

Bhavesh Mittal

From: Bhavesh Mittal
Sent: Friday, April 28, 2017 2:30 PM
To: Bill Lisle
Cc: Doug McDonald; Christina Day
Subject: RE: Appeal

Good Afternoon Bill,

Here's a quick summary of discussions from April 25, 2017 Heritage Commission meeting regarding your Certificate of Appropriateness (CA) application #CA2017-017.

Proposed CA Request	Commission Comments/Compromise	Applicant Comments/Compromise	Drawing Revisions Requested
Removal of accessible ramp at front (south) facade	<ul style="list-style-type: none"> • Supported Request 	<ul style="list-style-type: none"> • No comments 	<ul style="list-style-type: none"> • No revisions required
Installation of a new door, and accessible ramp at the rear (north) facade	<ul style="list-style-type: none"> • Supported Request 	<ul style="list-style-type: none"> • No comments 	<ul style="list-style-type: none"> • No revisions required
Roof and building height alteration	<ul style="list-style-type: none"> • Did not Support Request of the roof and building height alteration • Supported Request of the roofing material change. 	<ul style="list-style-type: none"> • Agreed to leave the existing building height as is. • Agreed to replace the roof to match existing roof pitch with new metal material. 	<ul style="list-style-type: none"> • Update elevation drawings showing existing building height and proposed metal roof replacement to match existing roof pitch.
Front porch alteration (removal of porch columns and roof pitch/height alteration)	<ul style="list-style-type: none"> • Did not Support Request 	<ul style="list-style-type: none"> • Agreed to leave the existing front porch columns, ceiling height and eaves detail as is. 	<ul style="list-style-type: none"> • Update front elevation drawing showing existing front porch details with proposed metal roof replacement to match existing roof pitch.
Existing door/window removal/replacements	<ul style="list-style-type: none"> • Supported Request with clarification on the overall size (width and height) difference between the existing door/windows and the proposed door/windows. 	<ul style="list-style-type: none"> • Additional window (currently not shown on the drawings) has been ordered for installation on the existing wall at the east façade. The proposed windows are approximately 3" - 4" smaller in width. 	<ul style="list-style-type: none"> • Update elevation drawings showing the proposed detail to address the 3"-4" size difference. • Update floor plan and east elevation drawing showing the one additional window to

Attachment 1 - Summary of Discussions from the April 25, 2017 Meeting

			be installed at the existing wall on east façade.
Exterior cladding replacement and awning removal	<ul style="list-style-type: none"> • Supported Revised Request to leave existing cladding materials in place at all elevations. • Did not Support Request to Remove Awnings 	<ul style="list-style-type: none"> • Revised request to leave the existing exterior cladding materials in place at all elevations. • Agreed to leave awnings in place (reinstalled after window replacement is complete) 	<ul style="list-style-type: none"> • Update elevation drawings showing existing cladding materials in place (asbestos siding and vertical board wood siding) and existing awnings in relation to the proposed window trim detail and the requested replacement windows.
New addition at the east elevation	<p>Supported Request with Conditions:</p> <ul style="list-style-type: none"> • The proposed addition matched with existing building height and roof pitch. • The proposed addition were to be distinguished from the existing building. 	<ul style="list-style-type: none"> • Open to consider using a different exterior cladding material that meets the Haggard Park Heritage District Preservation Guidelines. 	<ul style="list-style-type: none"> • Update elevation drawings showing the revised height, roof pitch, and proposed detail (materials, windows, etc.) differentiating the new addition from the existing building.

Per these discussions, staff believes if the drawings are revised based on the changes that you and the Commission mutually agreed upon, a CA could be issued after the May 23, 2017 meeting. We highly encourage the resubmittal of the drawings to have this all completed by May 23. Please let us know if you have any questions.

Thank You
Bhavesh Mittal

Please take a moment to complete the City of Plano Customer Satisfaction Survey:
<http://www.surveymonkey.com/s/PlanoCustomerSatisfactionSurvey>



Comprehensive
Planning Division

Planning
Department

Bhavesh Mittal
Heritage Preservation Officer

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Bhaveshm@plano.gov
plano.gov

Connect with Plano





FRONT (SOUTH) FACADE



REAR (NORTH) FACADE

Attachment 2 (Continued)



VIEW SHOWING EAST FACADE



VIEW SHOWING WEST FACADE

Attachment 2 (Continued)



WINDOW & AWNING DETAIL



WEST ENTRY DOOR



FRONT PORCH DETAIL



ACCESSIBLE RAMP AT FRONT



Contract - Detailed

Pella Window and Door Showroom of Grapevine
 801 Hanover Drive Suite 600
 Grapevine, TX 76051
 Phone: (682) 223-9007 Fax: (682) 223-9008

Sales Rep Name: Walsh, Jack
 Sales Rep Phone: 817-437-0339
 Sales Rep Fax: 682-223-9058
 Sales Rep E-Mail: walshjc@pella.com

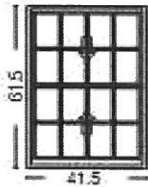
Customer Information	Project/Delivery Address	Order Information
Bill Lisle III 1414 East 14th Street PLANO, TX 75074 Primary Phone: (214) 475-4203 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1002175911 Customer Number: 1006728079 Customer Account: 1002175911	Bill Lisle Lot # County: Owner Name: Bill Lisle III Owner Phone: (214) 475-4203	Quote Name: 813 18th Street, Plano, TX 75074 - ALL WOOD Order Number: 362 Quote Number: 8756097 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: DFW Cust Delivery Date: None Quoted Date: 3/9/2017 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
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10 Right Side

Architect, Double Hung, 41.5 X 61.5

Item Price	Qty	Ext'd Price
\$1,154.10	1	\$1,154.10



Viewed From Exterior

PK #
1980

1: 41.561.5 Double Hung, Equal
Frame Size: 41 1/2 X 61 1/2
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Aluminum
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, White, No Limited Opening Hardware, Order Sash Lift
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: CPD Not Rated
Grille: ILT, No Custom Grille, 7/8", Traditional (4W2H / 4W2H), Putty Glaze, Ogee
Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, No Interior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 206", Glazing Pressure = 65.
Overall Rough Opening Dimensions: 42 X 62

Rough Opening: 42 - 1/4" X 63 - 3/8"

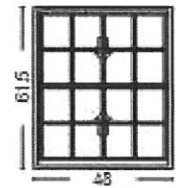
For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes
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15 Front

Architect, Double Hung, 48 X 61.5

Item Price	Qty	Ext'd Price
\$1,188.56	1	\$1,188.56



Viewed From Exterior

PK #
1980

1: 4861.5 Double Hung, Equal
Frame Size: 48 X 61 1/2
General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed, Primed Aluminum
Interior Color / Finish: Unfinished Interior
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Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, White, No Limited Opening Hardware, Order Sash Lift
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
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Overall Rough Opening Dimensions: 48 1/2 X 62

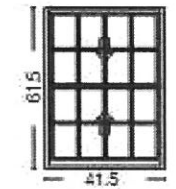
Rough Opening: 48 - 3/4" X 63 - 3/8"

Line #	Location:	Attributes
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20 Front

Architect, Double Hung, 41.5 X 61.5

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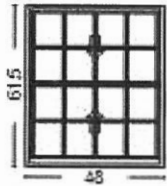
Attachment 2 (Continued)

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25 Front

Architect, Double Hung, 48 X 61.5

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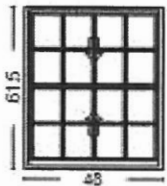
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30 Front

Architect, Double Hung, 48 X 61.5

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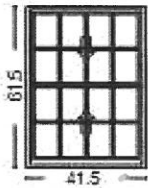
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Attachment 2 (Continued)

Line #	Location:	Attributes
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35 Left



Viewed From Exterior

PK #
1980

Architect, Double Hung, 41.5 X 61.5

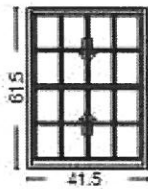
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40 Left



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Attachment 2 (Continued)

Why Wood?

Pella® Architect Series® wood windows and patio doors give you more options when it comes to style, low-maintenance features and customization flexibility. Choose traditional or contemporary styles in beautiful wood species, glass options designed for your lifestyle and superb performance features – all backed by some of the best warranties in the industry.

TRADITIONAL



Protect your investment.

Advantage Plus protection system helps Pella's doors stand up to the elements and stay looking great longer. This system includes:

Low-maintenance exterior frame. Our durable low-maintenance aluminum exterior door frames feature our EnduraClad® finish that resists fading and provides years of protection.

Rot-resistant design. Pella's low sill is convenient and helps prevent water from entering the home.

Exclusive PerformaSeal® technology. Featuring our exclusive weathertight seal technology, this provides exceptional energy efficiency and helps block out the damaging effects of extreme wind and rain.



Helping you save on heating and cooling costs.



Installing ENERGY STAR® certified windows and doors can lower energy costs.³ With more efficient windows, you can also use less energy, which reduces greenhouse gas emissions from power plants.

For a typical home, when replacing single-pane windows with ENERGY STAR certified windows, you can save on average:

\$101 to
\$583 per year

And 1,006 – 6,205 pounds of carbon dioxide (CO₂), which is equivalent to 51 to 317 gallons of gasoline a year.⁴

For cold climates – like northern U.S. and Canada.

GLASS TYPE: NaturalSun
Low-E Insulating Glass with Argon²

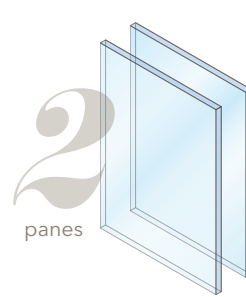
Allows the sun's heat to flow in and warm your home, while providing excellent insulation from the cold.



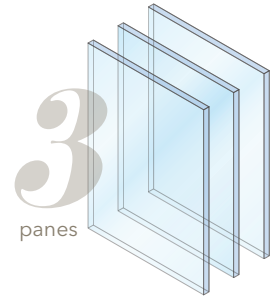
For Northern U.S. climates.

GLASS TYPE: AdvancedComfort
Low-E Insulating Glass with Argon²

Unique Low-E technology delivers balanced insulation for colder winters and moderate summers.



Available on most Pella® products.



Available on select windows and patio doors.

More panes, more gains. Many older homes have single-pane windows, which can lead to higher heating and cooling costs and drafty interiors. Multiple panes of glass create an air chamber that can dramatically increase energy efficiency and comfort.

Improved safety and security.

Added protection against intruders. Pella's HurricaneShield® impact-resistant glass⁵ offers protection from flying debris and added security against intruders. The interlayer cannot be easily penetrated, even if the glass is shattered – helping to prevent forced entry.



¹ Glass options can be upgraded to offer the benefits of our InsulShield® Low-E Glass Collection. Glass options may vary per product. See specific product information for availability.

² Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

³ Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

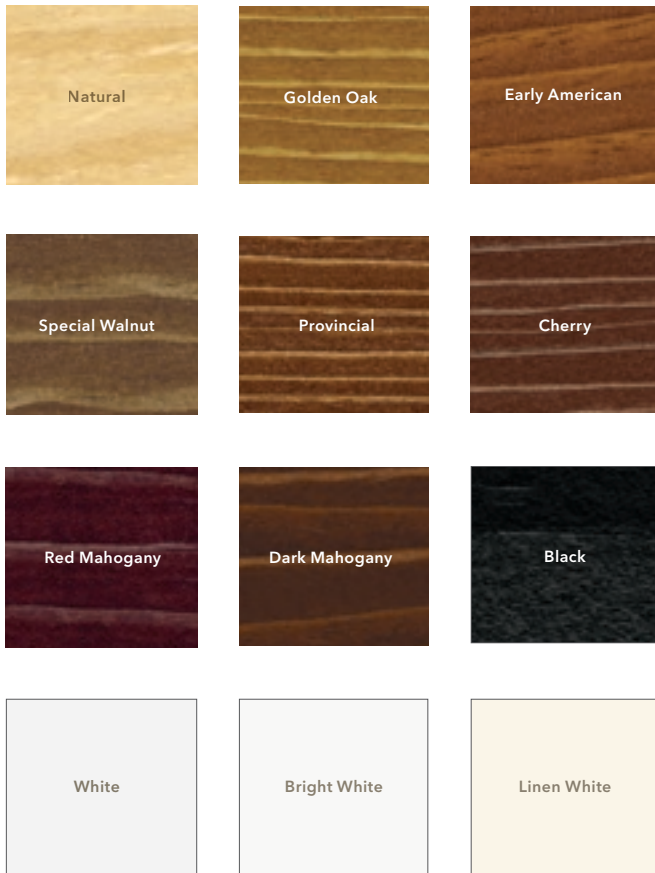
⁴ Ranges are based on the average savings among homes in modeled cities. Actual savings will vary based on local climate conditions, utility rates and individual home characteristics. For more information on the benefits of ENERGY STAR certified windows and doors, go to energystar.gov/products/building_products/residential_windows_doors_and_skylights/benefits.

⁵ Pella's impact-resistant glass in HurricaneShield products is made up of a sheet of standard or tempered glass combined with a sheet of laminated glass. For best performance, the laminated glass may be in the interior or exterior pane of insulating glass, depending on the product.

Impeccably coordinated.

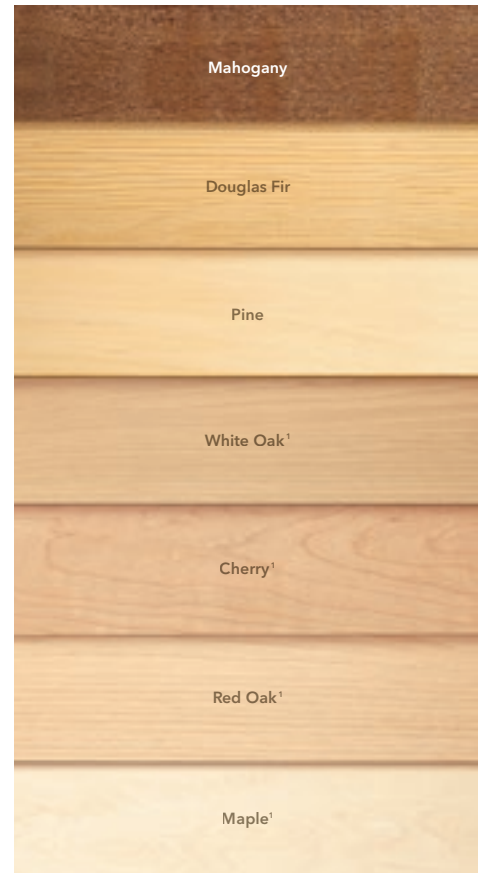
PREFINISHED PINE INTERIORS

Pella's factory finish on the wood interiors of your windows and patio doors gives you instant wow. Choose a stunning stained finish to match the color of other wood in your home or a painted White finish for a fresh, bright look. Also available primed and ready-to-paint.



WOOD TYPES

Your Architect Series® windows or patio doors can be made from your choice of today's most desirable woods – so they'll tastefully complement your home's other interior finishes.



ALUMINUM-CLAD EXTERIORS

Pella's low-maintenance EnduraClad® exterior finish resists fading, so your windows and patio doors stay looking great for years. Take this beauty and durability one step further with Pella EnduraClad Plus² protective finish that provides exceptional weatherability. Plus, Pella offers virtually unlimited custom color options for a unique look.

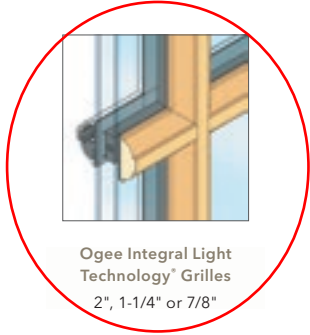


wood window and patio door DESIGN GUIDE

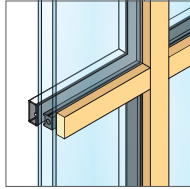
TRADITIONAL
CONTEMPORARY

GRILLES

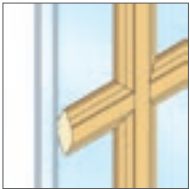
Choose the look of true divided light or grilles-between-the-glass that make cleaning the glass easier.



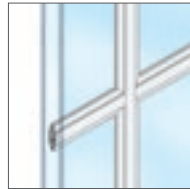
Ogee Integral Light Technology¹ Grilles
2", 1-1/4" or 7/8"



Square Integral Light Technology Grilles
7/8"



Roomside Removable Grilles
2", 1-1/4", 3/4"



Aluminum Grilles-Between-the-Glass
3/4"



Optional interior grille colors with exterior color that matches the EnduraClad[®] color you choose.

ADDED PROTECTION

For additional window fall protection, our Window Opening Control Device (WOCD) is available with optional factory application.⁴ Allowing the window to only open a few inches, the WOCD sits discreetly on the window and is easy to operate.

¹ Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.
² EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
³ Only available with matching interior and exterior colors.
⁴ Factory-applied WOCD may not be available on all products. See your local Pella sales representative for availability.

GLASS

INSULSHIELD[®] LOW-E GLASS COLLECTION



Advanced Low-E insulating double-pane glass with argon ¹	•	•
AdvancedComfort Low-E insulating double-pane glass with argon ¹	•	•
NaturalSun Low-E insulating double-pane glass with argon ¹	•	•
SunDefense™ Low-E insulating double-pane glass with argon ¹	•	•
Low-E insulating triple-pane glass with argon or krypton ²	•	-

ADDITIONAL GLASS OPTIONS

HurricaneShield [®] products with impact-resistant glass ³	•	•
Laminated (non-impact-resistant) ³ , tinted ^{1,3} or obscure ^{1,3} glass also available on select products	•	•
STC-improved double-pane sound glass ²	•	•

¹ Optional high-altitude InsulShield Low-E glass is available with argon in select products.
² Available on select products only. See your local Pella sales representative for availability.
³ Available with Low-E insulating glass with argon on select products.

INTERIORS

WOOD TYPES

Mahogany, Douglas Fir, Pine, White Oak ¹ , Cherry ¹ , Red Oak ¹ , Maple ¹	•	•
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INTERIOR FINISHES

Unfinished	•	•
Primed, ready-to-paint (Pine)	•	•
Prefinished stain or paint (Pine)	•	•

* Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.

EXTERIORS

EXTERIOR FINISHES

Aluminum-clad with EnduraClad [®] protective finish	•	•
Aluminum-clad with EnduraClad Plus [®] protective finish	•	•
Primed, ready-to-finish (Mahogany or Pine)	•	•
Unfinished (Mahogany)	•	•

EXTERIOR TRIM

EnduraClad factory-applied trim	•	•
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LOW-MAINTENANCE ENDURA CLAD EXTERIORS

27 standard colors	•	•
Virtually unlimited Custom colors	•	•

* EnduraClad Plus is not available in all colors. See your local Pella sales representative for availability.

HARDWARE

HARDWARE STYLE COLLECTIONS

Classic	•	-
Modern	-	•
Rustic	•	-
Essential	•	-

HARDWARE FINISHES*

Champagne, White, Brown, Matte Black, Bright Brass, Satin Nickel or Oil-Rubbed Bronze	•	•
Antique Brass	•	-
Distressed Bronze or Distressed Nickel	•	-
Polished Chrome or Polished Nickel	-	•

* Hardware finish availability may vary by style.

GRILLES

Integral Light Technology [®] grilles (wood roomside and EnduraClad or wood exterior with nonglare spacer between)	•	•
Aluminum grilles-between-the-glass	•	•
Roomside removable grilles	•	-

SCREENS*

Vivid View [®] high-transparency screen (windows only)	•	•
InView™ flat screen	•	•
Rolscreen [®] soft-closing retractable screen (casement windows and sliding patio doors only)	•	-
Self-closing top-hung screen door (sliding patio doors only)	•	•

* ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

(•) Full offering (-) Partial offering

Because we're always working to further refine our products and develop new ones, specifications may change without notice. Actual products may vary slightly from illustrations and photos. See your local Pella sales representative for specific details and options available.

Appendix C: Definition of Architectural Styles

Minimal Traditional

(1933-1950)



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.

Common Features

Roof:

- Front facing gable
- Low or intermediate pitch
- Composite shingle
- No eaves

Heights:

- Generally one story with some two story examples

Building Materials:

- Wood or shake siding
- Brick or stone
- Materials sometimes used in combination

Detailing:

- Windows are typically double hung and/or fixed with multiple panes
- A large chimney, in some cases
- Small front porch shelter
- Wrought iron or wood columns for porches
- Occasionally corner wrapped windows are seen
- Minimal ornamentation—modern and international style influences

Other Features:

- Attached (always a subordinate element to the main structure) and detached garages

(Source: McAlester, *A Field Guide to American Houses*)

Appendix B: Plano's Major Historic Assets**Haggard Park Heritage District****810 18th Street**

Constructed: Circa 1940

Style: Minimal Traditional

**Haggard Park Heritage District****811 18th Street**

Constructed: Circa 1940

Style: Minimal Traditional

**Haggard Park Heritage District****812 18th Street**

Constructed: Circa 1940

Style: Minimal Traditional

**Haggard Park Heritage District****813 18th Street**

Constructed: Circa 1940

Style: Minimal Traditional

**Haggard Park Heritage District****825 18th Street**

Constructed: 1995

Style: New Construction



MINIMAL TRADITIONAL STYLE

STYLE GUIDE

STYLE CHARACTERISTICS

- 1** Attached single-car garage.
- 2** Low sloped roof with shallow overhang.
- 3** One picture window in front.
- 4** Minimal or no front porch/entry with no interruption of the roof line at the entry.
- 5** Wood siding, often with multiple siding types or in combination with wood shingles or a small amount of brick. This example has been covered with aluminum siding, which was only available in white. There have been so many of these homes covered in aluminum siding that people now associate white paint with this style. In fact, the original wood may have been painted in two or more colors.



The Minimal Traditional style was produced in response to federal government-insured mortgage policies intended to supply WWII veterans with new affordable housing. These homes were around 1,000 square feet in size. The earliest homes came without attached garages but soon the attached garage debuted. With the attached garage came other characteristics of the early Ranch style including a picture window and a shallow sloped roof with deeper overhangs. The example above has been covered with aluminum siding, a common way to improve these homes in the 1960s and 1970s. The original home most likely included two types of wood siding, color, wood windows and possibly, exposed roof rafters. Variations include a combination of brick and wood siding and all-brick homes. This style of home was built from 1945 through the 1950s.

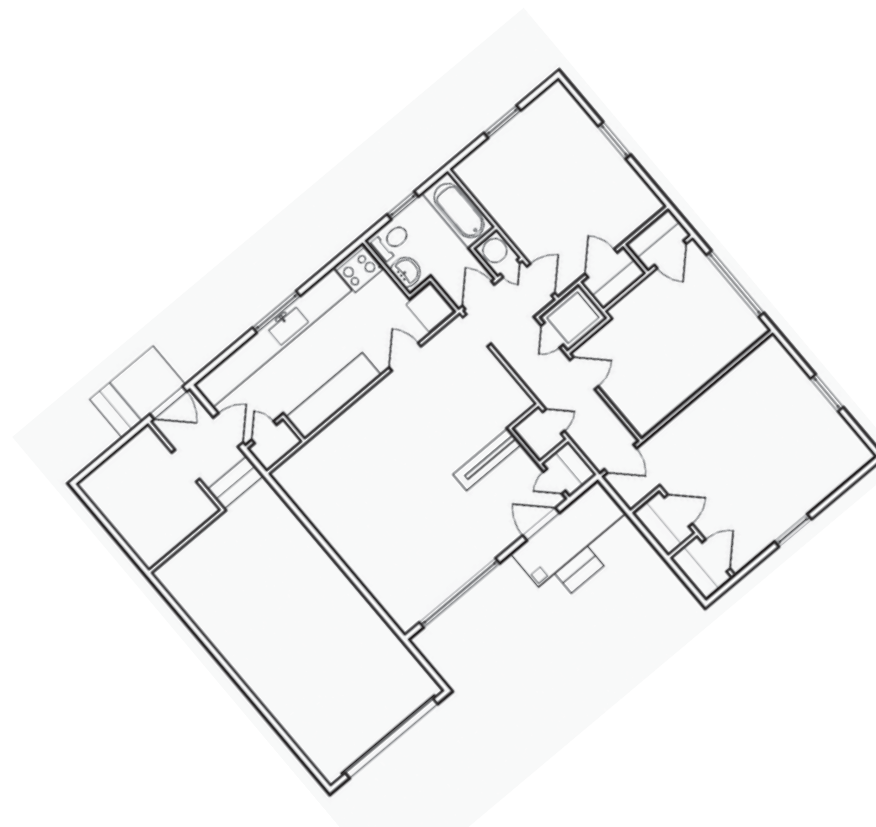


MINIMAL TRADITIONAL STYLE

STYLE GUIDE

SPECIAL FEATURES

- 1 The picture window is a feature that provides great variety and character. It may be a double window, a bay window or a completely different window style.
- 2 The use of exposed rafters, often with curved ends, was common and is often hidden by later aluminum siding installations. The exposed rafters provide texture and character.
- 3 The use of more than one style of wood siding is a common design detail, sometimes in combination with a low brick wall. Types of siding include lap siding, board and batten siding and shingles. For more information on the types of materials, refer to section B: Design Details. Brick is often found on the lower portion of the walls and in planter elements, in combination with wood siding.



The Minimal Traditional style floor plan started as a simple rectangle, with a living room, eat-in kitchen, two bedrooms and a bath. The example above is an expanded version that incorporates an attached garage, laundry room and storage area, plus one additional bedroom. The living room is oriented to the street, as was typical in the 1940s and early 1950s, but as the Ranch style evolved, the living room moved to the back of the house to take advantage of the extended living space that was available in the back yard. The picture window followed the living room, to the back and was often replaced by sliding glass doors, a new product at the time that emphasized the inter-connectedness of the indoors and outdoors. The single bath and lack of orientation to the back yard makes this style less attractive to today's home buyer.

Bhavesh Mittal

From: Bhavesh Mittal
Sent: Tuesday, April 18, 2017 11:28 AM
To: 'Bill Lisle'
Cc: Doug McDonald; 'Andrew Papson'
Subject: RE: Proposed Exterior Alterations at 813 18th Street

Good Morning Bill,

Thank you for the revised drawing. On review, can you please provide/clarify the following previously requested comments/questions:

1. Provide dimension and height of the existing door at front porch
2. Provide the size, material, style, finish and specifications of the two new proposed exterior doors (front door replacement and new rear door)
3. Provide the following information/detail on the floor plan drawing detail #3:
 - a. Dimensions of the proposed ramp and landing at rear (north) facade. On the submitted drawing, the proposed addition floor plan detail #3 does not show the location of the proposed ramp and the new rear door location does not match with the proposed rear (north) elevation detail #7. Please clarify which detail/location is correct and revise the drawing as needed.
 - b. Proposed front porch column location.
4. Provide the front porch ceiling height/detail
5. Add the proposed ramp (at rear) detail to the proposed east and west elevation drawing #9 & #11
6. Provide ramp railing height and dimensions of the proposed metal pickets and posts.

Kindly provide the following information no later than 5 pm today. Let me know if you have any questions.

Thank You

Please take a moment to complete the City of Plano Customer Satisfaction Survey:

<http://www.surveymonkey.com/s/PlanoCustomerSatisfactionSurvey>



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Connect with Plano



From: Bhavesh Mittal
Sent: Friday, March 31, 2017 4:12 PM
To: 'Bill Lisle' <bill@lisleinc.com>
Cc: Doug McDonald <DougM@plano.gov>
Subject: Proposed Exterior Alterations at 813 18th Street

Attachment 5 - Preliminary Review Comments

Good Afternoon Bill,

Thank you for taking time to meet with us yesterday to go over your proposed project at 813 18th St. As discussed, please see below our review comments/questions:

1. Replace exterior siding

a. The proposed replacement wood siding meets the Haggard Park Heritage Resource District (HPRHD) Preservation Guidelines

b. The existing vertical board wood siding at all gables appear to be original and in good condition. Can this siding be left in place and/or repaired (if needed) to meet Section 4.3 of the HPRHD Guidelines? This would also help in distinguishing the existing structure from the proposed addition with a different gable detail/material (see #4.e below)

2. Replace and/or remove doors/windows at all elevations

a. Provide dimensions and sill/header height for all the existing exterior doors and windows

b. The proposed aluminum clad replacement windows with aluminum framed screens does not match with the existing historic wood windows. Therefore, the proposed windows do not meet Section 5.3 of the HPRHD Guidelines.

c. Removal of existing windows at the east façade does not meet Section 4.1.c of the HPRHD Guidelines.

d. Provide the size, material, style, finish and specifications of the two new proposed exterior doors (front door replacement and new rear door)

e. What is the condition of the existing wood windows? Can they be repaired/restored? If not, please provide photos showing the damage/rot.

3. Roof replacement and alterations

a. Provide the existing wall plate height

b. Provide specifications and color of the proposed metal roof

c. Are there any new gutters or downspouts being installed? If yes, please provide size, style, and color.

d. The proposed roof slope alteration from existing 5:12 pitch to proposed 7:12 pitch does not meet Section 6.1 of the HPRHD Guidelines.

e. The proposed raising of the wall plate (building) height does not meet Section 6.3 of the HPRHD Guidelines.

4. New addition at the East elevation

a. Provide a scaled floor plan drawing showing dimensions, setbacks (front and side yard) and window locations of the proposed addition.

b. Clarify if the existing first window (southeast corner) on the East façade is being replaced or the window opening is covered with wall?

c. The proposed horizontal addition to the main building is not located on a non-protected (rear) façade and will be visible from 18th Street. Therefore, the proposed addition does not meet Section 9.3 of the HPRHD Guidelines.

d. Per Section 9.10 of the HPRHD Guidelines, the proposed addition must be designed to clearly distinguish between the existing historic structure and the new addition. Some design considerations to meet this section could include:

- Installing a 1/1 window (window light pattern different than the historic windows)
- Not aligning the proposed addition with the existing building face at the rear (north façade).

Consider setting back the addition.

e. Based on the fire hydrant related requirement/discussions yesterday, please let us know if you would still like to proceed with the proposed addition

5. Alterations at the front (south) porch

Attachment 5 - Preliminary Review Comments

- a. Provide scaled drawings showing dimensions and material of the proposed porch, columns (capital and base detail), steps, porch ceiling height/detail, gable detail.
 - b. Do you have any historic photos showing the existing porch columns not original to the house?
 - c. The proposed raised height at the existing front porch height does not meet Section 6.3 of the HPHRD Guidelines.
6. Addition of an accessible ramp at the rear (north) elevation
- a. Provide a floor plan drawing showing dimensions and materials of the proposed ramp, landing and steps.
 - b. Is there going to be any handrails? If yes, provide details.
7. Remove existing window awnings at all elevations
- a. Provide the existing condition and material of the six (6) awnings proposed to be removed.

For your reference, please see attached HPHRD Preservation Guidelines applicable for this project. Let me know if you have any questions.

Have a great weekend

Thank You
Bhavesh Mittal