Plano City of Excellence | Memorandum

Date: January 3, 2017

To: City Council

From: Christina Day, AICP, Director of Planning

Subject: Heritage Preservation Items for 2017 Bond Referendum

On August 8, 2016, City Council decided to include the Collinwood House on the 2017 bond referendum for $3,500,000. The purpose of this proposition is to provide funds for Collinwood House property improvements, to wit: restoring, rehabilitating, furnishing, and equipping the Collinwood House and surrounding grounds for preservation. In the event that remaining funds are available after the Collinwood House property improvements are complete, funds may be utilized to implement other public projects or activities identified in the city's Preservation Plan.

Staff has used the National Park Service (NPS) Secretary of Interior Standards (SOIS) to define restoration and rehabilitation. Both terms are appropriate for this adaptive reuse project as described below:

> *Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.*

This term covers most of the preservation and restoration-related efforts, but would allow some flexibility in terms of materials and overall treatment of the structure. Collinwood House examples include:

- Removing non-original wood shingles to restore historic siding;
- Repairing historic doors and windows; and
- Removing any non-historic additions or alterations such as the sun room.

> *Rehabilitation: The act or process of making possible a compatible use for property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

This term covers most of the renovation aspect in terms of doing additions and/or minimal alterations and improvements similar to the Saigling House. This would also allow flexibility in

new site uses that require minimal change to the distinctive materials, features, spaces, and spatial relationships. Collinwood House examples include:

- Replacing historic doors and windows appropriately, if needed;
- Adaptive reuse improvements to convert a private residence into a public meeting facility; and
- Additions or alterations required to meet necessary building code and accessibility requirements.

The city has also used the terms *furnishing* and *equipping* in other facility projects to describe interior and exterior improvements related to the site. In addition, the *surrounding grounds* of the Collinwood House are included in the bond proposition to address utility, security, landscaping, fencing, and other improvements which relate to, but are not part of the structure.

Collinwood House Fact-Finding

On August 8, 2016, City Council also tasked the Heritage Commission to 'fact-find' important historical information regarding the Collinwood House to be used for educational materials in the bond referendum process. Staff reviewed all professional reports and assessments carried out to date and the Heritage Commission Memorandum, which was presented to City Council on April 11, 2016. From these documents, staff drafted a list of major significant facts pertaining to the Collinwood House for Heritage Commission's consideration.

On November 15, 2016, the Heritage Commission confirmed the list of facts related to the Collinwood House to be used for educational materials (Attachment 1). The list is intended to highlight what the Commission believes are facts related to the historical, architectural, archaeological, and cultural value of the site and structure. In addition, a historical/archeological chronology of the Collinwood House site has been included. Staff is currently working with the Budget and Research, and Marketing and Community Engagement departments to develop a webpage to post all Collinwood-related studies for citizens to view. This will provide easy access for those citizens who desire to research beyond the initial facts.

Attachment

1. Collinwood House Fact-Finding Documents from the Heritage Commission

Attachment 1 - Collinwood House Fact-Finding
Based on Professional Reports & Heritage Commission Memorandum Dated 04/11/16

HISTORIC OVERVIEW

- Constructed circa 1861.
- Annexed into the city in 1984.
- Located on its original site of 124-acres of agriculture landscape in the Blackland Prairies ecoregion.
- One of two surviving pre-railroad structures in the current city limits of Plano. The second existing pre-railroad structure is the Forman House (Wooden Spoon), located at 1617 K Avenue and constructed in 1867.
- Remnant of early settlement of the Peters Colony, a land grant issued by the Texas Congress, which was later on organized into four different counties with the establishment of Collin County. It is one of the oldest surviving structures in the current city limits of Plano.
- Property appears to have been used for agriculture production during its history.

NATIONAL, STATE, & LOCAL LANDMARK

- The structure and site do not currently have local, state, or national landmark status.
- The Intensive Cultural Resources Survey concludes the Collinwood House and the site not eligible for listing on the National Register of Historic Places (NRHP) in its present condition due to lack of historic integrity and significance.
- If the Collinwood House were to be restored to its period of significance, the structure could be eligible for a NRHP listing and a Recorded Texas Historical Landmark (RTHL) state designation. The city is currently completing a similar process of restoration and national/state designation with the Saigling House.
- The structure, in its current condition, is eligible for local designation as it meets the criteria for a local heritage resource designation as outlined in the current City of Plano's Preservation Ordinance.

ARCHITECTURE OVERVIEW

- The form of the structure is classified as an 'I-house' - a two story, vernacular 'T' shaped layout with an enclosed center hall with stair, and rooms on each side. The cross-gabled roof with gothic details makes the architectural style similar to a Cross-Gable Carpenter Gothic style. Many portions of the structure appear to be original.
- With most of the historic fabric covered under the existing cedar shingles, the later alterations such as the sunroom (built in 1970s) do not detract the original house layout and construction period.
- The structure has a half cellar, which is unusual in the Blackland Prairie region of Texas.

CIVIC LEADERS

- W.O. Haggard, Sr., the father of Haggard Library namesake W.O. Haggard, Jr., was born in the house in 1880.
- Plano's first international businessman, J. W. Shepard, was married in the house in 1880.

CURRENT LISTINGS

- 2016 - Preservation Texas listed the structure as one of its 2016 Most Endangered Places in Texas.
- 2015 - Collin County Historical Commission recognized the Collinwood Farm by listing the structure on the Collin County Historical Assets Survey map.
- 2015 - Preservation Dallas endorsed the structure as a heritage resource worth saving.

READ MORE

To view previous documents and studies related to the Collinwood House, please visit *(develop webpage and add link here).*

Attachment 1 - Continued
Historical/Archeological Chronology of Collinwood House Site

Based on the information from the Intensive Cultural Resources Survey conducted by Cox/McLain Environmental Consulting, Inc. (CMEC) for Texas Antiquities Permit:

- 1840's - Euro-American settlement began with the establishment of Peters Colony in north-central Texas.
- 1841 - William S. Peter forms Peters Colony authorized by the Texas Congress.
- 1845 - Texas becomes the 28th state of the United States of America.
- 1846 - Peters Colony is organized into four different counties with the establishment of Collin County named after Collin McKinney.
- 1850 - Samuel T. Noblit receives a grant for 640 acre in the Collin County including the Collinwood parcel.
- 1856 - Samuel T. Noblit sells the property to Elisha Chin.
- 1861 - Elisha Chin sells a portion, 200 acre including the Collinwood parcel to Fox brothers, J.K. and C.M. Fox for $800 in November 1861.
- 1862 - Fox brother's sells the 200 acre including the Collinwood parcel to Clinton S. Haggard for $1600 in March 1862. The land remains in the Haggard family until 1936.
- 1861-1867 - Possible construction date of Collinwood House.
- 1872 - Houston and Central Texas Railway arrives in Collin County.
- 1873 - City of Plano incorporated with a population of 500.
- 1936 - C.S. Haggard's granddaughter Emma Ruth Aldridge Kendrick sells the Collinwood property to Adda Belle Rodgers.
- 1946 - Adda Belle Rodgers sells the property to Walter Reeves.
- 1956 - Walter Reeves sells the property to J.B. and Mary Sowell. The parcel is named 'Collinwood Farm' and remains in the Sowell family until a portion of the land is sold off in 1986.
- 1984 - As Plano expanded further west, the city annexed 171.0 acres of land into the city limits, which included the Collinwood House site.
- 1993 - City acquires 5.5-acres to begin land assembly for future White Rock Community Park, which is the site of the Collinwood House. Additional acquisitions take place in 1994, 2005, and 2008.
- 2009 - Plano voters approve a $48.7 million bond item to fund park improvement projects, with $5.0 million initially planned for the development of White Rock Community Park, now known as Windhaven Meadows Park.
- 2010 - City acquires final portion of land for Windhaven Meadows Park, which included the Collinwood House site from Mary Sowell's granddaughter, Susan Buhner. Ms. Buhner continues to reside in the Collinwood House as a tenant until 2013.
- 2013 - City of Plano completes the asbestos analysis for Collinwood House.
- 2014 - Physical Inventory and Structural Assessment Report of the Collinwood House.
- 2016 - City of Plano completes the Intensive Cultural Resources Survey of the Collinwood Farm for Texas Antiquities Permit with the Texas Historical Commission's (THC).
- 2016 - THC completes Texas Antiquities Permit review.

Attachment 1 – Continued
Potential Website Documents

1. Historical/Archeological Chronology of Collinwood House Site
2. Asbestos Analysis
3. Physical Inventory and Structural Assessment Report
4. Intensive Cultural Resources Survey of the Collinwood Farm
5. THC's review of the Texas Antiquities Permit
6. Heritage Commission's Memo to the Plano City Council



Collinwood House 1 - 2016 Photo



Collinwood House 2- 2016 Photo



Collinwood House 3- 2016 Photo



Collinwood House 4- 1958 Photo, Courtesy of Collin County Historical Commission