

RESOLUTION NO. 93-6-4(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, ADOPTING DESIGN GUIDELINES FOR PLANO'S HISTORIC AREAS PROPOSED BY THE HISTORIC LANDMARK COMMITTEE; APPROVING THE UTILIZATION OF THE PLAN BY THE APPROPRIATE PERSONNEL AND DEPARTMENTS OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Plano desires to protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the City's cultural, social, economic, political, archaeological and architectural history; and

WHEREAS, towards that end the City Council established the Historic Landmark Committee and directed the Committee to prepare Design Guidelines for Plano's Historic Areas, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Guidelines"); and

WHEREAS, the Historic Landmark Committee held a public hearing on the Guidelines on April 20, 1993, at the close of which the Historic Landmark Committee recommended adoption of the Guidelines; and

WHEREAS, a public hearing before the Planning & Zoning Commission was held on May 3, 1993, at the close of which the Planning & Zoning Commission recommended adoption of the Plan; and

WHEREAS, upon full review and consideration of the Plan and all matters attendant and related thereto including all comment and discussion heard at a public hearing held May 24, 1993, the City Council is of the opinion that the Plan should be approved and adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Guidelines, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City of Plano and its citizens is hereby approved and adopted.

Section II. The Guidelines shall be utilized by the Planning & Zoning Commission, City Council, Staff and developers, and such other appropriate City personnel and departments as a guideline to assist property owners who want to restore historic buildings or build new structures in older areas.

Section III. Where a policy or recommendation of the Guidelines requires the adoption or amendment of a code or ordinance for

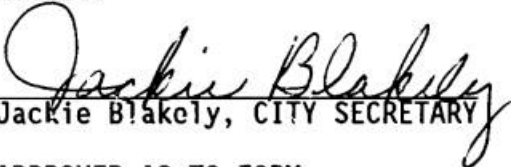
implementation, said item will not take effect until the passage of the necessary legislation.

Section IV. This Resolution shall become effective immediately upon its passage.

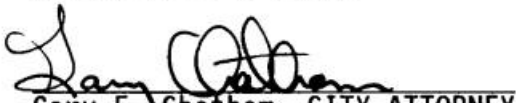
DULY PASSED AND APPROVED this the 14th day of June, 1993.


James N. Muns, MAYOR

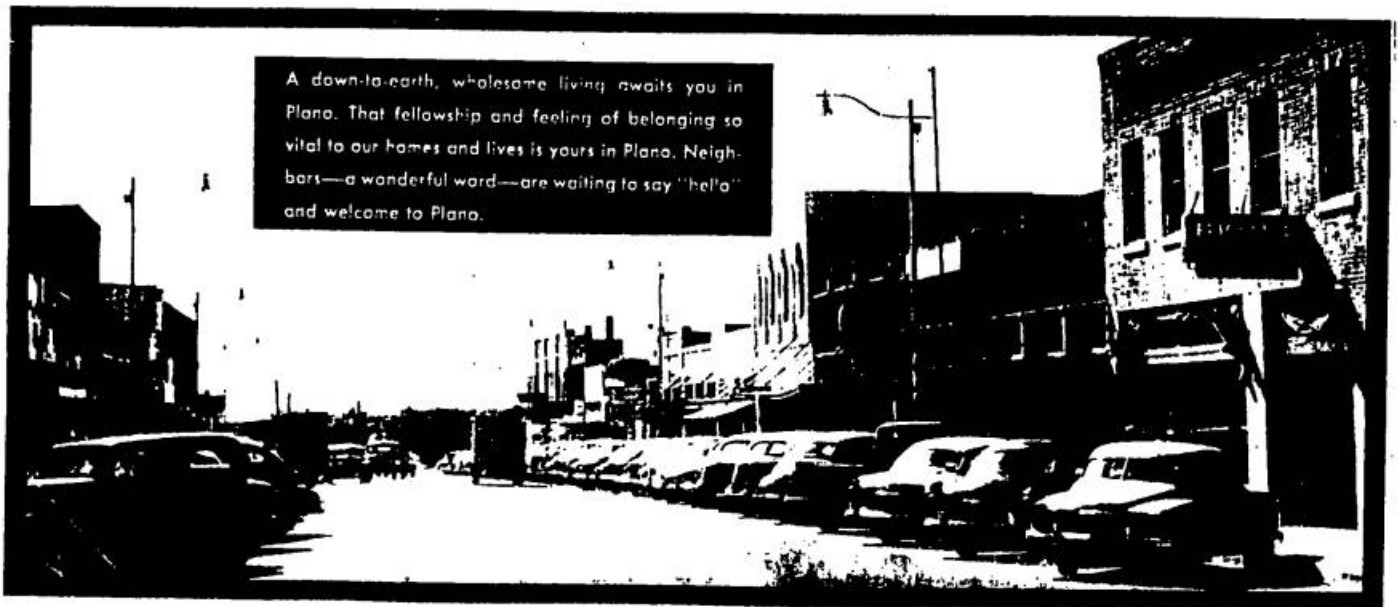
ATTEST:


Jackie Blakely, CITY SECRETARY

APPROVED AS TO FORM:


Gary F. Chatham, CITY ATTORNEY

**DESIGN GUIDELINES
for
PLANO'S HISTORIC AREAS**



Plano Historic District Guidelines
DRAFT 18 January 1993

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I. INTRODUCTION

PURPOSE OF REPORT



Downtown Plano has a rich history, and many of its architectural assets are still in place, contributing to an old Texas town character that cannot be duplicated. The Purpose of this report is to encourage renovations and new construction in the downtown area which will contribute to it's special role in providing citizens and tourists with a sense of Plano's history, providing visitors with an historically significant commercial and residential town center, and citizens with comfortable and attractive place to live and conduct business.

The guidelines, as set out in this report will serve to make the area a stronger attractor, and will not significantly add to the cost of doing business.

No property owner will be required to alter a building retroactively.

GOALS AND OBJECTIVES

The general goals and objectives of the Plano Historic District Guidelines are to

1. Maintain the architectural and historic character of Downtown Plano while encouraging economic expansion..
2. Provide for new development and redevelopment that is compatible in design, materials, color and texture with existing historic structures.
3. Provide a consistent yet flexible approach for the preparation and review of development and redevelopment plans.



GENERAL RECOMMENDATIONS

The following summarize some of the key recommendations of this Design Guideline Report as they relate to historic structures:

- Avoid removing or altering any historic material or significant architectural feature.
- Protect and maintain significant elements of the building's style.

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- Use approved techniques for cleaning and repairing historic materials.
- The repair or replacement of missing architectural elements should be based on accurate duplicates of the original features—based on physical or pictorial evidence.
- Use building and decorative materials that are similar to those employed originally on the building.
- Preserve older alterations that have achieved historical significance in their own right.
- Avoid changing the position of historic doors and windows which are visible from public thoroughfares.
- Replace damaged or inappropriate doors and windows with those which are similar to the original historic ones in terms of design and materials.
- Use gutters and downspouts which are similar to those historically employed.
- Use interior storm windows as opposed to external ones.

DEFINITION OF HISTORIC AREAS

[Downtown Development Plan, and map showing the Future Land Use Pattern]

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II. HISTORIC BACKGROUND

PLANO DOWNTOWN HISTORIC OVERVIEW

[By Others]

BASIC BUILDING TYPES AND STYLES

Plano's historic buildings are typical of the type and style of buildings that followed westward expansion in the late 1800's and early 20th C. They are generally practical with minimal ornamentation, and their style is varied.

Commercial Buildings

Much of the historic retail core of Plano was developed in the late 19th Century and early 20th C. Because of their great diversity, many of these buildings are characterized in sub-types that reflect their compositional structure (e.g. one-part, two-part or enframed commercial blocks) rather than by style or influence. They often defy stylistic description, or they represent an eclectic combination of architectural influences.

Many of the commercial buildings fall into the category of *two-part commercial* buildings because the ground floor was designed for shops, and the second or third stories were designed for residential, hotel or office uses. This distinction is made architecturally with a clear differentiation in materials and detail. Examples of this type of building include The Blue Goose, The Market Sampler (Spillman Building), Greer Carving & Trading, Bows and Babes (McFarland Building), and Plano Boot and Shoe Repair. These buildings are also characterized by simple utilitarian ornamentation which was common for early Texas commercial buildings.

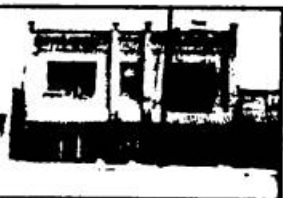
A.R. Schell & Son Agency (Plano National Bank/IOOF Lodge) was originally constructed in 1896, but was modified to an Art Deco style in 1936. This style is characterized by the use of rectilinear geometric forms which were primarily decorative. Past and Present (Plano Masonic Lodge) reflects a mild Victorian influence in its relatively rich detailing.

Another dominant category of commercial buildings in Downtown Plano is the *one-part commercial* building.



The Market Sampler
 (Spillman Building)
 1007 15th Street
 1898

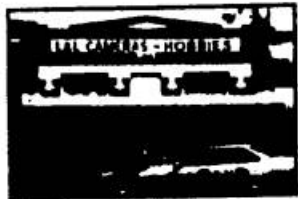
Two Part Commercial



Greer Carving & Trading
 1428 Avenue K

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This style of building is only a single story and is usually treated very much like the first story of the two-part commercial buildings. Also included in this category are the single story wooden false-front buildings that were typical of Plano's early days.



L&L Cameras-Hobbies
(Farmers and Merchants
Bank)
1015 15th Street
1919

Examples of the one-part commercial building include L&L Cameras-Hobbies (Farmers and Merchants Bank), Nooks and Krannies, Plano Carpets and the building at 1420 Avenue K.

In *enframed window wall* buildings, the window wall is secondary to its distinct framing by the building, as in the Harrington Furniture Building.



Cultural Arts Center
(Harrington Furniture
Building)
1039 15th Street

The Plano School Building, constructed as a Work Projects Administration project, could be categorized as a *stacked vertical block* type of building with eclectic ornamentation.

Residential Buildings

Like the variety in commercial buildings, there are several types and styles of historic residential structures in Plano—Victorian, Prairie, Bungalow, Tudor, Cumberland Gap and cottage. They are more thoroughly discussed in the City of Plano's Preservation Plan, September 1992.



Carpenter-Edwards
House
1211 16th Street
Victorian
1900-1910

Victorian houses were typically constructed prior to 1900 and are characterized by steep and irregular shaped roof with a dominant front gable. They also tend to have large ornate porches and decorative detailing, as reflected in the Carpenter-Edwards House, the Wall-Robbins House, and the O'Neill-Parrish House.



Aldridge
1615 Ave
Prairie
1910-1920

Prairie style houses were constructed between 1900 and 1920, and are characterized by a low-pitched roof which is usually hipped, and by wide overhanging eaves. They include large porches and detailing which emphasizes horizontal lines. Examples include the Aldredge House and Carlisle House.

The *Bungalow* style house was contemporary with the Prairie style, and was often called the Craftsman style because of its English Arts and Crafts roots, and because of the oriental wooden architecture influence. It is characterized by a low-pitched gabled (but sometimes

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Lane House
1300 16th Street
Bungalow
1920s

Bungalow (Craftsman)

characterized by a low-pitched gabled (but sometimes hipped) roof, roof rafters which are usually exposed, and large porches with their roofs being supported by tapered square columns or pedestals which frequently extend to the ground without breaking at the porch floor level. Good examples of this style include the Wyatt House and the Lane House.



Brigham House
1306 14th Street
Tudor
1930s

Tudor style houses, constructed between 1890 and 1940, are characterized by a steeply pitched roof with a side gable and one or more prominent cross gables, and by tall vertical windows and prominent chimneys. Examples include the Aldredge-Evans House, the Brigham House and 1611 Avenue K.

III. DOWNTOWN RETAIL CORE

THE BUILDING

The following guidelines refer to the renovation of existing buildings.

Preservation

Preserve, stabilize and restore building form, ornament and materials.

Replace missing or deteriorated elements with replicas of the original. Ensure that roof, window, cornice and parapet treatments duplicate the original building. Preserve the original masonry features and mortar joint style.

Remove non-historic alterations.

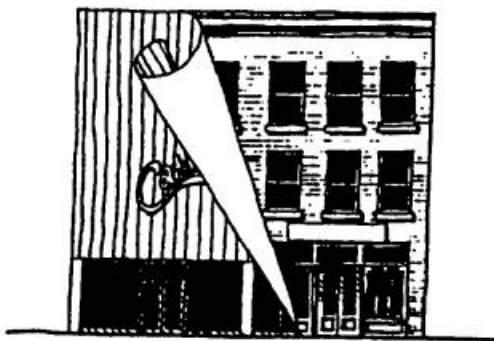
Often, "modern" renovations merely conceal the original facade details. If not, the original style should be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building should be used.

Reconstruction of building elements should reflect the size, scale, material and detail of the original style

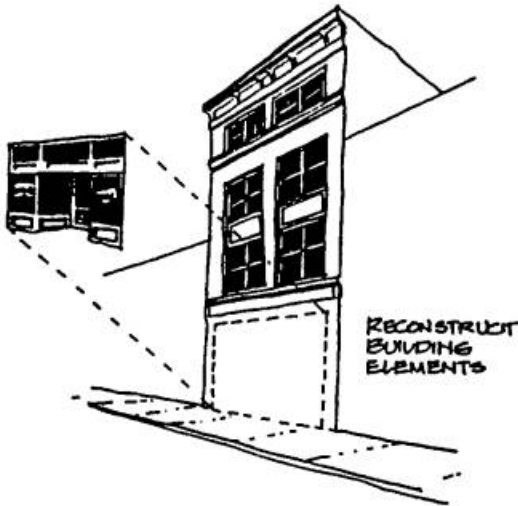
Preserve older renovations that have achieved historic significance.

This is consistent with the Secretary of the Interior's Standards for Rehabilitation. Older structures may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation.



Anderson Bank Building
 1000 Main Street
 built in 1890s
 but was renovated in the Art Deco style

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Storefront Design

Maintain original elements and style of the storefront – cornices, transoms, display windows, kick plates, spandrels and upper story windows.

Maintain recessed entries where they exist.

They provide weather protection, protect passing pedestrians from opening doors, and add attractive detail to the storefront.

Integrate access to upper story offices or other uses, with the historic features of the building.

Streetfront

Maintain height and rhythm of buildings along the street face.

New buildings and additions should respect both the height and bay spacing of adjacent buildings. They should also ensure continuity of cornice lines and windows.

Backs of Buildings

Where backs of buildings are used for commercial purposes, preserve the utilitarian character of the architecture and site.

The backs of buildings were areas where service and loading were handled, but now these areas are being used as additional entries and potentially, for food service and other activities. Areas of new paving and decking should be discouraged. The use of antique light fixtures and historic paving materials should be encouraged. Often, relatively small painted signs provided identification for properties.



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THE EMBELLISHMENTS

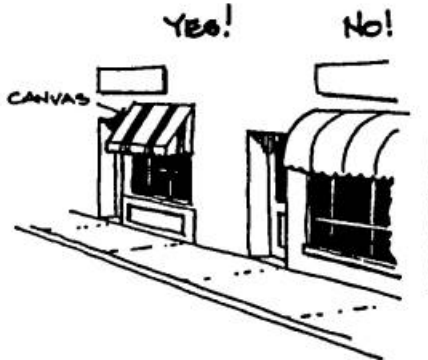
Color

Colors should be used to embellish facade elements.

Color pallets should enhance the attractive details of the building, not disguise them or over power them.

Colors should compliment neighboring buildings and reflect the original historic color pallet.

Bright colors should be used cautiously. Metals should not be shiny or highly reflective.



Awnings

Awnings should be a "drop-front" style.

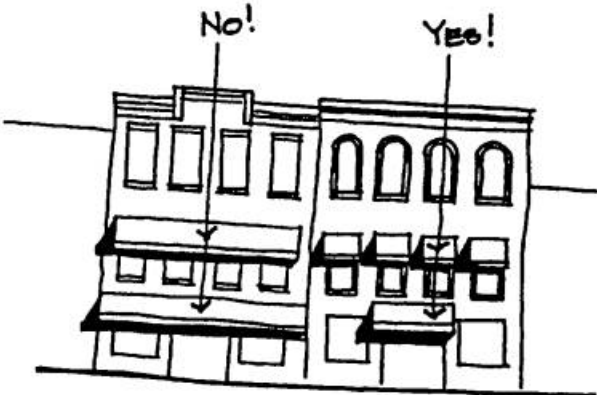
The modern bubble style, often used on commercial buildings, detracts from historic architectural styles.

Awnings and canopies should be made of canvas or metal, as appropriate for the particular historic style.

Canvas awnings, and metal canopies are typical of historic commercial buildings. Backlighting of awnings should be avoided.

Awnings should not be continuous, but rather relate to each window or bay.

This rhythm of awnings is typical of historic styles, and provides greater interest to pedestrians; long continuous awnings are more appropriate for strip retail centers which relate to automobile traffic.



Signage

The building itself should be considered part of the sign.

Avoid garish colors or patterns, but use the detail and style of the building's architecture to speak for the business. Locate signs so that they relate to architectural features of the building.



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In general, signs should be small and limited to one per retail business on buildings with multiple tenants.

Typical signs in the past included cornice signs above storefronts and signs painted on windows. These should be encouraged.

In retail areas, focus on merchandise, not signs.

Signs which compete for attention detract from the retail district as a whole.

Avoid clutter and limit the number and size of signs.

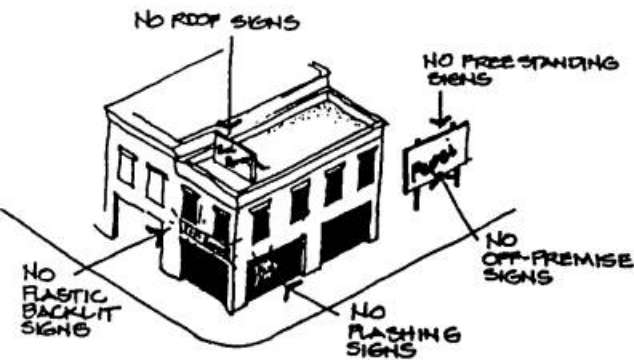
Signs should not cover transoms or historic building features; rather, they should be integrated into the design of the building.

Encourage the use of awning, projecting, overhanging, window and cornice signs.

Awning and projecting signs were common in 19th and early 20th century Texas towns. Small projecting signs, at an appropriate scale in relation to the building and the adjacent area, should be encouraged. Such signs should be constructed of high quality material consistent with its historic style.

Avoid roof signs, free-standing signs, off premise signs, flashing signs and plastic backlit signs.

Signs should be constructed of painted wood or metal – materials which were typical of the period.





Where several businesses share a building, signs should be coordinated and shared.

Temporary signs, such as those announcing sales, store openings or closings, should be limited to 30 days or less.

Moveable sidewalk sandwich board signs should be allowed for displaying changing messages such as menus.



Sidewalk sandwich boards are typical of the historic style. However, they should not impede pedestrian traffic flow, they should be well maintained, and they should be removed at night. No more than one sidewalk sandwich board sign should be allowed per building.

Sign lettering should be consistent with the style of architecture

Generally, serif styles for Italianate, Germanic/Federal and Revival buildings, and sans serif for Art Deco and buildings from the later modernism movement.

Neon should be used inside windows only, and occupy a limited amount of space within that window.

Though not an historic material, the judicious use of neon can enhance a retail and restaurant area by creating a sense of fun and festivity, but excessive use can detract from the district.

Lighting

Fully recessed downlights, gooseneck lights or approved historic district fixtures should be encouraged.

Lighting is an important element in retail areas. Fixtures should be consistent with the historic character of the area.



GOOSENECK LIGHT



FULLY RECESSED FIXTURE

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Avoid exposed lighting of any kind unless part of an historic fixture; and avoid neon lighting unless integral to the style.

Early 20th century theaters and diners are examples of building styles where exposed lighting and neon were used to create a special effect. Other commercial structures should avoid the uses of these lighting styles.

THE SITE

Setbacks

Buildings should abut the sidewalk.

In order to encourage retail activity, it is important to provide a continuous edge along the street. This will make the area attractive to pedestrians and reinforce retail sales.

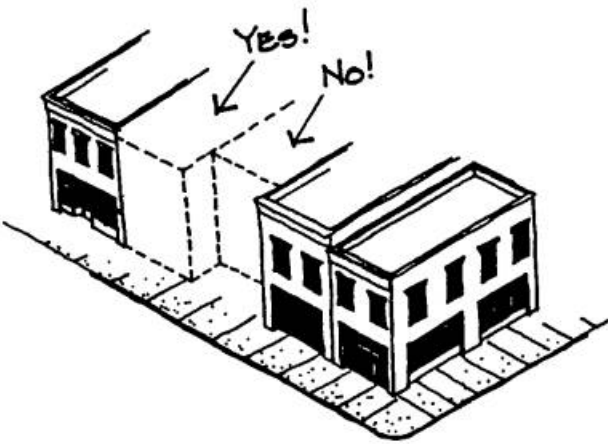
Streetscape

Pedestrian level street lighting, using historic fixtures, should be provided along streets with pedestrian traffic.

This type of lighting provides illumination for storefronts and walkways, and conveys a sense of security to pedestrians during evenings. It also helps to reinforce the identity of the historic area, and encourage night time retail and restaurant activity.

Street trees and tree grates should be provided based on the Master Streetscape Plan.

The Urban Design Plan which has been designed and constructed along 15th Street should be extended in concept, to additional retail frontages in the Retail Core District. This will provide continuity and extend the pedestrian precinct, as well as provide access to consolidated parking areas.



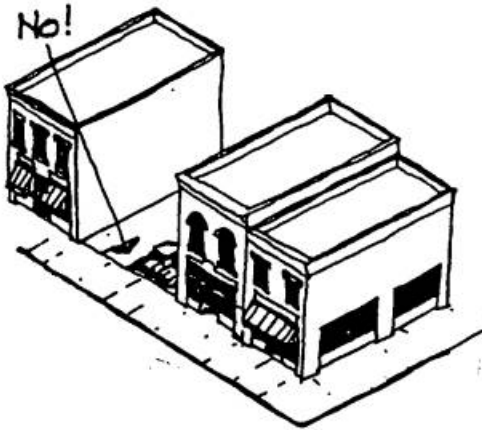
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Trees should be pruned up from below to allow views to storefronts and allow street lights to brighten sidewalks.

Pedestrian-level street lights have been installed along 15th Street; if the trees are not trimmed regularly, then lighting will be blocked, and views to stores and entries will be screened from the street.

Parking lots and Vacant Sites

Off-street parking for individual businesses should not be located adjacent to sidewalks in the Retail Core.



The existing parking lot* adjacent to the tracks on the south side of 15th is a consolidation of parking which can be used by any visitor. Parking which is limited to one establishment or which is in the center of a block should be avoided. It will create an enforcement problem, where the general public will tend to utilize it, and it will interrupt the continuity of retail along the block face. This is important to both the preservation of historic character, and to the strengthening of the retail district.

Provide attractive and functional off-street parking areas.

Parking areas should be screened to the height of car hoods, and have trees located throughout the lot, in order to make parking areas more attractive and safe, and to keep the cars cool in the summer – a definite marketing advantage for retail customers who must park and walk to their destination.

Clear debris from vacant sites.

Any vacant sites should be cleared of debris, and infill should be encouraged. Sites with vacant buildings should be secured to prevent usage by vagrants, and maintained in an attractive manner so as not to detract from the district. For example, old store windows may contain displays from the city hall on plans for the area, or from retailers in the area.



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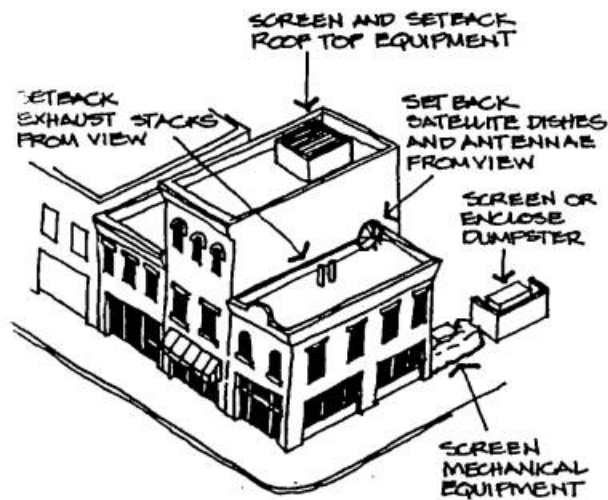
Service and Mechanical Areas

Service and mechanical areas should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street. In alleys, or the rear of buildings, loading areas should be well maintained and garbage storage should be fully screened from view.

Screen mechanical equipment from public view.

Mechanical equipment should be set back from the edges of roofs and screened so that it is not visible by pedestrians and does not detract from the historical character of buildings. Window air-conditioning units should not be permitted at locations visible from public areas.



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IV. DOWNTOWN RESIDENTIAL

The Downtown Residential Area includes a mixture of residential uses, commercial uses in residential buildings and commercial buildings.

THE BUILDING

The following guidelines refer to the renovation of existing residential buildings.

Preservation

Preserve, stabilize and restore building form, ornament and materials.



Preserve building form, ornament & materials

Avoid removing or altering historic materials and architectural features. Replace missing or deteriorated elements with replicas of the original. Ensure that roof, window, cornice and parapet treatments duplicate the original building. Restoration should be based on historic pictorial or physical evidence. Original building materials should not be covered with synthetic siding. When wood siding is replaced, lap dimensions should match the original siding.

Remove non-historic alterations.

Often, "modern" renovations merely conceal the original facade details. If not, the original style should be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building should be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail that is reflective of the original style



Preserve original porches

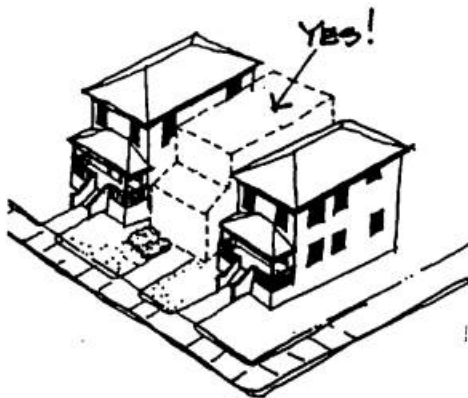
Preserve original porches.

When porches are being replaced or repaired, reconstruct them to match the original in form, detail and materials. Avoid enclosing porches.

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Preserve older renovations that have achieved historic significance.

Older structures may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. This is consistent with the Secretary of the Interior's Standards for Rehabilitation.



Streetfront

Maintain height and rhythm of buildings along the street face.

New buildings and additions should respect both the height and bay spacing of adjacent buildings.

Preserve original roof form and pitch.

Renovations and additions should leave the street view of the building in tact. Any additions should be accommodated in the rear of the building and maintain the same roof pitch and materials.

THE EMBELLISHMENTS

Signage

Signs should be a maximum of 6 square feet, and contain only the name and address of the occupants; however, for buildings facing 18th Street, signs may total 9 square feet in area.



Signs may be either surface mounted or located in the front yard area no higher than 3 feet from the ground; however, for buildings facing 18th Street, signs may be located in both locations provided they do not exceed the maximum sign area.

Locate signs so that they relate to architectural features of the building or site. When located on buildings, signs should not cover transoms or historic building features; rather, they should be integrated into the design of the building.

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Sign lettering should be consistent with the style of architecture

The building itself should be considered part of the sign.

Avoid garish colors or patterns, but use the detail and style of the building's architecture to speak for the business.

In general, signs should be small and limited to one per retail business on buildings with multiple tenants.

No roof signs, off premise signs, flashing signs or plastic backlit signs shall be allowed.

Signs should be constructed of stone, painted wood or metal – materials which were typical of the period.

Where several businesses share a building, signs should be coordinated and shared.

Neon should not be allowed.

Neon is a retail oriented style of sign, and should not be used in an historic non-retail area.

Lighting

Avoid exposed lighting of any kind unless part of an historic fixture.

Historic lighting is typically muted.



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THE SITE

Setbacks

Building setback should be similar to the majority of properties in its block, or 25 feet, whichever is less.

Streetscape

Pedestrian level street lighting, using historic fixtures similar to the Retail Core, should be provided along streets with anticipated pedestrian traffic, and along 18th Street.



The Residential District will likely have a high level of pedestrian traffic since it is in close proximity to commercial areas. This will serve to tie the district to other inner city districts in terms of urban design, and increase the level of security for pedestrians.

Street trees should be provided along street frontages.

Street trees increase the attractiveness of an area for pedestrian usage and will enhance the setting for the unique architecture in this district.

Parking lots and Vacant Sites

Parking areas should be well landscaped with trees and shrubs.

This will help to soften the larger areas of paving and contribute to the residential style district.

Parking areas should be set back to the building face line; however, for properties facing 18th Street, parking should be set back to the building setback line established in the zoning ordinance.

The set back of parking will ensure that parking does not detract from the historical character of the architecture and the district.

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Clear debris from vacant sites.

All vacant sites should be cleared of debris, and infill should be encouraged. Sites with vacant buildings should be secured to prevent usage by vagrants, and maintained in an attractive manner so as not to detract from the district.

Service and Mechanical Equipment

Service and mechanical areas should be screened from the street and other pedestrian areas.

All trash and equipment storage should be screened from the street, and be regularly maintained so they are not visible by pedestrians and do not detract from the historical character of buildings. Window air-conditioning units should not be permitted at locations visible from public areas.

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V. NEW CONSTRUCTION

INFILL

The infill of new buildings should have key elements of a primary style in the district (massing, scale, fenestration, materials) but not be a reproduction of the primary structure, and should "read" as clearly contemporary.

The Federal Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication.

Infill buildings between contributing buildings should be similar in setback, roof form, cornice line, and materials, to one of the adjacent buildings.

New public buildings, including parking garages, should reflect these guidelines in their design and incorporate appropriate design concepts regarding vertical lines, scale, setback, color, texture and other features.

In residential areas, porches with the dimensions and orientation of the appropriate historic style, are an important element of residential style structures.

ADDITIONS

Additions to historic buildings should replicate the style of the main building if possible; otherwise, they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure. They should not destroy any significant architectural features.



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All new wood or metal materials must have a painted finish except on some mid-20th Century buildings where the use of unpainted aluminum was part of the original design and should be maintained.



A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic facade or a transparent (glass) connector is used to separate old from new.

When replacing elements that were originally part of an historic building, they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used.

Historic photographs can provide information on the original elements of the building.

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VI. MAINTENANCE

REPAIRING

The use of inappropriate treatments in repair and renovation can seriously damage historic structures. These guidelines present general directions for action. However, individuals using this document should consult the technical resources and references listed in Appendix C for detailed information on renovation methods and materials.

Use approved technical procedures for cleaning, refurbishing and repairing historic buildings.

The Federal Secretary of the Interior sets out guidelines for repair of historic buildings, which should be utilized in Plano because they are proven methods which ensure the preservation of the materials.

Clean historic brick walls carefully to preserve their life.



Do not use abrasive cleaning methods such as sand blasting and high pressure water, as they can remove the hard protective surface of the old soft brick and cause accelerated erosion.

Some chemical cleaners which are designed to remove paint from masonry surfaces may be used if caution is exercised.

Acidic cleaners, even in diluted form, should not be used on marble, limestone, glazed brick, terra cotta, or glass as they will cause these materials to dissolve. Alkaline paint removers (ammonia plus potassium hydroxide or trisodium phosphate) are usually safe for acid-sensitive masonry. Organic solvent paint removers (methylene chloride, methanol, acetone, xylene and toluene) may be safe for unglazed brick and terra cotta and harder stones—sandstone, granite, and slate. No paint removal system is entirely safe for historic masonry. All chemicals should be tested before applying to the entire surface. Manufacturer's directions should be followed carefully.

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Avoid painting brick or stone when not an historic treatment.

Painting historic masonry walls has the effect of destroying them for refurbishing to their original condition because they frequently cannot withstand stripping treatments. If sealing them is the issue, then clear sealers may provide a better alternative, but only on materials that have been damaged by sandblasting.

Repoint masonry where mortar has eroded.

A well maintained masonry wall is important to preventing air and moisture intrusion.

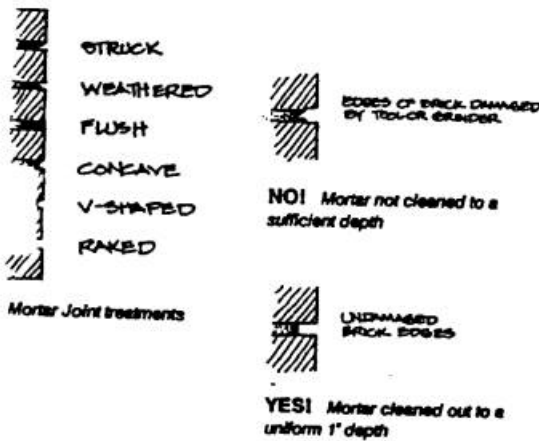
Old mortar should be removed to a depth of approximately one inch (or to sound mortar) to ensure an adequate bond between old and new mortar. Great care should be taken not to damage edges of brick during mortar removal.

New mortar should match the historic mortar in strength, color, joint width, and tooling.

A mortar mix that is too high in Portland cement can cause extreme damage to historic/soft brick or stone; the mortar should contain no more than 20 percent of white Portland cement per the total dry volume.

Mortar color should be matched to a non-weathered sample of historic mortar raked from a mortar joint; small amounts should be mixed and allowed to dry on a board before comparison with historic samples.

Joints should not be overfilled; joint width should not be increased during repointing. They should be tooled to match the historic joints in profile; joints should nearly always be recessed; mortar should never be "feathered" out over the brick face.



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ELEMENTS NEEDING REGULAR REPAIR

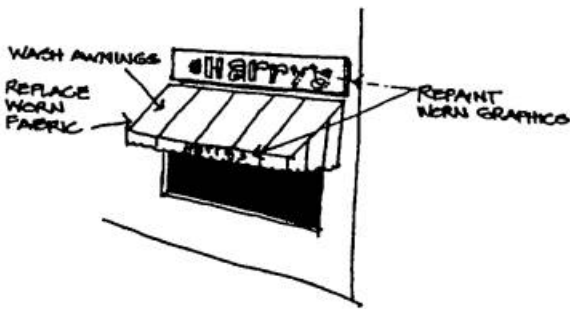
Signs and Awnings

Ensure signs and awnings are solidly secured to building faces.

Repaint worn or faded graphics.

Replace worn awning fabric.

Wash awnings regularly.



Building

Repair roof leaks to prevent wall and interior damage.

Maintaining a good, sealed, roof is the most important measure for minimizing weather damage to buildings, which can be very expensive to repair.

Clean and repair downspouts regularly.

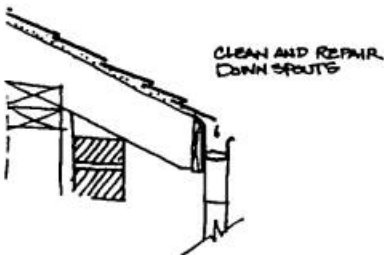
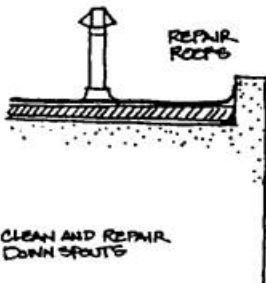
Poorly maintained downspouts can cause water to damage facia and walls.

Keep windows and doors clean.

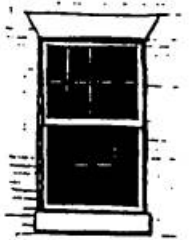
Clean windows and doors have a tremendous positive impact on building appearance.

Keep window and door trim scraped, caulked and painted to avoid rot.

Moisture quickly deteriorates wood which is not protected by paint.



Well maintained door. London, England.



KEEP WINDOWS AND DOORS CLEAN

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VII. GLOSSARY

The following is a glossary of preservation terms that may be encountered in the restoration of buildings in Plano.

Adaptive use The process of converting a building to a use other than that for which it was designed, e.g., changing an office into a restaurant, or a housing into an office.

Arch A structural element which is usually curved and used to span the opening over a window or doorway.

Bay One unit of a building facade, defined either by columns or piers, or by single or grouped openings, such as windows.

Casement A hinged window that opens horizontally like a door.

Casing The fixed frame placed around a door or window opening.

Code Enforcement Local regulation of building practices and enforcement of safety and housing code provisions.

Coping The finish or closure piece at the top of a masonry wall.

Corbel A design treatment used with brick and masonry in which one or several courses of brick project slightly from the surface of the wall.

Cornice A continuous horizontal molding which projects from the face of the wall and is applied at the top of a wall or large opening.

Cultural resource A building structure, district or site that is of significance in American history, architecture, archeology, or culture.

Demolition by neglect The destruction of a building caused by abandonment or lack of maintenance.

Dentils A series of small projecting blocks, often used as part of the decorative detail of a building cornice.

Design guidelines Criteria for the treatment of historic, and district, properties that help property owners ensure that rehabilitation and new construction respect the character of historic buildings or districts.

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Design review The process of ascertaining whether modifications to historic properties meet standards of appropriateness established by a governing or advisory review board.

Dormer A structure which projects from a pitched roof and usually contains a window.

Downspout The vertical portion of a rainwater drainage pipe which is often placed on the front of a building.

Eave The lower edge of a roof which projects beyond the face of the building wall.

Facade The finished, outside face of a building.

Facia A flat, vertical trim element often used to conceal a portion of construction.

Fenestration The arrangement of windows in a building.

Finwall A vertical wall projection, usually non structural.

Grid work Any network of evenly spaced parallel lines which intersect at right angles.

Head The top of a window or door opening.

Header A masonry unit which is laid flat with its greatest dimension perpendicular to the face of the wall.

Historic District A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, or sense of cohesiveness. The significance of a district may be recognized through listing in a local, state or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic preservation commission.

Jamb The side of a window or door opening.

Light A section of a window.

Lintel A beam over a window, door or other opening.

Local landmarks Locally designated buildings, structures, objects, districts or sites important for their historical, cultural, architectural or other special qualities.

Massing The relationship between the various volumes of a structure or group of structures.

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Mullion A framing or separating member between adjacent door or window sections.

Oriel A projection from an upper story of a building.

Plane A smooth, flat surface without bends, interruptions, projections or recesses.

Preservation Generally, saving from destruction or deterioration old and/or historic buildings, sites, structures, or objects. Specifically, the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure. It may include stabilization work, where necessary, as well as ongoing maintenance of historic building materials.

Preservation commission A generic term for an appointed municipal board that recommends the designation of and regulates changed to historic districts and landmarks.

Preservation permit A document awarded by a preservation commission or architectural review board allowing an application to proceed with a proposed alteration, demolition, or new construction in a designated historic area or site, following a determination of the proposal's suitability according to applicable criteria.

Rehabilitation The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

Renovation Modernization of an old or historic building to the extent that many character defining architectural elements and much of the historic building fabric are removed or obscured.

Replication The duplication of deteriorated or missing building elements, or the construction of an entirely new building which is a close facsimile of another building.

Restoration The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Rowlock A masonry unit which is laid on its end with its long dimension perpendicular to the face of the wall.

Rustication An exterior wall treatment employed to give a rich and bold texture.

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Sash The moving portion of a window within the fixed frame or casting. Double-hung sash refers to a window with two moving sashes.

Sill The lowest horizontal member in a frame or opening of a window or door.

Soldier course A horizontal row of upright bricks used for decorative effect in brick work, often used over window and door openings.

Span The distance between supports such as in a beam or lintel.

Stabilization The act or process of applying measures designed to re-establish a weather-resistant enclosure and the structural stability of unsafe or deteriorated property, while maintaining the essential form as it exists at present.

Streetscape The distinguishing and pictorial character of a particular street as created by its width, degree of curvature, paving and landscape materials, design of street furniture, and forms of surrounding buildings.

Style An architectural type distinguished by special characteristics of structure and ornament and often related in time.

Tooled joint The pulling or rubbing of a tool along a masonry joint to form a tight, smooth junction of a desired shape.

Transom An operable window over a doorway.

Veneer A layer of material applied over an existing surface to change its appearance.

Vernacular A local architectural building style.

Wythe One vertical plane of masonry units in the construction of a wall.

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VIII. ADDITIONAL SOURCES OF INFORMATION

[City of Plano Historic Records, for photographs and information.]

A Field Guide to American Houses, Virginia and Lee McAlester. Knopf, 1990.

The Buildings of Main Street, Richard Longstreth. National Trust for Historic Preservation, 1987.