT TERM	Bus./Prop. Owners Heritage Commission	Planning Preservation Orgs.
Action 6.3: Encourage property owners to seek additional funding sources and economic incentive programs for maintenance and restoration.	LOW RECURRING	Heritage Commission Planning	Corporations Preservation Orgs.
Action 6.4: Inform property owners of available tax incentives by developing outreach materials and hosting workshops.	MEDIUM RECURRING	Realtors	Planning
Action 6.5: Assist property owners with historic tax credit applications.	MEDIUM RECURRING	Texas Historical Commission	Planning
Action 6.6: Visually brand historic districts and individual heritage resources through the use of plaques, markers, or other signs and reward successful preservation efforts.	LOW LONG TERM	Heritage Commission	Neighborhood Assns. Planning
Action 6.7: Create a preservation awards program to raise awareness of preservation successes throughout Plano.	MEDIUM SHORT TERM	Heritage Commission	Preservation Orgs. Property Owners



PROGRAM ADMINISTRATION

Goal: The City of Plano will maintain a functional, integrated heritage preservation program and be a recognized leader in preservation efforts across the country.

1. ADMINISTRATION POLICY

Promote collaboration among city departments, boards, and commissions to support preservation objectives and ensure that administrative resources are adequate for efficient operation of the heritage preservation program.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
Action 1.1: Create a clear interdepartmental strategy to ensure the efficient and consistent review and inspection of heritage-related projects and enforcement of the Heritage Preservation Ordinance.	HIGH <i>IMMEDIATE</i>	Planning	Heritage Commission
Action 1.2: Continue to foster communication between the Heritage Commission, Planning & Zoning Commission, and City Council regarding development projects and rezoning cases that have the potential to affect Plano's heritage resources.	HIGH <i>RECURRING</i>	Planning	Heritage Commission P&Z Commission
Action 1.3: Maintain subcommittees of Heritage Commissioners as needed to aid the Heritage Commission with various projects that may arise.	MEDIUM <i>RECURRING</i>	Heritage Commission	Planning
Action 1.4: Dedicate sufficient staff time and explore opportunities to involve interns and volunteers to assist with the heritage preservation program.	HIGH <i>RECURRING</i>	Planning Volunteers in Plano	Heritage Commission
Action 1.5: Maintain status and standards of a Certified Local Government (CLG) with the Texas Historical Commission (THC) and utilize its benefits to successfully achieve the goals of the heritage preservation program.	HIGH <i>RECURRING</i>	Planning	Heritage Commission
Action 1.6: Establish a regularly scheduled preservation planning and review training program for City staff and commissions.	MEDIUM <i>RECURRING</i>	Planning	Heritage Commission
Action 1.7: Improve collaboration and communication among city departments in heritage-related permitting and project review processes.	HIGH <i>RECURRING</i>	Planning Building Inspections Neighborhood Services	Heritage Commission

APPENDIX B

2023 Heritage Resources Survey Report



Submitted to

City of Plano

January 11, 2024

Submitted by

HHM & Associates, Inc.

Austin, Texas



HHM
& associates

Table of Contents

Table of Contents	B-2
Electronic Files.....	B-3
List of Abbreviations	B-3
Acknowledgements	B-3
Executive Summary	B-4
Section 1. Survey Background	B-22
1.1. Survey Purpose	B-22
Survey Scope.....	B-22
1.2. Public Involvement.....	B-23
1.3. Fieldwork Methodology.....	B-23
Fieldwork Preparation.....	B-23
Obtaining Right-of-Entry.....	B-24
Field Survey.....	B-24
1.4. Post-Fieldwork Analysis	B-29
Historical Research.....	B-35
Evaluation Criteria	B-35
Section 2. Survey Findings	B-38
2.1. Construction Dates.....	B-38
Reconnaissance-Level Construction Dates.....	B-38
Windshield-Level Construction Dates	B-38
2.2. Property Types.....	B-39
Reconnaissance-Level Property Types	B-39
Windshield-Level Property Types	B-39
2.3. Architectural Styles.....	B-40
Reconnaissance-Level Architectural Styles.....	B-40
Windshield-Level Architectural Styles.....	B-40
Definitions of Architectural Styles	B-41
Section 3. Recommendations	B-42
3.1. Local Recommendations.....	B-42
PHR Districts.....	B-47
3.2. National Register of Historic Places (NRHP) Recommendations	B-81
3.3. Future Recommendations.....	B-83
3.4. Implementation Plan for Future Recommendations	B-86
Section 4. Survey Data	B-87
4.1. Designated Heritage Resources Data	B-88
4.2. Reconnaissance-Level Inventory of Parcels.....	B-116
4.3. Windshield-Level Inventory of Subdivisions.....	B-157

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

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

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
<i>Reconnaissance-level parcels</i>	569
<i>Windshield-level subdivisions</i>	123
Recommended Individual PHRs	10
Recommended PHR Districts	5
Recommended Potential NCDs	34
<i>Planning Model Only</i>	1
<i>Architectural Model Only</i>	0
<i>Planning and Architectural Model</i>	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/cd9cdbc7-6f7d-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
<i>Within PHR districts*</i>	3	0	3
<i>Outside PHR districts</i>	3	4	7
Eligible PHR districts	3	2	5
<i>Subdivisions within PHR districts</i>	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
<i>Subdivisions within recommended potential NCDs²</i>	5	49	54
<i>Resources within recommended potential NCDs</i>	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
<i>Within eligible NRHP historic districts*</i>	3	0	3
<i>Outside eligible NRHP historic districts</i>	3	3	6
Eligible NRHP historic districts	3	1	3
<i>Subdivisions within NRHP historic districts</i>	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.

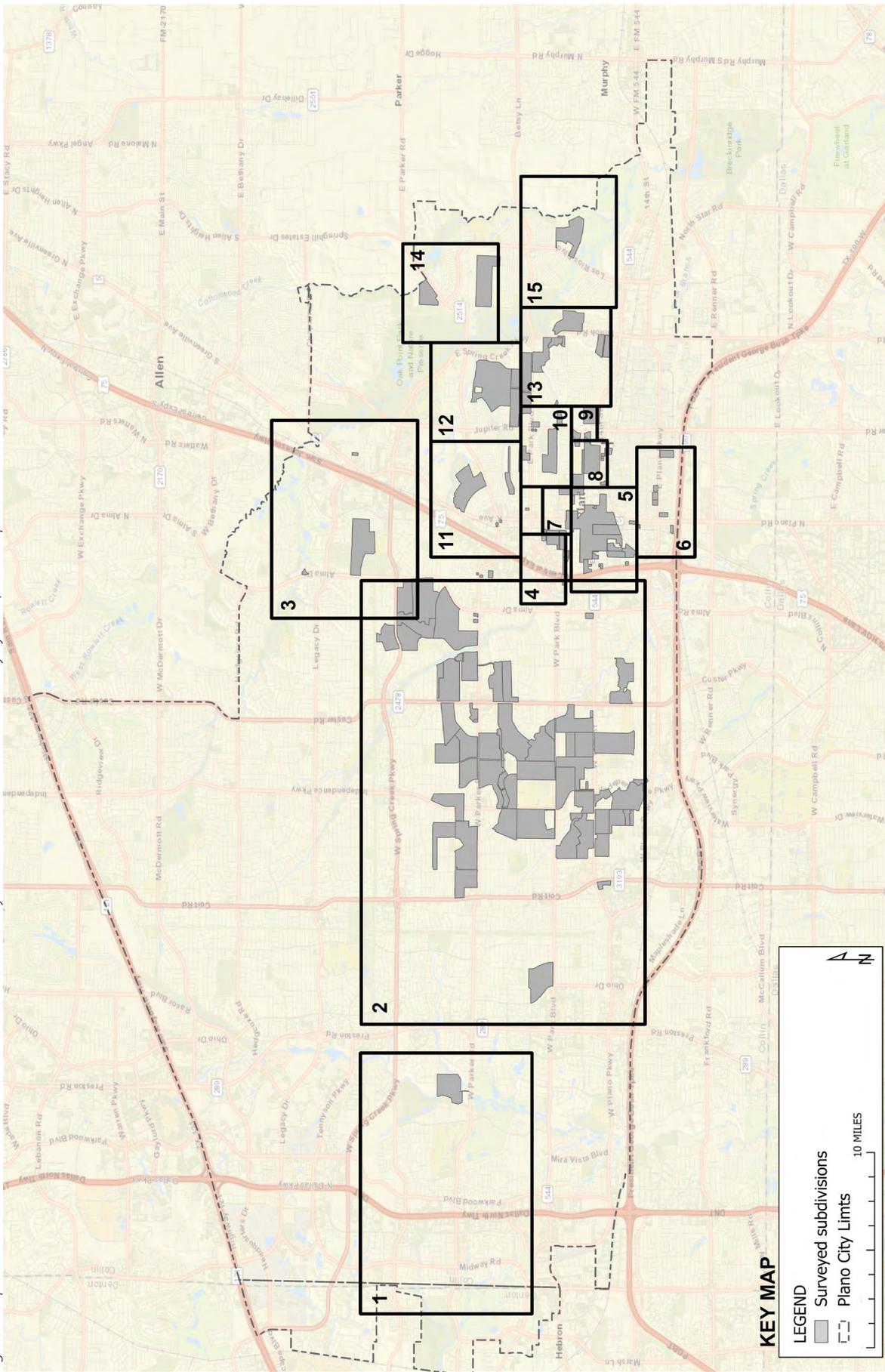


Figure ii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #1. Source: Overlay by HHM, base map from ESRI.

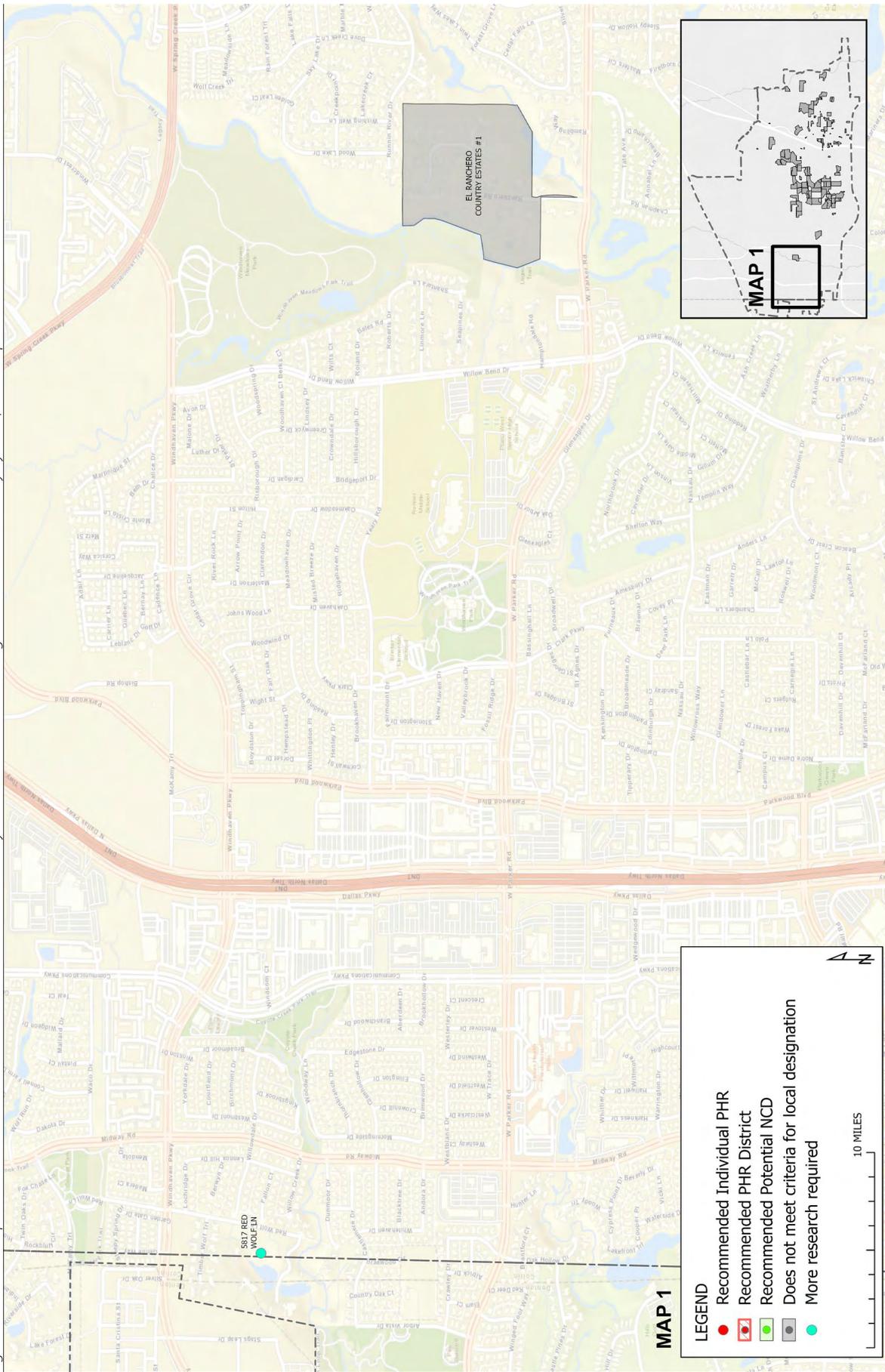


Figure iv. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #3. Source: Overlay by HHM, base map from ESRI.

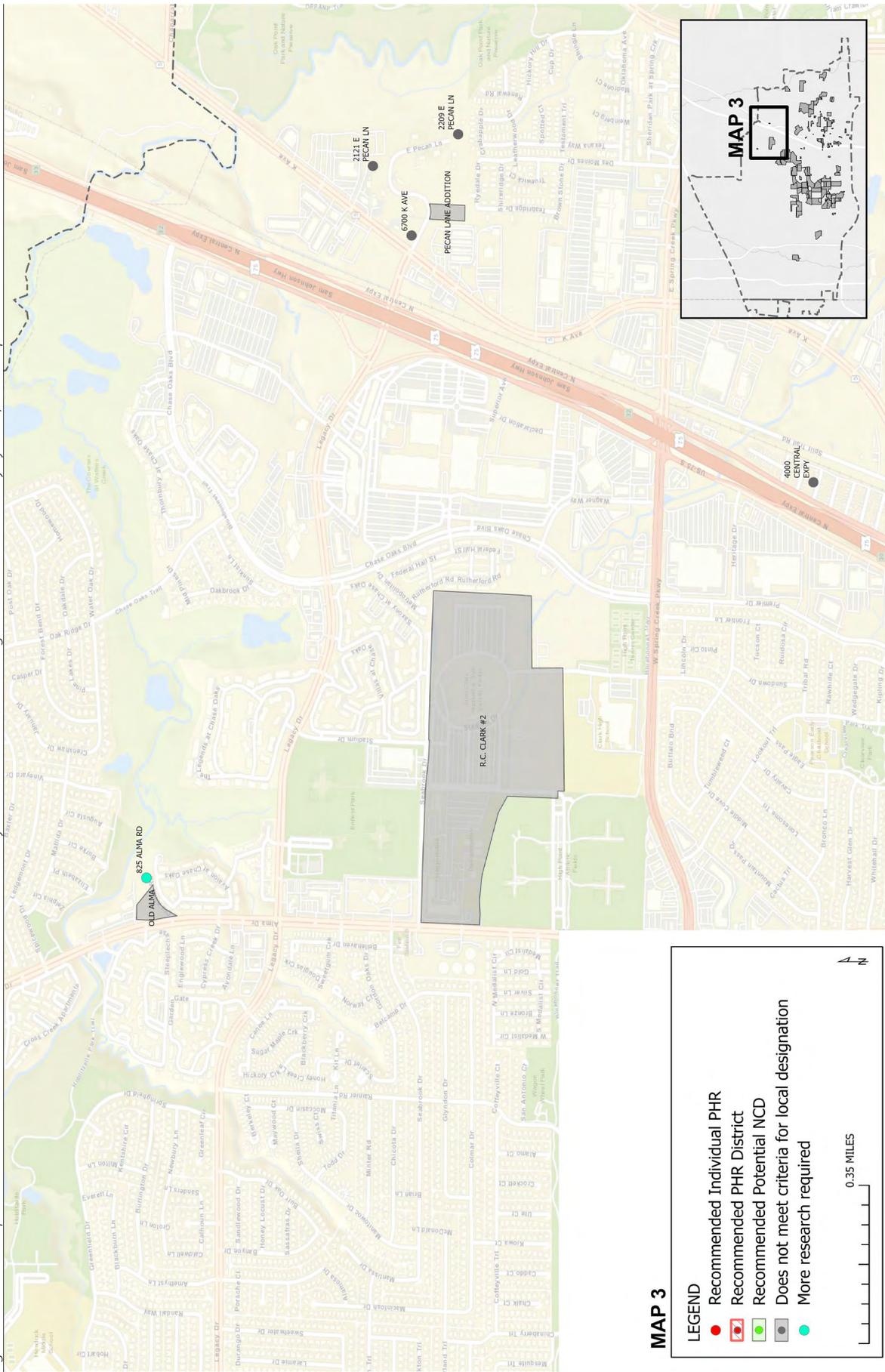


Figure v. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #4. Source: Overlay by HHM, base map from ESRI.



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.

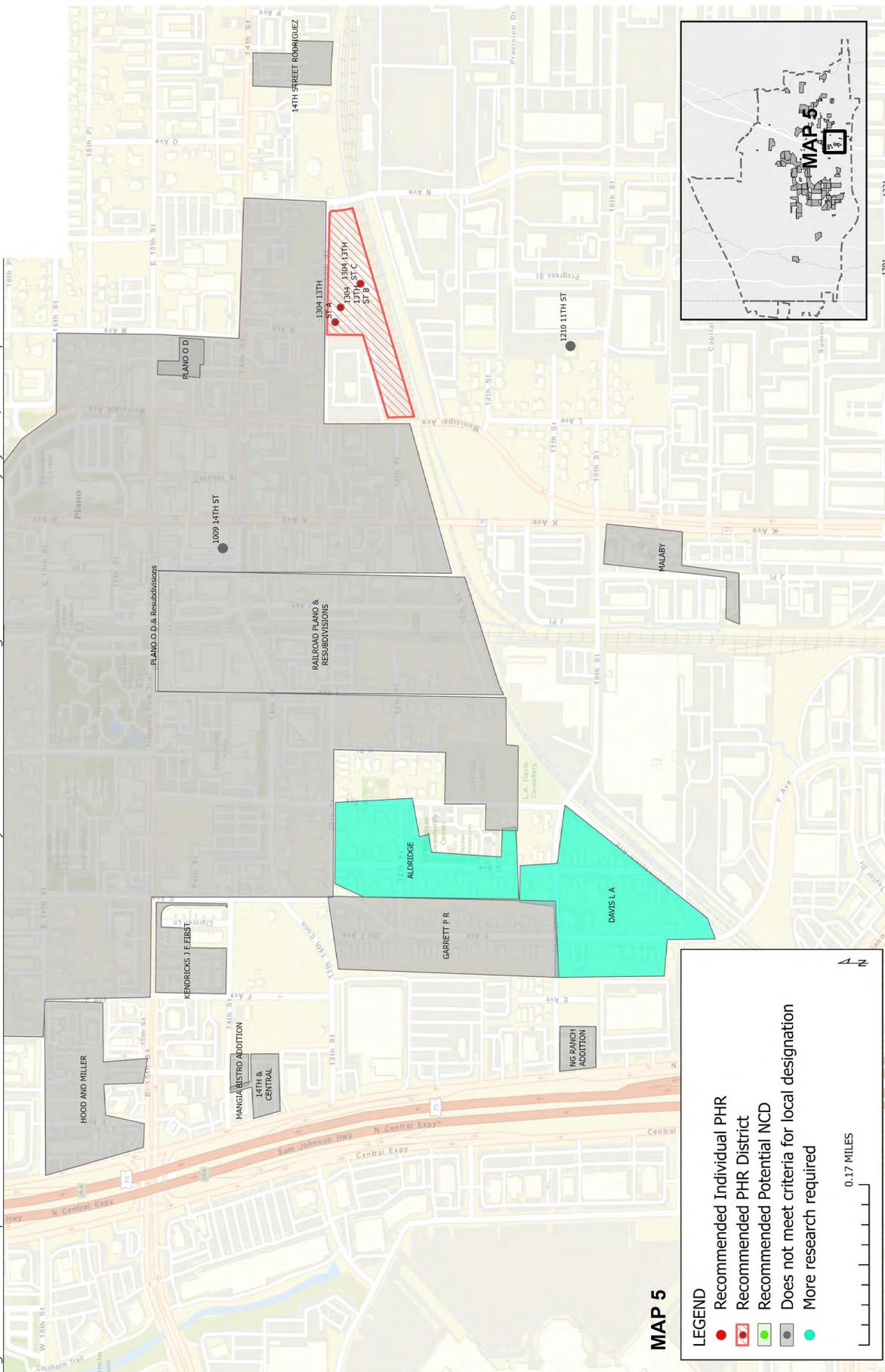


Figure vii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #6. Source: Overlay by HHM, base map from ESRI.

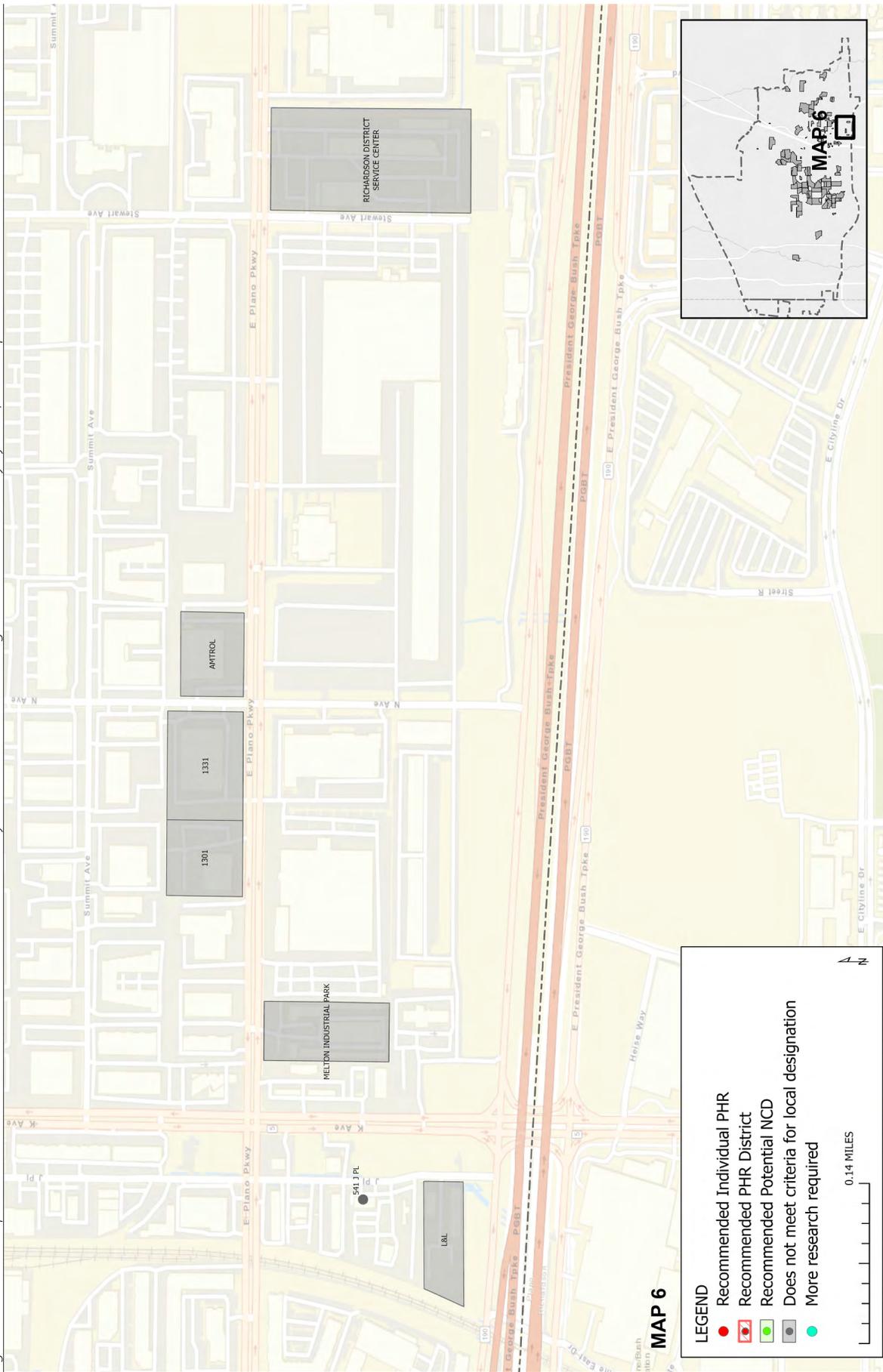


Figure ix: Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #8. Source: Overlay by HHM, base map from ESRI.

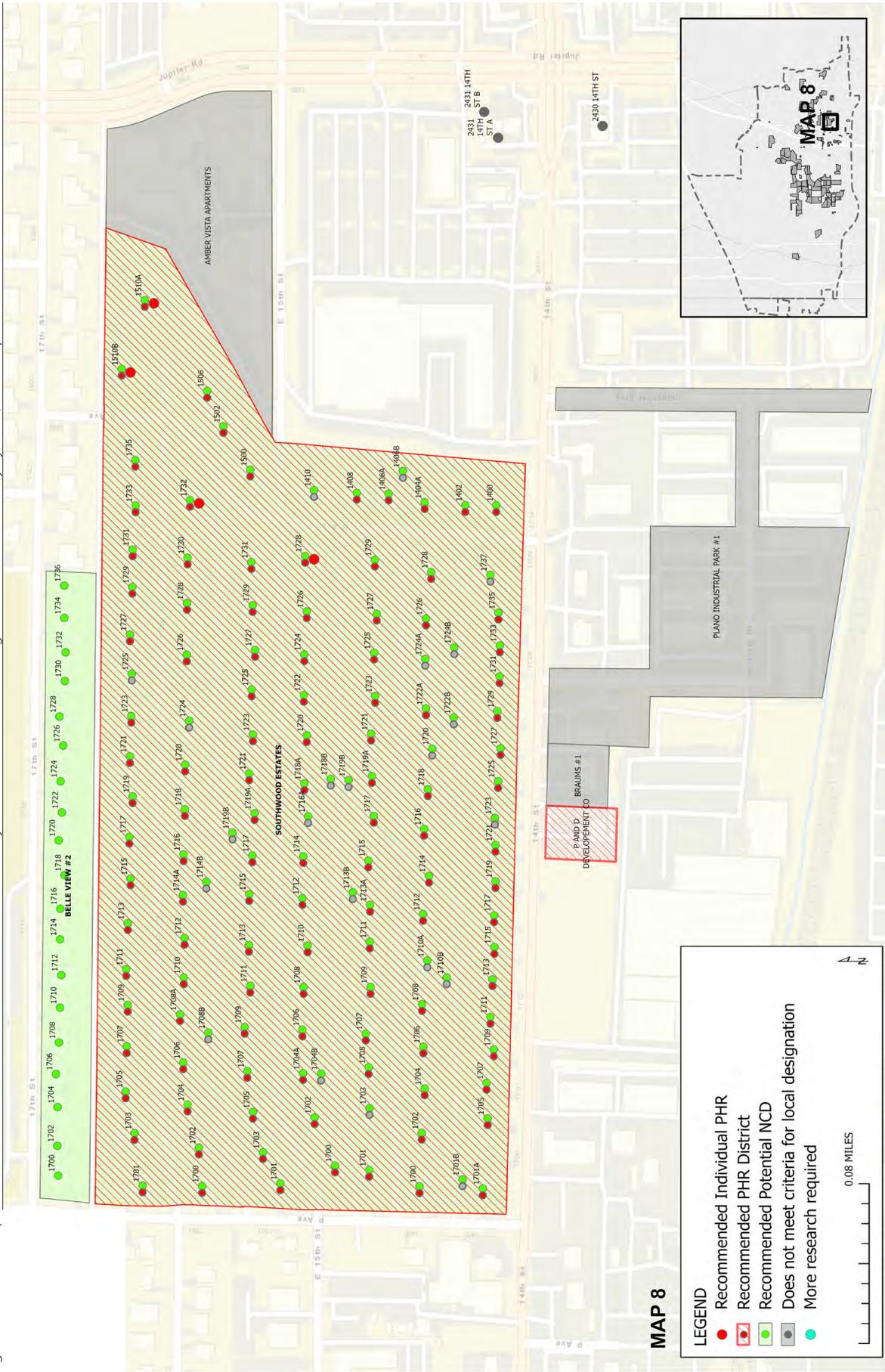


Figure x. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #9. Source: Overlay by HHM, base map from ESRI.



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.

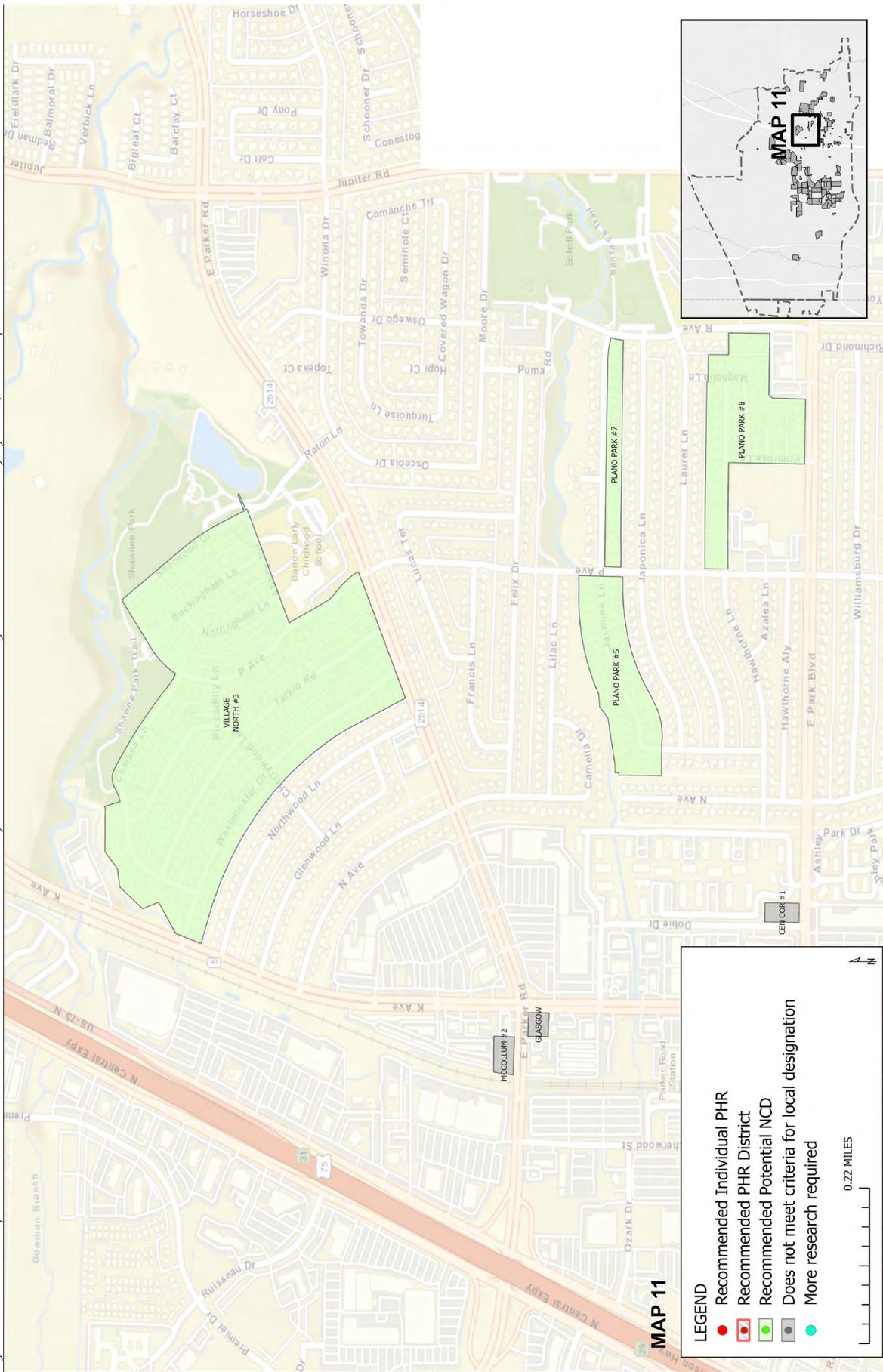


Figure xiii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #12. Source: Overlay by HHM, base map from ESRI.

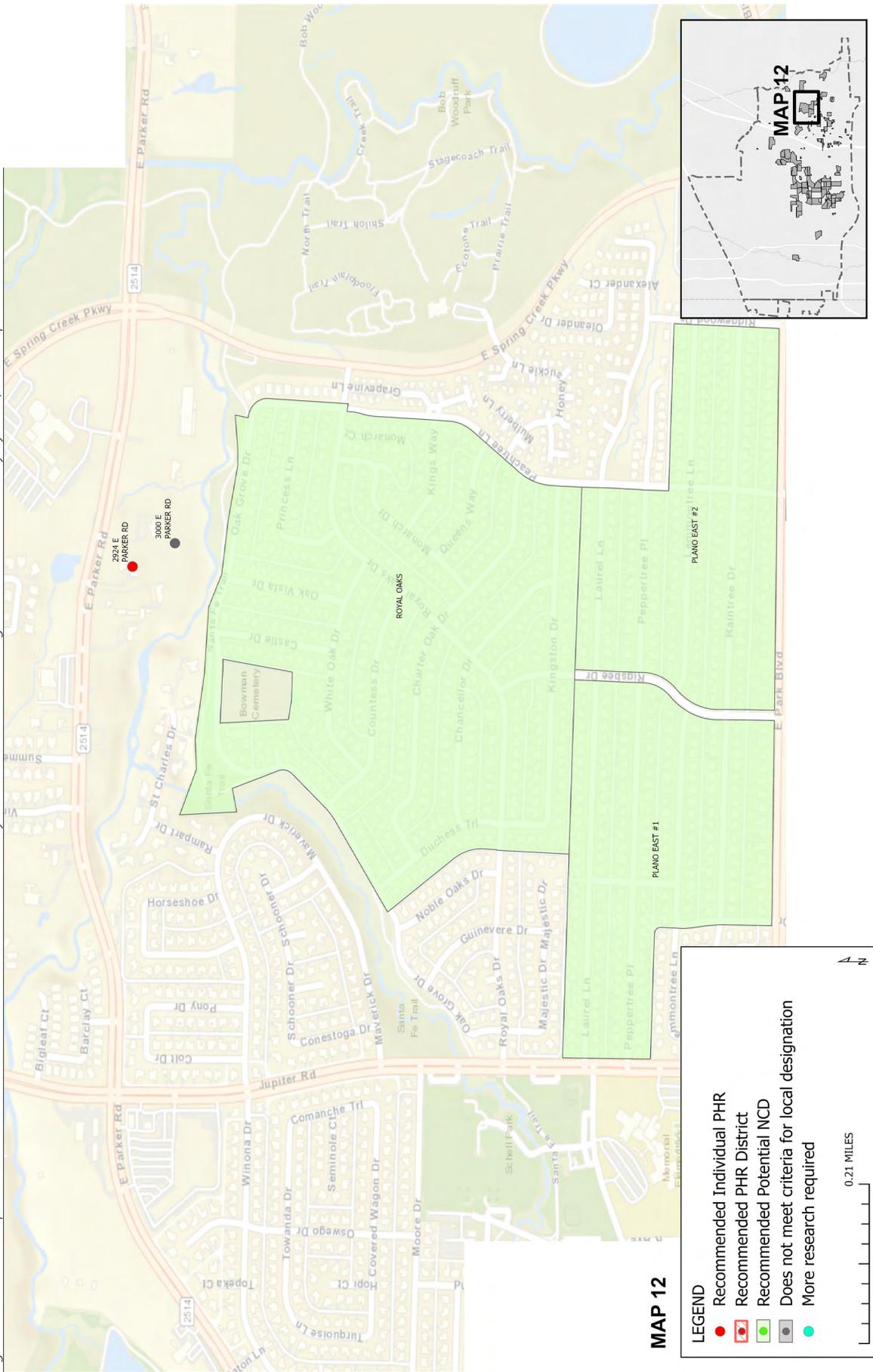


Figure xiv. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #13. Source: Overlay by HHM, base map from ESRI.

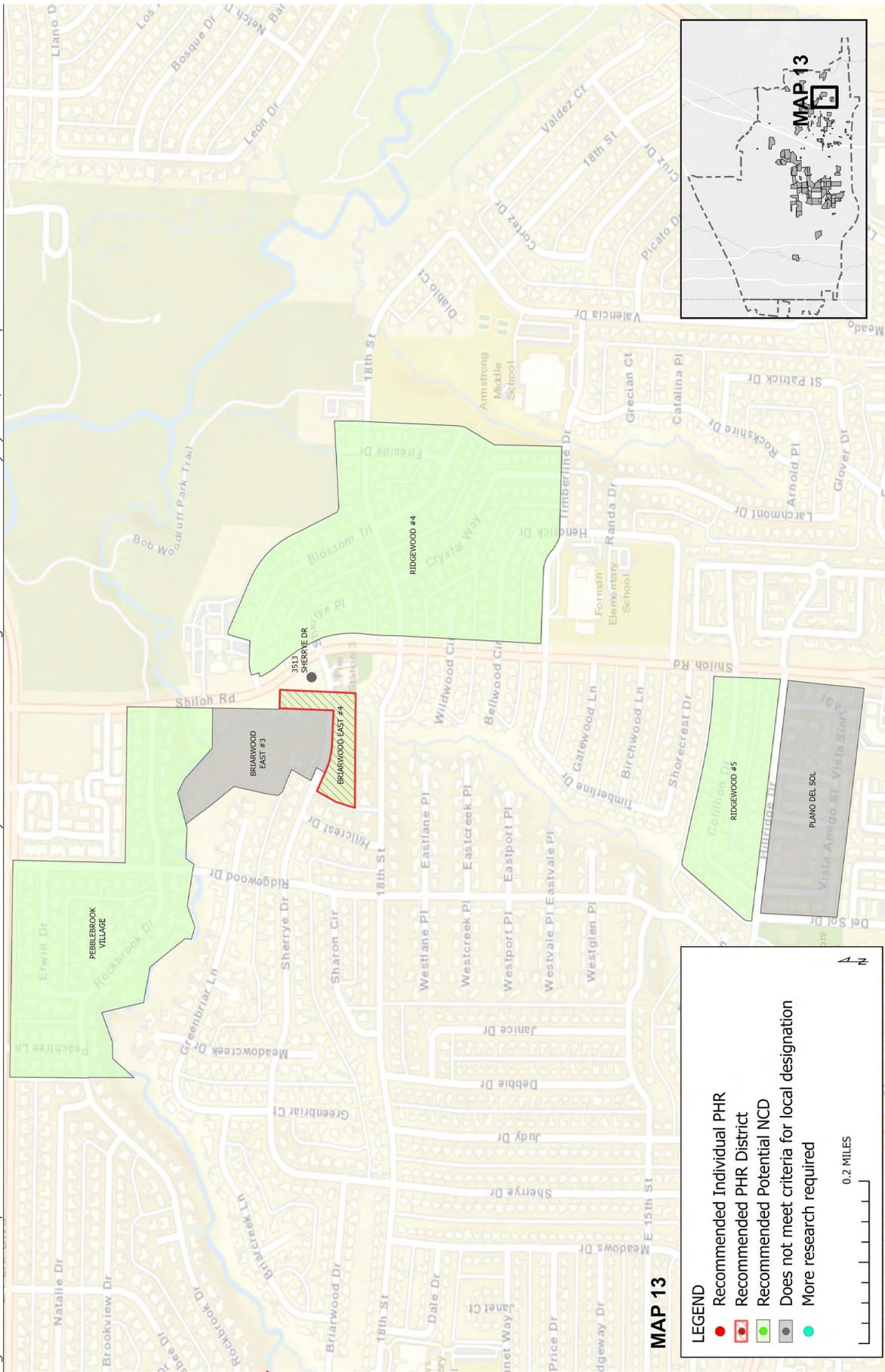


Figure xv. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #14. Source: Overlay by HHM, base map from ESRI.

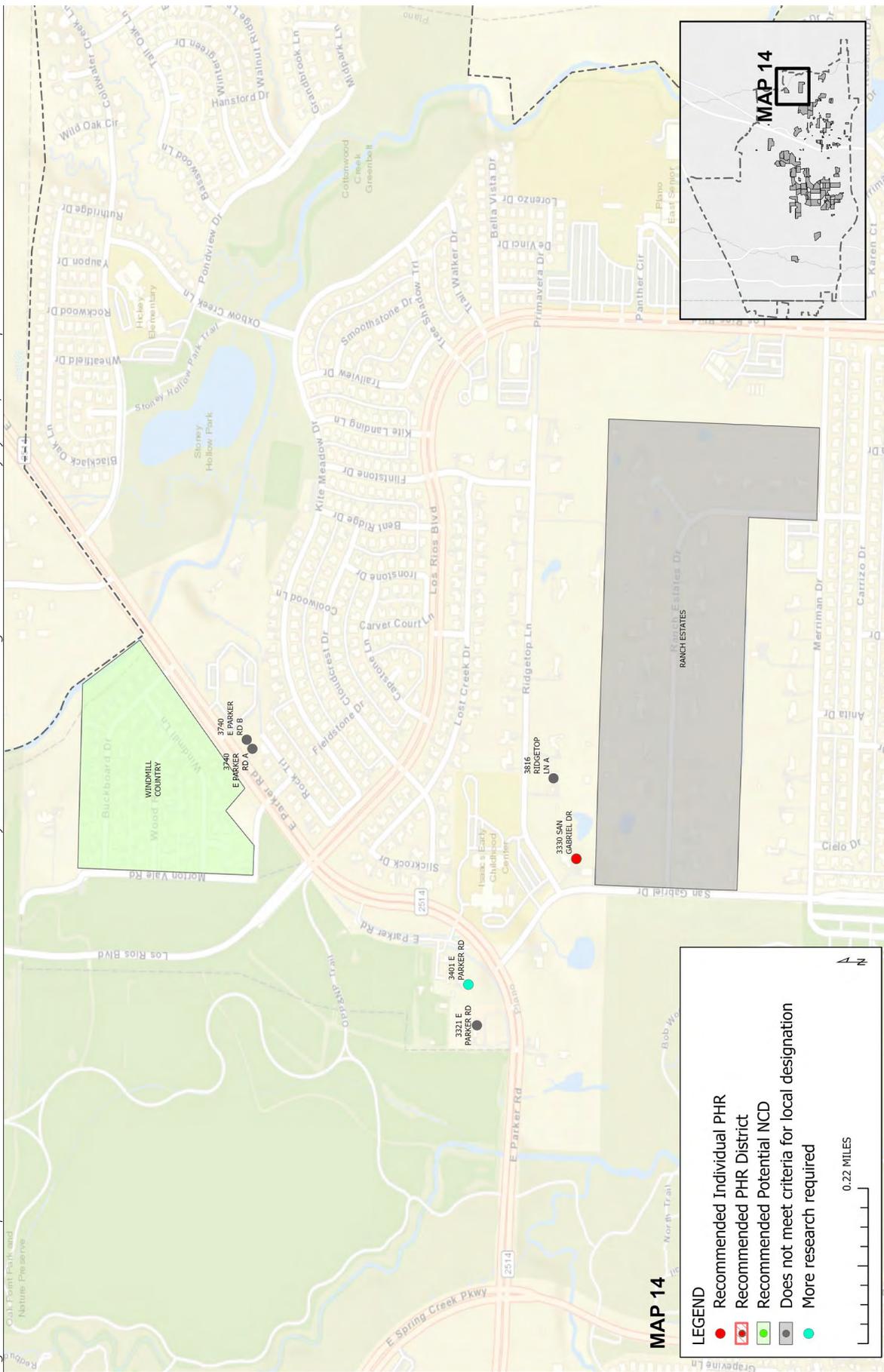
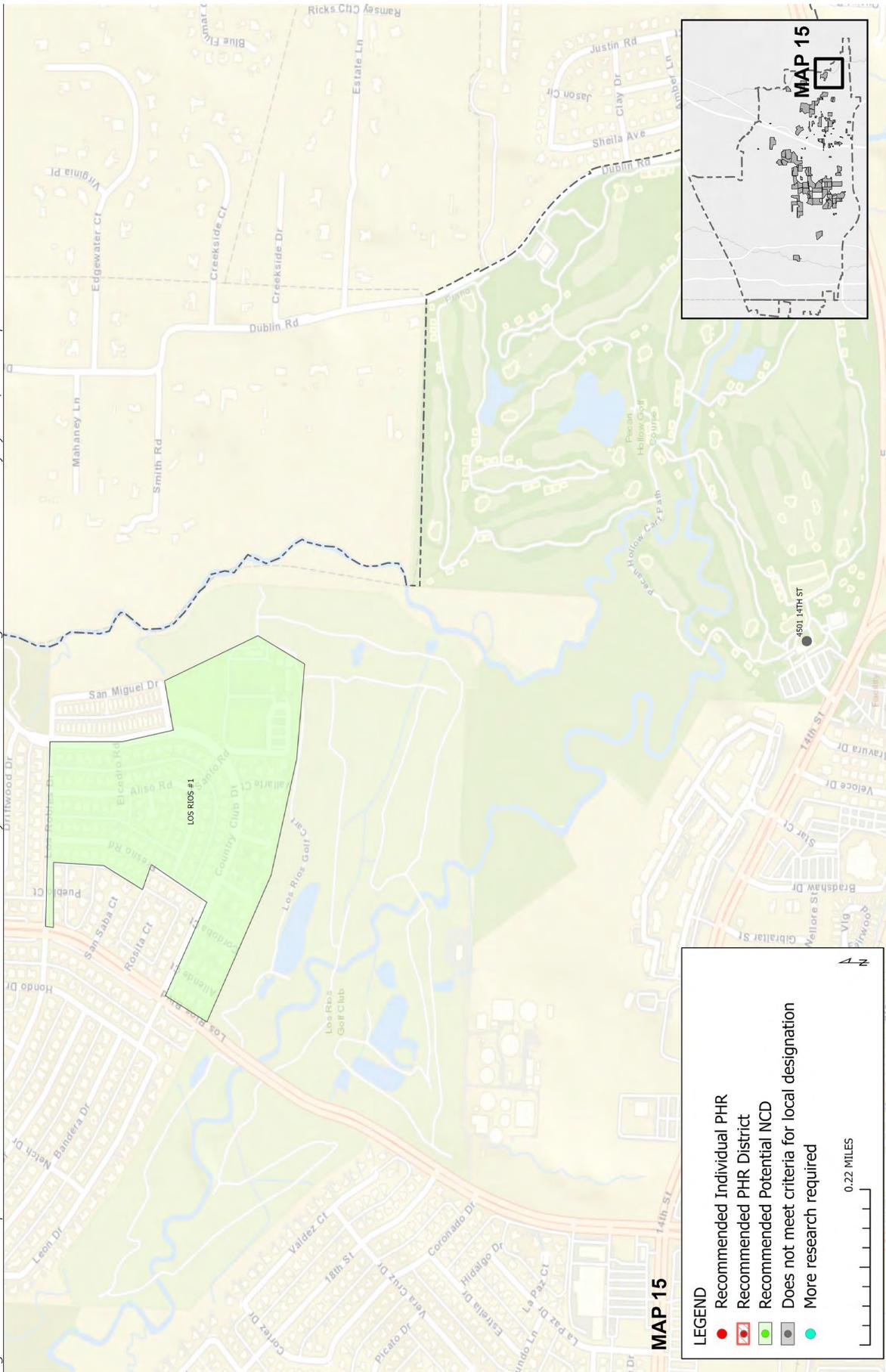


Figure xvi. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #15. Source: Overlay by HHM, base map from ESRI.



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:”	
<i>Parcels within Subdivision</i>	<i>Belle View subdivision</i>	190
<i>Parcels within Subdivision</i>	<i>French subdivision</i>	13
<i>Parcels within Subdivision</i>	<i>Southwood subdivisions</i>	198
<i>Parcels within Subdivision</i>	<i>Bowman</i>	31
<i>Parcels within Subdivision</i>	<i>Belle View Estates</i>	102
Potential District Including:	Haggard Addition/ Ollie Matthews:	
<i>Parcels within Subdivision</i>	<i>Haggard Addition</i>	74
<i>Parcels within Subdivision</i>	<i>Ollie Matthews</i>	40
Potential District Including:	Lavon Farms:	
<i>Agricultural Parcels</i>	<i>Lavon Farms, vicinity of 2201 E. Parker Road⁴</i>	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 listing and local Heritage Landmark

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

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) – 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

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).

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.

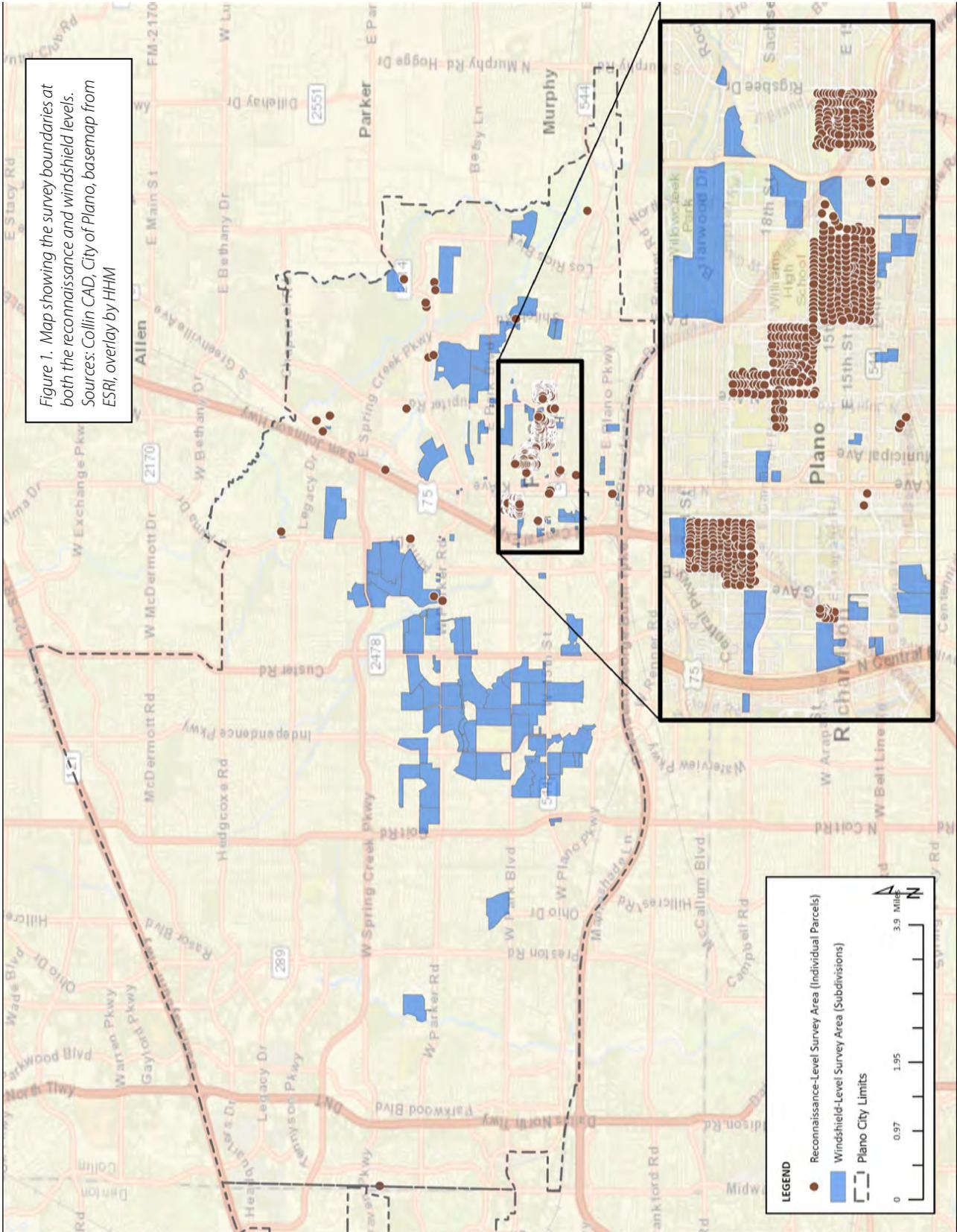
Photography Specifications

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>).



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.

- **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).

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.



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.

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.

- 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).

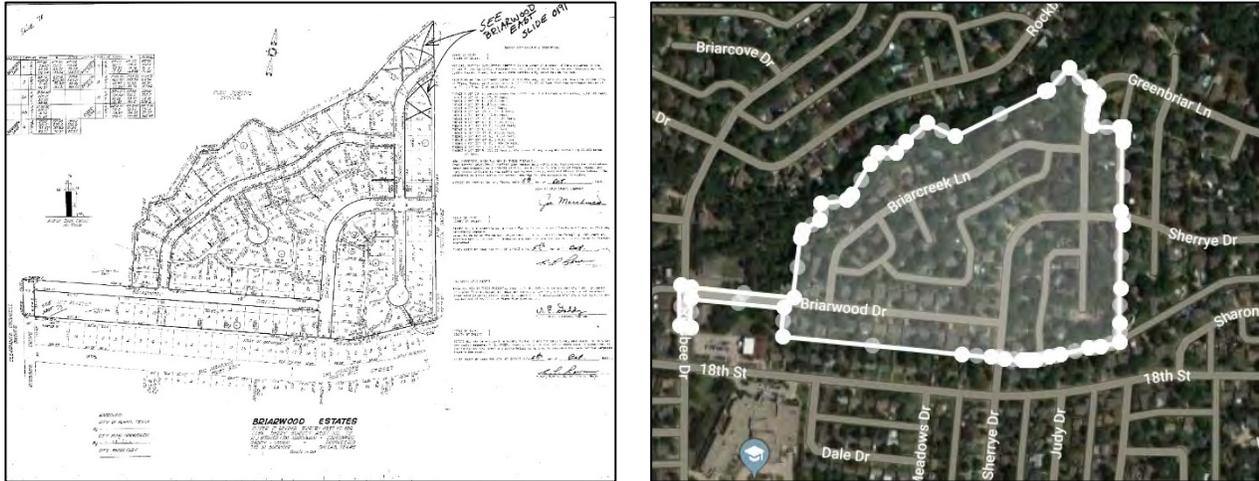


Figure 5. Comparison of the original plat for Briarwood Estates 1 (left) and a current aerial photo of the same subdivision (right). Note the intact layout of the street grid. Plat courtesy of the Collin County Appraisal District; aerial photo from Google, 2018.

- **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 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

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.



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 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 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)	<ul style="list-style-type: none"> • Individually eligible PHR 	<ul style="list-style-type: none"> • Contributing within PHR district, • Contributing within NCD, • Eligible as a PHR, and/or • Eligible as a Potential NCD 	<ul style="list-style-type: none"> • 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:

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>.

- (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 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.

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

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.

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 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

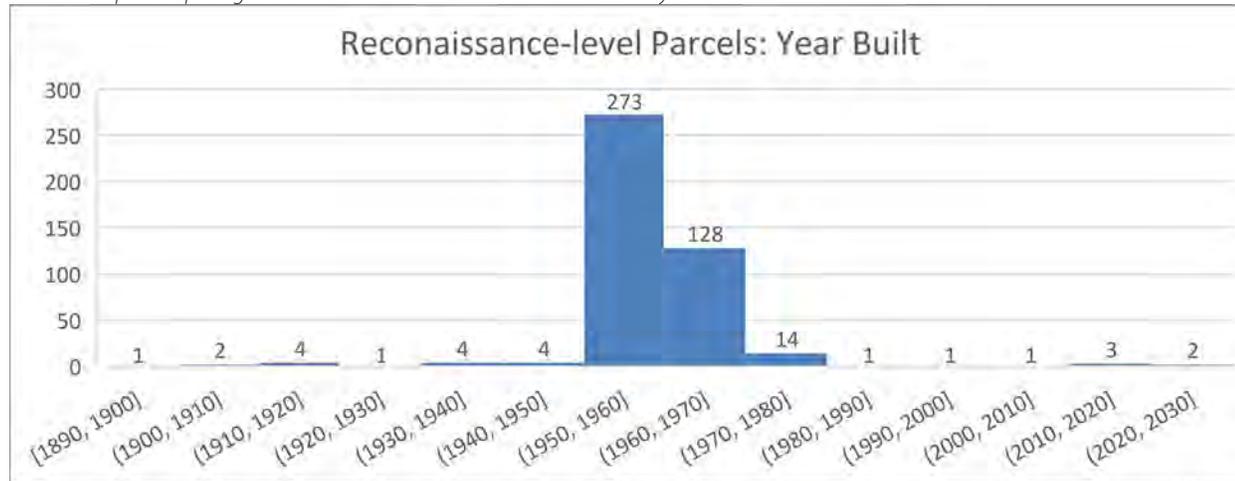
In June 2023, HHM documented 569 individual above-ground resources and 123 subdivisions within the targeted survey area. The section below summarizes trends among construction dates, property types, and architectural styles. For details regarding the construction date(s), property type(s), and style(s)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

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

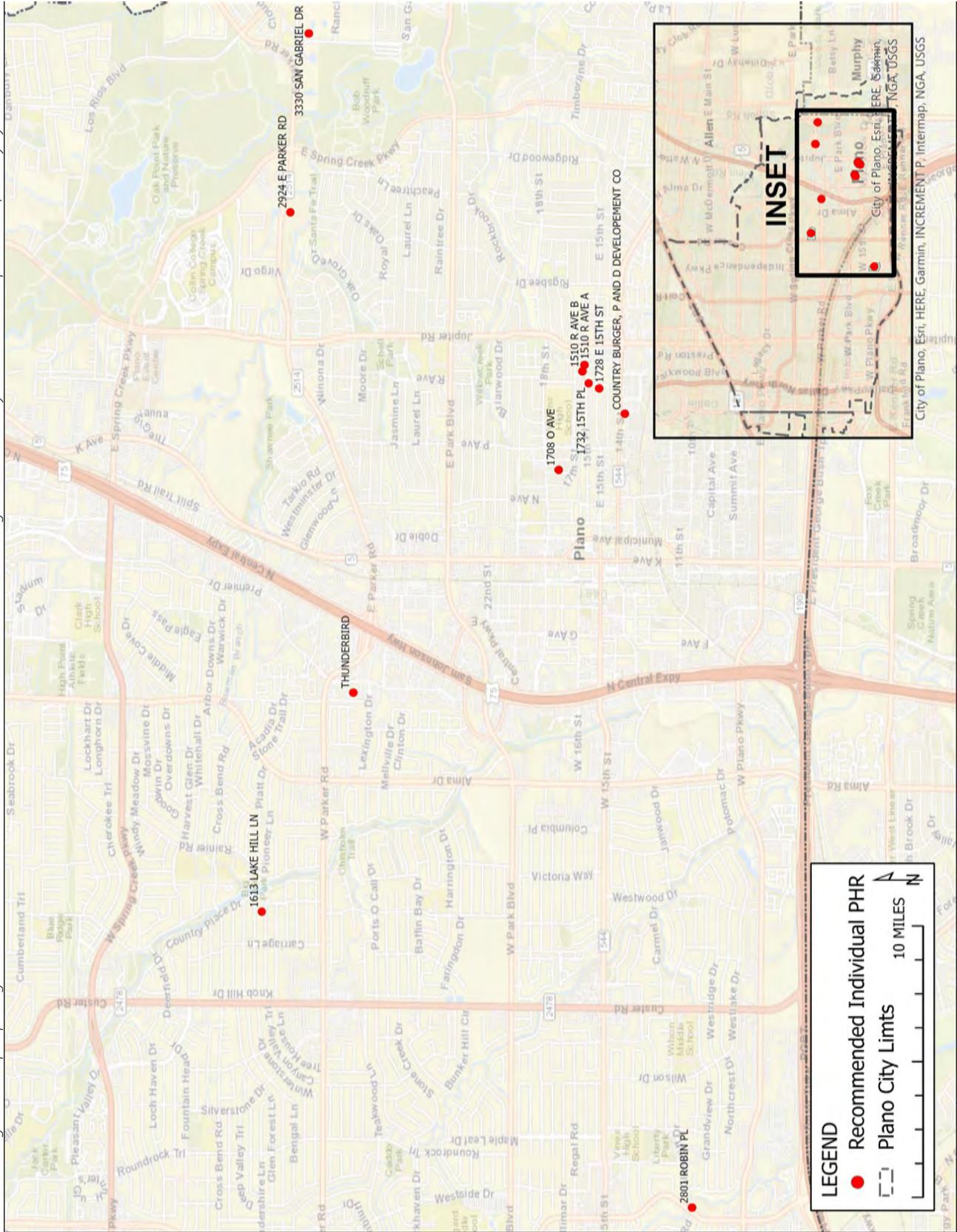
HHM's 2023 survey identified **ten (10) PHRs for individual properties**, as summarized in Table 11 and depicted in Figure 27.

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

	Property Address	Survey Level	Individual PHR Recommendation	Local Ordinance Criteria	Integrity Notes
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.

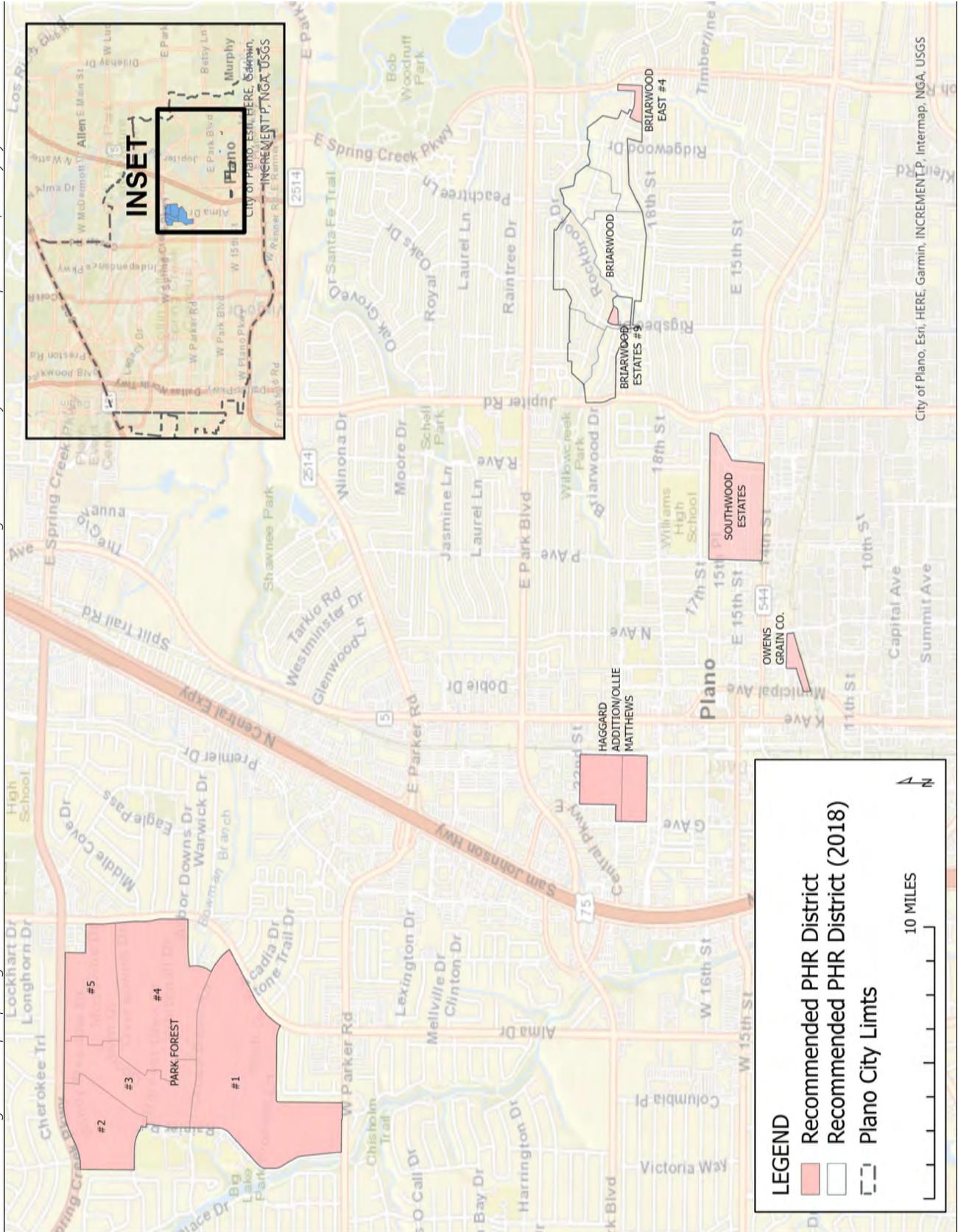
***Part of a larger Briarwood PHR district recommended eligible in the 2018 HPP.

[†] 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.



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	Remnant 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
	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

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 #3	Subdivision/ Windshiel d	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/ Windshiel d	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

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 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*

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

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 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.

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>.



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 B-36 through B-37.²⁰ 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. 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 B-77 and listed 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
		Parker Road Estates West	3E	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
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.

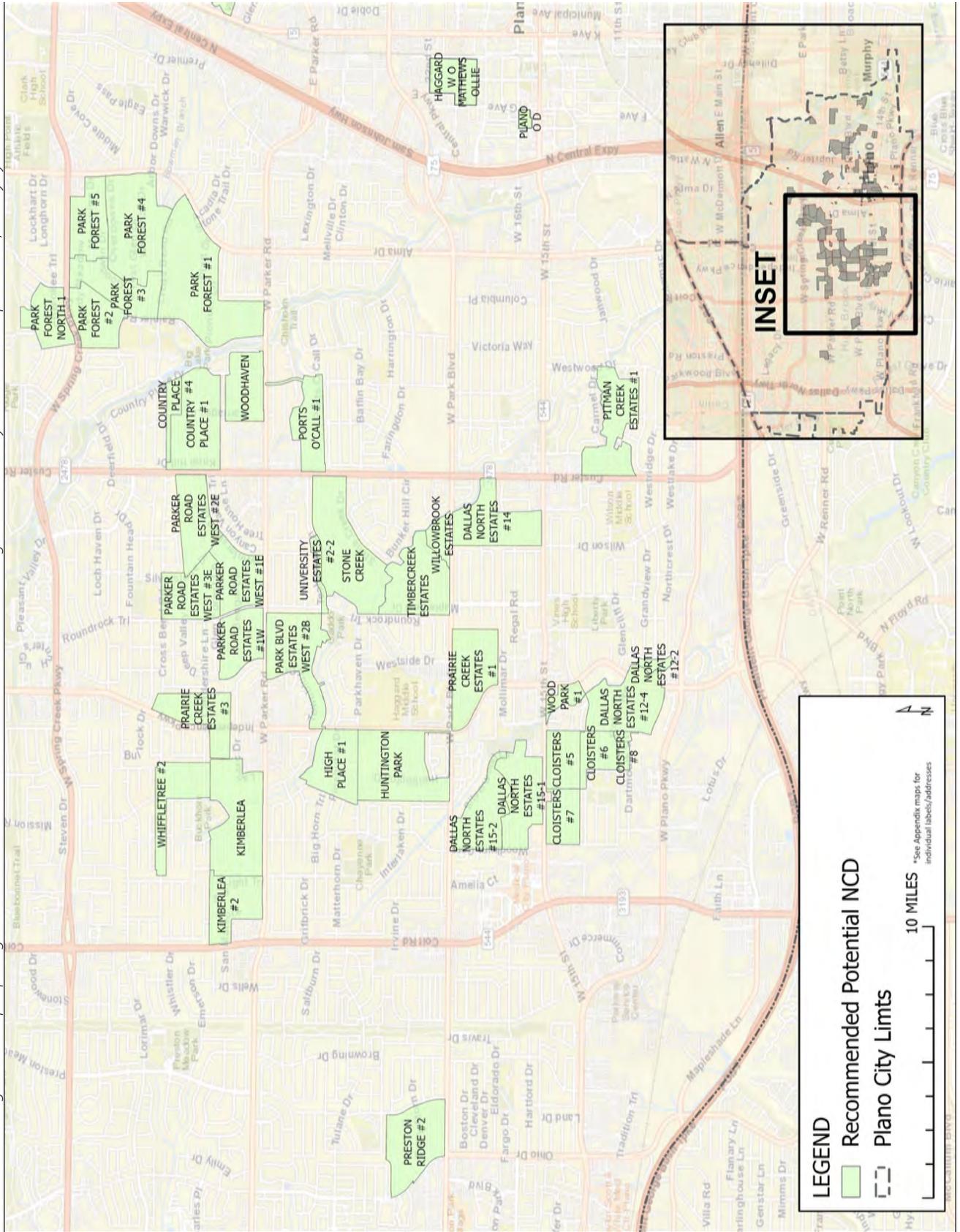
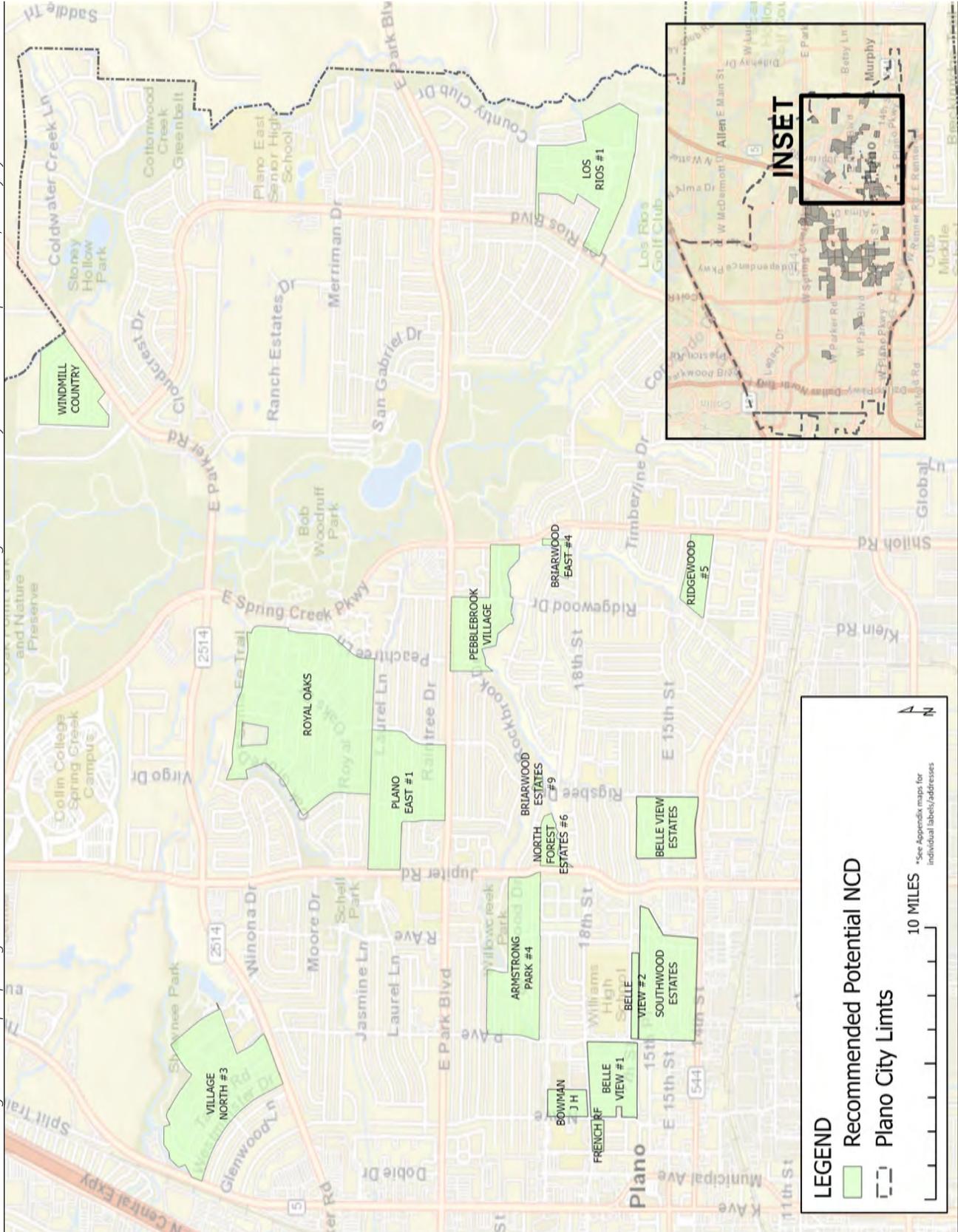


Figure 34b. Map depicting locations of recommended NCDs based on the 2023 heritage resources survey. Sources: Basemap from ESRI, overlay by HHM.



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 B-49.

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, #14, #15-1, and #15-2 potential NCD encompasses 5 residential subdivisions platted between 1970 and 1975: 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/OLIE 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 B-49 and B-50.

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 page B-52.

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 Estates 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
		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

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
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

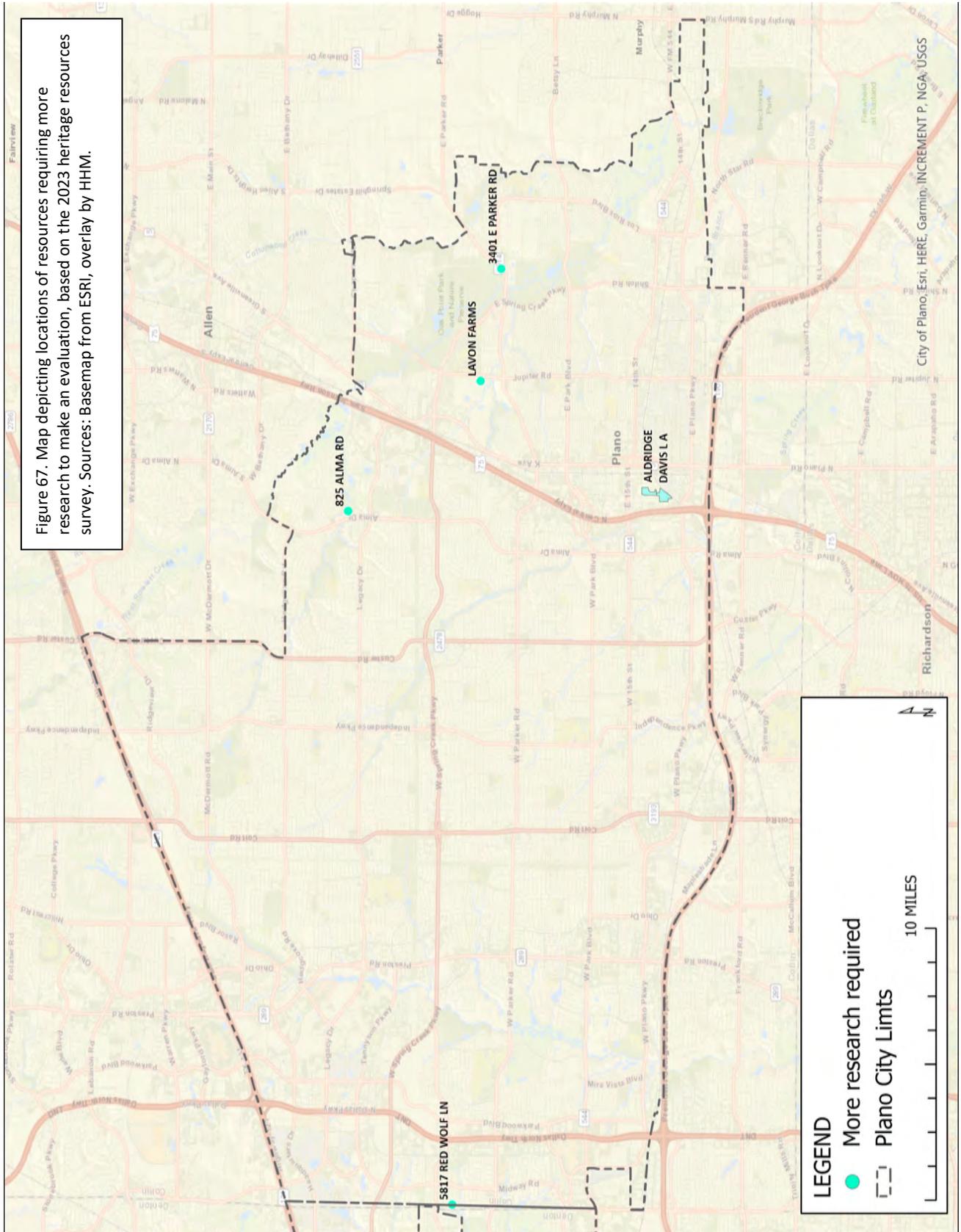
The 2023 heritage resources survey identified **three (3) districts and three (3) individual properties requiring more research**, summarized in Table 15 and mapped in Figure 67. For the identified districts, the subdivision as a whole is not eligible, but a smaller heritage district or districts may 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

	Address or Subdivision Name	Individual Property or 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.



LEGEND

- More research required
- - - Plano City Limits

10 MILES

North Arrow

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

²² Currently designated as a local Plano Heritage Landmark.

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:

- **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	<ul style="list-style-type: none"> • 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.

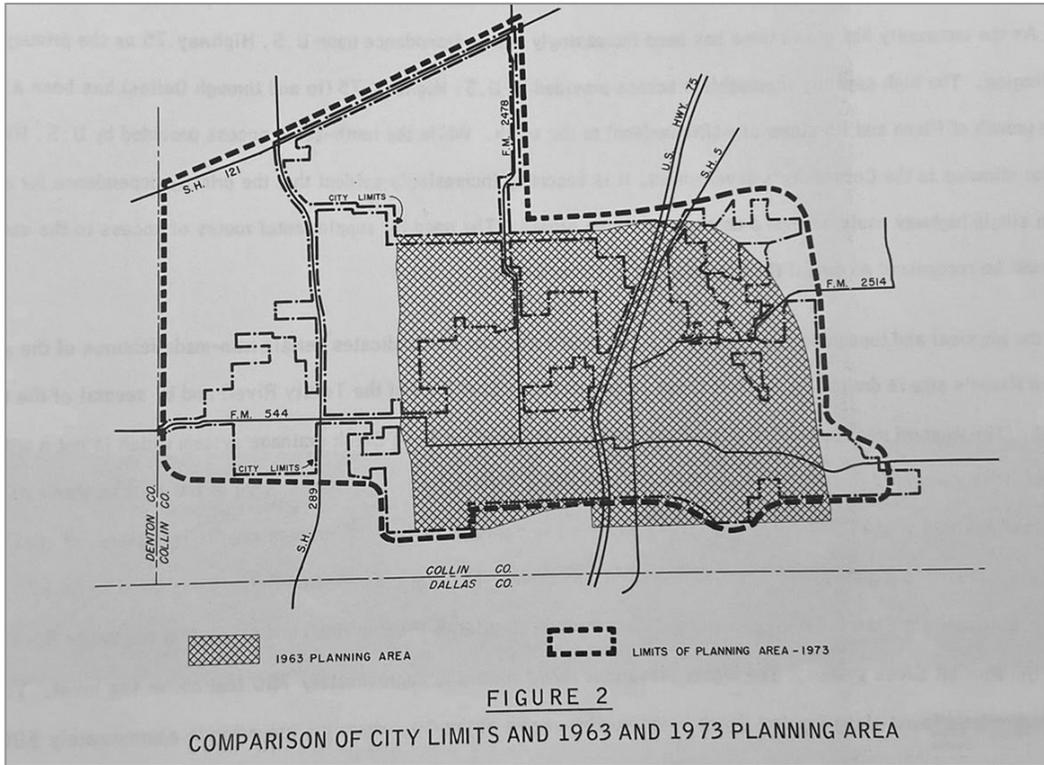
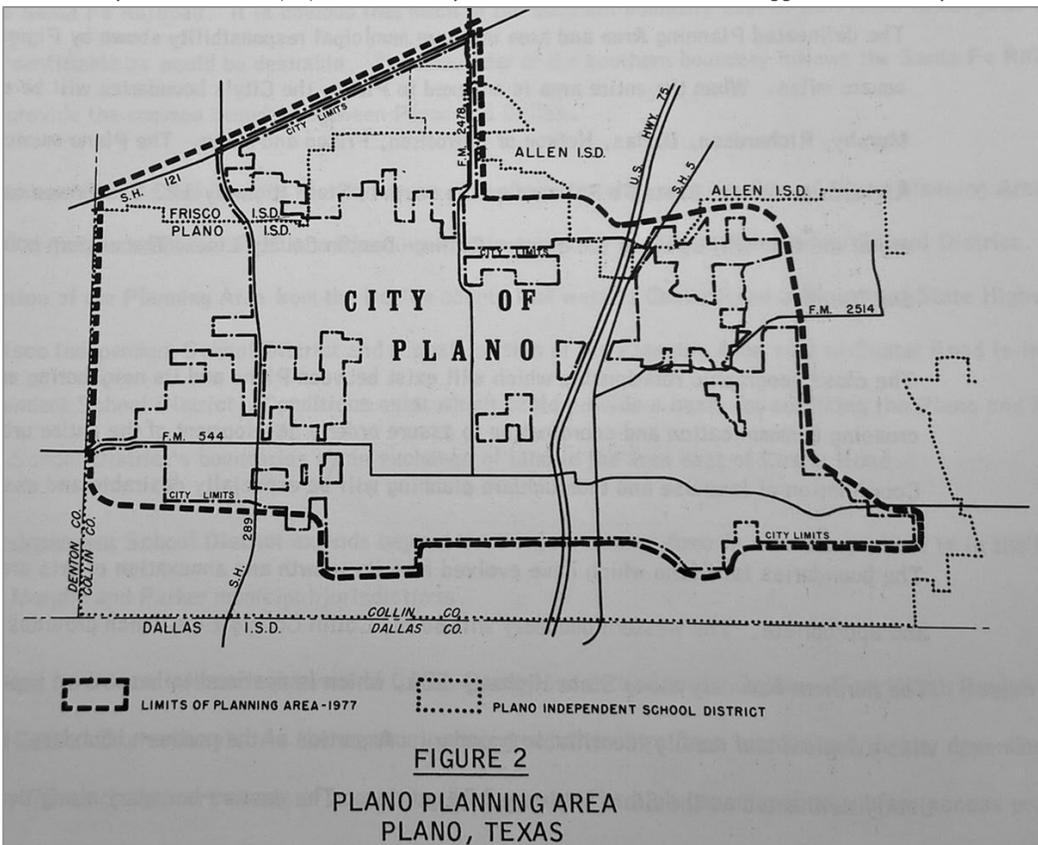


Figure 69. Map depicting the 1977 City of Plano planning area. Source: Marvin Springer and Associates, "Comprehensive Plan for Community Structure: City of Plano, Texas," prepared for the City of Plano, 1977, from the Plano Haggard Public Library.



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.

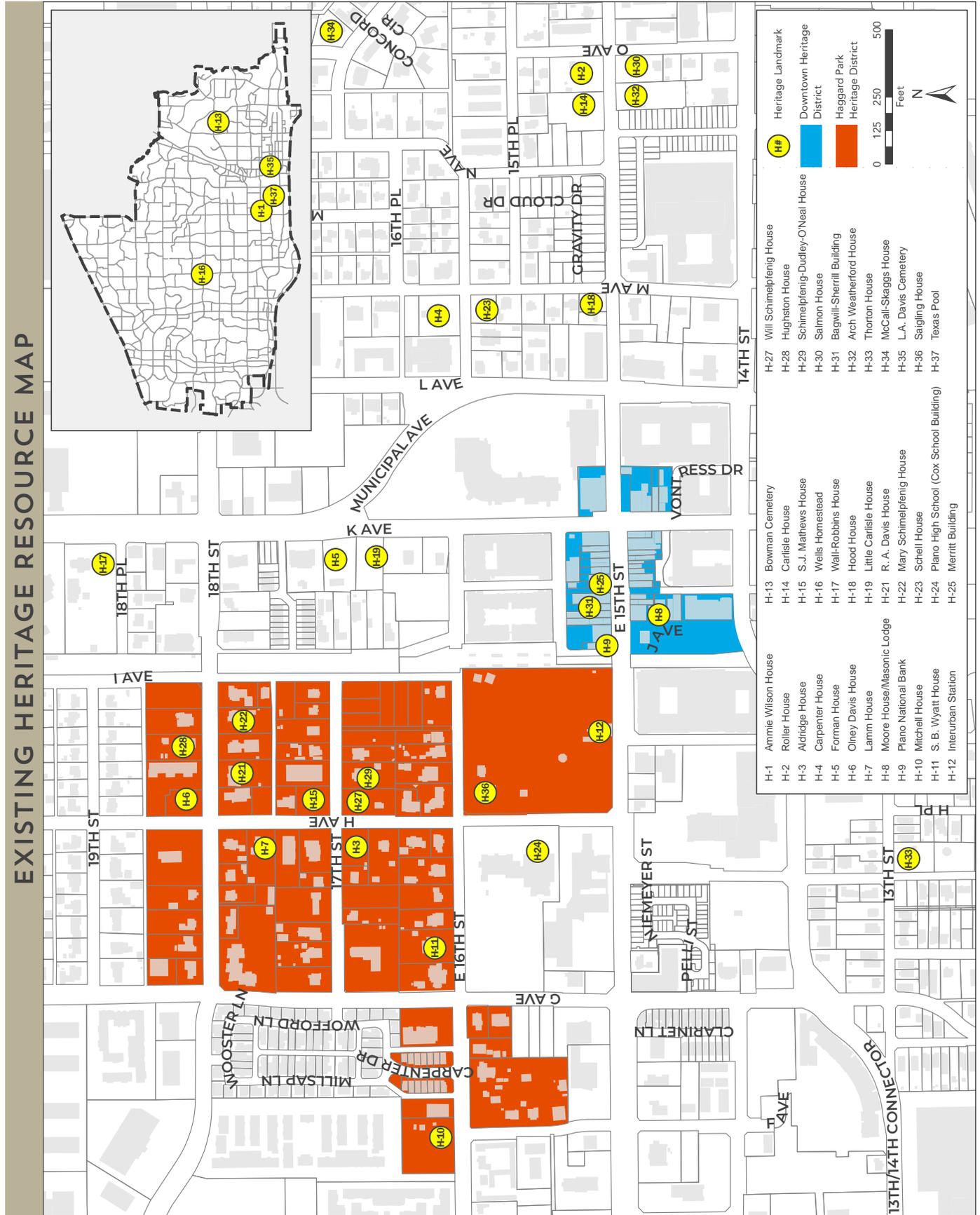
Table 23. Proposed priorities and estimated costs for implementing the recommendations of the HPP.

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 <i>and</i> 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.

4.1. Designated Heritage Resources Data



HERITAGE LANDMARKS

Property Photo	Designation No.	Name	Property Address	Date Built	Architectural Stylistic Influence(s)
	H-1	Ammie Wilson House	1900 W 15th St.	1891	Late Victorian
	H-2	Roller House	1413 E 15th St.	1901	Queen Anne Victorian
	H-3	Aldridge House	1615 H Ave.	1907	Craftsman, Prairie
	H-4	Carpenter House	1211 E. 16th St.	1898	Queen Anne Victorian
	H-5	Forman House	1617 K Ave.	1867	Greek Revival
	H-6	Olney-Davis House	901 18th St.	1890	Classical Revival, Greek Revival
	H-7	Lamm House	1709 H Ave.	ca. 1893	Folk Victorian, Queen Anne
	H-8	Moore House/Plano Masonic Lodge	1414 J Ave.	1896	Mission, Spanish Colonial, Commercial Style

HERITAGE LANDMARKS

Property Photo	Designation No.	Name	Property Address	Date Built	Architectural Stylistic Influence(s)
	H-9	Plano National Bank	1001 E 15th St.	ca. 1896	Late 19th Century, Italianate, Art Deco
	H-10	Mitchell House	609 E 16th St.	ca. 1891	Folk Victorian
	H-11	S. B. Wyatt House	807 E. 16th St.	ca. 1910	Craftsman
	H-12	Interurban Station	901 W 15th St.	1908	Mission Revival
	H-13	Bowman Cemetery	2846 Oak Grove Dr.	est. 1868	N/A
	H-14	Carlisle House	1407 E 15th St.	1912	Prairie
	H-15	Mathews House	901 17th St.	ca. 1888	Folk Victorian
	H-16	Wells Homestead	3921 Coit Rd.	ca. 1893	Folk Victorian

HERITAGE LANDMARKS

Property Photo	Designation No.	Name	Property Address	Date Built	Architectural Stylistic Influence(s)
	H-17	Wall-Robbins House	1813 K Ave.	ca. 1898	Queen Anne Victorian
	H-18	Hood House	1211 E 15th St.	1892	Folk Victorian
	H-19	Little Carlisle House	1611 K Ave.	1925	Tudor Revival
	H-21	R. A. Davis House	906 18th St.	1913	Transitional Craftsman
	H-22	Mary Schimelpfenig House	914 18th St.	ca. 1890	Folk Victorian, Queen Anne
	H-23	Schell House	1210 E 16th St.	1937	Colonial Revival
	H-24	Plano High School/Cox School	1517 H Ave.	1923	Art Deco
	H-25	Merritt Building	1023 E 15th St.	1916	Late 19th Century, Commercial Style

HERITAGE LANDMARKS

Property Photo	Designation No.	Name	Property Address	Date Built	Architectural Stylistic Influence(s)
	H-27	Will Schimelpfenig House	900 17th St.	ca. 1901	Folk Victorian, Queen Anne
	H-28	Hughston House	909 18th St.	ca. 1890	Craftsman, Prairie
	H-29	Dudley O'Neal House	906 17th St.	ca. 1893	Folk Victorian
	H-30	Salmon House	1414 E 15th St.	ca. 1898	Queen Anne Victorian
	H-31	Bagwill-Sherrill Building	1015 E 15th St.	ca. 1895	Early 20th Century, Art Deco, Commercial Style
	H-32	Arch Weatherford House	1410 E 15th St.	1915	Prairie, Craftsman
	H-33	Thornton House	900 13th St.	ca. 1900	Vernacular, Cottage
	H-34	McCall-Skaggs House	1704 N Pl.	1959	Ranch

HERITAGE LANDMARKS

Property Photo	Designation No.	Name	Property Address	Date Built	Architectural Stylistic Influence(s)
	H-35	L. A. Davis Cemetery	1000 H Ave.	est. 1945	N/A
	H-36	Saigling House	902 E.16th St.	est. 1945	Craftsman
	H-37	Texas Pool	901 Springbrook Drive	est. 1961	Contemporary

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	901 E 15th St.	ca. 1908	Mission Revival	Contributing	Rehabilitated
	Haggard Park	1925	N/A	Park	N/A
	Haggard Park - AB1	No Date Listed	Neo-Colonial	Compatible	N/A
	Haggard Park - AB2	No Date Listed	None	Compatible	N/A
	Haggard Park - AB3	No Date Listed	Neo-Folk Victorian	Compatible	N/A
	607 E 16th St.	ca. 1891	Folk Victorian, Queen Anne	Contributing	Intact
	609 E 16th St.	1891 actual	Folk Victorian	Contributing	Intact
	609 E 16th St. - AB1	ca. 1940	None	Contributing	Intact

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	609 E 16th St. - AB2	ca. 1900	Folk Victorian	Contributing	Intact
	609 E 16th St. - AB3	ca. 1990	None	Compatible	N/A
	609 E 16th St. - AB4	ca. 1980	Neo-Folk Victorian	Compatible	N/A
	617 E 16th St.	2005 actual	Neo-Folk Victorian	Compatible	N/A
	708 E 16th St.	ca. 1908	Classical Revival, Queen Anne	Contributing	Intact
	708 E 16th St. - AB1	ca. 1920	None	Contributing	Intact
	708 E 16th St. - AB2	ca. 1937	None	Contributing	Intact
	708 E 16th St. - AB3	ca. 1910	None	Contributing	Intact

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	708 E 16th St. - AB4	ca. 1937	none	Contributing	Intact
	708 E 16th St. - AB5	ca. 1937	None	Contributing	Intact
	708 1/2 E 16th St.	ca. 1937	None	Contributing	Moderately Altered
	710 E 16th St.	ca. 1925	Craftsman	Contributing	Moderately Altered
	801 E 16th St.	2001 actual	Neo-Craftsman	Compatible	N/A
	801 E 16th St. - AB1	ca. 2001	Neo-Craftsman	Compatible	N/A
	807 E 16th St.	ca. 1910	Craftsman	Contributing	Intact
	807 E 16th St. - AB1	ca. 1910	Craftsman	Contributing	Intact

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	811 E 16th St.	ca. 1910	Folk Victorian, Queen Anne	Contributing	Rehabilitated
	815 E 16th St.	1952 actual	Minimal Traditional, Colonial Revival	Contributing	Moderately Altered
	819 E 16th St.	ca. 1920	Craftsman	Contributing	Rehabilitated
	819 E 16th St. - AB1	ca. 1920	Minimal Traditional	Contributing	Moderately Altered
	819 E 16th St. - AB2	ca. 1920	None	Contributing	Rehabilitated
	901 E 16th St.	ca. 1948	Colonial Revival	Contributing	Intact
	902 E. 16th St	1918 actual	Craftsman	Contributing	Rehabilitated
	902 E 16th St. - AB1	2016	None	Compatible	N/A

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	902 E 16th St. - AB2	2016	None	Compatible	N/A
	907 E 16th St.	ca. 1910	Craftsman, Prairie	Contributing	Moderately Altered
	907 E 16th St. - AB1	ca. 1990	None	Compatible	N/A
	909 E 16th St.	ca. 1900	Folk Victorian	Contributing	Intact
	909 E 16th St. - AB1	ca. 1990	None	Non-contributing	N/A
	911 E 16th St.	ca. 1946	Ranch	Contributing	Moderately Altered
	801 17th St.	1945 actual	Minimal Traditional	Contributing	Moderately Altered
	805 17th St.	ca. 1930	Craftsman	Contributing	Moderately Altered

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	807 17th St.	1958 actual	Ranch	Contributing	Intact
	808 17th St.	ca. 1930	Craftsman	Contributing	Moderately Altered
	808 17th St. - AB1	ca. 1943	None	Contributing	Intact
	809 17th St.	1958 actual	Ranch	Contributing	Intact
	812 17th St.	N/A	N/A	Vacant	N/A
	813 17th St.	2008 actual	Neo-Folk Victorian	Compatible	N/A
	813 17th St. - AB1	2008	None	Compatible	N/A
	816 17th St.	ca. 1900	Folk Victorian	Contributing	Intact

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	816 17th St. - AB1	ca. 1940	None	Contributing	Intact
	900 17th St.	ca. 1890	Folk Victorian, Queen Anne	Contributing	Intact
	900 17th St. - AB1	ca. 1986	None	Compatible	N/A
	901 17th St.	ca. 1890	Folk Victorian	Contributing	Moderately Altered
	905 17th St.	1966 actual	Ranch	Non-contributing	N/A
	906 17th St.	ca. 1893	Folk Victorian	Contributing	Rehabilitated
	906 17th St. - AB1	ca. 2002	None	Compatible	N/A
	907 17th St.	ca. 1955	Minimal Traditional	Contributing	Intact

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	907 17th St. - AB1	ca. 1961	N/A	Compatible	N/A
	908 17th St.	1948 actual	Minimal Traditional	Contributing	Moderately Altered
	910 17th St.	1943 actual	Minimal Traditional	Contributing	Moderately Altered
	910 17th St. - AB1	2016	None	Compatible	N/A
	911 17th St.	ca. 1920	Craftsman	Contributing	Rehabilitated
	913 17th St.	1934 actual	Minimal Traditional	Contributing	Moderately Altered
	915/917 17th St.	1944 actual	Minimal Traditional	Contributing	Moderately Altered
	920 17th St.	N/A	N/A	Vacant	N/A

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	801 18th St.	ca. 1960	Ranch	Contributing	Moderately Altered
	803 18th St.	ca. 1960	Ranch	Contributing	Rehabilitated
	808 18th St.	ca. 1950	Ranch	Contributing	Substantially Altered
	810 18th St.	1946 actual	Minimal Traditional	Contributing	Moderately Altered
	810 18th St. - AB1	ca. 1946	None	Contributing	Moderately Altered
	811 18th St.	ca. 1948	Minimal Traditional	Contributing	Substantially Altered
	812 18th St.	ca. 1945	Minimal Traditional	Contributing	Substantially Altered
	813 18th St.	ca. 1931	Craftsman	Compatible	N/A

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	813 18th St. - AB1	1979	None	Non-contributing	N/A
	825 18th St.	ca. 1995	Contemporary	Non-contributing	N/A
	900 18th St.	1978 actual	Contemporary	Non-contributing	N/A
	901 18th St.	ca. 1890	Classical Revival, Greek Revival	Contributing	Intact
	903 18th St.	1983	Neo-Traditional	Compatible	N/A
	906 18th St.	ca. 1916	Craftsman, Colonial Revival	Contributing	Moderately Altered
	909 18th St.	ca. 1915	Craftsman, Prairie	Contributing	Intact
	909 18th St. - AB1	ca. 1990	None	Compatible	N/A

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	910 18th St.	ca. 1925	Tudor Revival, Colonial Revival	Contributing	Moderately Altered
	910 18th St. - AB1	ca. 1983	None	Compatible	N/A
	913 18th St.	1928 actual	Craftsman	Contributing	Substantially Altered
	914 18th St.	ca. 1890	Folk Victorian, Queen Anne	Contributing	Rehabilitated
	914 18th St. - AB1	ca. 1920	None	Contributing	Intact
	914 18th St. - AB2	ca. 1990	None	Non-contributing	N/A
	915/917 18th St.	N/A	N/A	Vacant	N/A
	920 18th St.	1901 actual	Folk Victorian, Queen Anne	Contributing	Moderately Altered

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	920 18th St. - AB1	ca. 1960	Minimal Traditional	Contributing	Moderately Altered
	1506 F Ave.	ca. 1930	None	Contributing	Intact
	1510 F Ave.	ca. 1890	Folk Victorian	Contributing	Moderately Altered
	1510 F Ave. - AB1	ca. 1960	None	Contributing	Moderately Altered
	1512 F Ave.	ca. 1960	None	Compatible	N/A
	1512 F Ave. - AB1	ca. 1970	None	Non-contributing	N/A
	1517 G Ave.	ca. 2015	Neo-Traditional	Compatible	N/A
	1521 G Ave.	ca. 1925	Craftsman, Classical Revival	Contributing	Intact

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	1605 G Ave.	ca. 1986	Neo-Ranch	Compatible	N/A
	1616 G Ave.	1955 actual	Post-War Modern	Contributing	Intact
	1740 G Ave.	ca. 2010	Neo-Craftsman	Compatible	N/A
	1804 G Ave.	1976 actual	Commercial	Non-contributing	N/A
	1600 H Ave.	1951 actual	Ranch	Contributing	Intact
	1603 H Ave.	ca. 1930	Tudor Revival	Contributing	Moderately Altered
	1607 H Ave.	ca. 1930	Tudor Revival	Contributing	Moderately Altered
	1607 H Ave - AB1	ca. 1965	None	Compatible	N/A

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	1611 H Ave.	1885 actual	National Folk	Contributing	Intact
	1611 H Ave. - AB1	ca. 1900	None	Contributing	Moderately Altered
	1611 H Ave. - AB2	ca. 1900	None	Contributing	Moderately Altered
	1615 H Ave.	1907 actual	Craftsman, Prairie	Contributing	Intact
	1701 H Ave.	1953 actual	Ranch, Minimal Traditional	Contributing	Moderately Altered
	1706 H Ave.	1958 actual	Ranch	Contributing	Moderately Altered
	1707 H Ave.	1983 actual	Neo-Folk Victorian	Compatible	N/A
	1709 H Ave.	ca. 1893	Folk Victorian, Queen Anne	Contributing	Moderately Altered

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	1709 H Ave. - AB1	ca. 1943	None	Contributing	Moderately Altered
	1715 H Ave.	ca. 1905	Folk Victorian	Contributing	Rehabilitated
	1715 H Ave. - AB1	ca. 2000	None	Compatible	N/A
	1601 I Ave.	ca. 1915	National Folk	Contributing	Intact
	1601 I Ave- AB1	ca. 1934	None	Contributing	Intact
	1601 I Ave- AB2	ca. 1934	None	Contributing	Moderately Altered
	1701 I Ave - AB1	Not Surveyed	None	Compatible	N/A
	1703 I Ave	1951 actual	Minimal Traditional	Contributing	N/A

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	1600 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1601 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1604 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1605 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1608 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1609 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1612 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1613 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A

HAGGARD PARK

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	1616 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1617 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1620 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1621 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1624 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A
	1625 Carpenter Dr.	2007	Neo-Traditional	Compatible	N/A

DOWNTOWN

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	998 E 15th St.	2016	N/A	Compatible	N/A
	1001 E 15th St.	1896	Late 19th Century, Italianate, Art Deco	Contributing	Intact
	1003-07 E 15th St.	ca. 1898	Late 19th Century, Italianate, Commercial Style	Contributing	Intact
	1004 E 15th St.	c. 1980	Commercial Style, Tudor Revival	Compatible	N/A
	1006 E 15th St.	c. 1898	Italianate, Commercial Style	Contributing	Moderately Altered
	1008 E 15th St.	ca. 1900	Art Deco, Commercial Style	Contributing	Rehabilitated
	1010 E 15th St.	ca. 1896	Early 20th Century, Italianate, Commercial Style	Contributing	Moderately Altered
	1011 E 15th St.	ca. 1898	Late 19th Century, Italianate, Commercial Style	Contributing	Moderately Altered

DOWNTOWN

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	1012 E 15th St.	ca. 1900	Early 20th Century, Italianate, Commercial Style	Contributing	Moderately Altered
	1013 E 15th St.	ca. 1896-1901	Early 20th Century, Italianate, Commercial Style	Contributing	Rehabilitated
	1015 E 15th St.	ca. 1896	Early 20th Century, Art Deco, Commercial Style	Contributing	Moderately Altered
	1016 E 15th St.	ca. 1900	Early 20th Century, Commercial Style	Contributing	Substantially Altered
	1017 E 15th St.	ca. 1896-1901	Early 20th Century, Commercial Style	Contributing	Substantially Altered
	1018 E 15th St.	ca. 1900	Early 20th Century, Commercial Style	Contributing	Substantially Altered
	1020 E 15th St.	ca. 1900	Early 20th Century, Italianate, Commercial Style	Contributing	Moderately Altered
	1021 E 15th St.	ca. 1897-1901	Late 19th Century, Italianate, Commercial Style	Contributing	Rehabilitated

DOWNTOWN

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	1022 E 15th St.	ca. 1900-1907	Early 20th Century, Italianate, Commercial Style	Contributing	Rehabilitated
	1023-25 E 15th St.	ca. 1896-1910	Late 19th Century, Commercial Style	Contributing	Moderately Altered
	1024 E 15th St.	ca. 1900	Early 20th Century, Commercial Style	Contributing	Moderately Altered
	1026 E 15th St.	ca. 1896-1901	Late 19th Century, Commercial Style	Contributing	Rehabilitated
	1027 E 15th St.	ca. 1896-1901	Early 20th Century, Commercial Style	Contributing	Substantially Altered
	1029 E 15th St.	ca. 1896-1901	Early 20th Century, Italianate, Commercial Style	Contributing	Moderately Altered
	1031-33 E 15th St.	ca. 1897-1901	Early 20th Century, Commercial Style	Contributing	Moderately Altered
	1032 E 15th St.	Early 1930s	Early 20th Century, Commercial Style	Contributing	Rehabilitated

DOWNTOWN

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	1035 E 15th St.	ca. 1897-1901	Early 20th Century, Commercial Style	Contributing	Rehabilitated
	1037 E 15th St.	ca. 1897-1901	Early 20th Century, Commercial Style	Contributing	Moderately Altered
	1039 E 15th St.	ca. 1897-1901	Commercial Style	Contributing	Rehabilitated
	1112 E 15th St.	ca. 1961-1964	Mid-Century, Commercial Style	Contributing	Moderately Altered
	1020 E 15th Pl.	2016	Other	Compatible	N/A
	1400 J Ave.	N/A	N/A	Vacant	N/A
	1408 J Ave.	N/A	N/A	Vacant	N/A
	1410-12 J Ave.	ca. 1928	Early 20th Century, Commercial Style	Contributing	Moderately Altered

DOWNTOWN

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	1414 J Ave.	1896	Mission, Spanish Colonial, Commercial Style	Contributing	Intact
	1416 J Ave.	ca. 1907-1921	Early 20th Century, Commercial Style	Contributing	Substantially Altered
	1416 K Ave.	ca. 1958	No Style	Non-contributing	N/A
	1418 K Ave.	ca. 1910-1921	Early 20th Century, Commercial Style	Contributing	Substantially Altered
	1420 K Ave.	ca. 1910-1921	Early 20th Century, Commercial Style	Contributing	Moderately Altered
	1421 K Ave.	ca. 1921-1930s	Late 19th Century, Italianate, Commercial Style	Contributing	Moderately Altered
	1423 K Ave.	ca. 1921-1930s	Early 20th Century, Commercial Style	Contributing	Moderately Altered
	1425 K Ave.	ca. 1921-early 1930s	Early 20th Century, Commercial Style	Contributing	Moderately Altered

DOWNTOWN

Property Photo	Property Address	Date Built	Architectural Stylistic Influence(s)	Building Classification	Building Integrity
	1422-28 K Ave.	1919-1920	Early 20th Century, Commercial Style	Contributing	Moderately Altered
	1430 K Ave.	N/A	N/A	Park	N/A
	1508 K Ave.	1966	Other	Non-contributing	N/A

		Historic Integrity				Priority	Local recommendations					
Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Alterations	Additions	Integrity Notes	Alteration date	Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1304 13TH ST A	1950	Warehouse	No stylistic influences visible	Door replaced, Historically associated grain elevator no longer extant (built 1920 per 1961 Sanborn)		Remnant of only known extant historic grain mill in Plano, Owens Grain Co. (1961 Sanborn)		Within eligible PHR district	District meets Criteria 1-3	Contributing	Criteria N/A	Owens Grain Co. (PHR)
1304 13TH ST B	1960	Warehouse	No stylistic influences visible	Historically associated grain elevator no longer extant (built 1920 per 1961 Sanborn)		Remnant of only known extant historic grain mill in Plano, Owens Grain Co. (1961 Sanborn)		Within eligible PHR district	District meets Criteria 1-3	Contributing	Criteria N/A	Owens Grain Co. (PHR)
1304 13TH ST C	1965	Warehouse	No stylistic influences visible	Historically associated grain elevator no longer extant (built 1920 per 1961 Sanborn)		Remnant of only known extant historic grain mill in Plano, Owens Grain Co. (1961 Sanborn)		Within eligible PHR district	District meets Criteria 1-3	Contributing	Criteria N/A	Owens Grain Co. (PHR)
4501 14TH ST	1973	Golf course	No stylistic influences visible	Non-historic-age buildings, Renovated in 2011				Not eligible for local designation	Criteria N/A		Criteria N/A	
1700 14TH PL	1960	Single-family house	Ranch	Doors replaced, Some exterior wall materials replaced	Side addition		1995	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1701 14TH PL	1960	Single-family house	Ranch					Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1702 14TH PL	1960	Single-family house	Ranch	Storm door added			2000	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1703 14TH PL	1960	Duplex house	Ranch	Storm windows added	Side addition	Likely originally single-family	Ca. 1985	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Noncontributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1704 14TH PL	1961	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 1985-2000	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1705 14TH PL	1960	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2020	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1706 14TH PL	1960	Single-family house	Ranch	All windows replaced			2005	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1707 14TH PL	1960	Single-family house	Ranch	Some windows replaced, Storm door added			Ca. 1990	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1708 14TH PL	1960	Single-family house	Ranch	Storm windows added			2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1709 14TH PL	1960	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1710 14TH PL A	1960	Single-family house	Ranch	Exterior wall materials replaced, All windows replaced, Doors replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1710 14TH PL B	2016	Back house	Neo-Traditional					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1711 14TH PL	1957	Duplex house	Ranch					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1712 14TH PL	1960	Single-family house	Ranch	All windows replaced			1985	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1713 14TH PL A	1960	Single-family house	Ranch	All windows replaced, Garage enclosed			Ca. 2023	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1713 14TH PL B	2010	Garage	No stylistic influences visible					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1714 14TH PL	1960	Single-family house	Ranch	All windows replaced, Porch altered			2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1715 14TH PL	1960	Single-family house	Ranch	All windows replaced			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1716 14TH PL	1956	Single-family house	Ranch	All windows replaced, Porch altered, Doors replaced			2005	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1717 14TH PL	1960	Single-family house	Ranch	Storm door added			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influences(s)	Historic Integrity				Priority	Local Recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential INCD Criteria	Potential local district name
1718 14TH PL	1960	Single-family house	Ranch	All windows replaced, Garage door replaced, Doors replaced, Porch altered			2005	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1719 14TH PL A	1960	Single-family house	Ranch	All windows replaced, Garage enclosed	Rear addition, Carport		Ca. 1980	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1719 14TH PL B	1960	Garage	No stylistic influences visible	Garage enclosed				Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1720 14TH PL	1956	Single-family house	Ranch	All windows replaced, Exterior wall materials replaced, Porch materials replaced, Doors replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1721 14TH PL	1957	Duplex house	Ranch	Storm door added			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1722 14TH PL A	1964	Single-family house	Ranch	Storm windows added			2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1722 14TH PL B	1964	Back house	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1723 14TH PL	1960	Single-family house	Ranch	All windows replaced, Garage door replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1724 14TH PL A	1960	Single-family house	Ranch	All windows replaced, Exterior wall materials replaced, Roof material replaced, Porch altered, Doors replaced, Porch materials replaced, Driveway expanded, Significant tree cut down			2010, 2022	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1724 14TH PL B	2010	Garage	No stylistic influences visible					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1725 14TH PL	1960	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1726 14TH PL	1960	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				Potential local district name
				Alterations	Additions	Integrity Notes	Alteration date		PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name	
1727 14TH PL	1960	Single-family house	Ranch	All windows replaced, Doors replaced, Shutters added			Ca. 2010	Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1728 14TH PL	1960	Single-family house	Ranch	Storm windows added			Ca. 1985	Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1729 14TH PL	1960	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2000	Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1009 14TH ST	2020	High-rise mixed use	Contemporary			Demolition of prior buildings approved 2016(COA # HC-2015-22)		Low	Criteria N/A		Criteria N/A		
1701 14TH ST A	1960	Single-family house	Ranch	All windows replaced, Garage enclosed, Shutters added, Doors replaced	Carport, Rear addition-garage		2010	Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1701 14TH ST B	1960	Back house	No stylistic influences visible	Siding replaced				Medium	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1705 14TH ST	1960	Single-family house	Ranch	Storm door added			Ca. 2000	Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1707 14TH ST	1960	Single-family house	Ranch	All windows replaced, Shutters added			Ca. 2000	Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1709 14TH ST	1959	Single-family house	Ranch	Screens replaced, Doors replaced			Ca. 1990	Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1711 14TH ST	1960	Single-family house	Ranch	Storm windows added			2005	Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1713 14TH ST	1960	Single-family house	Ranch	Garage enclosed, Storm door added			Ca. 1980	Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1715 14TH ST	1960	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2010	Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1717 14TH ST	1960	Single-family house	Ranch	All windows replaced				Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	
1719 14TH ST	1960	Single-family house	Ranch					Low	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)	

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/N/C Status	Potential NCD Criteria	Potential local district name
1721 14TH ST	1960	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1723 14TH ST	1960	Single-family house	Ranch	All windows replaced, Roof material replaced, Roof shape altered, Solar panels added, Doors replaced	Additional story added, Rear addition		2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1725 14TH ST	1960	Single-family house	Ranch					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1727 14TH ST	1960	Single-family house	Ranch	Doors replaced, Storm door added			Ca. 2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1729 14TH ST	1960	Single-family house	Ranch	All windows replaced, Solar panels added			Ca. 2020	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1731 14TH ST	1960	Single-family house	Ranch	All windows replaced, Doors replaced, Storm door added			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1733 14TH ST	1960	Single-family house	Ranch	Storm door added			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1735 14TH ST	1960	Single-family house	Ranch	Some windows replaced, Some exterior wall materials replaced			2005	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1737 14TH ST	1999	Single-family house	Ranch	All windows replaced, Doors replaced, Shutters added			2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
2430 14TH ST	1970	Restaurant	Mission Revival					Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
2431 14TH ST A	1971	Gas station	Mid-century Modern	Windows boarded			2010	Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
2431 14TH ST B	1971	Auto Sales/Service	Ranch					Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
2601 14TH ST	1965	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2605 14TH ST	1958	Duplex house	Contemporary	Some windows replaced, One door replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2609 14TH ST	1961	Duplex house	Ranch	One door replaced, One window replaced	Carport		Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2613 14TH ST	1962	Duplex house	Contemporary	One door replaced, One window replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Local recommendations												
Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity			Priority	Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential INCD Criteria	Potential local district name
				Alterations	Additions	Integrity Notes	Alteration date					
2617 14TH ST B	1962	Garage	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		Belle View Estates (potential NCD)
2617 14TH ST	1962	Duplex house	Ranch	One door replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		Belle View Estates (potential NCD)
2621 14TH ST A	1962	Duplex house	Ranch	Doors replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		Belle View Estates (potential NCD)
2621 14TH ST B	1962	Garage	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		Belle View Estates (potential NCD)
2625 14TH ST	1962	Duplex house	Ranch					Low	Within eligible potential NCD	Criteria N/A		Belle View Estates (potential NCD)
1700 E 15TH ST	1960	Single-family house	Ranch	Storm windows and door added			Ca. 2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	Southwood (PHR); Ole Towne/Southwood (potential NCD)
1701 E 15TH ST	1963	Single-family house	Ranch	Some windows replaced, Storm door added			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	Southwood (PHR); Ole Towne/Southwood (potential NCD)
1702 E 15TH ST	1968	Single-family house	Ranch	All windows replaced			Ca. 1985	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	Southwood (PHR); Ole Towne/Southwood (potential NCD)
1703 E 15TH ST	1963	Single-family house	Ranch	All windows replaced			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	Southwood (PHR); Ole Towne/Southwood (potential NCD)
1704 E 15TH ST A	1960	Single-family house	Ranch	All windows replaced, Doors replaced, Porch materials replaced- steps			2005	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	Southwood (PHR); Ole Towne/Southwood (potential NCD)
1704 E 15TH ST B		Garage	No stylistic influences visible					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Noncontributing	Southwood (PHR); Ole Towne/Southwood (potential NCD)
1705 E 15TH ST	1960	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 1990-2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	Southwood (PHR); Ole Towne/Southwood (potential NCD)
1706 E 15TH ST	1960	Single-family house	Ranch	Some windows replaced			2005	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	Southwood (PHR); Ole Towne/Southwood (potential NCD)
1707 E 15TH ST	1960	Single-family house	Ranch	All windows replaced, Porch materials replaced, Shutters added, Doors replaced			2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	Southwood (PHR); Ole Towne/Southwood (potential NCD)
1708 E 15TH ST	1960	Single-family house	Ranch	All windows replaced, Doors replaced, Some exterior wall materials replaced, Fenestration pattern altered, Garage enclosed			2005	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	Southwood (PHR); Ole Towne/Southwood (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity			Priority	Local recommendations				
				Alterations	Additions	Integrity Notes		Alteration Date	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1709 E 15TH ST	1960	Single-family house	Ranch				Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1710 E 15TH ST	1960	Single-family house	Ranch	All windows replaced	Side addition screened porch		Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1711 E 15TH ST	1960	Single-family house	Ranch	Storm door added			Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1712 E 15TH ST	1960	Single-family house	Ranch	Doors replaced	Rear addition, Side addition-garage		Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1713 E 15TH ST	1960	Single-family house	Ranch	All windows replaced			Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1714 E 15TH ST	1957	Single-family house	Ranch		Rear addition		Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1715 E 15TH ST	1960	Single-family house	Ranch	Screens replaced, Storm door added			Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1716 E 15TH ST A	1960	Single-family house	Ranch	All windows replaced, Exterior wall materials replaced, Fenestration pattern altered, Roof material replaced, Porch materials replaced, Doors replaced		None	Low	2015- estimate based on 2012 purchase date via Zillow	District meets Criteria 1-3	Noncontributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1717 E 15TH ST	1960	Single-family house	Ranch	Storm windows and door added			Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1718 E 15TH ST A	1960	Single-family house	Ranch	All windows replaced			Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1718 E 15TH ST B		Garage	No stylistic influences visible				Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Noncontributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1719 E 15TH ST A	1960	Single-family house	Ranch				Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1719 E 15TH ST B	1960	Garage	No stylistic influences visible	Garage enclosed			Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Noncontributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1720 E 15TH ST	1960	Single-family house	Ranch	Some windows replaced, Doors replaced			2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1721 E 15TH ST	1960	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1722 E 15TH ST	1960	Single-family house	Ranch	All windows replaced, Doors replaced	Rear addition		2005	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1723 E 15TH ST	1960	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1724 E 15TH ST	1960	Single-family house	Ranch	All windows replaced, Doors replaced			1995	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1725 E 15TH ST	1960	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1726 E 15TH ST	1959	Single-family house	Ranch	Porch materials replaced, Some windows replaced			2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1727 E 15TH ST	1960	Single-family house	Ranch	Storm windows added, Shutters added, Porch post replaced			Ca. 2020	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1728 E 15TH ST	1957	Single-family house	Ranch, Colonial Revival, and Cape Cod	All windows replaced, Doors replaced		Alterations compatible	2005	High	Eligible individual PHR, Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3, Individual house meets Criteria 1, 4, 5	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1729 E 15TH ST	1960	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1731 E 15TH ST	1962	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
2600 E 15TH ST	1962	Single-family house	Ranch	Some windows replaced			Ca. 1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2601 E 15TH ST A	1962	Single-family house	Ranch	Some exterior wall materials replaced, Garage enclosed			Ca. 1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2601 E 15TH ST B	1962	Garage	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2604 E 15TH ST	1962	Single-family house	Ranch	Storm windows added			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
2605 E 15TH ST	1962	Single-family house	Ranch	All windows replaced			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A	Contributing	District meets Criteria A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2608 E 15TH ST	1962	Single-family house	Ranch	All windows replaced, Garage enclosed, Doors replaced			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A	Contributing	District meets Criteria A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2609 E 15TH ST	1962	Single-family house	Ranch	Doors replaced, Shutters added			Ca. 2020	Low	Within eligible potential NCD	Criteria N/A	Contributing	District meets Criteria A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1700 15TH PL	1960	Single-family house	Ranch	All windows replaced			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1701 15TH PL	1961	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1702 15TH PL	1960	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1703 15TH PL	1964	Single-family house	Ranch	Storm door added			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1704 15TH PL	1960	Single-family house	Ranch	Storm windows added			Ca. 1985	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1705 15TH PL	1964	Single-family house	Ranch	Storm windows and door added			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1706 15TH PL	1960	Single-family house	Ranch					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1707 15TH PL	1964	Single-family house	Ranch	Shutters added, Storm windows added, Doors replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1708 15TH PL A	1960	Single-family house	Ranch					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1708 15TH PL B	1980	Back house	No stylistic influences visible					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1709 15TH PL	1964	Single-family house	Ranch	Doors replaced			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1710 15TH PL	1960	Single-family house	Ranch					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1711 15TH PL	1964	Single-family house	Ranch					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1712 15TH PL	1960	Single-family house	Ranch					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1713 15TH PL	1964	Single-family house	Ranch	Storm windows and door added			Ca. 1985	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1714 15TH PL A	1960	Single-family house	Ranch	All windows replaced, Garage enclosed, Storm door added			Ca. 1980-2005	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1714 15TH PL B	1980	Garage	No stylistic influences visible					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Noncontributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1715 15TH PL	1959	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1716 15TH PL	1960	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1717 15TH PL	1964	Single-family house	Ranch, Colonial Revival	All windows replaced, Doors replaced			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1718 15TH PL	1960	Single-family house	Ranch	Screens replaced, Storm door added			Ca. 2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1719 15TH PL	1962	Single-family house	Ranch					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1720 15TH PL	1960	Single-family house	Ranch	All windows replaced			Ca. 2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1721 15TH PL	1962	Single-family house	Ranch	Storm windows added			Ca. 1985	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1723 15TH PL	1962	Single-family house	Ranch					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1724 15TH PL	1960	Single-family house	Ranch	All windows replaced, Some windows replaced, Roof shape altered	Dormers		2015	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Noncontributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1725 15TH PL	2019	Single-family house	Neo-Traditional					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1726 15TH PL	1960	Single-family house	Ranch	Storm windows and door added			Ca. 1985	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1727 15TH PL	1961	Single-family house	Ranch	Screens replaced, Storm door added			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1728 15TH PL	1960	Single-family house	Ranch	All windows replaced, Porch posts replaced, Doors replaced			Ca. 2020	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1729 15TH PL	1961	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1730 15TH PL	1966	Single-family house	Ranch	Some windows replaced			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1731 15TH PL	1961	Single-family house	Ranch, Colonial Revival	All windows replaced			Ca. 1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1732 15TH PL	pre-1968	Single-family house	Ranch and Mansard					High	Eligible individual PHR, Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3, individual house meets Criteria 1, 5, 7	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1733 15TH PL	1961	Single-family house	Ranch	All windows replaced			Ca. 2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1735 15TH PL	1961	Single-family house	Ranch	Some windows replaced			Ca. 1985	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-I, C-II, C-III, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1504 17TH ST	1959	Single-family house	Ranch	All windows replaced, Doors replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1506 17TH ST	1959	Duplex house	Ranch	Some windows replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1507 17TH ST	1959	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1508 17TH ST	1959	Single-family house	Ranch	All windows replaced, back Porch enclosed			2010; 1975	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity			Priority	Local recommendations						
				Alterations	Additions	Integrity Notes		Alteration date	Recommended local designations	PHR Criteria	PHR District /CNC Status	Potential NCD Criteria	Potential local district name	
1509 17TH ST B	1959	Garage	No stylistic influences visible		Multiple additions carports				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1509 A 17TH ST	1959	Single-family house	Ranch		Rear addition carport				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1510 17TH ST	1959	Single-family house	Ranch	All windows replaced, Doors replaced, left garage Door infilled,	Rear addition 1980		1975		Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1600 17TH ST	1959	Single-family house	Ranch	All windows replaced, Garage enclosed, Storm door added			Ca. 2010		Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1601 17TH ST	1959	Single-family house	Ranch	Some windows replaced			Ca. 2000		Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1602 17TH ST	1959	Single-family house	Ranch	All windows replaced, Doors replaced, Shutters added			Ca. 1990		Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1603 17TH ST	1959	Single-family house	Ranch	All windows replaced			Ca. 2010		Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1604 17TH ST	1959	Single-family house	Ranch	All windows replaced, Garage enclosed			Ca. 1990		Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1605 17TH ST	1959	Single-family house	Ranch	All windows replaced					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1606 17TH ST	1959	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2010		Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1608 17TH ST A	1959	Single-family house	Ranch	All windows replaced, Doors replaced, Garage enclosed			Ca. 2010		Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1608 17TH ST B	1959	Back house	No stylistic influences visible						Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1610 17TH ST A	1959	Single-family house	Ranch	Garage enclosed, Screens replaced					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1610 17TH ST B	1959	Back house	No stylistic influences visible						Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District /CNC Status	Potential NCD Criteria	Potential local district name
1612 17TH ST A	1959	Single-family house	Ranch	Garage enclosed, Shutters added			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1612 17TH ST B	1959	Back house	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1614 17TH ST	1959	Single-family house	Ranch	Some exterior wall materials replaced			Ca. 1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1700 17TH ST	1962	Single-family house	Ranch	All windows replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1702 17TH ST	1962	Single-family house	Ranch	Storm windows and door added			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1704 17TH ST	1962	Single-family house	Ranch	Storm windows and door added			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1706 17TH ST	1962	Single-family house	Ranch	Storm windows and door added			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1708 17TH ST	1960	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1710 17TH ST	1962	Single-family house	Ranch	Screens replaced, Storm door added			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1712 17TH ST	1962	Single-family house	Ranch	Storm windows and door added				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1714 17TH ST	1962	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1716 17TH ST	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1718 17TH ST	1962	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1720 17TH ST	1962	Single-family house	Ranch	Some windows replaced, Garage enclosed			Ca. 2000-2023	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/N/C Status	Potential NCD Criteria	Potential local district name
1722 17TH ST	1962	Single-family house	Ranch	Garage enclosed, Storm windows and door added, Doors replaced			Ca. 1990-2020	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1724 17TH ST	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1726 17TH ST	1962	Single-family house	Ranch	Garage enclosed, Shutters added			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1728 17TH ST	1962	Single-family house	Ranch	All windows replaced, Garage enclosed, Storm door added			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1730 17TH ST	1962	Single-family house	Ranch	All windows replaced, Garage enclosed, Doors replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1732 17TH ST	1962	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1734 17TH ST	1962	Single-family house	Ranch	Storm windows and door added				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1736 17TH ST	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
800 19TH ST	1955	Single-family house	Ranch	All windows replaced, Doors replaced			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
801 19TH ST A	1959	Single-family house	Ranch					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
801 19TH ST B	1959	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
802 19TH ST A	1954	Single-family house	Ranch	Shutters added			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
802 19TH ST B	1954	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
803 19TH ST	1953	Single-family house	Ranch					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
804 19TH ST	1960	Single-family house	Ranch	Storm windows added			2005 (1985)	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
805 19TH ST	1954	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2005	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
806 19TH ST A	1953	Single-family house	Ranch	All windows replaced			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
806 19TH ST B	1953	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
807 19TH ST A	1957	Single-family house	Ranch	Storm windows and door added, Solar panels added			Ca. 1985-2020	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
807 19TH ST B	1957	Garage apartment	No stylistic influences visible	All windows replaced				Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
808 19TH ST	1954	Single-family house	Ranch	All windows replaced, Doors replaced			2015	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
809 19TH ST A	1953	Single-family house	Ranch	Storm windows and door added, Doors replaced				Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
809 19TH ST B	1953	Garage	No stylistic influences visible	Exterior wall materials replaced, Garage door replaced				Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
810 19TH ST A	1953	Single-family house	Ranch	Shutters added			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
810 19TH ST B	1970	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
811 19TH ST	1953	Single-family house	Ranch	Storm windows and door added, Garage door replaced			Ca. 1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
813 19TH ST	1953	Single-family house	Ranch	Storm windows and door added			Ca. 1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
900 19TH ST	1953	Single-family house	Ranch	Garage door replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
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901 19TH ST A	1952	Single-family house	Ranch	Storm windows and door added, Some exterior wall materials replaced			Ca. 1980	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
901 19TH ST B	1952	Garage	No stylistic influences visible	Garage door replaced, Exterior wall materials replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
902 19TH ST	1953	Single-family house	Ranch	Garage door replaced, Shutters added			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
903 19TH ST	1959	Single-family house	Ranch	All windows replaced, Garage door replaced, Doors replaced			Ca. 2010	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
904 19TH ST	1954	Single-family house	Ranch	All windows replaced, Garage enclosed with glass, Garage door replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
905 19TH ST	1955	Single-family house	Ranch	All windows replaced, Storm door added, Garage door replaced			Ca. 2010	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
906 19TH ST	1954	Single-family house	Ranch					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
907 19TH ST	1952	Single-family house	Ranch	All windows replaced, Garage enclosed, Storm door added			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
908 19TH ST	1953	Single-family house	Ranch	Garage door replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
909 19TH ST	1953	Single-family house	Ranch	Storm windows and door added			Ca. 1985	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
910 19TH ST	1953	Single-family house	Ranch	All windows replaced, Garage enclosed, Porch altered, Doors replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
911 19TH ST	1953	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
912 19TH ST	1953	Single-family house	Ranch	All windows replaced, Garage enclosed, Doors replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
913 19TH ST	1953	Single-family house	Ranch	Storm door added, Doors replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local Recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
800 20TH ST	1958	Single-family house	Ranch	Doors replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
801 20TH ST	1954	Single-family house	Minimal Traditional	Some windows replaced, Doors replaced			Ca. 2010	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
802 20TH ST	1961	Single-family house	Ranch	Doors replaced			Ca. 1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
803 20TH ST	1954	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage enclosed, Doors replaced			2010	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
804 20TH ST	1960	Single-family house	Ranch	Garage door replaced, Storm door added			Ca. 1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
805 20TH ST	1954	Single-family house	Minimal Traditional	Doors replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
806 20TH ST A	1956	Single-family house	Ranch	Garage enclosed	Carport		Ca. 1970	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
806 20TH ST B	1956	Back house	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
807 20TH ST	1954	Single-family house	Minimal Traditional	Storm windows and door added, Garage enclosed			1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
808 20TH ST	1953	Single-family house	Ranch	Doors replaced	Rear addition		1995	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
809 20TH ST	1954	Single-family house	Minimal Traditional	All windows replaced			Ca. 2010	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
900 20TH ST	1968	Single-family house	Ranch	All windows replaced			Ca. 2010	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
901 20TH ST	1960	Single-family house	Ranch	All windows replaced, Some exterior wall materials replaced, Doors replaced	Rear addition garage, Side addition ramp		Check date (1970)	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
902 20TH ST	1960	Single-family house	Ranch					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
903 20TH ST	1960	Single-family house	Ranch	All windows replaced, Doors replaced, Roof material replaced			2010	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
904 20TH ST	1961	Single-family house	Ranch	Doors replaced			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
905 20TH ST	1957	Single-family house	Ranch	All windows replaced, Doors replaced			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
906 20TH ST	1959	Single-family house	Ranch	All windows replaced, Some exterior wall materials replaced, Doors replaced			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
907 20TH ST	1958	Single-family house	Ranch	All windows replaced, Garage enclosed			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
908 20TH ST	1954	Single-family house	Ranch	Garage enclosed			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
909 20TH ST	1953	Single-family house	Minimal Traditional	All windows replaced			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
910 20TH ST	1954	Single-family house	Ranch	Garage enclosed, Porch altered- handrails			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
911 20TH ST	1958	Single-family house	Ranch	All windows replaced, Doors replaced			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
912 20TH ST	1954	Single-family house	Ranch	All windows replaced				Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
913 20TH ST	1958	Single-family house	Ranch	All windows replaced			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
800 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage enclosed, Doors replaced			2005	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
801 21ST ST A	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage enclosed			1995	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
801 21ST ST B	1953	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity			Priority	Local recommendations					
				Alterations	Additions	Integrity Notes		Alteration date	Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
802 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Shutters added, Garage door replaced, Doors replaced			2015	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
803 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage enclosed, Doors replaced			1995	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
804 21ST ST A	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage enclosed, Doors replaced	Carport		Ca. 1980	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
804 21ST ST B	1953	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
805 21ST ST A	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage enclosed, Doors replaced			1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
805 21ST ST B	1959	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
806 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage door replaced			Ca. 1980	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
807 21ST ST	1958	Single-family house	Minimal Traditional	All windows replaced, Doors replaced, Garage enclosed			1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
808 21ST ST	1958	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage door replaced			Ca. 1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
809 21ST ST	1958	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage enclosed, Shutters added			2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
900 21ST ST	1953	Single-family house	Minimal Traditional	Doors replaced, Garage enclosed			1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
901 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage enclosed, Doors replaced			1995	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations			
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/N/C Status	Potential NCD Criteria
902 21ST ST	1953	Single-family house	Minimal Traditional	Some windows replaced	Carport		1990	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
903 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced			2005	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
904 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Doors replaced, Garage enclosed, Windows infilled, Porch altered with ramp			1990	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
905 21ST ST A	1953	Single-family house	Minimal Traditional	Some windows replaced, Exterior wall materials replaced, Garage enclosed, Doors replaced	Front addition	Alterations partially within period of significance	1970, 2005	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
905 21ST ST B	1953	Garage	No stylistic influences visible					Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
906 21ST ST	1953	Single-family house	Minimal Traditional	One window replaced			1990	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
907 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced	Carport, Rear addition		1995	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
908 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Doors replaced, Exterior wall materials replaced, Porch materials replaced	Front addition		2005	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
909 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Doors replaced			2005	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
910 21ST ST A	1953	Single-family house	Minimal Traditional	Exterior wall materials replaced, Exterior wall materials replaced, Fenestration pattern altered			1995	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
910 21ST ST B	1953	Garage	No stylistic influences visible					Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
911 21ST ST	1953	Single-family house	Minimal Traditional	Screens replaced			1990	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
912 21ST ST A	1953	Single-family house	Minimal Traditional	Exterior wall materials replaced, Screens replaced, Porch altered, Doors replaced			1995	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
912 21ST ST B	1953	Garage	No stylistic influences visible	Exterior wall materials replaced			1995	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
913 21ST ST	1953	Single-family house	Minimal Traditional	Doors replaced, All windows replaced			1995	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
800 22ND ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage door replaced			2005	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
802 22ND ST	1953	Single-family house	Minimal Traditional	Storm windows and door added, Exterior wall materials replaced	Carport		Ca. 1970	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
804 22ND ST	1953	Single-family house	Minimal Traditional	All windows replaced, Doors replaced		Check Sanborn for orig. materials	2005	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
806 22ND ST A	1953	Single-family house	Minimal Traditional					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
806 22ND ST B	1953	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
808 22ND ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Porch altered, Doors replaced			2005	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
900 22ND ST	1953	Single-family house	Minimal Traditional	Some windows replaced, Doors replaced			1995	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
902 22ND ST	1953	Single-family house	Minimal Traditional	Some windows replaced, Some exterior wall materials replaced, Garage enclosed	Carport		1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
904 22ND ST	1953	Single-family house	Minimal Traditional	Storm windows added, Garage door replaced			1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
906 22ND ST	2020	Single-family house	Neo-Craftsman					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Non-contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
908 22ND ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage enclosed, Doors replaced			2005	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

		Historic Integrity					Local recommendations						
Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Alterations	Additions	Integrity Notes	Alteration Date	Priority	Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
910 22ND ST A	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Garage enclosed, Doors replaced			2010	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
910 22ND ST B	1980	Garage	No stylistic influences visible					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Noncontributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
912 22ND ST A	1953	Single-family house	Minimal Traditional	Exterior wall materials replaced, Doors replaced			Ca. 1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
912 22ND ST B	1953	Garage	No stylistic influences visible	Exterior wall materials replaced, Garage door replaced			Ca. 1990	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
825 ALMA RD	1975	Single-family house	Not visible					Medium	More research required	Criteria N/A		Criteria N/A	
4000 CENTRAL EXPY	1970	Mobile home park with multiple trailers	No stylistic influences visible					Medium	Not eligible for local designation	Criteria N/A		Criteria N/A	
1500 CONCORD CIR	1959	Single-family house	Ranch	All windows replaced			2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1502 CONCORD CIR	1959	Single-family house	Ranch	Some windows replaced/ screens added	Rear addition- carport enclosed maybe		2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1504 CONCORD CIR	1959	Single-family house	Ranch	Some windows replaced THINK- could be amodized aluminum shutters			1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
705 HAGGARD ST A	1956	Single-family house	Ranch	Storm windows and door added, Doors replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
705 HAGGARD ST B	1956	Garage	No stylistic influences visible	Garage door replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
707 HAGGARD ST	1956	Single-family house	Ranch	All windows replaced, Garage enclosed, Doors replaced	Rear addition		2010	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
709 HAGGARD ST A	1958	Single-family house	Ranch					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
709 HAGGARD ST B	1958	Back house	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District /CNC Status	Potential NCD Criteria	Potential local district name
800 HAGGARD ST	1955	Single-family house	Ranch	Storm windows and door added			Ca. 1980	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
801 HAGGARD ST	1957	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-1, C-1, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
802 HAGGARD ST	1953	Single-family house	Ranch	All windows replaced, Garage door replaced, Doors replaced			Ca. 2010	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
803 HAGGARD ST	1955	Single-family house	Ranch	Doors replaced	Rear addition		1995	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-1, C-1, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
804 HAGGARD ST A	1954	Single-family house	Ranch					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
804 HAGGARD ST B	1954	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
806 HAGGARD ST A	1954	Single-family house	Ranch	All windows replaced, Storm door added, Doors replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
807 HAGGARD ST B	1958	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-1, C-1, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
807 HAGGARD ST	1958	Single-family house	Ranch	Storm door added, Solar panels added			Ca. 2000-2020	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-1, C-1, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
808 HAGGARD ST	1954	Single-family house	Ranch					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
809 HAGGARD ST	1954	Single-family house	Ranch	All windows likely replaced, Storm door added		Visibility limited due to shrubs	Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-1, C-1, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
810 HAGGARD ST	1960	Single-family house	Ranch	Some windows replaced			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
812 HAGGARD ST	1970	Single-family house	Ranch	All windows replaced, Fenestration pattern altered, Doors replaced	Side addition		2005	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Noncontributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
900 HAGGARD ST B	1955	Garage	No stylistic influences visible	Exterior wall materials replaced, Garage door replaced				Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-1, C-1, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

		Historic Integrity				Priority	Local recommendations					
Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Alterations	Additions	Integrity Notes	Alteration date	Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
900 HAGGARD ST	1955	Single-family house	Ranch	Storm windows added			Ca. 1985	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
901 HAGGARD ST	1955	Single-family house	Ranch					Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
903 HAGGARD ST	1953	Single-family house	Ranch	All windows replaced, Storm door added, Doors replaced			Ca. 2000	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
904 HAGGARD ST A	1953	Single-family house	Ranch	All windows replaced, Garage enclosed, Doors replaced			Ca. 1990	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
904 HAGGARD ST B	1953	Back house	No stylistic influences visible					Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
905 HAGGARD ST	1954	Single-family house	Ranch					Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
906 HAGGARD ST	1953	Single-family house	Ranch	Storm windows and door added			Ca. 1985	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
907 HAGGARD ST A	1954	Single-family house	Ranch	All windows replaced, Storm door added, Doors replaced			Ca. 1990	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
907 HAGGARD ST B	1954	Garage	No stylistic influences visible					Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
908 HAGGARD ST	1953	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2020	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
909 HAGGARD ST	1955	Single-family house	Ranch	Garage door replaced, Screens replaced, Storm door added, Doors replaced, Some windows replaced			Ca. 1990	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
910 HAGGARD ST	1958	Single-family house	Ranch	All windows replaced, Porch posts replaced, Garage door replaced, Doors replaced			Ca. 2020	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)
911 HAGGARD ST	1954	Single-family house	Ranch	Some windows replaced, Garage enclosed, Doors replaced			Ca. 2000	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
912 HAGGARD ST	1958	Single-family house	Ranch	All windows replaced, Garage door replaced, Doors replaced			Ca. 2000	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Ollie Matthews (PHR, potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influences	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
913 HAGGARD ST	1954	Single-family house	Ranch	Storm windows and door added, ADA ramp added			Ca. 2000	Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criterion A, B, C-i, C-j, D (Planning &/or Architectural Model)	Haggard Addition (PHR, potential NCD)
1513 HILLSIDE CIR	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1515 HILLSIDE CIR A	1962	Single-family house	Ranch	All windows replaced			2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1515 HILLSIDE CIR B	1962	Garage	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1517 HILLSIDE CIR	1962	Single-family house	Ranch	All windows replaced, Doors replaced	Rear addition possible, Side addition carport		2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1400 HILLSIDE DR	1962	Single-family house	Ranch	Some windows replaced, Garage enclosed	Rear addition, Carport, Additional story added		1975, 2005	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1401 HILLSIDE DR A	1962	Single-family house	Ranch	Doors replaced			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1401 HILLSIDE DR B	1962	Garage	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1404 HILLSIDE DR	1962	Single-family house	Ranch	Porch enclosed, All windows replaced, Doors replaced			2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1405 HILLSIDE DR	1962	Single-family house	Ranch	Garage enclosed, Storm windows added, Doors replaced	Carport rear		Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1408 HILLSIDE DR	1962	Single-family house	Ranch	All windows replaced, Doors replaced	Carport		2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1409 HILLSIDE DR	1962	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1413 HILLSIDE DR	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1416 HILLSIDE DR	1962	Single-family house	Ranch	Storm windows and door added			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1417 HILLSIDE DR	1962	Single-family house	Ranch	Storm windows and door added, Garage door replaced	Additional story added		Ca. 1980-200	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1420 HILLSIDE DR B	1962	Back house	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1420 HILLSIDE DR	1962	Single-family house	Ranch	Storm door added, Solar panels added			Ca. 2010-2020	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1421 HILLSIDE DR	1962	Single-family house	Ranch	Storm windows and door added			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity			Priority	Local recommendations					
				Alterations	Additions	Integrity Notes		Alteration date	Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1424 HILLSIDE DR	1962	Single-family house	Ranch	Screens replaced, Storm door added			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1425 HILLSIDE DR A	1962	Single-family house	Ranch	Storm door added, Doors replaced			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1425 HILLSIDE DR B	1962	Back house	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1500 HILLSIDE DR	1962	Single-family house	Ranch	All windows replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1501 HILLSIDE DR	1962	Single-family house	Ranch	Doors replaced, Screens replaced			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1504 HILLSIDE DR	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1505 HILLSIDE DR	1965	Single-family house	Ranch	Lattice added to porch			1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1508 HILLSIDE DR	1962	Single-family house	Ranch	Storm windows and door added			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1509 HILLSIDE DR A	1962	Single-family house	Ranch	Doors replaced			2015	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1509 HILLSIDE DR B	1962	Back house	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1511 HILLSIDE DR	1962	Single-family house	Ranch	All windows replaced, Doors replaced, Porch materials replaced			2005	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1512 HILLSIDE DR	1962	Single-family house	Ranch	All windows replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1516 HILLSIDE DR	1962	Single-family house	Ranch	All windows replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1519 HILLSIDE DR	1962	Single-family house	Ranch	Doors replaced			1995	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1520 HILLSIDE DR	1962	Single-family house	Ranch	All windows replaced, Some exterior wall materials replaced, Doors replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1521 HILLSIDE DR	1962	Single-family house	Ranch	Doors replaced	Rear addition carport		1995	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1523 HILLSIDE DR	1962	Single-family house	Ranch	All windows replaced, Doors replaced, missing shutter			2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)
1527 HILLSIDE DR	1962	Single-family house	Ranch	All windows replaced			2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-II, D (Planning Model)	Belle View Estates (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity			Priority	Local recommendations				
				Alterations	Additions	Integrity Notes		Alteration date	Recommended local designations	PHR Criteria	PHR District C/N/C Status	Potential NCD Criteria
1531 HILLSIDE DR	1962	Single-family house	Ranch	All windows replaced			2010	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
541 J PL	1974	Warehouse	Ranch					Not eligible for local designation	Criteria N/A		Criteria N/A	
6700 K AVE	1970	Single-family house	Ranch	All windows replaced	Porch ramp added			Not eligible for local designation	Criteria N/A		Criteria N/A	
1613 LAKE HILL LN	1973	Single-family house	Ranch, Monterey Style			Pending recon survey (2023 survey windshield-level only; see subdivision inventory)		Eligible individual PHR, Within eligible potential NCD	Individual house meets Criteria 1, 4, 5, 6, 7, 8		District meets Criteria C-i, C-ii (Planning &/or Architectural Model)	COUNTRY PLACE #1 (*Sees subdivision inventory*)
1706 M AVE	1958	Single-family house	Ranch	Doors replaced, Porch post replaced			Ca. 2010	Not eligible for local designation	Criteria N/A		Criteria N/A	
1708 M AVE A	1953	Single-family house	Ranch	Some windows replaced				Not eligible for local designation	Criteria N/A		Criteria N/A	
1710 M AVE	1980	Single-family house	No stylistic influences visible					Not eligible for local designation	Criteria N/A		Criteria N/A	
1706 M PL	1952	Single-family house	Minimal Traditional	All windows replaced, Doors replaced, Some exterior wall materials replaced				Not eligible for local designation	Criteria N/A		Criteria N/A	
1707 M PL	1958	Single-family house	Minimal Traditional					Not eligible for local designation	Criteria N/A		Criteria N/A	
1708 M PL	2020	Single-family house	Neo-Traditional					Not eligible for local designation	Criteria N/A		Criteria N/A	
1709 M PL	2023	Single-family house	Neo-Traditional					Not eligible for local designation	Criteria N/A		Criteria N/A	
1710 M PL	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, Doors replaced				Not eligible for local designation	Criteria N/A		Criteria N/A	
1711 M PL	2009	Single-family house	Neo-Traditional					Not eligible for local designation	Criteria N/A		Criteria N/A	
1713 M PL	1958	Single-family house	Minimal Traditional					Not eligible for local designation	Criteria N/A		Criteria N/A	
1500 MEANDERING WAY	1962	Single-family house	Ranch	All windows replaced, Doors replaced			2000	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1501 MEANDERING WAY A	1962	Single-family house	Ranch	All windows replaced			Ca. 1990	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1501 MEANDERING WAY B	1962	Back house	No stylistic influences visible					Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1504 MEANDERING WAY	1962	Single-family house	Ranch	All windows replaced, Doors replaced, solar panels on roof	Rear addition carport		2010	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1505 MEANDERING WAY	1962	Single-family house	Ranch	Garage Doors infilled, Some windows replaced			1980, 2010	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/N/C Status	Potential NCD Criteria	Potential local district name
1509 MEANDERING WAY	1962	Single-family house	Ranch	All windows replaced, Doors replaced, Storm door added			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1512 MEANDERING WAY	1962	Single-family house	Ranch	All windows replaced, Doors replaced, back Porch enclosed			1975	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1513 MEANDERING WAY A	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1513 MEANDERING WAY B	1962	Garage	No Stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1516 MEANDERING WAY	1962	Single-family house	Ranch	Screens added to windows	Rear addition carport			Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1520 MEANDERING WAY	1962	Single-family house	Ranch	Screens added to windows				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1524 MEANDERING WAY	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1532 MEANDERING WAY	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2600 MEANDERING WAY	1962	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2601 MEANDERING WAY	1962	Single-family house	Ranch	Storm windows and door added			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2604 MEANDERING WAY	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2605 MEANDERING WAY	1962	Single-family house	Ranch	Storm windows and door added			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2608 MEANDERING WAY	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2609 MEANDERING WAY	1962	Single-family house	Ranch	Solar panels added			Ca. 2020	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2612 MEANDERING WAY	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2613 MEANDERING WAY	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2616 MEANDERING WAY	1962	Single-family house	Ranch	All windows replaced, Garage enclosed	Rear addition with garage, Additional story added			Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2617 MEANDERING WAY	1962	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations			
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/N/C Status	Potential NCD Criteria
2620 MEANDERING WAY	1962	Single-family house	Ranch	Doors replaced			Ca. 2000	Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
2621 MEANDERING WAY	1962	Single-family house	Ranch	Some windows enclosed			2023	Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
2624 MEANDERING WAY	1962	Single-family house	Ranch	Some windows replaced			Ca. 2010	Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
2628 MEANDERING WAY A	1962	Single-family house	Ranch	All windows replaced, Garage enclosed, Sidelight enclosed	Dormers added		Ca. 2000	Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
2628 MEANDERING WAY B	1962	Back house	No stylistic influences visible					Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
2632 MEANDERING WAY	1962	Single-family house	Ranch					Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
2636 MEANDERING WAY A	1962	Single-family house	Ranch					Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
2636 MEANDERING WAY B	1962	Back house	No stylistic influences visible					Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning Model)	Belle View Estates (potential NCD)
1600 N AVE A	1959	Single-family house	Ranch	Screens replaced, Chimney added				Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1600 N AVE B	1959	Garage	No stylistic influences visible					Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1604 N AVE	1959	Single-family house	Ranch	All windows replaced, Screen door replaced				Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1608 N AVE	1959	Single-family house	Ranch	All windows replaced	Rear addition screen porch	Alterations compatible	2010	Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1610 N AVE	1956	Single-family house	Ranch	All windows replaced, front door package replaced		Alterations outside period of significance	1995	Low	Criteria N/A	Not eligible for local designation	Criteria N/A	
1700 N AVE	1947	Single-family house	Ranch	All windows replaced,		Alterations outside period of significance	2010	Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1702 N AVE	1959	Single-family house	Ranch		Rear addition deck	Alterations compatible		Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1704 N AVE	1959	Single-family house	Ranch		Rear addition deck			Low	Criteria N/A		District meets Criterion A, B, C-i, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

		Historic Integrity						Priority	Local recommendations				
Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Alterations	Additions	Integrity Notes	Alteration Date	Priority	Recommended local designations	PHR Criteria	PHR District C/N/C Status	Potential NCD Criteria	Potential local district name
1707 N AVE	1963	Single-family house	Ranch	All windows replaced, Doors replaced, Storm door added				Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1709 N AVE	1952	Single-family house	Ranch	Garage enclosed, Screens replaced				Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1710 N AVE	1959	Single-family house	Ranch	All windows replaced		Alterations outside period of significance	2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1711 N AVE	1956	Single-family house	Ranch	Screens replaced				Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1712 N AVE B	1959	Back house	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1712 N AVE A	1959	Single-family house	Ranch	Storm windows over original	Rear addition-awning over patio maybe old		1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1712 N AVE B	1959	Back house	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1800 N AVE	1952	Single-family house	Ranch		Front carport addition, Solar panels			Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1802 N AVE	1955	Single-family house	Ranch				Screens replaced, Shutters replaced	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1804 N AVE	1955	Single-family house	Ranch		Front carport addition			Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1806 N AVE	1955	Single-family house	Ranch	Porch altered- handicap rail		Alterations compatible		Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1808 N AVE	1955	Single-family house	Ranch	Garage enclosed	Front carport addition		Ca. 1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1810 N AVE	1955	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1812 N AVE	1955	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1814 N AVE	1955	Single-family house	Ranch	Some windows replaced, Doors replaced	Front addition carport	Alterations compatible	1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District /CNC Status	Potential NCD Criteria	Potential local district name
1816 N AVE	1955	Single-family house	Ranch	Front carport addition				Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1818 N AVE	1955	Single-family house	Ranch	Screens added to windows		Alterations compatible		Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1820 N AVE	1955	Single-family house	Ranch	Doors replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1703 N PL	1959	Single-family house	Ranch	All windows replaced, Doors replaced		Alterations compatible	1990, 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1704 N PL	1959	Single-family house	Ranch					Medium	Maintain previous local designation, Within eligible potential NCD	District meets Criteria 1, 4, 8		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1705 N PL	1959	Single-family house	Ranch	Some windows replaced; screens added over extant original windows			1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1706 N PL A	1961	Single-family house	Ranch	Garage door replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1706 N PL B	1961	Garage	No stylistic influences visible	Exterior wall materials replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1706 N PL C	1961	Back house	No stylistic influences visible	Exterior wall materials replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1707 N PL	1959	Single-family house	Ranch	All windows replaced		Alterations outside period of significance	2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1708 N PL A	1959	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1708 N PL B	1959	Back house	No stylistic influences visible	Exterior wall materials replaced, Doors replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1709 N PL	1959	Single-family house	Ranch	Screens replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1710 N PL	1959	Single-family house	Ranch	All windows replaced, Doors replaced, Shutters added., Porch post replaced			Ca. 2020	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District CINC Status	Potential NCD Criteria	Potential local district name
1711 N PL	1959	Single-family house	Ranch	Screens added to windows				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1713 N PL	1959	Single-family house	Ranch	All windows replaced, Doors replaced			2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1714 N PL	1959	Single-family house	Ranch	All windows replaced, Doors replaced, Porch post replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-I, C-II, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1800 N PL	1955	Single-family house	Ranch			Alterations within period of significance		Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1801 N PL	1955	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 1995	Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1802 N PL	1955	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1804 N PL	1955	Single-family house	Ranch	Some windows replaced; garage door replaced		Alterations compatible	1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1805 N PL A	1953	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 1995	Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1805 N PL B	1953	Garage	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1806 N PL B	1955	Back house	No stylistic influences visible				1985	Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1806 A N PL	1955	Single-family house	Ranch	Porch materials replaced, Porch altered, Doors replaced, All windows replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1807 N PL	1955	Single-family house	Ranch	All windows replaced, Doors replaced, Garage enclosed			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1809 N PL	1955	Single-family house	Ranch	All windows replaced, Doors replaced, Storm door added	Front carport addition		Ca. 1975	Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1810 N PL B	1961	shed	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District /CNC Status	Potential NCD Criteria	Potential local district name
1810 A NPL	1961	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1811 NPL	1955	Single-family house	Ranch	Porch altered- poles maybe not, shutters	Side addition carport			Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1812 NPL	1960	Single-family house	Ranch	All windows replaced, Doors replaced, garage door replaced, shutters			2016	Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1813 NPL	1955	Single-family house	Ranch	Porch materials replaced, new shutters			2018	Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1814 NPL B	1990	Garage	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1814 A NPL	1955	Single-family house	Ranch	Some windows replaced, Doors replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1815 NPL A	1955	Single-family house	Ranch	Window screens	Rear addition- shed roof overhang			Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1815 NPL B	1955	Garage	No stylistic influences visible		Front hyphen addition connecting to main house			Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1816 NPL	1955	Single-family house	Ranch	Storm door added			Might be original	Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1817 NPL	1953	Single-family house	Ranch	Windows infilled, roof shape altered	Rear addition	Alterations compatible		Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1818 NPL	1955	Single-family house	Ranch	All windows replaced, Doors replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1819 NPL	1955	Single-family house	Ranch	Replaced garage door, front door maybe		Alterations compatible	Ask Emily	Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1820 NPL	1955	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)
1821 NPL	1955	Single-family house	Ranch	All windows replaced, Doors replaced	Rear addition- shed roof carport	Alterations compatible		Low	Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-I, C-II, D (Planning &/or Architectural Model)	JH Bowman (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District /CNC Status	Potential NCD Criteria	Potential local district name
1702 O AVE	2021	Single-family house	Neo-Traditional					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1704 O AVE	1959	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1705 O AVE A	1959	Single-family house	Ranch	All windows replaced, Doors replaced, Garage enclosed			Ca. 2005	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1705 O AVE B	1959	Back house	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1706 O AVE	1959	Single-family house	Ranch	Doors replaced				Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1707 O AVE B	1959	Workshop	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1707 O AVE	1959	Single-family house	Ranch	Storm door added			Ca. 1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1708 O AVE	1959	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 1980	Medium	Eligible individual PHR, Within eligible potential NCD	Individual house meets Criteria 2, 5, 7		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1709 O AVE	1959	Single-family house	Ranch	All windows replaced			2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1710 O AVE	1959	Single-family house	Ranch	All windows replaced, Doors replaced, Storm door added			Ca. 1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1711 O AVE	1959	Single-family house	Ranch	Doors replaced			1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1712 O AVE	1959	Single-family house	Ranch	Storm door added			Ca. 1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1713 O AVE	1959	Single-family house	Ranch	Porch enclosed maybe	Rear addition- enclosed porch			Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1714 O AVE	1959	Single-family house	Ranch	Screens replaced	Additional story added		Ca. 1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1715 O AVE	1959	Single-family house	Ranch	All windows replaced, Doors replaced			2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1716 O AVE	1959	Single-family house	Ranch	Screens replaced, Storm door added			Ca. 1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1700 O PL	1959	Single-family house	Ranch	Some windows replaced, Porch posts replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1702 O PL	1959	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1703 O PL	1959	Single-family house	Ranch	Porch altered, Doors replaced			2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1704 O PL	1959	Single-family house	Ranch	All windows replaced, Doors replaced, Storm door added			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1705 O PL	1959	Single-family house	Ranch		2. Rear additions			Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1706 O PL	1959	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1707 O PL B	1959	Garage	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1707 A O PL	1959	Single-family house	Ranch	All windows replaced	Possible rear addition		1995	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1708 O PL	1959	Single-family house	Ranch	All windows replaced, Doors replaced, Garage enclosed, Shutters added			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1709 O PL	1959	Single-family house	Ranch	Screens added to windows, windows possibly original behind			2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1710 O PL	1959	Single-family house	Ranch	All windows replaced, Doors replaced, Garage enclosed			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1711 O PL	1960	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District /CNC Status	Potential NCD Criteria	Potential local district name
1712 O PL	1959	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1713 O PL	1959	Single-family house	Ranch	Storm door added			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1714 O PL	1970	Single-family house	Ranch	All windows replaced, Doors replaced, Garage enclosed			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1715 O PL A	1959	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1715 O PL B	1959	Back house	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1716 O PL	1959	Single-family house	Ranch	Screens replaced	Front carport addition		Ca. 1970	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1717 O PL A	1960	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1717 O PL B	1960	Back house	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1718 O PL	1959	Single-family house	Ranch	Some windows replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1701 P AVE	1959	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1703 P AVE	1959	Single-family house	Ranch	Screens replaced, Garage enclosed			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1705 P AVE A	1959	Single-family house	Ranch	Garage enclosed ca			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1707 P AVE	1959	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1709 P AVE	1959	Single-family house	Ranch	All windows replaced, Doors replaced, Storm door added			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C1-C1j, D(Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1711 P AVE	1959	Single-family house	Ranch	Screens replaced, Storm door added			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1713 P AVE	1959	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1715 P AVE	1959	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1717 P AVE	1959	Single-family house	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1719 P AVE A	1959	Single-family house	Ranch	Some windows replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
1719 P AVE B	1959	Garage	No stylistic influences visible					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-i, C-ii, D (Planning &/or Architectural Model)	Olde Towne/Belle View Addition (potential NCD)
2924 E PARKER RD	1950	Single-family house	Ranch	All windows replaced, Associated land partitioned off			2022	Medium	Eligible individual PHR	Criteria 5, 7		Criteria N/A	
3000 E PARKER RD	1975	Single-family house	Neoclassical					Medium	Not eligible for local designation	Criteria N/A		Criteria N/A	
3321 E PARKER RD	1975	Single-family house	Ranch					Medium	Not eligible for local designation	Criteria N/A		Criteria N/A	
3401 E PARKER RD	1972	Single-family house	Not visible					Medium	More research required	Criteria N/A		Criteria N/A	
3740 E PARKER RD A	1945	Single-family house	Tudor Revival, Minimal Traditional	Doors replaced, Storm windows and doors added	Attached to garage			Medium	Not eligible for local designation	Criteria N/A		Criteria N/A	
3740 E PARKER RD B	1945	Barn	No stylistic influences visible					Medium	Not eligible for local designation	Criteria N/A		Criteria N/A	
1436 W PARKER RD	1975	Single-family house	Ranch	Limited visibility from ROW				Medium	Not eligible for local designation	Criteria N/A		Criteria N/A	
2121 E PECAN LN	1970	Warehouse	No stylistic influences visible					Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
2209 E PECAN LN	1971	Single-family house	Ranch	All windows replaced				Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1400 R AVE	1960	Single-family house	Ranch	Garage enclosed	Rear addition		2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1402 R AVE	1960	Single-family house	Ranch		Carpport 2005			Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District CMC Status	Potential NCD Criteria	Potential local district name
1404 R AVE A	1960	Single-family house	Ranch	All windows replaced, Doors replaced	Carport		2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1406 R AVE A	1960	Single-family house	Ranch	Some windows replaced	Carport 2010, Rear addition		2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1406 R AVE B	1960	Garage	No stylistic influences visible					Medium	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1408 R AVE	1960	Single-family house	Ranch	Doors replaced			2000	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1410 R AVE	1960	Single-family house	Ranch	All windows replaced, Some exterior wall materials replaced, Porch materials replaced, Doors replaced			2016	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Noncontributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1500 R AVE	1961	Single-family house	Ranch					Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1502 R AVE	1961	Single-family house	Ranch	Some windows replaced, Screens replaced, Doors replaced			1990	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1506 R AVE	1961	Single-family house	Ranch	All windows replaced			2010	Low	Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1510 R AVE A	1963	Single-family house	Ranch					High	Eligible individual PHR, Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3; Individual house meets Criteria 1, 3, 6, 7, 8	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
1510 R AVE B	N/A	Trees	N/A					Medium	Eligible individual PHR, Within eligible PHR district, Within eligible potential NCD	District meets Criteria 1-3	Contributing	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Olde Towne/Southwood (potential NCD)
5817 RED WOLF LN	1975	Single-family house	Not visible					Medium	More research required	Criteria N/A		Criteria N/A	
3816 RIDGETOP LN A	1970	Single-family house	Ranch	All windows replaced				Medium	Not eligible for local designation	Criteria N/A		Criteria N/A	
1401 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1405 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1409 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced, Garage enclosed, Doors replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)

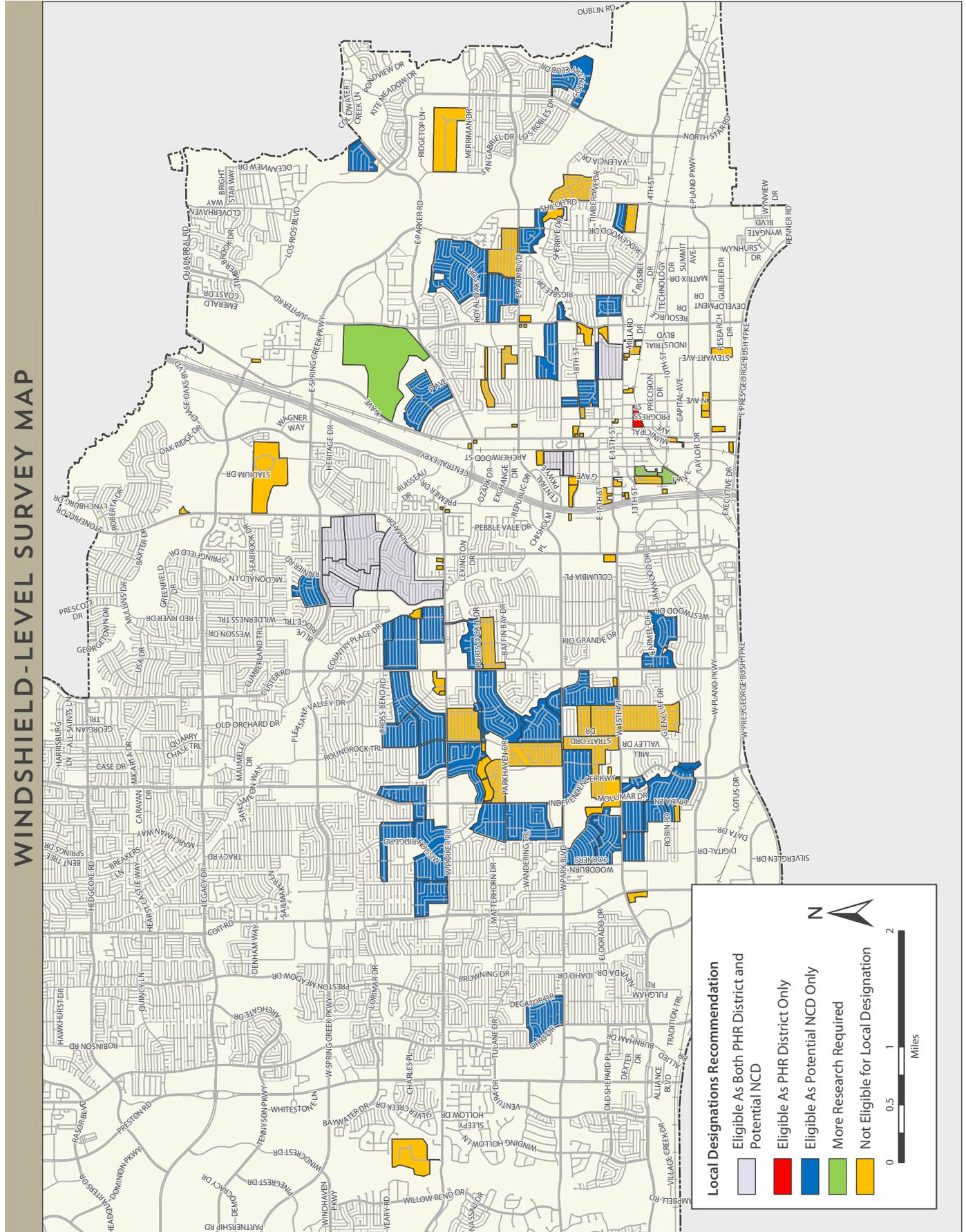
RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

Property Address	Date Built	Property Type	Architectural Stylistic Influences)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1413 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced, Fenestration pattern altered, Shutters added, Doors replaced			Ca. 2010	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1417 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced, Storm door added, Doors replaced			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1421 RIGSBEE DR	1969	Single-family house	Ranch	Doors replaced			Ca. 2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1425 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced, Doors replaced			Ca. 1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1429 RIGSBEE DR A	1962	Single-family house	Ranch	All windows replaced			Ca. 2020	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1429 RIGSBEE DR B	1962	Garage	Ranch					Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1501 RIGSBEE DR	1962	Single-family house	Ranch	Some windows replaced, Exterior wall materials replaced, Roof material replaced, Garage door replaced			2015	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1505 RIGSBEE DR	1962	Single-family house	Ranch	Carport partially enclosed			1990	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1509 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced, Doors replaced			1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1513 RIGSBEE DR A	1962	Single-family house	Ranch	All windows replaced, Some exterior wall materials replaced, Garage enclosed, Porch materials replaced, Shutters added, Doors replaced			2015	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1517 RIGSBEE DR	1962	Single-family house	Ranch	Doors replaced			1995	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1521 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced, Some exterior wall materials replaced, Garage enclosed, Shutters added			1980	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1525 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced, Doors replaced			2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1529 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced, Some exterior wall materials replaced, Garage enclosed, Doors replaced	Rear addition awning		2005	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
1533 RIGSBEE DR	1962	Single-family house	Ranch	All windows replaced, Doors replaced			2000	Low	Within eligible potential NCD	Criteria N/A		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)

RECONNAISSANCE-LEVEL INVENTORY OF PARCELS

		Historic Integrity				Priority	Local recommendations					
Property Address	Date Built	Property Type	Architectural Stylistic Influence(s)	Alterations	Additions	Integrity Notes	Alteration date	Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
2801 ROBIN PL	1973	Single-family house				Pending recon survey (2023 survey windshield-level only, see subdivision inventory)		Eligible individual PHR, Within eligible NCD			District meets Criteria C-i, C-ii (Planning &/or Architectural Model)	Dallas North Estates (NCD) (*see subdivision inventory*)
3330 SAN GABRIEL DR	1972	Single-family house	Colonial Revival					Eligible individual PHR	Meets Criteria 5, 7		Criteria N/A	
3513 SHERRY DR	1975	Single-family house	Ranch					Not eligible for local designation	Criteria N/A		Criteria N/A	
3840 THUNDERBIRD LN	1974	Single-family house	No stylistic influences visible					Not eligible for local designation	Criteria N/A		Criteria N/A	
1439 WIND CAVE CIR	1973	Single-family house	Ranch	Exterior wall materials replaced on dormers				Within eligible potential NCD	Criteria N/A		District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Park Forest #1 (potential NCD)

4.3. Windshield-Level Inventory of Subdivisions



WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivisio n type	Typical property types	Typical architectural stylistic influence	Priority	Local Recommendations				National Register of Historic Places (NRHP) Eligibility		Recommendation notes
									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria		
1301	Subdivision	1301	1/29/2020	1971	Warehouse complex	Warehouse	Brutalist	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
1331	Subdivision	1331	7/21/2000	1974	Warehouse complex	Warehouse	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
14TH & CENTRAL	Subdivision	14TH & CENTRAL	2/13/2019	1974	Single parcel	Restaurant		Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
14TH STREET RODRIGUEZ	Subdivision	14TH STREET RODRIGUEZ	10/22/1999	1974	Warehouse complex	Warehouse	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
ALDRIDGE	Subdivision	ALDRIDGE		1930- 2016	Grid	Single-family house, Church	Mid-century Modern, Ranch Style	Medium	More research required	N/A	N/A	More research required	N/A	Potential smaller Heritage District within (combine with part of LA Davis)	
AMBER VISTA APARTMENTS	Subdivision	AMBER VISTA APARTMENTS	9/18/2019	1970	Postwar Curvilinear Suburb	Apartment complex	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
AMITROL	Subdivision	AMITROL	5/22/1996	1974	Warehouse complex	Warehouse	New Formalism	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
APARTAMENTO S TORRE	Subdivision	APARTAMENTO OS TORRE		1950- 1974	Shopping center, Apartment complex	Low-rise apartment building	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
ARMSTRONG PARK #4	Subdivision	ARMSTRONG PARK #4		1970- 1971	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-1, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A		
BRAUMS #1	Subdivision	BRAUMS #1		1974	Single parcel	Restaurant	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
BRIARWOOD EAST #3	Subdivision	BRIARWOOD EAST #3		1972	Postwar Curvilinear Suburb	Commercial box	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
BRIARWOOD EAST #4	Subdivision	BRIARWOOD EAST #4		1973- 1981	Postwar Curvilinear Suburb	Single-family house	Ranch style, Mid- century Modern, Tudor Revival	High	Eligible as PHR district, Eligible as potential NCD	Meets Criteria 1-3	District meets Criteria A, B, C-1, C- ii, D (Planning &/or Architectural Model)	Part of larger eligible district	A, C	Part of larger Briarwood PHR district recommended in 2018 HPP; in "The Plano Story" (film), 1965	
BRIARWOOD ESTATES #9	Subdivision	BRIARWOOD ESTATES #9		1971	Postwar Curvilinear Suburb, Single parcel	Single-family house, Garage	No stylistic influences visible	High	Eligible as PHR district, Eligible as potential NCD	Meets Criteria 1-3	District meets Criteria A, B, C-1, C- ii, D (Planning &/or Architectural Model)	Part of larger eligible district	A, C	Part of larger Briarwood PHR district recommended in 2018 HPP; in "The Plano Story" (film), 1965	

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivisio n type	Typical property types	Typical architectural stylistic influence	Priority	Local Recommendations			National Register of Historic Places (NRHP) Eligibility		Recommendation notes
									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria	
CEN COR #1	Subdivision	CEN COR #1		1974	Single parcel	Educational, daycare center	Ranch Style	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
CLOISTERS #1	Subdivision	CLOISTERS #1		1972- 1972	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning Model)	Does not meet criteria	N/A	
CLOISTERS #2	Subdivision	CLOISTERS #2		1972- 1979	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning Model)	Does not meet criteria	N/A	
CLOISTERS #3	Subdivision	CLOISTERS #3		1970- 2008	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning Model)	Does not meet criteria	N/A	
CLOISTERS #4	Subdivision	CLOISTERS #4		1972- 1995	Postwar Suburb, Grid pattern	Single-family house	Spanish Colonial Revival, Tudor Revival, Colonial Revival, Ranch Style, Contemporary	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning Model)	Does not meet criteria	N/A	
CLOISTERS #5	Subdivision	CLOISTERS #5	1972 (Plano Star Courier 06/11/1972)	1972- 1978	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
CLOISTERS #6	Subdivision	CLOISTERS #6		1971- 1976	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
CLOISTERS #7	Subdivision	CLOISTERS #7		1974- 1980	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
CLOISTERS #8	Subdivision	CLOISTERS #8		1974- 1975	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
CLOISTERS #8-2	Subdivision	CLOISTERS #8- 2		1974- 1980	Postwar Curvilinear Suburb	Single-family house	No stylistic influences visible, unknown/not visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
COIT PLAZA	Subdivision	COIT PLAZA	7/11/194	1970- 2017	Shopping center	Strip mall, Auto Sales/Service, Store	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria (most buildings <50 years old)	N/A	

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

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									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria	
COUNTRY PLACE #1	Subdivision	COUNTRY PLACE #1		1972- 2008	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD; Encompasses individual PHR	N/A	District meets Criteria A, B, C-i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	1613 Lake Hill Lane recommended eligible individual PHR and NRHP (personal home of builder Chuck Howard, Plano Star Courier 12/8/1974); Recommend recon survey to identify other individual PHRs within subdivision
COUNTRY PLACE #2	Subdivision	COUNTRY PLACE #2		1974- 1974	Daycare center, park, swimming pool, tennis court	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A		Does not meet criteria	N/A	
COUNTRY PLACE #4	Subdivision	COUNTRY PLACE #4		1973- 1982	Single-family house	Ranch Style, Mid- century Modern, Neo Tudor, Neo- Traditional	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A		
DALLAS NORTH ESTATES #12-2	Subdivision	DALLAS NORTH ESTATES #12- 2		1970- 1975	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A		
DALLAS NORTH ESTATES #12-4	Subdivision	DALLAS NORTH ESTATES #12- 4		1972- 1981	Single-family house	Ranch Style	Medium	Eligible as potential NCD; Encompasses individual PHR	N/A	District meets Criteria A, B, C-i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	Recommend recon survey to identify other PHRs in subdivision	Recommend 2801 Robin Place eligible individual PHR and NRHP (personal home of architect Bill Wadley, Plano Star Courier 12/08/1974); Recommend recon survey to identify other PHRs in subdivision
DALLAS NORTH ESTATES #14	Subdivision	DALLAS NORTH ESTATES #14		1972- 1988	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A		

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

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									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria	
DALLAS NORTH ESTATES #15-1	Subdivision	DALLAS NORTH ESTATES #15- 1		1972- 2005	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
DALLAS NORTH ESTATES #15-2	Subdivision	DALLAS NORTH ESTATES #15- 2		1974- 1979	Postwar Curvilinear Suburb	Single-family house	Ranch Style, Colonial Revival	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
DAVIS L.A	Subdivision	DAVIS L.A		1913- 2017	Grid	Single-family house, Church, Recreation center	Minimal Traditional	Medium	More research required	N/A	N/A	More research required	N/A	Potential smaller Heritage District within (combine with part of Aldridge)
EL RANCHERO COUNTRY ESTATES #1	Subdivision	EL RANCHERO COUNTRY ESTATES #1		1972- 2023	Postwar Curvilinear Suburb	Single-family house	McMansion, Spanish Colonial Revival, Mediterranean	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria (most buildings <50 years old)	N/A	
GARRETT P R	Subdivision	GARRETT P R		1918- 2022	Grid	Single-family house	Minimal Traditional	Low	Not eligible for local designation	N/A	N/A	Lacks integrity, Does not meet criteria (most buildings <50 years old)	N/A	Check if any resources could be grouped w Aldridge or Davis
GLASGOW	Subdivision	GLASGOW		1975	Single parcel	Gas station	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
GREENWAY VILLAGE	Subdivision	GREENWAY VILLAGE		1975- 1975	Shopping center	Strip mall	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
GROVE PARK	Subdivision	GROVE PARK		1975	Postwar Curvilinear Suburb	Apartments	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
HARRINGTON BRATCHER DICKEY	Subdivision	HARRINGTON BRATCHER DICKEY		1975	Single parcel	Mortuary	Classical Revival	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
HIGH PLACE #1	Subdivision	HIGH PLACE #1		1975- 1980	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
HOOD AND MILLER	Subdivision	HOOD AND MILLER		1930- 1995	Grid	Single-family house, Warehouse, Auto service	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
HUNTINGTON PARK	Subdivision	HUNTINGTON PARK		1974- 2015	Postwar Curvilinear Suburb	Single-family house	Ranch Style, Tudor Revival, Classical Revival	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

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									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria		
JACKORAN	Subdivision	JACKORAN		1974	Single parcel	Store, Warehouse	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
KECHEJIAN	Subdivision	KECHEJIAN	2/19/2020	1962- 1973	Single parcel	Restaurant	Mansard	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
KENDRICKS JF FIRST	Subdivision	KENDRICKS JF FIRST		1958- 1984	Grid	Commercial box, Single- family house, Low-rise apartment building	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		
KIMBERLEA	Subdivision	KIMBERLEA		1974- 2016	Postwar Curvilinear Suburb	Single-family house	Tudor Revival, Colonial Revival, Ranch Style, Shed	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A		
KIMBERLEA #2	Subdivision	KIMBERLEA #2		1975- 1985	Postwar Curvilinear Suburb	Single-family house	Ranch Style, Tudor Revival, French	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A		
L&L	Subdivision	L&L	9/19/2019	1975	Warehouse complex	Warehouse	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	Reevaluate PHR district and survey at recon level for individual PHRs when most buildings 50 years old; 4220 San Saba Court designed by noted architect Al Dahl in 1976 (Plano Star Courier, 10/16/1977)	
LOS RIOS #1	Subdivision	LOS RIOS #1		1974- 1980	Postwar Curvilinear Suburb	Single-family house	Ranch Style, Mid- century Modern, Contemporary, Other	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C- ii, D, C-iii (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A		
MALABY	Subdivision	MALABY		1975- 2003	Warehouse complex	Commercial	No stylistic influences visible	Low	Not eligible for local designation	Lacks integrity, Does not meet criteria (most buildings <50 years old)	N/A	Lacks integrity, Does not meet criteria (most buildings <50 years old)	N/A		
MANGIA BISTRO ADDITION	Subdivision	MANGIA BISTRO ADDITION	8/2/2021	1975	Single parcel	Restaurant	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A		

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivisio n type	Typical property types	Typical architectural stylistic influence	Priority	Local Recommendations				National Register of Historic Places (NRHP) Eligibility		Recommendation notes
									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria		
MCCOLLUM #2	Subdivision	MCCOLLUM #2		1975	Industrial complex, Single parcel	Auto repair shop	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	N/A	Does not meet criteria	N/A	
MELTON INDUSTRIAL PARK	Subdivision	MELTON INDUSTRIAL PARK	12/27/1984	1972-1984	Industrial complex	Low-rise building	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	N/A	Does not meet criteria (most buildings <50 years old)	N/A	
METRO PARK NORTH	Subdivision	METRO PARK NORTH		1975-1982	Industrial/commercial/warehouse complex	Store, Office, Warehouse	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	N/A	Does not meet criteria (most buildings <50 years old)	N/A	
NG RANCH ADDITION	Subdivision	NG RANCH ADDITION	1/23/2023	1975	Single parcel	Commercial box	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	N/A	Does not meet criteria	N/A	
NORTH CENTRAL	Subdivision	NORTH CENTRAL		1972-2022	Shopping center	Store, Strip mall	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	N/A	Does not meet criteria (most buildings <50 years old)	N/A	
NORTH FOREST ESTATES #6	Subdivision	NORTH FOREST ESTATES #6		1970-1976	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	N/A	Does not meet criteria	N/A	
NORTHEAST CORNER	Subdivision	NORTHEAST CORNER	7/17/2019	1962	Single parcel	Gas station	Commercial	Low	Not eligible for local designation	N/A	N/A	N/A	Does not meet criteria	N/A	
OLD ALMA	Subdivision	OLD ALMA	6/8/1994	1975	Single parcel	Single-family house	Ranch Style	Low	Not eligible for local designation	N/A	N/A	N/A	Does not meet criteria	N/A	
P AND D DEVELOPMENT CO	Subdivision	P AND D DEVELOPMENT T CO		1974	Single parcel	Restaurant	No stylistic influences visible	High	Eligible individual PHR	6, 8	N/A	N/A	Does not meet criteria	N/A	
PARK BLVD ESTATES WEST #1	Subdivision	PARK BLVD ESTATES WEST #1	2/6/1970	1971-2002	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, D (Planning Model)	N/A	Does not meet criteria	N/A	
PARK BLVD ESTATES WEST #2A	Subdivision	PARK BLVD ESTATES WEST #2A	7/21/1971	1971-1990	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, D (Planning Model)	N/A	Does not meet criteria	N/A	
PARK BLVD ESTATES WEST #2B	Subdivision	PARK BLVD ESTATES WEST #2B	10/19/1972	1973-1975	Postwar Curvilinear Suburb (one block)	Single-family house	Colonial Revival, Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, D (Planning Model)	N/A	Does not meet criteria	N/A	
PARK BLVD ESTATES WEST #2B	Subdivision	PARK BLVD ESTATES WEST #2B	6/28/1971	1972-1982	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C-ii, D (Planning &/or Architectural Model)	N/A	Does not meet criteria	N/A	

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

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									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria	
PARK BLVD ESTATES WEST 2AR & 2BR	Subdivision	PARK BLVD ESTATES WEST 2AR & 2BR		1972- 1976	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-ii, D (Planning Model)	Does not meet criteria	N/A	Part of larger Park Forest #1-5 PHR district/potential NCD
PARK FOREST #1	Subdivision	PARK FOREST #1		1971- 2005	Postwar Curvilinear Suburb	Single-family house	Ranch Style	High	Eligible as PHR district. Eligible as potential NCD	Meets Criteria 1-3	District meets Criteria A, B, C-i, C- ii, D, C-iii (Planning &/or Architectural Model)	Does not meet criteria	N/A	Part of larger Park Forest #1-5 PHR district/potential NCD
PARK FOREST #2	Subdivision	PARK FOREST #2		1972- 2010	Postwar Curvilinear Suburb	Single-family house	Ranch Style	High	Eligible as PHR district. Eligible as potential NCD	Meets Criteria 1-3	District meets Criteria A, B, C-i, C- ii, D, C-iii (Planning &/or Architectural Model)	Does not meet criteria	N/A	Part of larger Park Forest #1-5 PHR district/potential NCD
PARK FOREST #3	Subdivision	PARK FOREST #3		1974- 1975	Postwar Curvilinear Suburb	Single-family house	Ranch Style	High	Eligible as PHR district. Eligible as potential NCD	Meets Criteria 1-3	District meets Criteria A, B, C-i, C- ii, D, C-iii (Planning &/or Architectural Model)	Does not meet criteria	N/A	Part of larger Park Forest #1-5 PHR district/potential NCD
PARK FOREST #4	Subdivision	PARK FOREST #4		1972- 2016	Postwar Curvilinear Suburb	Single-family house	Ranch Style	High	Eligible as PHR district. Eligible as potential NCD	Meets Criteria 1-3	District meets Criteria A, B, C-i, C- ii, D, C-iii (Planning &/or Architectural Model)	Does not meet criteria	N/A	Part of larger Park Forest #1-5 PHR district/potential NCD
PARK FOREST #5	Subdivision	PARK FOREST #5		1974- 1975	Postwar Curvilinear Suburb	Single-family house	Ranch Style	High	Eligible as PHR district. Eligible as potential NCD	Meets Criteria 1-3	District meets Criteria A, B, C-i, C- ii, D, C-iii (Planning &/or Architectural Model)	Does not meet criteria	N/A	Part of larger Park Forest #1-5 PHR district/potential NCD
PARK FOREST NORTH 1	Subdivision	PARK FOREST NORTH 1		1975- 1977	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C- ii, D, C-iii (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
PARKER PLACE SHOPPING CENTER #1	Subdivision	PARKER PLACE SHOPPING CENTER #1		1975	Single parcel, Shopping center	Strip mall	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
PARKER PLACE SHOPPING CENTER #2	Subdivision	PARKER PLACE SHOPPING CENTER #2		1971	Single parcel, Shopping center	Commercial box	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

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									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria	
PARKER PLAZA WEST #1	Subdivision	PARKER PLAZA WEST #1		1975	Postwar Industrial Complex	Strip center	No stylistic influences visible	Low	N/A	N/A	N/A	Does not meet criteria	N/A	
PARKER PLAZA WEST #2	Subdivision	PARKER PLAZA WEST #2		1973- 2005	Postwar Industrial Complex	Store, doctor's office, daycare center	No stylistic influences visible	Low	N/A	N/A	N/A	Does not meet criteria (most buildings <50 years old)	N/A	
PARKER ROAD ESTATES #1W	Subdivision	PARKER ROAD ESTATES #1W		1973- 1983	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+; C- ii, D, C-ii (Planning &/or Architectural Model)	Does not meet criteria	N/A	
PARKER ROAD ESTATES WEST #1E	Subdivision	PARKER ROAD ESTATES WEST #1E		1972- 1982	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+; C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
PARKER ROAD ESTATES WEST #2E	Subdivision	PARKER ROAD ESTATES WEST #2E		1974- 1979	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+; C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
PARKER ROAD ESTATES WEST #3E	Subdivision	PARKER ROAD ESTATES WEST #3E		1974- 1978	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+; C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
PEARCY J K #1	Subdivision	PEARCY J K #1		1974	Shopping center, Single parcel	Gas station	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
PEARCY JOHN K #2	Subdivision	PEARCY JOHN K #2		1975	Single parcel	Gas station	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
PEBBLEBROOK VILLAGE	Subdivision	PEBBLEBROOK VILLAGE		1972- 1990	Postwar Curvilinear Suburb	Single-family house	Ranch Style, Mid- century Modern, Classical Revival	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+; C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
PECAN LANE ADDITION	Subdivision	PECAN LANE ADDITION	12/29/2021	1971	Postwar Curvilinear Suburb	Single-family house, Garage, Back house	Ranch Style	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivisio n type	Typical property types	Typical architectural stylistic influence	Priority	Local Recommendations			National Register of Historic Places (NRHP) Eligibility		Recommendation notes
									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria	
PITMAN CREEK ESTATES #1	Subdivision	PITMAN CREEK ESTATES #1		1976- 2022	Postwar Curvilinear Suburb	Single-family house	Ranch Style, Tudor Revival	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
PLANO BANK AND TRUST	Subdivision	PLANO BANK AND TRUST		1976- 2010	Single parcel	Office, Bank, Religious building	Modern	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria (most buildings <50 years old)	N/A	
PLANO DEL SOL	Subdivision	PLANO DEL SOL		1970	Postwar Curvilinear Suburb	Low-rise apartment building	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
PLANO EAST #1	Subdivision	PLANO EAST #1		1972- 1983	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
PLANO EAST #2	Subdivision	PLANO EAST #2		1974- 2015	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, D (Planning Model)	Does not meet criteria (most buildings <50 years old)	N/A	
PLANO INDUSTRIAL PARK #1	Subdivision	PLANO INDUSTRIAL PARK #1		1972- 1982	Warehouse complex	Warehouse	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria (most buildings <50 years old)	N/A	
PLANO MEDICAL PROFESSIONAL CENTER	Subdivision	PLANO MEDICAL PROFESSIONAL CENTER		1973- 1973	Single parcel	Office	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
PLANO NORTH SHOPPING CENTER	Subdivision	PLANO NORTH SHOPPING CENTER	6/3/2019	1972	Single parcel	Store	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
PLANO O D	Subdivision	PLANO O D		1957- 1971	Commercial	Office	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	Reevaluate designated heritage District boundary, conduct comprehensive recon- level survey
PLANO O D & Resubdivisions	Subdivision	PLANO O D & Resubdivisions			Grid	Commercial block, Commercial box, Single- family house		High	Not eligible for local designation	N/A	N/A			
PLANO PARK #5	Subdivision	PLANO PARK #5		1972- 1984	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C-i, D (Planning Model)	Does not meet criteria	N/A	For potential NCD boundary to meet Criterion D, combine Plano Park #1-#8 (#1- #4 & #6 in 2018 post- 1960 survey)

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivisio n type	Typical property types	Typical architectural stylistic influence	Priority	Local Recommendations			National Register of Historic Places (NRHP) Eligibility		Recommendation notes
									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria	
PLANO PARK #7	Subdivision	PLANO PARK #7		1971-1973	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning Model)	Does not meet criteria	N/A	For potential NCD boundary to meet Criterion D, combine Plano Park #1-#8 (#1-#4 & #6 in 2018 post-1960 survey)
PLANO PARK #8	Subdivision	PLANO PARK #8		1973-2012	Postwar Curvilinear Suburb	Single-family house	No stylistic influences visible, Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning Model)	Does not meet criteria	N/A	For potential NCD boundary to meet Criterion D, combine Plano Park #1-#8 (#1-#4 & #6 in 2018 post-1960 survey)
PORTS O'CALL #1	Subdivision	PORTS O'CALL #1	1972 (Plano Star Courier 04/20/1972)	1972-2001	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
PORTS O'CALL #2	Subdivision	PORTS O'CALL #2		1974-1979	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning Model)	Does not meet criteria	N/A	
PRAIRIE CREEK ESTATES #1	Subdivision	PRAIRIE CREEK ESTATES #1		1972-1980	Postwar Curvilinear Suburb	Single-family house	Spanish Colonial Revival, Tudor Revival, Colonial Revival, Ranch Style, Contemporary	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
PRAIRIE CREEK ESTATES #2	Subdivision	PRAIRIE CREEK ESTATES #2	1/11/1974	1971-1996	Postwar Curvilinear Suburb	Single-family house, park, commercial strip center	Ranch Style, No stylistic influences visible	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning Model)	Does not meet criteria (most buildings <50 years old)	N/A	
PRAIRIE CREEK ESTATES #3	Subdivision	PRAIRIE CREEK ESTATES #3		1975-1992	Postwar Curvilinear Suburb	Single-family house	Tudor Revival, Ranch Style, Colonial Revival, French	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
PRESTON RIDGE #2	Subdivision	PRESTON RIDGE #2		1975-1985	Postwar Curvilinear Suburb	Single-family house	Ranch Style, Contemporary, Colonial Revival, French	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
R.C. CLARK #2	Subdivision	R.C. CLARK #2	1/26/2000	1975-1975	Postwar Industrial Complex	Stadium, parking lots, school bus parking lot and garages	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivisio n type	Typical property types	Typical architectural stylistic influence	Priority	Local Recommendations			National Register of Historic Places (NRHP) Eligibility		Recommendation notes
									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria	
RAILROAD PLANO & RESUBDIVISIONS	Subdivision	RAILROAD PLANO & RESUBDIVISIONS			Grid	Commercial box, Commercial block, Bungalow	No stylistic influences visible, Commercial	High	Maintain previous local designation	N/A	N/A	Does not meet criteria	N/A	
RANCH ESTATES	Subdivision	RANCH ESTATES		1970- 2016	Postwar Curvilinear Suburb	Single-family house, barn, garage, shed	Ranch Style, Other	Low	Not eligible for local designation	N/A	N/A	Lacks integrity, Does not meet criteria	N/A	Potential individual PHRs within, recommend recon- level survey of pre- 1975 resources
RICHARDSON DISTRICT SERVICE CENTER	Subdivision	RICHARDSON DISTRICT SERVICE CENTER		1975- 1985	Warehouse complex	Warehouse	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria (most buildings <50 years old)	N/A	
RIDGEWOOD #4	Subdivision	RIDGEWOOD #4		1972- 1996	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+; D (Planning Model)	Does not meet criteria	N/A	
RIDGEWOOD #5	Subdivision	RIDGEWOOD #5		1970- 1972	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+; C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
RON'S FRIED CHICKEN #1	Subdivision	RON'S FRIED CHICKEN #1		1974	Single parcel	Restaurant	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
ROYAL OAKS	Subdivision	ROYAL OAKS		1972- 2007	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+; C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
SAFEWAY #1	Subdivision	SAFEWAY #1	2/28/1997	1975- 1996	Shopping center	Store	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria (most buildings <50 years old)	N/A	
STONE CREEK	Subdivision	STONE CREEK	9/14/1973	1973- 2013	Postwar Curvilinear Suburb	Single-family house	Ranch Style, Classical Revival	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+; C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
TACO PLAZA #1	Subdivision	TACO PLAZA #1		1974	Single parcel	Restaurant	No stylistic influences visible	Low	Not eligible for local designation	N/A	N/A	Does not meet criteria	N/A	
THUNDERBIRD	Subdivision	THUNDERBIRD		1973	Single parcel	Skating facility	Contemporary	High	Eligible individual PHR	2, 8	N/A	Individually eligible	A, C	
TIMBERCREEK ESTATES	Subdivision	TIMBERCREEK ESTATES	5/20/1971	1972- 1983	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+; C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	

WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivisio n type	Typical property types	Typical architectural stylistic influence	Priority	Local Recommendations			National Register of Historic Places (NRHP) Eligibility		Recommendation notes
									Recommended local designations	PHR Criteria	NCD Criteria	NRHP Recommendation	NRHP Criteria	
UNIVERSITY ESTATES #2	Subdivision	UNIVERSITY ESTATES #2	1972 (Plano Star Courier 06/11/1972)	1972- 1984	Postwar Suburb, Grid pattern	Single-family house	Ranch Style, Colonial Revival	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+i, D (Planning Model)	Does not meet criteria	N/A	
UNIVERSITY ESTATES #2-2	Subdivision	UNIVERSITY ESTATES #2-2	7/31/1972	1973- 1979	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
VILLAGE NORTH #3	Subdivision	VILLAGE NORTH #3		1970- 2022	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
WHIFFLETREE #2	Subdivision	WHIFFLETREE #2		1973- 1988	Postwar Suburb, Grid pattern	Single-family house	Tudor Revival, Ranch Style, French, Colonial Revival	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
WILLOWBROOK ESTATES	Subdivision	WILLOWBRO OKESTATES	1/19/1973	1973- 1974	Postwar Curvilinear Suburb	Single-family house	Ranch Style, Mid- century Modern	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria	N/A	
WINDMILL COUNTRY	Subdivision	WINDMILL COUNTRY		1973- 2014	Postwar Curvilinear Suburb	Single-family house	Ranch Style, Other	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	
WOOD PARK #1	Subdivision	WOOD PARK #1		1974- 1981	Postwar Curvilinear Suburb	Single-family house	No stylistic influences visible	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+i, C- iii, D (Planning Model)	Does not meet criteria	N/A	
WOODHAVEN	Subdivision	WOODHAVEN		1975- 1997	Postwar Curvilinear Suburb	Single-family house	Ranch Style	Medium	Eligible as potential NCD	N/A	District meets Criteria A, B, C+i, C- ii, D (Planning &/or Architectural Model)	Does not meet criteria (most buildings <50 years old)	N/A	



1510 R AVE

1510 R AVE

APPENDIX C

ARCHITECTURAL STYLE GUIDE

Plano's architecture has been evolving since the construction of its first log cabin in the mid-1800s. As new types of construction and architectural styles gained popularity, the old construction types and architectural styles made way for the new. Several examples of a wide range of historic architectural styles still exist in Plano today. These historic structures help us to understand and visualize how Plano has evolved over time.

Not every historic structure is a classic example of a particular architectural style. It is common to find historic structures with transitional styles. This indicates that a structure was constructed during a period when one architectural style may have been declining and another was gaining popularity. These structures often exhibited architectural characteristics of both styles.

Also, it is common to find historic structures that are not of any architectural style. These structures are labeled as "vernacular". Vernacular architecture refers to structures that employed local construction methods, materials, and traditions to meet the needs of the occupant. This type of architecture tends to evolve over time to reflect the environmental, cultural and historical conditions in which it exists. These structures were simple and functional, and often thought to be crude or unrefined. They did not represent any particular architectural style, though some examples may consist of an architectural element or two of the popular style of the time.

Plano's existing heritage resources fall within a large range of historic architectural styles. The following styles have been identified among Plano's existing heritage resources.

GREEK REVIVAL (1825-1860)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Gabled or hipped ▲ Low pitch ▲ Shingles ▲ Boxed eaves with little overhang 	<ul style="list-style-type: none"> ▲ One or two stories 	<ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ Stucco
Detailing		Other Features
<ul style="list-style-type: none"> ▲ Entry or full-width front porch supported by prominent square or rounded columns ▲ Front door surrounded by narrow sidelights and a rectangular line of transom lights above ▲ Cornice line of main roof and porch roofs emphasized with wide band of trim 		<ul style="list-style-type: none"> ▲ Door and lights usually incorporated into more elaborate door surround ▲ Porches may be full height on two story structures

Greek Revival was the dominant style of American domestic architecture during the interval from about 1830 to 1850 (to 1860 in the Gulf Coast states) during which its popularity led it to be called the National Style. It occurs in all areas settled by 1860 and especially flourished in those regions that were being rapidly settled in the decades of the 1830s, '40s, and '50s. The style moved with the settlers from the older states as they crossed into Kentucky, Tennessee, and the Old Northwest Territory (today's Midwest). The style then followed the southern planters as they moved westward from the Old South into Alabama, Mississippi, and Louisiana. It even arrived on the west coast sometimes disassembled into packages and shipped by way of Cape Horn.

One of the oldest existing houses in Plano, the Joseph Forman House (1617 K Avenue), is a Greek Revival style structure. Built in 1867, the house was originally a log cabin. It was altered over time to give it a second floor as well as Greek Revival details such as the full-height entry porch and balcony (balcony is now enclosed) and round Doric columns.

(Source: McAlester, A Field Guide to American Houses)

GOTHIC REVIVAL (1840-1880)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Front-gabled, centered gable, paired gables, cross-gabled, castellated or parapeted ▲ Steeply pitched roof ▲ Shingles ▲ Intermediate eaves 	<ul style="list-style-type: none"> ▲ One or two stories 	<ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone
Detailing		Other Features
<ul style="list-style-type: none"> ▲ Gables commonly decorated with vergeboards ▲ Windows and doors frequently have pointed-arch shape ▲ Fanciful decorative ornamentation is a dominant feature 		<ul style="list-style-type: none"> ▲ Windows commonly extend into gable ▲ One-story porch usually present supported by flattened gothic arches ▲ Wall surfaces typically extend into gables

Most Gothic Revival houses were constructed between 1840 and 1870; examples from the 1870s are less frequent. The style was never as popular as were houses in the competing Greek Revival or Italianate styles, yet scattered examples can still be found in most areas of the country settled before 1880. Surviving Gothic Revival houses are most abundant in the northeastern states, where fashionable architects originally popularized the style. They are less common in the South, particularly in the new South States along the Gulf Coast. In this region Greek Revival houses dominated the expansions of the 1840s and '50s, while the Civil War and reconstruction all but halted building until the waning days of Gothic influence.

The Samuel Young House, built around 1865, is a Gothic Revival style structure. Though it has lost much of its Gothic details due to deterioration, its form with the three central gables, hint at its Gothic Revival beginnings. This structure, once located near the Rowlett Creek area, has been moved to the Farrell-Wilson homestead (present day Heritage Farmstead Museum, 1900 W 15th Street).

(Source: McAlester, A Field Guide to American Houses)

LATE 19TH CENTURY-EARLY 20TH CENTURY VERNACULAR COMMERCIAL STOREFRONT (1860-1920)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Flat roof ▲ Roof often hidden behind cornice ▲ No eaves 	<ul style="list-style-type: none"> ▲ One or two stories 	<ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ May have stone detailing
Detailing		Other Features
<ul style="list-style-type: none"> ▲ Large display windows ▲ Transom lights ▲ Wood kickplates ▲ Recessed entry ▲ Decorative cornice 		<ul style="list-style-type: none"> ▲ Tall second story windows ▲ Entry may have double doors ▲ May have flat metal canopy

The vernacular commercial storefront of the late 19th and early 20th centuries appears in commercial districts throughout the country. This building type is divided into two district bands. The first floor is more commonly transparent, so goods can be displayed; while the upper floor(s) are usually reserved for offices, residential and warehousing functions. Although construction of these buildings began as early as 1860 and continued until 1920, the majority were constructed at the turn-of-the century. Many examples carry Italianate detailing such as narrow double hung windows, often with rounded arch heads, protruding window sills, and dentil courses.

The majority of structures located in the Downtown Heritage District are Late 19th - Early 20th Century Vernacular style structures. They were constructed in the late 1800s and are all brick masonry structures. Earlier downtown structures had been constructed of wood, but due to several fires none have survived. Downtown includes both one and two story examples of this style of architecture. These structures consist of large display windows and recessed entries with transom windows. Most have decorative cornices with dentil courses. Canopies were typically flat or sloped at a very low angle. Today several structures have been restored and many have reinstalled flat canopies on the front of the structure.

FOLK VICTORIAN (1870-1910)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Front-gabled, gable front and wing, side-gabled, pyramidal ▲ May have one or multiple roof dormers ▲ Shingles ▲ Boxed or Open eaves 	<ul style="list-style-type: none"> ▲ One or two stories 	<ul style="list-style-type: none"> ▲ Wood siding ▲ Patterned wood shingles

Detailing	Other Features
<ul style="list-style-type: none"> ▲ Porches with spindlework detailing and jigsaw cut trim ▲ Lace-like spandrels and turned balusters may be used in porch railings and in friezes suspended from the porch ceiling ▲ Window surrounds may have simple pediments above 	<ul style="list-style-type: none"> ▲ The boxed eaves often have decorative brackets ▲ Spindlework details and jigsaw cut trim is sometimes used in the gables ▲ Detached garage, if any

The Folk Victorian style was common throughout the United States. Like that of the National Folk forms on which they are based, the spread of Folk Victorian houses was made possible by the railroads. The growth of the railroad system made heavy woodworking machinery widely accessible at local trade centers where they produced inexpensive Victorian detailing. The railroads also provided local lumber yards with abundant supplies of pre-cut detailing from distant mills. Many builders simply grafted pieces of this newly available trim onto the traditional folk house forms familiar to local carpenters. Many fashion-conscious homeowners also updated their older folk homes with new Victorian porches. These dwellings make strong stylistic statements and are therefore treated here as distinctively styled houses, rather than pure folk forms. After about 1910, these Victorian houses were replaced by the Craftsman, Colonial Revival, and other fashionable eclectic styles.

Several examples of Folk Victorian style still exist in the Haggard Park Heritage District. The Mitchell House (609 16th Street) is one such example with its simple symmetrical plan, fish-scale shingles in the gables and spindlework columns.

(Source: McAlester, A Field Guide to American Houses)

QUEEN ANNE (1870-1910)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Front-gabled, cross-gabled, hipped roof with lower cross gable ▲ Steeply pitched ▲ Composite shingle, false thatch, slate ▲ Intermediate eaves 	<ul style="list-style-type: none"> ▲ One or two stories 	<ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ Patterned wood shingles

Detailing

- ▲ Spindework ornamentation in the gables, porch balustrades, and as a frieze suspended from the porch ceiling
- ▲ Lacy spandrel and bead-like decorative elements
- ▲ Some examples use classical columns
- ▲ Patterned shingles
- ▲ Bays, towers, overhangs, and wall projections are common

Other Features

- ▲ Asymmetrical form
- ▲ Dominant front-facing gable
- ▲ Detached garage, if any
- ▲ A small percentage of examples will have half-timbered detail in the upper-story gables

This was the dominant style building during the period from about 1880 until 1900; it continued with decreasing popularity through the first decade of this century. In the heavily populated northeastern states, the style is somewhat less common than elsewhere. There, except for resort areas, it is usually more restrained in decorative detailing and is more often executed in masonry. Moving southward and westward the style increased steadily in dominance and popularity. California and the resurgent, cotton-rich states of the New South have some of the most fanciful examples.

The Roller House (1413 15th Street) and the Carpenter House (1211 16th Street) are excellent examples of a Queen Anne Victorian style houses. These homes exemplify period construction with fish scale shingles in the gable ends and ornamental tower, and stained glass windows. Other examples include the Wall-Robbins House (1813 K Avenue), the Wells House (3921 Coit Road), and the Ammie Wilson House (1900 W. 15th Street).

(Source: McAlester, A Field Guide to American Houses)

COLONIAL REVIVAL (1880-1955)

		Common Features		
		Roof	Heights	Building Materials
	<ul style="list-style-type: none"> ▲ Side-gabled, hipped, centered-gable, gambrel ▲ May have second-story overhang ▲ Roof may be asymmetrical ▲ Multiple roof dormers may be present ▲ May have one-story flat roofed or side-gabled wings ▲ Shingle ▲ Boxed eaves with little overhang 	<ul style="list-style-type: none"> ▲ One and one-half to two and one-half stories 	<ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ Wood shingles 	
				
	Detailing <ul style="list-style-type: none"> ▲ Rectangular double-hung windows with six, eight, nine, or twelve panes in each sash ▲ Accentuated front entry, normally with a decorative pediment supported by pilasters or extended forward and supported by slender columns ▲ Front doors commonly have overhead fanlights or sidelights 	Other Features <ul style="list-style-type: none"> ▲ Rectangular plan ▲ Symmetrically balanced windows ▲ Detached garage, if any 		
				

The term "Colonial Revival," as used here, refers to the entire rebirth of interest in the early English and Dutch houses along the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes. Details from two or more of these precedents are freely combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.

Colonial Revival had multiple subtypes. The most two common subtypes included: the asymmetrical form with superimposed colonial details and the more authentic symmetrical hipped roof shape. Details of both subtypes have exaggerated proportions when compared to their historic precedents.

The Sandifer-Wyatt House (1715 K Avenue) is one of the few Colonial Revival styles structures existing in Plano. It consists of a symmetrical plan with front entry accentuated by a decorative pediment and round columns.

(Source: McAlester, A Field Guide to American Houses)

TUDOR & TUDOR REVIVAL (1890-1940)

Common Features



Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Front facing gable ▲ Single dominant front gable, multiple front gables, or front gable dormer ▲ Composite shingle, false thatch, slate ▲ Intermediate eaves 	<ul style="list-style-type: none"> ▲ One and one-half to two stories 	<ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ Stucco ▲ Stone is often used as an accent material around windows and doors
Detailing		Other Features
<ul style="list-style-type: none"> ▲ Tall and narrow windows ▲ Scaled fireplace with decorative brick work and chimney pots; fireplaces may be located on the front, side, or internally ▲ Enclosed entry is common ▲ Tudor (flattened pointed) arches are often used in door surrounds or entry porches ▲ Simple round-arched doorways with heavy board-and-batten doors ▲ Small tabs of cut stone may project into the brickwork 		<ul style="list-style-type: none"> ▲ False half-timbering ▲ Wood or metal casement windows are typical, although more traditional double-hung sash windows are also common. Windows are typically grouped into strings of three or more. ▲ Detached garage, if any

This dominant style of domestic building was used for a large proportion of early twentieth century suburban houses throughout the country. It was fashionable during the 1920s and early 1930s when only the Colonial Revival style rivaled it in popularity as a vernacular style.

The popular name for the style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of early sixteenth century Tudor England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are freely mixed in their American Eclectic expressions, but are united by an emphasis on steeply pitched roofs, and front-facing gables which are almost universally present as a dominant façade element in Tudor houses. Some of the houses have ornamental false half-timbering, a characteristic they share with some examples of the earlier Victorian styles that also drew heavily on Medieval English precedent. Most Tudor homes have stucco, masonry, or masonry-veneered walls.

Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920s and 1930s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. They show endless variations in overall shape and roof form and are most conveniently subdivided on the basis of their dominant façade material (brick, stone, stucco, or wood).

The Tudor style structures found in Plano are smaller cottage-type houses. More so than earlier styles of architecture, the Tudor cottage was easily adapted to an owner's economic circumstances by varying the exterior wall cladding, the overall size of the structure, and roofing materials. These cottages were typically one-story with steep pitched roofs, rounded doorways, and ribbon windows. Local examples include the Aldridge-Evans House (N Ave at 15th Place), the Brigham House (1306 14th Street), and the "little" Carlisle House (1611 K Avenue).

(Source: McAlester, A Field Guide to American Houses)

NEOCLASSICAL (1895-1950)



Common Features		
Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Front or side gable, hipped, or flat ▲ A combination of roof forms are often used ▲ Prominent central roof dormers are common in the one-story subtype ▲ Composite shingle, wood shingle ▲ Boxed eaves with a moderate overhang 	<ul style="list-style-type: none"> ▲ One and one-half to two and one-half stories 	<ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone
Detailing		Other Features
<ul style="list-style-type: none"> ▲ Double hung rectangular windows with multi-paned sashes; 6 or 9 panes to each sash is common ▲ Colonnaded front porch, either full or partial width ▲ Classical columns with Ionic or Corinthian capitals ▲ Roofline balustrades ▲ Dentil cornices 		<ul style="list-style-type: none"> ▲ Facades are typically symmetrical ▲ Detached garage, if any

Neoclassical was a dominant style for domestic building throughout the country during the first half of the twentieth century. Never quite as abundant as its closely related Colonial Revival contemporary, it had two principal waves of popularity. The first wave, from about 1900 to 1920, emphasized hipped roofs and elaborate, correct columns. The later phase, from about 1925 to the 1950s, emphasized side-gabled roofs and simple, slender columns. During the 1920s, the style was overshadowed by other eclectic fashions. This revival of interest in classical models dates from the 1893 World's Columbian Exposition held in Chicago. The exposition's planners mandated a classical architectural theme, and many of the best-known architects of the day designed dramatic colonnaded buildings arranged around a central court. The exposition was widely photographed, reported, and attended. These Neoclassical models soon became the latest fashion throughout the country.

The central buildings of the exposition were of monumental scale and inspired countless public and commercial buildings in the following decades. The design of smaller pavilions representing each state in the Union were more nearly domestic in scale and in them can be seen the precedents for most Neoclassical houses. Depending upon the state being represented, the porches could have had: a semi-circular, full-height entry porch; a more traditional full-height entry porch with triangular pediments; and a full-height entry porch with lower full-width porch. All of these styles drew heavily on the country's previous interest in the Early Classical Revival and Greek Revival styles. The Virginia pavilion was a copy of George Washington's home, Mt. Vernon, whose full-façade porch, among the first in the country, had been added in 1784 to an earlier Georgian house. The presence of the Mt. Vernon replica at the exposition, and the original's wide familiarity as the nation's premier museum house, contributed to the incorrect impression that such porches were somehow colonial.

The Schell House (1210 16th Street) is an example of the Neoclassical style. It consists of a symmetrical plan with a side gable roof and multi-paned double hung windows. The most significant feature is the porch roofline balustrade. (Source: McAlester, A Field Guide to American Houses)

PRAIRIE (1900-1920)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Hipped, or gabled roof ▲ Low-pitched ▲ Composite shingle, tile ▲ Wide eaves 	<ul style="list-style-type: none"> ▲ One to two and one-half stories 	<ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone

Detailing	Other Features
<ul style="list-style-type: none"> ▲ Tall and narrow windows 	<ul style="list-style-type: none"> ▲ The American Foursquare is a common vernacular variant of the Prairie style. A large central roof dormer is a common feature of this subtype. ▲ Detached garage, if any

The Prairie style originated in Chicago and landmark examples are concentrated in that city's early twentieth century suburbs. Examples can also be found in other large Midwestern cities. Vernacular examples were spread widely by pattern books and popular magazines and are common in early twentieth century suburbs throughout the country. Most were built between 1905 and 1915. The style quickly faded from fashion after World War I.

Massive square or rectangular piers of masonry used to support porch roofs are an almost universal feature of high-style examples. They remain common in vernacular examples, which also show squared wooden imitations. The characteristic horizontal emphasis is achieved by such decorative devices as: (1) contrasting caps on porch and balcony railings, (2) contrasting wood trim between stories, (3) horizontal board-and-batten siding, (4) contrasting colors on eaves and cornice, and (5) selective recessing of only the horizontal masonry joints. Other common details in both landmark and vernacular examples include window glazing (usually in leaded casement windows in high-style examples and upper sashes of wooden-muntin, double-hung windows in vernacular houses), broad, flat chimneys, contrasting wall materials or trim emphasizing the upper part of the upper story, and decorative friezes or door surrounds consisting of bands of carved geometric or stylized ornamentation. This type of decoration is sometimes called "Sullivan-esque" named after Chicago architect Louis Sullivan.

The Aldridge House (1615 H Avenue) is a Prairie style structure which can be identified by its low-pitched hipped roof, wide eaves, and bands of windows on the second floor. Other examples include the Arch Weatherford House (1410 15th Street), the Carlisle House (1407 15th Street), and the Hughston House (909 18th Street).

(Source: McAlester, A Field Guide to American Houses)

CRAFTSMAN & BUNGALOW (1905-1930)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Front gable, cross gable, side gable, hipped ▲ Low-pitched ▲ Composite shingle ▲ Intermediate to deep eaves 	<ul style="list-style-type: none"> ▲ One and one-half to two stories 	<ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ Concrete block ▲ Stucco
Detailing		Other Features
<ul style="list-style-type: none"> ▲ Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade ▲ Roof timbers either extend through the wall to support the eave or false rafter ends are added ▲ Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen 		<ul style="list-style-type: none"> ▲ Craftsman doors and windows are similar to those used in vernacular Prairie houses ▲ Dormers are usually gabled with exposed rafter ends

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s and few were built after the 1930s.

Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows. By 1909, they had designed and executed several exceptional landmark examples that have been called the “ultimate bungalows.” Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in popular magazines, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. Some plans even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable house in the country. High-style interpretations are rare except in California where they have been called the Western Stick style. One-story vernacular examples are often simply called bungalows or in the Bungalowoid style.

During the same period when the large Prairie style homes were being constructed, Plano residents of more modest means were building one-story bungalows or two-story Craftsman style houses. These structures often had front facing gable roofs, gabled dormers, exposed rafter tails, wood siding, and varying porch column styles. The Wyatt House (807 16th Street) is a classic example of the Craftsman bungalow. Other examples include the Rice-Hays House (1106 14th Street) and the Lane House (1300 16th Street), which is a two-story Craftsman.

(Source: McAlester, A Field Guide to American Houses)

ART DECO (1920-1940)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Flat roof ▲ No eaves 	<ul style="list-style-type: none"> ▲ One or multiple stories 	<ul style="list-style-type: none"> ▲ Stucco ▲ Brick
Detailing		Other Features
<ul style="list-style-type: none"> ▲ Smooth wall surface ▲ Towers and other vertical projections above roof line to give a vertical emphasis ▲ Low-relief zigzags, chevrons, and other stylized and geometric motifs occur as decorative elements 		<ul style="list-style-type: none"> ▲ Granite and terra cotta were sometimes used to face Art Deco buildings

This modernistic style received its first major impetus in 1922 when the Chicago Tribune held a world-wide competition for a headquarters building in Chicago. Although first prize went to a Gothic design, the second prize went to an Art Deco design by a young Finnish architect, Eliel Saarinen. His design was widely publicized and much of the architectural profession felt that he deserved the first prize; the style quickly became the latest architectural fashion. Art Deco style was common in public and commercial buildings in the 1920s and early 1930s. These buildings were very colorful and had a lot of geometric-shaped decorations. Decorative influences include the Egypt, the Far East, ancient Greece and Rome, Africa, India, and Mayan and Aztec cultures.



The Cox School (1517 G Avenue), built in 1924, is a two story, red brick structure with Art Deco details. These details include the geometric designs incorporated into the structure particularly around the entries and cornice. Two structures in downtown have Art Deco facades. These structures were originally Late 19th – Early 20th Century Vernacular style buildings built in the late 1800s. Both received Art Deco façade treatments around the early 1930s. The Plano National Bank Building (1001 15th Street) has a smooth stucco façade with decorative vertical bands of black glass running down the front of the building. The structure at 1008 15th Street is a colorful blue and yellow stuccoed structure with a curved flat metal canopy, and colorful tiled storefront details.



(Source: McAlester, A Field Guide to American Houses)

MINIMAL TRADITIONAL (1933-1950)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Front facing gable ▲ Low or intermediate pitch ▲ Composite shingle ▲ No eaves 	<ul style="list-style-type: none"> ▲ Generally one story with some two story examples 	<ul style="list-style-type: none"> ▲ Wood or shake siding ▲ Brick or stone ▲ Materials sometimes used in combination

Detailing

- ▲ Windows are typically double hung and/or fixed with multiple panes
- ▲ A large chimney, in some cases
- ▲ Small front porch shelter
- ▲ Wrought iron or wood columns for porches
- ▲ Occasionally corner wrapped windows are seen
- ▲ Minimal ornamentation—modern and international style influences

Other Features

- ▲ Attached (always a subordinate element to the main structure) and detached garages

With the economic Depression of the 1930s, came this “compromised” style that reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch Style. Usually, but not always, there is a large chimney or at a front-facing gable, both echoing Tudor features. In fact, many examples suggest Tudor cottages with the roof line lowered and detailing removed.

These houses were built in great numbers in the years immediately preceding and following World War II. They commonly dominate the large tract-housing developments of the period, typically built of wood, brick, stone, or a mixture of these wall-cladding materials. Although most were relatively small one-story houses, occasionally, two-story examples are also seen. More commonly, two-story homes of the period have extra detailing representing late examples of the traditional Eclectic styles, such as Colonial Revival or Monterey.

Several examples of Minimal Traditional style exist in the Haggard Park Heritage District. The house at 813 18th Street is a classic example. It is a small structure with a partial width front porch. The porch roof features a front-facing fable and is supported by simple decorative wood columns.

(Source: McAlester, A Field Guide to American Houses)

RANCH (1935-1975)

Common Features

	Roof <ul style="list-style-type: none"> ▲ Cross gable, side gable, hipped ▲ Low-pitch ▲ Composite shingle ▲ Moderate to wide eaves 	Heights <ul style="list-style-type: none"> ▲ Generally one story 	Building Materials <ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ Materials sometimes used in combination
		Detailing <ul style="list-style-type: none"> ▲ Decorative iron or wood porch supports ▲ Shutters ▲ Ribbon windows ▲ Large picture windows in living areas ▲ Minimal ornamentation– Modern and International style influences 	Other Features <ul style="list-style-type: none"> ▲ Partially enclosed courtyards or patios ▲ Attached garages ▲ Sliding glass doors ▲ Rational designs with influences from the automobile culture

This style originated in the mid-1930s by several creative California architects. It gained popularity during the 1940s to become the dominant style throughout the country during the decades of the 1950s and 1960s. The popularity of “rambling” ranch houses was made possible by the country’s increasing dependence on the automobile. Streetcar suburbs of the late-nineteenth and early-twentieth centuries still used relatively compact house forms on small lots because people walked to nearby streetcar lines. As the automobile replaced streetcars and buses as the principal means of personal transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots. Never before had it been possible to be so lavish with land and the rambling form of the Ranch house emphasizes this by maximizing façade width. This is further enhanced by built-in garages that are an integral part of most Ranch houses.

The style is loosely based on early Spanish Colonial precedents of the American southwest and modified by influences borrowed from Craftsman and Prairie modernism of the early twentieth century.

Asymmetrical one-story shapes with low-pitched roofs dominate the Ranch style. Three common roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and finally, side-gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open with the rafters exposed as in Craftsman houses. Both wooden and brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, based loosely on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common details. Ribbon windows are frequent as are large picture windows in living areas. Partially enclosed courtyards or patios, borrowed from Spanish houses, are also common features.

The suburban ranch house could be a small design on a small lot, or large and ornate on a sizeable piece of property. Plano has examples of both. The McCall-Skaggs House (1704 N Place), built in the 1950s, is a rambling Ranch style house that sits on a large corner lot in Plano’s Old Town neighborhood.

(Source: McAlester, A Field Guide to American Houses)

MID-CENTURY STYLE COMMERCIAL STOREFRONT (1935-1965)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Flat roof ▲ No eaves 	<ul style="list-style-type: none"> ▲ One or multiple stories 	<ul style="list-style-type: none"> ▲ Stucco, brick, stone, tile ▲ Glass ▲ Steel, aluminum
Detailing		Other Features
<ul style="list-style-type: none"> ▲ Asymmetrical and angled storefront designs ▲ Polished plate glass storefront windows ▲ Picture frame and cantilevered display windows ▲ Recessed entry 		<ul style="list-style-type: none"> ▲ A variety of materials were used for storefront details such as granite, marble, glass block, tile, ▲ Some structures used slip-covered façades of various materials. ▲ May have flat metal canopy or metal awning

Main Street changed dramatically in the mid-twentieth century as new buildings were constructed and older storefronts were modernized in appearance. In many towns the first architectural expression of Modernism was often the bank, specialty shop, cinema, or pharmacy. Mid-century storefront designs were completed by some of the most talented architects and designers practicing in the United States. The storefronts they designed set trends in downtowns across the country, while their numerous publications on store design had an even greater impact.

Meanwhile, the companies that produced glass and aluminum storefronts also promoted renovation. Glossy brochures showing sophisticated shoppers coaxed store owners to modernize in order to match new styles of goods, and fashion. The results were striking. Glassy storefronts spilled light onto busy sidewalks for evening shoppers. Redesigned buildings were honored by special events, celebrating up-to-date looks worthy of an optimistic post-war age. With new signs, storefronts, display windows or slipcovers, Main Street became modern.

One storefront in downtown Plano, 1018 15th Street, is Mid-Century style. It consists of an asymmetrical storefront, smooth stucco façade, aluminum framed display windows and tiled bulkheads.

(Source: Dyson, How To Work With Storefronts of the Mid-Twentieth Century)

INTERNATIONAL STYLE COMMERCIAL STOREFRONT (1935 - PRESENT)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Flat roof ▲ No eaves 	<ul style="list-style-type: none"> ▲ One or multiple stories 	<ul style="list-style-type: none"> ▲ Stucco and Concrete ▲ Glass ▲ Steel

Detailing	Other Features
<ul style="list-style-type: none"> ▲ Horizontal emphasis ▲ Horizontal bands of glass ▲ Smooth wall surfaces ▲ Rounded corners 	<ul style="list-style-type: none"> ▲ Minimal Ornament and detail ▲ Both symmetrical and asymmetrical facades

In the years following World War I, architects saw a chance to contribute to a new world. For architecture, this meant rejecting most conventional design standards. International style is an influential modernist style in architecture that first developed in Europe. It is characterized chiefly by regular, unadorned geometric forms, open interiors, and the use of glass, steel, and reinforced concrete. This form of architecture stresses functionalism, and rejects all nonessential decorative elements.

Few International style structures were constructed in Plano. The Assistance Center of Collin County (900 18th Street) is a late example of International Style. The structure has smooth stuccoed walls, horizontal bands of glass and minimal ornamentation. Another example, still in existence is the Frederick Douglass School (1111 H Avenue) built in 1961. The building is a flat roofed, asymmetrical brick structure with minimal detail.

(Source: McAlester, A Field Guide to American Houses)

NATIONAL FOLK (AFTER 1850-1890)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> Side-gabled, cross-gabled, front-gabled, hipped, or pyramidal 	<ul style="list-style-type: none"> One or two stories 	<ul style="list-style-type: none"> Typically wood, sometimes with vertical board-and-batten siding Foundation typically constructed of brick masonry or timber posts, often with wood or metal skirting Chimneys brick or stone, if extant. Sometimes metal stovepipe substitutes for chimney

Detailing

- 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

Other Features

- Windows typically double-hung wood sash, often tall and narrow in dimension
- Doors, typically wood, sometimes with glazing, transoms, and/or sidelights

The National Folk style was popularized by the rise of the railroads and mass-produced lumber in the late twentieth century.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

CLASSICAL REVIVAL (1890-1955)

Common Features



Roof	Heights	Building Materials
<ul style="list-style-type: none"> 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 Porch roof may be flat or front-gabled with a pediment 	<ul style="list-style-type: none"> Two stories high sometimes with monumental porticos 	<ul style="list-style-type: none"> Wood siding, brick or stone masonry. Quoins may be present at the corners of the front façade Foundations typically skirted with brick or stone Chimneys brick or stone, if extant

Detailing
<ul style="list-style-type: none"> Porches are 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 On commercial examples, storefronts are typically wood sash, cast iron, or aluminum with sidelights and transoms 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

Other Features
<ul style="list-style-type: none"> Windows are typically double-hung wood sash Doors are typically wood, sometimes with glazing, transoms, and/or sidelights Chimneys are not present on commercial examples

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

MID-CENTURY MODERN (1945-1970)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Flat roof 	<ul style="list-style-type: none"> ▲ Typically one story 	<ul style="list-style-type: none"> ▲ Flat wall planes without ornamentation, often stucco, concrete, or brick ▲ Slab foundation with a low profile
Detailing		Other Features
<ul style="list-style-type: none"> ▲ Porches often flat-roofed, recessed under the main roof form or projecting, supported by a cantilever or by slender metal columns 		<ul style="list-style-type: none"> ▲ 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

Mid-century Modern buildings typically date from the mid-twentieth century—in Plano, almost always after World War II.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

CONTEMPORARY (1945-1985)



Common Features

Roof

- ▲ Flat, A-frame, angular, vaulted, or irregular

Heights

- ▲ Typically one or two story

Building Materials

- ▲ Concrete, stucco, wood, Roman brick, flagstone, glass or tile
- ▲ Foundation concrete slab
- ▲ Chimneys, if present, typically brick or stone

Detailing

- ▲ No applied ornament on exterior. Often curving or angular. Structural elements often exposed
- ▲ Ground floor may be elevated on a plinth
- ▲ Porches cantilevered flat awnings, or recessed under flat roof
- ▲ Storefronts typically plate glass with metal framing
- ▲ Canopies typically cantilevered, constructed with either metal or reinforced concrete, often with irregular roof forms

Other Features

- ▲ Windows double-hung, casement, or fixed, with metal or wood sash. Fixed window walls are common
- ▲ Doors typically wood or metal, often with glazing

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.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

NEO-TRADITIONAL, NEO-COLONIAL & NEO-TUDOR (1960S-PRESENT)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> Side-gabled, cross-gabled, hipped or gable-on-hip 	<ul style="list-style-type: none"> Typically one to two story 	<ul style="list-style-type: none"> Typically brick, stone, wood, or wood-like siding Foundation may be pier-and-beam or concrete slab Chimneys, if present, typically wood or stone

Detailing

- 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

Other Features

- Windows typically metal or vinyl, single-hung or double-hung
- Doors typically single-entry, metal or wood, sometimes with glazing, sidelight, or transoms

Neo-traditional buildings combine earlier styles with postwar Ranch influences. These buildings typically date from the mid- to late-twentieth century.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

ITALIANATE (DOWNTOWN BUILDINGS) (1840-1885)

Common Features



Roof

- ▲ 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

Heights

- ▲ One or two stories

Building Materials

- ▲ Wood siding, brick or stone masonry. Stone quoins common at the corners of masonry examples
- ▲ Foundations often screened with wood, pressed metal, brick or stone. On commercial examples, typically concrete slab
- ▲ Chimneys brick or stone, if extant

Detailing

- ▲ Residential examples often lack porches. Entrance may be protected by an awning supported by brackets, or a small portico supported by columns
- ▲ On commercial examples, storefronts are typically wood sash or cast iron with sidelights and transoms
- ▲ Commercial examples may lack canopies, but when presents, canopies typically are wood supported by brackets or suspended by bars or cables

Other Features

- ▲ 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



Italianate buildings typically date from the late nineteenth century. In Texas, commercial examples of the Italianate style are more common than in residential examples.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

MISSION REVIVAL STYLE (1895-1920)



Common Features		
Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ 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. 	<ul style="list-style-type: none"> ▲ One or two stories 	<ul style="list-style-type: none"> ▲ Exterior walls are 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.
Detailing		Other Features
<ul style="list-style-type: none"> ▲ Porches or 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. ▲ Typical storefront on commercial examples may be wood or metal sash. ▲ Typical canopies on commercial examples may be wood or metal, supported by brackets or suspended by bars or cables. Canopy roof form is typically flat. 		<ul style="list-style-type: none"> ▲ 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 are not present on commercial examples

The Mission Revival Style dates from late nineteenth century to early twentieth century and may be applied to residential, institutional, or commercial buildings.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

SPANISH COLONIAL (DOWNTOWN BUILDINGS) (1915-1940)



Common Features

Roof	Heights	Building Materials
<ul style="list-style-type: none"> ▲ Roofs are typically flat or low-sloped hipped, often covered with clay tile. 	<ul style="list-style-type: none"> ▲ One or two stories 	<ul style="list-style-type: none"> ▲ Exterior walls are typically stucco, sometimes with texture or molded decorative wall elements. Tile detailing common. ▲ Foundations typically skirted with masonry finished with stucco. ▲ Chimneys are typically stucco, often with tile caps.

Detailing

- ▲ 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.
- ▲ Typical on commercial examples, may be wood or metal sash.
- ▲ 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.

Other Features

- ▲ Windows are 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.

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.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

APPENDIX D

PUBLIC OUTREACH MATERIALS

The principal update to the Heritage Preservation Plan 2024 was the 2023 Heritage Resource Survey, which examined subdivisions and properties with structures built between 1970 and 1975. Public outreach for the plan update began in May of 2023, when all property owners within the survey area were invited to a public meeting, during which they were informed of the survey project's process, goals, and possible outcomes. HHM & Associates (HHM) led the hybrid (in-person and Zoom) meeting, conducted the survey, and distributed questionnaires to participants so they could share information about their neighborhood or property.

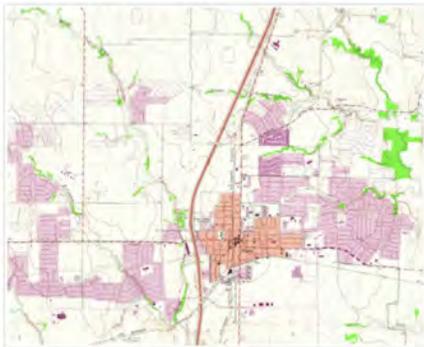
A second public meeting was held in November of 2023 to share the results of the survey. Additionally, City staff created a website to inform community members about the project and to distribute information about public meetings, survey methods, and survey results. The following pages provide outreach efforts and materials deployed throughout the process, which provide additional detail to the Community Outreach summary presented in Chapter 1. This section primarily includes the outreach materials used throughout the community outreach process.

2023 HERITAGE RESOURCE SURVEY WEBPAGE
[HTTPS://PLANOCOMPPLAN.ORG/365/HERITAGE-RESOURCE-SURVEY-2023](https://planocomplan.org/365/heritage-resource-survey-2023)



You Are Here: [Home](#) > [Contact](#) > [Heritage Resource Survey 2023](#)

HERITAGE RESOURCE SURVEY 2023



Final Survey Report

HMM & Associates, Inc. has completed their report detailing the results of the City of Plano's Heritage Resource Survey 2023. The report contains information about which neighborhoods in Plano were determined to be eligible for listing as Potential Heritage Resources (PHRs) or potential Neighborhood Conservation Districts (NCDs).

[Click Here](#) to view HMM's final survey report.

Information about the survey project, including a project description, a project map, and further definitions for PHRs and NCDs, can be found below.

What Is a Heritage Resource Survey?

A Heritage Resource Survey consists of the comprehensive identification, research, and documentation of buildings, sites, and structures of any historic, cultural, archaeological, or architectural importance. With rare exceptions, locations examined during Heritage Resource Surveys are observed from public right-of-way (ROW), primarily the adjacent street, without the need for survey personnel to enter anyone's private property. The City of Plano periodically commissions these surveys to evaluate sites or districts that are of known historical significance, such as Downtown, Haggard Park, and several [Heritage Landmarks](#) throughout the City. Additionally, these surveys help City staff evaluate the significance of properties and neighborhoods that have recently, or will soon, cross the 50-year age threshold, after which they may be considered "historic."

CITY OF PLANO WEBSITE
WWW.HISTORICPLANO.ORG

The screenshot shows the City of Plano website navigation menu with links for RESIDENTS, BUSINESS, LIBRARY, PLAY, PUBLIC SAFETY, and GOVERNMENT. The main content area is titled "Heritage Preservation" and features a "Heritage Resource Survey 2023" section. This section includes a blue header, a paragraph stating that the City of Plano has completed a survey of homes and neighborhoods as part of a 2024 update to the Heritage Preservation Plan, and a link to the project website. Below this is a section titled "Protecting Plano's Heritage Resources" which discusses the city's history and its commitment to preserving historic resources.

PUBLIC MEETING #1 - JUNE 6, 2023

LETTERS TO OWNERS OF ALL SURVEYED PROPERTIES



City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972.941.7000
plano.gov

May 15, 2023

RE: Heritage Resource Survey

Dear Property Owner/Resident:

The City of Plano is working to update its Heritage Preservation Plan, which serves as the guiding document for the city's Heritage Preservation Program and related activities. A key component of this update is to survey properties and neighborhoods that will soon turn 50 years or older and evaluate them for inclusion in the plan as Potential Heritage Resources:

*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. Please note, listing is informational only and **does not** subject the structure or site to any architectural review by the Heritage Commission or include any changes to existing zoning.*

In preparation for the plan update, the city has contracted with the Austin-based consulting firm, HHM & Associates, Inc. (HHM) to survey buildings and structures built before 1975 and neighborhoods/subdivisions/city blocks platted between 1970 and 1975. Your property has been identified as meeting one of these criteria and will be included in the survey.

The survey will include taking notes on the architectural features (such as exterior materials and roof form), mapping the locations of resources, and taking digital photographs. HHM plans to conduct the exterior-only surveys between June and July of 2023. Your presence during the survey is not required and all survey work will take place from the street.

To learn more about this project, the City of Plano is holding a public meeting on **Tuesday, June 6, 2023, at 6:00 pm in Davis Library located at 7501-B Independence Pkwy, Plano, TX 75025.** The meeting also will be accessible virtually via Zoom using the link below:

Join Zoom Meeting

<https://us02web.zoom.us/j/88581498252?pwd=OHVLR1R4SFVxWEpNc0pxOGh6UkFhQT09>

Meeting ID: 885 8149 8252

Password: 009586

Via phone: Dial 1-346-248-7799

Please visit www.planocompplan.org/2023heritagesurveys to learn more about this survey project. If you have questions or comments related to the survey project, please complete the online questionnaire at <https://forms.gle/SACyCw7Wm5i9K9qb6>. You can also contact me at 972-941-7151 or bhaveshm@plano.gov.

Sincerely,

Bhavesh Mittal
Heritage Preservation Officer



Was Your Structure Built Before 1975?

2023 Heritage Resource
Survey Public Meeting

Tuesday, June 6
6 pm

Davis Library
7501-B Independence Pkwy.

Zoom

Meeting ID: 885 8149 8252

Password: 009586

Phone: 1-346-248-7799

HHM & Associates, Inc. is conducting the 2023 Heritage Resource Survey. The focus is on buildings and structures built before 1975 and neighborhoods, subdivisions and city blocks platted between 1970 and 1975.

**Learn more on the project
webpage**

John B. Muns Mayor	Kayci Prince Mayor Pro Tem	Maria Tu Deputy Mayor Pro Tem	Anthony Ricciardelli Place 2	Rick Grady Place 3	Shelby Williams Place 5	Julie Holmer Place 7	Rick Smith Place 8	Mark D. Israelson City Manager
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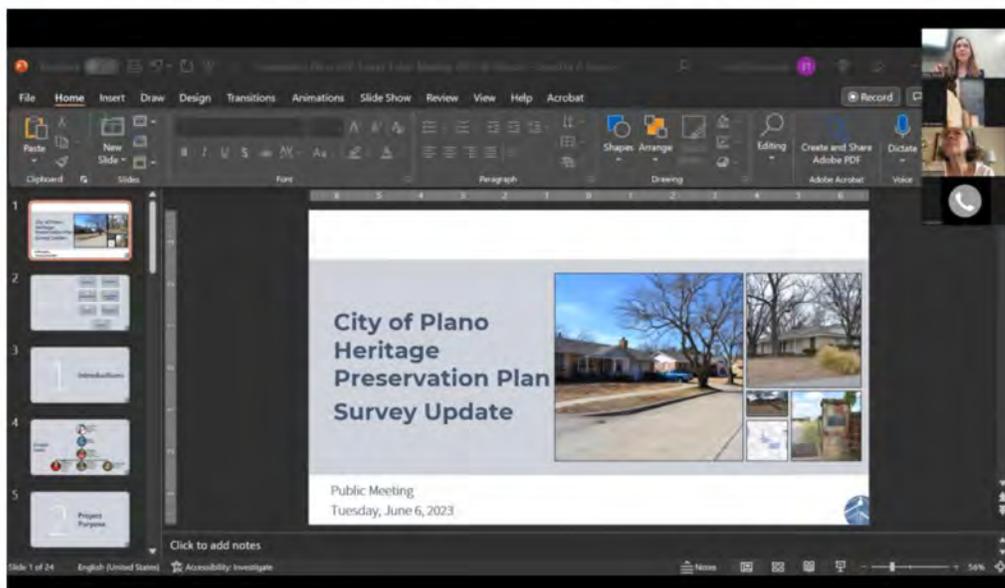
PUBLIC MEETING #1 - JUNE 6, 2023 HYBRID MEETING

AGENDA

Public Meeting: City of Plano Historic Preservation Plan Survey Update

Date	Tuesday, June 6, 2023	
Time	6:00 PM	
Locations	In-Person Meeting Davis Library 7501-B Independence Pkwy Plano, TX 75025	Virtual Option via Zoom Join Zoom Meeting https://us02web.zoom.us/j/88581498252 Meeting ID: 885 8149 8252 Password: 009586 Via phone, dial 1-346-248-7799

1. **Introductions**
2. **Project Purpose**
3. **Project Background**
 - Heritage Preservation Ordinance (link in QR code below)
 - Prior Preservation Planning Efforts
 - Potential Heritage Resources and Districts
 - Neighborhood Conservation District (NCD) Ordinance and Manual (link in QR code below)
 - Project schedule
4. **Frequently Asked Questions**
5. **Survey Plan**
 - Defining different levels of survey
 - Windshield-level survey of subdivisions as a whole
 - Reconnaissance-level survey of individual buildings
 - Survey Areas
 - Windshield-level survey area
 - Reconnaissance-level survey area
6. **Opportunities for Input**
 - Questionnaire about historic properties (link in QR code below)



PUBLIC MEETING #1 - JUNE 6, 2023
MEETING PHOTOS



PUBLIC MEETING #1 - JUNE 6, 2023

MEETING PHOTOS



PUBLIC MEETING #1 - JUNE 6, 2023

MEETING QUESTIONNAIRE

Public Involvement Plan for the Plano Heritage Preservation Plan Survey Update

Online Questionnaire

4/24/23, 2:30 PM Questionnaire: Plano Historic Resources Survey

Questionnaire: Plano Historic Resources Survey

Contact Information

1. Name _____

2. Mailing Address _____

3. Email Address _____

4. Organization(s)/Association(s) _____

Buildings and Structures

5. What buildings, structures, or sites in the project area hold special value to you? _____

6. What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)? _____

7. How has the physical character of these places changed over time? _____

8. What physical characteristics of your neighborhood are important to you? _____

9. How has the population of your neighborhood changed over time? _____

10. How have the uses of buildings in your neighborhood changed over time? _____

11. What sorts of community gatherings characterize your neighborhood? How long have they been happening? _____

12. Where are community gatherings held? _____

13. Do you know any individuals or organizations that have significantly impacted the history of your neighborhood? _____

14. Which places are associated with these significant individuals or organizations? _____

Historical Documents

15. Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)? Yes No

16. If so, please describe your documents. _____

17. If you know anyone else who might have helpful historical information, please provide contact information below: _____

Other Comments

18. Please record any other comments you have on this meeting or the project. _____

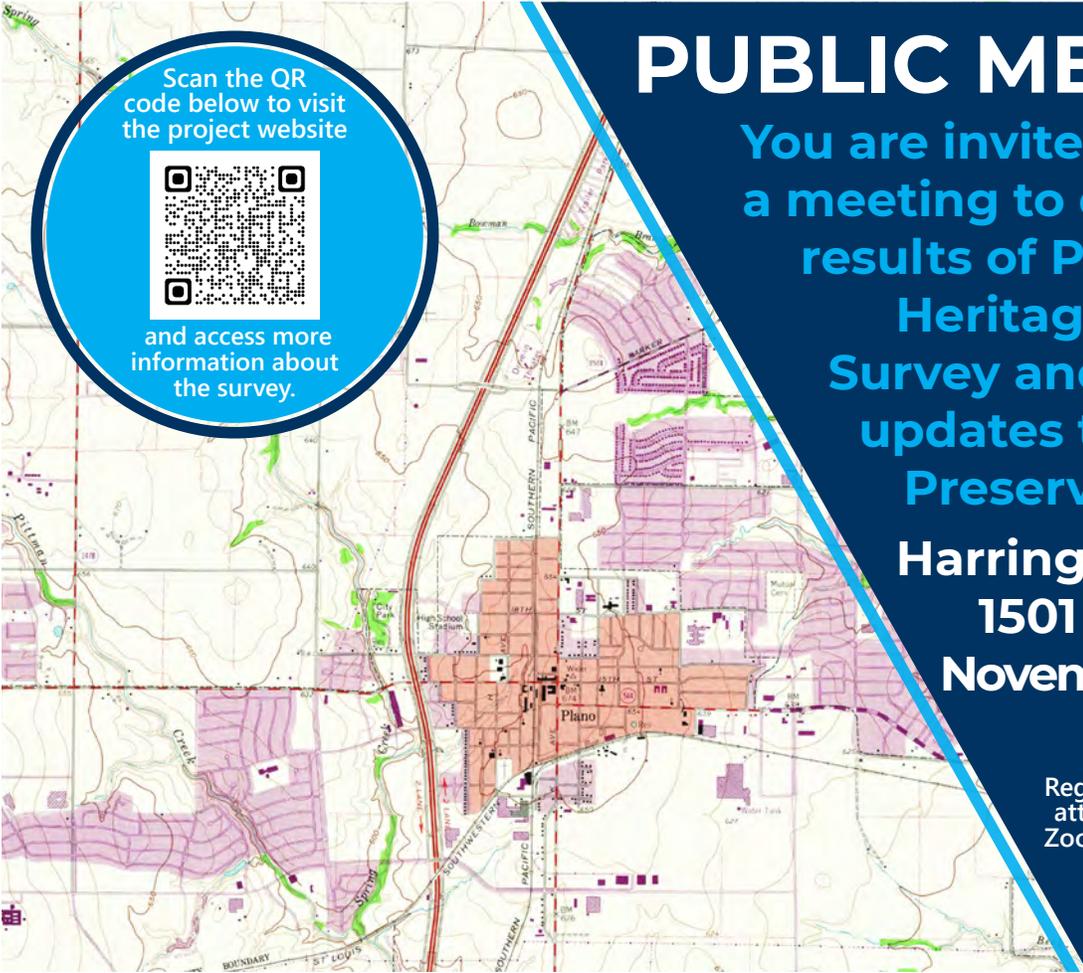
Public Involvement Plan for the Plano Heritage Preservation Plan Survey Update

4/24/23, 2:30 PM Questionnaire: Plano Historic Resources Survey

19. Please record any other comments you have on this meeting or the project. _____

Google Forms

**PUBLIC MEETING #2 - NOVEMBER 14, 2023
POSTCARD MAILER**



Scan the QR code below to visit the project website



and access more information about the survey.

PUBLIC MEETING

You are invited to attend a meeting to discuss the results of Plano's 2023 Heritage Resource Survey and proposed updates to the 2024 Preservation Plan.

**Harrington Library
1501 18th Street
November 14, 2023
6:00 p.m.**

Register to attend via Zoom with this QR code.



PUBLIC MEETING #2 - NOVEMBER 14, 2023 HYBRID MEETING

AGENDA

Second Public Meeting: 2023 Heritage Resource Survey and 2024 Heritage Preservation Plan Update

Date	Tuesday, November 14, 2023	
Time	6:00 PM	
Locations	In-Person Meeting Harrington Library 1501 18th St, Plano, TX 75074	Virtual Option via Zoom Join Zoom Meeting https://us02web.zoom.us/j/87429872329 Meeting ID: 874 2987 2329 Password: 621916 Via phone, dial in (346) 248-7799

1. **Introductions**
2. **Project Purpose**
3. **Project Scope**
4. **Project Background**
 - Heritage Preservation Ordinance (link in QR code below)
 - Neighborhood Conservation District (NCD) Ordinance and Manual3 (link in QR code below)
5. **Frequently Asked Questions**
6. **Survey Findings**
7. **Opportunities for Input**
 - Copy of second draft survey report for public review (link in QR code below)
 - Online comment form (link in QR code below)
8. **2024 Heritage Preservation Plan Update**
9. **Questions?**
 - Follow-up points of contact:

Bhavesh Mittal
 City of Plano Heritage Preservation Officer
 Phone: 972-941-7151
 Email: bhaveshm@plano.gov

Emily Payne
 HHM & Associates Senior Architectural Historian
 Email: epayne@hhminc.com

QR Codes			
Heritage Preservation Ordinance 	NCD Manual 	Draft Survey Report 	Online Comment Form 

PUBLIC MEETING #2 - NOVEMBER 14, 2023

MEETING PHOTOS

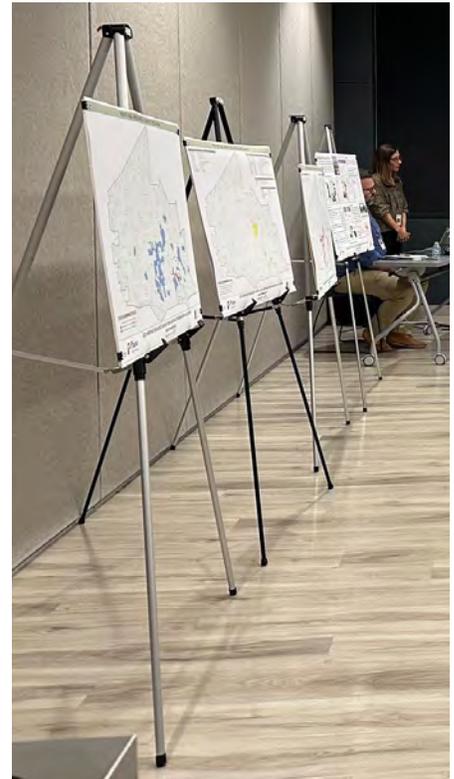


PUBLIC MEETING #2 - NOVEMBER 14, 2023

MEETING PHOTOS



PUBLIC MEETING #2 - NOVEMBER 14, 2023 MEETING PHOTOS



PUBLIC MEETING #2 - NOVEMBER 14, 2023 PUBLIC COMMENTS

Name	Page # for comment	Line # for comment	Address for comment (if applicable)	Public Comments
John Boidock	169	6	1611 M Ave	Hi, first off, thank you for taking the time to read this. I know at its core, the intent of the Preservation Plan, which includes the NCD and Heritage designations, is a good one. Hoping to keep some of what has made Plano Plano for so long and preserve some of the stylistic identity and neighborhood aesthetics. But I'm writing in fact in opposition of the Clint Forman Addition as my father's property (1611 M Ave) falls within it. Already seeing first-hand how those added regulations and requirements impact your ability to make improvements as well as the potential impact on resale value, it's not as appealing as it's being described in the report. My father, who's spent decades caring for this property in the hopes of one day being able to improve and perhaps sell it, including it in the reclassification would be a devastating blow to someone who's been a champion and resident of Plano for almost 40 years now. I would appreciate your reconsideration and thank you again for your time.
John Boidock	25	36	1502 Concord Circle	Hi, first off, thank you for taking the time to read this. I know at its core, the intent of the Preservation Plan, which includes the NCD and Heritage designations, is a good one. Hoping to keep some of what has made Plano Plano for so long and preserve some of the stylistic identity and neighborhood aesthetics. But I'm writing in fact in opposition of the Old Towne Expansion as my father's property (1502 Concord Circle) falls within it. Already seeing first-hand how those added regulations and requirements impact your ability to make improvements as well as the potential impact on resale value, it's not as appealing as it's being described in the report. My father, who's spent decades caring for this property in the hopes of one day being able to improve and perhaps sell it, including it in the reclassification would be a devastating blow to someone who's been a champion and resident of Plano for almost 40 years now. I would appreciate your reconsideration and thank you again for your time.
Anne Marie Boidock	25	36	1502 Concord Circle, Plano, TX.75074	Hello, first I would like to thank the council for their time and the opportunity to hear my comments. I grew up in Plano. I have many family and friends here. It is a wonderful town. I am vehemently opposed to turning this neighborhood into either a Heritage or a Conservation District. Over my years as a resident, I've already seen firsthand how Historic regulations can prevent hardworking homeowners from improving their own properties for their own enjoyment or for its resale value later on. These designations involve lots of fine print and many, many rules about what can and cannot be done to a person's property. More so than your average homeowner might realize. On a personal note, I also find it unfortunate and disappointing that a town like Plano, which has ushered in dozens of blocks of significant development in recent years, both commercially in downtown as well as townhouses and homes on tiny lots nearby, a town that seems to be in favor of development and commerce, is considering designations like this that will not allow its longtime residents the opportunity to do the same. I urge each and every resident to continue to ask questions, educate themselves on this issue, and to ask the council for case studies that show just how arduous the process is for an individual trying to remodel a Historic home. If homeowners really understood just how much red tape went hand in hand with a little Historic sign atop the street names, they might weigh this decision more heavily.
Anne Marie Boidock	169	6	M Avenue, Clint Forman Addition	Hello, first I would like to thank the council for their time and the opportunity to hear my comments. I grew up in Plano. I have many family and friends here. It is a wonderful town. I am vehemently opposed to turning this neighborhood into either a Heritage or a Conservation District. Over my years as a resident, I've already seen firsthand how Historic regulations can prevent hardworking homeowners from improving their own properties for their own enjoyment or for its resale value later on. These designations involve lots of fine print and many, many rules about what can and cannot be done to a person's property. More so than your average homeowner might realize. On a personal note, I also find it unfortunate and disappointing that a town like Plano, which has ushered in dozens of blocks of significant development in recent years, both commercially in downtown as well as townhouses and homes on tiny lots nearby, a town that seems to be in favor of development and commerce, is considering designations like this that will not allow its longtime residents the opportunity to do the same. I urge each and every resident to continue to ask questions, educate themselves on this issue, and to ask the council for case studies that show just how arduous the process is for an individual trying to remodel a Historic home. If homeowners really understood just how much red tape went hand in hand with a little Historic sign atop the street names, they might weigh this decision more heavily.
Peter Boidock	26	36	1502 concord circle	I do not want any Neighborhood Conservation District established in our area. We will have to go before a board to get approvals for future construction projects plus approval from planning & zoning. WHY? This is not a good way to treat a homeowner by putting restrictions on a developed neighborhood. I've paid taxes for 40+ years. Our lots are more valuable than our houses. The current Historic district needs improvement first. You can't tear down any old house on big lots. This is not a good idea.

PUBLIC MEETING #2 - NOVEMBER 14, 2023

PUBLIC COMMENTS

Peter Boidock	169	6	1611 M, Avenue	My property is zoned 4 units. I do not want any Historic District established. It will restrict my future plans. Your footprint for the Clint Forman Addition doesn't have that many houses being considered. That's not good. If a house is already getting a tax break, they shouldn't be allowed to participate in the process. They already have their designation. I will also have to go before another board for any approvals. AGAIN WHY? Many of our lots are more valuable than the houses. You're developing 21 houses a block away on match box lots yet you want to restrict our future plans. Please make my comments known to the city MAYOR.
Billy Boidock	69	6	1611 M Ave	Hi Bhavesh, Emily, and City of Plano team: long-time Plano resident here, and though I understand the idea behind the conservation district concept, I would vote against making the Clint Forman area a heritage or conservation district. This would discourage investment in the Forman neighborhood. As we have seen from the remarkable natural growth of this area of Plano - from the DART extension to the downtown Plano 15th St corridor to new home development, beautiful things are happening when growth and development take hold. This development will continue - and we can see that the character of the development around the Clint Forman area thus far has been tasteful, and improved property values. Designating areas like Forman a NCD or heritage discourages homeowners (like me), landowners, and developers from bringing money to our area, and would hurt property values. Thanks for your time here and appreciate the support. Sincerely, Billy Boidock (family = 40 years in Old Towne Plano)
Billy Boidock	25	36	1502 Concord Circle	Hi Bhavesh, Emily, and City of Plano team: Thanks again for creating this forum to discuss the potential conservation district. Based on the growth we've seen in the property values due to investment coming to the Old Towne neighborhood (and downtown Plano in general!), I would encourage the City of Plano to NOT designate the Old Towne neighborhood as a NCD or heritage. Property owners have benefitted recently from the growth in downtown Plano, which encourages owners to invest more in their own properties, and invites outside development to invest in the city as well - and the cycle continues. We want Old Towne to be a place where property values continue to grow; designating this district as heritage or conservation would hurt property values and discourage investment here. I see the magical growth in Downtown Plano and Old Towne continuing in the next ten years - let's let it happen! Thanks for your support here. - Billy Boidock
DAVID JUAREZ	Concord Old Town Expansion Page 25 Line 36		CONCORD OLD TOWN	I OPPOSED AS HOME BUILDERS WE WOULD LIKE TO HAVE THE OPPORTUNITY TO KEEP BUILDING AND THIS WILL INCREASE HOME VALUES. I know the reclassification has good intentions, but I've seen firsthand how it impedes improvements, hurts resale value, etc. THANKS FOR YOUR TIME.
DAVID JUAREZ	M Ave Clint Forman Addition Page 169	6	M AVE	I know the reclassification has good intentions, but I've seen firsthand how it impedes improvements and hurts resale value, etc, SO I OPPOSED TO THIS. THANKS FOR YOUR TIME.
Christy Fong	12		N/a (Clint Forman addition)	As a longstanding resident of Plano, I strongly oppose the designation of the Clint Forman neighborhood as a heritage or conservation district. While I understand the rationale behind this proposal, our neighborhood's vitality lies in its development potential, attracting investments and enhancing property values. Recent growth, including new home developments and infrastructure expansions like the Dart extension, underscores its capacity for further positive expansion. However, categorizing it as a conservation district could impede future investments and stifle its organic growth. I urge you to prioritize the interests of local residents and carefully consider the potential adverse effects of such a designation on our community's development and property values
Alison Fong	12 (Clint Forman Zoning)		N/A (Clint Forman Zoning)	To whom it concerns, As a long-time Plano resident, I would highly advise and vote against making the Clint Forman area a heritage or conservation district. Doing so would heavily discourage investment in the Forman neighborhood and reduce the neighborhood's potential to continue in a prosperous direction. Throughout the recent years this area has seen major development and an abundance of healthy natural growth. As long as the zoning is kept and allows, development will continue, and this area will continue to flourish and grow. By rezoning/re-designating areas like Clint Forman to a heritage or conservation district it drives critical opportunities away from this area thus robbing people of this area of opportunities that allows them to continue to prosper and care for this valued space. Thank you for your time, and I hope you keep the citizens of this area in your minds as you vote on this decision.

PUBLIC MEETING #2 - NOVEMBER 14, 2023

PUBLIC COMMENTS

Ashley Fong	12 (Clint Forman Edition)		N/A (Clint Forman Edition)	<p>I hope this message finds you well. My name is Ashley Fong, and I have been a proud resident of Plano for the past 25 years. This city, with its vibrant growth and development, holds a special place in my heart.</p> <p>I am writing to you regarding the proposed designation of the Clint Forman area as a conservation district. While I understand and appreciate the value of conservation, I believe that applying this status to the Clint Forman area may not be in the best interest of our community's future.</p> <p>Plano has been experiencing remarkable positive changes, including robust economic growth, advancements in our academic institutions, enhancements in public areas and neighborhoods, and improvements in public safety. This progress is something we all take pride in and wish to continue. Designating the Clint Forman area as a conservation district, however, could potentially hinder these advancements. Such a restriction on development may not only limit economic opportunities but also impact the quality of life for residents. It's crucial that we consider how this decision could affect not just current homeowners, but also our children and future generations who will grow up in this district.</p> <p>I firmly believe that our community's growth and development should be inclusive and considerate of the long-term benefits for all residents. Therefore, I respectfully urge you to reconsider the proposal to make the Clint Forman area a conservation district.</p> <p>Thank you for your attention to this matter. Our city's future is bright, and decisions like these are pivotal in shaping that future.</p> <p>Sincerely, Ashley Fong (Family resident of Plano for 25 years)</p>
Tanner D.	12 (Clint Forman Edition)		N/A (Clint Forman Edition)	<p>As someone who has called Plano home for over 27 years, raising three wonderful children in the warmth of our community, I feel compelled to share my thoughts on the proposal to designate the Clint Forman area as a conservation district.</p> <p>While I understand and appreciate the intent behind preserving our neighborhood's character, I have reservations about the potential implications of this designation. Having witnessed the evolution of our community, I believe it's crucial to consider the broader impact of such a decision. Firstly, the restrictive development standards proposed could hinder our ability to adapt our homes to changing family needs. As my children grew, so did our aspirations for our home. The flexibility to modify and expand has always been a cornerstone of why we chose to settle here. The proposed restrictions could limit our creative freedom, affecting not just my family but every homeowner in the area.</p> <p>Moreover, the increased bureaucracy and red tape involved in making even minor changes to our properties are concerning and completely unwanted. The idea of seeking approval for modifications that were once a matter of personal preference is something I wanted to avoid when I purchased my home here. This added layer of bureaucracy might not only deter potential homebuyers but also impact the value of our properties unfavorably when compared to the surrounding area and metroplex at large. As a homeowner, I value my property rights highly. The conservation district, with its strict guidelines, feels like an infringement on these rights. It's important that we maintain autonomy over our properties, ensuring that our neighborhood evolves organically, reflecting the diverse tastes and preferences of its residents. Not all the homes here look the same, and that's intentional, by design, and it's what we want. If we wanted an HOA we would have purchased a home with one.</p>
Tanner D.	12 (Clint Forman Edition)		N/A (Clint Forman Edition)	<p>The economic implications of the conservation district are also a significant concern. Our neighborhood's vibrancy and growth have always been driven by new investments and developments. Restrictions will stifle this growth, affecting the economic health of our community. Furthermore, the one-size-fits-all approach of the conservation district does not align with the diverse needs of our community. It's essential that any policy reflects the collective voice of all residents, rather than imposing a uniform standard that might not resonate with everyone. I am also apprehensive about the absolute lack of diversity and inclusivity that will arise from prioritizing certain architectural styles. Our community's strength lies in its diversity, and it's crucial that we continue to embrace and celebrate this. Lastly, the heightened cost implications simply can't be overlooked. The fees associated with the administration of the conservation district and related enforcement could place an undue financial burden on many families, especially those with limited resources.</p> <p>As someone who has invested nearly three decades in this community, I believe it is crucial to voice these concerns. The decision to establish a conservation district should not be taken lightly, considering its far-reaching impact on all residents in the Clint Forman area. I trust that our collective voices will be heard and that any decision made will reflect the best interests of our beloved community.</p> <p>Thank you for taking the time to consider my perspective against establishing the Clint Forman area as a conservation district. It is against everything my family wanted when we originally moved here, and it is against what we want now.</p>

PUBLIC MEETING #2 - NOVEMBER 14, 2023

PUBLIC COMMENTS

Mea & She Investment LLC	Page 69	6	1607 M Ave	<p>Hi Bhavesh, Emily, and City of Plano team,</p> <p>I hope this message finds you well. I wanted to take a moment to express my perspective on the proposed heritage or conservation district designation for the Clint Forman area.</p> <p>Having a deep appreciation for the conservation district concept, I find myself inclined to vote against implementing such a designation in the Forman neighborhood. My primary concern lies in the potential negative impact on investment in the area.</p> <p>The Clint Forman area has experienced remarkable natural growth, spurred by key developments such as the DART extension, the dynamic downtown Plano 15th St corridor, and the emergence of new home developments. This growth has been a testament to the positive outcomes when development and progress are embraced.</p> <p>The current character of development around the Clint Forman area reflects a tasteful approach, contributing to the improvement of property values. I believe that this positive momentum is set to continue, fostering economic prosperity for the community.</p> <p>However, designating areas like Forman as a NCD or heritage district may inadvertently discourage homeowners, landowners, and developers from contributing to the economic vitality of our neighborhood. Such a designation could potentially hinder the infusion of much-needed investment and, consequently, impact property values adversely.</p> <p>I sincerely appreciate your time in considering these perspectives and value the support you provide to our community.</p> <p>Thanks for your time and continued dedication.</p> <p>Sincerely, Mae and She Investment Shelley Wang</p>
Michael Parsons	69	6	M Ave	<p>I appreciate the opportunity to share thoughts on the potential conservation district for Old Towne. Given the significant growth in property values we've witnessed, largely fueled by investments in the Old Towne neighborhood and downtown Plano as a whole, I strongly urge the City of Plano to refrain from designating Old Towne as a NCD or heritage district.</p> <p>The recent upswing in property values is a testament to the positive impact of investments in the Old Towne neighborhood. This growth not only motivates property owners to reinvest in their properties but also attracts external development, fostering a continuous cycle of improvement.</p> <p>Old Towne has become a thriving hub, and its success is intertwined with the prosperity of downtown Plano. I believe that designating this district as heritage or conservation would hinder the ongoing growth of property values and potentially discourage further investment. Our aim is to see Old Towne continue to flourish as a place where property values consistently appreciate.</p> <p>Having witnessed the magical growth in Downtown Plano and Old Towne, I'm optimistic about the next decade and would like to see this positive trajectory continue. Let's allow this organic growth to unfold naturally.</p> <p>Thank you for your support and consideration.</p> <p>Best regards, Michael Parsons</p>
Mason Parsons	69	6	1607 M Ave	<p>I'm writing to express my strong opposition to designating Old Towne as a NCD or heritage district. The recent property value growth in the area showcases the positive impact of investments. This growth motivates property owners and attracts external development, fostering a continuous cycle of improvement.</p> <p>Designating Old Towne as heritage or conservation risks hindering property value growth and discouraging further investment. Let's allow the organic growth to continue and ensure Old Towne remains a thriving hub.</p> <p>Thanks for your consideration. Mason Parsons</p>
Beverly Hiegel	Figure 11	caption for picture	1007 E. 15th St	<p>The building in this picture is the Speilman Building. Not always known by this name as it was owned by the Speilman family but rented to non family businesses from the beginning. I am a former owner and I have documentation of this.</p>

APPENDIX E

BIBLIOGRAPHY & LINKS

A variety of links are provided throughout the Heritage Preservation Plan, providing further resources for community members to utilize to learn about Plano’s heritage preservation program. The links provided throughout the document chapters have been shortened, but can be clicked in the PDF version to go to the link. Below is a complete listing of links that will take the reader to the site if clicked, but can also be typed into a browser exactly as seen in these charts.

CHAPTER 2 LINKS

Page Number	Document/Weblink Title	Full Web Link
14	National Trust for Historic Preservation	https://savingplaces.org/stories/why-do-old-places-matter-economics
14	Economic Impact of Historic Preservation (National)	https://www.npi.org/economic-impacts-historic-preservation
14	Economic Impact of Historic Preservation (TX)	http://www.thc.texas.gov/public/upload/publications/economic-impact-historic-preservation.pdf
14	Economic Power of Heritage and Place (CO)	https://historicdenver.org/wp-content/uploads/2017/05/1620_EconomicBenefitsReport.pdf
14	General Studies on the Economic Impacts of Historic Preservation	https://www.achp.gov/initiatives/community-revitalization-economic-benefits
14	Measuring Economic Impacts of Historic Preservation: A Report to the Advisory Council on Historic Preservation by Place Economics	https://www.achp.gov/sites/default/files/guidance/2018-06/Economic%20Impacts%20v5-FINAL.pdf
14	Comprehensive Plan 2021	https://planocomplan.org/215/Heritage-Preservation
17	Plano ISD	https://www.pisd.edu/
17	Collin College	https://www.collin.edu/
17	Neighborhood Associations	https://www.plano.gov/876/Registered-Neighborhoods
17	Plano Conservancy for Historic Preservation	https://planoconservancy.org/
17	Heritage Farmstead Museum	https://www.heritagefarmstead.org/
18	Artcentre of Plano	https://www.artcentreofplano.org/
18	Plano Art Association	http://planoartassociation.org/
18	North Texas Masonic Historical Museum & Library	http://northtexashistory.org/

18	Downtown Plano Public Improvement District (PID)	https://www.plano.gov/1905/Downtown-Plano-Public-Improvement-Distri
19	Texas Pool Foundation	https://texaspool.org/
19	Cemetery Association	https://www.countyoffice.org/plano-tx-cemetery/
19	Plano African American Museum	https://planoafricanamericanmuseum.org/
21	Plano Mayor and City Council	https://www.plano.gov/1345/Mayor-City-Council
21	Planning and Zoning Commission	https://www.plano.gov/1250/Planning-Zoning-Commission
21	Heritage Commission	https://www.plano.gov/1225/Heritage-Commission
21	City Attorney	https://www.plano.gov/383/City-Attorneys-Office
21	City Manager's Office	https://www.plano.gov/383/City-Attorneys-Office https://www.plano.gov/1292/City-Managers-Office
21	Planning Department	https://www.plano.gov/906/Planning
21	Parks and Recreation Department	https://www.plano.gov/749/Parks-and-Recreation
21	Haggard Library Genealogy Center	https://www.plano.gov/1031/Genealogy-Center
21	Building Inspections Department	https://www.plano.gov/217/Building-Inspections
21	Special Projects Department	https://www.plano.gov/1687/Special-Projects
21	Neighborhood Services Department	https://www.plano.gov/732/Neighborhood-Services
21	Collin County Historical Commission	https://www.collincountytx.gov/Business-and-Living/Historical-Commission
21	Collin County Historical Society and Museum	https://www.collincountyhistorymuseum.org/
22	The Texas Historical Commission	http://www.thc.texas.gov/
22	State Antiquities Landmarks	https://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks
22	National Trust for Historic Preservation	https://savingplaces.org/stories/why-do-old-places-matter-economics
22	National Register of Historic Places	https://www.nps.gov/subjects/nationalregister/index.htm
22	National Alliance of Preservation Commissions	https://www.napcommissions.org/

CHAPTER 4 LINKS

Page Number	Document/Weblink Title	Full Web Link
48	Heritage Preservation Ordinance	https://content.civicplus.com/api/assets/cd9cdbc7-6f7d-421e-8ded-aa347630a530
48	Heritage Commission	https://www.plano.gov/1225/Heritage-Commission
48	Certificate of Appropriateness	https://www.plano.gov/2094/Design-Standards-Applications
49	Heritage Tax Exemption Program	https://www.plano.gov/1186/Heritage-Tax-Exemption-Program
49	Heritage Preservation Grant Program	https://www.plano.gov/2095/Heritage-Grant-Program
49	The Heritage Resource Survey for the Downtown Heritage District	https://content.civicplus.com/api/assets/26e139ed-851c-4a33-9fd7-f7d1f3a566c5?
49	The Heritage Resource Survey for the Haggard Park Heritage District	https://content.civicplus.com/api/assets/97b74b2c-3618-46f2-8775-a1a1721ba016?
50	National Register of Historic Places	https://www.nps.gov/subjects/nationalregister/index.htm
51	Heritage Preservation Ordinance	https://content.civicplus.com/api/assets/cd9cdbc7-6f7d-421e-8ded-aa347630a530
56	The Heritage Resource Survey for the Haggard Park Heritage District	https://content.civicplus.com/api/assets/97b74b2c-3618-46f2-8775-a1a1721ba016?
57	The Heritage Resource Survey for the Downtown Heritage District	https://content.civicplus.com/api/assets/26e139ed-851c-4a33-9fd7-f7d1f3a566c5?
58	Heritage Preservation Grant Program	https://www.plano.gov/2095/Heritage-Grant-Program
59	Heritage Tax Exemption Program	https://www.plano.gov/1186/Heritage-Tax-Exemption-Program
59	The Great Update Rebate	https://www.plano.gov/930/The-Great-Update-Rebate
63	Collin County Historical Property Tax Abatement Program	https://www.collincountytx.gov/Business-and-Living/Historical-Commission/initiatives
63	Texas Historic Preservation Tax Credit Program	https://thc.texas.gov/preserve/grants-tax-credits-and-funding/historic-preservation-tax-credits
64	Federal Rehabilitation Tax Credit Program	https://www.nps.gov/subjects/taxincentives/index.htm
65	Certified Local Government (CLG) Grant Program	https://thc.texas.gov/review/certified-local-government
65	Texas Preservation Trust Fund (TPTF)	https://thc.texas.gov/preserve/grants-tax-credits-and-funding/texas-preservation-trust-fund

65	Humanities Texas Grants	https://www.humanitiestexas.org/grants
65	Kresge Foundation: Arts and Culture Program	https://kresge.org/our-work/arts-culture/
65	Plano Conservancy for Historic Preservation	https://planoconservancy.org/
65	Heritage Farmstead Museum	https://www.heritagefarmstead.org/
65	Interurban Railway Museum	https://interurbanrailwaymuseum.org/
65	Saigling House	https://www.plano.gov/292/Saigling-House
65	North Texas Masonic Historical Museum and Library	https://northtexashistory.org/
65	Plano Art Association	https://www.planoartassociation.org/
65	Plano Libraries	https://www.plano.gov/9/Library
65	Collin County Historical Commission	https://www.collincountytx.gov/Business-and-Living/Historical-Commission
65	Texas Historical Commission	https://thc.texas.gov/
65	National Register of Historic Places	https://www.nps.gov/subjects/nationalregister/index.htm
65	National Trust for Historic Preservation	https://savingplaces.org/
65	National Park Service	https://www.nps.gov/index.htm
65	Texas Pool Foundation	https://texaspool.org/
65	Plano ISD	https://www.pisd.edu/
65	Collin College	https://www.collin.edu/
65	Certified Local Government (CLG) Grant Program	https://thc.texas.gov/review/certified-local-government
65	Certified Local Government (CLG)	http://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government

CHAPTER 6 LINKS

102	Comprehensive Plan's Special Housing Needs	https://planocompplan.org/220/Special-Housing-Needs
104	Comprehensive Plan's Environmental Quality	https://planocompplan.org/183/Environmental-Quality
105	Secretary of the Interior's Illustrated Guidelines on Sustainability	https://www.nps.gov/orgs/1739/index.htm
106	National Trust Insurance Services	https://www.mdpins.com/national-trust-insurance/
106	Plano Department of Emergency Management	https://www.plano.gov/301/Emergency-Management
106	Texas Division of Emergency Management	https://www.tdem.texas.gov/

106	Texas Emergency Management Plan	https://www.tdem.texas.gov/preparedness/state-planning
106	Office of Environmental Planning and Historic Preservation (FEMA)	https://www.fema.gov/emergency-managers/practitioners/environmental-historic
111	Downtown Arts, Culture and Events Plan	https://content.civicplus.com/api/assets/5753f920-7598-4c12-b9df-459b9194476e
114	Heritage Resource Inventory	https://www.plano.gov/1058/Designated-Sites-Districts
114	Interurban Railway Museum	https://interurbanrailwaymuseum.org/
115	The Johnnie J. Myers Research Center	https://interurbanrailwaymuseum.org/archives-%26-research-1
115	Plano Genealogy Center at Haggard Library	https://www.plano.gov/1031/Genealogy-Center
115	Heritage Farmstead Museum	https://www.heritagefarmstead.org/
116	North Texas Masonic Historical Museum & Library	https://northtexashistory.org/
118	Plano Tax Increment Finance (TIF) Zone	https://www.plano.gov/1900/Tax-Increment-Finance-Zone
118	Downtown Plano Public Improvement District (PID)	https://www.plano.gov/1905/Downtown-Plano-Public-Improvement-Distri
118	Downtown Plano Arts District	https://visitdowntownplano.com/
125	Neighborhood Conservation Districts (NCD)	https://content.civicplus.com/api/assets/a529d7e7-2782-45b5-81b0-edaf9a89357c?cache=1800&scope=all
125	Neighborhood Conservation District Manual	https://content.civicplus.com/api/assets/c1bef3c1-b207-4415-b622-8ac3f29f9dc5?cache=1800&scope=all
128	Heritage Preservation Website	https://www.plano.gov/1054/Heritage-Preservation
128	Municipal Code	https://library.municode.com/tx/plano/codes/code_of_ordinances
128	Zoning Ordinance	https://www.plano.gov/1277/Zoning-Ordinance
128	2015 International Building Code	https://codes.iccsafe.org/
128	Heritage Commission	https://www.plano.gov/1225/Heritage-Commission
128	The Downtown and Haggard Park Heritage Resource District Design Standards	https://www.plano.gov/1082/Locally-Designated-Districts

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Plano Conservancy for Historic Preservation, Inc.

Old Plano: An Historic Walking Tour

Janice Cline, Historic Downtown Plano

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APPENDIX F

GLOSSARY OF TERMS

Archaeological Resource

Any material remains or physical evidence of past human life or activities that are of archaeological interest, including the record of the effects of human activities on the environment. An archaeological resource is capable of revealing scientific or humanistic information through archaeological research. *Source: Secretary of the Interior National Park Service*

Cultural Landscape

A geographic area, including both cultural and natural resources, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values. There are four non-mutually exclusive types of cultural landscapes: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. The two primary types of cultural landscapes in Yosemite Valley are: historic designed landscapes, such as The Ahwahnee and the Yosemite Village Historic District; and ethnographic landscapes, such as the entirety of Yosemite Valley. *Source: Secretary of the Interior National Park Service*

Designations

Recognizing historic sites, buildings, features, etc. at the local, state and/or national levels. The City of Plano has historic resources designated at each level.

Economic Hardship

Historic preservation ordinances in effect around the country often include a process for administrative relief from preservation restrictions in situations of “economic hardship.” Under typical economic hardship procedures, an applicant may apply for a “certificate of economic hardship” after a preservation commission has denied his or her request to alter or demolish a historic property protected under a preservation ordinance. In support of an application for relief on economic hardship grounds, the applicant must submit evidence sufficient to enable the decision-making body to render a decision. The type of evidence required is generally spelled out in preservation ordinances or interpreting regulations. The burden of proof is on the applicant. The exact meaning of the term “economic hardship” depends on how the standard is defined in the ordinance. Under many preservation ordinances economic hardship is defined as consistent with the legal standard for an unconstitutional regulatory taking, which requires a property owner to establish that he or she has been denied all reasonable beneficial use or return on the property as a result of the commission’s denial of a permit for alteration or demolition.

Requests for relief on economic hardship grounds are usually decided by historic preservation commissions, although some preservation ordinances allow the commission’s decision to be appealed to the city council. In some jurisdictions, the commission may be assisted by a hearing officer. A few localities have established a special economic review panel, comprised of members representing both the development and preservation community. *Source: National Trust for Historic Preservation*

Ethnographic Landscape

An area containing a variety of natural and cultural resources that traditionally associated people define as heritage resources. The area may include plant and animal communities, structures, and geographic features, each with their own special local names. *Source: Secretary of the Interior National Park Service*

Heritage Tourism

Traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes visitation to cultural, historic and natural resources. *Source: National Trust for Historic Preservation*

Historic Character

The sum of all visual aspects, features, materials, and spaces associated with a cultural landscape’s history, i.e. the original configuration together with losses and later changes. These qualities are often referred to as character-defining. *Source: Secretary of the Interior National Park Service*

Historically Significant Building

Typically, a principal building determined to be fifty (50) old or older, and;

- The building is associated with any significant historic events;
- The building is associated with any significant lives of persons;
- The building signifies distinctive architectural character/era;
- The building is associated with the lives of persons significant in our past;
- The building is archeologically significant.

Integrity

The authenticity of a property's historic identity, evinced by the survival of physical characteristics that existed during the property's historic or prehistoric period. The seven qualities of integrity as defined by the National Register Program are location, setting, feeling, association, design, workmanship, and materials. *Source: Secretary of the Interior National Park Service*

Site

A site is the location of an important event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure. Examples of sites include: designed landscape, natural feature having cultural significance, ruins of a building or structure, trail, village or habitation site. *Source: Secretary of the Interior National Park Service*

State Historic Preservation Office

These individuals play a critical role carrying out many responsibilities in historic preservation. Surveying, evaluating and nominating significant historic buildings, sites, structures, districts and objects to the National Register is one such key activity. *Source: Secretary of the Interior National Park Service*

Transit Oriented Development (TOD)

Transit Oriented Development (TOD) maximizes the amount of residential, business, and leisure space within walking distance of a public transportation stop.

In addition to the terms listed above, the following terms are defined in Plano's Heritage Preservation Ordinance:

- ▲ Archaeology
- ▲ Building
- ▲ Certificate of Appropriateness
- ▲ Certified Local Government (CLG)
- ▲ Compatible Structure
- ▲ Contributing Structure
- ▲ Demolition
- ▲ Design Standards
- ▲ Heritage Commission
- ▲ Historic Preservation
- ▲ Heritage Preservation Officer (HPO)
- ▲ Heritage Preservation Plan
- ▲ Heritage Resource
- ▲ Heritage Resource Overlay District
- ▲ Heritage Resource Survey
- ▲ Individually Designated Heritage Resource
- ▲ National Register of Historic Places
- ▲ Potential Heritage Resource
- ▲ Preservation
- ▲ Rehabilitation
- ▲ Secretary of the Interior's Standards for Rehabilitation
- ▲ State Antiquities Landmark