

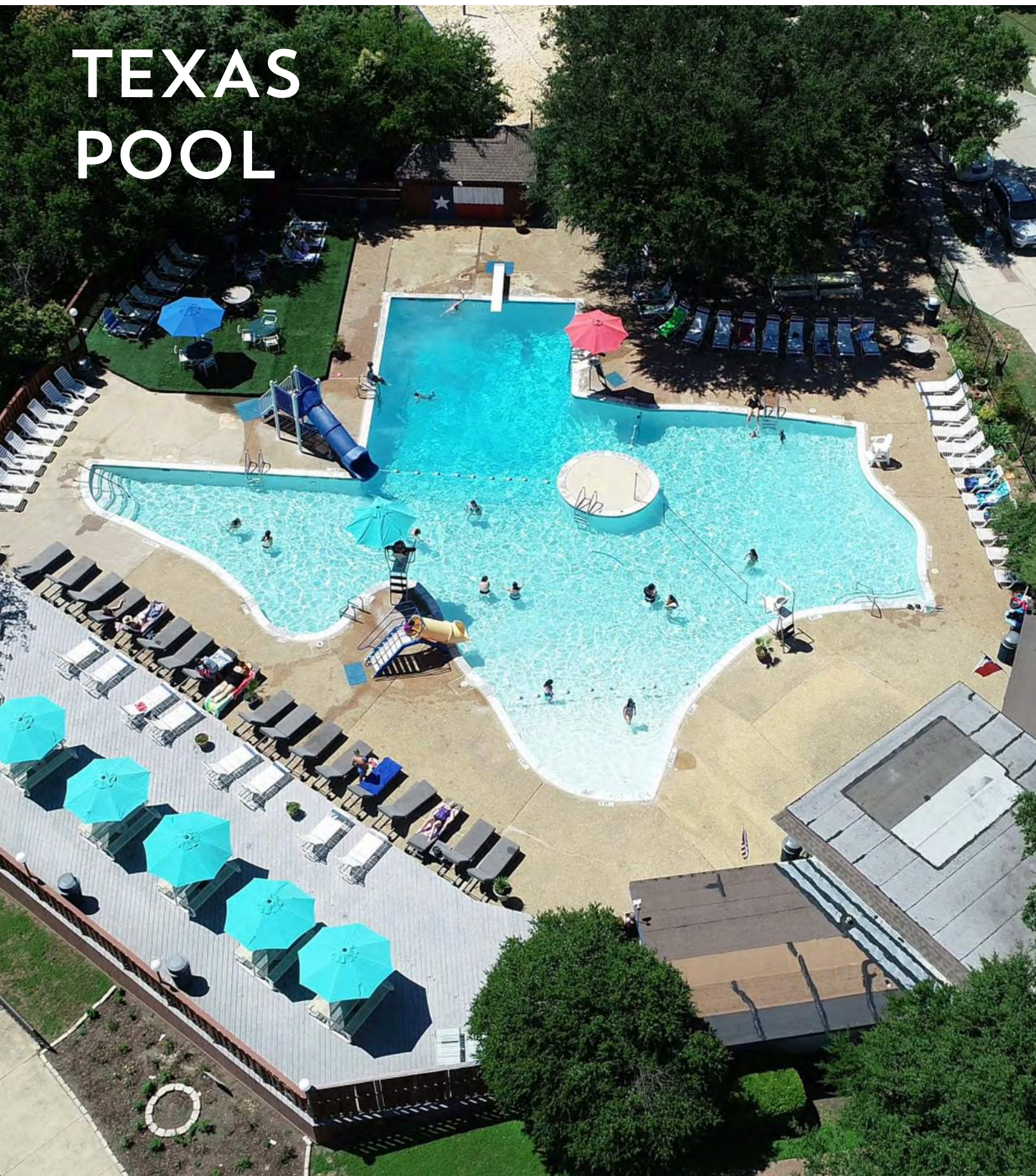
# APPENDIX

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# 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		
<b>Action 1.1:</b> Comprehensively survey recommended local and National Register historic districts.	<b>MEDIUM</b> <i>LONG TERM</i>	Planning Heritage Commission	Property Owners
<b>Action 1.2:</b> Obtain right-of-way entry to complete additional survey for properties not visible from the public right-of-way, as listed in Appendix B.	<b>MEDIUM</b> <i>IMMEDIATE</i>	Planning Heritage Commission	Property Owners
<b>Action 1.3:</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.	<b>LOW</b> <i>SHORT TERM</i>	Planning Heritage Commission	Preservation Orgs. Plano Citizens
<b>Action 1.4:</b> Develop criteria for the designation of local conservation districts.	<i>COMPLETE</i>	Planning Heritage Commission	Neighborhood Assns. Property Owners
<b>Action 1.5:</b> Conduct a desktop survey of all parcels within the listed potential Neighborhood Conservation District.	<b>MEDIUM</b> <i>LONG TERM</i>	Heritage Commission	Neighborhood Assns. Property Owners
<b>Action 1.6:</b> Conduct a reconnaissance-level survey of all properties located within newly identified PHR Districts.	<b>LOW</b> <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		
<b>Action 1.1:</b> Proactively engage downtown property owners and merchants about tax incentives, grant programs, and other financial incentives available to maintain and rehabilitate historic structures.	<b>HIGH</b> <i>RECURRING</i>	Realtors Chamber of Commerce	Heritage Commission Collin County THC
<b>Action 1.2:</b> 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.	<b>HIGH</b> <i>RECURRING</i>	Planning Heritage Commission	P&Z Commission Developers
<b>Action 1.3:</b> Coordinate preservation efforts with other programs designed to support local businesses downtown.	<b>MEDIUM</b> <i>RECURRING</i>	Preservation Orgs.	Planning Special Projects
<b>Action 1.4:</b> 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.	<b>HIGH</b> <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 TIMING	LEAD PLAYER(S)	SUPPORTING PARTNERS
<b>Action 2.1:</b> 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
<b>Action 2.2:</b> Support programs that keep older established neighborhoods stable and accessible.	HIGH RECURRING	Neighborhood Assns.	Property Owners Heritage Commission
<b>Action 2.3:</b> 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
<b>Action 2.4:</b> 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
<b>Action 2.5:</b> 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
<b>Action 2.6:</b> 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 TIMING	LEAD PLAYER(S)	SUPPORTING PARTNERS
<b>Action 3.1:</b> 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
<b>Action 3.2:</b> 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		
<b>Action 1.1:</b> Integrate energy-efficiency principles into all new and updated preservation documents.	<b>COMPLETE</b>	Planning Heritage Commission	Property Owners Developers Neighborhood Assns.
<b>Action 1.2:</b> Highlight preservation projects for their benefits related to energy efficiency and other sustainability initiatives.	<b>MEDIUM</b> <b>RECURRING</b>	Heritage Commission Preservation Orgs.	Developers Contractors Planning
<b>Action 1.3:</b> Provide resources to homeowners and developers about how to appropriately incorporate energy-efficient products into historic buildings.	<b>MEDIUM</b> <b>SHORT TERM</b>	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		
<b>Action 2.1:</b> 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.	<b>LOW</b> <b>LONG TERM</b>	Planning	Preservation Orgs. Developers Contractors
<b>Action 2.2:</b> Encourage historic sites and infrastructure features to be used to interpret the history of a specific place.	<b>LOW</b> <b>AS NEEDED</b>	Heritage Commission	Preservation Orgs. Cemetery Orgs.
<b>Action 2.3:</b> Evaluate new products, materials, and technologies that require less maintenance and improve the durability of historic resources.	<b>LOW</b> <b>AS NEEDED</b>	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		
<b>Action 3.1:</b> Develop a plan to address preservation emergencies due to natural disasters, including expedited Certificate of Appropriateness review following an emergency.	<b>COMPLETE</b>	Planning Heritage Commission	Property Owners Building Inspections Emergency Mgmt.
<b>Action 3.2:</b> Educate property owners about additional insurance protections that may prevent the loss of historic resources due to financial hardships resulting from a natural disaster.	<b>LOW</b> <b>IMMEDIATE</b>	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		
<b>Action 4.1:</b> Develop clear policies to require the proposal of all new infrastructure or maintenance of existing infrastructure to consider historic areas and features.	<b>MEDIUM</b> <b>LONG TERM</b>	Engineering	Utility Companies Telecomm. Companies Transportation Agencies
<b>Action 4.2:</b> Encourage visible infrastructure, utilities, and facilities, such as lamp posts and bus stops, to be appropriately designed in historic areas.	<b>LOW</b> <b>LONG TERM</b>	Heritage Commission	Engineering Utility Companies Transportation Agencies
<b>Action 4.3:</b> 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.	<b>LOW</b> <b>RECURRING</b>	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		
<b>Action 1.1:</b> Develop and implement a comprehensive heritage tourism program that is engaging to a variety of visitors and residents.	<b>HIGH</b> <i>SHORT TERM</i>	Preservation Orgs. Visit Plano	Heritage Commission Corporations
<b>Action 1.2:</b> Continue to support heritage-related venues and attractions that elevate visitors’ experience of Plano’s history and culture.	<b>HIGH</b> <i>RECURRING</i>	Preservation Orgs.	Bus./Prop. Owners Visit Plano Corporations
<b>Action 1.3:</b> 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.	<b>LOW</b> <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		
<b>Action 2.1:</b> 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.	<b>COMPLETE</b>	Visit Plano	Preservation Orgs. Transportation Agencies
<b>Action 2.2:</b> Improve way-finding signage leading to Plano’s heritage districts, historic neighborhoods, and cemeteries.	<b>MEDIUM</b> <i>IMMEDIATE</i>	Engineering	Transportation Agencies
<b>Action 2.3:</b> 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.	<b>MEDIUM</b> <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		
<b>Action 3.1:</b> 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.
<b>Action 3.2:</b> 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		
<b>Action 4.1:</b> 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
<b>Action 4.2:</b> 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
<b>Action 4.3:</b> 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
<b>Action 4.4:</b> 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		
<b>Action 5.1:</b> 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
<b>Action 5.2:</b> 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		
<b>Action 6.1:</b> Partner with preservation organizations to restore historic cemeteries and maintain informational signage on site to convey their history.	<b>MEDIUM</b> <i>RECURRING</i>	Preservation Orgs. Cemetery Orgs.	Heritage Commission Collin County THC
<b>Action 6.2:</b> Create informational brochures and historic cemeteries tours to increase awareness of Plano cemeteries and significant Plano citizens.	<b>MEDIUM</b> <i>SHORT TERM</i>	Preservation Orgs.	Heritage Commission
<b>Action 6.3:</b> Encourage the designation of historic cemeteries as local landmarks.	<b>HIGH</b> <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		
<b>Action 1.1:</b> 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.	<b>HIGH</b> <i>IMMEDIATE</i>	Preservation Orgs. Realtors	Neighborhood Assns. Planning
<b>Action 1.2:</b> 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.	<b>HIGH</b> <i>RECURRING</i>	Schools/Universities Preservation Orgs.	Heritage Commission Libraries
<b>Action 1.3:</b> Provide educational materials on the city’s website and utilize new technologies to engage all community members about Plano’s preservation efforts and initiatives.	<b>HIGH</b> <i>RECURRING</i>	Communications & Media Relations Libraries	Heritage Commission
<b>Action 1.4:</b> 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.	<b>HIGH</b> <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		
<b>Action 2.1:</b> Encourage field trips to historic sites and promote educational programs and projects in local schools that highlight the history of Plano.	<b>HIGH</b> <i>RECURRING</i>	Schools/Universities Preservation Orgs.	Heritage Commission Planning
<b>Action 2.2:</b> Develop programs to engage Plano’s senior residents – such as tours and lectures – in Plano’s history.	<b>HIGH</b> <i>SHORT TERM</i>	Preservation Orgs.	Heritage Commission Parks & Recreation
<b>Action 2.3:</b> Develop programs for Plano Independent School District and college students to learn about the history of their community.	<b>MEDIUM</b> <i>SHORT TERM</i>	Schools/Universities Libraries	Preservation Orgs. Heritage Commission Planning
<b>Action 2.4:</b> 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.	<b>HIGH</b> <i>RECURRING</i>	Business Owners Corporations HDPA	Arts, Culture & Heritage
<b>Action 2.5:</b> Develop educational materials and programming that are inclusive of Plano’s diverse community.	<b>HIGH</b> <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		
<b>Action 3.1:</b> Create hands-on training and rehabilitation workshops for how to properly repair or renovate historic structures and architectural features.	<b>MEDIUM</b> <i>RECURRING</i>	Preservation Orgs.	Contractors Property Owners
<b>Action 3.2:</b> Consider partnering with Collin College to create a vocational training program for students.	<b>MEDIUM</b> <i>RECURRING</i>	Schools/Universities Preservation Orgs.	Business Owners Contractors
<b>Action 3.3:</b> Arrange technical workshops for developers and realtors who work in Plano to learn about the city’s historic resources and applicable regulations.	<b>MEDIUM</b> <i>RECURRING</i>	Planning Preservation Orgs.	Realtors Developers Contractors
<b>Action 3.4:</b> Share web-based training materials and opportunities made available by preservation partners and organizations.	<b>MEDIUM</b> <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		
<b>Action 4.1:</b> Provide a forum to clarify the roles of groups and organizations that promote historic preservation.	<b>HIGH</b> <i>SHORT TERM</i>	Heritage Commission	Preservation Orgs.
<b>Action 4.2:</b> Work with existing neighborhood associations to promote good stewardship of historic properties and to provide educational materials about design review and Certificates of Appropriateness.	<b>HIGH</b> <i>RECURRING</i>	Heritage Commission Planning	Neighborhood Assns.
<b>Action 4.3:</b> 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.	<b>MEDIUM</b> <i>RECURRING</i>	Preservation Orgs. Collin County	Heritage Commission
<b>Action 4.4:</b> Work with the city's Convention and Visitor's Bureau to increase heritage tourism and promotional efforts for the museums and districts.	<b>HIGH</b> <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		
<b>Action 5.1:</b> Create a central preservation advocacy group that coordinates preservation efforts in Plano.	<b>HIGH</b> <i>IMMEDIATE</i>	Preservation Orgs.	Heritage Commission
<b>Action 5.2:</b> Encourage the creation of neighborhood associations in Plano's older neighborhoods where they do not exist.	<b>MEDIUM</b> <i>LONG TERM</i>	Neighborhood Services	Planning Heritage Commission
<b>Action 5.3:</b> Pursue public-private partnerships with large corporations to develop new heritage preservation programming.	<b>MEDIUM</b> <i>RECURRING</i>	Preservation Orgs.	Corporations
<b>Action 5.4:</b> 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.	<b>MEDIUM</b> <i>LONG TERM</i>	Preservation Orgs.	Hospitals Health Organizations
<b>Action 5.5:</b> Partner with the Chamber of Commerce to explain the benefits of locating a small business in a historic building.	<b>MEDIUM</b> <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		
<b>Action 1.1:</b> Conduct surveys to identify properties and neighborhoods with potential heritage resources and conduct detailed surveys as needed.	<b>MEDIUM</b> <i>RECURRING</i>	Planning	Heritage Commission Property Owners
<b>Action 1.2:</b> Prioritize survey implementation, especially for vulnerable areas.	<b>HIGH</b> <i>RECURRING</i>	Heritage Commission	Planning
<b>Action 1.3:</b> Review and update Plano’s list of potential heritage resources as needed.	<b>MEDIUM</b> <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		
<b>Action 2.1:</b> Maintain an inventory of properties that will soon be 50 years old.	<b>MEDIUM</b> <i>RECURRING</i>	Planning	Heritage Commission
<b>Action 2.2:</b> Create a strategy for how to treat large corporate campuses as they become 50 years old.	<b>LOW</b> <i>SHORT TERM</i>	Planning Heritage Commission	Plano Citizens
<b>Action 2.3:</b> 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.	<b>MEDIUM</b> <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		
<b>Action 3.1:</b> Compile all existing heritage resource survey data in a GIS database and share it online with the public.	<b>HIGH</b> <i>SHORT TERM</i>	Planning	Business Intelligence
<b>Action 3.2:</b> Update existing property files periodically to ensure the most current information is recorded and available on the city’s website.	<b>HIGH</b> <i>RECURRING</i>	Planning	Business Intelligence
<b>Action 3.3:</b> Compile stories about Plano’s history and culture in a central location that is easily accessible, such as city libraries.	<b>COMPLETE</b>	Libraries	Planning Communications & Media Relations
<b>Action 3.4:</b> 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.	<b>HIGH</b> <i>SHORT TERM</i>	Business Intelligence Planning	Libraries Communications & Community Outreach
<b>Action 3.5:</b> Create GIS layers that consolidate all prior heritage designations to share online with the public.	<b>HIGH</b> <i>SHORT TERM</i>	Planning	Business Intelligence

### 4. DESIGNATION POLICY

Encourage the designation of potential heritage resources.

	PRIORITY	LEAD PLAYER(S)	SUPPORTING PARTNERS
	TIMING		
<b>Action 4.1:</b> Engage with the owners of potential heritage resources to encourage designation and the associated benefits.	<b>HIGH</b> <i>RECURRING</i>	Heritage Commission	Planning
<b>Action 4.2:</b> Consider the use of conservation districts where full historic district designation is inappropriate.	<b>MEDIUM</b> <i>AS NEEDED</i>	Heritage Commission	Planning
<b>Action 4.3:</b> Consider the use of alternative tools to designation and how they could apply to Plano’s historic resources including overlays and underlying zoning.	<b>LOW</b> <i>AS NEEDED</i>	Heritage Commission	Planning
<b>Action 4.4:</b> Educate and engage with neighborhoods to encourage Neighborhood Conservation District designations.	<b>HIGH</b> <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		
<b>Action 5.1:</b> Create and update heritage district design standards as needed.	COMPLETE	Heritage Commission Property Owners	Planning Neighborhood Assns.
<b>Action 5.2:</b> Periodically evaluate Heritage Preservation-related regulatory documents and make amendments as needed.	HIGH AS NEEDED	Heritage Commission	Planning Property Owners Neighborhood Assns.
<b>Action 5.3:</b> 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
<b>Action 5.4:</b> 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
<b>Action 5.5:</b> 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		
<b>Action 6.1:</b> 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
<b>Action 6.2:</b> 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.
<b>Action 6.3:</b> Encourage property owners to seek additional funding sources and economic incentive programs for maintenance and restoration.	LOW RECURRING	Heritage Commission Planning	Corporations Preservation Orgs.
<b>Action 6.4:</b> Inform property owners of available tax incentives by developing outreach materials and hosting workshops.	MEDIUM RECURRING	Realtors	Planning
<b>Action 6.5:</b> Assist property owners with historic tax credit applications.	MEDIUM RECURRING	Texas Historical Commission	Planning
<b>Action 6.6:</b> 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
<b>Action 6.7:</b> 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		
<b>Action 1.1:</b> 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.	<b>HIGH</b> <i>IMMEDIATE</i>	Planning	Heritage Commission
<b>Action 1.2:</b> 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.	<b>HIGH</b> <i>RECURRING</i>	Planning	Heritage Commission P&Z Commission
<b>Action 1.3:</b> Maintain subcommittees of Heritage Commissioners as needed to aid the Heritage Commission with various projects that may arise.	<b>MEDIUM</b> <i>RECURRING</i>	Heritage Commission	Planning
<b>Action 1.4:</b> Dedicate sufficient staff time and explore opportunities to involve interns and volunteers to assist with the heritage preservation program.	<b>HIGH</b> <i>RECURRING</i>	Planning Volunteers in Plano	Heritage Commission
<b>Action 1.5:</b> 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.	<b>HIGH</b> <i>RECURRING</i>	Planning	Heritage Commission
<b>Action 1.6:</b> Establish a regularly scheduled preservation planning and review training program for City staff and commissions.	<b>MEDIUM</b> <i>RECURRING</i>	Planning	Heritage Commission
<b>Action 1.7:</b> Improve collaboration and communication among city departments in heritage-related permitting and project review processes.	<b>HIGH</b> <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

## 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.<sup>1</sup> 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
<b>Surveyed Resources</b>	<b>692</b>
<i>Reconnaissance-level parcels</i>	569
<i>Windshield-level subdivisions</i>	123
<b>Recommended Individual PHRs</b>	<b>10</b>
<b>Recommended PHR Districts</b>	<b>5</b>
<b>Recommended Potential NCDs</b>	<b>34</b>
<i>Planning Model Only</i>	1
<i>Architectural Model Only</i>	0
<i>Planning and Architectural Model</i>	33
<b>More Research Required</b>	<b>6</b>

<sup>1</sup> “16-110. Designation of Heritage Resources – Criteria,” City of Plano Heritage Preservation Ordinance, accessed June 3, 2023, <https://content.civicplus.com/api/assets/cd9cdc7-6f7d-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	<b>10</b>
<i>Within PHR districts*</i>	3	0	<b>3</b>
<i>Outside PHR districts</i>	3	4	<b>7</b>
Eligible PHR districts	3	2	<b>5</b>
<i>Subdivisions within PHR districts</i>	4	4	<b>8</b>

\*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	<b>34</b>
<i>Subdivisions within recommended potential NCDs<sup>2</sup></i>	5	49	<b>54</b>
<i>Resources within recommended potential NCDs</i>	426	TBD <sup>3</sup>	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	<b>9</b>
<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	<b>3</b>
<i>Subdivisions within NRHP historic districts</i>	4	2	6

\*Resources within these categories overlap

<sup>2</sup> 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.

<sup>3</sup> Future reconnaissance-level survey necessary to determine.

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

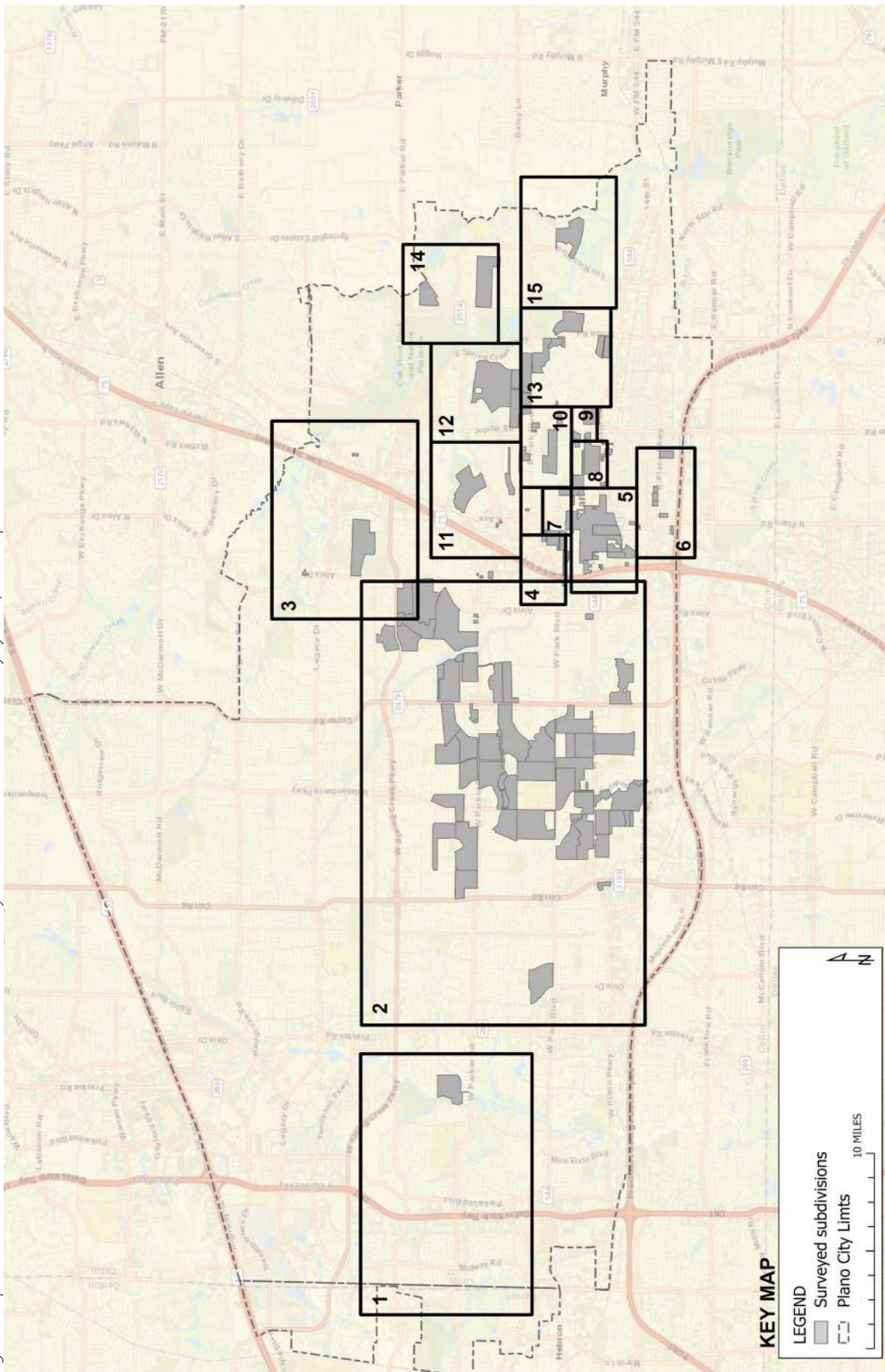




Figure ii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #1. Source: Overlay by HHM, base map from ESRI.

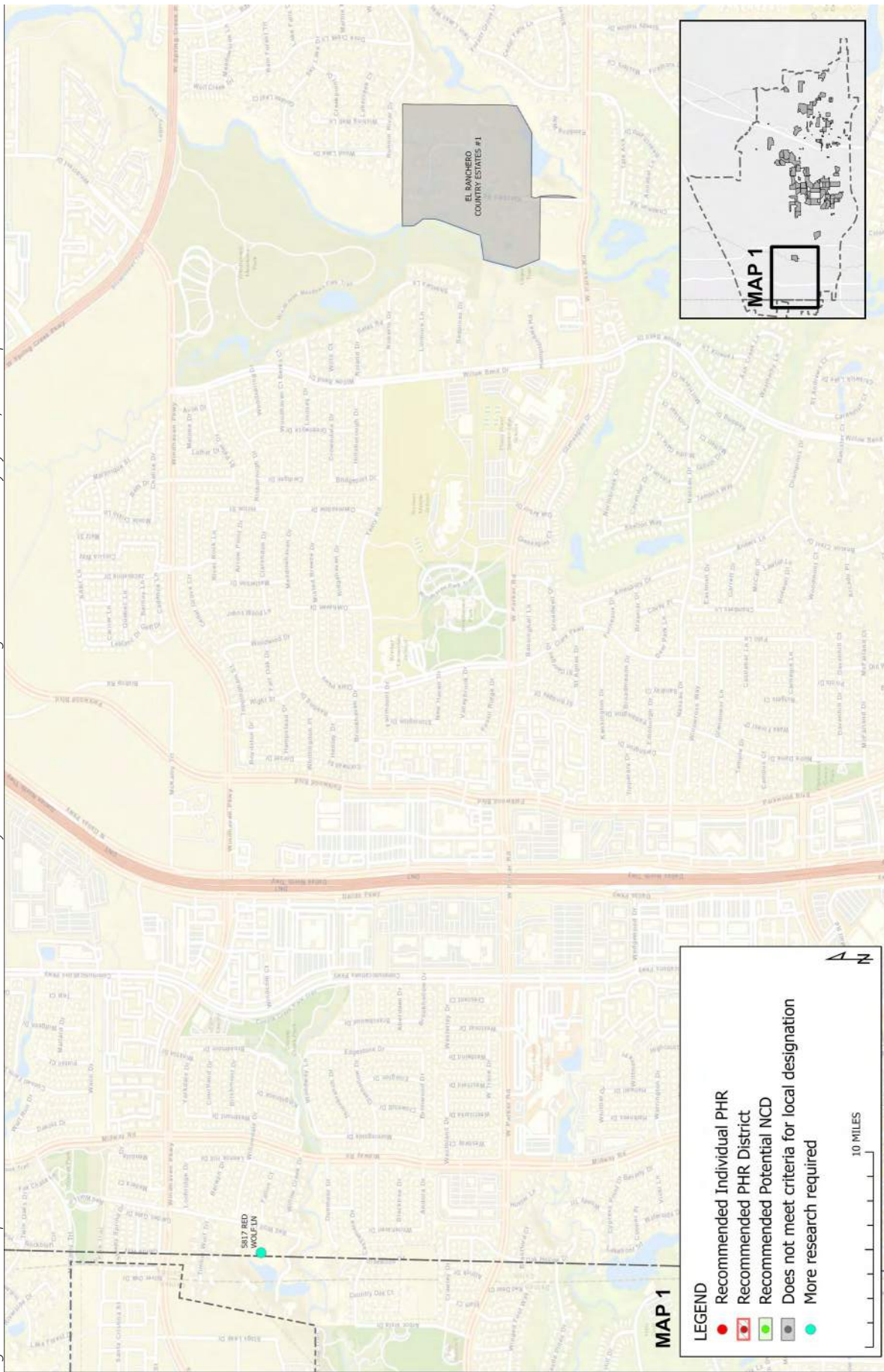


Figure iii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #2. Source: Overlay by HHM, base map from ESRI.

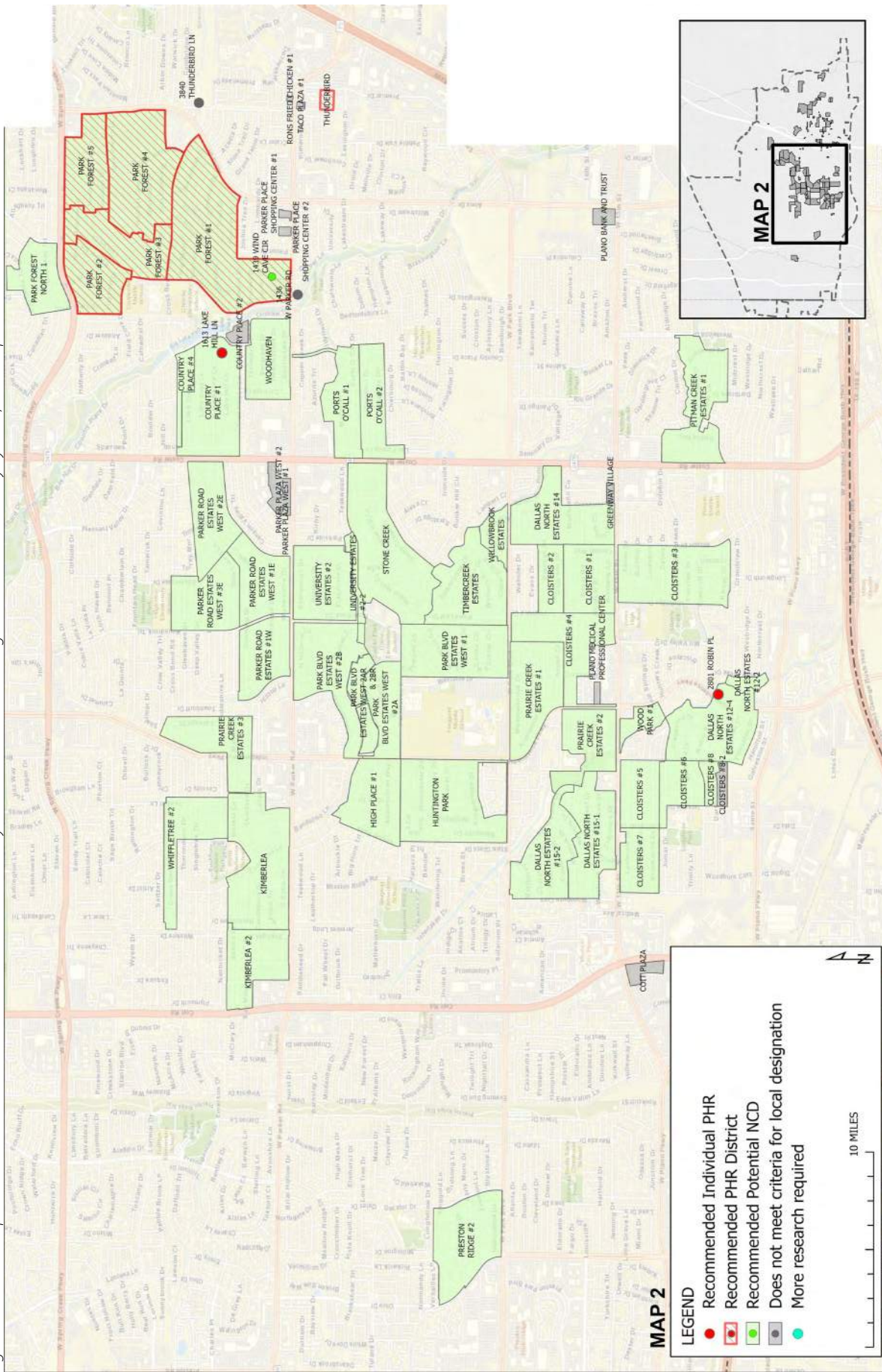


Figure iv. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #3. Source: Overlay by HHM, base map from ESRI.

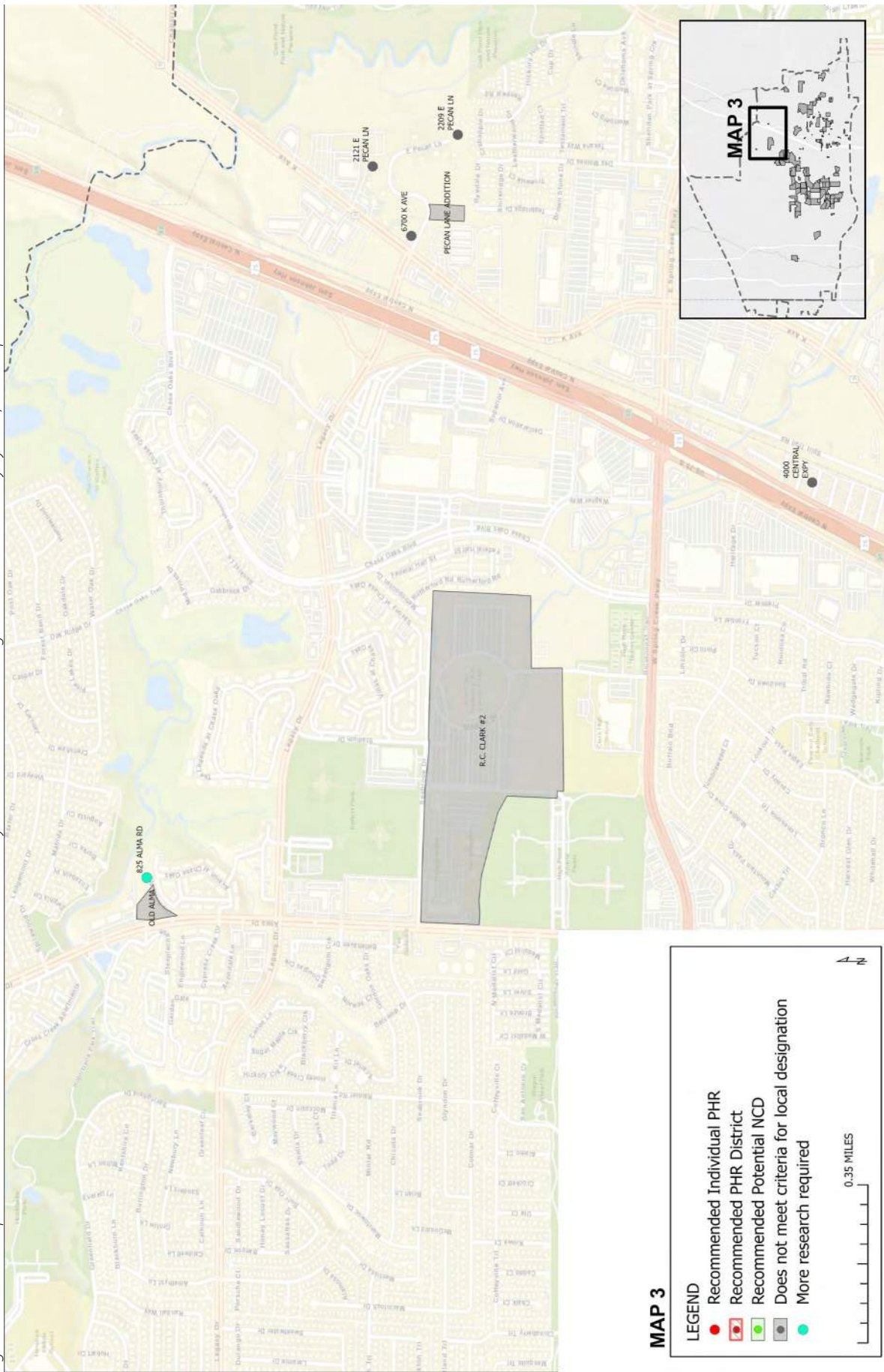


Figure v. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #4. Source: Overlay by HHM, base map from ESRI.



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

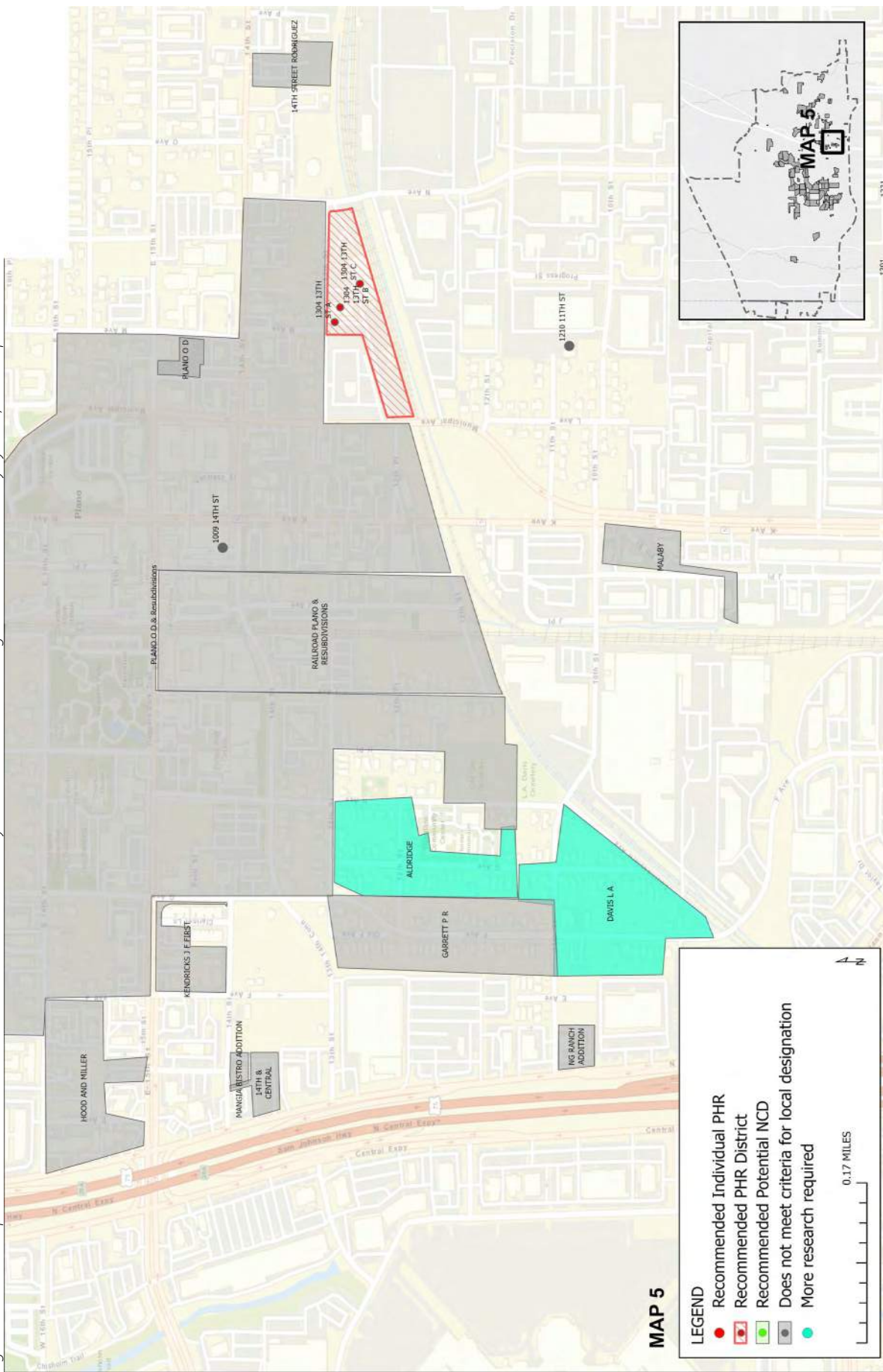






Figure ix: Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #8. Source: Overlay by HHM, base map from ESRI.

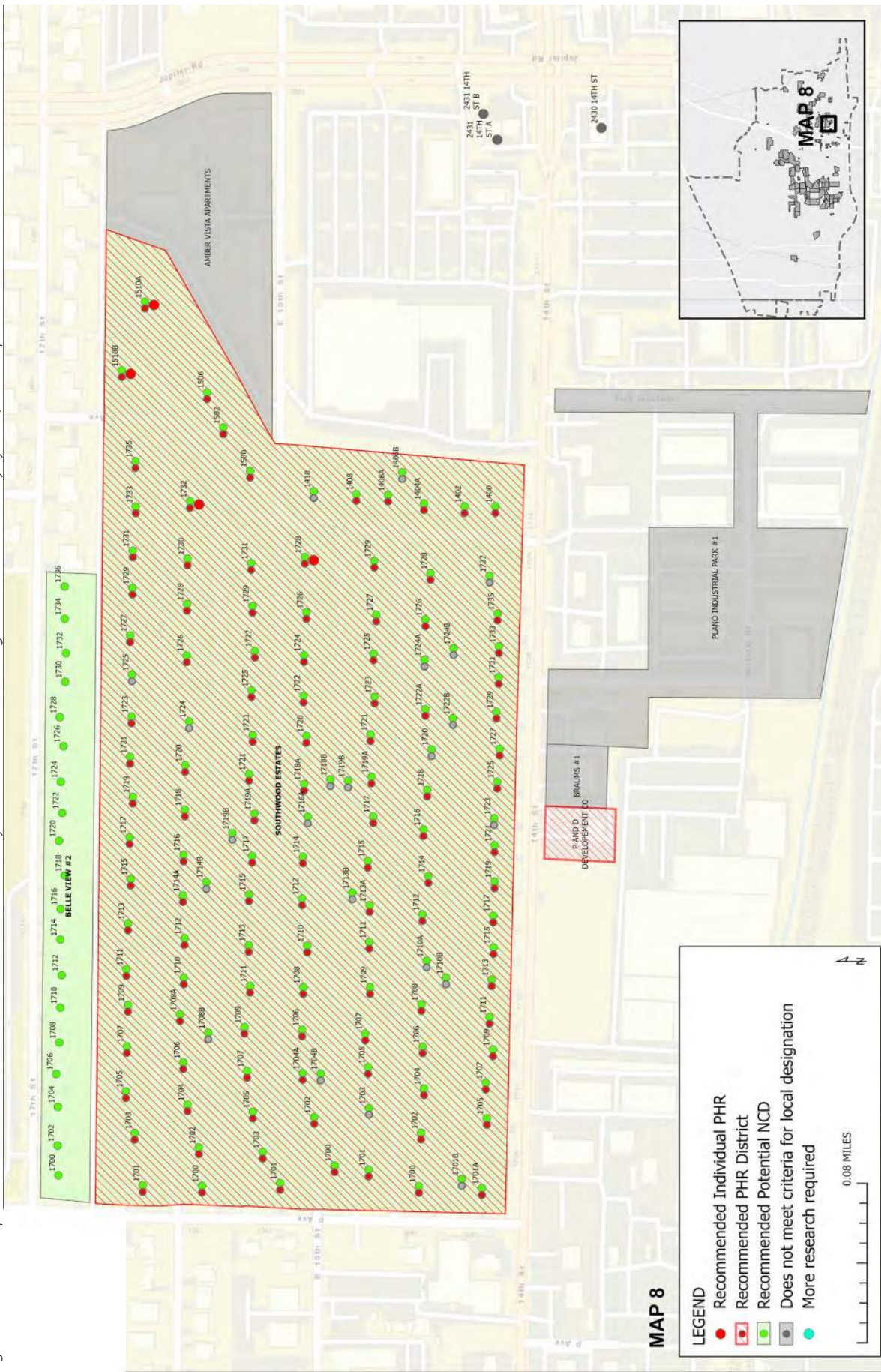




Figure x. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #9. Source: Overlay by HHM, base map from ESRI.



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.

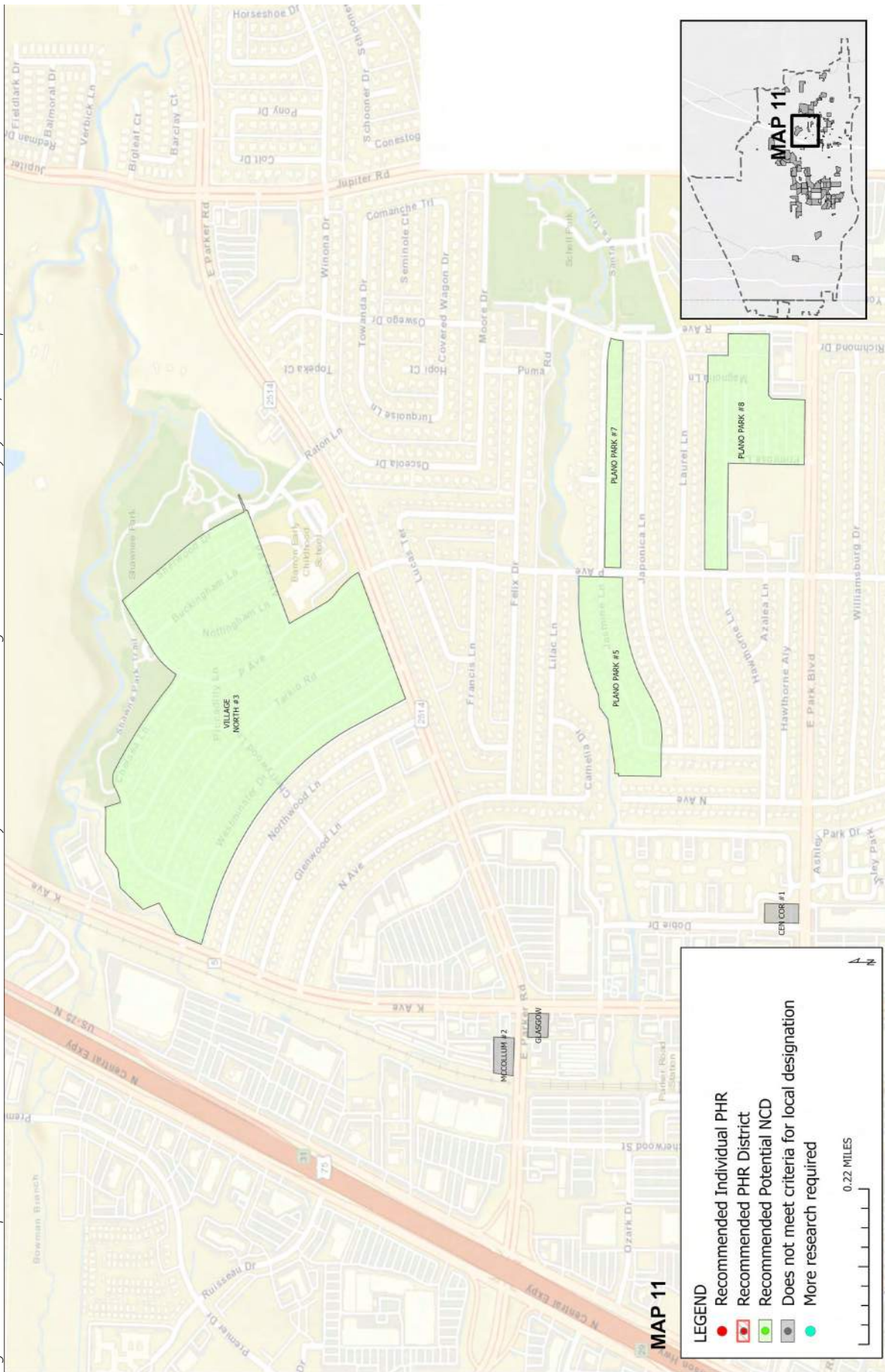


Figure xiii. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #12. Source: Overlay by HHM, base map from ESRI.

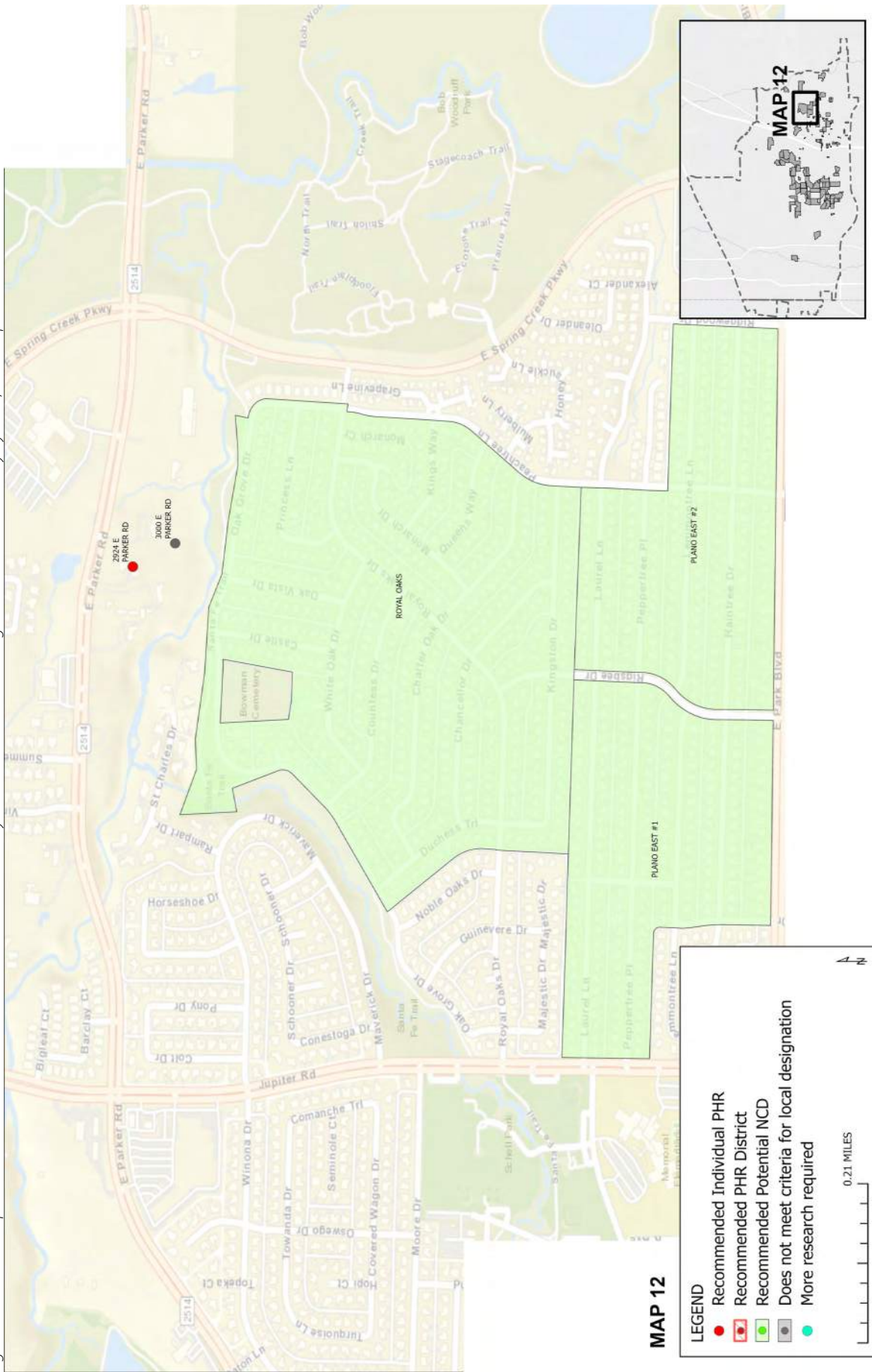


Figure xiv. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #13. Source: Overlay by HHM, base map from ESRI.

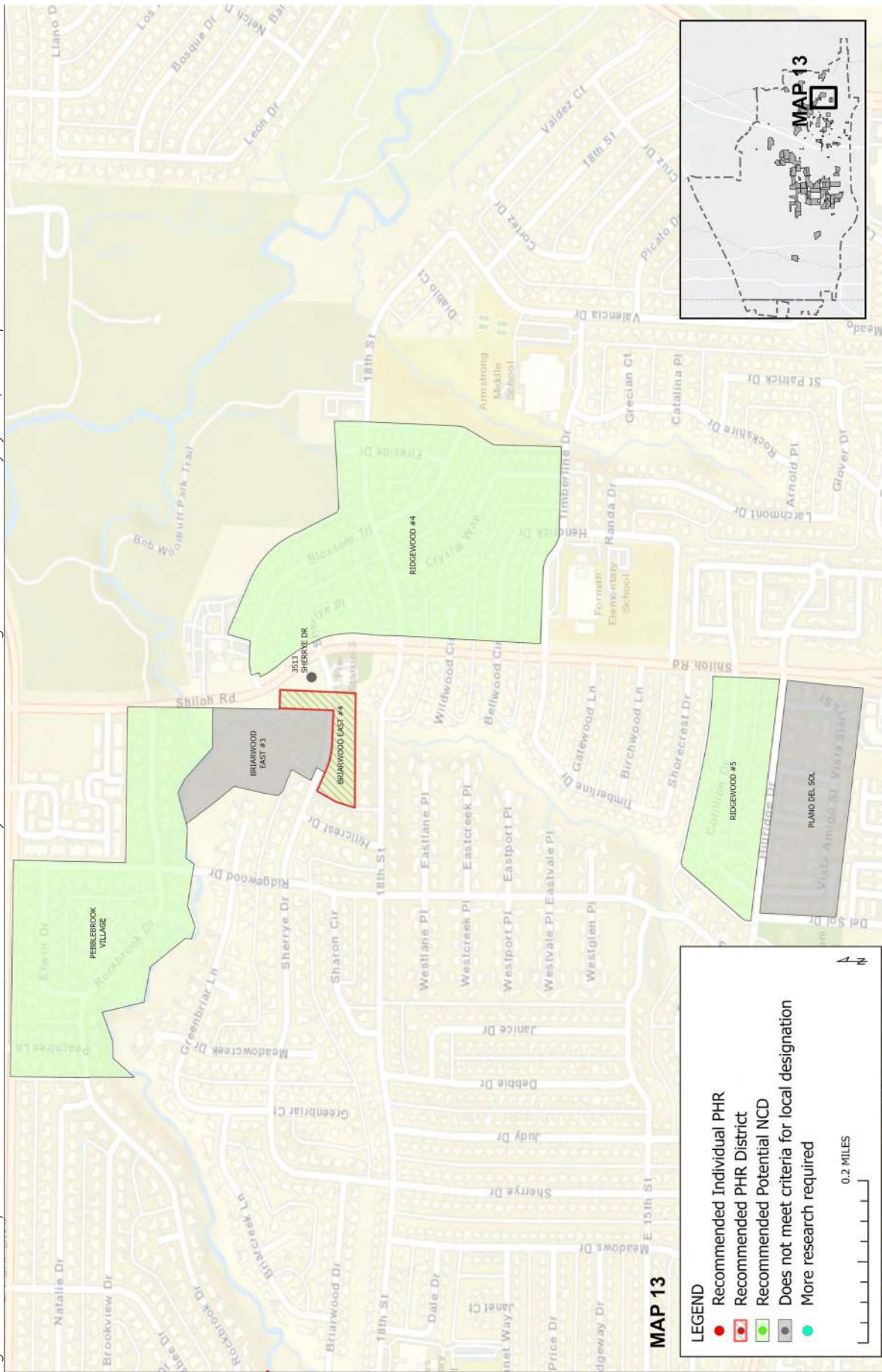


Figure xv. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #14. Source: Overlay by HHM, base map from ESRI.

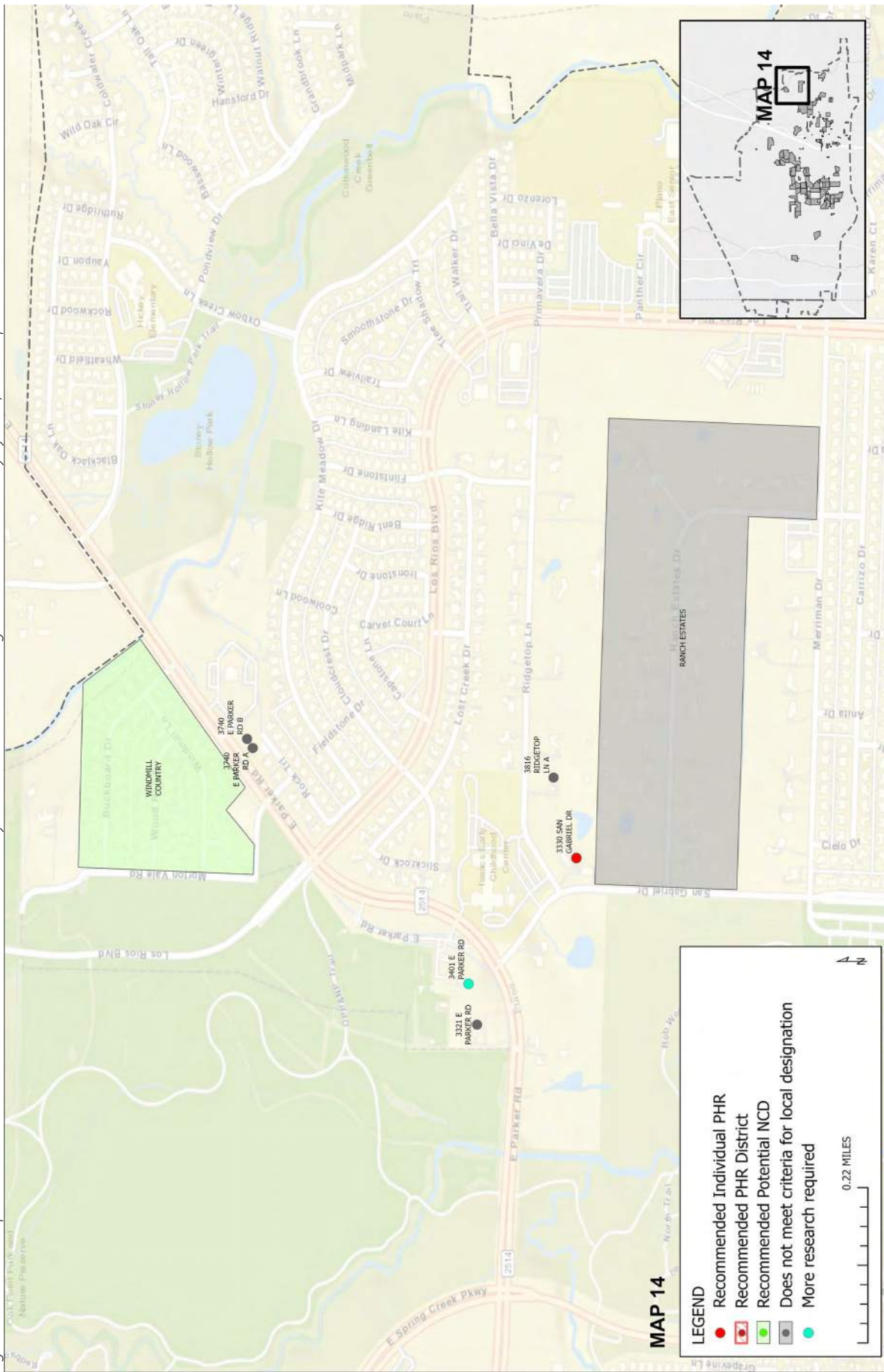
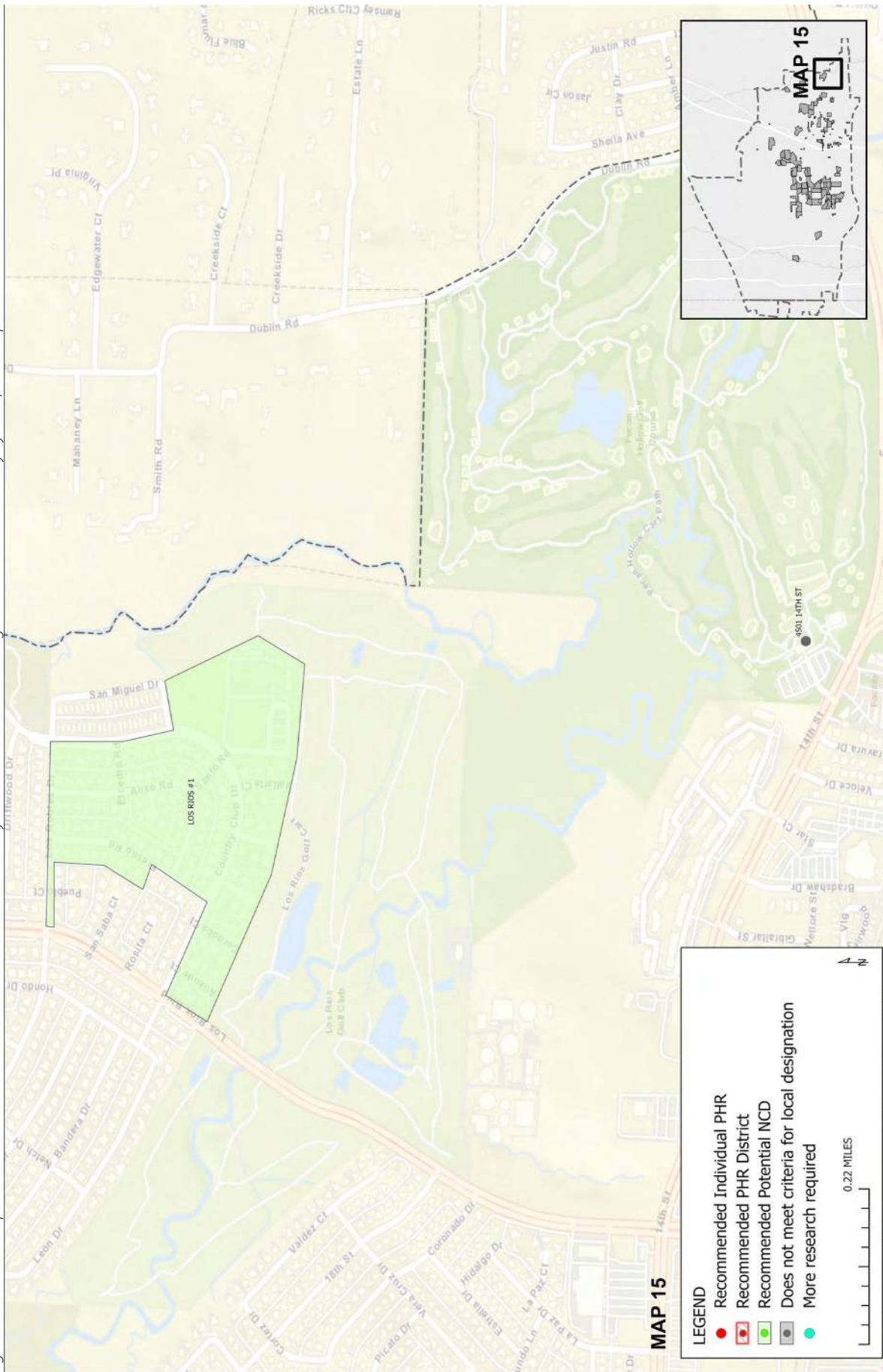


Figure xvi. Detail of map of 2023 reconnaissance-level and windshield-level survey recommendations showing Inset #15. Source: Overlay by HHM, base map from ESRI.



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## Electronic Files

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- 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

## Acknowledgements

HHM would like to thank the following individuals for their help and invaluable support for this project and in preparing this report:

- Mr. Eric Hill, City of Plano, Assistant Director of Planning
- Mr. Michael Bell, City of Plano Comprehensive Planning Manager
- Mr. Steve Sims, City of Plano Lead Planner
- Mr. Bhavesh Mittal, City of Plano Heritage Preservation Officer/Senior Planner
- Mr. Nike Coleman, City of Plano, Senior Planner
- Ms. Kristi Olvera, City of Plano, Senior Administrative Assistant

# 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 Road<sup>4</sup></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

<sup>4</sup> 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.<sup>5</sup> 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

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<sup>5</sup> 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](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](https://library.municode.com/tx/plano/codes/code_of_ordinances?nodeId=PTIICOOR_CH16PLDE_ARTVIHEREPR_S16-110DEHERERI)).

Neighborhood Conservation Districts.<sup>6</sup> 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**

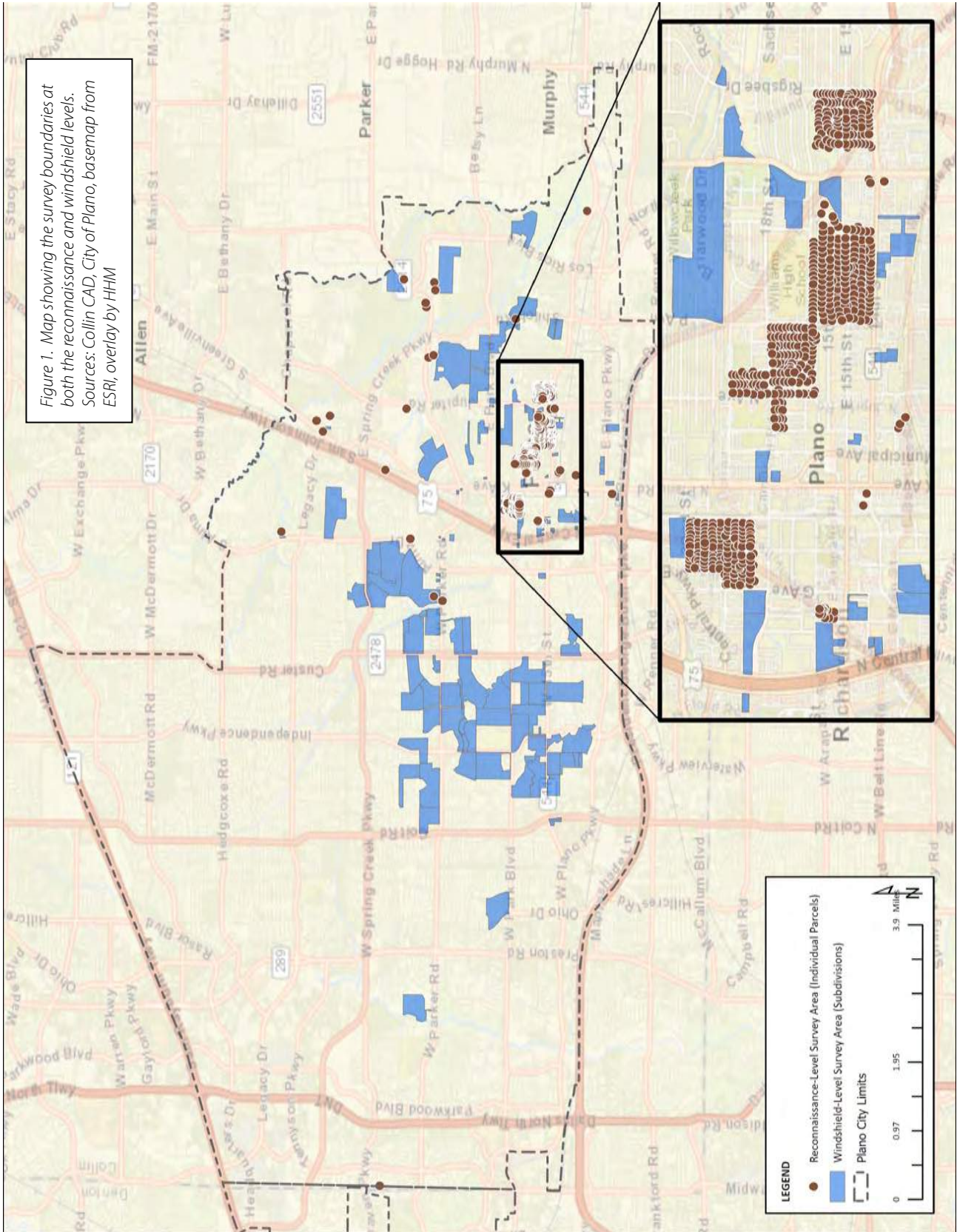
For the windshield survey of individual resources, HHM took a minimum of two photographs documenting each resource's existing condition and character-defining features. For the windshield survey of the subdivisions, HHM took at least two representative streetscape photographs for each subdivision, as 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.

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<sup>6</sup> 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*.<sup>7</sup> 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).

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<sup>7</sup> 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](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*.<sup>8</sup>]

### **Potential Heritage District Integrity**

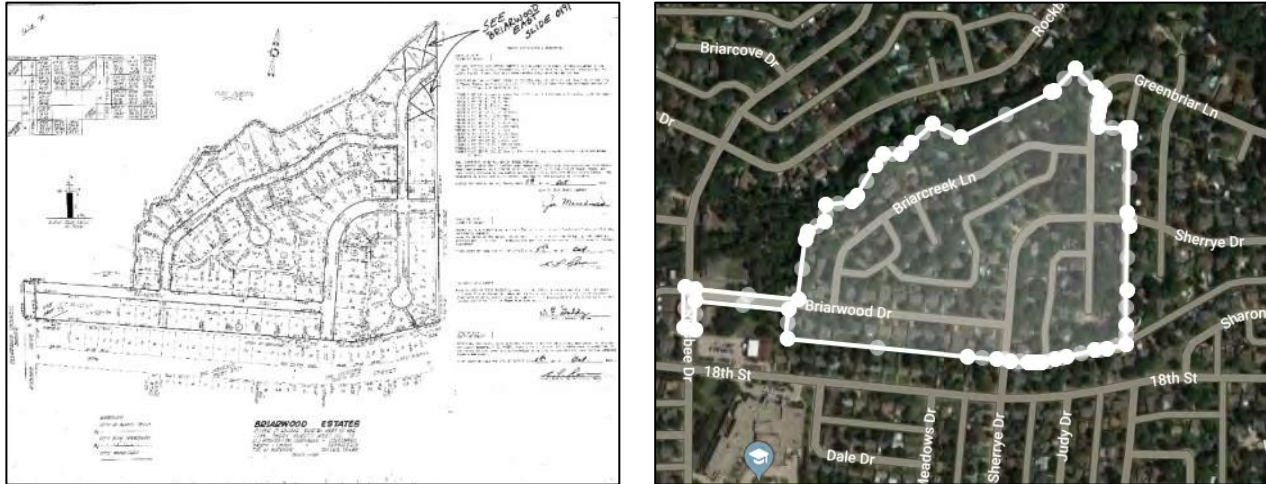
Within a potential heritage district, integrity is evaluated on an overall basis. The individual integrity of the resources in the district are considered in combination with the overall collection. Each individual resource within the PHR district is assigned a “contributing” or “noncontributing” status. 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.

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<sup>8</sup> 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](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.<sup>9</sup>

<sup>9</sup> 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](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.<sup>10</sup> 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"> <li>• Individually eligible PHR</li> </ul>	<ul style="list-style-type: none"> <li>• Contributing within PHR district,</li> <li>• Contributing within NCD,</li> <li>• Eligible as a PHR, and/or</li> <li>• Eligible as a Potential NCD</li> </ul>	<ul style="list-style-type: none"> <li>• Not eligible</li> <li>• Noncontributing within a PHR district, and/or</li> <li>• Noncontributing within a NCD</li> </ul>

## 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:

<sup>10</sup> 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.<sup>11</sup>
  - (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.<sup>12</sup> The NCD overlay option offers established neighborhoods an optional tool to preserve their scale, architectural character, and/or unique physical features.<sup>13</sup> 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:<sup>14</sup>

- 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.

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

<sup>12</sup> Ordinance No. 2020-8-9

<sup>13</sup> "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>.

<sup>14</sup> 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

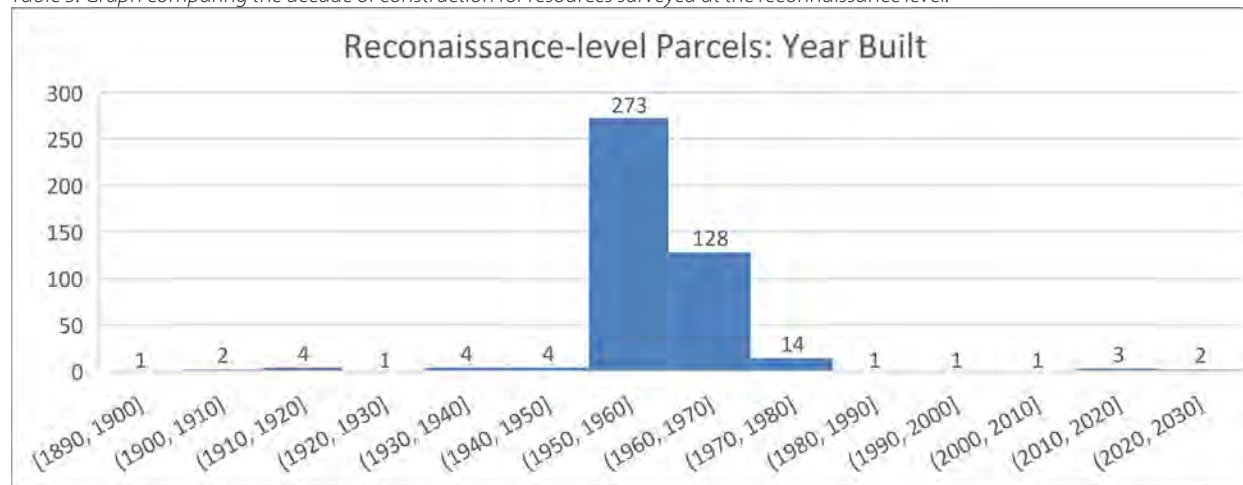
In June 2023, HHM documented 569 individual above-ground resources and 123 subdivisions within the targeted survey area. The section below summarizes trends among construction dates, property types, and architectural styles. For details regarding the construction date(s), property type(s), and style(s)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

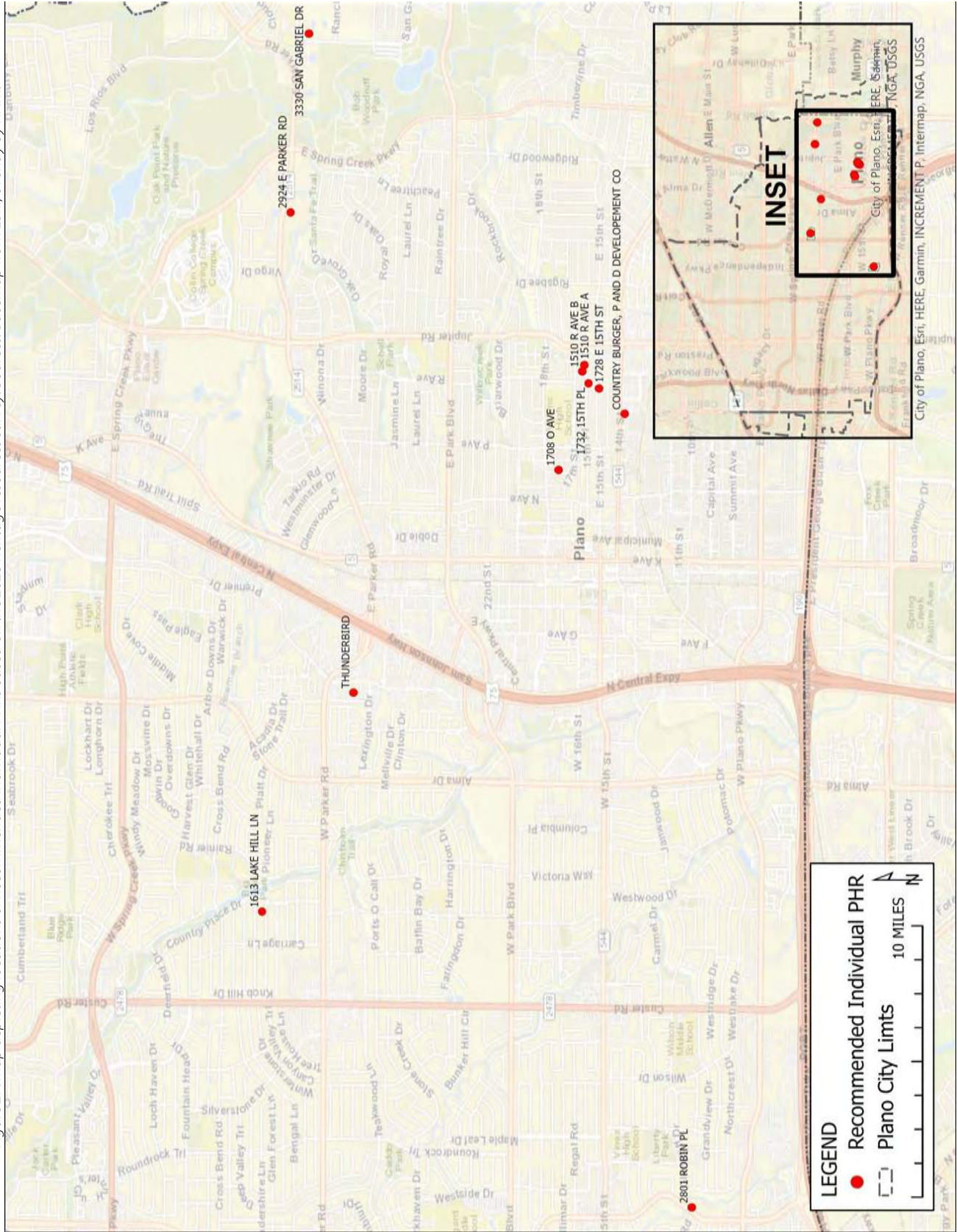
HHM's 2023 survey identified **ten (10) PHRs for individual properties**, as summarized in Table 11 and depicted in Figure 27.

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

	<b>Property Address</b>	<b>Survey Level</b>	<b>Individual PHR Recommendation</b>	<b>Local Ordinance Criteria</b>	<b>Integrity Notes</b>
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 <sup>15</sup> )	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 <sup>16</sup>	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.

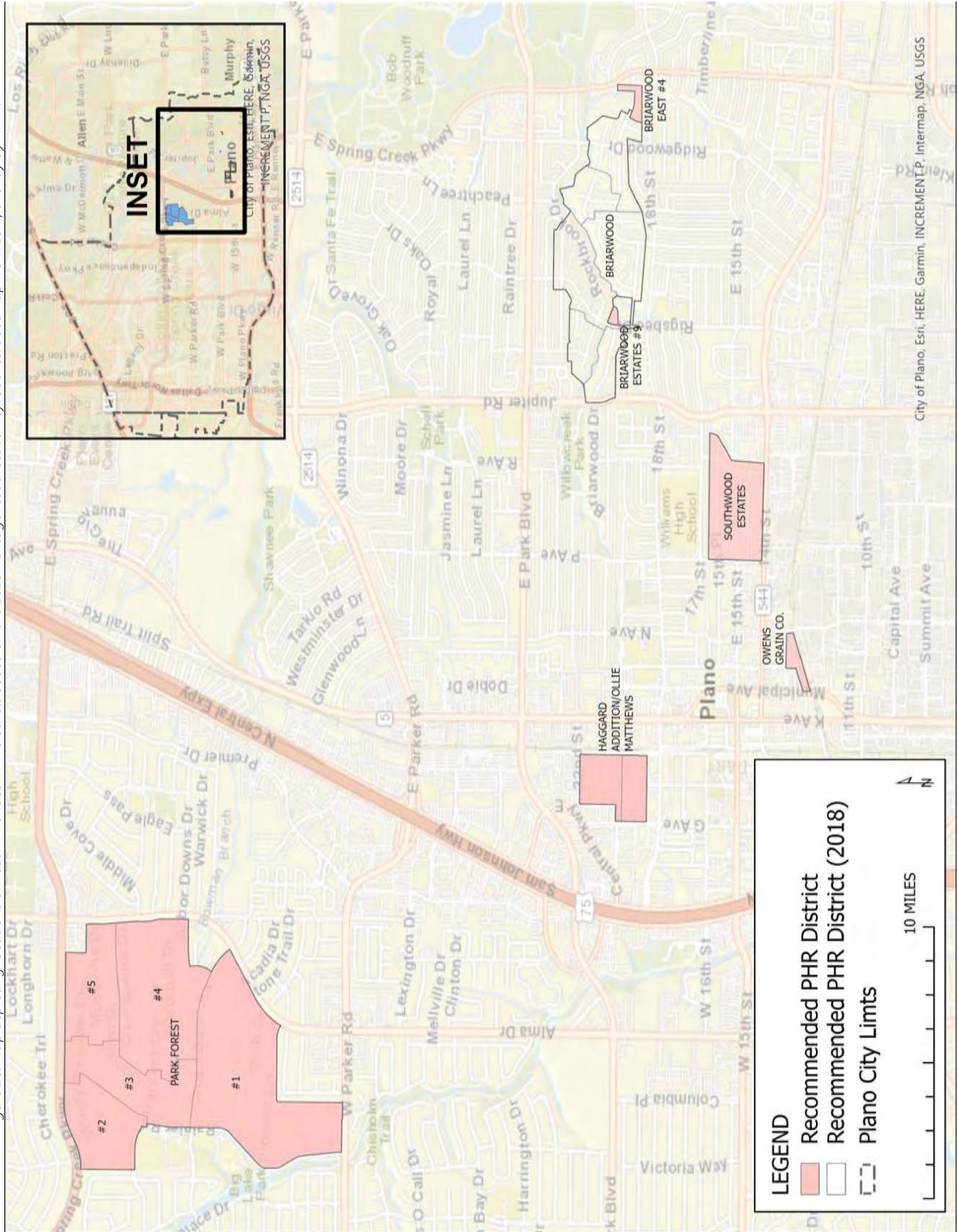
\*\*\*Part of a larger Briarwood PHR district recommended eligible in the 2018 HPP.

<sup>†</sup> Part of a larger district including all surveyed Park Forest subdivisions.

<sup>15</sup> Note that the 2018 recommended that the Briarwood PHR District encompass Briarwood East #1-2, Briarwood Estates #1-2, 5, & 8.








<sup>16</sup> 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*.<sup>17</sup> 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*

<sup>17</sup> Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*.

*Residential Suburbs*.<sup>18</sup> 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.<sup>19</sup> 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.

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<sup>18</sup> Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*.

<sup>19</sup> 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.<sup>20</sup> 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.

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<sup>20</sup> 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	<b>Armstrong Park</b>	Armstrong Park	4	100%	A, B, C-i, C-ii, D	Planning & Architectural
2	<b>Old Towne</b>	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	<b>Briarwood</b>	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	<b>Cloisters</b>	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	<b>Country Place</b>	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	<b>Dallas North Estates</b>	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	<b>Haggard Addition /Ollie Matthews</b>	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	<b>High Place</b>	High Place	1	99%	A, B, C-i, C-ii, D	Planning & Architectural
9	<b>Huntington Park</b>	Huntington Park	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
10	<b>JH Bowman</b>	JH Bowman	-	97%	A, B, C-i, C-ii, D	Planning & Architectural
11	<b>Kimberlea</b>	Kimberlea	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
		Kimberlea	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
12	<b>Los Rios</b>	Los Rios	1	99%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
13	<b>North Forest Estates</b>	North Forest Estates	6	100%	A, B, C-i, C-ii, D	Planning & Architectural
14	<b>Park Blvd Estates West</b>	Park Blvd Estates West	2B	100%	A, B, C-i, C-ii, D	Planning & Architectural
15	<b>Park Forest</b>	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	<b>Park Forest North</b>	Park Forest North	1	100%	A, B, C-i, C-ii, C-iii, D	Planning & Architectural
17	<b>Parker Road Estates</b>	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	<b>Pebblebrook Village</b>	Pebblebrook Village	-	97%	A, B, C-i, C-ii, D	Planning & Architectural
19	<b>Pittman Creek Estates</b>	PITMAN CREEK ESTATES	1	96%	A, B, C-i, C-ii, D	Planning & Architectural
20	<b>Plano East</b>	PLANO EAST	1	100%	A, B, C-i, C-ii, D	Planning & Architectural
21	<b>Ports O'Call</b>	PORTS O'CALL	1	99%	A, B, C-i, C-ii, D	Planning & Architectural
22	<b>Prairie Creek Estates</b>	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	<b>Preston Ridge</b>	PRESTON RIDGE	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
24	<b>Ridgewood</b>	RIDGEWOOD	5	100%	A, B, C-i, C-ii, D	Planning & Architectural
25	<b>Royal Oaks</b>	ROYAL OAKS	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
26	<b>Stone Creek</b>	STONE CREEK	-	99%	A, B, C-i, C-ii, D	Planning & Architectural
27	<b>Timbercreek Estates</b>	TIMBERCREEK ESTATES	-	100%	A, B, C-i, C-ii, D	Planning & Architectural
28	<b>University Estates</b>	UNIVERSITY ESTATES	2-2	100%	A, B, C-i, C-ii, D	Planning & Architectural
29	<b>Village North</b>	VILLAGE NORTH	3	99%	A, B, C-i, C-ii, D	Planning & Architectural
30	<b>Whiffletree</b>	WHIFFLETREE	2	100%	A, B, C-i, C-ii, D	Planning & Architectural
31	<b>Willowbrook Estates</b>	WILLOWBROOK ESTATES	-	100%	A, B, C-i, C-ii, D	Planning & Architectural
32	<b>Windmill Country</b>	WINDMILL COUNTRY	-	92%	A, B, C-i, C-ii, D	Planning & Architectural
33	<b>Wood Park</b>	WOOD PARK	1	100%	A, B, C-i, C-iii, D	Planning
34	<b>Woodhaven</b>	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.

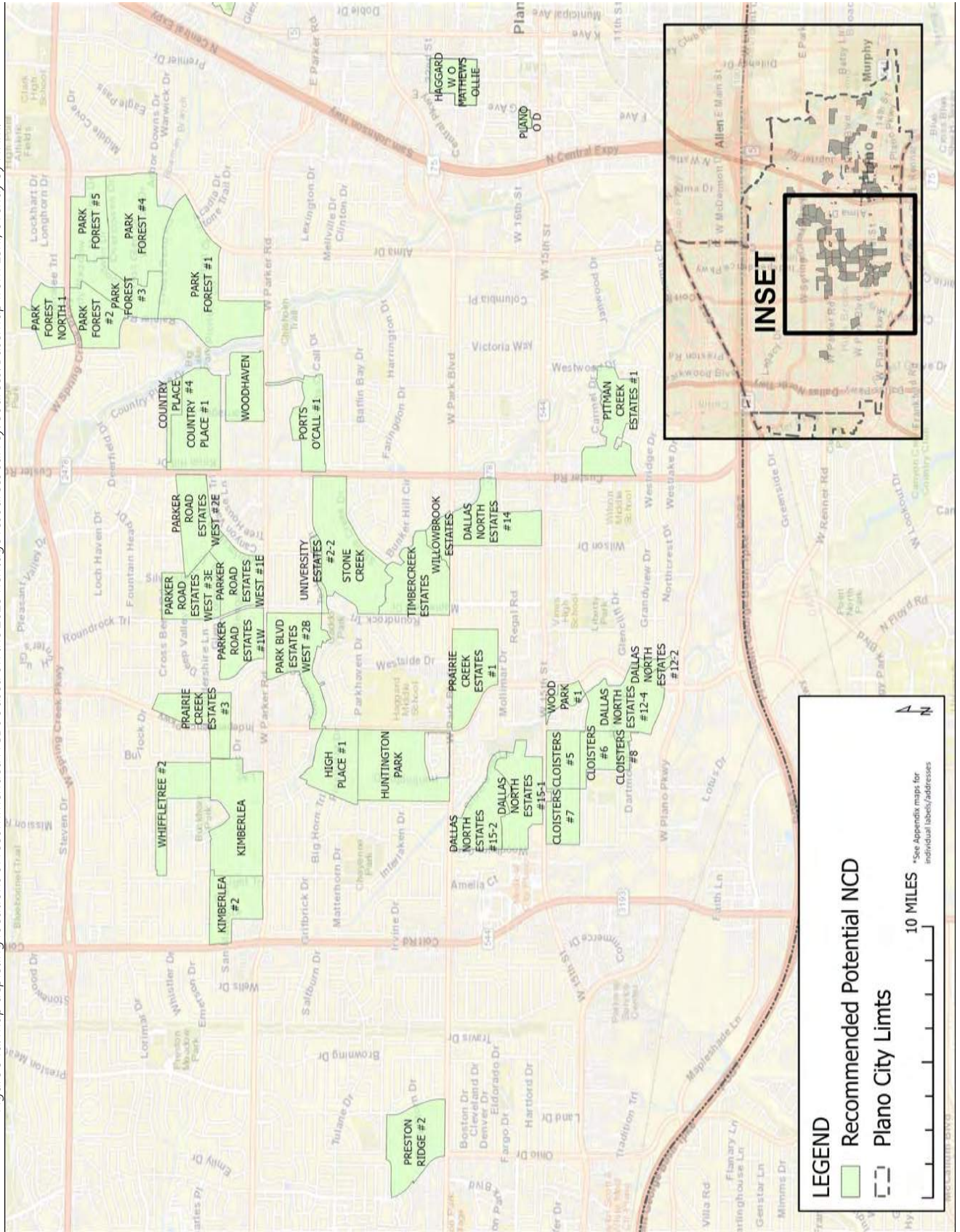
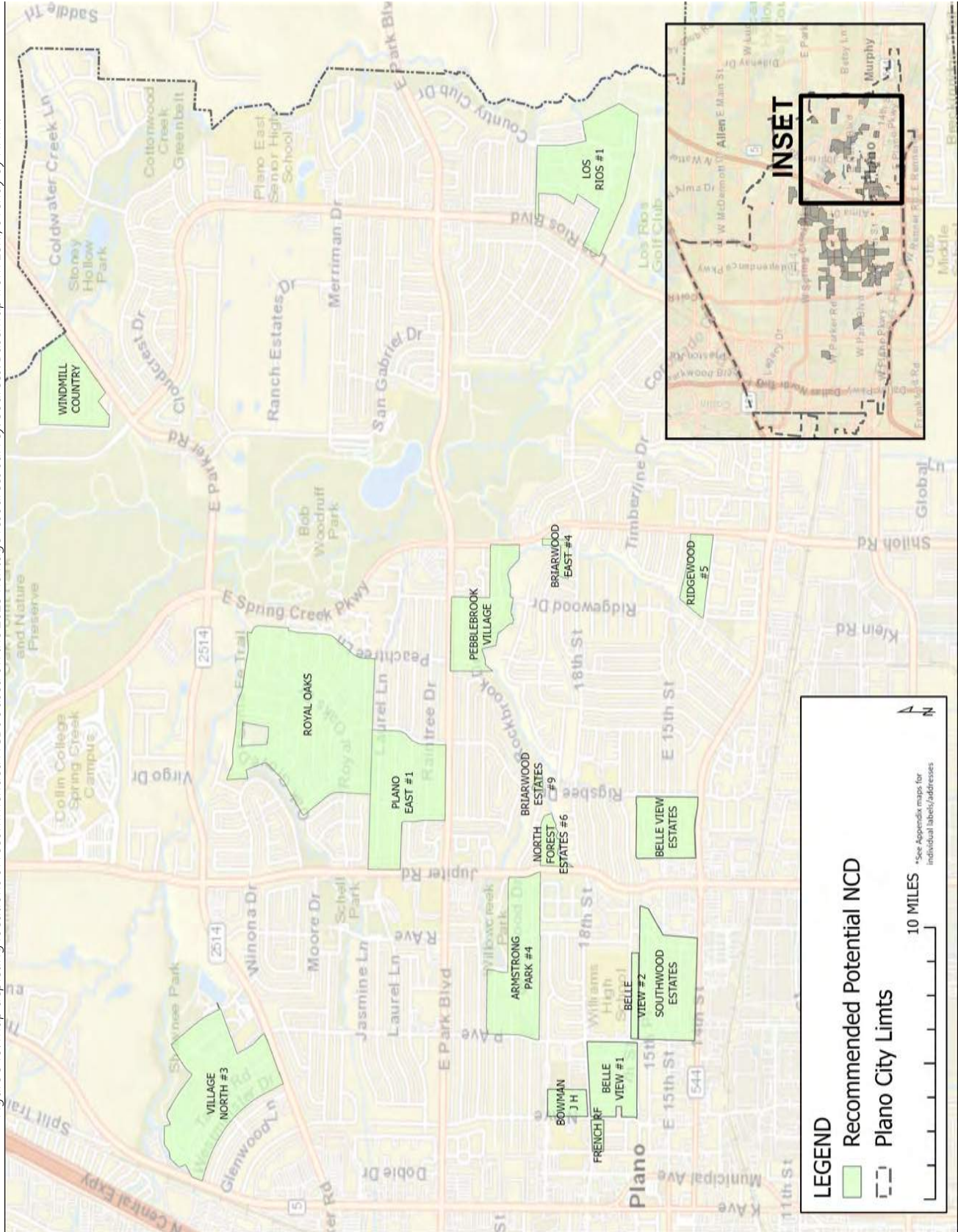


Figure 34b. Map depicting locations of recommended NCDs based on the 2023 heritage resources survey. Sources: Basemap from ESRI, overlay by HHM.



## 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/OLLE MATTHEWS*

The Haggard Addition/Ollie Matthews potential NCD is also recommended eligible as a PHR district. For more details, refer to the Haggard Addition/Ollie Matthews PHR District discussion above on pages 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.<sup>21</sup> 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	<b>Belle View Estates</b>	BELLE VIEW ESTATES (CPL)	-	100%	A, B, C-ii, D	Planning Model
36	<b>Cloisters</b>	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	<b>Park Blvd Estates West</b>	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	<b>Plano East</b>	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	<b>Ports O'Call</b>	PORTS O'CALL	2	100%	A, B, C-ii, D	Planning Model

<sup>21</sup> 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	<b>Prairie Creek Estates</b>	PRAIRIE CREEK ESTATES	2	96%	A, B, C-ii, D	Planning Model
41	<b>Ridgewood</b>	RIDGEWOOD	4	99%	A, B, C-ii, D	Planning Model
42	<b>University Estates</b>	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**

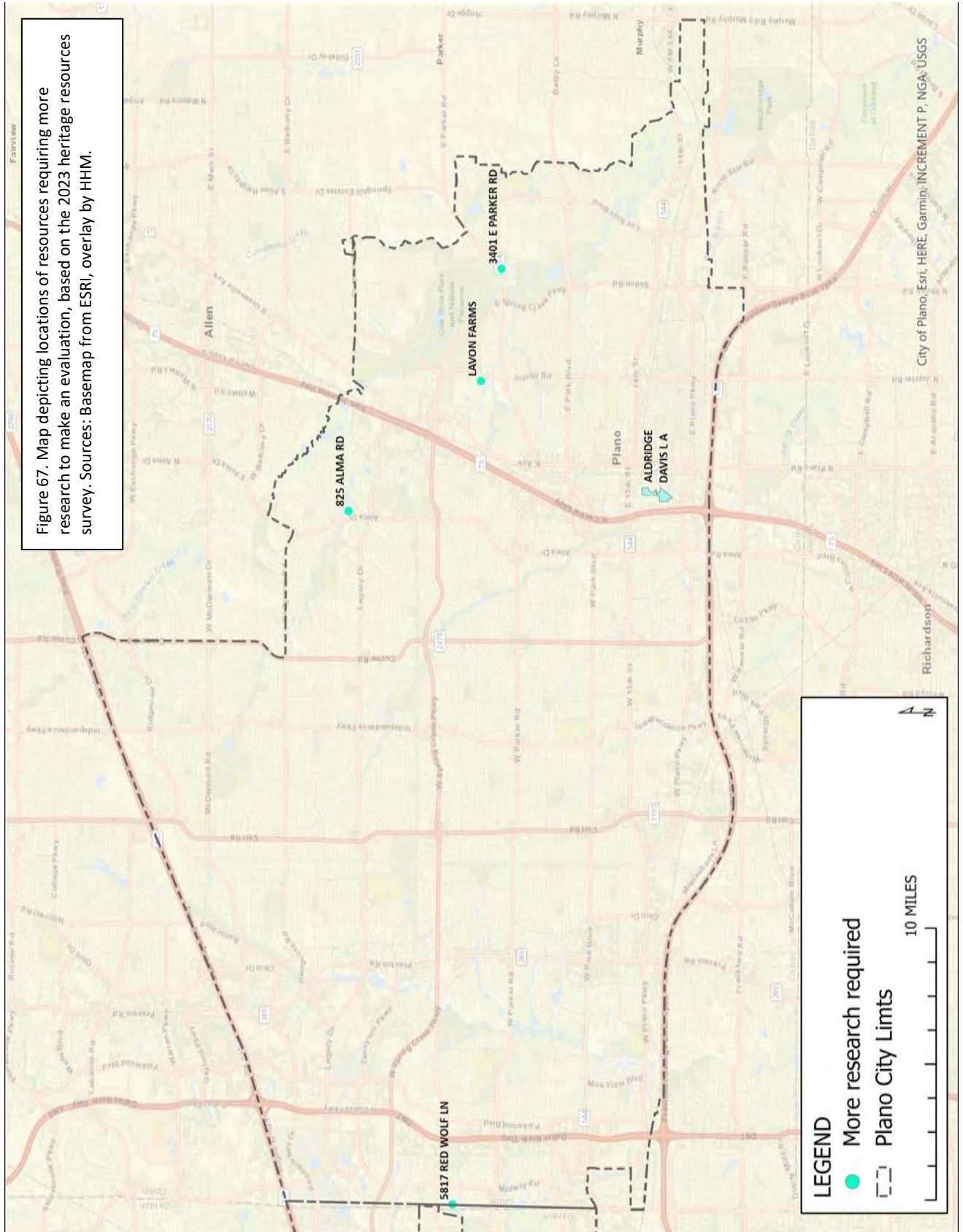
The 2023 heritage resources survey identified **three (3) districts and three (3) individual properties requiring more research**, summarized in Table 15 and mapped in Figure 67. For the identified districts, the subdivision as a whole is not eligible, but a smaller heritage district or districts may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

	<b>Address or Subdivision Name</b>	<b>Individual Property or District</b>
4	3401 E PARKER RD	Individual property
5	825 ALMA RD	Individual property
6	5817 RED WOLF LN	Individual property

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



## PREVIOUSLY RECOMMENDED PHR CEMETERIES

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

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

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

## 3.2. National Register of Historic Places (NRHP) Recommendations

### INDIVIDUAL NRHP ELIGIBILITY

#### Identified 2018 Individual NRHP Eligibility

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

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

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

## Recommended 2023 Individual NRHP Eligibility

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

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

	Resources Recommended Individually Eligible for the NRHP, 2023 Heritage Resources Survey	NRHP Criteria
1	1728 E 15TH ST	A, C
2	1732 15TH PL	A, B, C
3	1704 N PLACE <sup>22</sup>	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

<sup>22</sup> 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
<b>Definition</b>	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.
<b>Individual parcels versus groupings</b>	May include either individual parcels (points on the map) or collective groupings (polygons on the map).
<b>Mapping Requirements</b>	Polygon/point prepopulated during database preparation using GPS coordinates in GIS-compatible format.
<b>Photography Requirements</b>	No photography required.
<b>Fields of data</b>	<ul style="list-style-type: none"> <li>• Collective/individual survey</li> <li>• CAD parcel ID(s) (prepopulated)</li> <li>• CAD address(es) (prepopulated)</li> <li>• Prior documentation/designations (linked during the database preparation step)</li> <li>• Construction date(s)/date range for groupings (prepopulated from CAD and updated as necessary based on desktop findings)</li> <li>• History notes (encoded as relevant during research task)</li> <li>• Whether the resource is visible from the public right-of-way</li> <li>• Recommendation for further survey (following the process outlined in figure 4)</li> <li>• Justification for recommendation (e.g., not historic age, not visible from public right-of-way, does not meet integrity threshold)</li> </ul>



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.

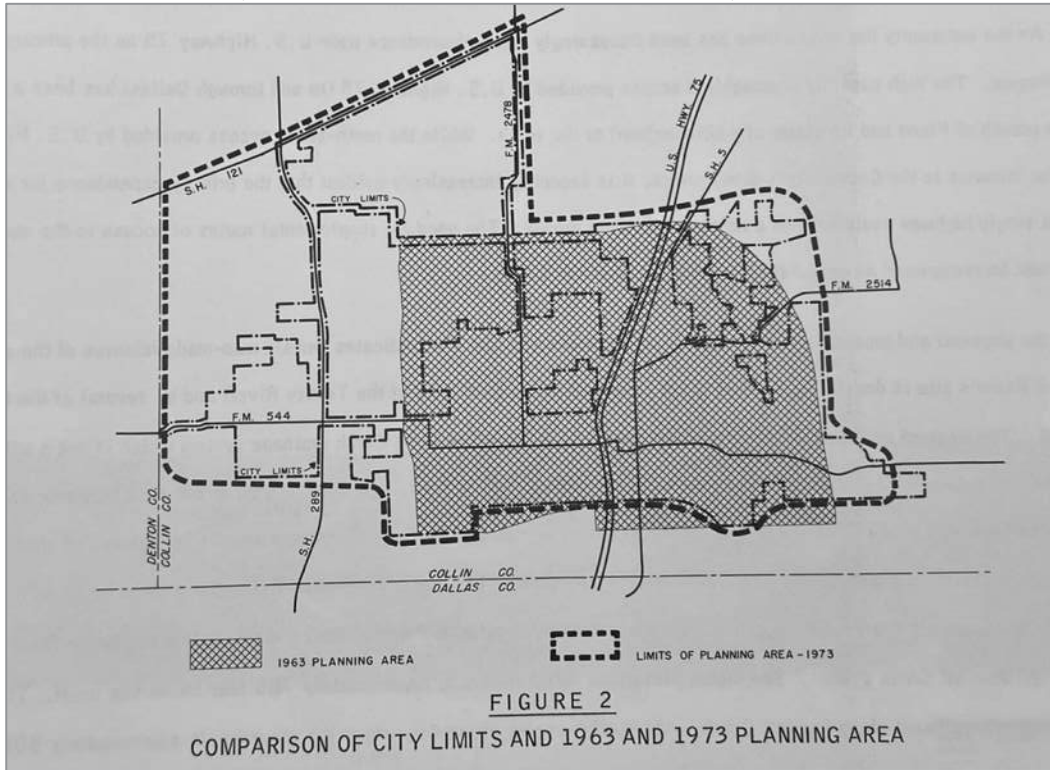
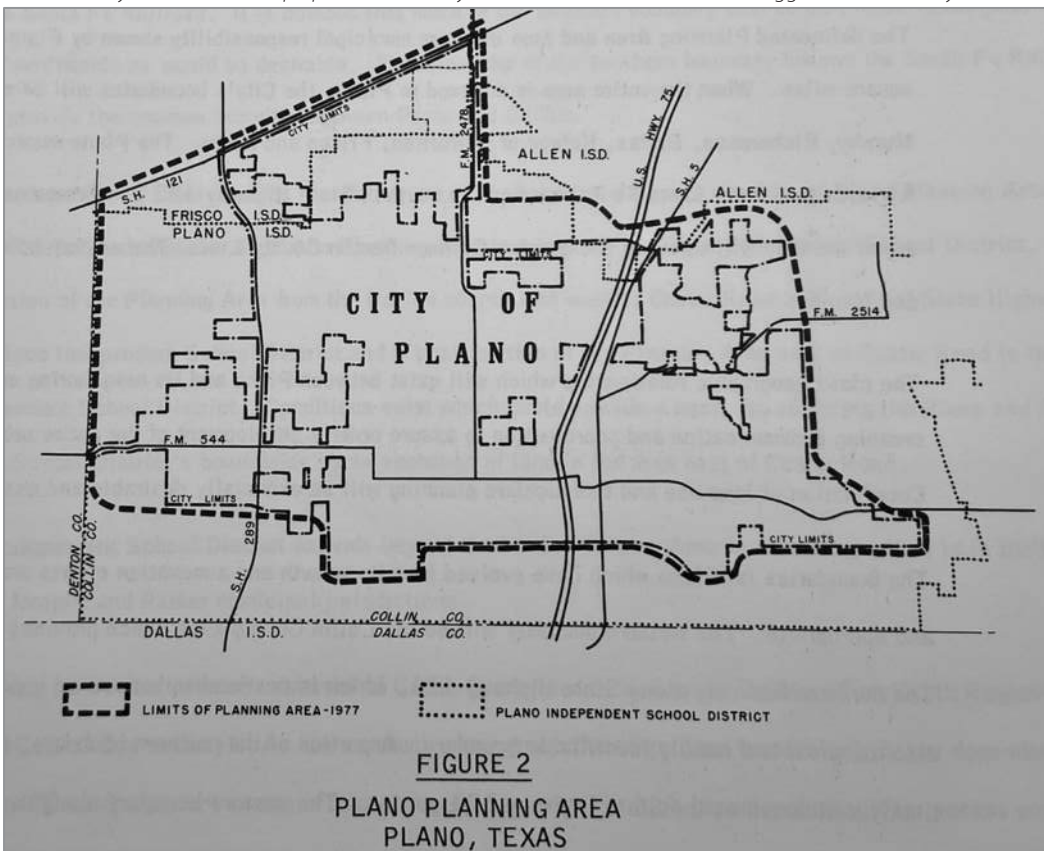


Figure 69. Map depicting the 1977 City of Plano planning area. Source: Marvin Springer and Associates, "Comprehensive Plan for Community Structure: City of Plano, Texas," prepared for the City of Plano, 1977, from the Plano Haggard Public Library.



### 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.<sup>23</sup> 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.

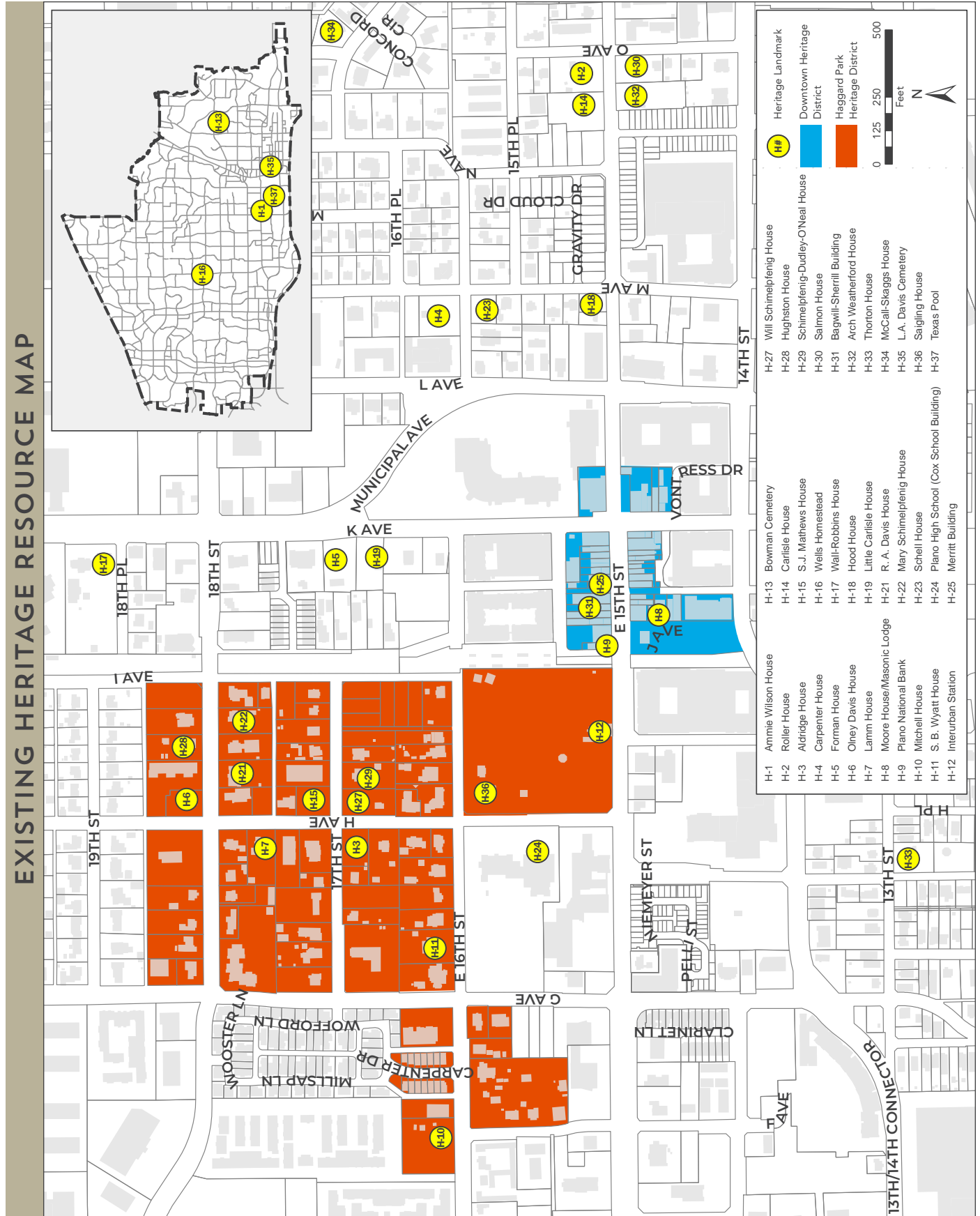
Table 23. Proposed priorities and estimated costs for implementing the recommendations of the HPP.

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 <sup>24</sup>
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)









<sup>23</sup> Based on 2024 costs. Costs will escalate based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI).

<sup>24</sup> 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

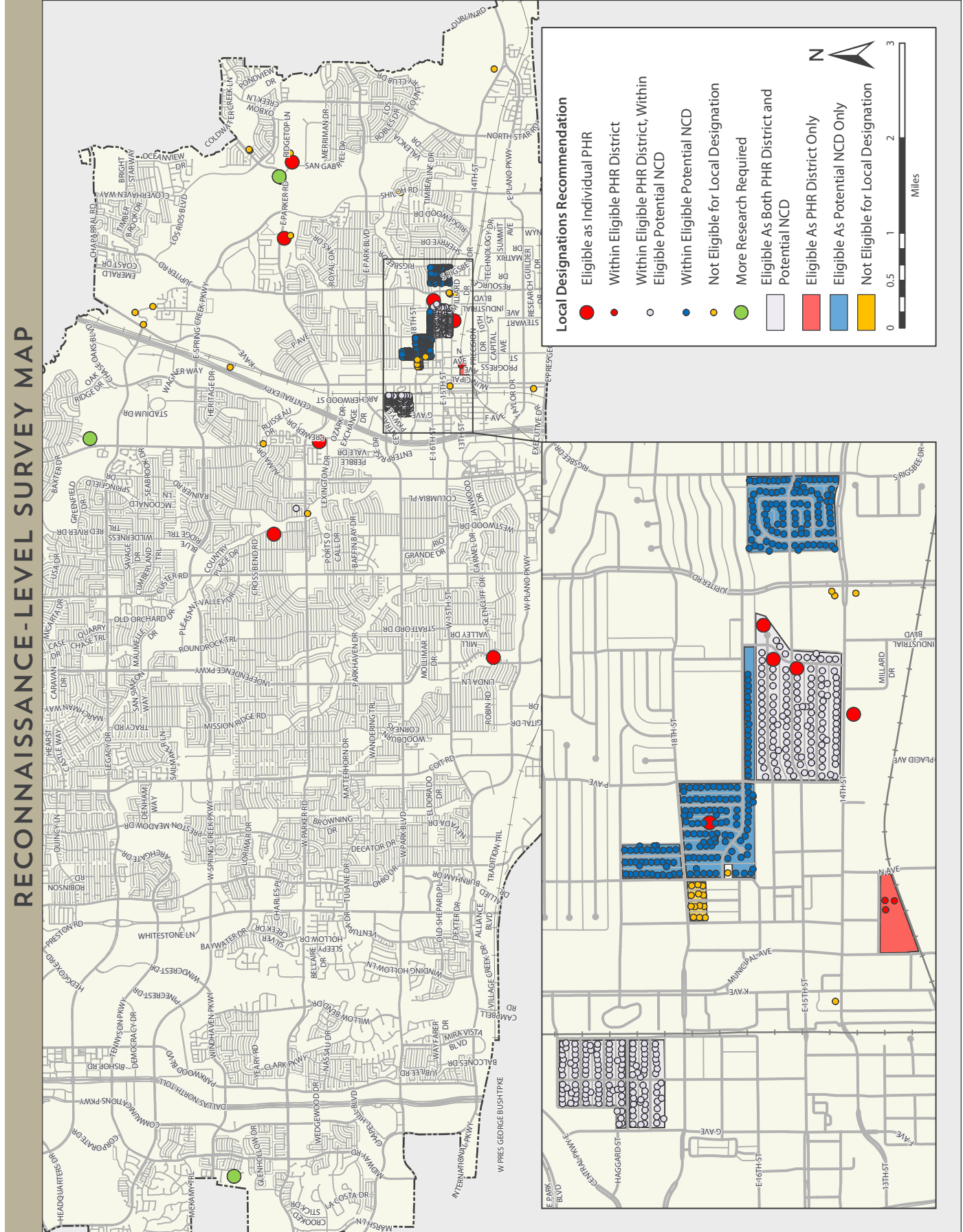
## DOWNTOWN

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

## 4.2. 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
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)		Medium	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)		Medium	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)		Medium	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				Medium	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	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 14TH 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)
1702 14TH PL	1960	Single-family house	Ranch	Storm door 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)
1703 14TH PL	1960	Duplex house	Ranch	Storm windows added	Side addition	Likely originally single-family	Ca. 1985	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)
1704 14TH PL	1961	Single-family house	Ranch	All windows replaced, Storm door added			Ca. 1985-2000	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)
1705 14TH PL	1960	Single-family house	Ranch	All windows 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)
1706 14TH PL	1960	Single-family house	Ranch	All windows 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)
1707 14TH PL	1960	Single-family house	Ranch	Some 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				
				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	Noncontributing	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	Noncontributing	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	Noncontributing	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	Noncontributing	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				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	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	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 14TH 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)
1729 14TH PL	1960	Single-family house	Ranch	All windows replaced, Doors 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)
1009 14TH ST	2020	High-rise mixed use	Contemporary			Demolition of prior buildings approved 2016(COA # HC-2015-22)		Low	Not eligible for local designation	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	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 ST B	1960	Back house	No stylistic influences visible	Siding replaced				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)
1705 14TH ST	1960	Single-family house	Ranch	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)
1707 14TH ST	1960	Single-family house	Ranch	All windows replaced, Shutters 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)
1709 14TH ST	1959	Single-family house	Ranch	Screens 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)
1711 14TH ST	1960	Single-family house	Ranch	Storm windows added			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)
1713 14TH ST	1960	Single-family house	Ranch	Garage enclosed, Storm door added			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)
1715 14TH ST	1960	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)
1717 14TH 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)
1719 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)

## 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 NCD 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		District meets Criterion A, B, C-ii, D (Planning Model)	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		District meets Criterion A, B, C-ii, D (Planning Model)	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		District meets Criterion A, B, C-ii, D (Planning Model)	Belle View Estates (potential NCD)
2621 14TH 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)
2625 14TH ST	1962	Duplex 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)
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	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Ode 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	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Ode 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	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Ode 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	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Ode 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	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Ode 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	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Ode 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	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Ode 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	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Ode 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	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Ode 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	District meets Criteria A, B, C-i, C-ii, C-iii, D (Planning &/or Architectural Model)	Southwood (PHR); Ode 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	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	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	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	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	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	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	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	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	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	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	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	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	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 Criterion 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 Criterion 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 Criterion 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				Potential local district name
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	
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/NC 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)	Olle Matthews (PHR, 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)	Olle Matthews (PHR, 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)	Olle Matthews (PHR, 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)	Olle Matthews (PHR, 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)	Olle Matthews (PHR, 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)	Olle Matthews (PHR, potential NCD)

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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 /NCD 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				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
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					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)

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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
902 21ST ST	1953	Single-family house	Minimal Traditional	Some windows replaced	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)
903 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials 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)
904 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Doors replaced, Garage enclosed, Windows infilled, Porch altered with ramp			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)
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	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)
905 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)
906 21ST ST	1953	Single-family house	Minimal Traditional	One window 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)
907 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced	Carport, 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)
908 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Doors replaced, Exterior wall materials replaced, Porch materials replaced	Front addition		2005	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)
909 21ST ST	1953	Single-family house	Minimal Traditional	All windows replaced, Exterior wall materials replaced, 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)
910 21ST 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)
910 21ST ST B	1953	Garage	No stylistic influences visible	Exterior wall materials replaced, Exterior wall materials replaced, Fenestration pattern altered			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)
911 21ST ST	1953	Single-family house	Minimal Traditional	Screens 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)
912 21ST ST A	1953	Single-family house	Minimal Traditional	Exterior wall materials replaced, Screens replaced, Porch altered, 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/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

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 C/NC 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/N/C 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	Potential local district name
1531 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-i, D (Planning Model)	Belle View Estates (potential NCD)
541 J PL	1974	Warehouse	Ranch					Low	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			Low	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)		High	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	Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1708 M AVE A	1953	Single-family house	Ranch	Some windows replaced				Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1710 M AVE	1980	Single-family house	No stylistic influences visible					Low	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				Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1707 M PL	1958	Single-family house	Minimal Traditional					Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1708 M PL	2020	Single-family house	Neo-Traditional					Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1709 M PL	2023	Single-family house	Neo-Traditional					Low	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				Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1711 M PL	2009	Single-family house	Neo-Traditional					Low	Not eligible for local designation	Criteria N/A		Criteria N/A	
1713 M PL	1958	Single-family house	Minimal Traditional					Low	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	Low	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	Low	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					Low	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	Low	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	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/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	Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local district name
1707 N AVE	1963	Single-family house	Ranch	All windows replaced, Doors replaced, Storm door added				Not eligible for local designation	Criteria N/A		Criteria N/A	
1709 N AVE	1952	Single-family house	Ranch	Garage enclosed, Screens replaced				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	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				Not eligible for local designation	Criteria N/A		Criteria N/A	
1712 N AVE B	1959	Back house	No stylistic influences visible					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	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					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			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	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			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		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	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	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	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	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					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			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)
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)



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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 C/NC 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)

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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	Criteria N/A
3000 E PARKER RD	1975	Single-family house	Neoclassical					Medium	Not eligible for local designation	Criteria N/A		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	Criteria N/A
3401 E PARKER RD	1972	Single-family house	Not visible					Medium	More research required	Criteria N/A		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	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	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	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	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	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		Carport 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)

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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)

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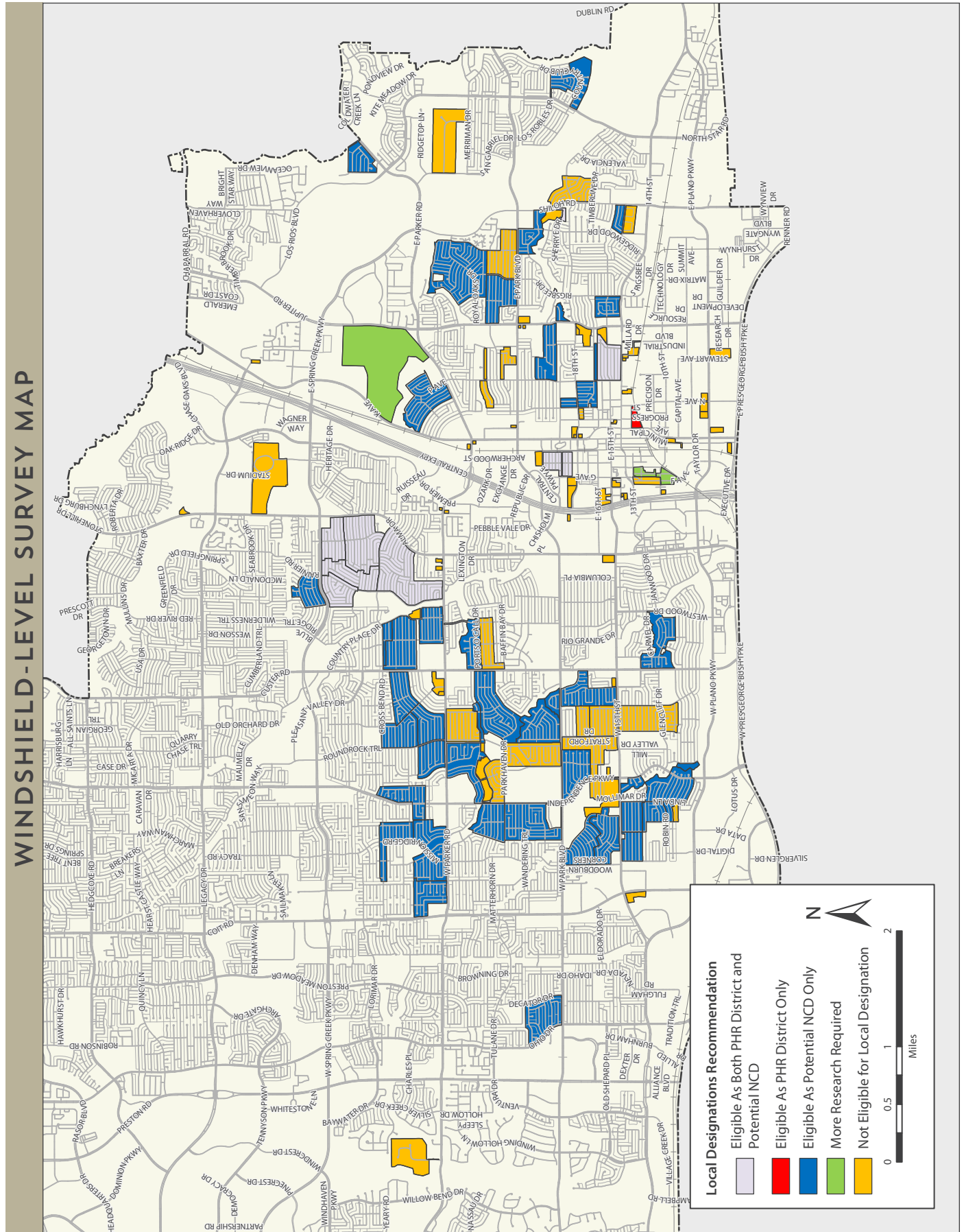
Property Address	Date Built	Property Type	Architectural Stylistic Influences)	Historic Integrity				Priority	Local recommendations				
				Alterations	Additions	Integrity Notes	Alteration date		Recommended local designations	PHR Criteria	PHR District C/NC Status	Potential NCD Criteria	Potential local 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	Potential smaller Heritage District within (combine with part of LA Davis)
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	
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 S 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-i, 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-i, 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-i, 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	Subdivision 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

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivision 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	
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	Postwar Curvilinear Suburb	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	Postwar Curvilinear Suburb	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	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	
DALLAS NORTH ESTATES #12-4	Subdivision	DALLAS NORTH ESTATES #12- 4		1972- 1981	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	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	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	

## WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivision 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	
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

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	
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	Subdivision 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	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	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	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	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	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)	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	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	Does not meet criteria	N/A	
P AND D DEVELOPMENT CO	Subdivision	P AND D DEVELOPMENT CO		1974	Single parcel	Restaurant	No stylistic influences visible	High	Eligible individual PHR	6, 8	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)	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)	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)	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)	Does not meet criteria	N/A	

## WINDSHIELD-LEVEL INVENTORY OF SUBDIVISIONS

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivision 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	
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	
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

Subdivision/ Block Name	Record type	Address	Year(s) platted	Range of years built	Subdivision 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	
PARKER PLAZA WEST #1	Subdivision	PARKER PLAZA WEST #1		1975	Postwar Industrial Complex	Strip center	No stylistic influences visible	Low	Not eligible for local designation	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	Not eligible for local designation	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 #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	
ROYS FRIED CHICKEN #1	Subdivision	ROYS 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"> <li>▲ Gabled or hipped</li> <li>▲ Low pitch</li> <li>▲ Shingles</li> <li>▲ Boxed eaves with little overhang</li> </ul>	<ul style="list-style-type: none"> <li>▲ One or two stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Brick or stone</li> <li>▲ Stucco</li> </ul>
Detailing		Other Features
<ul style="list-style-type: none"> <li>▲ Entry or full-width front porch supported by prominent square or rounded columns</li> <li>▲ Front door surrounded by narrow sidelights and a rectangular line of transom lights above</li> <li>▲ Cornice line of main roof and porch roofs emphasized with wide band of trim</li> </ul>		<ul style="list-style-type: none"> <li>▲ Door and lights usually incorporated into more elaborate door surround</li> <li>▲ Porches may be full height on two story structures</li> </ul>

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"> <li>▲ Front-gabled, centered gable, paired gables, cross-gabled, castellated or parapeted</li> <li>▲ Steeply pitched roof</li> <li>▲ Shingles</li> <li>▲ Intermediate eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ One or two stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Brick or stone</li> </ul>
Detailing		Other Features
<ul style="list-style-type: none"> <li>▲ Gables commonly decorated with vergeboards</li> <li>▲ Windows and doors frequently have pointed-arch shape</li> <li>▲ Fanciful decorative ornamentation is a dominant feature</li> </ul>		<ul style="list-style-type: none"> <li>▲ Windows commonly extend into gable</li> <li>▲ One-story porch usually present supported by flattened gothic arches</li> <li>▲ Wall surfaces typically extend into gables</li> </ul>

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"> <li>▲ Flat roof</li> <li>▲ Roof often hidden behind cornice</li> <li>▲ No eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ One or two stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Brick or stone</li> <li>▲ May have stone detailing</li> </ul>
Detailing		Other Features
<ul style="list-style-type: none"> <li>▲ Large display windows</li> <li>▲ Transom lights</li> <li>▲ Wood kickplates</li> <li>▲ Recessed entry</li> <li>▲ Decorative cornice</li> </ul>		<ul style="list-style-type: none"> <li>▲ Tall second story windows</li> <li>▲ Entry may have double doors</li> <li>▲ May have flat metal canopy</li> </ul>

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"> <li>▲ Front-gabled, gable front and wing, side-gabled, pyramidal</li> <li>▲ May have one or multiple roof dormers</li> <li>▲ Shingles</li> <li>▲ Boxed or Open eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ One or two stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Patterned wood shingles</li> </ul>

## Detailing

- ▲ 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

## Other Features

- ▲ 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"> <li>▲ Front-gabled, cross-gabled, hipped roof with lower cross gable</li> <li>▲ Steeply pitched</li> <li>▲ Composite shingle, false thatch, slate</li> <li>▲ Intermediate eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ One or two stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Brick or stone</li> <li>▲ Patterned wood shingles</li> </ul>





Detailing	Other Features
<ul style="list-style-type: none"> <li>▲ Spindework ornamentation in the gables, porch balustrades, and as a frieze suspended from the porch ceiling</li> <li>▲ Lacy spandrel and bead-like decorative elements</li> <li>▲ Some examples use classical columns</li> <li>▲ Patterned shingles</li> <li>▲ Bays, towers, overhangs, and wall projections are common</li> </ul>	<ul style="list-style-type: none"> <li>▲ Asymmetrical form</li> <li>▲ Dominant front-facing gable</li> <li>▲ Detached garage, if any</li> <li>▲ A small percentage of examples will have half-timbered detail in the upper-story gables</li> </ul>

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"> <li>▲ Side-gabled, hipped, centered-gable, gambrel</li> <li>▲ May have second-story overhang</li> <li>▲ Roof may be asymmetrical</li> </ul>	<ul style="list-style-type: none"> <li>▲ One and one-half to two and one-half stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Brick or stone</li> <li>▲ Wood shingles</li> </ul>	
				<ul style="list-style-type: none"> <li>▲ Multiple roof dormers may be present</li> <li>▲ May have one-story flat roofed or side-gabled wings</li> <li>▲ Shingle</li> <li>▲ Boxed eaves with little overhang</li> </ul>
				<p><b>Detailing</b></p> <ul style="list-style-type: none"> <li>▲ Rectangular double-hung windows with six, eight, nine, or twelve panes in each sash</li> <li>▲ Accentuated front entry, normally with a decorative pediment supported by pilasters or extended forward and supported by slender columns</li> <li>▲ Front doors commonly have overhead fanlights or sidelights</li> </ul>
				

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"> <li>▲ Front facing gable</li> <li>▲ Single dominant front gable, multiple front gables, or front gable dormer</li> <li>▲ Composite shingle, false thatch, slate</li> <li>▲ Intermediate eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ One and one-half to two stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Brick or stone</li> <li>▲ Stucco</li> <li>▲ Stone is often used as an accent material around windows and doors</li> </ul>
	Detailing		Other Features
	<ul style="list-style-type: none"> <li>▲ Tall and narrow windows</li> <li>▲ Scaled fireplace with decorative brick work and chimney pots; fireplaces may be located on the front, side, or internally</li> <li>▲ Enclosed entry is common</li> <li>▲ Tudor (flattened pointed) arches are often used in door surrounds or entry porches</li> <li>▲ Simple round-arched doorways with heavy board-and-batten doors</li> <li>▲ Small tabs of cut stone may project into the brickwork</li> </ul>		<ul style="list-style-type: none"> <li>▲ False half-timbering</li> <li>▲ 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.</li> <li>▲ Detached garage, if any</li> </ul>
			

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"> <li>▲ Front or side gable, hipped, or flat</li> <li>▲ A combination of roof forms are often used</li> <li>▲ Prominent central roof dormers are common in the one-story subtype</li> <li>▲ Composite shingle, wood shingle</li> <li>▲ Boxed eaves with a moderate overhang</li> </ul>	<ul style="list-style-type: none"> <li>▲ One and one-half to two and one-half stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Brick or stone</li> </ul>
Detailing		Other Features
<ul style="list-style-type: none"> <li>▲ Double hung rectangular windows with multi-paned sashes; 6 or 9 panes to each sash is common</li> <li>▲ Colonnaded front porch, either full or partial width</li> <li>▲ Classical columns with Ionic or Corinthian capitals</li> <li>▲ Roofline balustrades</li> <li>▲ Dentil cornices</li> </ul>		<ul style="list-style-type: none"> <li>▲ Facades are typically symmetrical</li> <li>▲ Detached garage, if any</li> </ul>

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"> <li>▲ Hipped, or gabled roof</li> <li>▲ Low-pitched</li> <li>▲ Composite shingle, tile</li> <li>▲ Wide eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ One to two and one-half stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Brick or stone</li> </ul>

Detailing	Other Features
<ul style="list-style-type: none"> <li>▲ Tall and narrow windows</li> </ul>	<ul style="list-style-type: none"> <li>▲ The American Foursquare is a common vernacular variant of the Prairie style. A large central roof dormer is a common feature of this subtype.</li> <li>▲ Detached garage, if any</li> </ul>

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"> <li>▲ Front gable, cross gable, side gable, hipped</li> <li>▲ Low-pitched</li> <li>▲ Composite shingle</li> <li>▲ Intermediate to deep eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ One and one-half to two stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Brick or stone</li> <li>▲ Concrete block</li> <li>▲ Stucco</li> </ul>
Detailing		Other Features
<ul style="list-style-type: none"> <li>▲ 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</li> <li>▲ Roof timbers either extend through the wall to support the eave or false rafter ends are added</li> <li>▲ Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen</li> </ul>		<ul style="list-style-type: none"> <li>▲ Craftsman doors and windows are similar to those used in vernacular Prairie houses</li> <li>▲ Dormers are usually gabled with exposed rafter ends</li> </ul>

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"> <li>▲ Flat roof</li> <li>▲ No eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ One or multiple stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Stucco</li> <li>▲ Brick</li> </ul>
Detailing		Other Features
<ul style="list-style-type: none"> <li>▲ Smooth wall surface</li> <li>▲ Towers and other vertical projections above roof line to give a vertical emphasis</li> <li>▲ Low-relief zigzags, chevrons, and other stylized and geometric motifs occur as decorative elements</li> </ul>		<ul style="list-style-type: none"> <li>▲ Granite and terra cotta were sometimes used to face Art Deco buildings</li> </ul>

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"> <li>▲ Front facing gable</li> <li>▲ Low or intermediate pitch</li> <li>▲ Composite shingle</li> <li>▲ No eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ Generally one story with some two story examples</li> </ul>	<ul style="list-style-type: none"> <li>▲ Wood or shake siding</li> <li>▲ Brick or stone</li> <li>▲ Materials sometimes used in combination</li> </ul>

### 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

	<b>Roof</b> <ul style="list-style-type: none"> <li>▲ Cross gable, side gable, hipped</li> <li>▲ Low-pitch</li> <li>▲ Composite shingle</li> <li>▲ Moderate to wide eaves</li> </ul>	<b>Heights</b> <ul style="list-style-type: none"> <li>▲ Generally one story</li> </ul>	<b>Building Materials</b> <ul style="list-style-type: none"> <li>▲ Wood siding</li> <li>▲ Brick or stone</li> <li>▲ Materials sometimes used in combination</li> </ul>
	<b>Detailing</b> <ul style="list-style-type: none"> <li>▲ Decorative iron or wood porch supports</li> <li>▲ Shutters</li> <li>▲ Ribbon windows</li> <li>▲ Large picture windows in living areas</li> <li>▲ Minimal ornamentation– Modern and International style influences</li> </ul>		<b>Other Features</b> <ul style="list-style-type: none"> <li>▲ Partially enclosed courtyards or patios</li> <li>▲ Attached garages</li> <li>▲ Sliding glass doors</li> <li>▲ Rational designs with influences from the automobile culture</li> </ul>
			

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"> <li>▲ Flat roof</li> <li>▲ No eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ One or multiple stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Stucco, brick, stone, tile</li> <li>▲ Glass</li> <li>▲ Steel, aluminum</li> </ul>
Detailing		Other Features
<ul style="list-style-type: none"> <li>▲ Asymmetrical and angled storefront designs</li> <li>▲ Polished plate glass storefront windows</li> <li>▲ Picture frame and cantilevered display windows</li> <li>▲ Recessed entry</li> </ul>		<ul style="list-style-type: none"> <li>▲ A variety of materials were used for storefront details such as granite, marble, glass block, tile,</li> <li>▲ Some structures used slip-covered façades of various materials.</li> <li>▲ May have flat metal canopy or metal awning</li> </ul>

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"> <li>▲ Flat roof</li> <li>▲ No eaves</li> </ul>	<ul style="list-style-type: none"> <li>▲ One or multiple stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ Stucco and Concrete</li> <li>▲ Glass</li> <li>▲ Steel</li> </ul>

Detailing	Other Features
<ul style="list-style-type: none"> <li>▲ Horizontal emphasis</li> <li>▲ Horizontal bands of glass</li> <li>▲ Smooth wall surfaces</li> <li>▲ Rounded corners</li> </ul>	<ul style="list-style-type: none"> <li>▲ Minimal Ornament and detail</li> <li>▲ Both symmetrical and asymmetrical facades</li> </ul>

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"> <li>Side-gabled, cross-gabled, front-gabled, hipped, or pyramidal</li> </ul>	<ul style="list-style-type: none"> <li>One or two stories</li> </ul>	<ul style="list-style-type: none"> <li>Typically wood, sometimes with vertical board-and-batten siding</li> <li>Foundation typically constructed of brick masonry or timber posts, often with wood or metal skirting</li> <li>Chimneys brick or stone, if extant. Sometimes metal stovepipe substitutes for chimney</li> </ul>

### 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"> <li>On residential or institutional examples, flat, side-gabled, front-gabled or hipped. Slate shingles sometimes present.</li> <li>On commercial examples, typically flat. May feature roof cupola</li> <li>Porch roof may be flat or front-gabled with a pediment</li> </ul>	<ul style="list-style-type: none"> <li>Two stories high sometimes with monumental porticos</li> </ul>	<ul style="list-style-type: none"> <li>Wood siding, brick or stone masonry. Quoins may be present at the corners of the front façade</li> <li>Foundations typically skirted with brick or stone</li> <li>Chimneys brick or stone, if extant</li> </ul>

Detailing
<ul style="list-style-type: none"> <li>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</li> <li>On commercial examples, storefronts are typically wood sash, cast iron, or aluminum with sidelights and transoms</li> <li>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</li> </ul>

Other Features
<ul style="list-style-type: none"> <li>Windows are typically double-hung wood sash</li> <li>Doors are typically wood, sometimes with glazing, transoms, and/or sidelights</li> <li>Chimneys are not present on commercial examples</li> </ul>

(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"> <li>▲ Flat roof</li> </ul>	<ul style="list-style-type: none"> <li>▲ Typically one story</li> </ul>	<ul style="list-style-type: none"> <li>▲ Flat wall planes without ornamentation, often stucco, concrete, or brick</li> <li>▲ Slab foundation with a low profile</li> </ul>

## Detailing

- ▲ Porches often flat-roofed, recessed under the main roof form or projecting, supported by a cantilever or by slender metal columns

## Other Features

- ▲ 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"> <li>Side-gabled, cross-gabled, hipped or gable-on-hip</li> </ul>	<ul style="list-style-type: none"> <li>Typically one to two story</li> </ul>	<ul style="list-style-type: none"> <li>Typically brick, stone, wood, or wood-like siding</li> <li>Foundation may be pier-and-beam or concrete slab</li> <li>Chimneys, if present, typically wood or stone</li> </ul>

Detailing	Other Features
<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Windows typically metal or vinyl, single-hung or double-hung</li> <li>Doors typically single-entry, metal or wood, sometimes with glazing, sidelight, or transoms</li> </ul>

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"> <li>▲ 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.</li> </ul>	<ul style="list-style-type: none"> <li>▲ One or two stories</li> </ul>	<ul style="list-style-type: none"> <li>▲ 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.</li> <li>▲ Foundations typically skirted with brick or stone.</li> </ul>
Detailing		Other Features
<ul style="list-style-type: none"> <li>▲ 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.</li> <li>▲ Typical storefront on commercial examples may be wood or metal sash.</li> <li>▲ 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.</li> </ul>		<ul style="list-style-type: none"> <li>▲ Windows may feature Roman or segmental arch openings. Wood casement or double-hung wood sash windows. Decorative iron trim often present.</li> <li>▲ Doors may feature Roman or segmental openings. Decorative stone or iron trim often present.</li> <li>▲ Chimneys are not present on commercial examples</li> </ul>

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"> <li>Roofs are typically flat or low-sloped hipped, often covered with clay tile.</li> </ul>	<ul style="list-style-type: none"> <li>One or two stories</li> </ul>	<ul style="list-style-type: none"> <li>Exterior walls are typically stucco, sometimes with texture or molded decorative wall elements. Tile detailing common.</li> <li>Foundations typically skirted with masonry finished with stucco.</li> <li>Chimneys are typically stucco, often with tile caps.</li> </ul>

### 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.

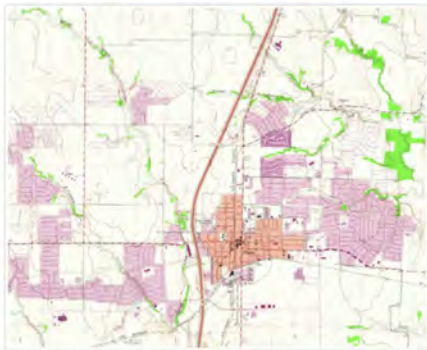
A second public meeting was held in November of 2023 to share the results of the survey. Additionally, City staff created a website to inform community members about the project and to distribute information about public meetings, survey methods, and survey results. The following pages provide outreach 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://PLANOCOMPLAN.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](http://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 sub-header "Heritage Resource Survey 2023" and a text block stating: "Was your house built before 1975? If so, the City of Plano has completed survey of homes and neighborhoods like yours as part of the 2024 update of our [Heritage Preservation Plan](#)." Below this, it says: "To learn more about the Heritage Resource Survey please visit the [project website](#)." A sidebar on the left contains links for "Designated Sites & Districts", "Heritage Resources & Partners", "The Plano Story", "Preservation Plan", "Read the latest Heritage Preservation Newsletter", and "Sign Up for the Preservation Review Newsletter".



# 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](http://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](mailto: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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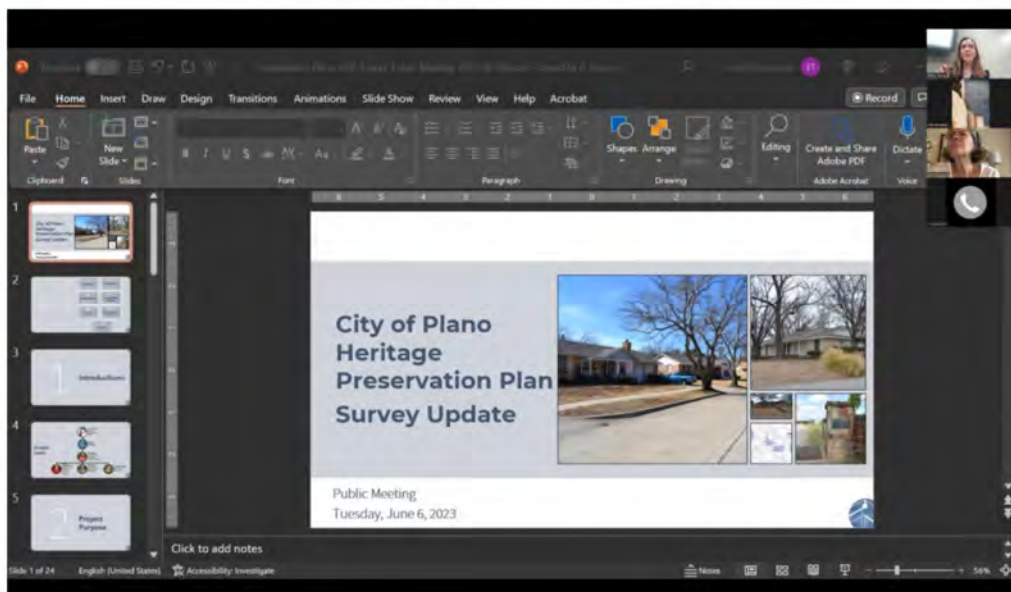
# PUBLIC MEETING #1 - JUNE 6, 2023 HYBRID MEETING

## AGENDA

**Public Meeting: City of Plano Historic Preservation Plan Survey Update**

<b>Date</b>	Tuesday, June 6, 2023	
<b>Time</b>	6:00 PM	
<b>Locations</b>	<b>In-Person Meeting</b> Davis Library 7501-B Independence Pkwy Plano, TX 75025	<b>Virtual Option via Zoom</b> Join Zoom Meeting <a href="https://us02web.zoom.us/j/88581498252">https://us02web.zoom.us/j/88581498252</a> Meeting ID: 885 8149 8252 Password: 009586 Via phone, dial 1-346-248-7799

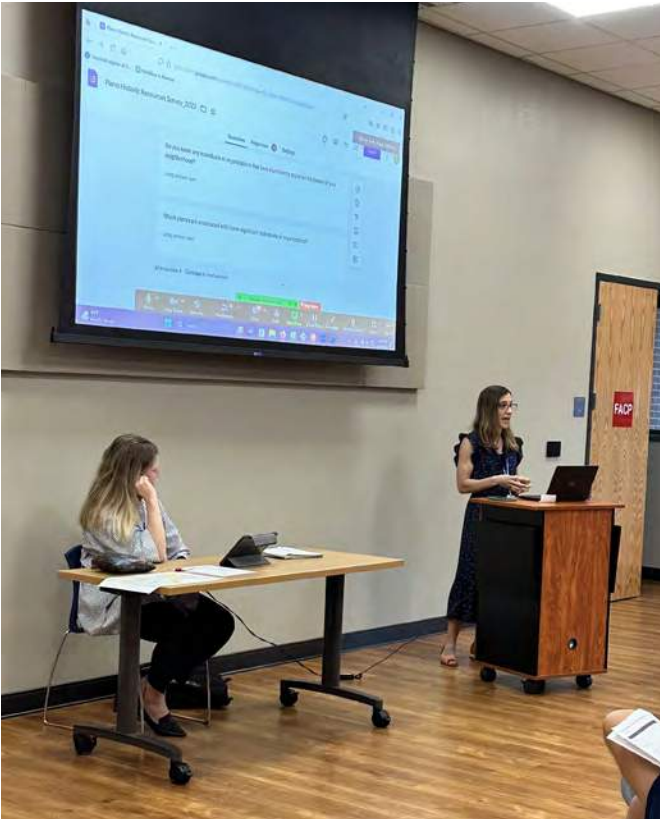
1. **Introductions**
2. **Project Purpose**
3. **Project Background**
  - Heritage Preservation Ordinance (link in QR code below)
  - Prior Preservation Planning Efforts
  - Potential Heritage Resources and Districts
  - Neighborhood Conservation District (NCD) Ordinance and Manual (link in QR code below)
  - 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**

- Name
- Mailing Address
- Email Address
- Organization(s) (Association(s))

**Buildings and Structures**

- What buildings, structures, or sites in the project area hold special value to you?
- What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?
- How has the physical character of these places changed over time?

**Buildings**

- What physical characteristics of your neighborhood are important to you?
- How has the population of your neighborhood changed over time?
- How have the uses of buildings in your neighborhood changed over time?
- What sorts of community gatherings characterize your neighborhood? How long have they been happening?
- Where are community gatherings held?
- Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?

**Additional Information**

- Which places are associated with these significant individuals or organizations?
- Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?  
 Yes  
 No
- If so, please describe your documents.
- If you know anyone else who might have helpful historical information, please provide contact information below.

**Other Comments**

- Please record any other comments you have on this meeting or the project.

Public Involvement Plan for the Plano Heritage Preservation Plan Survey Update

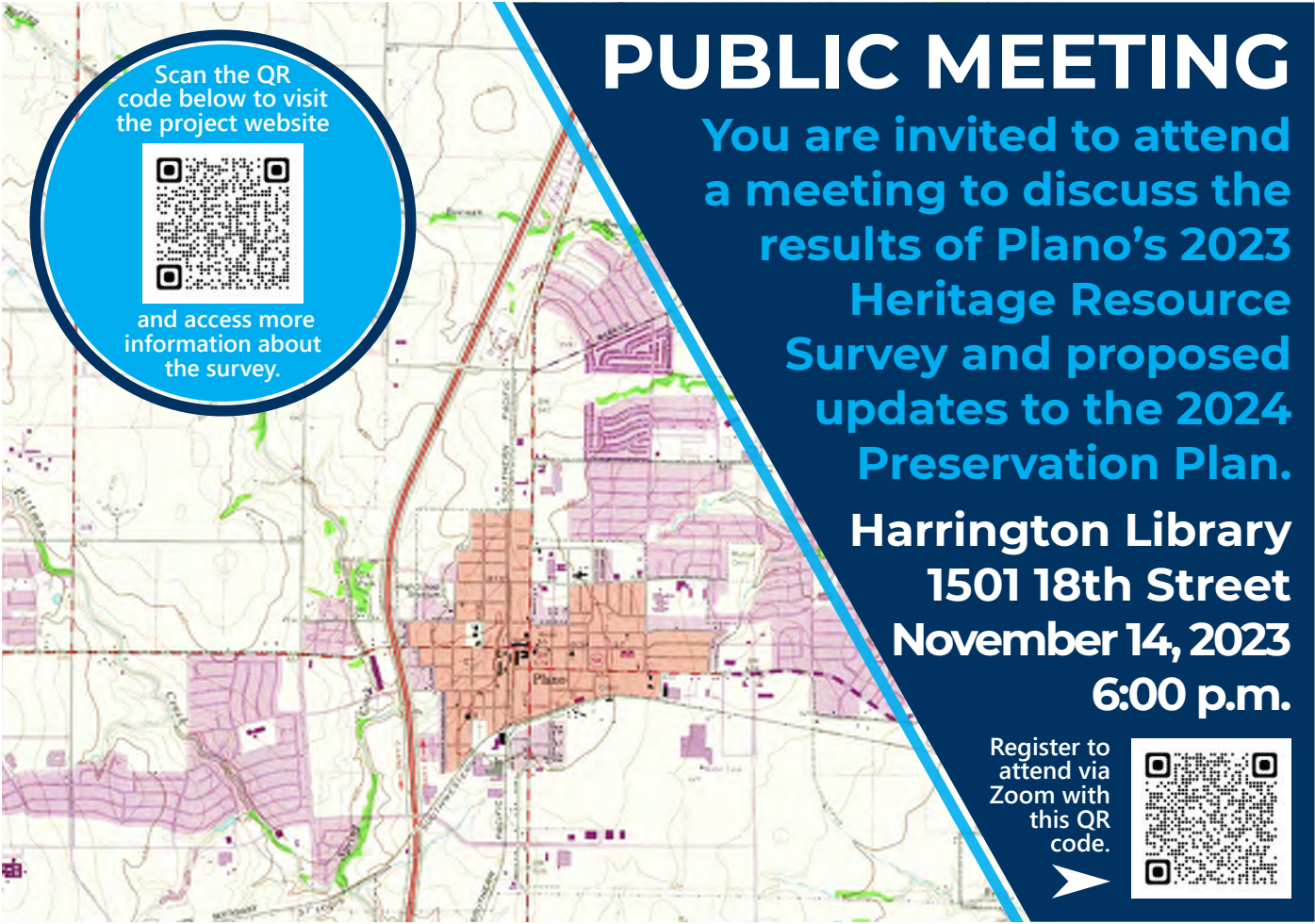
4/24/23, 2:30 PM Questionnaire: Plano Historic Resources Survey

18


24

Google Forms

**PUBLIC MEETING #2 - NOVEMBER 14, 2023  
POSTCARD MAILER**



Scan the QR code below to visit the project website




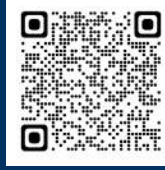
and access more information about the survey.

# **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

<b>Date</b>	Tuesday, November 14, 2023	
<b>Time</b>	6:00 PM	
<b>Locations</b>	<b>In-Person Meeting</b> Harrington Library 1501 18th St, Plano, TX 75074	<b>Virtual Option via Zoom</b> Join Zoom Meeting <a href="https://us02web.zoom.us/j/87429872329">https://us02web.zoom.us/j/87429872329</a> 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](mailto:bhaveshm@plano.gov)

Emily Payne  
 HHM & Associates Senior Architectural Historian  
 Email: [epayne@hhminc.com](mailto:epayne@hhminc.com)

QR Codes			
<b>Heritage Preservation Ordinance</b> 	<b>NCD Manual</b> 	<b>Draft Survey Report</b> 	<b>Online Comment Form</b> 

# PUBLIC MEETING #2 - NOVEMBER 14, 2023

## MEETING PHOTOS

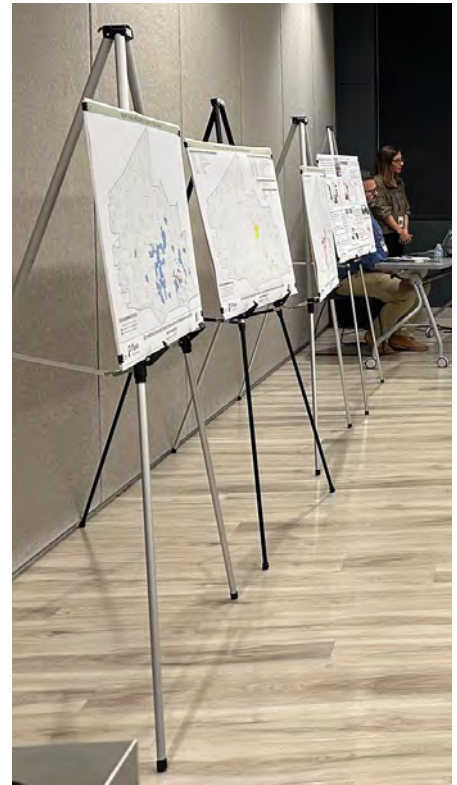




# PUBLIC MEETING #2 - NOVEMBER 14, 2023 MEETING PHOTOS



# 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.

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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.

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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>

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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	<a href="https://savingplaces.org/stories/why-do-old-places-matter-economics">https://savingplaces.org/stories/why-do-old-places-matter-economics</a>
14	Economic Impact of Historic Preservation (National)	<a href="https://www.npi.org/economic-impacts-historic-preservation">https://www.npi.org/economic-impacts-historic-preservation</a>
14	Economic Impact of Historic Preservation (TX)	<a href="http://www.thc.texas.gov/public/upload/publications/economic-impact-historic-preservation.pdf">http://www.thc.texas.gov/public/upload/publications/economic-impact-historic-preservation.pdf</a>
14	Economic Power of Heritage and Place (CO)	<a href="https://historicdenver.org/wp-content/uploads/2017/05/1620_EconomicBenefitsReport.pdf">https://historicdenver.org/wp-content/uploads/2017/05/1620_EconomicBenefitsReport.pdf</a>
14	General Studies on the Economic Impacts of Historic Preservation	<a href="https://www.achp.gov/initiatives/community-revitalization-economic-benefits">https://www.achp.gov/initiatives/community-revitalization-economic-benefits</a>
14	Measuring Economic Impacts of Historic Preservation: A Report to the Advisory Council on Historic Preservation by Place Economics	<a href="https://www.achp.gov/sites/default/files/guidance/2018-06/Economic%20Impacts%20v5-FINAL.pdf">https://www.achp.gov/sites/default/files/guidance/2018-06/Economic%20Impacts%20v5-FINAL.pdf</a>
14	Comprehensive Plan 2021	<a href="https://planocompplan.org/215/Heritage-Preservation">https://planocompplan.org/215/Heritage-Preservation</a>
17	Plano ISD	<a href="https://www.pisd.edu/">https://www.pisd.edu/</a>
17	Collin College	<a href="https://www.collin.edu/">https://www.collin.edu/</a>
17	Neighborhood Associations	<a href="https://www.plano.gov/876/Registered-Neighborhoods">https://www.plano.gov/876/Registered-Neighborhoods</a>
17	Plano Conservancy for Historic Preservation	<a href="https://planoconservancy.org/">https://planoconservancy.org/</a>
17	Heritage Farmstead Museum	<a href="https://www.heritagefarmstead.org/">https://www.heritagefarmstead.org/</a>
18	Artcentre of Plano	<a href="https://www.artcentreofplano.org/">https://www.artcentreofplano.org/</a>
18	Plano Art Association	<a href="http://planoartassociation.org/">http://planoartassociation.org/</a>
18	North Texas Masonic Historical Museum & Library	<a href="http://northtexashistory.org/">http://northtexashistory.org/</a>

18	Downtown Plano Public Improvement District (PID)	<a href="https://www.plano.gov/1905/Downtown-Plano-Public-Improvement-Distri">https://www.plano.gov/1905/Downtown-Plano-Public-Improvement-Distri</a>
19	Texas Pool Foundation	<a href="https://texaspool.org/">https://texaspool.org/</a>
19	Cemetery Association	<a href="https://www.countyoffice.org/plano-tx-cemetery/">https://www.countyoffice.org/plano-tx-cemetery/</a>
19	Plano African American Museum	<a href="https://planoafricanamericanmuseum.org/">https://planoafricanamericanmuseum.org/</a>
21	Plano Mayor and City Council	<a href="https://www.plano.gov/1345/Mayor-City-Council">https://www.plano.gov/1345/Mayor-City-Council</a>
21	Planning and Zoning Commission	<a href="https://www.plano.gov/1250/Planning-Zoning-Commission">https://www.plano.gov/1250/Planning-Zoning-Commission</a>
21	Heritage Commission	<a href="https://www.plano.gov/1225/Heritage-Commission">https://www.plano.gov/1225/Heritage-Commission</a>
21	City Attorney	<a href="https://www.plano.gov/383/City-Attorneys-Office">https://www.plano.gov/383/City-Attorneys-Office</a>
21	City Manager's Office	<a href="https://www.plano.gov/383/City-Attorneys-Office">https://www.plano.gov/383/City-Attorneys-Office</a> <a href="https://www.plano.gov/1292/City-Managers-Office">https://www.plano.gov/1292/City-Managers-Office</a>
21	Planning Department	<a href="https://www.plano.gov/906/Planning">https://www.plano.gov/906/Planning</a>
21	Parks and Recreation Department	<a href="https://www.plano.gov/749/Parks-and-Recreation">https://www.plano.gov/749/Parks-and-Recreation</a>
21	Haggard Library Genealogy Center	<a href="https://www.plano.gov/1031/Genealogy-Center">https://www.plano.gov/1031/Genealogy-Center</a>
21	Building Inspections Department	<a href="https://www.plano.gov/217/Building-Inspections">https://www.plano.gov/217/Building-Inspections</a>
21	Special Projects Department	<a href="https://www.plano.gov/1687/Special-Projects">https://www.plano.gov/1687/Special-Projects</a>
21	Neighborhood Services Department	<a href="https://www.plano.gov/732/Neighborhood-Services">https://www.plano.gov/732/Neighborhood-Services</a>
21	Collin County Historical Commission	<a href="https://www.collincountytx.gov/Business-and-Living/Historical-Commission">https://www.collincountytx.gov/Business-and-Living/Historical-Commission</a>
21	Collin County Historical Society and Museum	<a href="https://www.collincountyhistorymuseum.org/">https://www.collincountyhistorymuseum.org/</a>
22	The Texas Historical Commission	<a href="http://www.thc.texas.gov/">http://www.thc.texas.gov/</a>
22	State Antiquities Landmarks	<a href="https://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks">https://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks</a>
22	National Trust for Historic Preservation	<a href="https://savingplaces.org/stories/why-do-old-places-matter-economics">https://savingplaces.org/stories/why-do-old-places-matter-economics</a>
22	National Register of Historic Places	<a href="https://www.nps.gov/subjects/nationalregister/index.htm">https://www.nps.gov/subjects/nationalregister/index.htm</a>
22	National Alliance of Preservation Commissions	<a href="https://www.napcommissions.org/">https://www.napcommissions.org/</a>



## CHAPTER 4 LINKS

Page Number	Document/Weblink Title	Full Web Link
48	Heritage Preservation Ordinance	<a href="https://content.civicplus.com/api/assets/cd9cdbc7-6f7d-421e-8ded-aa347630a530">https://content.civicplus.com/api/assets/cd9cdbc7-6f7d-421e-8ded-aa347630a530</a>
48	Heritage Commission	<a href="https://www.plano.gov/1225/Heritage-Commission">https://www.plano.gov/1225/Heritage-Commission</a>
48	Certificate of Appropriateness	<a href="https://www.plano.gov/2094/Design-Standards-Applications">https://www.plano.gov/2094/Design-Standards-Applications</a>
49	Heritage Tax Exemption Program	<a href="https://www.plano.gov/1186/Heritage-Tax-Exemption-Program">https://www.plano.gov/1186/Heritage-Tax-Exemption-Program</a>
49	Heritage Preservation Grant Program	<a href="https://www.plano.gov/2095/Heritage-Grant-Program">https://www.plano.gov/2095/Heritage-Grant-Program</a>
49	The Heritage Resource Survey for the Downtown Heritage District	<a href="https://content.civicplus.com/api/assets/26e139ed-851c-4a33-9fd7-f7d1f3a566c5?">https://content.civicplus.com/api/assets/26e139ed-851c-4a33-9fd7-f7d1f3a566c5?</a>
49	The Heritage Resource Survey for the Haggard Park Heritage District	<a href="https://content.civicplus.com/api/assets/97b74b2c-3618-46f2-8775-a1a1721ba016?">https://content.civicplus.com/api/assets/97b74b2c-3618-46f2-8775-a1a1721ba016?</a>
50	National Register of Historic Places	<a href="https://www.nps.gov/subjects/nationalregister/index.htm">https://www.nps.gov/subjects/nationalregister/index.htm</a>
51	Heritage Preservation Ordinance	<a href="https://content.civicplus.com/api/assets/cd9cdbc7-6f7d-421e-8ded-aa347630a530">https://content.civicplus.com/api/assets/cd9cdbc7-6f7d-421e-8ded-aa347630a530</a>
56	The Heritage Resource Survey for the Haggard Park Heritage District	<a href="https://content.civicplus.com/api/assets/97b74b2c-3618-46f2-8775-a1a1721ba016?">https://content.civicplus.com/api/assets/97b74b2c-3618-46f2-8775-a1a1721ba016?</a>
57	The Heritage Resource Survey for the Downtown Heritage District	<a href="https://content.civicplus.com/api/assets/26e139ed-851c-4a33-9fd7-f7d1f3a566c5?">https://content.civicplus.com/api/assets/26e139ed-851c-4a33-9fd7-f7d1f3a566c5?</a>
58	Heritage Preservation Grant Program	<a href="https://www.plano.gov/2095/Heritage-Grant-Program">https://www.plano.gov/2095/Heritage-Grant-Program</a>
59	Heritage Tax Exemption Program	<a href="https://www.plano.gov/1186/Heritage-Tax-Exemption-Program">https://www.plano.gov/1186/Heritage-Tax-Exemption-Program</a>
59	The Great Update Rebate	<a href="https://www.plano.gov/930/The-Great-Update-Rebate">https://www.plano.gov/930/The-Great-Update-Rebate</a>
63	Collin County Historical Property Tax Abatement Program	<a href="https://www.collincountytx.gov/Business-and-Living/Historical-Commission/initiatives">https://www.collincountytx.gov/Business-and-Living/Historical-Commission/initiatives</a>
63	Texas Historic Preservation Tax Credit Program	<a href="https://thc.texas.gov/preserve/grants-tax-credits-and-funding/historic-preservation-tax-credits">https://thc.texas.gov/preserve/grants-tax-credits-and-funding/historic-preservation-tax-credits</a>
64	Federal Rehabilitation Tax Credit Program	<a href="https://www.nps.gov/subjects/taxincentives/index.htm">https://www.nps.gov/subjects/taxincentives/index.htm</a>
65	Certified Local Government (CLG) Grant Program	<a href="https://thc.texas.gov/review/certified-local-government">https://thc.texas.gov/review/certified-local-government</a>
65	Texas Preservation Trust Fund (TPTF)	<a href="https://thc.texas.gov/preserve/grants-tax-credits-and-funding/texas-preservation-trust-fund">https://thc.texas.gov/preserve/grants-tax-credits-and-funding/texas-preservation-trust-fund</a>

65	Humanities Texas Grants	<a href="https://www.humanitiestexas.org/grants">https://www.humanitiestexas.org/grants</a>
65	Kresge Foundation: Arts and Culture Program	<a href="https://kresge.org/our-work/arts-culture/">https://kresge.org/our-work/arts-culture/</a>
65	Plano Conservancy for Historic Preservation	<a href="https://planoconservancy.org/">https://planoconservancy.org/</a>
65	Heritage Farmstead Museum	<a href="https://www.heritagefarmstead.org/">https://www.heritagefarmstead.org/</a>
65	Interurban Railway Museum	<a href="https://interurbanrailwaymuseum.org/">https://interurbanrailwaymuseum.org/</a>
65	Saigling House	<a href="https://www.plano.gov/292/Saigling-House">https://www.plano.gov/292/Saigling-House</a>
65	North Texas Masonic Historical Museum and Library	<a href="https://northtexashistory.org/">https://northtexashistory.org/</a>
65	Plano Art Association	<a href="https://www.planoartassociation.org/">https://www.planoartassociation.org/</a>
65	Plano Libraries	<a href="https://www.plano.gov/9/Library">https://www.plano.gov/9/Library</a>
65	Collin County Historical Commission	<a href="https://www.collincountytx.gov/Business-and-Living/Historical-Commission">https://www.collincountytx.gov/Business-and-Living/Historical-Commission</a>
65	Texas Historical Commission	<a href="https://thc.texas.gov/">https://thc.texas.gov/</a>
65	National Register of Historic Places	<a href="https://www.nps.gov/subjects/nationalregister/index.htm">https://www.nps.gov/subjects/nationalregister/index.htm</a>
65	National Trust for Historic Preservation	<a href="https://savingplaces.org/">https://savingplaces.org/</a>
65	National Park Service	<a href="https://www.nps.gov/index.htm">https://www.nps.gov/index.htm</a>
65	Texas Pool Foundation	<a href="https://texaspool.org/">https://texaspool.org/</a>
65	Plano ISD	<a href="https://www.pisd.edu/">https://www.pisd.edu/</a>
65	Collin College	<a href="https://www.collin.edu/">https://www.collin.edu/</a>
65	Certified Local Government (CLG) Grant Program	<a href="https://thc.texas.gov/review/certified-local-government">https://thc.texas.gov/review/certified-local-government</a>
65	Certified Local Government (CLG)	<a href="http://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government">http://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government</a>

## CHAPTER 6 LINKS

102	Comprehensive Plan's Special Housing Needs	<a href="https://planocompplan.org/220/Special-Housing-Needs">https://planocompplan.org/220/Special-Housing-Needs</a>
104	Comprehensive Plan's Environmental Quality	<a href="https://planocompplan.org/183/Environmental-Quality">https://planocompplan.org/183/Environmental-Quality</a>
105	Secretary of the Interior's Illustrated Guidelines on Sustainability	<a href="https://www.nps.gov/orgs/1739/index.htm">https://www.nps.gov/orgs/1739/index.htm</a>
106	National Trust Insurance Services	<a href="https://www.mdpins.com/national-trust-insurance/">https://www.mdpins.com/national-trust-insurance/</a>
106	Plano Department of Emergency Management	<a href="https://www.plano.gov/301/Emergency-Management">https://www.plano.gov/301/Emergency-Management</a>
106	Texas Division of Emergency Management	<a href="https://www.tdem.texas.gov/">https://www.tdem.texas.gov/</a>

106	Texas Emergency Management Plan	<a href="https://www.tdem.texas.gov/preparedness/state-planning">https://www.tdem.texas.gov/preparedness/state-planning</a>
106	Office of Environmental Planning and Historic Preservation (FEMA)	<a href="https://www.fema.gov/emergency-managers/practitioners/environmental-historic">https://www.fema.gov/emergency-managers/practitioners/environmental-historic</a>
111	Downtown Arts, Culture and Events Plan	<a href="https://content.civicplus.com/api/assets/5753f920-7598-4c12-b9df-459b9194476e">https://content.civicplus.com/api/assets/5753f920-7598-4c12-b9df-459b9194476e</a>
114	Heritage Resource Inventory	<a href="https://www.plano.gov/1058/Designated-Sites-Districts">https://www.plano.gov/1058/Designated-Sites-Districts</a>
114	Interurban Railway Museum	<a href="https://interurbanrailwaymuseum.org/">https://interurbanrailwaymuseum.org/</a>
115	The Johnnie J. Myers Research Center	<a href="https://interurbanrailwaymuseum.org/archives-%26-research-1">https://interurbanrailwaymuseum.org/archives-%26-research-1</a>
115	Plano Genealogy Center at Haggard Library	<a href="https://www.plano.gov/1031/Genealogy-Center">https://www.plano.gov/1031/Genealogy-Center</a>
115	Heritage Farmstead Museum	<a href="https://www.heritagefarmstead.org/">https://www.heritagefarmstead.org/</a>
116	North Texas Masonic Historical Museum & Library	<a href="https://northtexashistory.org/">https://northtexashistory.org/</a>
118	Plano Tax Increment Finance (TIF) Zone	<a href="https://www.plano.gov/1900/Tax-Increment-Finance-Zone">https://www.plano.gov/1900/Tax-Increment-Finance-Zone</a>
118	Downtown Plano Public Improvement District (PID)	<a href="https://www.plano.gov/1905/Downtown-Plano-Public-Improvement-Distri">https://www.plano.gov/1905/Downtown-Plano-Public-Improvement-Distri</a>
118	Downtown Plano Arts District	<a href="https://visitdowntownplano.com/">https://visitdowntownplano.com/</a>
125	Neighborhood Conservation Districts (NCD)	<a href="https://content.civicplus.com/api/assets/a529d7e7-2782-45b5-81b0-edaf9a89357c?cache=1800&amp;scope=all">https://content.civicplus.com/api/assets/a529d7e7-2782-45b5-81b0-edaf9a89357c?cache=1800&amp;scope=all</a>
125	Neighborhood Conservation District Manual	<a href="https://content.civicplus.com/api/assets/c1bef3c1-b207-4415-b622-8ac3f29f9dc5?cache=1800&amp;scope=all">https://content.civicplus.com/api/assets/c1bef3c1-b207-4415-b622-8ac3f29f9dc5?cache=1800&amp;scope=all</a>
128	Heritage Preservation Website	<a href="https://www.plano.gov/1054/Heritage-Preservation">https://www.plano.gov/1054/Heritage-Preservation</a>
128	Municipal Code	<a href="https://library.municode.com/tx/plano/codes/code_of_ordinances">https://library.municode.com/tx/plano/codes/code_of_ordinances</a>
128	Zoning Ordinance	<a href="https://www.plano.gov/1277/Zoning-Ordinance">https://www.plano.gov/1277/Zoning-Ordinance</a>
128	2015 International Building Code	<a href="https://codes.iccsafe.org/">https://codes.iccsafe.org/</a>
128	Heritage Commission	<a href="https://www.plano.gov/1225/Heritage-Commission">https://www.plano.gov/1225/Heritage-Commission</a>
128	The Downtown and Haggard Park Heritage Resource District Design Standards	<a href="https://www.plano.gov/1082/Locally-Designated-Districts">https://www.plano.gov/1082/Locally-Designated-Districts</a>

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Plano Conservancy for Historic Preservation, Inc.

Old Plano: An Historic Walking Tour

Janice Cline, Historic Downtown Plano

Special thanks to Marianne Wells of the Collin County Historical Commission for providing a variety of sources that assisted in the development of this Plan.

Thanks also goes to The Plano Conservancy, the Heritage Farmstead Museum, the Texas Pool Foundation and all Plano's heritage preservation organizations who have provided content for this Plan and input throughout the Plan process.

# 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