

**1422 K Avenue**  
**Applicant's Repeal Notification**

-----Original Message-----

From: Tom McGill [REDACTED]

Sent: Wednesday, March 29, 2023 1:46 PM

To: Bhavesh Mittal <[Bhaveshm@plano.gov](mailto:Bhaveshm@plano.gov)>

Subject: Appeal

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept this email as my wanting pursue Appeal on the decision that was made on Garage door @ 1422 K. Ave.

McNeal's Tavern

Thank you,

Tom McGill

Sent from my iPhone

**DATE:** March 29, 2023  
**TO:** Honorable Mayor & City Council  
**FROM:** Harold Sickler, Chair, Heritage Commission  
**VIA:** Michael Bell, AICP, Comprehensive Planning Manager  
Christina D. Day, AICP, Director of Planning  
**SUBJECT:** Results of Heritage Commission Meeting of March 28, 2023

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**AGENDA ITEM NO. 4 – CA2023-009**  
**APPLICANT: TOM MCGILL**

Certificate of Appropriateness. Project #CA2023-009.

**DENIED:** 7-0

Speaker Registration(s) Received Support: 1 Oppose: 0 Neutral: 0

**RESULTS:**

The Commission denied the Certificate of Appropriateness request to make storefront alterations at the front (west) facade at 1422 K Avenue.

SS/ko

cc: Steve Sims, Lead Planner - Heritage and Information  
Bhavesh Mittal, Heritage Preservation Officer

CITY OF PLANO  
HERITAGE COMMISSION

March 28, 2023

**Agenda Item No. 4**

**Certificate of Appropriateness: CA2023-009 – 1422 K Avenue**

**Applicant: Tom McGill**

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**DESCRIPTION:**

Request for a Certificate of Appropriateness (CA) to make storefront alterations at the front (west) facade at 1422 K Avenue.

**REMARKS:**

The purpose of this CA request is to replace two accordion-style, bifold doors with a single roll-up-style door. In recent years, the property has been occupied by various bars and restaurants and is currently occupied by McNeal's Tavern & Eatery. The roll-up door was installed without the approval of a Certificate of Appropriateness during a 2022 renovation and approval is necessary to bring the site into compliance. The scope of the changes is provided in the attached documents (Attachments 3 through 7) and outlined below:

- The removed doors were accordion-style, bifold doors that utilized a 12'-4" (wide) by 8'-0" (tall) opening on the front facade of the building. They were single-light glass doors with wood frames. Staff was unable to determine the exact date when the previous doors were originally installed. However, photo evidence suggests it was sometime between 2003 and 2006. Historical photographs show the previous doors were not original to the building.
- The proposed door (currently installed) utilizes the same building opening, but it is a single roll-up-style garage door. It consists of four powder-coated, aluminum frame panels. Each panel includes three glass windows, for a total of 12 lights.
- The storefront also includes an existing single-light wood door and wooden transom windows. Changes to these openings are not part of the scope and will not be altered.

The applicant/business owner, Mr. McGill, installed the proposed door during renovations to the property and has provided a letter with reasons for the change (Attachment 4).

**GENERAL INFORMATION:**

**Location:** 1422 K Avenue

**Zoning:** Downtown Business/Government (BG); Downtown Heritage District-26 (HD-26)

**Resource Type:** Contributing Structure within the National Register of Historic Places (NRHP) listed Downtown Heritage District

**Building Type:** Commercial

**Architectural Style:** Early 20th Century, Commercial Style

**Date of Construction:** 1900-1930 (Within Period of Focus)

**Historic Use:** Commercial, Law Office, Healthcare

**Current Use:** Restaurant

**CASE HISTORY:**

Date	Description
Apr 2005	1422-1428 K Avenue – The Commission approved a CA to repaint the building exterior, install signage, and construct a railing and awning for an outdoor patio on the west side of the building.
Apr 2013	1422-1428 K Avenue – The Commission approved a CA to install a wall sign at 1428 K Avenue.
Nov 2015	1422-1428 K Avenue – The Heritage Preservation Officer approved a CA to clean window awnings at the north facade and the east facade.
Feb 2017	The property owner’s representative presented a conceptual plan to develop the property that included the demolition of 1112 E. 15th Street and an addition to 1422-1428 K Avenue.
Mar 2017	Based on the discussions from the February 28, 2017, meeting, the property owner’s representative presented conceptual plan options to develop the property that included the demolition of 1112 E. 15th Street and an addition to 1422-1428 K Avenue.
Feb 2019	The Commission approved CA2018-019 to construct a podium-style, four-story addition to the existing buildings at 1422-28 K Avenue and 1112 E.15 <sup>th</sup> Street
Jan 2020	The Heritage Preservation Officer approved extending the previously approved CA2018-019 for another year.

## BACKGROUND:

In 2019, the Commission approved plans to construct a four-story, podium-style addition to the existing buildings at 1422-28 K Avenue and 1112 E. 15th Street. As part of this project, the existing storefront of the single-story building at 1422 K Avenue remained unaltered. The property owner decided not to proceed with the approved project, the CAs expired, and the building suite in question was leased for a restaurant use in 2022. Following renovations, staff recognized the door had been replaced without approval of a CA and has been working with the property owner and the applicant to resolve the following outstanding violations:

- Exterior storefront alteration;
- Installation of business signs;
- Replacement of second-floor awnings; and
- Exterior painting

With the exception of the storefront alteration as part of this request, the other changes are subject to administrative approval by staff.

## STAFF FINDINGS AND ANALYSIS:

As stated in the Heritage Preservation Officer (HPO) Delegation of Duties, this project requires Heritage Commission review since the request involves replacement of an existing door with another door of different style and material. The [Downtown Heritage District \(DHD\) Design Standards](#) provides direction on how to make appropriate alterations to historic storefronts.

### Chapter 2 – Planning a Preservation Project

Chapter 2 of the DHD Design Standards provides guidance on how to plan a preservation project and outlines different treatment categories for historic properties. The steps for planning a preservation project include:

- **Step 1: Building Significance – Why is the building significant?**  
*Understanding the history and style of a building are important to determine to what degree the property should be preserved as it is, or where they may be opportunities for compatible alterations to occur. For structures that are classified as Contributing Structures, and especially those built within the Period of Focus (1890-1936), preservation of character-defining features are a high priority. For historic properties that are more recent, more flexibility may be appropriate.*

The building at 1422 K Avenue is classified as a Contributing Structure to the district, built within the Period of Focus (1890-1936). It is also listed as a “Contributing Structure” in the Downtown District National Register listing. It is an example of a late 19th Century – Early 20th Century Vernacular Commercial Storefront, which consists 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. The historic resource survey (Attachment 3) for the property notes that although the storefront alterations to 1422 are somewhat modified and depart from historic precedents, the building is a key contributor to the district. Staff

cautions, however, that additional alterations that depart from historic precedent could result in the property losing status as a contributing structure. Careful consideration is necessary to ensure that future alterations maintain contributing status.

- **Step 2: Integrity – What is the condition of the building and its key character-defining features?** *The condition of a building and its key features (building integrity) are what help determine whether it contributes to the historic significance of the district. A building with historic integrity has a sufficient percentage of character-defining features, and key features remain intact. The key elements allow a building to be recognized as a product of its time.*

The property at 1422 K Avenue maintains many key character-defining elements of its style, including brick materials and parapet walls with a row of dentils. Other key character-defining features have been altered, including the windows and doors. The patio, previously enclosed, is also a newer alteration. As noted earlier, the doors removed by the applicant were not original to the building. For these reasons, staff does not find that preservation of the previous doors is critical to the integrity of the building; however, their design was sufficiently compatible with the building style to maintain its status as a contributing structure. Ideally, replacement doors should be of a design more typical of historic storefronts for the purpose of improving building integrity; at a minimum, they should not reduce building integrity so that the building maintains contributing status.

- **Step 3: Building Use – What is the Desired Project?** *The best use of a historic structure is that for which the building was designed or a closely related one. Every effort should be made to provide a compatible use for the building, one that will require minimal alteration to the site. In most cases, design can be developed that respect the historic integrity of the building while also accommodating new functions.*

The previous bifold doors were installed in the early 2000s in order to adapt the use of the building from a retail storefront (its historic use) to a bar/restaurant with an open-air dining experience. These replaced an earlier door and two large display windows that were also not original to the building and were representative of many mid-century alterations to buildings in the district. Because the original storefront lacks original features and materials, staff finds the applicant's intent to maintain the open-air dining experience to be an appropriate functional adaption for this building so long as the proportions of the building opening are not altered, and appropriate materials are used.

- **Step 4: Treatment Strategy – What is the Treatment Strategy?** The appropriateness of a treatment strategy for character-defining features varies by the historic significance, individual building conditions, and scope of the proposed project. There are five basic treatment options that, in order of preferred sequence, include:

1. Preserve – If in good condition, maintain as-is;

2. Repair – If deteriorated or damaged, repair to its original condition;
3. Reconstruct – If missing entirely, reconstruct it from appropriate evidence;
4. Replace – If no evidence exists to reconstruct, replace the feature with one of simplified interpretation to the original; and
5. Compatible Alteration – If a new feature is necessary, design it in a way to minimize the impact on original features and distinguishes new from original.

For the property at 1422 K Avenue, the previous doors were not original; therefore, preservation and repair treatments are not warranted. Ideally, reconstruction of the historic storefront would be the preferred treatment due to photographic evidence of how the property existed during the Period of Significance (1890-1960). As previously noted, however, the applicant's project scope of work does not include full rehabilitation of the building and an open-air dining experience is an appropriate functional adaptation given its history.

### Chapter 3 – Treatment of Historic Properties

Chapter 3 of the DHD Design Standards provides guidance on designing projects using general preservation principles and other special considerations. Standards applicable to the request include:

- **General Preservation Principles:**

Section 3.1 – Respect the historic character of a property. This section states, *“Confusing the character by mixing elements of different styles or periods can adversely affect the historic significance of the property.”*

The proposed roll-up door is not consistent with this standard because of its non-traditional and contemporary style, material, and horizontal proportions. Roll-up doors of this design could be appropriate for adaptive reuse of a vehicle repair or industrial building that historically utilized bay doors. This results in a mix of elements from different styles or periods affecting the overall character of the building. Staff suggests the use of a sliding or hinged door that, when fully closed, is complementary to the style and proportions typical of a historic storefront while still achieving the desired open-air environment.

- **Historic Commercial Storefronts:**

The introduction to the section states, *“Many storefronts in Downtown Plano have components seen traditionally on commercial buildings. The repetition of these standard elements creates a visual unity at the street that should be preserved. These features should not be altered, obscured or removed. Preserving a historic storefront maintains interest to pedestrians by providing views to goods and activities inside.”*

The proposed garage-style door has panels with horizontal proportion, multi-light glass panes, aluminum frames, and appears more contemporary and non-traditional than other openings on the same building. This breaks the repetition

along this portion of K Avenue and those typical of commercial storefronts in the district. These repetitions are less apparent at present due to the front of the building being heavily obscured by the awning, patio dining, and a large tree.

*Many of the original storefronts have been replaced over the years; therefore, some flexibility in the design of a replacement storefront may be considered if it reflects the scale and proportion of the traditional Plano storefront.*

The proposed door has horizontal proportions and multi-light glass panes that do not reflect the scale and proportion of traditional storefronts in DHD. Traditional storefronts would be typically divided into multiple doors/windows to accommodate this opening size which would result in more vertically proportioned storefront features.

*Section 3.29 – If there is no remaining evidence of a missing storefront, consider contemporary interpretations of historic storefronts states. The new design should continue to convey the character of typical storefronts.*

Due to the existing photographic evidence of this storefront from the mid-20th century, the DHD standards recommend a reconstruction would be the most preferred option to replace the doors. However, should the Commission determine a contemporary interpretation is appropriate in this instance, staff suggests using a design that conveys the traditional storefront features. These could include vertically proportioned glass panes, such as bifold or French-style patio doors that provide a full opening, or a slide-and-fold type bifold door (Attachment 7).

### Summary of Issues

In summary, staff finds that the removal of the bifold doors and the intent to replace with a new door that maintains the open-air dining experience are not major concerns. However, caution should be used so that replacement doors do not further reduce building integrity and jeopardize the building's contributing status to the district. While the storefront has been altered in the past and previous bifold doors were not original, they contained some important features typical of traditional commercial storefronts, such as large, vertically-proportioned display windows, wooden door frames, and hinged doors. The proposed garage-style door, in contrast, has panels with horizontal proportion, multi-light glass panes, aluminum frames, appears more contemporary and non-traditional than other openings on the same building, and does not reflect the typical features of a traditional commercial storefront. Other character-defining features of the building that are more traditional in style, such as the transom windows, are currently obscured from view by the existing awning and covered patio dining area. Should these obstructions be removed in the future, the difference between the more contemporary style of the roll-up door may be more apparent.

Reconstruction to a more historically appropriate design would be the preferred treatment according to the DHD Design Standards. Staff acknowledges that the use of the full opening allows for a unique outdoor dining experience in the district and a contemporary interpretation may be an acceptable substitute. However, the materials and proportions should allow this experience while maintaining some elements typical of a traditional

storefront when the doors are closed during non-business hours. The mix of styles, materials, and proportion of the proposed roll-up door detract from the historic integrity of the structure and run counter to the intent of rehabilitation principles stated in the DHD Standards. Additionally, if the proposed doors were to be approved, staff is concerned that it may set a precedent for the DHD and potentially impact the contributing status of this property.

### **HERITAGE COMMISSION ACTION:**

Section 16-114(c) of the Heritage Preservation Ordinance states the Commission shall render a decision to deny with or without prejudice, approve, or approve with modifications. Additionally, the Commission is required to take action within 60 calendar days of the receipt of the CA application. The application was received on February 27, 2023, and therefore, the 60-day calendar period ends on April 28, 2023. Potential actions available to the Commission at this meeting include:

- Approve: The Commission may approve the CA request as submitted or with modifications.
- Deny: The Commission may deny the CA request with or without prejudice based upon the criteria for approval in Section 16-113. If the Commission denies the CA request, the applicant may appeal the Commission's decision to the City Council per Section 16-114(e).
- Table: The Commission may table the request until the April 25, 2023, Heritage Commission meeting.

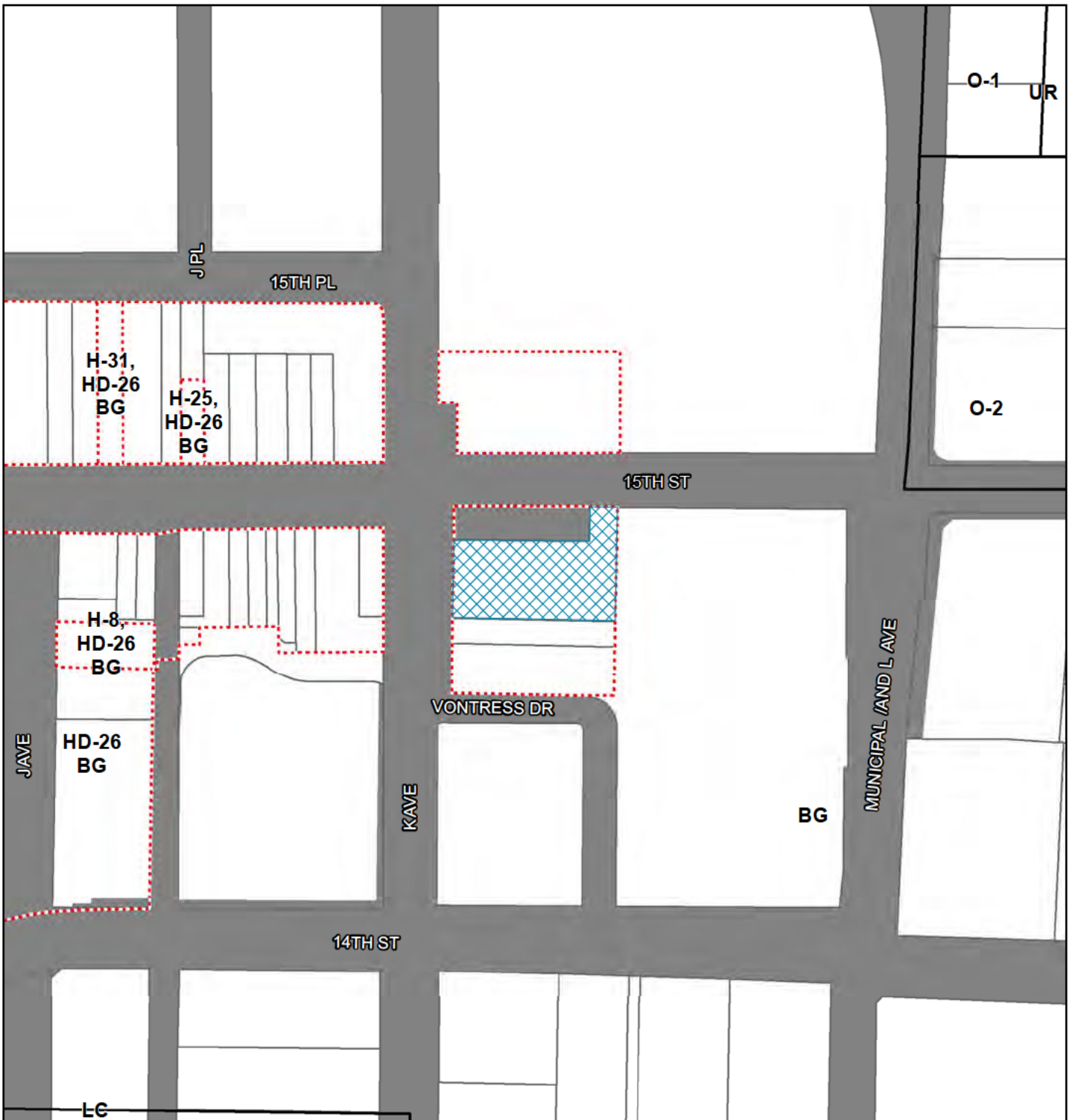
### **RECOMMENDATION:**

Recommended for denial as submitted.

### **ATTACHMENTS:**

1. 1422 K Avenue Locator Map
2. 1422 K Avenue Aerial Map
3. Historic Resource Survey
4. Applicant Reasons for Proposed Work
5. Proposed Door Remodeling Information
6. Before and After Alteration Photos
7. Examples of Contemporary Storefront Interpretation








# Attachment 1

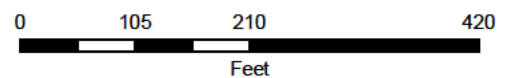
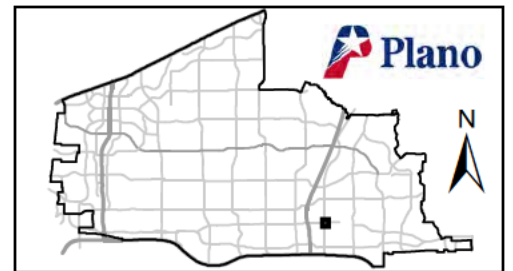


Item Submitted: 1422 K Avenue

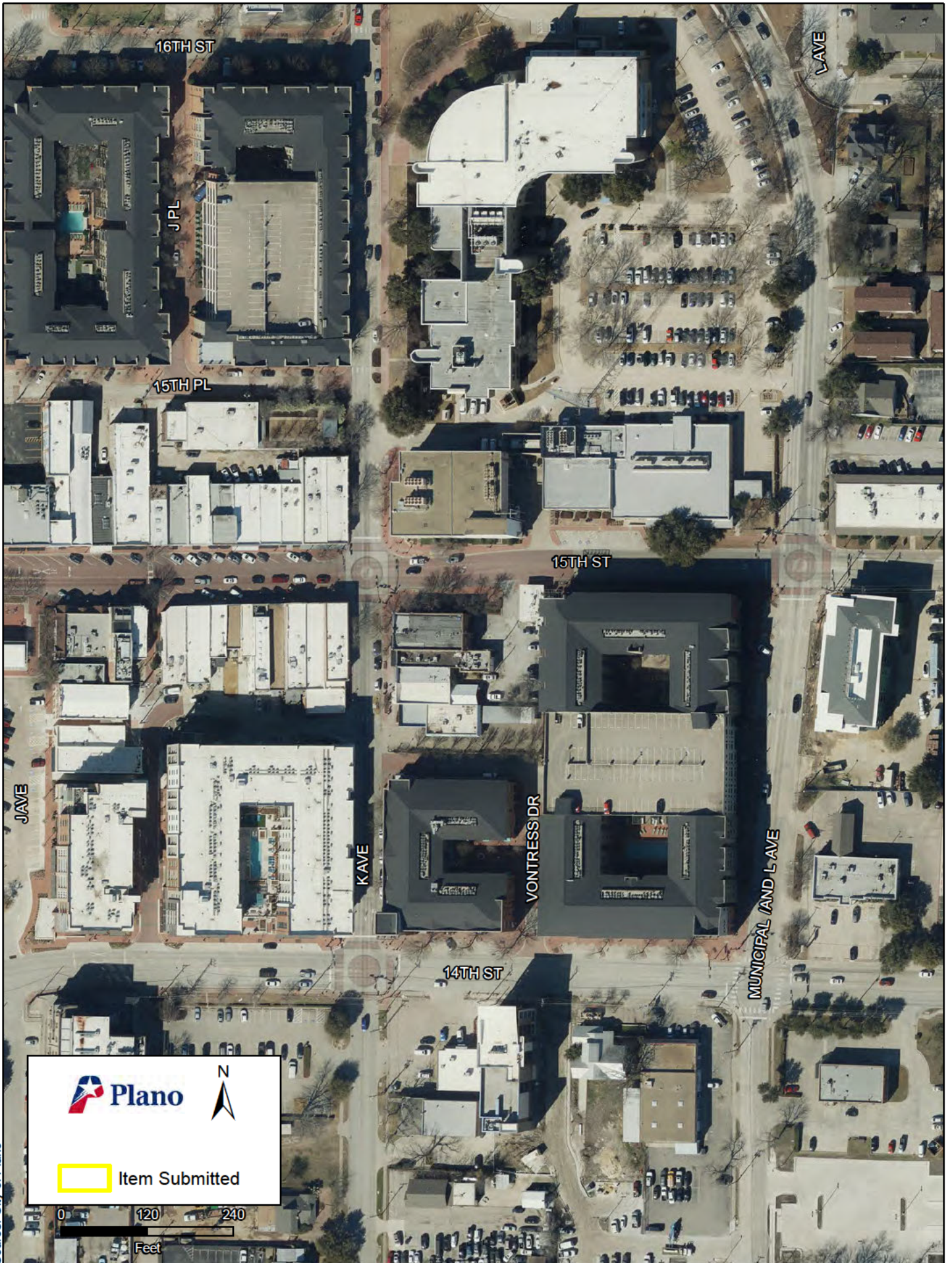
CA2023-009: Certificate of Appropriateness request to make storefront alterations

Zoning: Downtown Business/Government (BG); Downtown Heritage District-26 (HD-26)

-  Subject Property
-  Streets
-  Municipal Boundaries
-  Roads
-  Zoning Boundary Change/SUP
-  Zoning Boundary
-  Specific Use Permit




Attachment 2



Source: City of Plano

 **Plano**



 Item Submitted

0 120 240

Feet

### Attachment 3

#### PLANO HERITAGE COMMISSION (THC original base)

#### HISTORIC RESOURCES SURVEY FORM

PROJECT # NA  
 County Collin  
 Address 1422-1428 K Avenue

Local ID NA  
 City Plano

#### SECTION 1

##### Basic Inventory

Current Name Las Brisas Properties  
 Historic Name The Prairie Schooner (1422); Greer Carving & Trading (1424); Plano Boot and Shoe Repair (1426); No name provided (1428)

##### Owner Information:

Name	<u>Las Brisas Properties Inc.</u>	Status	<u>Active</u>
Address	<u>1002 Marion Drive</u>	City	<u>Garland</u>
State	<u>TX</u>	Zip	<u>75042-8108</u>

Geographic Location: Latitude: 33° 1' 10.2252" N Longitude: 96° 41' 56.5260" W

Legal Description (Lot/Block) Las Brisas, Blk 10, Lot 2r, .331 Acres

Addition/Subdivision Las Brisas Year 1900-1930

Property Type:  Building  Structure  Object  Site  District

##### Current Designations:

NR District (Is property contributing?  Yes  No)  
 NHL  NR  RTHL  OTHM  HTC  SAL  Local  Other: Contributing to Downtown HROD

##### Architect:

##### Builder:

Construction Date: 1900-1930 From Survey  Actual  Estimated Source: 1981 Survey by E. Beasley, 1986 Survey By P. Jarrell, 1992 Survey by R. Frie

Function Commercial Building

Current Use:  Agriculture  Commerce/trade  Defense  Domestic  Educational  
 Government  Healthcare  Industry/Processing  Recreation/Culture  Religious  Social  
 Vacant  Other: Restaurant, Lodging

Historic Use:  Agriculture  Commerce/trade  Defense  Domestic  Educational  
 Government  Healthcare  Industry/Processing  Recreation/Culture  Religious  Social  
 Vacant  Other: Grocery store, Photography shop, second floor was a hospital

##### Image Information

Recorded by: Harry Brennan with Winter & Company

Date Recorded: 3/14/2016

Photo Data: ID# NA To: NA

Primary Image ID: TX-CC-Plano-K-Ave-1422-28-3\_2016



TX-CC-Plano-K-Ave-1422-28-1\_2016



TX-CC-Plano-K-Ave-1422-28-2\_2016

### Attachment 3 (continued)

#### PLANO HERITAGE COMMISSION (THC original base)

#### HISTORIC RESOURCES SURVEY FORM

PROJECT #	NA	Local ID	NA
County	Collin	City	Plano
Address	1422-1428 K Avenue		

#### SECTION 2

##### Architectural Description

**General Architectural Description:** 1422: One part, one-story, brick with parapet row of dentils; brick column with square concrete capitol on right corner; left corner is a similar brick column belonging to adjacent building; metal-framed single door with two panes of glass (storefront door & windows) 1424-28: Two part, two-story, brick, commercial building; flat roof; 4 brick piers with square concrete capitol and brick dentils at front parapet; Second floor consist of 1/1 window in the center with 2, triple fi ed window on each wider end bay Fir t floor con i t of ingle door with a tran om at the center; torefront system masonry sill and single metal door with transom at the left bay. Right bay is covered with an enclosed front patio.

Various alterations have occurred over time. 1422: Windows, doors altered; projecting metal sign and enclosed front patio. 1424-28: Transoms covered; metal doors; altered storefronts; drop style canvas awnings over first and second floor doors and window openings at front, rear, and side (north) façades; canvas canopy tied to brick via strap steel; Metal wall sign

Additions, modifications, specify dates:

Relocated, specify date, former location and information of interest:

NA

##### Stylistic Influence(s)

- |  |  |   |   |  |
|--|--|---|---|--|
| <input type="checkbox"/> Log traditional | <input type="checkbox"/> Shingle             | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Pueblo Revival   | <input type="checkbox"/> International                                     |
| <input type="checkbox"/> Greek Revival   | <input type="checkbox"/> Romanesque Revival  | <input type="checkbox"/> Tudor Revival  | <input type="checkbox"/> Spanish Colonial | <input type="checkbox"/> Post-war Modern                                   |
| <input type="checkbox"/> Italianate      | <input type="checkbox"/> Folk Victorian      | <input type="checkbox"/> Neo-Classical  | <input type="checkbox"/> Prairie          | <input type="checkbox"/> Ranch   |
| <input type="checkbox"/> Second Empire   | <input type="checkbox"/> Colonial Revival    | <input type="checkbox"/> Beaux Arts     | <input type="checkbox"/> Craftsman        | <input checked="" type="checkbox"/> Commercial Style                       |
| <input type="checkbox"/> Eastlake        | <input type="checkbox"/> Renaissance Revival | <input type="checkbox"/> Mission        | <input type="checkbox"/> Art Deco         | <input type="checkbox"/> No Style  |
| <input type="checkbox"/> Queen Anne      | <input type="checkbox"/> Exotic Revival      | <input type="checkbox"/> Monterey       | <input type="checkbox"/> Moderne          | <input checked="" type="checkbox"/> Other (Early 20 <sup>th</sup> Century) |

##### Structural Details Provide, if available on existing forms

##### Roof Form

- Gable     Hipped     Gambrel     Shed     Flat w/ parapet     Mansard     Pyramidal

##### Roof Materials

- Wood shingles     Tile     Composition Shingles     Metal     Other:

##### Wall Materials

- Brick     Stucco     Stone     Wood shingles     Log     Terra Cotta     Concrete  
 Metal:     Wood Siding     Siding: Other     Glass     Asbestos     Vinyl

##### Windows

- Fixed     Double Hung     Wood Sash     Metal Sash     Casement  
 Sliding     Decorative Screen work    Other: Storefront

##### Doors (Primary Entrance)

- Single door     Double door     With transom     With sidelights     Other: Three

##### Plan

- L-plan     T-plan     Modified L-plan     2-room     Open     Center Passage     Bungalow     Shotgun  
 Irregular     Four Square     Rectangular     Other [Click here to enter text.](#)

# of Stories: 1    Basement:  None     Partial     Full

##### Chimneys

Specify #     Interior     Exterior     Brick     Stone     Stucco     Corbelled Caps     Other:

##### PORCHES/CANOPIES

Form:  Shed Roof     Flat Roof     Hipped Roof     Gable Roof     Inset     Other: Awning

Support:  Wood posts (plain)     Wood posts (turned)     Masonry pier     Fabricated metal  
 Box columns     Classical columns     Tapered box supports     Suspension cables  
 Suspension rods     Spindle work     Jigsaw trim     Other:

Materials:  Metal     Wood     Fabric     Other

##### Ancillary Buildings (specify # and type)

Garage    Barn    Shed    Other:

##### Landscape/Site Features

- Sidewalks     Terracing     Drives     Well/cistern     Gardens     Other:  
 Stone     Wood     Concrete     Brick     Other materials:

Landscape Notes:

## Attachment 3 (continued)

### PLANO HISTORICAL COMMISSION (THC original base)

#### HISTORIC RESOURCES SURVEY FORM

PROJECT # NA  
 County Collin  
 Address 1422-1428 K Avenue

Local ID NA  
 City Plano

### SECTION 3

#### Historical Information

**Associated Historical Context:**    Agriculture    Architecture    Arts    Commerce  
Communication    Education    Exploration    Health    Immigration/Settlement  
Law/Government    Military    Natural Resources    Planning/Development    Religion/Spirituality  
Science/Technology    Social/Cultural    Transportation    Other:

#### Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history  
B Associated with the lives of persons significant in our past  
 Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions  
C  
D Has yielded, or is likely to yield, information important in prehistory of history

**Areas of Significance:**    Represents trends in commerce during the Period of Significance.

**Period(s) of Significance:**    1890-1965    "Period of Focus": 1890-1936

**Level of Significance:**    National    State    Local

**Integrity:**    Location    Design    Materials    Workmanship  
Setting    Feeling    Association

**Integrity notes:**    Although somewhat modified, this property retains key features that contribute to the character of the district.

**Individually Eligible?**    Yes    No    Undetermined

**Within Potential NR District?**    Yes    No    Undetermined

**Is Property Contributing?**    Yes    No    Undetermined

**Priority:**    High    Medium    Low    Explain:    Is key to maintaining the character of the district.  
 (see manual for definitions)

**Other Information** Although the storefront alterations on 1422 and the second story window alterations on 1428 depart somewhat from historic precedents, these buildings are key contributors to the district.

**Is prior documentation available for this resource?**    Yes    No    Unknown    **Type:**    HABS    Survey    Other

Documentation details    1981 Survey by E. Beasley, 1986 Survey By P. Jarrell, 1992 Survey by R. Frie and Collin County Tax Records

#### Questions?

Contact Survey Coordinator  
 History Programs Division, Texas Historical Commission  
 512/463-5853  
[history@thc.state.tx.us](mailto:history@thc.state.tx.us)  
 version 3/2013



Attachment 3 (continued)

SECTION 4-APPENDIX OF BUILDING PHOTOS



TX-CC-Plano-K-Ave-1422\_unknown



TX-CC-Plano-K-Ave-1422-1\_1980



TX-CC-Plano-K-Ave-1422-2\_1980



TX-CC-Plano-K-Ave-1422-1\_1986



TX-CC-Plano-K-Ave-1422-28-2\_1986



TX-CC-Plano-K-Ave-1422-28-1\_2003

Attachment 3 (continued)



TX-CC-Plano-K-Ave-1422-28-2\_2010



TX-CC-Plano-K-Ave-1422-28-3Rear\_2010



TX-CC-Plano-K-Ave-1422-28-1\_2011



TX-CC-Plano-K-Ave-1422-28-2\_2011



TX-CC-Plano-K-Ave-1422-28-3\_2011



TX-CC-Plano-K-Ave-1422-28-1\_2013

Attachment 3 (continued)



TX-CC-Plano-K-Ave-1422-28-2\_2013



TX-CC-Plano-K-Ave-1422-28-1 2015



TX-CC-Plano-K-Ave-1422-28-2Rear\_2015



TX-CC-Plano-K-Ave-1422-28-1\_2016



TX-CC-Plano-K-Ave-1422-28-2\_2016



TX-CC-Plano-K-Ave-1422-28-3 2016

Attachment 3 (continued)



TX-CC-Plano-K-Ave-1422-28-1\_Rear2016

## Attachment 4

**Bhavesh Mittal**

---

**From:** Tom McGill <[REDACTED]>  
**Sent:** Monday, March 20, 2023 11:35 AM  
**To:** Bhavesh Mittal  
**Subject:** Re: McNeal's

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Im writing to you all to explain why the new garage door at McNeal's 1422 K Ave needs stay put. First, I was not aware of the procedure in having existing doors replaced with new door. Exact same measurements but yes different style. That said I feel the color of the door, look of the door fits in very nicely with the building structure. I understand this buildings age as it's historical but this new door looks perfect in its place. From sidewalk n street this fits right in with no standout new modern look. It's open 80% of the time as folks look inside and see our old brick walls our fireplace in middle this all gives really cool old fashion tavern style front as this is what we want.

The door is solid , again when closed it takes nothing away from the historical look of this building. Actually brings out life out of the building. The reason for replacing the original doors was they were rot n termites on bottom (originally from 80's I'm told) glass was paper thin molding rotted and for safety matters n concerns it needed be replaced not repaired. We purchased very high quality door insulated windows handle heat n cold. I hope you all come look for yourselves from sidewalk n street on how awesome this looks. Sitting in office saying No you can't have garage door is just not right. The sidewalk patio itself is nicest coolest patio in all downtown. Plant boxes all around n beautiful hanging plants brings everyone here. K Ave (Main St. ) this is what people imagine when going to historical downtown eatery. Please take all this in when making your decision.

Sincerely

Tom McGill-McNeal's

Sent from my iPhone

> On Mar 20, 2023, at 10:46 AM, Bhavesh Mittal <Bhaveshm@plano.gov> wrote:

>

> Tom,

>

> Can you please email me your reasons to keep the installed overhead door? We are finishing up our staff report for the Heritage Commission meeting and would like to include your reasons.

>

> Thank You

> Bhavesh Mittal

> City of Plano | Senior Planner/Heritage Preservation Officer

> 972.941.5343 | bhaveshm@plano.gov

>

> -----Original Message-----

> From: Tom McGill <[REDACTED]>

> Sent: Tuesday, February 28, 2023 12:28 PM

**MCNEALS**

**1422 K Avenue**

**Door Remodeling Plans**

- Sheet 1**    **Photos of old and new doors**
- Sheet 2**    **2019 Street View of Old Door**
- Sheet 3**    **New Door Elevations and Details**

**February 2023**



Dec 2017



New Door - Closed Feb 2023



Sept 2019

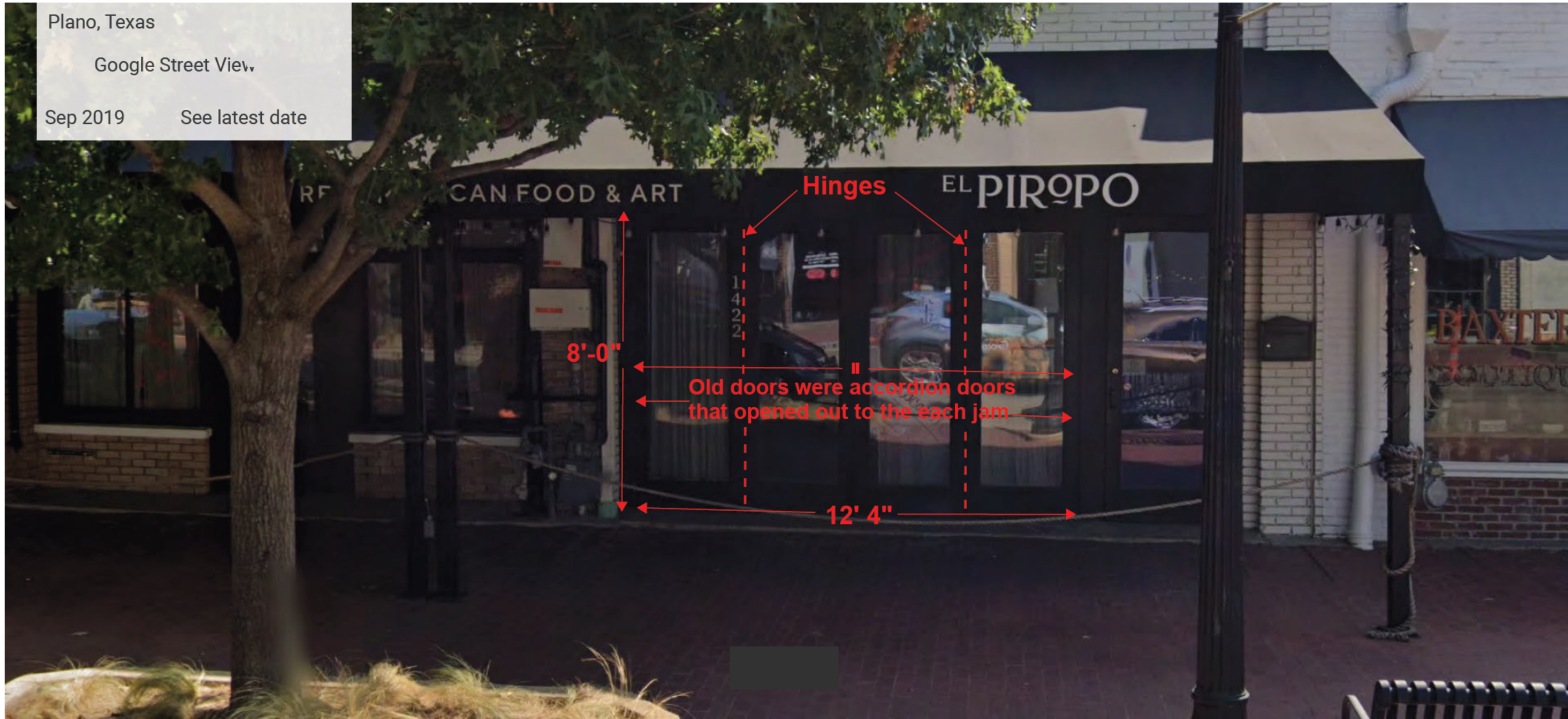


April 2021



New Door - Open Feb 2023

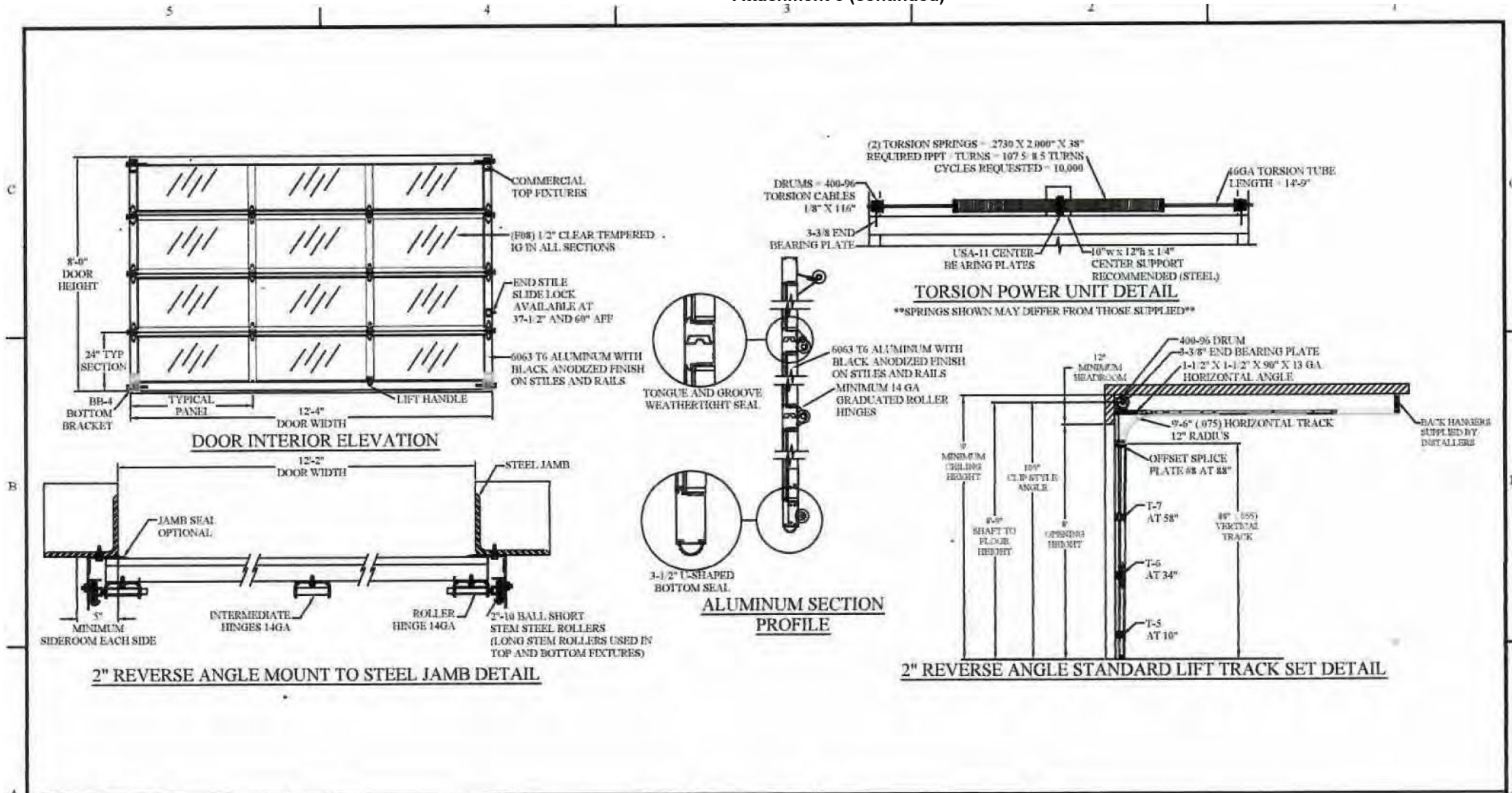
McNEALS  
1422 K Avenue  
Door Remodeling Plans  
Photos of Old and New Door  
1 of 3



Plano, Texas  
Google Street View  
Sep 2019 See latest date

Image capture: Sep 2019 © 2023 Google

**McNEALS**  
1422 K Avenue  
Door Remodeling Plans  
2019 Street View of Old Doors  
2 of 3



	CUSTOMER: wilson 24767 CONTACT: wil 8469836 JOB NAME: SUPPLYING DOOR CENTER PHONE: FAX:		SPRING ASSEMBLY: Amarr 165 CARRIAGE COURT WINSTON-SALEM, NC 27105 PROPRIETARY RIGHTS of Amarr are involved in the subject matter of this material and all manufacturing, reproduction, use, and sales rights pertaining to such subject matter are expressly reserved. It is submitted in full confidence for a specified purpose, and the recipient, by accepting this material, agrees that this material will not be used, copied, or reproduced in whole or in part, nor its contents revealed in any manner to any person except to meet the purpose for which it was delivered.									
	TITLE: JOB SPECIFIC SHOP DRAWING PART NUMBER: AMARR 3552 1204X800-SL-12R SCALE: NONE SHEET: 1 OF 1	DRAWN BY: VK CHECKED: VK APPROVED: VK	DATE: 08/18/22 DATE: 08/18/22 DATE: 08/18/22	MATERIALS: (4) 24" AMARR 3552 SECTIONS (F08) 1/2" CLEAR TEMP IG COMMERCIAL TRACK & HARDWARE	OPERATOR: NONE FILE PATH: S:\Departments\Engineering Drawings\Job Shop Drawings\Standard Lift\3552 1204X800-SL-12R-RA-NO.DWG	CYCLE LIFE: 10,000	QTY: 1 WIDTH: 12'-4" HEIGHT: 8'-0" WEIGHT: 403 LBS MODEL: 3552	LIFT APPLICATION: STANDARD LIFT TRACK: 2" MOUNT: REVERSE ANGLE				

**McNEALS**  
 1422 K Avenue  
 Door Remodeling Plans  
 New Door Elevations  
 and details  
 3 of 3

Attachment 6



After Alteration



Before Alteration

Attachment 7



Attachment 7 (continued)

