

Haggard Park Heritage District

DESIGN STANDARDS

September 13, 2021


HAGGARD PARK
CITY OF PLANO
HERITAGE COMMISSION
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Acknowledgments

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Table of Contents

INTRODUCTION 11

A: Welcome to the Haggard Park Heritage District 12
B: History of Haggard Park 13
C: Original Patterns of Development 16

CHAPTER 1: USING THE DESIGN STANDARDS 17

1.A: Purpose and Intent 18
1.B: Why Preserve? 20
1.C: When to Use the Standards 21
1.D: Who Uses the Design Standards 21
1.E: Understanding Preservation Principles 22
1.F: The Basic Preservation Principles for Haggard Park Heritage District 24
1.G: Developing a Preservation Strategy 25
1.H: Defining Preservation Treatments 26
1.I: Preferred Sequence of Preservation Actions 28
1.J: Design Review Process 29
1.K: Design Standards Foundation 30
1.L: How will the Standards be Used for My Project? 32
1.M: Applying the Design Standards 33

CHAPTER 2: UNDERSTANDING NEIGHBORHOOD CHARACTER & ARCHITECTURAL STYLE..... 35

2.A: Public Realm 36
2.B: Site and Lot Design 38
2.C: Building Design: Typical Character-Defining Features 40
2.D: Architectural Styles 48

CHAPTER 3: MAINTENANCE STANDARDS FOR HISTORIC PROPERTIES..... 71

3.A: General Principles for Maintaining Historic Structures 72
3.B: Exterior Materials 74
3.C: Porches and Entrances 79
3.D: Doors 82
3.E: Windows 84
3.F: Roofs 88
3.G: Chimneys 89
3.H: Dormers 90
3.I: Foundations 92
3.J: Details and Ornamentation 93
3.K: Awnings 94
3.L: Fences 96
3.M: Driveways, Sidewalks, and Other Hardscapes 98
3.N: Institutional Buildings 99
3.O: Non-Contributing Structures 101
3.P: Paint Colors and Finishes 102

CHAPTER 4: DESIGN STANDARDS FOR NEW CONSTRUCTION (PRIMARY BUILDINGS)..... 105

4.A: General Design Standards for New Construction 106
4.B: Size and Placement 106
4.C: Massing and Scale 107
4.D: Height and Setbacks 108
4.E: Foundations 110
4.F: Exterior Materials 111
4.G: Roofs 113
4.H: Porches 114
4.I: Doors 116
4.J: Windows 117
4.K: Dormers 118

Table of Contents

4.L: Architectural Ornamentation 120
4.M: Driveways and Walkways 121
4.N: Decks, Patios, and Other Outdoor Features 122
4.O: Additional Standards for Non-residential and Multifamily Buildings 123

CHAPTER 5: DESIGN STANDARDS FOR ADDITIONS 127

5.A: General Standards for Additions 128
5.B: Distinguish New from Old 129
5.C: Size and Placement 130
5.D: Massing and Scale 130
5.E: Height and Setbacks 133
5.F: Foundations 133
5.G: Exterior Materials 134
5.H: Roofs 136
5.I: Porches 136
5.J: Doors and Windows 137
5.K: Dormers 137

CHAPTER 6: DESIGN STANDARDS FOR OUTBUILDINGS AND BACKYARD COTTAGES 139

6.A: Backyard Cottages 140
6.B: Accessory Structures 144

CHAPTER 7: DESIGN STANDARDS FOR PUBLIC SPACES AND HAGGARD PARK 149

7.A: Input for the Public Realm 150
7.B: Significant Features 150
7.C: Structures and Site Furnishings 151
7.D: Landscaping 151
7.E: Lighting and Accessibility 152
7.F: Fencing 153
7.G: Utility Equipment 153
7.H: Public Art 154
7.I: Signage in Haggard Park 155

CHAPTER 8: SIGNAGE AND MISCELLANEOUS DESIGN STANDARDS 157

8.A: Signage, Markers, and Plaques 158
8.B: Moving Structures 162
8.C: Energy Efficiencies and New Technologies 164
8.D: Accessibility 166
8.E: Utilities 167
8.F: Lighting 168

APPENDIX 169

A: Glossary of Terms 170
B: Maintenance and Repair Guide 174
C: Design Standards Preparation and Public Outreach 179
D: Bibliography 191


BUTTERFIELD
OVERLAND STAGE



ABOUT THIS DOCUMENT

Haggard Park Heritage District was one of Plano's first residential neighborhoods, with houses built as early as 1885. Designated in 2000, it was the City of Plano's first locally designated heritage (historic) district. The purpose of the Haggard Park Heritage District Design Standards is to preserve the character and integrity of the neighborhood through application of appropriate standards and techniques for properly constructing exterior renovations or new construction of buildings in the district.

Although the design standards are created to preserve history, they also recognize that change is inevitable. They are written to enable and empower property owners to acknowledge and maintain the integrity of historic buildings and comply with the Secretary of Interior's Standards for Rehabilitation. Consequently, the Haggard Park Heritage District Design Standards address rehabilitation, maintenance and additions to historic buildings, along with construction of new buildings.

It is important to note that heritage histrict designation does not mandate property owners to make changes to their properties, such as returning buildings to their historic appearance. Additionally, the historic review process (i.e., Certificates of Appropriateness) that results from heritage district designation is limited to projects that affect the exterior of the building and its site. Interior remodeling projects that do not affect the exterior of the building do not require Heritage Preservation Officer or Heritage Commission review and approval.



The Haggard Park Heritage District has historic buildings in a variety of styles including Ranch, Folk Victorian, Craftsman, Tudor, and Minimal Traditional, among others.



There are a variety of commercial properties on 18th Street, at the north end of the Haggard Park Heritage District.

Navigating the Design Standards



INTRODUCTION

Introduction

The Introduction section includes:

- A brief background and history of the Haggard Park neighborhood
- A description of the forces that have shaped the district over time and the factors leading to the preparation of these Design Standards.

It is recommended that all users of the Design Standards review this section to gain an understanding of the essential history and design qualities of the Haggard Park neighborhood that are important to the community as well as the fundamentals of historic preservation.



CHAPTER 1

Using the Design Standards

Chapter 1 details the various goals and objectives for Design Standards. The chapter includes:

- A summary of preservation principles, historic significance and integrity, and treatments for historic properties.
- An outline of preservation principles for Haggard Park, along with preservation strategies and actions.



CHAPTER 2

Understanding Neighborhood Character and Architectural Style

Chapter 2 outlines the important neighborhood characteristics and character-defining features. These include:

- The public realm and its features.
- Individual lot and site character elements, such as the configuration and relationship of the principal building to the street and side yards.
- Architectural styles in the neighborhood and their history.
- Building designs with their typical features.
- Character-defining features of each style.
- A guide to which standards apply to a project.



CHAPTER 3

Maintenance Standards for Historic Properties

Chapter 3 deals with the treatment of historic buildings from a maintenance standpoint. It includes information about:

- Protected primary and secondary façades.
- Maintenance and repair of character-defining building components, materials, and site features.
- Treatment of institutional brick buildings and non-contributing structures.
- Appropriate paint colors and finishes.
- Types of fences.



CHAPTER 4

Design Standards for New Construction (Primary Buildings)

Chapter 4 details the elements of new construction of primary buildings for both residential and non-residential use. The chapter includes:

- Massing, form, height, materials and other important aspects needed or new and infill design to be compatible with the overall neighborhood character.

This chapter also has standards for the site development of lots in the heritage district and includes:

- Lot specifics of the principal building orientation, setbacks, and placement of site elements.
- Driveways, decks, non-residential and multifamily buildings.



CHAPTER 5

Design Standards for Additions

Chapter 5 details design standards for additions to existing historic buildings, commercial or retail buildings and institutional buildings.

- It covers general standards, including size and placement, massing and scale, as well as height and setbacks.
- It deals specifically with what exterior materials are appropriate for roofs, doors, windows, porches, and dormers.
- It addresses how to distinguish the new construction from the old while not destroying the character.

Navigating the Design Standards



CHAPTER 6

Design Standards for Outbuildings and Backyard Cottages

Chapter 6 outlines standards for existing and new construction of accessory structures and new construction of backyard cottages, including massing, form, height, materials, and other important aspects. The chapter includes:

- Standards for the site development of secondary structures in the heritage district.
- How to plan a secondary building in relationship to the historic patterns and to the neighborhood character.
- How to identify architectural style, materials, massing, and height of buildings.



CHAPTER 7

Design Standards for Public Spaces and Haggard Park

Chapter 7 deals with specific design standards for Haggard Park, including:

- Lighting
- Structures
- Hardscape
- Accessibility
- Public Art
- Signage

Additionally, there are standards for the public realm on 18th Street and G Avenue, public spaces, and parks (for the future).



CHAPTER 8

Signage and Miscellaneous Design Standards

Chapter 8 provides guidance on signage and other miscellaneous elements, including:

- Signs
- Moving structures into the district
- Energy efficiency and new technologies
- Accessibility and utilities
- Lighting



INTRODUCTION

The Haggard Park Heritage District, located directly northwest of Downtown Plano, is one of the early residential neighborhoods in the City, with homes constructed from the 1880s to the 1960s. The neighborhood encompasses Haggard Park and the area roughly bounded by 15th Street on the south, Avenue I and the DART tracks on the east,18th Street on the north, and Avenue G on the west. The neighborhood represents a span of architectural styles, including cottage Victorian, Queen Ann, Craftsman, Tudor, Minimal Traditional, Ranch, as well as a few other styles. The neighborhood is an architectural history lesson, a "jewel box", providing a fascinating glimpse of the changing architectural styles and tastes in Plano over 75 years.

INTRODUCTION CONTENTS

A	*Welcome to Haggard Park Heritage District*	12
B	*History of Haggard Park*	13
C	*Original Patterns of Development*	16



City of Plano Bird's Eye View, ca. 1891.

A. Welcome to Haggard Park Heritage District



Haggard Park Heritage District is a unique place and represents a part of Plano's past that is rich in history. It is distinguished by its large lots and its rural character. The buildings not only reflect many different styles of architecture but they have certain characteristics unique to this special district. The houses in the district are large but modest. There are a few high style homes but most are simpler interpretations of a style. They have ornaments and details that are lovely, but they are not necessarily "over the top." The Haggard Park Heritage District should embrace this unique rural/urban character that sets it apart from other neighborhoods.

HAGGARD PARK HERITAGE DISTRICT



Map of the Haggard Park Heritage District. This map is from a 2018 ordinance and may be amended accordingly.

There are currently two resources in Haggard Park Heritage District that are listed in the National Register of Historic Places (NRHP; See Section 1.E for photographs of NRHP-listed resources) and three structures designated as Registered Texas Historic Landmarks. A historic resource survey of the Haggard Park Heritage District was completed by HHM & Associates in 2018. The survey identified 145 resources, one park, and three vacant lots and determined that 93% of resources in the district were either contributing or compatible. HHM & Associates recommended the Haggard Park Heritage District is eligible for the NRHP.

B. History of Haggard Park





Historic Photograph on E 16th Street.

The Haggard Park Historic District is closely tied to the early history of Plano. Following the arrival of the Houston & Texas Central and Cotton Belt railroads through Plano in the late 1800s, many local farmers and business owners began building homes closer to Downtown. What would eventually come to be known as the Haggard Park neighborhood was one of these early residential areas. Lots were large, as they not only had to accommodate a Victorian house, but outbuildings for horse and carriages, barns for cows and pigs, coops for chickens, and sheds for tools and equipment. Gardens and even small orchards were common in the new neighborhood.

NOTABLE FAMILIES AND ARCHITECTURE

In the early 1900s, Haggard Park was home to many notable Plano families whose names adorn local schools and streets today. The Schimelpfenig family lived across the street from each other and the Lydia Schimelpfenig house, a charming Victorian, is located at 914 E. 18th Street. The 1890 Olney-Davis house was extensively remodeled in 1905, changing the style from Victorian to Classical Revival. Several other homes were built in the early 1900s and reflect a variety of styles including Craftsman Bungalow and Prairie Four-Square such as the Wyatt house and the Aldridge house. The Saigling House was designed by noted Dallas architects Lang and Witchell for local Celestine Saigling in 1918. Earlier examples of Victorian style houses were also constructed in the neighborhood and denote the prosperity of their owners.



708 E 16th Street. Courtesy of the Plano Public Library.

LINKS TO THE RAILROAD

The first rail line into Plano was the Houston and Texas Central (H&TC) line in 1872. It continued to serve the community as an independent line until 1927 when it merged with the Texas and New Orleans Railroad (TNO), a subsidiary of the Southern Pacific (SP). The SP merged with Union Pacific in 1996.

In 1908, the Texas Traction Company built the Interurban Railway, connecting Dallas to Sherman with a stop in Plano located at the southeast end of the district. Although the Interurban ceased operations in 1948, the district still maintains a strong connection to rail with the Interurban Museum and the Dallas Area Rapid Transit (DART) Red/Orange commuter rail station. Much like then, Haggard Park residents of today can be in Dallas by rail within minutes.



Historic photograph of the H&TC Railroad.

B. History of Haggard Park

CIVIC, CULTURAL, AND EDUCATIONAL CONNECTIONS



Saigling House, 1986.

The neighborhood has also maintained close ties with the city's civic, cultural, and educational heritage. The land for Haggard Park (the city's second park, from which the neighborhood gets its name) was donated in 1928 by Emma Bishop in memory of her parents, C.S. and N.K. Haggard. And although not officially located within the district's boundaries, the Old Spanish School (c. 1903) and Civic Auditorium (c. 1909) were once located just across H Avenue from the park. These buildings were eventually demolished and replaced with the original Plano High School building (now known as the Cox School Building) and the Courtyard Theater. Rice Field, just west and originally part of the Haggard Park Heritage District, was the football field for the Plano Wildcats and Plano Colored School from 1925 to 1963. Today, the Haggard Park Heritage District maintains those civic and cultural ties, with events, festivals, and displays taking place within walking distance at the park, the Courtyard Theater, the Interurban Railway Museum, and the ArteCentre of Plano in the historic Saigling House.

DEPRESSION AND DECLINE



View of pond at Haggard Park

With the Great Depression in the 1930s, development in Plano slowed significantly. Large lots began to be subdivided and new homes were constructed in the Minimal Traditional style. In the 1950s and 1960s, Ranch style homes filled in the remainder of available lots. In the 1970s and 80s, Plano's population boomed and new development quickly surrounded the neighborhood. Although a time of rapid growth and expansion for the city, the Haggard Park neighborhood suffered. During this time, the historic homes along 18th street were slowly demolished or converted to commercial properties. Downtown Plano also struggled to remain competitive with new shopping centers and the Collin Creek Mall. It was during this time that the city's historic preservation efforts began and attempts to protect the city's heritage resources began to gain momentum.



Historic Haggard Park street scene.



Historic photograph overlooking the present location of Haggard Park.

HERITAGE DISTRICT FORMATION

Efforts to locally designate the Haggard Park neighborhood began in the late 1980s, and followed in the early 1990s with recommendations in the 1992 Historic Preservation Plan to "support downtown residential districts." Before that, various preservation plans had noted the significance of Haggard Park but focused on designating individual structures and not districts. Subsequent reports including the Downtown Plano Program Review and Evaluation also recommended Haggard Park and the downtown become historic districts.

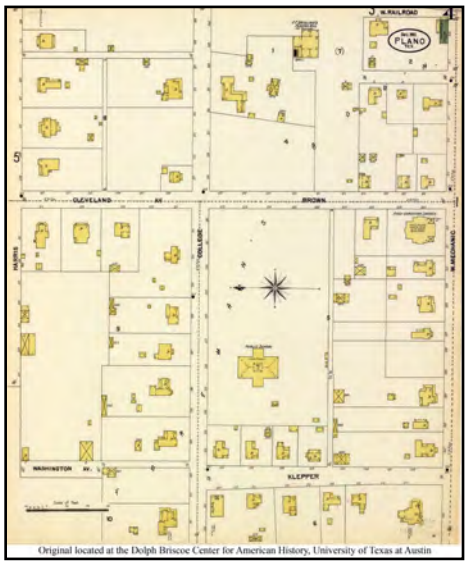
In the mid-1990s, Dallas Area Rapid Transit began planning the development of the former railroad and Interurban rail line for use in their light rail system. A station was planned for downtown, adjacent to Haggard Park. The residents were concerned that there would be development pressure on the neighborhood. Subsequently, a new zoning category for the neighborhood, Urban Residential, was proposed to guide appropriate development in the neighborhood and ensure that inappropriate uses and development did not occur. The residents worked closely with city staff to define the parameters of this zoning category.

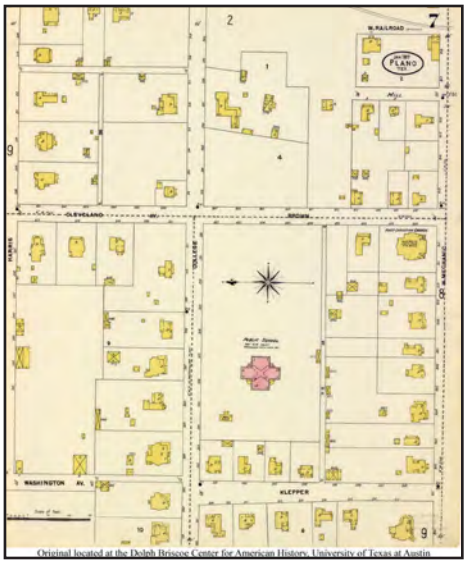
However, they still felt that designation as a heritage district was an important additional step to acknowledge the history and historic resources in the neighborhood and protect it for future generations and from inappropriate development. The designation of the heritage district was completed in January of 2000, along with design standards. The main portion of the heritage district has remained intact since the designation, with minor changes along the boundaries of the district. A historic resource survey completed in 2018 recommended the district as eligible for the National Register of Historic Places along with expansion of its boundaries.

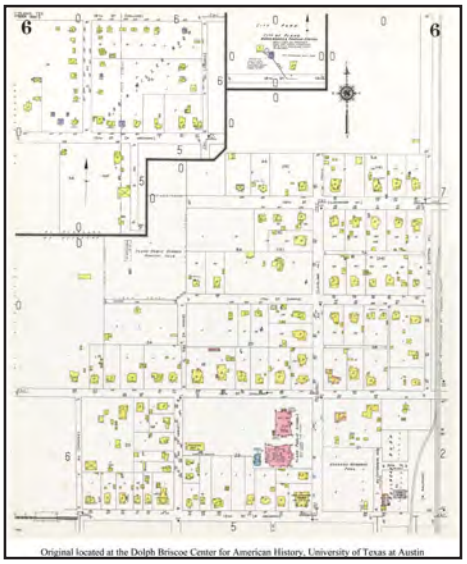


Olney Davis House, ca. 1915.

C. Original Patterns of Development





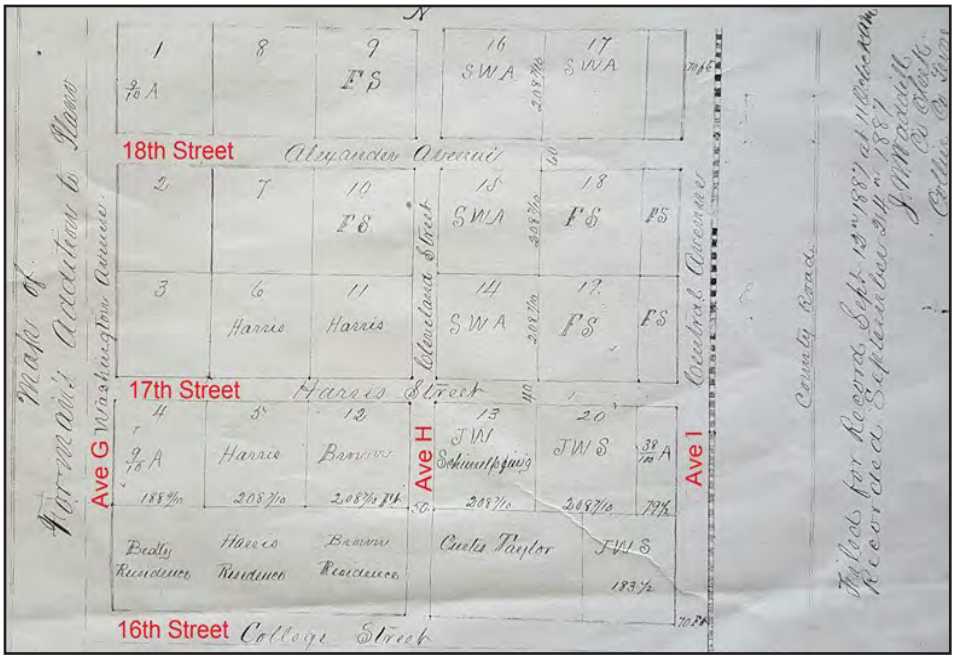


City of Plano Sanborn Maps (from top to bottom), 1904, 1907, and 1949.

The Haggard Park neighborhood developed over a span of 75 years and is one of the earliest neighborhoods in Plano. The neighborhood, adjacent to the railroad and Interurban line, developed slowly with lots of varying size. It was platted in 1887 as the Foreman Addition on a north/south and east/west street grid. The streets varied in width from 40 to 70 feet wide. The lots varied in size from 200 X 200 feet to 183 X 70 feet.

As can be seen in the historic Sanborn Fire Insurance maps to the left, the larger lots were subdivided into smaller lots over time. Many of these large lots initially had homes and small agricultural buildings on them. The setbacks of the new homes were consistent within a block face but varied from block to block. Like the original homes the house was placed near the center of the lot. Historic maps show a variety of small, simple outbuildings, barns, apartments or servants' quarters, and garages, all of which are located behind the main structure on the lot.

Unlike planned neighborhoods of the late 19th and early 20th century that exhibited landscaped tree-lined streets and houses of the same era and style, Haggard Park has a variety of landscaping plantings and placement as well as a variety of architectural styles. The lots have traditionally had front yards planted with grass and a variety of trees, shrubs and flowers placed with no discernible overall neighborhood pattern. As automobiles became more prevalent, driveways were located to one side or other of the house and extended back to the rear of the house, usually to a detached garage.



Annotated plat map of Foreman's Addition, 1887. Courtesy of John Brooks.



1

USING THE DESIGN STANDARDS

Chapter 1 details the various goals and objectives for design standards. The chapter includes preservation principles, understanding historic significance and integrity, and defines the treatments for historic properties. The preservation principles for Haggard Park are outlined as are preservation strategies and actions.

CHAPTER 1 CONTENTS

1.A	*Purpose and Intent*	18
1.B	*Why Preserve?*	20
1.C	*When to Use the Standards?*	21
1.D	*Who Uses the Design Standards?*	21
1.E	*Understanding Preservation Principles*	22
1.F	*The Basic Preservation Principles for Haggard Park Heritage District*	24
1.G	*Developing a Preservation Strategy*	25
1.H	*Defining Preservation Treatments*	26
1.I	*Preferred Sequence of Preservation Actions*	28
1.J	*Design Review Process*	29
1.K	*Design Standard Foundations*	30
1.L	*How Will the Standards be Used for My Project?*	32
1.M	*Applying the Design Standards*	33

TERMINOLOGY

A number of specific terms are used throughout the design review process:

Standard: For the purpose of this document, the term "standard" is a criterion with which the Heritage Commission will require compliance when it is found applicable to the specific proposal. A standard is subject to some interpretation when determining compliance.*

Must: Where the term "must" is used, compliance is specifically required if applicable to the proposed action.*

Shall: Where the term "shall" is used, compliance is specifically required if applicable to the proposed action.*

Should: The term "should" indicates that compliance is expected, except in conditions in which the Heritage Commission and/or city staff finds that the standard is not applicable, or that an alternative means of meeting the intent of the standard is acceptable.*

May: The term "may" indicates that the Heritage Commission has the discretion to determine if the action being discussed is appropriate. This decision is made on a case-by-case basis, using the information specifically related to the project and its context.*

Encourage: The term "encourage" means that the standard as it relates to an action is suggested and preferred but not required.

Appropriate denotes typical of the historic architectural style, compatible with the character of this property or district, and consistent with these design standards.

Inappropriate denotes incompatibility or not in character with the historic architectural style of the property or district, and inconsistent with these design standards.

** Definitions excerpted from the City of Plano Downtown Heritage District Design Standards.*



Railcar 360 at the Interurban Railway Museum in Haggard Park.

The purpose of the Haggard Park Design Standards is to provide a collective understanding of the principal style and design characteristics that define and shape the Haggard Park Neighborhood. The design standards recognize that the neighborhood developed over time, with different architectural styles, each with a unique character of its own. Good design standards recognize that change is inevitable but the essential characteristics that define the neighborhood and the buildings will be maintained and enhanced, ensuring the unique and historic character of the neighborhood remains for future generations.

PURPOSE AND INTENT OF DESIGN STANDARDS

Design Standards are intended to:

- Enable and empower property owners to acknowledge and maintain the integrity of their historic buildings.
- Give property owners, the Heritage Commission, elected officials, staff, consultants, contractors, and developers a clear understanding of the design review process and the expectations for maintaining the overall historic character of the neighborhood.
- Make the review process more consistent, predictable, and efficient.
- Guide, encourage, and provide solutions for rehabilitation and redevelopment and infill that follows the historic characteristics of the buildings and historic patterns of the neighborhood as a whole.
- Serve as a "Maintenance Manual" and "How to Manual" providing valuable information on maintaining historic materials and features as well as providing information on preservation best practices, energy efficiency, and appropriate design for additions and accessory buildings.

Design Standards are created to:

- Identify the character-defining features of the buildings.
- Identify the important physical characteristics and patterns of the neighborhood and foster redevelopment and infill that is compatible.
- Conserve and maintain cultural and historic resources, maintain property values, and encourage investment.

Finally, Design Standards are intended as a resource to homeowners, property owners, architects, developers, Heritage Commissioners, and city staff. They lay the groundwork for positive discourse between the various stakeholders to maintain to ensure the unique character of Plano's "jewel box" neighborhood, Haggard Park.

THE DESIGN REVIEW SYSTEM

The Design Standards provide the principal framework for the design review process that applies to properties within the Haggard Park Heritage District. As stipulated in Section II Article IV, Heritage Resource Preservation of the city's Code of Ordinances, all new construction and exterior repair and/or renovations to existing buildings within the area requires a Certificate of Appropriateness to be issued by the Heritage Commission and/or staff. (See Section 1.C When to Use the Standards?).

To issue a Certificate of Appropriateness, the city must find that the activity complies with all Design Standards set forth in the Haggard Park Heritage District Design Standards and Heritage Preservation Ordinance that are specifically applicable to the proposed land-use activity. More detail on review procedures and the requirements for documentation that must be submitted can be obtained from city staff or viewed on the city's website (historicplano.org).

When applying the Design Standards, the Heritage Commission and/or Heritage Preservation Officer has the ability to balance a combination of objectives and intent statements that appear throughout the document in the interest of helping to achieve the most appropriate design for each project.



Classical revival-style house on 18th Street.



Craftsman-style house on E 16th Street.

FLEXIBILITY IN APPLYING THE STANDARDS

How rigorously should the standards be applied to individual projects, and where might more flexibility in their use be considered? This depends upon the significance of the property and the location and condition of its key, character-defining features.

For properties constructed during the Period of Focus, preservation of character-defining features is a high priority. For historic properties that are more recent (outside the Period of Significance), more flexibility may be appropriate.



Queen Anne-style house on 18th Street.



Ranch-style house on H Avenue.



Folk-Victorian house on 17th Street.

1.B Why Preserve?



Buildings, sites, and landscapes help create the identity and character of the neighborhood. Design standards serve to preserve and protect areas of historical and architectural importance, as well as the overall visual characteristics of the district.



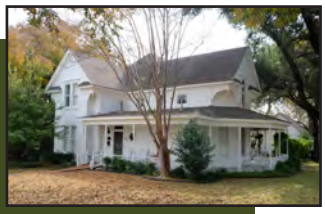
The following design standards have been developed to provide guidance and support for the repair, rehabilitation, preservation, and restoration of historic buildings within the heritage district, and to ensure that additions and new construction are compatible with the architectural character of the district.



This document is a tool for property owners, tenants, contractors, design professionals, realtors, and anyone else planning a change to the exterior or site of a building or new construction within the district. It would also facilitate the Heritage Commission in its evaluation of whether to grant a Certificate of Appropriateness for any project covered by these standards. For any project subject to review, the applicant should refer to the standards at the outset, to avoid planning efforts that may later prove to be inappropriate.



While the design standards are written such that they can be used by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.



The Heritage Commission will also use the design standards for the review of proposed projects within the Haggard Park Heritage District to determine if the design standards presented herein have been followed. The goal is to ensure the integrity and character of the district's resources are maintained. It is important to recognize that in each case a unique combination of design variables is at play and, as a result, the degree to which each relevant guideline shall be met may vary.



In making its determination of the appropriateness of a project, Heritage Commission's overall concerns are that:

- The proposed work complies with the design standards.
- The integrity of an individual historic structure is preserved.
- New buildings or additions are designed to be compatible with surrounding historic properties.
- The overall character of the heritage district is protected.

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1.C When to Use the Standards?



Tudor-Revival style house in the Haggard Park Heritage District.

The design review process is "reactive," in that it only applies to proposed actions initiated by a property owner. While it guides an approach to certain design problems by offering alternative solutions, it does not dictate a specific outcome and it does not require a property owner to instigate improvements that are not contemplated.

Ordinary repair and maintenance do not require approval, but those repairs shall be made in accordance with the design standards. However, seemingly unimportant changes, like adding a driveway, fence, or enclosing a porch, can have a dramatic effect on the visual character of an historic resource and therefore are of concern to the Heritage Commission and the City. Therefore, approval is necessary for any changes to the exterior of a building in the Haggard Park Heritage District.

EMERGENCY REPAIR

It should be noted that Emergency Repair due to unexpected damage is allowed. The property owner may make temporary repairs but must seek a Certificate of Appropriateness within 10 days of completion of repairs. Those repairs must not permanently alter the architectural features of the heritage resource.

WHAT REQUIRES REVIEW?

The following is a list of changes that must be brought before the Heritage Commission and staff:

- Repair (other than maintenance), reconstruction, alteration, addition, stabilization, restoration, or rehabilitation
- New construction on real property excluding public rights-of-way
- Material changes in any doors, roofs, windows, masonry work, woodwork, light fixtures, signs, sidewalks, fences, steps, paving, and/or other exterior elements visible from a public right-of-way, which affect the appearance and compatibility of the structure or property
- Demolition, removal, or relocation of a heritage resource, including any accessory buildings or landscape features

1.D Who Uses the Standards?

PROPERTY OWNERS AND PROFESSIONALS

The Design Standards are primarily for use by Haggard Park Heritage District property owners so that they can understand appropriate approaches when planning improvements to historic buildings and sites or building new on vacant properties in the district. The Standards also include information to promote maintenance and stewardship of historic properties. Property owners are encouraged to seek out qualified preservation architects and professionals in planning projects.

HERITAGE COMMISSION AND CITY STAFF

The Heritage Commission and City Staff use the design standards to review historic rehabilitation projects, significant maintenance projects, additions and accessory buildings, new construction, and site improvements. Each project is reviewed by how it meets the standards and supports the design goals in the standards and the City of Plano Heritage Resource Preservation Ordinance and Heritage Preservation Plan. The City issues a Certificate of Appropriateness for work in compliance with the Design Standards.

OTHERS

The Design Standards communicate the importance of the Haggard Park Heritage District to the city as a whole and define to the public the City's goals and expectations for the preservation and treatment of Plano's historic properties.



Haggard Park Design Standards Stakeholder Meeting, June 2021.

1.E Understanding Preservation Principles

POLICIES UNDERLYING THE STANDARDS

SECRETARY OF THE INTERIOR STANDARDS

For more information on the Secretary of the Interior's Standards for the Treatments of Historic Properties, visit: https://www.nps.gov/tps/standards.htm

The design standards in this document incorporate principles set forth in The Secretary of the Interior's Standards for the Treatment of Historic Properties — a widely accepted set of basic preservation design principles. This document is compatible with the Secretary of the Interior's Standards, while expanding how these basic preservation principles apply in Plano. See the Appendix for these standards.

THE CONCEPT OF HISTORIC "SIGNIFICANCE"

What makes a property historically significant? It is generally recognized that a certain amount of time must pass before the historical significance of a property can be evaluated. The National Register, for example, suggests that a property be at least 50 years old and/or have extraordinary importance before it may be considered. Like the National Register, Plano also employs the "50-year" guideline. Additionally, other events, time periods, areas, or districts may become historically significant to the city in the future and could be designated as an historic structure or district.

A property may be significant for one or more of the following reasons:

- It possesses significance in history, architecture, archeology, or culture.
- It is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
- It is associated with events that have made a significant impact in the city's past.
- It represents the work of a master designer, builder, or craftsman.
- It embodies the distinctive characteristics of a type, period, or method of construction.
- It represents an established and familiar visual feature of the city.
- It is identified with a person who significantly contributed to the culture and development of the city.
- It is a unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.



The Saigling House on E 16th Street is a local heritage landmark, a Recorded Texas Historical Landmark, and is listed in the National Register of Historic Places for Architecture.



The Interurban Museum, formerly the Plano Station of the Texas Electric Railroad, is a local heritage landmark, a Recorded Texas Historical Landmark, and listed in the National Register of Historic Places for Transportation.

1.E Understanding Preservation Principles

PERIODS OF SIGNIFICANCE AND FOCUS

Every historic building has a period of significance—or the time span during which it gained architectural, historical, or geographical importance. In most cases, a property is significant because it represents or is associated with a particular period in history. Often, this begins with the construction of the building and continues through the peak of early occupation. Portions of the building fabric and features that date from the period of significance typically contribute to the character of the structure.

Historic districts also have a period of significance. The Haggard Park Heritage District has a period of significance defined in the 2018 Historic Resource Survey as 1885 to 1960. During this period, the neighborhood developed, seeing most development from 1885 (Vontress House 1611 Avenue H) through 1949. Additional post-war development occurred from 1949 to 1960, The Historic Resource Survey also established a period of focus from 1885-1950 to allow more flexibility for properties outside the period of focus. Structures built after 1950 are not considered as significant, although they may contribute to the overall character or ambience of the neighborhood. Structures built after 1960 are not in the period of significance and are therefore are non-contributing.

PERIOD OF FOCUS

1885 to 1950

PERIOD OF SIGNIFICANCE

1885 to 1960

For more information, visit

www.historicplano.org

THE CONCEPT OF HISTORIC "INTEGRITY"

In addition to being historically significant, a property must also have integrity—a sufficient percentage of the structure must date from the period of significance. The majority of the building's structural system and its materials should date from that time and its key character-defining features should also remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings, and materials, as well as the overall mass and form of the building. Buildings should also retain integrity of site and setting; consequently, thoughtful design of new construction within a historic district helps to preserve the integrity of setting for existing historic buildings on adjacent blocks. It is these elements that allow a building to be recognized as a product of its time.



This Craftsman-style house on E 16th Street retains historic integrity with well-maintained, character-defining features.

THE CONCEPT OF "CONTRIBUTING, NON-CONTRIBUTING, AND COMPATIBLE"

Contributing Structure, in general terms, is a structure within a heritage district that was constructed between 1850 and 1960. To be contributing the structure needs to retain much of its original features. In other words if the original owner returned they would still recognize their own house. Sometimes changes gain significance because of their age and design. In that case the changed structure is considered contributing.

Non-Contributing Structure, in general terms, is a structure within a heritage district that was built after 1960 and does not fit into the historic or architectural character of the district. Or a structure might have been built between 1850 and 1960 but has been significantly changed, remodeled or modified so that it no longer resembles what it looked like when it was originally built.

Compatible Structure, in general terms, is a structure within a heritage district that was built after 1960 but its design fits within the existing character of the heritage district. A structure can also be considered compatible if it was built in accordance with the design standards and an approved Certificate of Appropriateness.

See the City of Plano Heritage Preservation Ordinance for more specific definitions.



This contemporary-style building was constructed after the heritage district's period of significance and is therefore non-contributing to the district.

1.F The Basic Preservation Principles for Haggard Park Heritage District

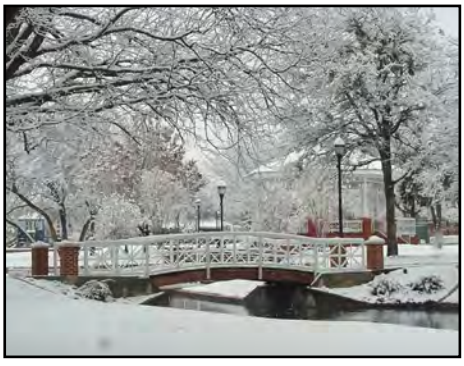




Classical Revival-influenced house on G Avenue and E 16th Street.



Minimal Traditional-style house on 17th Street.



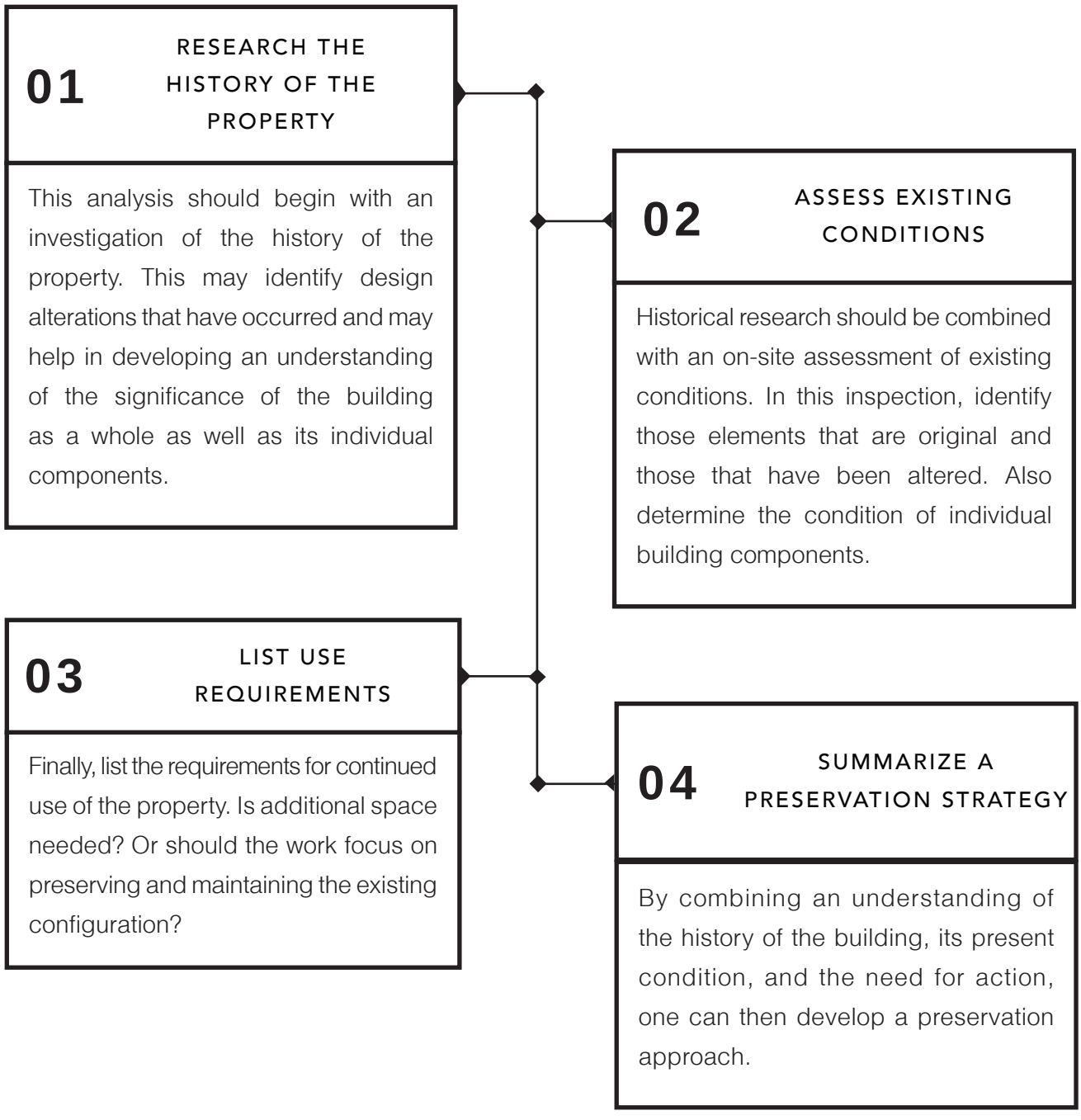
Haggard Park in the winter.

While the Design Standards provide direction for specific design issues, some basic principles of preservation form the foundation for them. It is important homeowners remember the Design Standards apply only to the exterior of the building and not the interior of the building. The following preservation principles apply in the Haggard Park Heritage District:

1. Respect the historic design character of the buildings and neighborhood.
2. Preserve, protect, and maintain significant neighborhood and site characteristics including street patterns, landscapes, setbacks, and lot and site configuration. Do not try to change a building's style or make it look older than it really is. Confusing the character by mixing elements of different styles is not appropriate.
3. Seek uses that are compatible with the historic character of the building so it can be easily adapted to the new use without significant changes. Although the Heritage Commission does not typically review use, it is important, as noted in the enabling Heritage Preservation Ordinance, that efforts should be made to adapt a building in a manner that requires minimal alteration of the building, structure, object, or site and its environment.
4. Preserve, protect, and maintain significant, character-defining features and stylistic elements of the building and site. Treat distinctive stylistic features and examples of skilled craftsmanship with sensitivity. The best preservation procedure is to maintain historic features through proper maintenance from the outset so that intervention is not required. This includes using proper preservation methods for rust removal, caulking, limited paint removal, and reapplication of paint.
5. Preserve key, character-defining features of the property.
    a. These features help convey the character of the resource as it appeared during its period of historic significance. These include the basic structural system and building materials, as well as windows, doors, porches, roof forms, and ornamentation. Typically, those features that are on the front of a building or that are highly visible from a public way will be most important.
    b. Repair deteriorated historic features and replace only those elements that cannot be repaired.
    c. Properly maintain the historic features and existing material, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and replace the existing configuration. Repair deteriorated historic features and replace only those elements that cannot be repaired.

1.G Developing a Preservation Strategy

Each preservation project is unique. A project may include a variety of treatment techniques, including the repair and replacement of features and maintenance of those already in good condition. In order to define the range of preservation treatments that may be needed in a project, consider these steps:



1.H Defining Preservation Treatments

SECRETARY OF THE INTERIOR STANDARDS

For more information on the Secretary of the Interior's Standards for the Treatments of Historic Properties, visit: https://www.nps.gov/tps/standards.htm

When developing a preservation strategy, consider the application of these terms as defined by the Secretary of the Interior Standards for the Treatment of Historic Properties.

NAPC'S EASY DEFINITIONS

Preservation - 'Don't touch me, leave me alone'

Rehabilitation - 'Use it or lose it'

Restoration - 'I love this time'

Reconstruction - 'I just can't live without it'

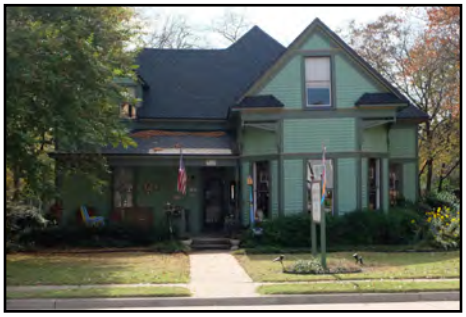
MAINTENANCE



Maintenance is essential to prevent deterioration or decay to a property.

Maintenance means any work for which the purpose and effect of which is to correct or protect with least degree of intervention any deterioration or decay of or damage to a structure or property, or any part thereof, and to repair or replace the same, as nearly as may be practicable, to avoid any further deterioration, decay, or damage, using the same materials or those materials available which are as close as practicable to the original and all of which must comply with applicable codes and ordinances. Maintenance does not include a change in design, material, or outward appearance, but does include in-kind repairs or replacements.

PRESERVATION



Preserving a property stabilizes and protects it for the future.

Preservation means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

RESTORATION



A building may be restored back to a specific period of time.

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

1.H Defining Preservation Treatments

REHABILITATION

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



The Saigling house was rehabilitated from a residential use to the ArtCentre of Plano.

ADAPTIVE REUSE

Converting a building to a new use that is different from its original purpose is considered to be adaptive reuse. For example, converting a residential structure to offices is adaptive use. A good adaptive reuse project retains the historic character of the building while accommodating new functions.

Zoning requirements for the adaptive reuse projects should be reviewed to ensure compliance prior to changing any uses.

While adaptive reuse allows the building owner to convert the building to a purpose other than that for which it was designed, it should be done with respect to the original building form. For example, it would be inappropriate to turn the living room of an historic building into a bathroom. The reason for this is that when the programmatic uses of a building are drastically altered, this often results in a major change to the original floor plan as well as to the exterior appearance of the building. When adaptive reuse is the preferred preservation alternative, the proposed design should make use of the original building function as closely as possible.



This single-family residence on 18th St has been converted into a commercial space.

RENOVATION

To improve by repair, to revive. Renovation is similar to rehabilitation, although it includes the use of some new materials and elements. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur. Alterations that are made are generally reversible, should future owners wish to restore the building to its original design.

REMODELING

To remake or to make over the design image of a building is to remodel it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. Remodeling is inappropriate for historic buildings in Haggard Park Heritage District.



This 18th Street residence has been renovated with ADA ramps and additions to accommodate commercial use.

1.1 Preferred Sequence of Preservation Actions

Once the basic approach to a project has been defined, it is important to assess the property and to identify any significant character-defining features and materials and if they will be impacted by the project. Retaining these elements, and then using the standards to select an appropriate treatment mechanism will greatly enhance the overall quality of the preservation project. In making the selection follow this sequence:



Maintain and repair.

If a feature is intact and in good condition, maintain it as such.

01

If the feature is deteriorated or damaged, repair it to its original condition.

02



Replace in-kind, if repair is not possible.

If, after analysis, it is not feasible to repair the feature, then replace it with one that is the same in character (materials, detail, finish) to the original one. Replace only that portion which is beyond repair.

03

If the feature is missing entirely, reconstruct it from appropriate evidence.

04



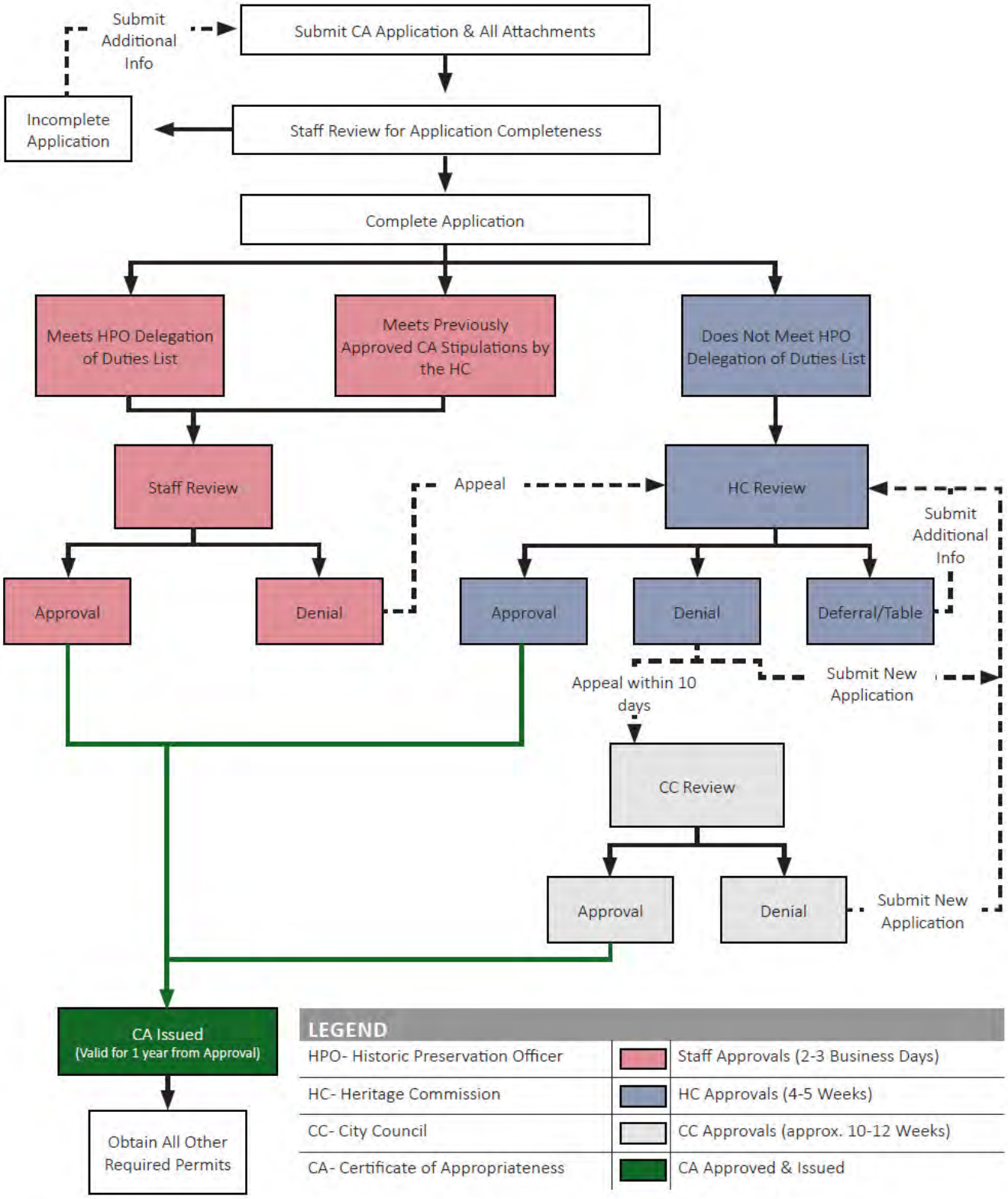
New features or additions should minimize impacts to the original.

If a new feature or addition is necessary, design it in such a way as to minimize the impact on original features.

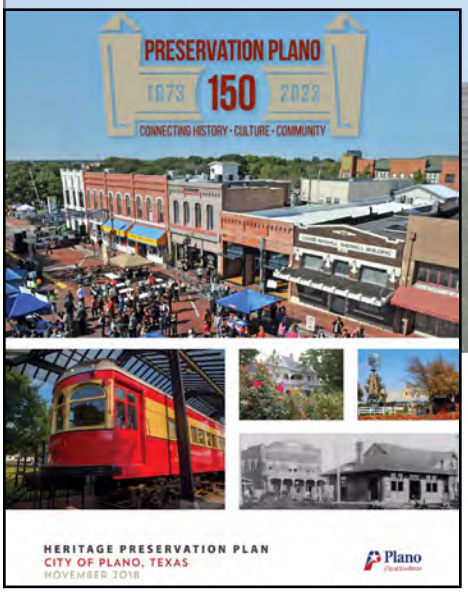
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1.J Design Review Process

These Design Standards assist with the design review process that is led by the Heritage Commission or staff for projects in the Haggard Park Heritage District. The Heritage Commission meets once per month to review applications for Certificates of Appropriateness (CA). Certain projects may be approved by the Heritage Preservation Officer. The below graphic outlines the review process. For more information, visit the **City of Plano website**.



1.K Design Standard Foundations





Design Standards reflect the neighborhood's and the city's goals to promote heritage preservation, sustainability, manage appropriate development, and recognize cultural heritage. The city's overall policies and plans for heritage districts is articulated in the following city plans and ordinances:

COMPREHENSIVE PLAN

The Comprehensive Plan includes the city's 20 to 30 year vision and policy for topics of social, cultural, and environmental importance. The Plan includes overarching policy goals and actions related to heritage preservation across the city.

HERITAGE PRESERVATION PLAN

This plan is the overall policy document for the city's Heritage Preservation Program. The Preservation Plan is a framework for decision making and establishes preservation programs and policies. It provides a long-term vision for how Plano's historic properties are designated, protected, managed, and utilized.

HERITAGE PRESERVATION ORDINANCE

The ordinance establishes the legal framework for heritage preservation in Plano. It includes the establishment of the Heritage Commission, development of surveys and other information, the procedure and process for local designation as well as the designation criteria; the process for Certificates of Appropriateness, and what can be designated, the functions of the program and demolition and maintenance of structures.

HAGGARD PARK HERITAGE DISTRICT OVERLAY ORDINANCE

The Overlay ordinance establishing the Haggard Park Heritage District has been amended since the district was initially established. These changes include establishment of setbacks, height and other requirements.

DISTRICT DESIGN STANDARDS

The design standards were originally developed and passed as an ordinance in 1999 and subsequently amended over the years. They form the basis for review of and Certificates of Appropriateness for changes to historic structures, new construction, and additions.

WEBLINKS FOR PLANS & ORDINANCES

- Comprehensive Plan
- Heritage Preservation Plan
- Heritage Preservation Ordinance
- Haggard Park Heritage District Overlay Ordinance
- Haggard Park Heritage District Designation Ordinance
- Heritage Preservation Ordinance

1.K Design Standards Foundations



The City of Plano Code of Ordinances provides the basic regulatory framework that shapes actions and development in the Haggard Park Heritage District. Ordinances include zoning, signage, subdivision and other standards that relate to development and properties in the city. The Code includes the Heritage Preservation Ordinance and the enabling Ordinance for the Haggard Park Heritage District.

ZONING ORDINANCE

The City of Plano Zoning Ordinance provides the fundamental rules for development. The Zoning Ordinance applies to development and redevelopment in the Haggard Park Heritage District as an overlay zoning district. Components of the zoning standards are included primarily within Part II: Chapter 16 of the Code and apply to development and redevelopment of all properties in the city. This includes sites within the Haggard Park Heritage District.

DESIGN STANDARDS ADDRESS:

- Compatibility
- Exterior Materials
- Doors and Windows
- New Construction
- Rehabilitation and Restoration
- Additions
- Outbuildings and Garages

ZONING ADDRESSES:

- Density
- Use
- Lot Coverage
- Building Placement
- Height and Setbacks

SUBDIVISION ORDINANCE AND BUILDING CODES

The City of Plano Subdivision Ordinance involves the creation of new lots or parcels from existing tracts of land. The size of lots is determined by the underlying zoning district, but the Subdivision Ordinance may have restrictions on layout and orientation. A subdivision also occurs if lot lines for existing properties are changed.

1.L How Will the Standards be Used for My Project?



The Haggard Park Design Standards will establish criteria for City Staff and the Heritage Commission to review and evaluate applications for Certificates of Appropriateness in a fair and timely manner.



The standards apply to the exterior of buildings only. Each project will be evaluated on a case-by case basis. Existing buildings will not have to retroactively come into compliance. But if a project is initiated on an existing building, that project will need to comply.



Individual standards will be looked at in relation to the greater purpose and goals of the standards.



Owners of an existing buildings that have non-contributing elements are encouraged to make alterations that will improve the overall appearance of the building.



Design changes that have received a Certificate Appropriateness elsewhere in the district do not necessarily act as a precedent for other design changes. All proposals will be considered individually.

1.M Applying the Design Standards



This chart provides guidance on which chapters are most helpful for a limited number of different projects in the Haggard Park Heritage District. Some projects may benefit from review of a combination of chapters. Refer to the Table of Contents for details on content found in each chapter.



Historic houses require maintenance over time. These standards provide a variety of guidance for routine maintenance and large, restoration projects.

	Chapter 1: Using the Design Standards	Chapter 2: Understanding the Neighborhood Character and Style	Chapter 3: Maintenance and Standards for Historic Properties	Chapter 4: Design Standards for New Construction (Primary Buildings)	Chapter 5: Design Standards for New Additions	Chapter 6: Design Standards for Backyard Cottages and Outbuildings	Chapter 7: Design Standards for Public Spaces and Haggard Park	Chapter 8: Signage and Miscellaneous Design Standards
Rehabilitate/Restore a historic property	X	X	X					
Construct an addition	X	X			X	X		
Improve a non-historic property	X	X	X					
Construct a new primary building	X	X		X				X
Construct a new backyard cottage or accessory building	X	X		X		X		X
Move a historic building into the district	X	X		X				X
Improve a public space	X	X					X	X
Add a new fence	X	X	X					
Signage	X	X						X


909
MONROVIA



2

UNDERSTANDING NEIGHBORHOOD CHARACTER AND ARCHITECTURAL STYLE

To maintain, preserve, and enhance the character of the neighborhood, it is necessary to understand the principal elements and attributes that make up the general qualities of a place. Knowing why and what makes a certain place or neighborhood special makes it easier to understand and verbalize why some buildings seem appropriate and fit in and others do not. This chapter describes the Haggard Park neighborhood's physical characteristics from the broader neighborhood, to the siting of structures on the lots, and finally the architectural styles of the structures. First is a look at the existing Public Realm. Second, how are structures and features placed on lots. Finally, what are the prominent architectural styles found in the district? All of these aspects are important. For example a well designed house that does not align with other houses on the block and sits at an angle can look out of place. Or if new garages or backyard cottages are placed in such a way that they do not align with similar existing structures, the new structures won't "fit in". Therefore, it is important to understand the existing patterns of Haggard Park Heritage District so that they are preserved in new development and construction.

CHAPTER 2 CONTENTS

2.A *Public Realm* 36
2.B *Site and Lot Design* 38
2.C *Building Design: Typical Character-Defining Features* 40
2.D *Architectural Styles* 48



A house with Craftsman-style and Prairie-style influences.

2.A Public Realm



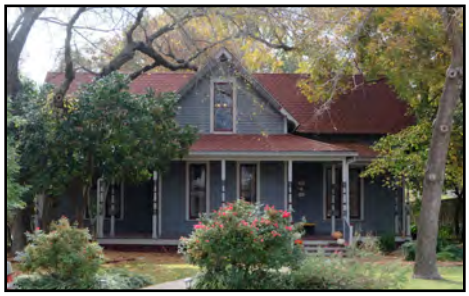
Typical organic landscape in the heritage district.

The Public Realm can be described as the area that the public has access to within the neighborhood, including physical access such as on streets and sidewalks, as well as visual access of vistas along neighborhood streets, front yards, and to some extent side yards. The public realm encompasses the space between the front of one house and the front of another house across the street. In Haggard Park this includes the front porches on the houses which serve as quasi-public spaces or as the "living room" of the neighborhood.

Another aspect of the Public Realm is the alleys, although several of the alleys have been abandoned and there is only one block with alley access. Because they provide vehicular and pedestrian access to properties, they become "the secondary door," a place where neighbors meet neighbors, as a shared public space.

It is important to understand how the buildings are placed relative to each other, the neighboring site and the rest of the block face. Location of driveways, sidewalks, accessory buildings, trees, landscaping and, fences contribute to the patterns of the site, block face, and neighborhood.





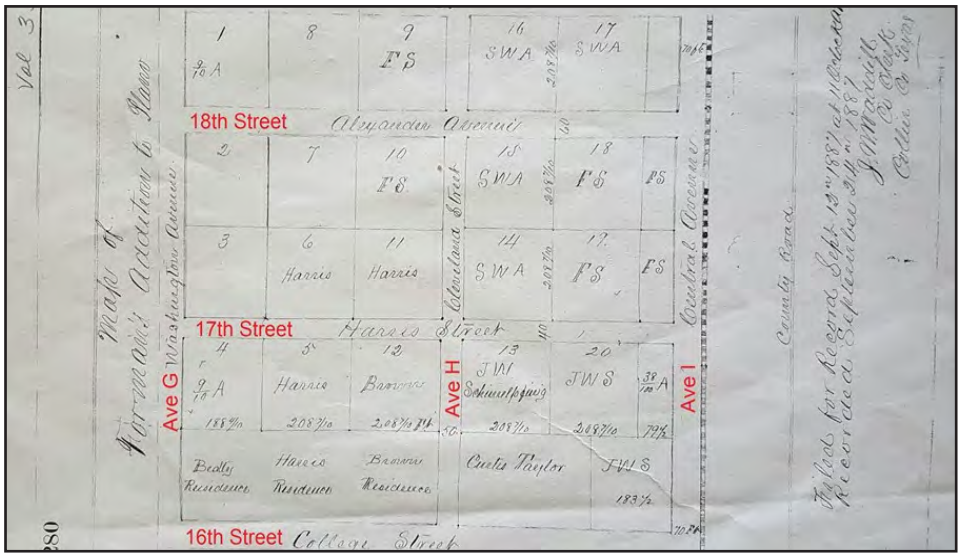
Native and ornamental plants are typical in Haggard Park.



Historic photo overlooking the present location of Haggard Park.



The public realm in Haggard Park has a pattern of sidewalks, trees, and driveways.



Annotated plat map of Forman's Addition, 1887. Courtesy of John Brooks

A.1 Public Realm Features

In the Haggard Park Heritage District, the streets are laid out in a grid pattern and vary in width. Larger (arterial) roadways, such as 18th Street and Avenue G, are wider than interior streets like 16th Street. The streets and curb cuts for driveways are concrete. The one alley in the district is paved with concrete.

The majority of the street faces have concrete sidewalks with ADA- access at the corners. These are defined by paving material similar to brick.

The parkways along the streets and sideways are narrow and are mostly grass; there are a few that have plantings. Along Avenue G, there are bump-outs that serve as traffic calming and drainage. Wood poles located at the sidewalks provide utility connections and lighting. At corners, there are acorn with fluted column lights, with a few scattered in the district.

The houses have grass lawns in front with landscaping and walkways leading up to the front of the houses. Trees are not planted in regular patterns, such as consistently in the parkways, but are randomly located within the district.

The walkways are of various materials including concrete, brick, and brick-like pavers. There are some rolled or waterfall steps leading up to the walkways. Most of the sidewalks are straight; however, one or two of the sidewalks curve as they lead up to the house.



Typical street lighting and curb condition.



Typical wider street at E 16th Street.



Typical street light.



Typical sidewalk and parkway condition.



Typical sidewalk corner condition.

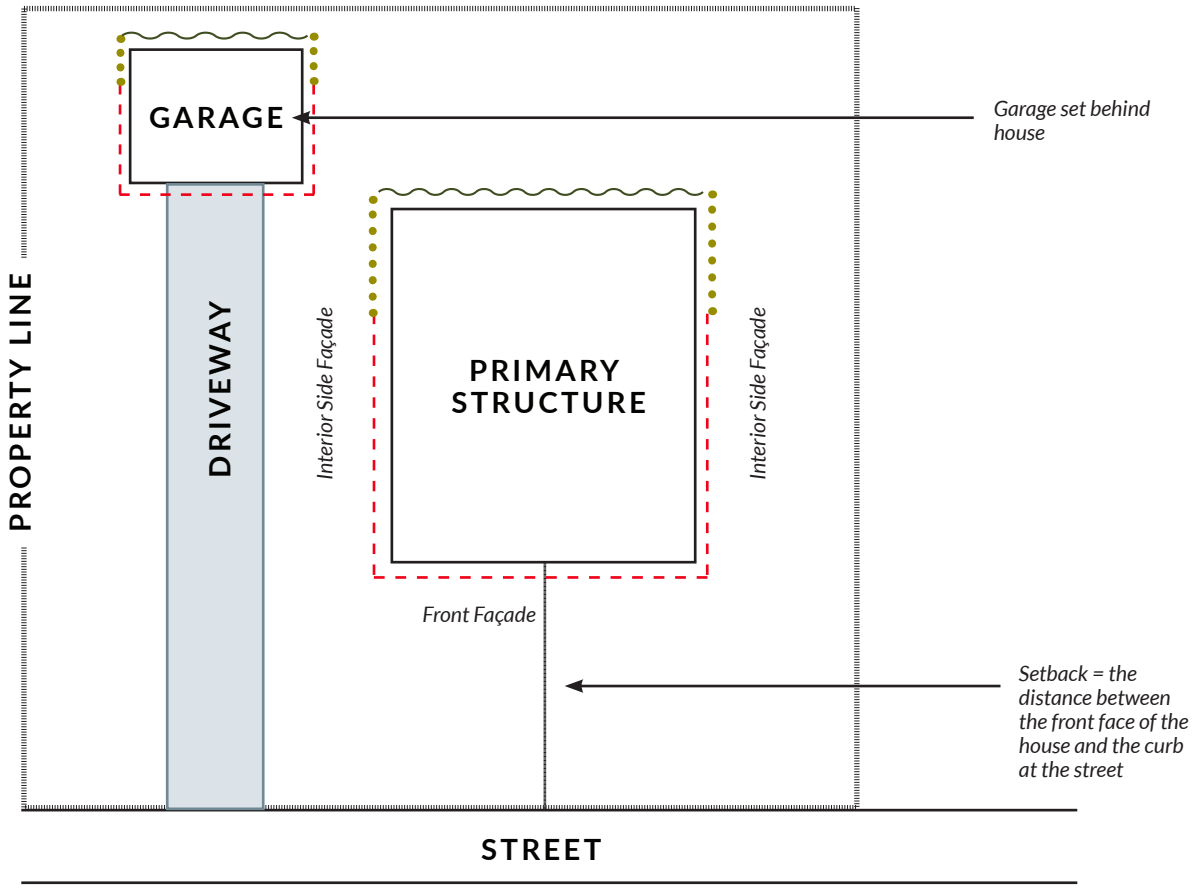


Diagram 1. Typical interior lot façades. For corner lot diagram see Section 3.A.2 in Chapter 3.

Site and Lot Design describes the placement of major structures and features within the site. Location of a house and garage on the lot can greatly influence the overall character of a neighborhood. A house located too far back or too far forward does not seem to "fit" within the neighborhood. Location of garages, parking areas, carports also have great impacts on the character of neighborhood.

Understanding the existing character can provide guidance in determining the compatibility of future development.

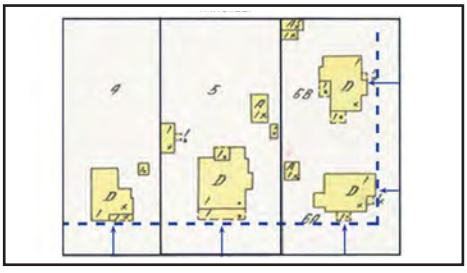
KEY

- *Primary (Protected Façade)*
- *Secondary Façade (Non-Protected Façade)*
- *Tertiary Façade (Non-Protected Façade)*

B.1 Character of Sites and Lot Design

SETBACKS

In the Haggard Park Heritage District, houses are generally set back in line with other houses along the same block. Setbacks may vary block to block.



The blue dashed line indicates the typical setback by block.



Per block, houses are typically set back in line with houses within the same block.

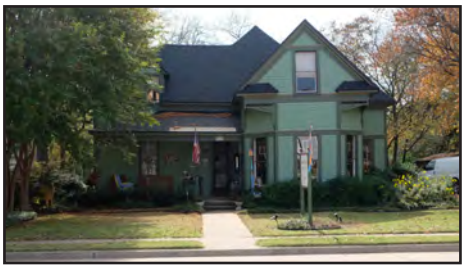
2.B Site and Lot Design

HOUSES ON LOTS

Houses are generally located in the center of the lots. Porches and front doors face the street.



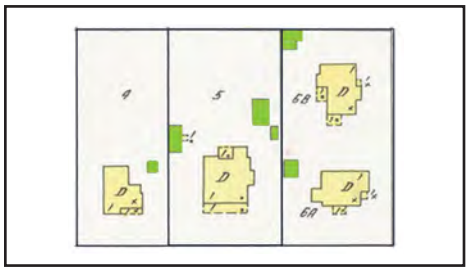
The primary buildings (in red) are typically located in the center of the lots.



Typical building centered on its lot.

GARAGES AND OUTBUILDINGS

In the Haggard Park Heritage District, garages and outbuildings are typically located back behind houses.



Green indicates the typical condition of outbuildings and garages located behind the house.



Typical outbuilding located behind the primary building.

DRIVEWAYS

Driveways are located to the side of the houses and lead to the rear of the main building. They are of various materials including concrete, gravel, pavers, asphalt, or a combination of materials. There are only a few circular driveways in the neighborhood, and these are on corner lots.



Pink indicates the typical condition of driveways extending behind the primary building.



Typical driveway extends into the lot beyond the primary building.

PARKING

The buildings with commercial uses have extensive parking in the front yard areas. The width of the driveways varies in the residential area; by ordinance driveways can be up to 24 feet wide, although the historic driveways are much narrower. In the commercial/retail area of the district, driveways can be up to 36 feet wide.



Pink indicates hardscaped areas on 18th Street. Green indicates the buildings.



Typical front parking on 18th Street.

2.C Building Design: Typical Character-Defining Features



Character-defining features of a Folk Victorian house include a rectangular or L-plan, front porch, and spindle work porch columns.

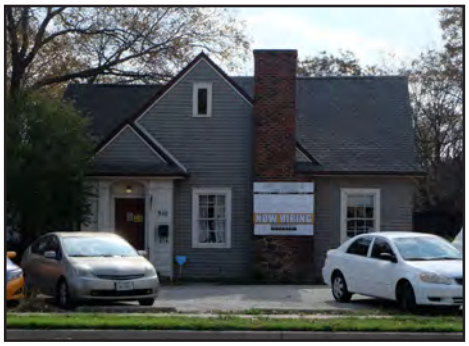


Front porches are character-defining features of historic buildings.

Neighborhood character is often determined by the architectural styles of the houses. In modern subdivisions the architectural styles of houses and the typical character-defining features of the historic buildings are often homogeneous creating a uniform character throughout. Historic districts, however, have developed over time and therefore have a variety of architectural styles. But even with such a variety of styles there are common characteristics that help create the unique character of each historic district.

Character-defining features are those important architectural materials or features that constitute the building's historic significance as determined by the local Historic Preservation Officer or the Heritage Commission. Character- defining features may include a historic building's form, materials, features, craftsmanship, decorative details, as well as its site environment. The aggregate of distinctive qualities, attributes, or features make up and distinguish a particular structure, neighborhood, street, etc. from another. This section provides an overview of massing, scale, roof form, windows, doors, porches, and exterior materials, all of which are character-defining features of a historic property.

It is important, therefore, to understand the architectural styles and their character defining features so that the continuity of the individual structures and the neighborhood retains its historic and architectural integrity.



Character-defining features of a Tudor Revival house include a prominent, steeply-pitched roof line and chimney.



Roof form, like the low-pitched, hipped roof on this Ranch-style building, are character-defining features.



Windows, including their type, placement, and materials, are character-defining features of buildings.



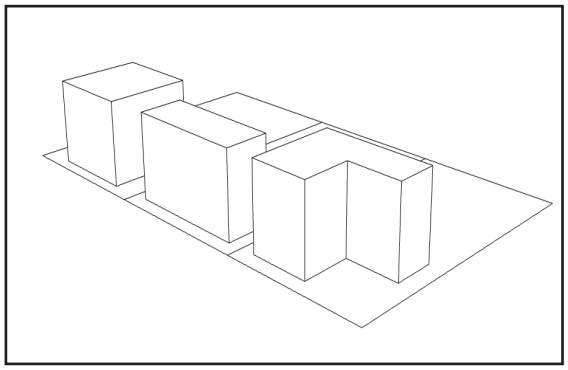
Doors are character-defining features. Depending on the style, they may have additional elements, such as sidelights or transoms.



Some architectural styles have particular unique character-defining features, such as the above decorative brackets and architectural details, reflecting a Queen Anne-style influence.

2.C.1 Building Design: Massing, Scale, and Roof Form

MASSING



The three typical masses from left to right: square, rectangular, and L-plan

There are three main types shapes or volumes that are found in the Haggard Park Heritage District. These are consistent with typical massing of historic residences and include:

1. Square
2. Rectangular
3. L-plan

SCALE



Typical modest scale of buildings.

The scale, or size, of most of the buildings in Haggard Park is modest and typically one, one and one half, two, or two and one half stories. The buildings fit on their lots with space on all sides and do not extend to the property line.

ROOF FORM



Typical, simple side-gabled roof on the Saigling House.

The roof forms in Haggard Park are simple and typically either gabled or hipped. Additional, simple roof elements may be added to enhance the style, such as:

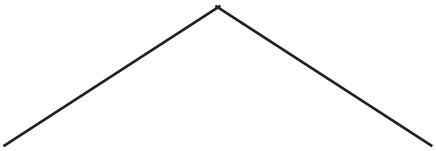
- Multiple-eaves (ex. Tudor style)
- Cross-gables (ex. Folk Victorian)
- Dormers (ex. Craftsman)
- Towers/Turrets (ex. Queen Anne)
- Low-pitched roof on porches (most styles)

2.C.2 Building Design: Roofs

ROOF PROFILES

Most roofs in the Haggard Park Heritage District are simple and have gabled or hipped forms or a combination of both.

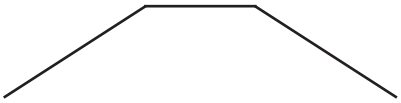
GABLED





Side-gabled roof with dormer.

HIPPED





Hipped roof.



Cross-gabled roof with hip.



Hipped roof with gable

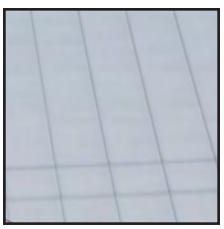
TYPICAL ROOF COVERING MATERIALS



Composition Shingle



Composition Shingle



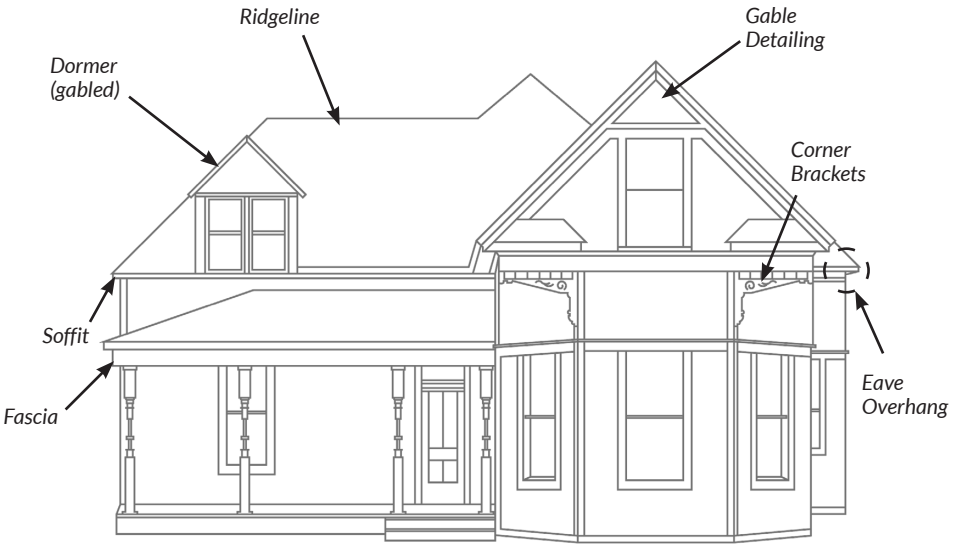
Metal

ROOF PITCH

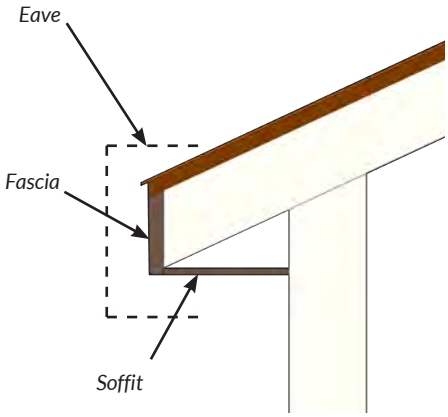
Roof pitch refers to the slope of the sides of the roof. The pitch of the roof is a feature of architectural styles. The pitches include:

- Flat roof (ex. Contemporary style)
- Low-pitched roof (ex. Ranch style)
- Medium-pitch roof (ex. Folk Victorian)
- Steeply Pitched Roof (ex. Tudor Style)

TYPICAL PARTS OF A ROOF



TYPICAL ROOF DETAIL

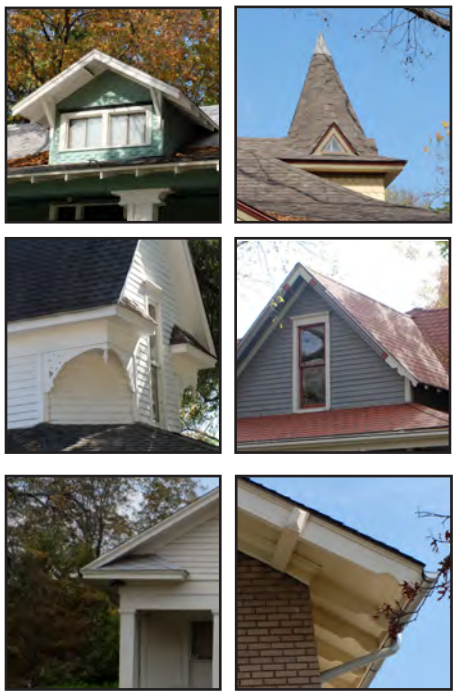


TYPICAL ROOF DETAILS

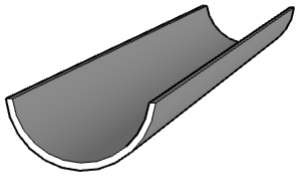
Roofs may have a variety of details including exposed rafters, overhanging eaves, dormers, towers, and other features that are characteristic of the building's particular style.

Typical roof details may include:

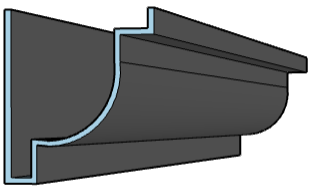
- Dormers
- Cornice-line brackets
- Overhanging eaves
- Gable trim
- Rake molds
- Fascia board
- Exposed roof rafters
- Decorative ridge



HISTORIC GUTTER PROFILES



Half-Round Late-1800s to Early 1900s



Ogee or "K-style" : 1940s to present

2.C.3 Building Design: Windows

TYPICAL HISTORIC WINDOW MATERIALS

Original, historic windows in the heritage district are either painted wood or metal. While historic windows require maintenance over time, with regular care and maintenance, they can last for generations.

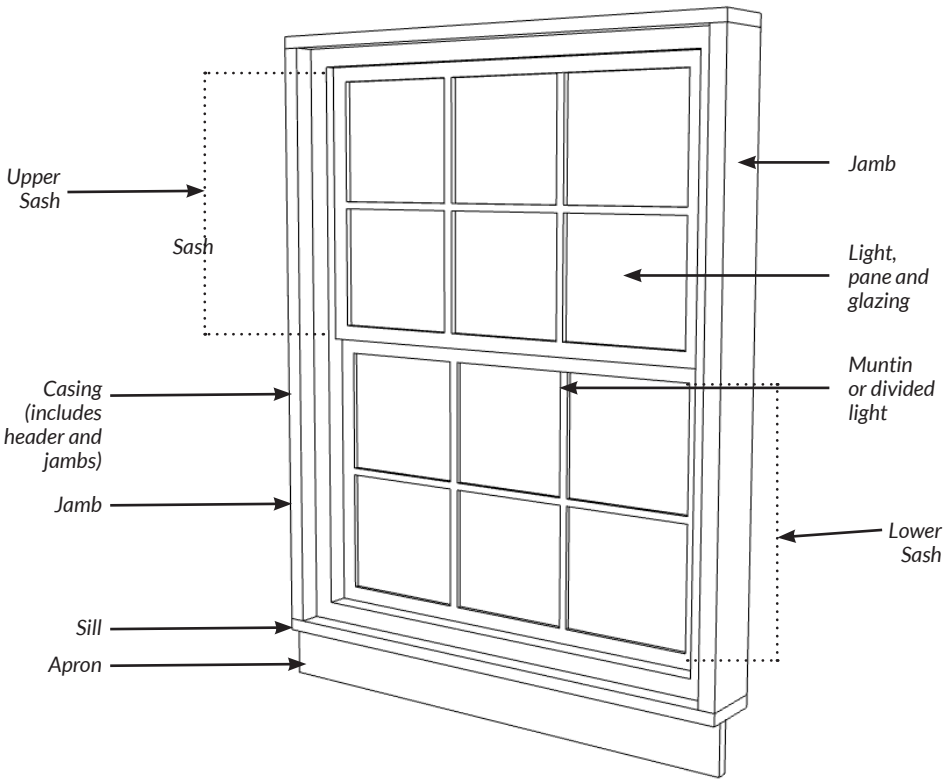


Wood (painted)



Metal

PARTS OF A TYPICAL WINDOW



SHUTTERS

Most of the shutters in the Haggard Park Heritage District are fixed and installed at the sides of the window. This is typical of Ranch, Minimal Traditional, and Tudor Revival-style structures. Select examples of shutters installed at the window jamb are extant.



Operable shutter installed at the window jamb.

TYPICAL HISTORIC WINDOW TYPES

Windows are described by the number of lights (or glass panes) on the top and the bottom sash, as well as the functionality of the window (ex: one-over-one, double-hung window).

Types of historic windows in the heritage district include:

- Double-hung (both sashes are operable)
- Single-hung (only the lower sash is operable)
- Fixed (window is not operable; may be decorative)
- Louvered windows for ventilation on gables or foundation skirting



A six-over-six, single-hung window on a Ranch-style house. Only the bottom sash is operable.



A pair of six-over-one, double-hung windows. Both sashes are operable.

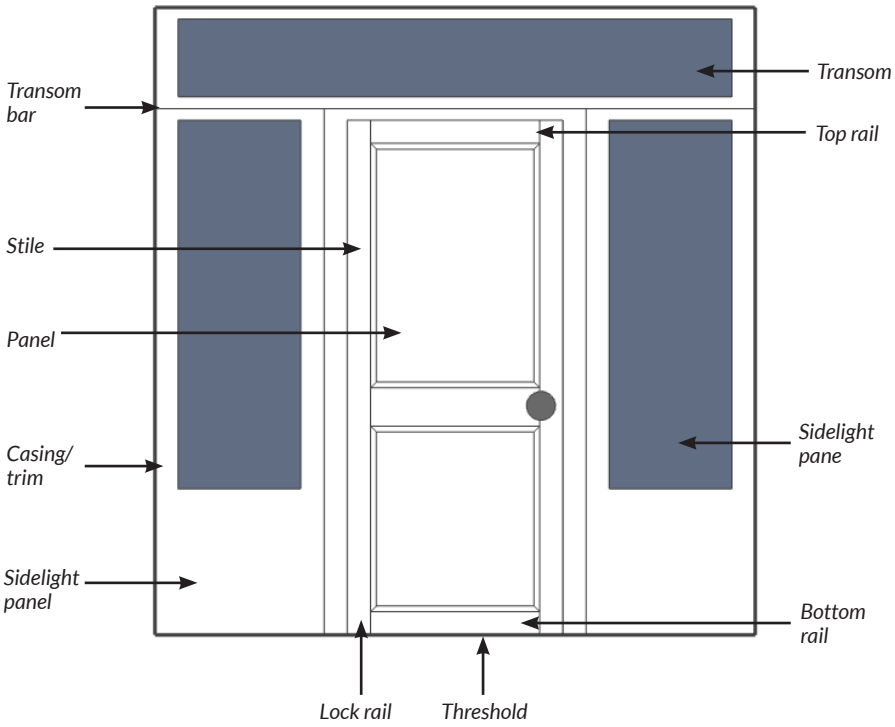


This fixed window is not operable. Fixed windows may have decorative or colored glass.



Louvered window for ventilation.

PARTS OF AN EXTERIOR DOOR



TYPICAL HISTORIC DOOR MATERIALS

Historic doors in the heritage district are stained or painted wood.



Wood (painted)



Glass

TYPICAL HISTORIC DOOR TYPES



Partially-glazed, single door with side lights and transom.



Four-paneled, single door.



Partially-glazed, single door with multiple lights.



Single door with small diamond light and screen door.

The Haggard Park Heritage District typically has simple, rectangular, single doors. Depending on the style, a door may have side lights, a transom, glazing, panels, or a screen door.

Types of historic doors and door features in the heritage district include:

- Transoms
- Sidelights
- Recessed or raised paneled doors
- Screen doors
- Partially glazed doors

TYPICAL PARTS OF A PORCH

TYPICAL HISTORIC PORCH MATERIALS

The primary material found on historic porches in the Haggard Park Heritage District is painted or stained wood. Brick and metal may also be found on select elements.



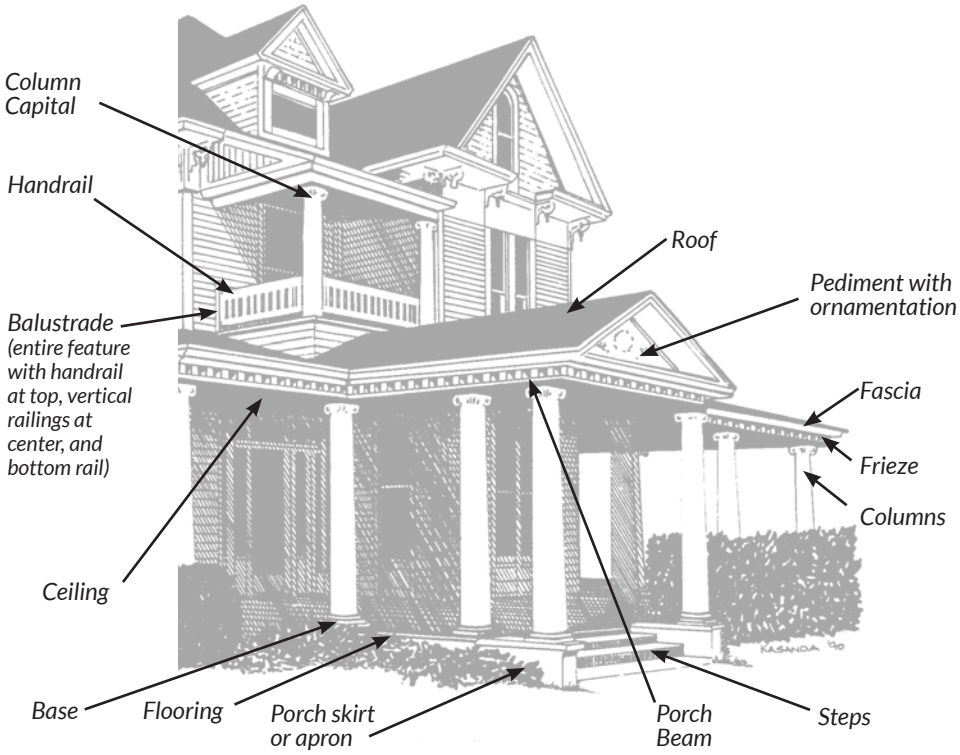
Wood (painted)



Brick



Metal



Olney-Davis house. Illustration by Kasanda, 1990. Source: City of Plano.

TYPICAL PORCH ELEMENTS

Front porches are a typical character-defining feature of historic structures in the Haggard Park Heritage District. Each architectural style has different porch elements and details. Typical porch elements in the heritage district include:

- Decorative wood or metal columns
- Wood, brick, or concrete porch floor and steps
- Wood ceilings
- Wood or metal railings and handrails
- Decorative woodwork, such as bracket, frieze, and molding
- Wood or masonry skirting

PORCH FORMS



Full-Width



Partial-Width



Wraparound



Inset



Portico

PORCH FEATURES





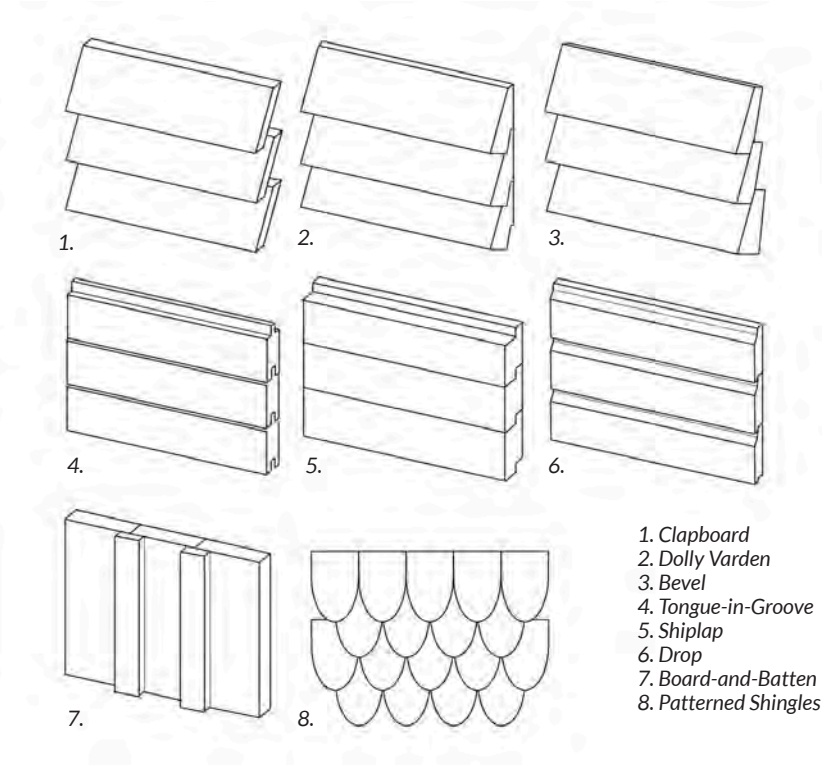








TYPICAL WOOD SIDING PROFILES



1. Clapboard
2. Dolly Varden
3. Bevel
4. Tongue-in-Groove
5. Shiplap
6. Drop
7. Board-and-Batten
8. Patterned Shingles

EXTERIOR ENVELOPE

Exterior trim is applied to many historic buildings. Different trims are associated with specific styles, but may include corner boards, window trim, door trim, fascia boards, and soffits. It is important not to mix one style of trim with a different style of building. For example, Victorian trim on a Craftsman Bungalow is inappropriate.

TYPICAL EXTERIOR CLADDING

In Haggard Park, most historic buildings are clad in wood siding or brick. Different types of siding may be appropriate for different architectural styles.

Types of historic claddings in the heritage district include:

- Patterned wood shingles
- Masonry
- Board-and-batten siding
- Clapboard siding
- Masonite siding



TYPICAL EXTERIOR MATERIALS



Wood (painted or stained)



Brick



Masonite)



Cementitious materials

2.D Architectural Styles in the Haggard Park Heritage District



2.D Architectural Styles in the Haggard Park Historic District

Architectural styles vary from region to region and from neighborhood to neighborhood; therefore, it is important to understand not only the styles that were used in the district but how they were interpreted. As mentioned previously the district is semi-rural in character. This was a neighborhood of fine old houses, but they were more modest in decoration and design than one might find in other neighborhoods or larger cities. This is part of the intrinsic character of the district.

The following description of the Architectural styles in the district reflect only those styles and examples found within the district and how they were historically interpreted. The reason for this is to first recognize the unique character of the architectural styles and then to maintain that character so that Haggard Park Heritage District remains authentic. Adding "high style" versions of the various architectural styles, adding materials and details not found in the district would create a false sense of the history of the place.

Understanding and retaining stylistic features and materials help in preserving this authentic history. Thoughtful updates and additions help in preserving the architectural styles. The 2018 Haggard Park Heritage District historic resource survey identified the following existing architectural styles: Minimal Traditional, Craftsman, Ranch, Folk Victorian, National Folk, Tudor Revival, Prairie, Queen Anne, as well as one each of Mission Revival, Classical Revival, Commercial, and Post-War Modern. Newer structures were built in Neo-Revival or Eclectic styles.



NATIONAL FOLK



FOLK VICTORIAN



QUEEN ANNE



TUDOR REVIVAL



CLASSICAL REVIVAL



CRAFTSMAN



PRAIRIE



MINIMAL TRADITIONAL



RANCH



AGRICULTURAL BUILDING

ADDITIONAL RESOURCES

For further information on architectural styles including the history of styles, typical materials, windows, doors, roof forms and detailing, a good resource by a Texas author is *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* by Virginia McAlester, Knopf Publishing, New York, 2017.

2.D.1 National Folk (c. 1850-1890)

NATIONAL FOLK

- Built along railroad lines from mass-produced, inexpensive material
- Traditional building materials and construction techniques were replaced by wood houses with wood siding
- Lighting framing allowed a variety of plans and led to new forms
- Forms include: one-or two-story dwellings; gable-front; gable- front-and-wing; hall- and-parlor; I-house; massed-plan, side- gabled; and pyramidal homes

STYLE CHARACTERISTICS

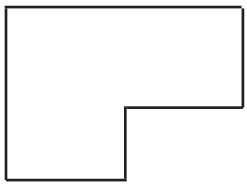


National Folk-style house.

TYPICAL FLOOR PLAN



Rectangular Plan



L-Plan

EXTERIOR MATERIALS



Wood (painted)

FOUNDATION



- Pier-and-beam
- Foundation typically at least 18" high
- Simple wood foundation skirting is common, especially at the porch

ROOF FORM AND MATERIALS



- Simple roof form
- Hipped or gabled in Haggard Park
- Roof pitch varies



Roof Materials

- Composition shingles

ROOF DETAILS





- Overhanging eave

2.D.1 National Folk (c. 1850-1890)

WINDOWS



- Double-hung wood windows
- One-over-one or two-over-two
- Simple wood frame
- Vertical proportions
- Window sash often painted a contrasting color

DOORS



- Single door
- Wood
- Simple in design
- Partially glazed
- Transom

CHIMNEY



- Metal stove pipes substitute for chimney.

PORCH FORMS



Porch set into ell

- One story
- Partial width, set in ell
- Hipped roof
- Square columns or round turned columns



Partial-width porch

- One story
- Partial width
- Hipped or gabled roof
- Square columns or round turned columns

PORCH DETAIL



Simple columns



Simple railings or wall

SIDING



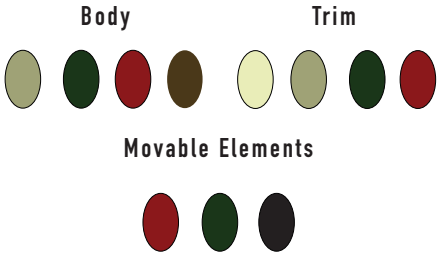
Clapboard siding

- Horizontal
- Painted one color
- Wood
- Patterned siding is not appropriate





HISTORIC PAINT COLORS



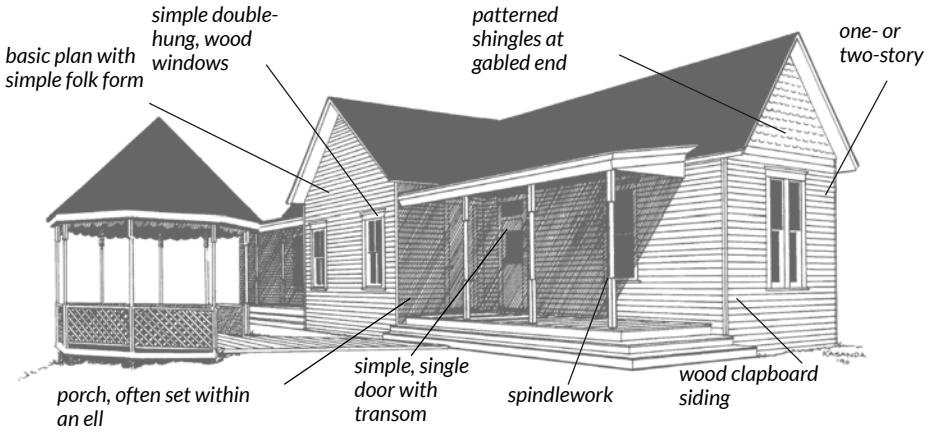
- Three-part color scheme with contrasting body, trim, and movable elements (doors and windows)
- Simple colors
- Avoid pastels and more than three or four colors

2.D.2 Folk Victorian (c. 1870-1910)

FOLK VICTORIAN

- Simple folk or vernacular house forms with Queen Anne or Italianate detailing
- Simpler version of the Queen Anne with less ornamentation and simplified floor plan
- Built from "planbooks" and mass-produced wood features were transported
- Most forms are symmetrical (except for gable-front-and-wing, i.e. L-plan with porch in ell)

STYLE CHARACTERISTICS

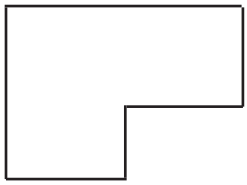


Folk Victorian Style house. Illustration by Kasanda, 1990. Source: City of Plano.

TYPICAL FLOOR PLAN



Rectangular Plan



L-Plan

EXTERIOR MATERIALS



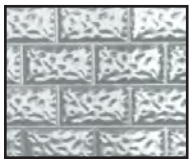
Wood (painted)



Brick



Corrugated Metal



Pressed Metal

FOUNDATION





- Pier-and-beam
- Foundation typically at least 18" high
- Simple wood foundation skirting is common, especially at the porch
- Pressed metal in a masonry or clapboard pattern is an alternative material for the primary structure

ROOF FORM AND MATERIALS





- Cross-gabled with porch set in ell, front-gabled, side-gabled, hip-on-gable
- Minimal eave
- Moderate or varied pitch

Roof Materials

- Composition shingles
- Standing seam metal

ROOF DETAILS

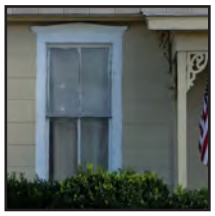




- Exposed brackets under eaves
- Cornice-line brackets
- Simple gable trim
- May have one or multiple roof dormers

2.D.2 Folk Victorian (c. 1870-1910)

WINDOWS




- Double-hung wood windows
- One-over-one or two-over-two
- Simple wood frame
- Vertical proportions
- Window sash often painted a contrasting color
- Window surrounds may have pediment above

DOORS




- Single door
- Wood
- Simple in design
- Partially glazed
- May have a transom

CHIMNEY



- Brick chimney
- Unpainted
- May be interior chimney
- May be metal pipe
- Not a prominent feature on the primary façade

PORCH FORMS



Porch set into ell

- One story
- Partial width
- Shed roof
- Simple, spindlework columns



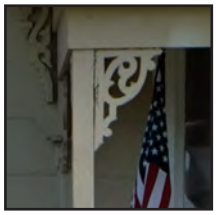
Full-width or wraparound porch

- One story
- Shed roof
- Simple, spindlework columns
- Focal point

PORCH DETAIL




Spindlework columns and railings

Decorative wood brackets

SIDING



Clapboard siding

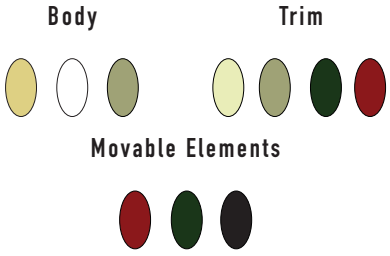
- Horizontal
- Painted one color
- Wood



Patterned siding

- Simple shape
- Placed at gabled ends
- Painted one color
- Wood

HISTORIC PAINT COLORS



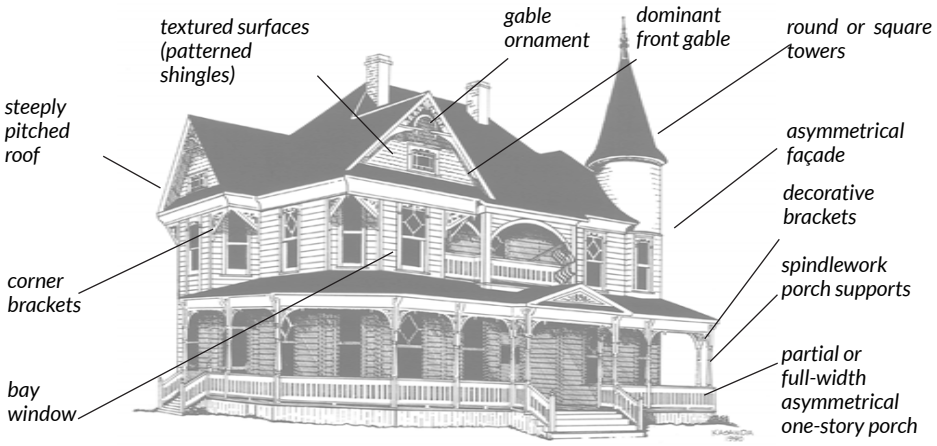
- Three-part color scheme with contrasting body, trim, and movable elements (doors and windows)
- Natural, earth tones
- Avoid pastels and more than three or four colors

2.D.3 Queen Anne (c. 1870-1910)

QUEEN ANNE

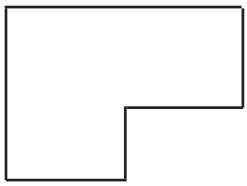
- Led by 19th century English architect Richard Norman Shaw
- Queen Anne architecture is not actually related to her reign, but borrowed elements from late Medieval architecture of the Elizabethan and Jacobean eras
- Style was popularized by pattern books and mail order house plans, but generally not favored by architects
- Expanding railroad lines shipped manufactured architectural details

STYLE CHARACTERISTICS



Queen Anne-style house located outside of the Haggard Park Heritage District. Illustration by Kasanda, 1990. Source: City of Plano.

TYPICAL FLOOR PLAN



L-Plan

EXTERIOR MATERIALS



Wood (painted)



Brick



Stone

FOUNDATION





- Pier-and-beam
- Foundation typically at least 18" high
- Wood foundation skirting is common, especially at the porch
- Lattice or cementitious board are common foundation skirting materials

ROOF FORM AND MATERIALS





- Mix of hipped and gable roof forms
- Steeply pitched
- Asymmetrical
- Dominant front-facing gable is common

Roof Materials

- Composition shingles

ROOF DETAILS









- Corner brackets
- Towers
- Gable ornament
- Gables project beyond bay windows
- Dormers
- Overhanging eaves

2.D.3 Queen Anne (c. 1870-1910)

WINDOWS




- Double-hung wood windows
- Cutaway bay windows
- Blank lower pane with patterned pane above

DOORS




- Wood
- Transom
- May have sidelights
- Partially glazed

CHIMNEY



- Brick chimney
- Unpainted
- Located at the side of the building

PORCH FORMS



Wrap-around porch

- One story
- Wrap-around
- Asymmetrical
- Spindlework or post columns



Partial-width porch

- One story
- Partial-width
- Asymmetrical
- Spindlework columns

PORCH DETAIL




Spindlework columns and railings




Architectural ornamentation

SIDING




Clapboard siding

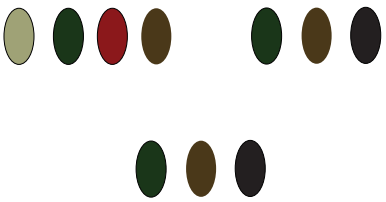
- Horizontal
- Painted one color
- Wood
- Patterned siding is appropriate



Patterned shingles and ornament

- Horizontal
- Painted one color
- Wood

HISTORIC PAINT COLORS



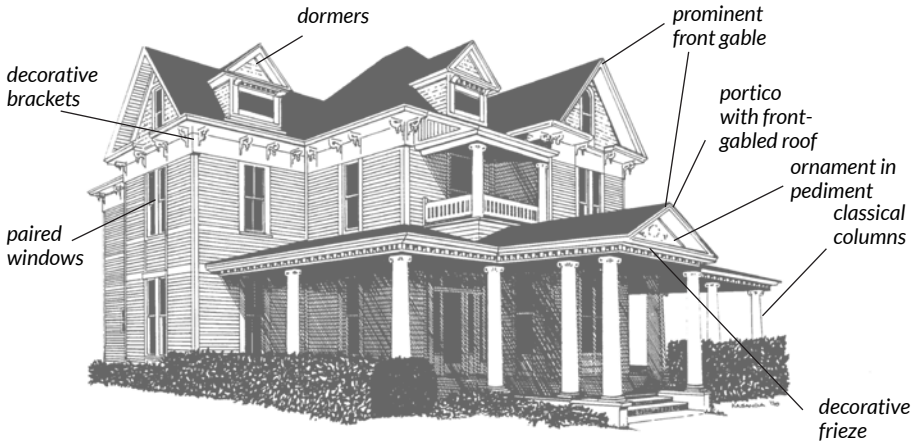
- Three-part color scheme with contrasting body, trim, and movable elements (doors and windows)
- Darker colors are typical
- Avoid pastels and more than four or five colors
- Avoid multi-painting schemes for decorative elements

2.D.4 Classical Revival (1895-1950)

CLASSICAL REVIVAL

- Classical Revival (or Neoclassical for post-1895 Classical-influence styles) was dominant in the United States during the first half of the 1900s
- Character-defining features include classical columns, a dominant front portico, a symmetrical façade, and prominent front gable
- In Haggard Park, there are several styles of houses with Classical Revival influence

STYLE CHARACTERISTICS

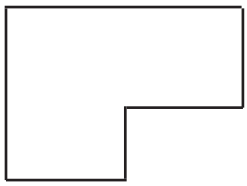


Classical Revival Style house. Illustration by Kasanda, 1990. Source: City of Plano.

TYPICAL FLOOR PLAN



Rectangular Plan



L-Plan

EXTERIOR MATERIALS



Wood (painted)



Brick

FOUNDATION



- Pier-and-beam
- Foundation typically at least 18" high
- Wood foundation skirting is common, especially at the porch

ROOF FORM AND MATERIALS



- Symmetrical
- Side gabled, front gabled, or hipped



Roof Materials

- Composition shingles

ROOF DETAILS





- Prominent front gable
- Decorative frieze
- Dormers

2.D.4 Classical Revival (1895-1950)

WINDOWS



- Double-hung wood windows
- Paired windows
- Simple wood frame
- Vertical proportions
- Window sash often painted a contrasting color

DOORS



- Single door, may be partially glazed
- Wood
- Transom
- Sidelights

CHIMNEY



- Brick chimney
- Painted or unpainted
- May be interior chimney

PORCH FORMS



Portico

- Dominant entry portico
- Front-gabled roof
- Supported by classical-style columns
- No balustrade (in Haggard Park)



- Front-gable may have decorative pediment
- Decorative columns with a capital and base

PORCH DETAIL



Front Gable



Classical Columns

SIDING



Clapboard siding

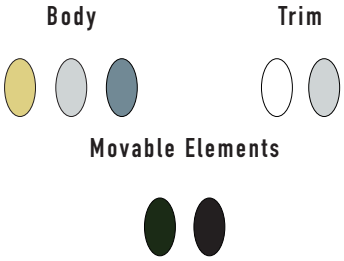
- Horizontal
- Painted one or two colors
- Wood



Patterned siding

- Simple shape
- Applied gabled ends or sides
- Painted one color
- Wood

HISTORIC PAINT COLORS



- Three-part color scheme with contrasting body, trim, and movable elements (doors and windows)
- Body and trim are light colors
- Avoid accenting column capitals or classical detailing

2.D.5 Tudor Revival (1890-1940)

TUDOR REVIVAL

- Popular style during the early 20th century, especially in the suburbs
- Approximately 25% of all houses in the 1920s were Tudor Reival style
- Style is adapted from the late Medieval and early Renaissance English folk cottages and manors
- Typified by multi-level, steeply pitched gabled roofs

STYLE CHARACTERISTICS



Tudor House.

TYPICAL FLOOR PLAN

EXTERIOR MATERIALS



Wood (painted)



Brick



Stucco



Stone

FOUNDATION



- Pier-and-beam
- Foundation typically at least 18" high
- Siding typically extends down to ground

ROOF FORM AND MATERIALS



- Gabled roof
- Steeply pitched, multi-level gables
- Little to no eave



Roof Materials

- Composition shingles

ROOF DETAILS





- Dormers
- Sweeping, steeply-pitched roof
- Prominent front-facing gable
- Multiple front gabled or front gable dormer

2.D.5 Tudor Revival (1890-1940)

WINDOWS




- Multiple window types
- Groupings of windows
- Decorative windows
- Multi-light, double-hung windows
- Tall and narrow windows
- Wood or metal windows

DOORS



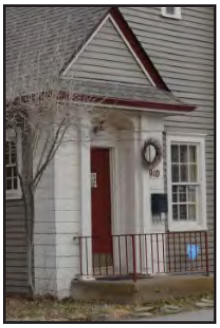

- Single door
- Wood
- Simple in design
- May be partially glazed
- Screen doors common
- May have arched doorway
- Round-arched doorways
- Tudor arches around door surround

CHIMNEY




- Brick chimney at side or front façade
- Scaled fireplace with decorative brickwork or chimney pots
- May be stuccoed

PORCH FORMS




Inset porch under main roof

- Integrated
- Partial-width
- Simple column (wood or metal)
- Sometimes enclosed entry



Full-height portico with arched entry

- Integrated
- Partial-width
- May have arched entry
- May have pilasters

PORCH DETAIL




Simple post




Simple steps

SIDING



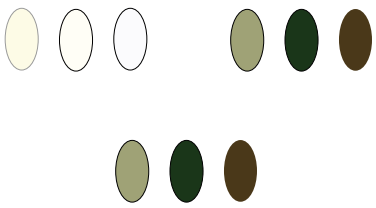

Clapboard siding

- Horizontal
- Painted one color
- Wood
- Patterned siding is not appropriate




Brick cladding
Stucco

HISTORIC PAINT COLORS



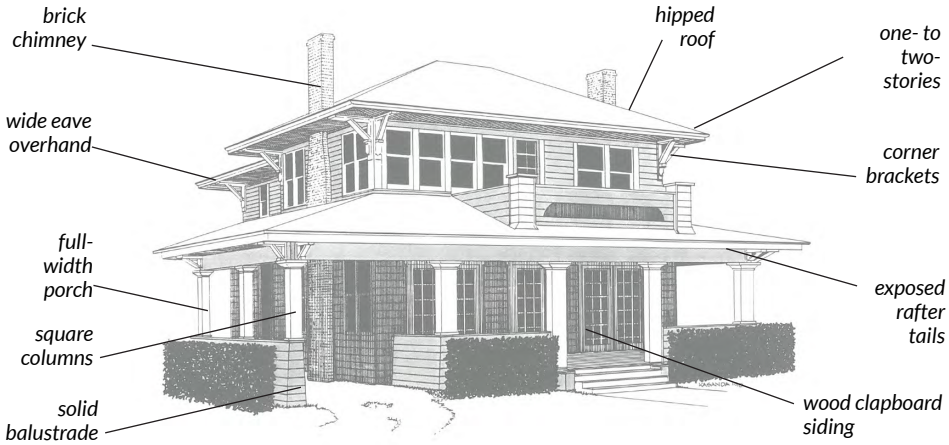
- Three-part color scheme with contrasting body, trim, and movable elements (doors and windows)
- Light body with contrasting trim and movable elements

2.D.6 Prairie (1900-1920)

PRAIRIE

- Style originated in the Chicago suburbs and spread through the early 20th century; it is rarely seen after World War I
- Characterized by an emphasis on the horizontal, prominent square porch columns, full-width or wraparound porch, visible brick chimney(s), and overhanging eaves
- In Haggard Park, there are Craftsman houses with Prairie-influence

STYLE CHARACTERISTICS

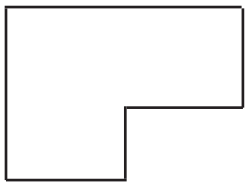


Praire-style house. Illustration by Kasanda, 1990. Source: City of Plano.

TYPICAL FLOOR PLAN



Rectangular Plan



L-Plan

EXTERIOR MATERIALS



Wood (painted)



Brick

FOUNDATION



- Pier-and-beam
- Foundation typically at least 18" high
- Wood foundation skirting is common, especially at the porch

ROOF FORM AND MATERIALS





- Side-gabled or hipped roof
- Medium-pitched roof
- Porch typically has a low-pitched roof
- Emphasis on horizontal lines

Roof Materials

- Composition shingles

ROOF DETAILS





- Dormers
- Exposed rafter tails
- Corner brackets
- Wide eave overhang

2.D.6 Prairie (1900-1920)

WINDOWS




- Double-hung wood windows
- Simple wood frame
- Vertical proportions
- May be multi-light on the upper sash
- Window sash often painted a contrasting color
- Multiple windows

DOORS




- Single door
- Wood
- Transom
- Sidelights

CHIMNEY




- Brick chimney
- Unpainted
- May be interior chimney

PORCH FORMS




Wraparound porch

- One story
- May have second-story balcony
- Enclosed balustrade
- Prominent square columns

PORCH DETAIL




Enclosed balustrade




Prominent square columns

SIDING



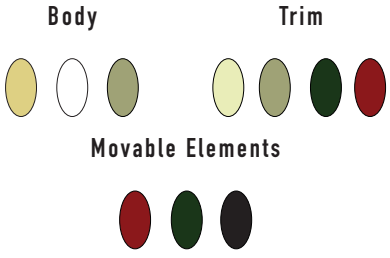
Clapboard siding

- Horizontal
- Painted one color
- Wood



Brick skirting
Brick cladding

HISTORIC PAINT COLORS



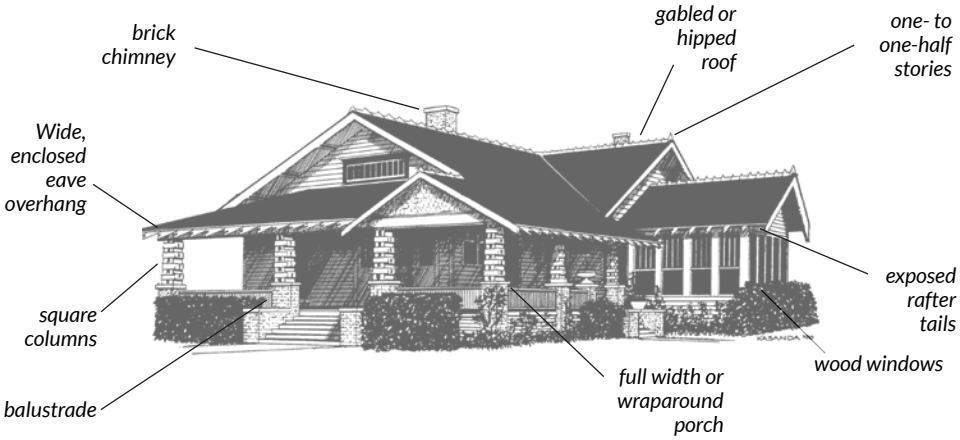
- Three-part color scheme with contrasting body, trim, and movable elements (doors and windows)
- Natural, earth tones
- Avoid pastels and more than three or four colors

2.D.7 Craftsman (1905-1930)

CRAFTSMAN

- Dominant style for small homes from 1905 to 1920s; spread in popularity due to magazines and pattern books
- Originated in southern California; inspired by the work of Charles Sumner Greene and Henry Mather Greene; influenced by the Arts and Crafts movement
- Style characteristics include wide, enclosed eave overhang; exposed roof rafters; low-pitched gabled roof (sometimes hipped); beams or braces under gable; prominent front porches; front columns or piers; one to one-half stories

STYLE CHARACTERISTICS



Craftsman-style house. Illustration by Kasanda, 1990. Source: City of Plano.

TYPICAL FLOOR PLAN



Rectangular Plan

EXTERIOR MATERIALS



Wood (painted)



Brick



Stone



Concrete

FOUNDATION





- Pier-and-beam
- Foundation typically at least 18" high
- Simple wood foundation skirting is common, especially at the porch
- Siding may extend to ground
- Foundation may have masonry piers

ROOF FORM AND MATERIALS



- Low- or medium- pitched
- Side-gabled, cross-gabled, or hipped roof



Roof Materials

- Composition shingles

ROOF DETAILS





- Exposed roof rafters
- Wide eave overhang
- Decorative brackets
- Dormers are typically gabled with exposed rafter tails

2.D.7 Craftsman (1905-1930)

WINDOWS




- Double-hung wood windows
- Dormers
- Horizontal awning windows set in front gable
- Multi-light over single pane windows

DOORS




- Partially-glazed single door
- Transom
- Side lights

CHIMNEY




- Brick chimney
- May be unpainted or stuccoed
- Front- or side-facing

PORCH FORMS




Full-width or wraparound porch

- One story
- Simple, rectangular or square columns
- Short square columns resting on piers or solid porch balustrade

- Porch columns are distinctive with variable details
- Focal point

PORCH DETAIL




Square columns




Solid balustrade

Railing with decorative columns

SIDING




Weatherboard siding

- Wood
- Porch railing may be wrapped in siding

Patterned shingles

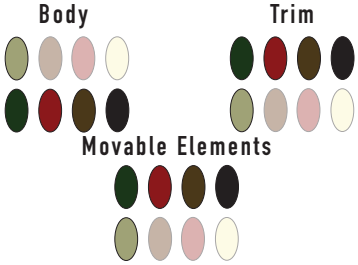
- Wood
- Added to features, such as dormers



Brick

- Simple brick course

HISTORIC PAINT COLORS



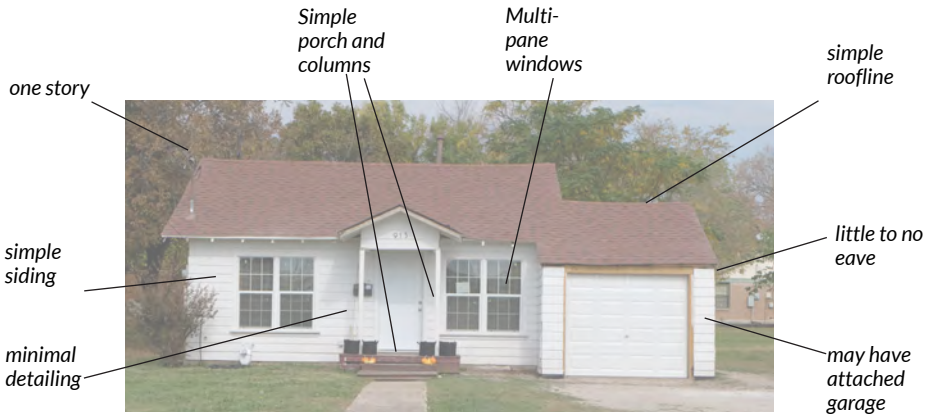
- Three-part color scheme with contrasting body, trim, and movable elements (doors and windows)
- Natural colors
- Earlier styles are lighter in color
- Later styles are darker in color

2.D.8 Minimal Traditional (c. 1935-1950)

MINIMAL TRADITIONAL

- Simple, cost-effective, standardized
- Only essential features
- Funded by the Federal Housing Administration (FHA) loans during the Great Depression
- Efficient construction for wartime factories during World War II
- Popular with returning veterans under the GI bill
- Minimal ornamentation

STYLE CHARACTERISTICS



Minimal Traditional House.

TYPICAL FLOOR PLAN



Rectangular Plan

EXTERIOR MATERIALS



Wood (painted)



Brick



Masonite)



Cementitious materials

FOUNDATION





- Pier-and-beam or slab
- Height depends on foundation type
- Wood skirting

ROOF FORM AND MATERIALS



- Simple gable or hipped roof
- Little to no eave



Roof Materials

- Composition shingles

ROOF DETAILS



- Minimal to no eave
- No architectural details
- May have vent in gable

2.D.8 Minimal Traditional (c. 1935-1950)

WINDOWS




- Multi-light double- or single-hung windows
- Multi-paned fixed windows

DOORS




- Single door
- Wood
- Simple in design
- May be partially glazed

CHIMNEY



- Minimal Traditional homes sometimes have by awnings over doors or windows.

PORCH FORMS



Portico

- Simple detailing
- Square wood posts or metal decorative posts



Partial-width porch

- May be inset or attached with shed roof
- Minimal detailing
- Metal columns or wood posts

PORCH DETAIL



Simple columns



Simple steps

SIDING




Drop siding

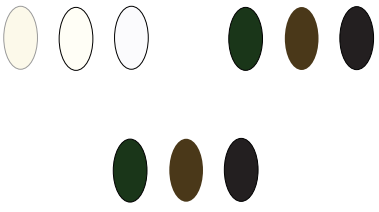
- Horizontal
- Painted one color
- Wood or cementitious material
- May have a combination of materials on the façade




Masonry

- Simple course
- Decorative areas may have stacked bond

HISTORIC PAINT COLORS



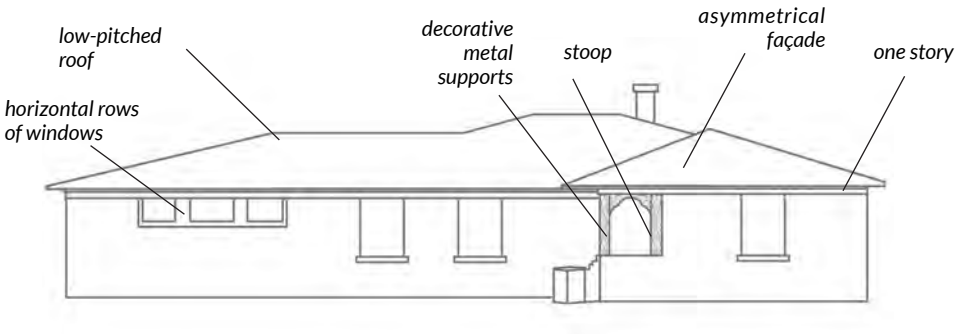
- Simple two- or three-part color scheme with contrasting body, trim, and movable elements (doors and windows)

2.D.9 Ranch (1935-1975)

RANCH

- Originated in southern California during the 1930s
- Financed by FHA in the 1940s and influenced by FHA guidelines
- Popular post-WWII, often in large subdivisions
- Utilizes maximum façade width
- Streetcar suburbs and integrated garages
- Horizontal massing
- Attaches garages
- Generally one story

STYLE CHARACTERISTICS



Ranch Style House.

TYPICAL FLOOR PLAN



Rectangular Plan

EXTERIOR MATERIALS



Brick



Cementitious materials



Wood (painted - on trim elements only)



Stone

FOUNDATION



- Pier-and-beam
- Concrete slab
- Foundation typically at least 8” high

ROOF FORM AND MATERIALS



- Low-pitched
- Gabled or hipped
- Possibly asymmetrical
- Minimal eave



Roof Materials

- Composition shingles

ROOF DETAILS



- Minimal roof detailing

2.D.9 Ranch (1935-1975)

WINDOWS



- Horizontal windows near roofline
- Six-over-six single-hung metal or wood windows
- Inoperable, decorative shutters common
- Ribbon windows
- Large fixed picture windows

DOORS



- Simple single doors
- Screen doors common

CHIMNEY



- Brick
- Chimney may be internal
- Not a prominent feature on the public-facing façade

PORCH FORMS



Portico

- One story
- Partial width
- May be integrated
- Decorative metal posts are common



Partial-width or inset porch

- One-story
- Roof extended
- No columns
- Partially enclosed patios

PORCH DETAIL



Metal posts



Minimal detailing

SIDING



Brick

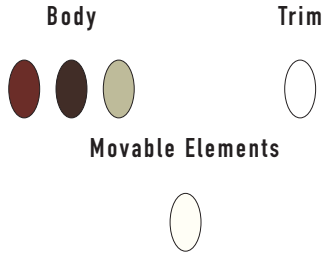
- Various colors
- Subtle decorative patterns with differentiated bonds



Cementitious materials

- Various colors
- Horizontal
- Minimal to no detail

HISTORIC PAINT COLORS



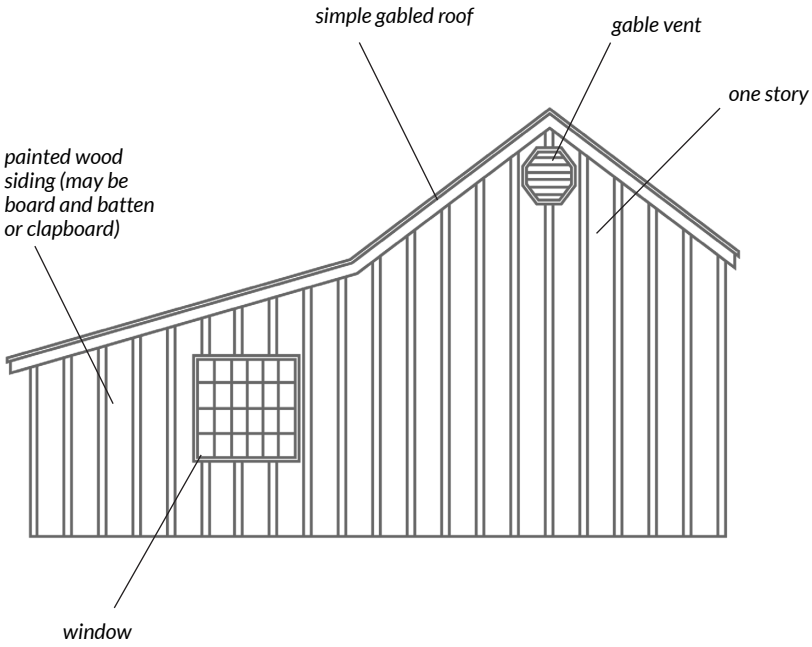
- Trim elements may have one additional color, typically white

2.D.10 Agricultural Buildings

AGRICULTURAL BUILDINGS

- Small, simple agricultural buildings are typical in Haggard Park Heritage District
- Historically, these buildings may have been used for small-scale livestock, storage, or farming. Some of the buildings may have been moved into the heritage district
- Characteristics include: wood siding, gabled or hipped roof, painted, minimal detailing
- Double or extra wide plank doors to accommodate large equipment are typical. Windows are limited and rarely exist, but typically small, multi paned and inoperable.
- Outbuildings were often left unpainted or whitewashed, however paint or stain can also be found in the district.
- Outbuildings are generally one story, sitting directly on the ground without foundations.

FORM CHARACTERISTICS



TYPICAL FLOOR PLAN



Rectangular Plan

EXTERIOR MATERIALS



Wood (painted)



Metal



Painted wood siding.

ROOF FORM



Gable or hipped roof

METAL ROOF TYPES



Corrugated



Standing Seam

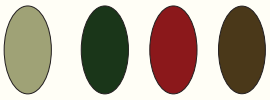
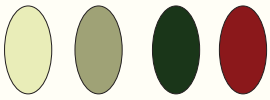
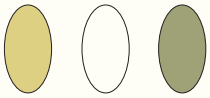
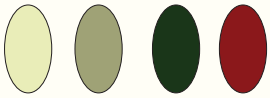
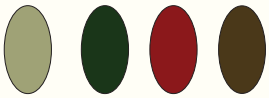
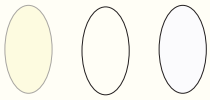
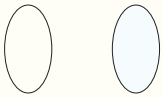
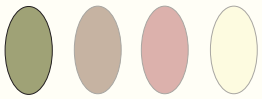
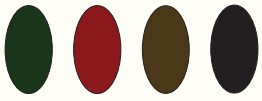
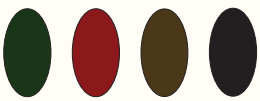
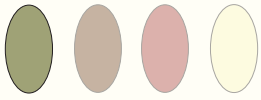
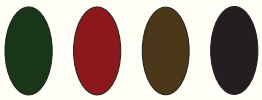
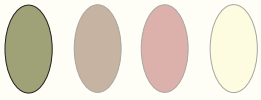
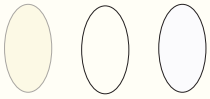


Painted wood siding.

2.D.10 Agricultural Buildings

Exterior paints are a functional coating intended to protect historic building materials. The colors are a record of the styles, commerce, and technology of the time during which the building was constructed. Generally, residential buildings from the 19th and early 20th century consisted of a three-part color scheme: (1) the exterior envelope; (2) building trim; and (3) the movable elements (window sashes, doors, and shutters). Until the paint can was invented in the 1860s and ready-made paints became available during the late 19th century, a limited selection of colors were available. Advances in pigments and binders, especially associated with the two world wars, directed the available palettes and colors typically applied to historic architectural styles. See NPS Preservation Brief #28: Painting Historic Interiors for additional information on the history of paint.

TYPICAL HISTORIC ARCHITECTURAL PAINT SCHEMES

Architectural Style	Body	Trim	Movable Elements
National Folk *c. 1850 - 1890* *simple colors*			
Folk Victorian *c. 1870 - 1910* *natural earth tones*			
Queen Anne *1880 - 1910* *4-5 darker colors*			
Tudor Revival *1890 - 1940* *simple, contrasting colors*			
Revival Styles *late 1800s - early 1900s* *simple, contrasting colors*			
Craftsman/Prairie *1900 - 1930* *natural colors; earlier styles are lighter in color; later styles are darker*	 	 	 
Minimal Traditional *1935 - 1950* *simple color scheme*			


819



3

MAINTENANCE STANDARDS FOR HISTORIC PROPERTIES

This chapter provides guidance and standards for treatment of existing historic buildings in the district. It includes information on repair, maintenance, as well as common requests that are brought to the Heritage Commission or City staff such as fencing, decks, and patios.

The majority of lots in the Haggard Park Heritage District already have structures, therefore most projects are either rehabilitation and/or maintenance. The standards in Chapter 3 specifically address the issues involving existing primary structures. They are intended to preserve their character defining features, while recognizing that over time these historic structures will need maintenance and repair. The standards also acknowledge that over time property owner's needs change and technologies evolve. The standards advocate for repair of features rather than replacement. The standards guide appropriate rehabilitation and maintenance to preserve the integrity of the district over time.

Protection of character defining features does not prohibit changes that may be required to achieve accessibility, life safety provisions, mandated code requirements, or in some cases, energy efficiency. However, these necessary changes should be made in a manner that minimizes their impact and effect on the character defining features of the site or building.

CHAPTER 3 CONTENTS

3.A	*General Principles for Maintaining a Historic Structures*	72
3.B	*Exterior Materials*	74
3.C	*Porches and Entrances*	79
3.D	*Doors*	82
3.E	*Windows*	84
3.F	*Roofs*	88
3.G	*Chimneys*	89
3.H	*Dormers*	90
3.I	*Foundations*	92
3.J	*Details and Ornamentation*	93
3.K	*Awnings*	94
3.L	*Fences*	96
3.M	*Driveways, Sidewalks, and Other*	98
3.N	*Institutional Buildings*	99
3.O	*Non-Contributing Structures*	101
3.P	*Paint Colors and Finishes*	102

1. RESPECT HISTORIC STYLES AND AVOID ARTIFICIAL HISTORY



The historic Mathews House on 17th Street.



708 E 16th Street. Courtesy of the Plano Public Library.

Haggard Park Heritage District has a variety of architectural styles that are important to the historical character and integrity of the neighborhood. To preserve this history, changes should reflect the individual architectural style of the building and not attempt to apply inconsistent features or materials that are not compatible. Unauthentic features compromise the historic integrity of the building and its contributing status to the district. Additionally, such actions can create maintenance problems which, in turn, can be expensive to repair and reverse.

APPROPRIATE

- Retain historic features, including character-defining features, materials, and original scale and massing.
- Removing non-historic alterations that detract from original historic style.

INAPPROPRIATE

- Adding stylistic elements and incompatible materials that were not originally present or trying to make the building look older than its actual period.
- Constructing alterations that have no historic basis and that seek to create the appearance of a different architectural style or a false sense of history.

2. PROTECT HIGHLY VISIBLE FAÇADES

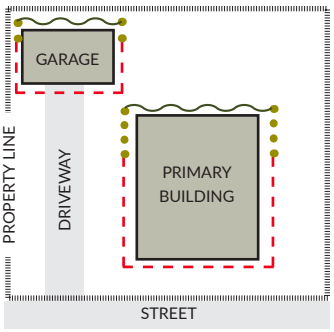


Diagram 4. Interior Lot Façades

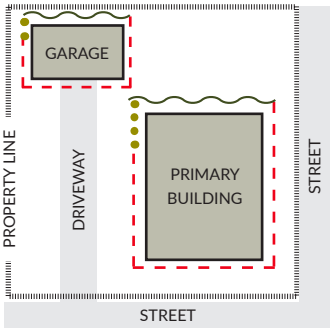
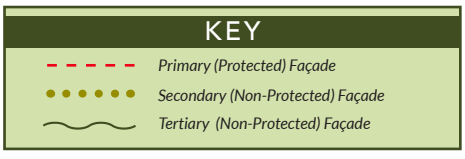


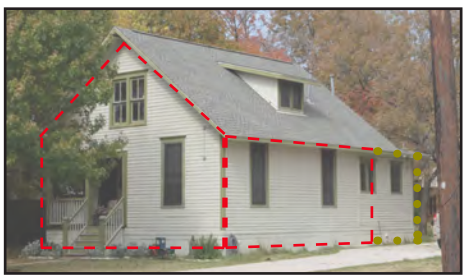
Diagram 5. Corner Lot Façades



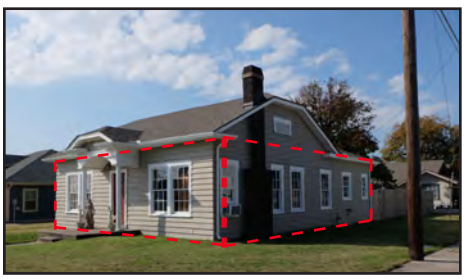
Protected and non-protected façades define which façades are prioritized when implementing rehabilitation and/or maintenance of a building. The standards prioritize the preservation of building façades that are visible from public streets; these are designated as "protected" façades and are defined by Diagram 4 for interior lots and Diagram 5 for corner lots. Protected façades shall be preserved, rehabilitated, or restored, and alternations to these façades should be avoided if possible. Alterations to all exterior façades shall require review; however, greater emphasis is placed on protected façades.

a. Protected primary façades are defined as the front façade and corner side façade and the front 75% of the secondary interior side façades.

b. Non-protected façades are the remaining secondary and rear or tertiary façades of the building. Work to these façades shall also be performed in an appropriate manner, but these standards recognize that additional flexibility may be warranted when changes do not significantly compromise the historic integrity of the building.



On an interior lot within a block, the primary protected façade consists of the front façade and 75% of the secondary interior side façades.



On a corner lot, the primary protected façade consists of the front and side, street-facing façade and 75% of the interior façade.

3. MAINTAIN AND REPAIR CHARACTER-DEFINING FEATURES

The character-defining features of an individual property and the neighborhood at-large shall be preserved and protected. Features that are character-defining for an individual property involve understanding the house's architectural style and materials, the history of the property, and the condition of the features. The elements listed in this chapter, when original and in repairable condition, are common character-defining features that are protected. Individual properties may have other unique features that are imbued with significance due to their unique design or due to an association with an important person or event, and these features need to be identified, recognized, and protected as well. The preservation of historic exterior materials and features provides individual properties and the neighborhood with authenticity and integrity.



Each architectural style has different character-defining features. The character-defining features of this Folk Victorian/Queen Anne-style house include roof line corner brackets, siding, porch, entryway, window type, and dormers.

RETAIN ORIGINAL MATERIALS & CHARACTER-DEFINING FEATURES



Character-defining features may include doors, windows, architectural ornamentation, porches, roofs, and siding. See Chapter 2 for each style's character-defining features.

4. FIRST REPAIR, THEN REPLACE

Repair and re-use of original materials should be the priority of any rehabilitation project. However, when replacement of historic material, features, and/or design elements is necessary due to severe deterioration or damage, the replacement shall match the existing historic element in material, appearance, dimension, size, form, color, reflectivity, finish, pattern, grain, module size, and texture. Use of historic photographs, documentary, or physical evidence is helpful to replace missing features or design elements. Replicate only those features that are known to have originally existed on the building or site.



Repair historic materials first, then replace in-kind, as needed.

3.B Exterior Materials



Historic siding is a key, character-defining feature of a building and helps to create the fabric of the historic district.



Maintain existing historic windows with regular restoration and maintenance efforts.

Exterior materials are the heart and soul of historic structures. They give a structure its definition and contribute to the integrity of the architectural style. They provide texture and visual interest. Loss of authentic historic materials and replacement with inappropriate materials can diminish the integrity and value of an historic building. Exterior historic materials help in defining architectural style, and adding patterns and casting shadows on wall surfaces. See Section C.6 in Chapter 2 for more information on exterior envelope of historic buildings.

1. Original exterior materials shall be retained.
    b. When replacement of original exterior material is necessary due to severe deterioration or damage, replace only those sections that are damaged or deteriorated beyond repair.
    c. Appropriate repair or replacement of exterior materials shall employ in-kind materials, appearance, dimension, size, form, color, reflectivity, finish, pattern, grain, module size, and texture.
    d. When in-kind replacement is not possible, the use of compatible materials and techniques that convey an appearance similar to the original feature, similar in design, color, texture, finish, and visual quality to the historic elements may be appropriate.
2. Aluminum, metal, vinyl, or other synthetic siding shall not be used as a replacement for a primary building material. Artificial siding materials have been documented to cause serious, costly, and often irreparable damage to underlying materials and structural members. For example, synthetic stone does not age in the same manner as real stone. Over time the synthetic stone does not retain the characteristics of real stone.
3. Exterior materials shall establish a weather-tight enclosure to protect the structure from rain, wind, and sun.

ADDITIONAL RESOURCES

See Chapter 2 for appropriate materials for each architectural style.

NPS Preservation Brief #1: Cleaning and Water-Repellent Treatments

NPS Preservation Brief #2: Repointing Mortar Joints

NPS Preservation Brief #10: Exterior Paint Problems on Historic Woodwork

NPS Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings



Maintain existing brick masonry on historic-age properties.



Use of vinyl siding as a replacement material is inappropriate for a historic structure.

1. WOOD

Wood is used for various structural elements, siding types, and decorative trim such as brackets, cornices, parapets, quoins, rake molds, bead board soffit, window and door surrounds, soffits, and fascia's throughout the district. It is the most widely used exterior material in the district.

a. Original wood materials shall not be removed. When replacement of wood materials is necessary due to severe deterioration or damage, the replacement shall also be of wood and match the historic element in appearance, dimension, size, form, color, reflectivity, finish, and texture. If possible match the species of wood, or use a wood with the same density for longevity. Using reclaimed wood is appropriate.

b. Wood siding shall not be replaced with aluminum, metal, vinyl, composite, or other synthetic siding on primary and secondary façades. Installation of artificial siding over a traditional wood siding shall not be appropriate as they alter the overall character and diminish the visual appearance of the building. Use of plywood sheets or T-111 siding as a replacement siding is not appropriate, although wood, it does not have the same profiles or characteristics as historic wood siding.

c. Replacement of wood siding with cementitious fiberboard to match the wood siding in size, finish, profile, and exposure may be appropriate on rear and tertiary façades that are not visible from public rights-of-way. To consider an alternate material for matching wood, the dimensions, profiles, and detailing should be identical to the historic wood element. Additionally, it must be a solid material that is not subject to shrinkage or warping, with a smooth texture and finish that matches the wooden element.

d. Exposed wood materials shall be painted, stained, or otherwise protected from deterioration, except for roof shingles and wood not originally painted.

e. Alternate trim and ornament materials shall be inappropriate on historic window and door surrounds, fascia, soffits, or corner boards.

f. Removing or encapsulating of siding, decorative elements and all trims such as brackets, quoins, spindles, cornices, posts, etc. shall not be appropriate.

g. Deteriorating wood should be treated with consolidating materials like epoxy resin using preservation industry standards.

h. Paint removal methods for wood materials that involve thermal devices, utilize non-neutralized chemical strippers, or are mechanically abrasive shall not be appropriate.



Regularly maintain historically painted or stained wood elements to prevent deterioration.

WOOD SIDING



Wood siding on historic properties has a variety of sizes, grain direction, profile, and finishes. Existing materials should be repaired, and if replaced, the replacement should match existing. See Chapter 2 for appropriate wood siding based on the architectural style.

ADDITIONAL RESOURCES

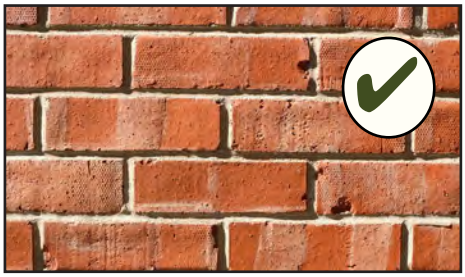
NPS Preservation Brief #9: The Repair of Historic Wooden Windows

NPS Preservation Brief #10: Exterior Paint Problems on Historic Woodwork

NPS Preservation Brief #45: Preserving Historic Wood Porches

NPS Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings

2. MASONRY



Brick is the most common type of masonry in Haggard Park. Retain historic mortar joint profiles.



Masonry shall not be painted unless it was historically painted.



Retain decorative historic masonry.

Brick is the primary masonry used within the district, although masonry is not a dominant exterior material. The existing brick is a common size, known as a modular brick and generally not painted. There are no stone buildings, or exposed concrete block structures. Exterior masonry on historic buildings mostly acts as the main load bearing system and to establish a weather-tight enclosure.

a. Original masonry and associated features, such as texture, tooling, bonding patterns, and joint treatment, shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic masonry material and features in size, form, texture, bonding pattern, joint size, shape, appearance, color and mortar.

b. Mortar used in re-pointing shall match the color, joint profile, and composition of the original. Incompatible mortars are too high in Portland cement content and therefore not appropriate as they may exceed the strength of historic brick and result in acceleration of deterioration of brickwork.

c. Painting of masonry elements shall not be appropriate unless they were originally painted. Moisture may become trapped between the paint and masonry, causing deterioration of the underlying materials and structural members. Consider when repainting masonry, use a color similar to original masonry color.

d. Waterproofing, water repellent treatments, and other coating of historic brick, stone, and cast stone is not allowed, except if it can be shown that the material was painted at the time the building was constructed or if it can be demonstrated that the masonry is unable to perform and is causing water penetration problems.

e. Cleaning of masonry should only be undertaken when necessary to stop deterioration and shall employ the gentlest means possible, such as low-pressure water and soft bristle brushes. High-pressure wash of masonry elements is highly discouraged. The use of mechanical abrasive methods such as grit or sand blasting to remove paint or other coatings is not permitted. Cleaning with chemical cleaners or micro-abrasive systems shall be tested on a hidden area of the building to determine if damage will occur and to ensure an appropriate cleaning treatment.

f. Use of Exterior Insulation and Finish System (EIFS) and synthetic (fake stone) cladding shall not be allowed.

g. A compatible 3-coat stucco shall be appropriate for existing buildings needing stucco repair/replacement.

ADDITIONAL RESOURCES

NPS Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

NPS Preservation Brief #2: Repointing Mortar Joints

NPS Preservation Brief #6: Dangers of Abrasive Cleaning

NPS Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings

3. OTHER MATERIALS

Other exterior materials such as vinyl, aluminum, fiber cement, masonite, composites, metal, etc. can be found on a few buildings in the district. Generally these were used to replace original material and are not historic, with the exception of some minimal traditional houses with original siding.

a. Replacement of deteriorated asbestos tiles and boards if discovered is appropriate. Replacement materials such as fiber cement or composite products are appropriate in this scenario. The replacement product shall match in size, form, texture, pattern, appearance, dimension, grain, module size and texture.

b. Non-wood siding materials that are original to mid-century structures should be maintained or replaced in-kind.

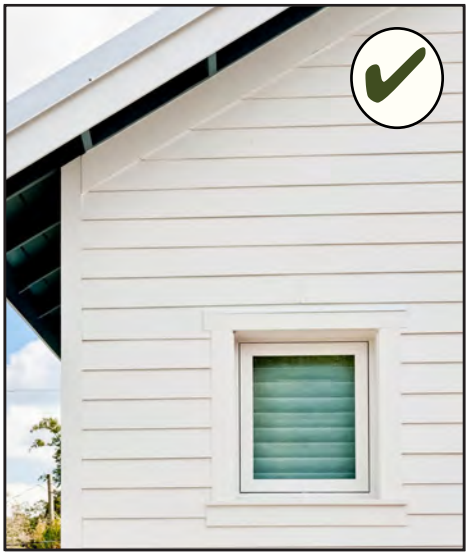
c. Replacement of non-historic vinyl, aluminum, and any other synthetic siding with wood, cementitious fiberboard, or similar composite siding may be appropriate provided it matches the existing siding size, type, exposure, and profile.



"Wood-look" vinyl siding is inappropriate for historic properties.



HardiePlank smooth lap siding.



Smooth finish HardiePlank siding.



This aluminum siding is inappropriate for a historic house.



Synthetic tile siding.



Existing masonite siding on a minimal traditional style building in the district.



This siding on this historic building has been replaced with yellow-painted, pressed-metal siding made to look like brick. This is not compatible with the historic building and can cause damage to the historic fabric.

Appropriate & Inappropriate Exterior Materials

TYPICAL EXISTING CONDITIONS



Wood siding is a typical exterior material for many architectural styles found in Haggard Park.



Decorative wood shingles are a typical exterior material for Folk Victorian, Queen Anne, and Craftsman-style houses in Haggard Park.



Brick masonry is a typical exterior material in Haggard Park for Ranch and Prairie style houses as well as for certain elements on Craftsman houses.

APPROPRIATE



The patterned shingle and clapboard siding shown above are appropriate for the style of this house.



The wood siding profile on this historic building is appropriate for the style of this house.



Maintain historic masonry to help preserve it for the future.

INAPPROPRIATE



This decorative concrete siding is inappropriate for this Ranch-style house.



Wood-look" synthetic siding is not an appropriate replacement on historic buildings.



Faux stone siding is inappropriate for the architectural style of this historic building

3.C Porches and Entrances

Porches and entrances are character-defining features that provide interest and are integral to the housing styles in the Haggard Park Heritage District. Porches provide a sheltered transition and exterior living space, a space to converse with neighbors and a cool living space prior to the modern air-conditioning system. Porch designs, details, and materials are specific to individual architectural styles. Therefore appropriate material and design shall be used based on the existing architectural style. See Chapter 2 - Understanding Neighborhood Character & Architectural Style for typical porches by style.

1. Historic porches, stoops, and entrances shall be retained, including associated details such as porch railings, steps, flooring, ceiling material and/or columns.
2. If a historic/original porch is missing or has been altered, it may be reconstructed to the historic appearance or an appearance typical and appropriate to the architectural style (See Chapter 2) of the building using appropriate materials, columns, and detailing typical of the style.
3. Expansion of an existing porch on the front or corner street facing façade is not appropriate.
4. Front porches shall not be enclosed.
5. Original porch elements, materials, proportions, dimensions, and details shall be retained. If replacement of original elements on porches or entrances such as railings and/or columns is necessary due to severe deterioration or damage or they are missing and can be proved to be missing, replacement materials shall match the original in-kind including design, material, profile, finish, size, and texture. The addition of porch elements that were not historically present shall not be appropriate.
6. Replacement or new porch floors may use synthetic wood replicas. It shall match in size, dimensions and texture as is appropriate to the design and style of the porch.



Porch columns are character-defining features of porches and vary based on the architectural style. These painted spindlework columns are appropriate for a Folk Victorian-style house.



The elements, dimensions, and details of porches in the Haggard Park Heritage District should be retained.



The two-story scale and slender wood columns of this new porch are inappropriate for the Haggard Park Heritage District.



Street-facing front porches are typical in the historic district.



Retain character-defining historic porch features, like this unique lattice columns.



The height and style of this new portico would be incompatible with the architectural styles in Haggard Park.





Maintain the character-defining features of the porch, such as the railings, flooring, ceiling material, columns, and ornamentation.

7. If new railings are needed due to safety concerns, style and materials shall be appropriate to the style of the house and use in-kind materials. (See Chapter 2 for appropriate railing types)
8. Concrete, wood, and brick are appropriate materials for porch flooring and steps.
9. The historic railing style shall be retained and not replaced with a solid wall unless one existed historically.
10. Porch ceilings are most typically made of tongue-and-groove wood boards or bead board and shall be retained.
11. Wood, metal, and brick are appropriate materials for porch columns based on the architectural style of the building. Wood and metal are appropriate materials for porch railings and handrails. Brick or stone in combination with wood or metal may also be appropriate for porch railings and handrails based on the architectural style of the building.
12. Historic porch skirting materials, typically wood or masonry, are appropriate. Lattice and pressed metal were other materials sometimes found on skirting; their use on a structure should be documented as historic before using. Vinyl and other synthetic materials are not appropriate.



Keep historic porches open if they were historically open.



This entryway addition was inappropriate for the Prairie-style Saigling House



These Corinthian columns are incompatible with this Folk Victorian-style house.

ADDITIONAL RESOURCES

See Chapter 2 to better understand appropriate porches, porch detailing, and materials.

NPS Preservation Brief #10: Exterior Paint Problems on Historic Woodwork

NPS Preservation Brief #45: Preserving Historic Wood Porches

NPS Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings

PORCH ELEMENTS



Concrete Stairs.



Wooden Stairs.



Metal Columns.



Appropriate column proportions.

Appropriate & Inappropriate Porches

TYPICAL EXISTING CONDITIONS



Integrated stoops are typical in Haggard Park for Ranch-style houses. They may have decorative metal columns.



Partial-width wood porches may be set within the ell of a historic building for Folk Victorian or Queen Anne houses.



Full-length and wrap-around wood porches are typical in the historic district for Craftsman and Prairie-style houses.

APPROPRIATE



This Classical revival-style portico has been appropriately maintained and features columns, railings, and steps.



The character-defining features of this porch, including the columns, have been retained.



This Craftsman-style porch maintains numerous elements appropriate to the style: columns, railings, and steps.

INAPPROPRIATE



These thin, metal columns are inappropriately proportioned for a porch on this style of house.

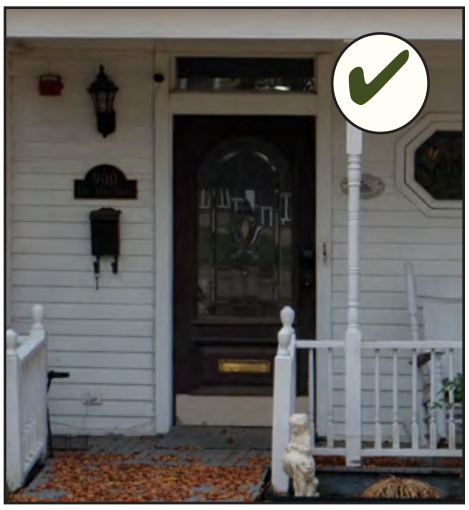


The enclosed porch on this Tudor-style house is inappropriate and incompatible with original design of this house.



The porch columns and siding have been wrapped in metal, an inappropriate material for a Craftsman-style house.

3.D Doors



Maintain historic door openings and transoms.



Retain door features, such as sidelights, and if needed, replace historic material with elements that are compatible to the historic style.



This contemporary-style front door, with an offset vertical light, is incompatible to the district.

Doors are an important character defining feature of a structure. The placement of the door is usually integral to the style of the house. Generally doors are visible from the public right-of-way. The size and location of the door tells the importance of the front door, while side and back doors are usually smaller and less ornate. Doors can have transoms and sidelights to add interest on certain architectural styles. See Section 2.D in Chapter 2 for appropriate doors on different Architectural Styles.

1. Original doors shall be retained. Historic doors typically include the trim, header jambs, thresholds, transom, and sidelights, all of which shall be retained. When replacement of historic material, features, and/or design elements pertaining to doors and their components is necessary due to severe deterioration or damage, replace only the deteriorated parts. The replacement shall match in-kind with the historic element in material, appearance, size, style, color, finish, and details. Replicate only those features of the doors that are known to have existed on the building. For example, if the original door was a six-panel, solid-wood door, do not replace it with a single lite modern door.
2. If total replacement is necessary due to severe deterioration or damage, the replacement shall match in-kind with the historic door in size, style, material, location, and finish.
3. Adding new door openings in protected primary and secondary façades is not appropriate, except where there is evidence that historic openings have been filled. If new openings are necessary due to code or health/safety requirements or other reasons, they may be considered under unique circumstances. In this case, new openings shall be appropriate and compatible with existing openings in proportion, and material. They shall be the same size (height and width) of historic openings and aligned with other openings.
4. Glass and glazing shall match historic materials. Frosted glass is not appropriate. Existing specialty glass, art glass, stained glass, and leaded glass shall be retained or replaced in-kind and are not appropriate as replacement for clear glass panels. Missing specialty glass that can be evidenced through historic photographs may be reproduced.
5. If a historic door is missing, replace it with a new unit based on documentation of the existing historic feature. If no documentation exists, use a new design compatible with the historic opening and the architectural style of the building.
6. Existing solid wood doors shall not be replaced with metal, composite, full-glazed, and/or fiberglass doors on primary and secondary façades.
7. Existing transoms and sidelights shall be retained. Reducing or enlarging the transoms and sidelights shall not be appropriate. Replace deteriorated elements with new pieces that match in material size, style, profile, detail, and finish.
8. Replacement doors shall match the character of the architectural style. French doors and sliding doors are not appropriate for front doors on the primary façade.

3.D Doors

9. Storm Doors/Screen Doors

   a. Storm doors can provide increased energy efficiency without damaging historic features. Storm doors may be appropriate if they are easily removable and do not obscure or damage the historic doors.

   b. Storm doors shall have clear glass and glazing.

   c. The size of an existing door shall not be enlarged or decreased to accommodate a modern/ standard storm door or screen door size.

   d. A storm or screen door visible from the public right-of-way shall be limited to one intermediate rail and full view glazed panels to maximize the view of the existing door, while not damaging or obscuring the door and frame.

   e. Door screens shall be appropriate in style, size and material to the original house. They shall not obscure or damage original doors. Installing visually opaque screen material is not appropriate. Vinyl or any other synthetic screen material is not appropriate. Metal or fiberglass screen materials are appropriate.

Appropriate & Inappropriate Doors

APPROPRIATE



The single-door and transom are appropriate for the style of this house.



The single-door and sidelights, are appropriate for the style of this house.



The single-door, sidelights, and transom are appropriate for the style of this house.

INAPPROPRIATE



This partially-glazed, stylized door is inappropriate for a Ranch-style house, which would typically have a simple detailing.



This multi-light, French-style front door is inappropriate for this building. Additionally, the replacement of windows with French doors on either side is inappropriate.



This contemporary-style front door, with divided horizontal lights, is inappropriate for the district.



Retain historic glazing configurations.



Windows shall not be replaced with incompatible materials, such as the replacement of wood windows with aluminum, as seen here.



This two-over-two wood window, with an appropriate trim, is an excellent example of a well maintained window in the district.

Windows are an important character-defining feature of a historic house. They help to define an architectural style by their size, type, details, and placement. Window design typically provides an accent and pattern and may incorporate a special material, configuration, finish, or design that provides variety and visual interest to the building and neighborhood. Each style of building uses characteristic window styles and it is important to maintain appropriate designs for these elements. Historic wood windows are typically of vertical proportions; however on ranch style houses, the windows are often metal and horizontal.

1. Original windows shall be retained. Historic windows include the sill, trim, header jambs, and other elements, all of which shall be retained. When replacement of historic material, features, and/or design elements pertaining to windows and their components is necessary due to severe deterioration or damage, replace only the deteriorated parts. The replacement shall match in-kind with the historic element in material, appearance, proportion, size, style, color, finish, divided lite pattern, and details. Replicate only those features of the windows that are known to have existed on the building. For example, if the original windows were one-over-one, do not replace them with a multi paned window.
2. If total replacement is necessary due to severe deterioration or damage, the replacement shall match in-kind with the historic window in type, size, profile, finish, muntins, mullions, windowpane number and configuration, material and other design characteristics. The relationship between the replacement windows, the window surrounds, and the screens (if present) shall match the original. Existing wood windows on the primary and secondary façades shall not be altered or replaced with vinyl, vinyl clad wood, aluminum, or composite windows.
3. If a window has true divided lites, replacement windows shall have true divided lites or simulated divided lites with dimensional muntins placed on the outside of the glass and corresponding spacers of an appropriate color, material, and thickness on the inside of the glass, so that the window appears to have true divided lites. Muntins applied only on the interior face of the window glass is not appropriate. Mullions shall match original in size, material, texture, and profile.
4. New windows should be recessed at the same depth as the original window. If the original window is missing and a non-historic window is being replaced, place the window frame a minimum of two (2) inches behind the plane of the façade to create the shadows and depth of historic windows.
5. Historic solid-to-void ratios of protected primary and secondary façades shall be maintained. Windows shall not be made larger or smaller to accommodate a standard size off-the shelf window.
6. Adding new window openings in protected primary and secondary façades are appropriate only where there is evidence that historic openings have been filled. If new openings are necessary due to code or health/safety requirements or other reasons, they may be considered under unique circumstances. In this case, new openings shall be appropriate and compatible with existing openings in proportion, shape, location, pattern, size, and material. They shall be the same size (height and width) of historic openings and aligned with other

openings. New windows shall match existing in size, style, profile, type, proportions, divided lite pattern, and materials.

7. Glass and glazing shall match historic materials. Clear glass, clear low-E glass and clear films are allowed. Tinted or reflective films shall not be allowed on glass. Low-E films are permitted if they do not darken or tint the window. Frosted glass is not appropriate. Specialty glass, art glass, stained glass, and leaded glass shall be retained or replaced in-kind. Missing specialty glass that can be evidenced through historic photographs may be reproduced. Historic windows are single pane. To achieve energy efficiency of double pane glass see Section E.9.
8. If a historic window is missing, replace it with a new unit based on documentation of the existing historic feature. If no documentation exists, use a new design compatible with the historic opening and the architectural style of the building.
9. The replacement of historic windows solely for environmental or energy efficiency reasons is not allowed. Energy efficiency can be improved by weather-stripping, sealing joints and cracks, installing more efficient air-conditioning equipment, insulating the roof, and interior blinds/curtains.



These one-over-one replacement wood windows are appropriate for the heritage district.

10. SHUTTERS

Shutters are only appropriate for certain architectural styles. They should not be added to a historic structure unless it can be documented that they once existed on the building or that they are appropriate for the style.

a. Shutters shall be installed at the window jamb and match the window height. For new shutters, the total combined width of both the shutters shall not exceed the width of the window.
b. Roll-up style (hurricane) shutters are inappropriate.
c. Paneled or louvered shutters may be appropriate based on the existing architectural style of the building.



Shutters shall be installed at the window jamb and match the window height, when appropriate.



Shutters shall be installed at the window jamb, shall match the window height, and their combined width shall not exceed the width of the window.



Single shutters or other retrofits are inappropriate for the heritage district.

ADDITIONAL RESOURCES

See Chapter 2 to learn more about window parts and types.

NPS Preservation Brief #9: The Repair of Historic Wooden Windows

NPS Preservation Brief #10: Exterior Paint Problems on Historic Woodwork

NPS Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows

NPS Preservation Brief #33: The Preservation and Repair of Historic Stained and Leaded Glass

11. STORM WINDOWS AND SCREENS



Exterior storm windows are allowed and shall not damage the exterior historic fabric.



These decorative window screens are inappropriate for the style of this house. Install compatible window screens that are appropriate to the style, size, and material of the original windows.

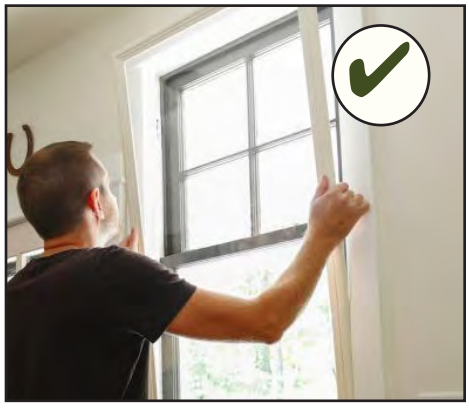
a. Storm windows can provide increased energy efficiency without damaging historic features and may be appropriate if they are easily removable and do not obscure or damage the historic windows. Storm windows shall have clear glass and glazing.

b. New metal flexible weatherstripping can make windows weather tight.

c. The size of existing window openings shall not be enlarged or decreased to accommodate a storm window or window screen.

d. While exterior storm windows may be appropriate, interior storm windows are preferred to maintain the historic exterior appearance of the window. If using storm windows, they shall be installed in such a way that does not damage the exterior historic fabric.

e. Window screens shall be appropriate in style, size, and material to the original house. They shall not obscure or damage original windows. Installing visually opaque screen material is not appropriate. Vinyl or any other synthetic screen material is not appropriate. Metal or fiberglass screen materials shall not be appropriate.



Non-obscuring interior storm windows, as shown above, are appropriate for Haggard Park.



Exterior window screens shall be appropriate in style, size, and material to the original house.

12. SECURITY BARS



Retain historic wood windows with true divided lights.

a. Security bars on doors or windows that are visible from the public right-of-way are not allowed.



Visible security bars are not appropriate.



Visible security bars are not appropriate.

Appropriate & Inappropriate Windows

TYPICAL EXISTING CONDITIONS



Paired two-over-two double-hung windows with painted trim, sashes, and muntin.



Pair of fixed dormer windows on a Craftsman style house in Haggard Park.



Operable windows with sashes are appropriate for Haggard Park.

APPROPRIATE WINDOWS



These restored windows are compatible in style and material to the original windows of this historic building.



Detail of a wood window, showing appropriately maintained trim, screens, and proportion.



Detail of wood window sash on a window maintained in its original condition.

INAPPROPRIATE WINDOWS



This fixed and tinted window is an incompatible replacement window for the district.



This diagonal muntin pattern in a bay window is not typically found in the district and is therefore inappropriate.



This window with vertical divided lights is not typically found in the district and is therefore inappropriate.

3.F Roofs



Roof forms in Haggard Park are simple and appropriate to the historic style.

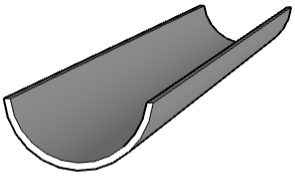


Maintain historic roof elements.

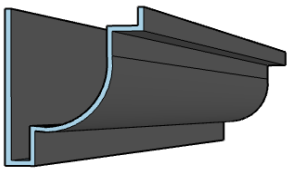


Queen Anne and Folk Victorian-style houses may have more complex roof forms.

GUTTER PROFILES



Half-Round Late-1800s to Early 1900s



Ogee or "K-style" : 1940s to present

Roofs are an important character-defining feature for the houses in the neighborhood. As a principal structural element of houses, in both form and material, they help define the character of historic architectural styles through their form and material. See Section C.2 in Chapter 2 for more information on roofs and its various components.

When replacement of historic material, features, and/or design elements pertaining to roofs, or associated components is necessary due to severe deterioration or damage, the replacement shall match in-kind the historic element in material, appearance, dimension, size, form, color, reflectivity, finish, pattern, grain, module size, and texture.

1. Historic original roof form, shape, height, massing, overhang, eaves, roof pitch, coping, dormers, exposed rafter tails, bargeboards, and decorative elements shall be retained and not altered.
2. Replacement roofing for non-historic roofing shall be based on roofing that is appropriate to the style of the building. Substitute materials that simulate historic roofing materials may be considered where their design is appropriate.
3. If replacement of a roof component or detail is necessary due to severe deterioration or damage, the replacement shall match material, texture, size, color, and shape, where possible or be similar in appearance to the historic roofing and/or features and appropriate to the style of the building. Replacement of shingled roof with a metal roof on the primary structure is not appropriate.
4. The addition of decorative roof elements that were not historically present is not appropriate.
5. Gutters shall be made of copper, galvanized steel, or aluminum. They shall be half-round or ogee in shape.
6. In addition to the ventilation systems, roof penetrations will typically include plumbing vents and could include kitchen and laundry vents. To minimize the visual impact of roof vents, they should be placed in an orderly fashion below the roof ridge.
7. Appropriate roof materials are architectural dimensioned composition shingles, asphalt shingles, wood shingles, and low profile standing seam metal (for porches and secondary structures). Seams on a metal roof shall be no taller than one and a half inches.
8. Corrugated metal, 3-tab asphalt shingles, terracotta, and Spanish tile roofing materials are not appropriate.
9. Skylights may be appropriate on the non-visible rear roof. Skylights shall be simple, small, and have a flat profile; bubble, pyramidal, or domed skylights are not appropriate. Placement of skylights shall not damage or obscure character-defining features or materials of the roof.

ADDITIONAL RESOURCES

NPS Preservation Brief #4: Roofing for Historic Buildings

3.G Chimneys

Chimneys, depending on the style they are associated with, were used for wood burning and gas fireplaces, confining and moving smoke to the exterior. As styles evolved and other methods of heating and cooking were introduced, chimneys became smaller. They are typically brick or stucco covered brick, depending on the primary material of the house. Wood houses usually have brick chimneys; brick buildings have brick chimneys; and stucco houses usually have stucco-covered brick. The historic-age buildings in Haggard Park have brick chimneys.

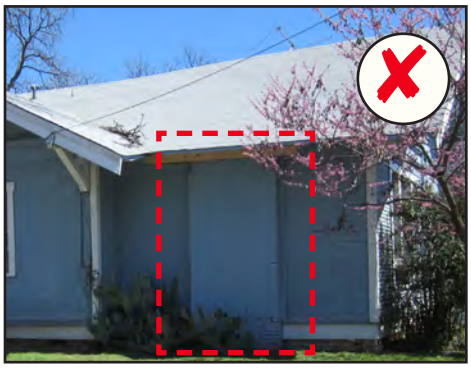
1. Original chimneys shall not be removed or altered.
2. If chimney material is severely deteriorated or damaged, replacement materials shall match the original in material, size and form, texture, bonding pattern, joint size, shape, appearance, color, and mortar.
3. It is not appropriate to stucco or paint a chimney that has not been stuccoed or painted previously.
4. An original chimney may not have had a damper or flue cap. It is inappropriate to add both.



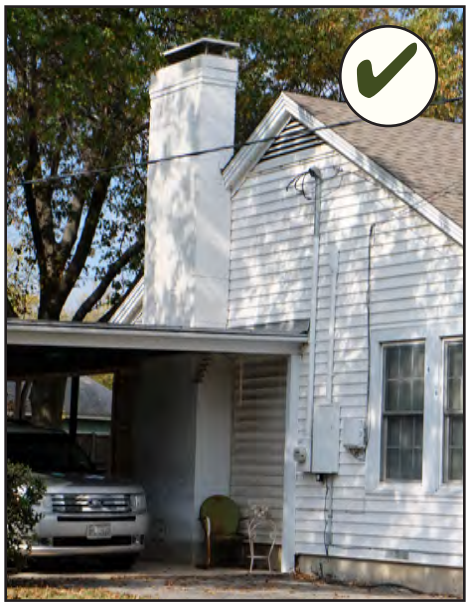
In Haggard Park, one or two chimneys, depending on the style, are located at the sides of the building.



Paint or stucco is inappropriate for masonry chimneys that were historically unpainted or not stuccoed.



Historic chimneys shall not be altered. The shortening of this chimney is inappropriate for Haggard Park.



Maintain existing masonry chimneys.



Chimney restored and maintained in original placement.



Dampers should not be installed on chimneys.



Maintain unpainted masonry chimneys.

3.H Dormers



Preserve historic dormers through regular maintenance.



Repair dormers with in-kind materials.

Dormers are used for certain architectural styles, providing light, space and ventilation to an attic or upper story to make these areas a functional part of the house. There are different types of dormers, and they vary according to architectural styles.

1. Original and historic dormers shall not be removed or altered.
2. When replacement is required due to deterioration, repair dormers with material that match the original in style, size, material, texture, form and pattern.
3. Windows in dormers shall be replaced with windows of the same type, material, muntin and mullion profile, size, and glazing.
4. New dormers on existing historic buildings are not always appropriate. Certain architectural styles did not traditionally include dormer windows. (Refer to Chapter 2 for Architectural Styles.)
5. New dormers on the protected primary façade shall only be considered appropriate if there is evidence that an original dormer(s) has been removed.



This protruding dormer is inappropriate for the style of this house.



The style and scale of this dormer are inappropriate for the district.



The materials, scale, and style of this metal dormer are inappropriate for the district.



This new dormer on the protected primary façade is inappropriate for the district.



The style, proportion, and materials of this dormer are appropriate for the district.



The style, proportion, and materials of this dormer are appropriate for the district.

Appropriate & Inappropriate Roof Elements

TYPICAL EXISTING CONDITIONS



Small dormers are typical on Craftsman and Folk Victorian-style houses in Haggard Park.



Roof features, including pitch and gables, are character-defining and should be retained.



Existing roofing materials in Haggard Park are typically composition shingle.

APPROPRIATE



Maintain the historic materials and style of existing dormers.



Maintain historic roof forms and elements.



Porch and secondary building roofs may be replaced with compatible metal roofing materials.

INAPPROPRIATE



The type, materials, and scale of this dormer are inappropriate for this style of house.



The steep pitch of this front dormer is inappropriate for the style of this house.



The replacement of a shingled roof with a metal roof on the primary structure is inappropriate for the district.

3.I Foundations





Protect exposed foundations with appropriate materials such as wood skirting or lattice, concrete, brick or metal flashing, or pressed metal.



This plywood foundation skirt is an inappropriate material for Haggard Park and would not have historically been found on buildings in the district.

ADDITIONAL RESOURCES

See Chapter 2 to better understand appropriate materials and heights of foundation based on architectural styles.

NPS Preservation Brief #39: Controlling Unwanted Moisture

NPS Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings

Most of the contributing buildings to the Haggard Park Heritage District have pier and beam foundations. A few slab-on-grade, concrete foundations exist in the district on later developments. Depending on the style, the foundation can be relatively close to the ground or raised significantly. The foundation skirting materials are concrete, wood, brick, metal flashing, or a combination of these materials. It is important to review the style of the house and determine appropriate materials and height of the foundation. See Section 2.D in Chapter 2 for more information on foundations for various architectural styles.

1. Retain and repair historic masonry, wood, or metal skirts, where possible or replicate when necessary to replace them.
2. The existing height of the foundation shall not be raised or lowered unless there is evidence that the original foundation height was different from the current height. The height of the foundation shall be appropriate to the style of the house. Generally, no lower than 18 inches on houses built before 1940, and at least 8 inches on houses built after 1940.
3. Foundation height shall only be changed when there is evidence of severe drainage issues that will impact the historic material of buildings.
4. Appropriate materials for exposed foundation walls are wood skirting or lattice, concrete, brick or metal flashing, or pressed metal. Cementitious fiberboard (smooth not weathered) may be used on buildings in lieu of real wood.
5. Crawl spaces in historic buildings should be properly vented. Wood or metal vents are appropriate and vinyl vents are not appropriate.



This lattice foundation skirt is appropriate material for Haggard Park and is historically found on buildings in the district.



Crawlspaces in historic foundations should have vents for adequate ventilation.

3.J Details and Ornamentation

Haggard Park Heritage District has a wide variety of architectural styles, and each style has typical details and ornamentation. Styles are often characterized by these ornamentation and details. This can range from soffit and bracket details to details on porch columns and railings to roof ornamentation and shingles and vents. See Section 2.D in Chapter 2 for more information on Detailing and Ornamentation for various architectural styles.

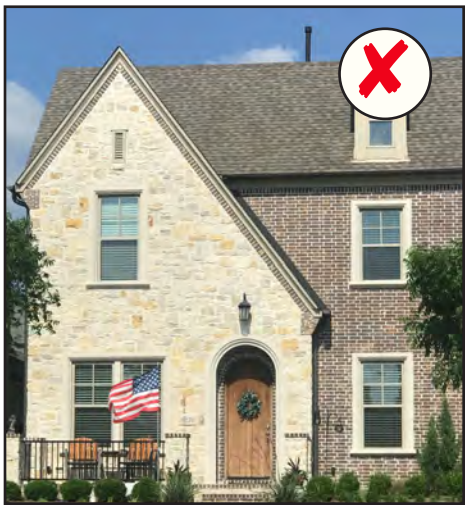
1. Architectural ornamentation including, but not limited to, brackets, fascia, soffits, quoins, ridgeline decorations, gable, roof vents, and other elements shall be retained.
2. Decorative shingles and other decorative elements in the gables shall be repaired to match existing in material, size, style, configuration, and texture.
3. Brackets, fascia, soffits, roof ridge decorations and other decorative elements shall be repaired with the same material, size, style, configuration, and texture.
4. If decorative elements shall be replaced due to severe damage or deterioration, replacement elements shall match the feature and be the same style, detail, material, configuration, texture, and size.
5. Metal elements subject to corrosion such as steel, wrought iron, and cast iron shall be painted.
6. Cleaning of metal elements shall be undertaken using the gentlest means possible and with testing in obscure areas to determine if any damage will occur. Cleaning and paint removal with abrasive techniques or harsh chemicals are not allowed.



Repair architectural ornamentation with in-kind materials.



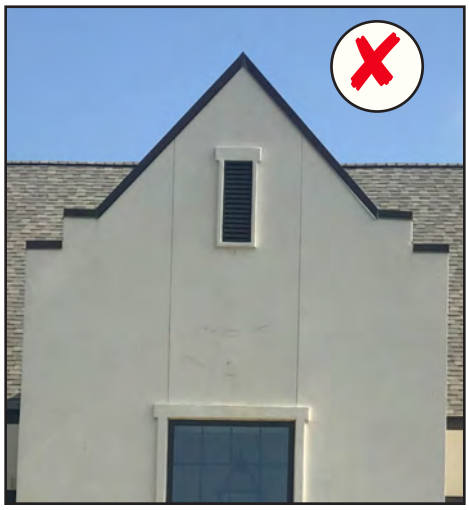
Repair soffits and other decorative elements with in-kind materials.



It is inappropriate to have steep roof pitches, as shown above, on a historic building in the district.



This is an inappropriate roof pitch and form for a historic home.



This example of a roof's form, shape, pitch, and materials is inappropriate for a historic home in the district.

ADDITIONAL RESOURCES

See Chapter 2 to better understand appropriate architectural ornamentation.

NPS Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings

3.K Awnings



The metal awnings on this house are appropriate for the style and material.



This printed, fabric awning is inappropriate for the district.

If awnings and shade structures are found on residential buildings, they were generally added after the initial construction. They are more commonly found on commercial structures or residences that have been converted to commercial use. Inappropriate style awnings can detract from the historic integrity of a structure.

1. Awnings, canopies, and other removable sun shading devices can be considered depending on the existing architectural style of the building. New awnings on existing historic buildings are not always appropriate. Certain architectural styles did not traditionally include awnings. (Refer to Chapter 2 for Architectural Styles.)
2. Where the appearance of historic awning, canopy, or sun shading devices is not known, new elements may be appropriate to the building or typical of other buildings of the same style in the neighborhood.
3. New door/window awnings shall match the width of the door/window and shall not obscure more than 60% of the door/window opening.
4. Simple angled awnings made of cloth or painted flat metal are appropriate. Horizontal, straight awnings with no slope are not appropriate.
5. Retractable awnings or sun shading devices are not appropriate on primary and secondary façades. Bubble awnings, internally illuminated awnings, and wooden awnings are not appropriate.
6. Inappropriate awning materials include corrugated metal, glass, fiberglass, and vinyl.



The scale and material of this corrugated metal awning is inappropriate for the district.



The style and placement of this awning is inappropriate for the district.



The style and material of this shingled awning are inappropriate for the district.



The scale of this awning, which obscures more than 60% of the windows on the primary façade, is inappropriate for the district.



Simple metal awning matching the window widths, as shown above, are appropriate for the district.



Simple metal awning matching the door widths, as shown above, are appropriate for the district.

Appropriate & Inappropriate Ornamentation & Awnings

TYPICAL EXISTING CONDITIONS



Awnings in Haggard Park are simple and compatible with the historic building.



Folk Victorian style houses in Haggard Park feature a variety of architectural ornamentation.



Decorative features, such as ornamental columns, are character-defining and enhance the architectural style of the building.

APPROPRIATE



Install compatible awnings that match the historic style.



Maintain historic architectural ornamentation.



Retain historic ornamentation and decorative elements. Repair in-kind, as needed.

INAPPROPRIATE



These awnings obstruct the primary façade and are inappropriate for a Craftsman-style house.



Adding these corner projections is inappropriate to the style of this house.



These Corinthian columns and the front door style are inappropriate for this Folk Victorian-style house.



If a front yard fence is desired, construct historically appropriate, compatible fences. Wood fences shall be at least 50% open and not exceed 40 inches in height.



Tall front yard fences are inappropriate for Haggard Park.

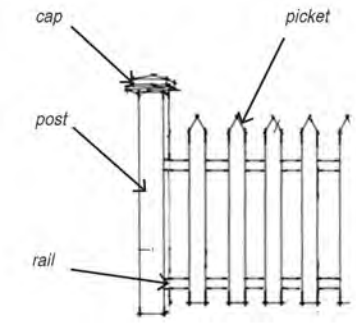


Construct fences from appropriate materials, like wood, brick, iron, steel or a combination of materials.



Maintain fences and repair with in-kind materials.

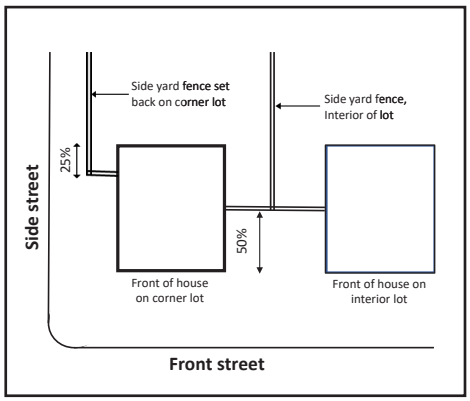
PARTS OF A FENCE



Front yard fences are rare in the Haggard Park Neighborhood. Front lawns that gently merge, one into another down the block is by far the most typical condition. Fences in the front yard are a more recent occurrence. Backyard and side fences occur regularly throughout the district and are a variety of materials and heights; they are generally placed along the perimeter of the lot lines.

1. Fences shall not obscure significant views of protected façades nor obscure views to other character-defining features of the neighborhood.
2. Historically appropriate fences are permitted in the front yard and shall be constructed of the following materials: wood, brick posts, metal, or a combination or materials as deemed appropriate. Metal fences shall be of construction and design to resemble iron fences of the late 19th and early 20th centuries. They shall not exceed 40 inches in height. Picket styles may have simple pointed tops or be straight across. Wood fences shall be at least 50% open, and iron or steel fences should be at least 80% open.
3. Solid wood fencing in the front yard is not appropriate.
4. Metal fencing can be either wrought or cast iron, or an alternate material, such as aluminum, typically with a matte black painted finish.
5. The side and rear yard fences shall be metal picket, wood, or a combination. Chain link, vinyl or synthetic, chicken or welded wire, cedar posts, barbed wire, concertina wire, razor ribbon wire, lattice, and solid masonry fences or gates are not appropriate and are not allowed on any front, rear, or side property lines. The use of brick in a fence is not permitted, except as part of a structural column, or a base that is one foot or less in height. Exposed concrete blocks are not permitted.
6. Fences with elaborate ornamental detailing for metal fences are not appropriate.
7. Fences located completely or partially in the front 50% of a lot and any fence facing a street shall be painted, stained, or whitewashed. A protective sealant, regardless of color or finish, is recommended on all other fences.
8. Fences shall be maintained and repaired with in-kind materials. If existing fences that are not in compliance with these design standards are removed, they shall be replaced with appropriate fences.
9. The height and setback for the side and rear yard fences shall be in accordance with the Zoning Ordinance.
10. Wood fences shall only be vertical and not horizontal. Wood fences shall be stained, painted or clear-coated. They may or may not have a horizontal cap.
11. Fences in an interior side yard shall be located in the rear 50 percent of the side yard and behind the rearmost side projection of the main building, except that the commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen any portion of a significant architectural feature of a main building on the same or an adjacent lot.
12. Corner side fences shall not enclose more than 25% of the rear of the main structure.

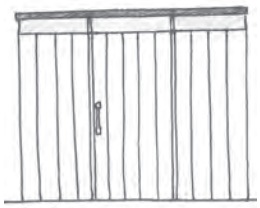
13. A fence that is directly in front of all or any portion of the rear 50 percent of the corner side façade may be appropriate if:
    a. More screening is necessary to ensure privacy due to unusually high pedestrian or vehicular traffic.
    b. The fence does not screen all or any portion of a significant architectural feature of the main building.
14. A fence in the corner side yard shall be set back a minimum of two feet from a public sidewalk.
15. A fence shall run either parallel or perpendicular to a building wall or lot line.
16. Gates shall match the height, style, color, and material of the fence.
17. Rolling gates shall be metal picket or vertical wood.
18. Railroad ties or landscape timbers are out of character and not appropriate.
19. Retaining wall materials shall be concrete and no larger than eight (8) inches high or shall not exceed the height of the slope it retains.

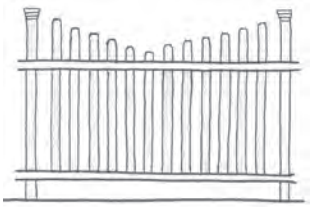


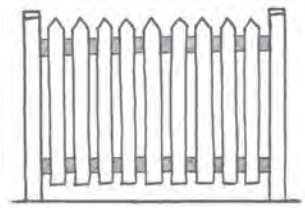
Fence setback illustration.

TYPICAL HISTORIC FENCE TYPES


Metal Fence


Wood capped Vertical Board Fence

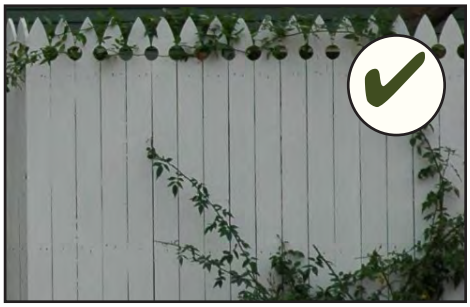

Wood Picket Fence with Round Top


Pointed Wood Picket Fence

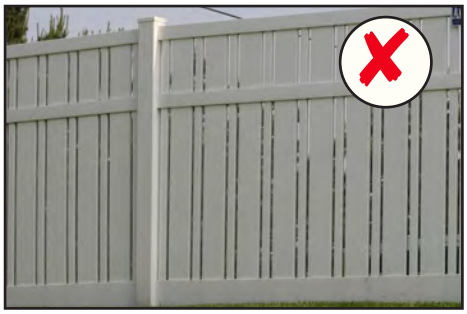
APPROPRIATE


Front yard fences wood fences should be at least 50% open.


This metal fence is appropriate for the district.


This privacy wooden fence is appropriate for the side and rear yards in the district.

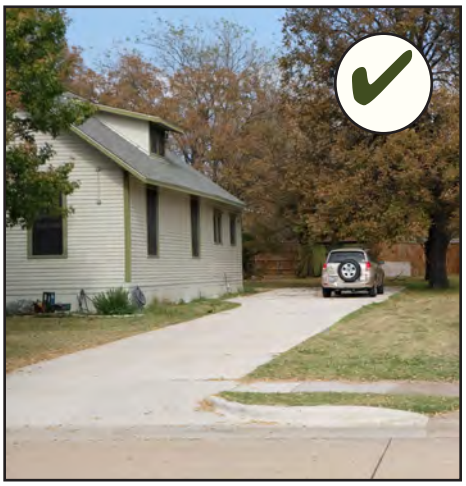
INAPPROPRIATE


Fences with pickets that are too close together are inappropriate for the heritage district.


This style of wood and wire fence is incompatible for the heritage district.


This corrugated metal fence is an inappropriate material for fencing in the heritage district.

3.M Driveways, Sidewalks and Other Hardscapes



Maintain single-width driveways that are typical of Haggard Park.



Use appropriate driveway materials, such as concrete, pavers, brick, and gravel.

Most driveways in the district are located to the side of the houses and lead to the rear of the main building. They are of various materials including concrete, gravel, pavers, asphalt, or a combination of materials. There are only a few circular driveways in the neighborhood, and these are on corner lots. The width of the driveways varies in the residential area, but most accommodate only one car width. Many of the block faces have walkways to the front of the houses. These walkways are typically simple and perpendicular to the street.

1. Driveways shall retain the original size, location, and orientation.
2. Appropriate driveway and sidewalk materials are concrete, pavers, brick/pavers, and gravel. Concrete should be colored to match older, existing concrete in the neighborhood.
3. Paving of historically landscaped areas of the yard for parking is not appropriate.
4. Replacement and new walkways shall be placed perpendicular to the main structure, be straight and centered on the front door or front porch entrance. Front walkways shall link the public sidewalk or street to the front door in the most direct route.
5. Walkways should be retained and repaired with in-kind materials.
6. Width of the walkways shall not exceed four (4) feet unless necessary for ADA compliance.
7. Parking strips, also known as ribbon driveways, with grass in between may be an appropriate alternative to replace standard concrete driveways.



New circular driveways in the front are not appropriate for Haggard Park.



Locate driveways at the side of the house, extending to the rear.



Parking strips, also known as ribbon driveways, with grass are appropriate for the district.



Walkways should be retained and repaired.

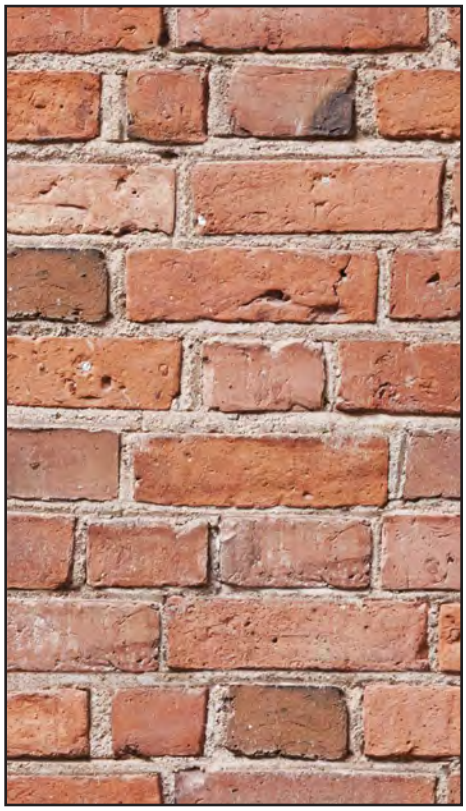
3.N Institutional Buildings

Institutional buildings exist in and adjacent to the district. The standards for these buildings are similar to other structures in the district. These buildings contribute to the rich and diverse history of the neighborhood and maintaining the historic integrity and characteristics is important for the neighborhood.

1. Historic masonry and features such as texture, tooling, bonding patterns, and joint treatment are protected. Historic masonry features shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic material, size, and form, texture, bonding pattern, joint size, shape, appearance, color, and mortar.
2. Mortar used in re-pointing shall match the color and composition of the original. Incompatible mortar, too high in Portland cement content, may exceed the strength of historic brick and result in acceleration of deterioration of brickwork.
3. Painting of masonry elements is not allowed and is not appropriate unless they were originally painted. Moisture may become trapped between the paint and masonry, causing deterioration of the underlying materials and structural members.
4. Waterproofing, water repellent treatments, and other coating of historic brick, stone, and cast stone is not permitted, except if it can be shown that the material was painted at the time the building was constructed or if it can be demonstrated that the masonry is unable to perform and is causing water penetration problems.
5. Brick shall be maintained and repaired with in-kind material in color, size, bond, mortar, mortar material, and mortar color.
6. Exterior tile shall be maintained and repaired with in-kind material in color, glazing, size, mortar material, and mortar color.
7. Entrance columns and entrance features shall be maintained and repaired with in-kind materials in size, color, material, and form.
8. Historic solid-to-void ratios of protected primary and secondary façades shall be maintained.
9. New door and window openings in protected primary and secondary façades are appropriate only where there is evidence that historic openings have been filled or the safety of life is threatened.
10. If new openings are necessary due to code or health/safety requirements or other reasons, they may be considered by the Heritage Commission under unique circumstances. In this case, new openings shall be appropriate and compatible with existing door openings in proportion, shape, location, pattern, size, and material. They shall be the same size (height and width) of historic openings and aligned with other openings.
11. Original windows shall be maintained and shall not be replaced. Repair historic windows, surrounds, and elements rather than replacing them. If replacement is necessary due to severe deterioration or damage, the replacement shall match in-kind the historic window size, profile, finish, muntins, mullions, windowpane number and configuration, and other design characteristics. The relationship between the replacement windows, the window surrounds, and the screens (if present) shall match the original.



Post-war modern institutional building on G Avenue.



Maintain exterior masonry on the institutional buildings in Haggard Park.





The Interurban Museum is located in Haggard Park and is constructed of brick and wood.



Maintain historic windows on institutional buildings.

12. Glass and glazing shall match historic materials. Clear glass, clear low-E glass and clear films are allowed. Tinted or reflective glazing are not appropriate on glass. Low-E films may be considered if they do not darken the window.
13. It is inappropriate to enlarge, move, or enclose historic window openings on protected primary or secondary façades.
14. Installing vinyl-clad wood windows or vinyl-sash windows is inappropriate.
15. New doors shall match in size, style, and materials. If replacement is necessary due to severe deterioration or damage, the replacement shall match in-kind the historic door size, profile, finish, pane number and configuration, and other design characteristics. The relationship between the replacement door and the surrounds shall match the original.
16. Cleaning of masonry should only be undertaken when necessary to stop deterioration and shall employ the gentlest means possible, such as low-pressure water and soft bristle brushes. Cleaning with chemical cleaners or micro-abrasive systems shall be tested on a hidden area of the building to determine if damage will occur and to ensure an appropriate cleaning treatment. The use of mechanical abrasive methods such as grit or sand blasting to remove paint or other coatings is not permitted.
17. Original roof forms and massing shall be retained and not changed. The appropriate roof material is asphalt shingle.
18. Additions are allowed only at the rear of the structure and must use similar materials, scale, and massing. Additions shall not overwhelm the original structure. Window patterns on the façade and window size should be compatible.

3.O Non-Contributing Structures

The Haggard Park Heritage District includes a few primary and secondary buildings that have diminished historic integrity and character due to inappropriate alterations or additions that are defined as non-contributing to the historic character of this neighborhood. There are also few structures deemed non-contributing because they do not fit within the historic and architectural character of the district and were constructed outside the period of significance of 1885 to 1960. It is not the intent of these design standards to preserve any non-contributing structures. The intent is to use these design standards in rehabilitating or restoring non-contributing structures into either contributing or compatible structures that fit within with the character of the district.

1. Replacing non-historic or inappropriate exterior cladding materials with appropriate or compatible exterior cladding materials is encouraged. See Section 3.B in this Chapter for more information on appropriate and inappropriate exterior cladding materials.
2. Inappropriate architectural style can be renovated to a more compatible architectural style by changing non-historic roof forms/ materials/pitches/details into appropriate ones.
3. Replacing inappropriate doors and windows with more appropriate designs can make the building more compatible with the district.
4. Removal of non-historic additions is encouraged and could make a non-contributing structure into a contributing structure if the structure was built within the period of significance.



This non-contributing primary building on 18th Street was constructed outside of the period of significance and is not compatible with the existing architectural character of the district.



This secondary building, located in the Haggard Park Heritage District, is non-contributing due to its incompatible style and materials.



BEFORE *This house, with modern updates, such as stucco siding, large aluminum windows, and a wing wall in front of the entrace, is inappropriate and therefore non-contributing.*



AFTER *The appropriate replacement of exterior elements and materials, such as siding, windows, and front entry door makes this previously non-contributing structure compatible. However, the carport remains inappropriate.*

NON-CONTRIBUTING STRUCTURES

A non-contributing structure built within the period of significance can be rehabilitated back to its original design/ architectural style and may be able to regain its status as a contributing structure. However a non-contributing structure that was built after the period of significance and renovated with appropriate design, materials and workmanship would only be deemed a compatible structure.

3.P Paint Colors and Finishes



These simple, earth tone colors are appropriate for a Folk Victorian house.



More than four accent colors is inappropriate for the Haggard Park Heritage District.



This historic house has a simple, three-color scheme appropriate for this style of building.

ADDITIONAL RESOURCES

NPS Preservation Brief #10: Exterior Paint Problems on Historic Woodwork

NPS Preservation Brief #37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing

NPS Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings

In addition to providing a protective layer, paint colors can highlight a building's architectural features and style, and visually tie the parts of a building together. Sometimes paint colors may help in identifying a building's style, period of construction, materials, and setting. Appropriate colors are generally those that predate the discovery of synthetic pigments.

All exterior woodwork such as siding, shingles, windows, shutters, ornament, and trim shall be painted with opaque paint. Wood graining or semitransparent stain should be limited to exterior front doors if appropriate. Numerous paint manufacturers have historic color palettes that relate to various architectural styles. These are a good resource for selecting paint colors appropriate to a style.

1. All structures should have a dominant body color and no more than four accent colors. The colors of a structure should be complementary to each other and to the overall character of the district.
2. Historic color should be maintained or restored wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color. Paint colors should be appropriate to the style of the building. See Section 2.D in Chapter 2 for paint color schemes for different styles of buildings. Consult major paint manufacturers for appropriate paint palettes based on the style of the house.
3. Fluorescent and metallic colors are not appropriate on the exterior of any structure in the district.
4. Paint removal methods that involve thermal devices, non-neutralize chemical strippers, products that raise the wood grain, and mechanical abrasive methods are not permitted. See NPS Preservation Brief 10 and 37 in Additional Resources for further information on safe paint removal.
5. Large areas of highly saturated color can appear incompatible within the historic context. It is generally more appropriate to apply muted colors to a large area and apply more saturated contrasting colors at shutters and other architectural details.
6. Color palettes should be harmonious; highlight colors should be restricted to drawing attention to details.
7. Regardless of the architectural style, the porch floor and steps are generally light gray and porch ceilings and overhangs are generally painted a light color.
8. Exterior stains are typically applied to wood and generally either semitransparent or opaque. Semitransparent stain was historically limited to doors, shutters and fence boards.
9. Opaque stain provides a consistent color finish allowing more surface texture than paint. It appears similar to paint and is appropriate on porch columns, decorative brackets, window shutters and other wooden architectural details.
10. Painting of masonry that has never been painted is not appropriate.
11. Bright colors are not appropriate for front yard fences.

TYPICAL HISTORIC ARCHITECTURAL PAINT SCHEMES

Architectural Style	Body	Trim	Movable Elements
National Folk *c. 1850 - 1890* *simple colors*			
Folk Victorian *c. 1870 - 1910* *natural earth tones*			
Queen Anne *1880 - 1910* *4-5 darker colors*			
Tudor Revival *1890 - 1940* *simple, contrasting colors*			
Revival Styles *late 1800s - early 1900s* *simple, contrasting colors*			
Craftsman/Prairie *1905 - 1930* *natural colors; earlier styles are lighter in color; later styles are darker*	 	 	 
Minimal Traditional *1935 - 1950* *simple color scheme*			





4

Design Standards for New Construction (Primary Buildings)

Chapter 4 details the elements of new construction, including massing, scale, form, height, materials, and other important aspects needed to design a compatible structure that fits with the overall neighborhood character, style and context.

This chapter contains standards for the site development of lots in the heritage district and includes how to place a building in relationship to the historic patterns and the existing neighboring buildings. It defines lot specifics of the principal building orientation, setbacks, and placement of site elements.

The inventory of historic properties within the district and the Architectural Style section of these Design Standards in Chapter 2 can be helpful in determining which building types and architectural styles were historically present within the district. Architectural styles that did not exist in the neighborhood should be strongly discouraged for new construction. Design that reflects a contemporary adaptation of the architectural styles in the district may be appropriate if the building respects the scale, massing, proportions, patterns, and materials prevalent among contributing houses within the district.

New construction should be compatible with the neighborhood, reinforcing the existing patterns and enhancing the established character. New construction shall avoid trying to create a false history by duplicating styles and designs that are not associated with the neighborhood. For example, while the Spanish Revival style is appropriate within the period of significance (1865-1960), because it is not found in the neighborhood, it is not considered appropriate for Haggard Park Heritage District.

CHAPTER 4 CONTENTS

4.A	*General Design Standards for New Construction*	106
4.B	*Size and Placement*	106
4.C	*Massing and Scale*	107
4.D	*Height and Setbacks*	108
4.E	*Foundations*	110
4.F	*Exterior materials*	111
4.G	*Roofs*	113
4.H	*Porches*	114
4.I	*Doors*	116
4.J	*Windows*	117
4.K	*Dormers*	118
4.L	*Architectural Ornamentation*	120
4.M	*Driveway and Walkways*	121
4.N	*Decks, Patios, and Other Outdoor Features*	122
4.O	*Additional Standards for Non-residential and Multifamily Buildings*	123

See the following for information on lighting, utility equipment and other aspects related to new construction:

- *Awnings: See Chapter 3*
- *Paint Colors: See Chapters 2 and 3*
- *Lighting: See Chapter 8*
- *Garages and Backyard Cottages: See Chapter 6*
- *Utilities and Energy Efficiency: See Chapter 8*

4.A General Design Standards for New Construction



New construction shall be designed to minimize the impact on the character of the heritage district.

NEW CONSTRUCTION SHOULD FOLLOW A FRESH APPROACH

Footprint: of the building should be similar to historic structures nearby.

Roof: form, pitch, materials, complexity should be similar to those in the neighborhood.

Envelope: size and "bulk" or massing and scale as well as projections (porches and the like) of the new construction should be similar to the neighborhood.

Skin or exterior materials should be similar visually and physically to what is typical in the neighborhood.

Holes: window and door styles, proportions, rhythm, appearance,

New construction can have a positive or negative impact on the district. Massing, scale, placement, exterior materials, height, and other elements are all important to making a new building compatible with the historic and original structures in the neighborhood.

1. New construction shall be designed to complement the character of the historic neighborhoods, and shall be compatible with the existing historic buildings in massing, size, scale, height, roof, window and door patterns, ornamentation, and materials.
2. New construction should not reconstruct a particular house or style, but use elements including massing, roof form, materials, porches, and window and door placement to guide the design.
3. New construction shall be designed appropriately to be compatible with the neighborhood, yet distinct from the existing historic buildings. New construction shall not create a false history by replicating historic buildings. "Disneyland" reproduction of houses is not appropriate.
4. Any prefabricated or modular buildings shall not be appropriate.
5. When more than one residence is proposed for a development site, there should be significant variation in the design of the façades to reflect the variety of existing architectural styles in the district. Repetition of similar façades on the same block shall not be appropriate. The pattern and spacing should reflect the existing pattern in the district.

4.B Size and Placement

The placement and size of new construction with primary and secondary façade details and treatment are important elements of compatible design. New construction in the Haggard Park Heritage District should recognize and respect the historic elements and patterns that exist within the neighborhood. The placement of new structures and construction recognizes the existing patterns of houses centered on lots with ample front, side, and rear yards. Driveways are to the side of the main structure and extend to the rear of the building. Walkways lead from the street or sideway directly to the front porch and are centered on the porch and the front door.



New construction in Haggard Park should recognize and respect the historic patterns and elements of the neighborhood.

1. The front façade of new construction or a move-in structure located on 5,000 square foot lot or similar size should be a minimum of 30 feet in width for one and one-and-a-half-story structures, and 35 feet for two-story structures.
2. The width of a front façade of a new single-family residence shall not be more than 20 percent greater than the average width of single-family dwellings on the blockface, if located on similar-sized lots.

4.B Size and Placement

1. The front façade of new construction or a move-in structure located on 5,000 square foot lot or similar size should be a minimum of 30 feet in width for one and one-and-a-half-story structures, and 35 feet for two-story structures.
2. The width of a front façade of a new single-family residence shall not be more than 20 percent greater than the average width of single-family dwellings on the blockface, if located on similar-sized lots.
3. For lots larger than 80 feet x 100 feet, the front façade should be a minimum of 40 feet in width for one-and two-story structures.
4. Structures should be centered on the lot (width).
5. The front entrance of the primary building shall face the primary street. The entrance shall be clearly visible and discernible. Doors and windows on the front façade shall reflect the scale, style, proportions, appearance, placement and size of adjacent buildings. The front façade shall have a porch.
6. New driveways should be one car width at the street. Driveways may widen to two-car widths toward the center of the lot.



This new house with a hipped roof, gabled dormer, full-width porch, and HardiePlank siding is appropriate for Haggard Park. It is setback from the street and centered on the lot with a front-facing entrance.

4.C Massing and Scale

New construction should blend and balance with the historic district by acknowledging and echoing the primary design characteristics of the district. The traditional scale of single-family homes dominates the neighborhood. Many homes are one or two-stories in height. Two-story residences often include one-story elements along the front or side of the primary residence to reduce the scale. New construction should not be dramatically larger so that it disrupts the continuity of the neighborhood.

1. New structures should be compatible with the massing, scale, and bulk of the historic structures in the surrounding area. In order to minimize the perceived scale of a building, step down its height towards the street, and neighboring properties.
2. Massing shall reflect the architectural styles of the neighborhood as described in Chapter 2. The main mass form shall generally be a simple square or a rectangle or an “L-Plan” with an uncomplicated roof form. Overly complicated floor plans and multi-peaked roofs are not in keeping with the character of the district.
3. The perceived mass of a structure should be reduced by dividing it into modules that are similar in size to structures in the area.
4. Offsets in a long façade, including along the roofline, should be provided to help break down the scale and massing.
5. Patterns and ratios of solids-to-voids (mass to windows) should be used to provide rhythm and scale that helps break down a larger structure to be more in scale with the neighborhood character.
6. One-story porches or partially extended gables are appropriate to help offset the scale of a building.



The scale of this one-and-one-half-story house is compatible for Haggard Park.



The massing of this new Craftsman-style house is inappropriate for the heritage district due to the complex roofline, oversized gable, and large attached garage.



The massing and style of this contemporary building is inappropriate for the heritage district.

4.D Height and Setbacks

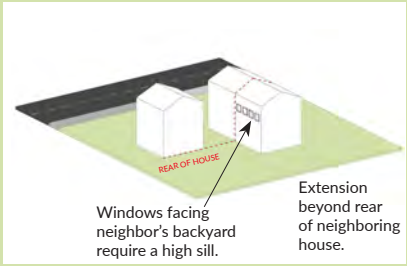


The two-story height of this new building is compatible for the heritage district.



The two-story height and setback of this new building is compatible for the district.

LOOMING STANDARD



New additions that extend beyond the back of the adjacent house should not loom over adjacent backyards.



Blue house looms over neighboring backyard. There is no backyard privacy.

Height is an integral aspect to make the new construction compatible with the existing historic and original structures in the district. While the height and setbacks shall meet the required Zoning Ordinance regulations, consideration of the specific neighborhood character should be kept in mind.

1. The height of new construction and move-in structures shall be compatible with the height of similar structures in the district.
2. The new construction shall be no more than be two-stories or 45 feet in height. *(HPHD Designation Ordinance 2000-1-6)*
3. The floor-to-floor heights of a new structure shall be between 9 to 12 feet in height, typical for the neighborhood. If the floor-to-floor heights are higher the structure will appear out of proportion and undermine the character of the district.
4. The minimum and maximum front yard setback shall be within five feet of the average setback observed by buildings along the frontage of the street between the two nearest intersecting streets. If there are no other buildings, the minimum front yard setback of the base zoning district shall apply. *(HPHD Designation Ordinance 2000-1-6)*
5. The side yard setback of new construction shall conform to the setback of adjacent historic structures or structures on the same blockface. If there are no other structures on the blockface, the base zoning district setbacks shall apply.
6. Looming Standards.
   a. When a new two-story structure extends past the rear wall of an adjacent house, no windows shall be placed on the portion of the second floor that exceeds the furthest extending rear façade of the neighboring structure. The exception is that windows may be allowed if the sill height is 65 inches or greater. This protects the backyard privacy of the adjacent neighbor by not allowing broad views into their backyard.
   b. When a new two-story structure is adjacent to an existng one-story structure, consider stepping down with a single-story porch or room to avoid looming over an adjacent structure.



Floor-to-floor heights should be similar to those found in the district as illustrated above in a recently approved new construction project in the district.

Appropriate & Inappropriate Massing, Scale, Height and Setbacks

TYPICAL EXISTING CONDITIONS



New construction has elements of architectural styles found in the Haggard Park Heritage District.



Houses in the Haggard Park Heritage District are typically one to two stories.



New construction in Haggard Park is modest in scale.

APPROPRIATE



The front of this Craftsman-style house reads one-and-one-half story and is compatible for the district.



This appropriately scaled, two-story, Tudor-influenced house is compatible for the district.

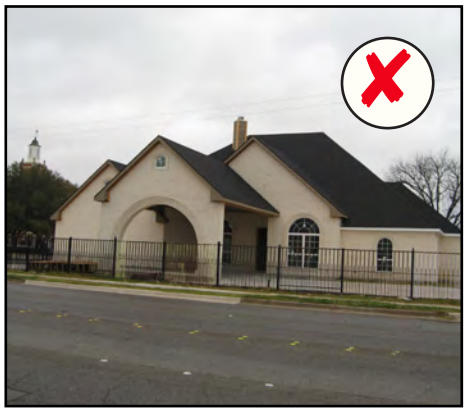


This recently approved, new construction's style, massing, scale, and height are compatible for the district.

INAPPROPRIATE



The multiple volumes and attached garages of this new house are inappropriate for the district.



The multiple volumes, setback, and inappropriately scaled roof of this new house is incompatible for the district.



This two-and-a-half-story building is larger than the typical scale in Haggard Park. The mansard style roof is also inappropriate for the district.

4.E Foundations



Wood lattice panels are appropriate materials for new foundations in Haggard Park.



Wood is an appropriate material for foundation skirting.



This foundation height and skirting material are compatible with the architectural style of the house and would be compatible for the district.



This crawl space door at the side of the porch would be compatible for the heritage district.

The majority of the contributing buildings in the Haggard Park Heritage District have pier and beam foundations. Depending on the style, the foundation can be relatively close to the ground or raised significantly. The typical foundation walls (chain/stem walls) are concrete, wood, brick, stone, with metal flashing, or a combination of these materials. It is important to review the style of the house and determine appropriate and compatible materials and height of the foundation.

1. The foundation height shall be appropriate to the architectural style of the house and shall be raised at least 18" above the grade level.
2. Appropriate materials to treat chain/stem walls are wood siding/ skirting, wooden lattice panels (square is preferred rather than diagonal), painted concrete, brick with metal flashing, or pressed metal. Cementitious wood siding board (smooth not weathered) may be appropriate on buildings in lieu of real wood.
3. Inappropriate materials are plywood, pressed board, T-111 siding, fence boards, chain link, vinyl products, and faux stone.
4. If there is not a chain/stem wall, the spaces between foundation columns/piers along the perimeter should be filled in with an appropriate skirting material.
5. Proper ventilation should be provided in crawl spaces to allow for air movement. Appropriate vents are louvered panels, rectangular, and circular/oval. Appropriate materials are wood, cast iron, metal, and cementitious wood.



Square wood lattice panels are the preferred pattern for this type of wood skirting in the district.



Proper ventilation should be installed in crawl spaces to allow for air movement.

4.F Exterior Materials

Exterior materials are an important character-defining feature of a structure and greatly impact the visual appearance, characteristics, and massing of the building and the district. The exterior materials of contributing buildings in the heritage district are typically wood siding of various types, asbestos tiles and siding, and brick. Generally, all proposed new construction exterior materials shall be compatible with the existing historic materials in the district.

1. The exterior wall cladding shall be constructed of materials that can be found on contributing buildings within the historic district. Primary building materials such as wood and brick shall be used in comparable ways that they were used on historic buildings.
2. Exterior materials should be visually compatible with the predominant materials of the district, both brick and wood. Wood siding should have a 4-7" exposure and be placed horizontally. 12" board and batten is acceptable.
3. New materials should relate to the scale, appearance, profile, durability, color, and texture of the predominant materials of the heritage district.
4. New materials should have a demonstrated durability in the North Central Texas climate. Vinyl, aluminum siding and any other type of synthetic material shall not be allowed.
5. Cementitious fiberboard siding with a 4-7" exposure (smooth-, not weathered-finish) shall be appropriate.
6. Exterior materials should relate specifically to the proposed architectural style of the new construction in such a way that it reflects the historical uses of the exterior materials.
7. Lap wood siding was historically used in a horizontal pattern; using lap wood siding vertically shall not be appropriate.
8. Cementitious fiberboard may be used in general for all trims, fascia, soffit, etc. and composite materials are appropriate if used with proper size and texture. 4'X8' sheets of fiberboard are not appropriate as a siding material unless they are used as the base for board and batten siding.
9. Existing masonry requirements under Article 23 of the City Ordinance shall not apply for new construction in the heritage district.
10. Inappropriate exterior materials are Stucco, EIFS, Concrete Masonry Unit (CMU), glass blocks, aluminum and vinyl siding, any kind of metal cladding, and synthetic/faux stone and synthetic/faux brick materials. These materials are not traditionally used on historic buildings in the district and therefore, shall not be appropriate for new construction.
11. Treating the façade with accent materials like vertical cementitious wood boards, wood shingles, fish scale shingles, board and batten panels, to create visual interest and break the monotonous façade is appropriate.



Wood siding in clapboard and patterned shingles are appropriate for the district.



Stucco siding is not typically found on historic buildings in Haggard Park and is therefore not appropriate for the district.

TYPICAL WOOD SIDING PROFILES



1. Bevel; 2. Drop; 3. Clapboard; 4. Tongue-in-Groove; 5. Patterned Shingles.

Appropriate & Inappropriate Exterior Materials

TYPICAL EXISTING CONDITIONS



Masonry siding is a typical exterior material in the district and is therefore an appropriate material for new construction.



Clapboard siding is a typical compatible exterior material in the heritage district.



Patterned shingles are appropriate for certain styles and areas of buildings, especially at gabled ends, in the heritage district.

APPROPRIATE



Board-and-batten wood/composite siding is appropriate for certain architectural styles in Haggard Park.



The masonry and smooth finished HardiePlank siding on this Craftsman-influenced house is appropriate for Haggard Park.



The clapboard and composite shingles on this Neo Folk Victorian house are appropriate for Haggard Park.

INAPPROPRIATE



This stone cladding is an inappropriate exterior material in Haggard Park.



This metal siding is an inappropriate exterior material in Haggard Park.



Corrugated metal is an inappropriate exterior material in Haggard Park.

4.G Roofs

The typical roof forms in the Haggard Park Heritage District correspond to the architectural styles and are simple in form. The typical roof form is front-gable, side-gable, or cross-gable roof or hip or cross-hip roof form. The original wood shingle and asphalt shingle roofs have been replaced over the years. Now, the predominant roof material is asphalt shingles. The colors of the shingles range from dark grey to light grey, brown, red, and light blue. Metal roofs are unpainted. Chapter 2 details roof forms, materials, ornamentation, soffits, facia as well as architectural styles.

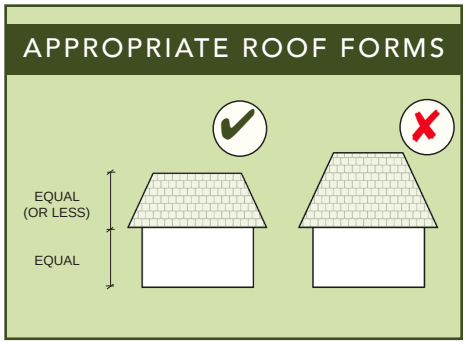
1. Roofs shall be a simple gable front, side gable or cross gable roof or hip form, reflecting the character of existing roofs on contributing structures in the district. Flat roofs (with or without parapets), gambrel roofs, pyramidal roofs, and shed roofs (except for porches) are not appropriate roof types.
2. Roof materials shall relate specifically to the architectural style of the new construction in such a way that it reflects the historical building styles in the heritage district. Appropriate materials are architectural dimensioned composition shingles, wood shingles, and metal seam roofs. Appropriate metal roofs shall be residential grade and in scale to the residential nature of the building. Pans shall not be larger than 18 inches and seams shall not be larger than two (2) inches. Cap pieces shall be less than four (4) inches.
3. Slate and imitation slate, corrugated metal, terracotta, 3-tab asphalt shingles, and Spanish tile roofing materials shall not be appropriate.
4. Roof details such as dormers, eaves, soffits, trim and ornamentation, and other features should also specifically relate to the architectural style of the new construction in a way that reflects the historical building styles in the heritage district.
5. Height of the vertical rise from the soffits to the roof peak shall not be greater than the vertical height of the first story.
6. Gutters shall be made of copper, galvanized steel, or aluminum. They shall be half-round or ogee (K-style) in style. Except for copper, all other gutters shall be colored or painted. Their location should not obscure or damage any architectural feature or ornamentation. Downspouts should be sized and located to ensure that water flows away from the building.
7. Skylights may be appropriate on the non-visible rear roof. Skylights shall be simple, small, and have a flat profile; bubble, pyramidal, or domed skylights are not appropriate.
8. Ventilation systems, roof penetrations, kitchen vents, and laundry vents should be grouped together or placed in an orderly fashion below the roof ridge to minimize the visual impact.
9. Roof colors shall appear similar in color and tone to roofs in the district. White or very light colored shingles are not appropriate. Shiny roofs are not appropriate.



This simple hipped roof with front gable is appropriate for the heritage district



This complex and multiple roof form is inappropriate for Haggard Park.



The height of the vertical rise from the soffits to the roof peak shall not be greater than the vertical height of the first story.



Multiple roof pitches at varying heights and in different forms is inappropriate for the district.

4.H Porches



Partial-width porches set in an ell are appropriate for the Haggard Park Heritage District.



Contemporary, yet compatible, porch details, such as the arched brackets shown above, are appropriate in the district.



This simple open porch with a covered stoop is compatible with the district.



Carports or driveways in the front elevation are not appropriate.

Porches and entrances are character-defining features that provide interest and are integral to the building styles in the Haggard Park Heritage District. Porches help to denote the pedestrian character of the neighborhood, where residents are able to easily engage with their neighbors. They are a transitional space between the public space of the street and sidewalk and the private space of the building. There are a variety of porch types in the district that correspond to their architectural styles. Depending on the style, the porch might be wrap-around, full length, partial, or a simple entry stoop; the majority of the porches are one-story. Materials for porches vary and include wood, brick, and concrete. Refer to Sections 2.C and 2.D in Chapter 2 for more specific information on porches, porch design and materials.

1. It is encouraged to design a front porch that extends at least 50 percent of the length of the main front façade. It is also encouraged to have porches at least six (6) feet in width.
2. Porch columns, railings, balustrades, and detailing shall relate to the architectural style of the new building in a way that reflects historical architectural style. It is not appropriate to add period specific architectural elements to create a false historic appearance of the building such as gingerbread to a new porch. Contemporary, yet compatible, variation of a historic porch element may be appropriate, such as using simple brackets instead of decorative brackets.
3. A minimum of 60% of the front porch should be covered by a roof.
4. If possible, railings should not exceed 36 inches (or 42 inches if required by building code) in height measured from the floor of the porch. The railing spacing should be continuous between columns. Railings should be composed of 50% or more opaque material. Spacing between railing pickets should be no more than four (4) inches.
5. Porch steps should appear as one set of stairs even if there's more than one housing unit in the structure. Porch steps shall be in brick, concrete, wood, or composite material.
6. The front porch shall be open and not enclosed. Screened porches are acceptable on the side and rear of the primary structures.
7. The front porch floor level should generally align with the first floor, with variation to allow for proper water run-off.
8. Porch columns should visually appear to support the weight of the porch roof and be centered on the beams. If the porch roof and decorative elements like spindles are thin and delicate - then the columns can be thin. If the porch roof is substantial with large beams, then the porch columns should be more substantial. All the porch elements/parts shall be appropriately proportioned to complement the proposed architectural style.
9. Porch columns, railings, handrails, and any other associated detail or trim shall generally be constructed of wood. Based on the proposed architectural design these elements may be brick/stone, metal, and composites, or a combination of these materials. Overall porch materials and design shall complement the primary building architectural style and be compatible with the existing historic porch materials. Synthetic wood flooring is acceptable.

10. Inappropriate porch materials are vinyl, aluminum, fiberglass, faux stone, faux brick, and any kind of stucco. Glass railings shall not be appropriate.
11. The porch must be supported by columns or foundation walls affixed to the ground. The skirting (space between the grade and the porch floor) should be infilled with exterior materials that match or complement the primary structure.
12. Exposed wood used for all porch elements shall be painted or stained based on the proposed architectural style.
13. Appropriate porch floor and step materials are concrete, brick, wood, or composites that are similar in size and texture to wood porch floors in the heritage district. Ceramic tiles, cut stone, or any other similar glazed finished materials are not appropriate.
14. Porch roof material should be harmonious with other building elements and typically should be the same as the material used on the primary structure.
15. Porches shall not be two-story.



This two-story house with wrap-around porch and battered columns are appropriate for the heritage district.



This one-story, front-gabled portico with pediment is a contemporary take on the Classical Revival style and would be appropriate for the district.



Porch style, scale, and unfinished wood posts are incompatible with the historic architectural styles in the district and would be inappropriate.



This shed-roof stoop is not present in any of the district's architectural styles and would be inappropriate.



Contemporary styles of porches, like this inset corner porch, are inappropriate for the district.



This two-story porch is out of character for the neighborhood and would be inappropriate for the district.



The metal columns and proportions of this attached porch would be inappropriate for the district.

4.1 Doors



Sidelights shall be the same height as the door.



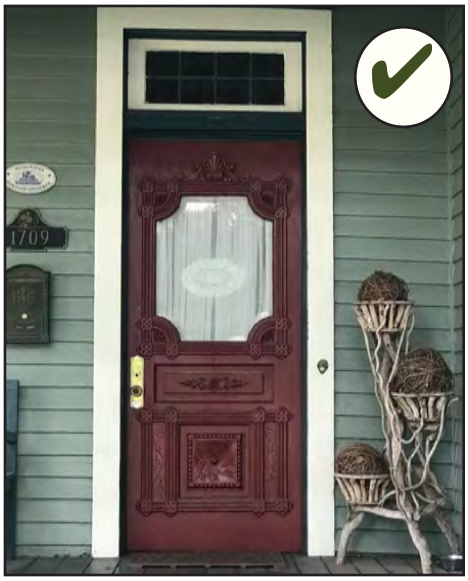
This contemporary door with side glazing is not appropriate for the district.

Exterior doors in new construction should reflect the patterns of doors in historic buildings within the district. Originally, the doors would have been wood and appropriate to the style of the houses in the district. Each style, Victorian, Cottage Victorian, Prairie, Craftsman, Tudor, Minimal Traditional, and Ranch, will have a door type suited to that style. The height and width of the doors are also dictated by architectural style, often varying. For more information on door styles, refer to Sections 2.C and 2.D in chapter 2.

1. Front doors shall be visible from the front primary street.
2. The style of exterior doors shall relate to the architectural style of the new construction in a way that relates to existing architectural styles of the buildings in the district. Exterior doors shall be compatible in style, type, size, proportion, and material with existing historic doors in the neighborhood.
3. Front doors shall be wood and a minimum of three (3) feet wide and seven (7) feet tall. Composite, vinyl, and fiberglass doors are inappropriate materials for front doors.
4. Solid wood doors, with or without sidelights, should correspond to the style and design of the house. Doors with raised or recessed panels are appropriate in historic districts.
5. All exterior doors shall be painted or stained.
6. Flat, unadorned doors are not appropriate.
7. Using old or recycled doors from a suitable historic period is an appropriate alternative to new doors.
8. Double doors, French doors, or sliding glass doors shall not be appropriate on the primary front façades. They may be appropriate on rear and secondary façades.
9. Transom windows shall match the width of the door, with or without sidelights.
10. Sidelight(s) shall match the door height.



If sidelights are present, the transom should match the width of the door with sidelights.



The transom should match the width of the door, even without sidelights.



This contemporary style door with horizontal paneling and glazing, and out-of-proportion sidelight and transoms, is inappropriate for new construction.

4.J Windows

Windows in new construction should reflect the patterns of windows in historic buildings within the district. The depth of the windows from the wall surface shall be similar to those in historic buildings within the district, so that shadow lines are significant and reflect the historic character. Historic windows in the district vary depending on the architectural style of the house. Windows shapes and sizes are dictated by their architectural style. They may be one-over-one; eight-over-eight, two-over-two, six-over-six, nine-over-one, twelve-over-twelve as well as other configurations. The original windows are wood with replacement windows that are aluminum and vinyl. See Sections 2.C and 2.D in chapter 2 for information on window styles, placement and materials.

1. Window frames shall be setback a minimum of two (2) inches from the exterior face of the structure.
2. The style, and type of windows shall relate to the architectural style of the new construction in a way that relates to historical styles depicted in the district.
3. False mullions (muntins or dividers) applied to the glass or inserted between the window glass pane are not appropriate unless there is a spacer between the glass to make it appear like a true divider. Mullions shall be attached to the exterior of the windows and shall project from the glass a minimum of ¾ inches. Muntin width and profile should be similar to historic wood windows in the district.
4. Traditional historic windows have vertical proportions where the window height is one-and-one-half to two times more than the window width. New windows on primary façades should have vertical proportions and be encouraged to have consistent sizes.
5. New windows should have a rhythm and pattern similar to historic buildings in the district. Windows on each floor shall match in header heights.
6. Wood- or polymer-clad vinyl windows or vinyl windows are acceptable. New windows shall have a profile, size, type, proportion, and pattern similar to historic windows typical to the architectural style of the structure.
7. Aluminum or metal windows shall not be appropriate on the primary and secondary façades. Triple-hung, casement, hopper, or sliding window styles are not commonly seen on existing buildings in the district and therefore should not be appropriate for new construction on primary or secondary façades.
8. Window glass shall be clear without any tint or reflectivity. Frosting, etching, or stained glass shall be limited to accent windows and bathrooms depending on the proposed architectural style of the building.
9. A window may have a transom if it is designed appropriately based on the architectural style. A sidelight on a window is not appropriate.
10. Screen frames should be made of wood/vinyl frame and with bronze or dark metal. Use of anodized or dark coated metal screens to minimize their visual presence is encouraged. Installing visually-opaque, vinyl, or any other synthetic screen material is not appropriate. Half screens may be used so as not to obscure the window.



These six-over-six paired windows are appropriate for Haggard Park Heritage District.



These wood clad vinyl windows shows appropriate installation, proportions, and muntins, which are compatible with the district.



Illustration of a vinyl window muntin, showing appropriate similated divided lights.



Illustration of vinyl window, showing muntins inappropriately applied to the glass.

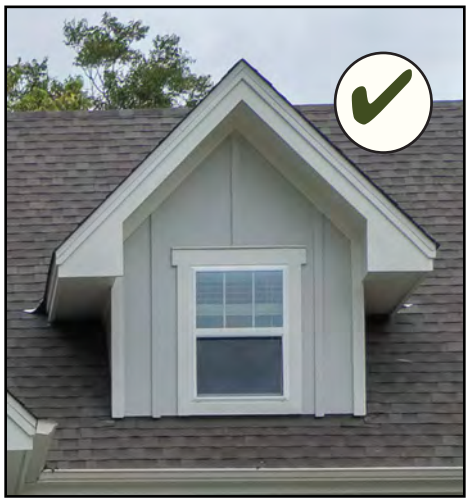
4.J Windows



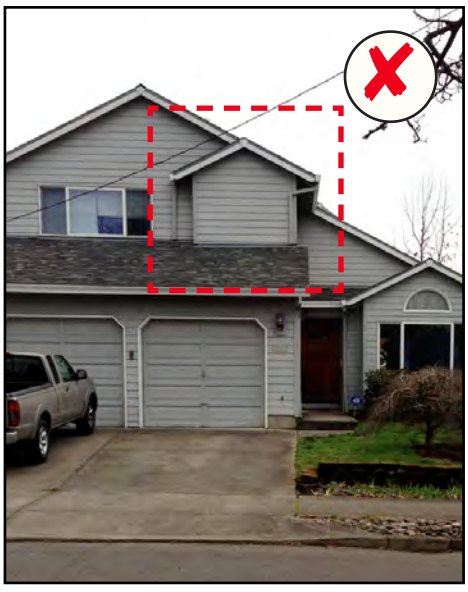
Rectangular gable vents are appropriate for every style.

11. Operable or fixed shutters shall be installed at the window jamb and match the window height. The total width of both shutters shall match the width of the windows. Paneled or louvered shutters are appropriate based on the proposed architectural style of the building.
12. Roll-up style (hurricane) shutters are inappropriate.
13. Bay windows and oriel windows can give definition to the design of a façade and therefore can be appropriate. In certain styles, like Queen Anne and Craftsman, a bay window would be appropriate on the front façade. On other styles a bay or oriel window is not appropriate.
14. Gable vents are generally louvered and can vary depending on the style. Rectangular or square vents are appropriate for every style. Round vents should be limited to Folk or National Victorian styles.

4.K Dormers



This simple, gabled dormer is appropriate for Haggard Park.



This windowless front dormer is inappropriate for Haggard Park.

Dormers are a design component of some of the architectural styles in Haggard Park Heritage District. Dormers are appropriate but must be designed so that there is a relationship to windows on the primary building. Dormers can be used to provide more usable upstairs space within an attic. Generally, the dormers are simple in style with shed, hipped, and gable roof forms. Some have decorative shingles associated with the architectural style of the building. For more information refer to section 2.D in chapter 2.

1. New dormers shall reflect the style, form, patterns, proportion, and material of dormers on historic buildings within the district. The appropriate dormer roof configurations shall be hipped, shed, and gable. Vaulted, mansard, or eyebrow style dormers are not appropriate.
2. The style of dormers in new construction shall relate to the architectural style of the new construction in a way that relates to historical styles and use of materials.
3. Dormer materials shall match the primary building materials in size, form, texture, and pattern.
4. Dormers shall not appear to add an additional story to a building.
5. A dormer without a window is not appropriate.
6. Dormers should be placed no closer than three (3) feet from the building sidewall or another dormer.
7. Dormers shall not extend above the roof ridge.
8. Dormers shall not occupy more than 50% of the roof plane on the front primary façade.
9. Dormer windows shall be placed in the center of the dormer at least six (6) inches from the side edge.
10. Dormers should be made of materials lighter in weight than the building walls. Decorative shingles or other architectural ornamentation may be appropriate. The size and pattern of the shingles shall be in proportion to the siding and other decorative elements.
11. A balcony/porch feature on a dormer is not typical in the Haggard Park Heritage District. Therefore, such a feature shall be inappropriate.

Appropriate & Inappropriate Windows

TYPICAL EXISTING CONDITIONS



These six-over-six wood windows, with vertical proportions and trim details, are appropriate for the district.



This pair of nine-over-one windows is appropriate for Haggard Park. They are proportioned well, setback from the face.



These triple one-over-one wood windows are on a house on 17th Street in Haggard Park.

APPROPRIATE



Windows with attached shutters that are operable are appropriate for the heritage district.



This compatible new house shows appropriate rhythm and patterning of windows, with alignment of header heights on each floor.



This compatible new house shows appropriately sized and proportioned windows with transoms.

INAPPROPRIATE



These contemporary horizontal windows are inappropriate for Haggard Park.



This wall of windows is inappropriate for Haggard Park.



These one-over-one windows are not proportional between the window and the transom above and are therefore inappropriate for Haggard Park.

4.L Architectural Ornamentation





Simple and proportional architectural ornamentation, appropriate to the architectural style, is applied to new construction in Haggard Park.



These simple brackets are appropriate ornamentation for new construction in the heritage district.

Architectural ornamentation gives interest and detail to structures. There are many fine examples of ornamentation throughout the district. Use of ornamentation is encouraged, but excessive use of ornamentation should be avoided. Architectural ornamentation can include brackets, fascia, soffit details, trims, eaves, ridgeline decorations, and gable vents. Refer to Section 2.D in Chapter 2 for more specific information on ornamentation for different styles.

1. Architectural ornamentation shall be appropriate to the proposed architectural style of the structure and reflect the patterns on existing historic buildings within the district.
2. Use and design of architectural ornamentation shall be appropriately sized and proportioned to reinforce the primary building without overwhelming the composition. For example, brackets supporting a roof should not be so small that they appear incapable of supporting the structure above. Likewise, if brackets are too large they can appear out of scale and too prominent on the elevation.
3. Ornaments are often subject to corrosion because of their placement and protrusion. Metal ornaments made of steel, wrought iron, and cast iron shall be painted. Wooden elements are subject to rot and therefore shall be painted or stained.
4. Chimneys, while often functional, provide a certain amount of ornamentation to a structure. Chimneys visible from a street shall be brick or clad in brick. The bond, brick size, brick color, and mortar color shall be appropriate to the architectural style of the building. Corner-wrapping brick shall maintain its full width. Because wood was never used as a cladding material of a chimney, cementitious board and wood are not appropriate cladding for a chimney. Metal siding of any kind is also not appropriate. Stone can be used as an appropriate material.



This architectural ornamentation does not reference a specific style and is inappropriate for the heritage district.



Wood architectural elements should be painted to prevent rot.



Contemporary architectural details with no reference to styles in the district are inappropriate.

4.M Driveways and Walkways

Driveways and walkways are later additions to the houses in the heritage district. There may have been unpaved tracks for buggies and horses. With the advent of the automobile, many property owners replaced these tracks or added driveways to accommodate their automobiles. Driveways in Haggard Park Heritage District are located to the side of the houses and lead to the rear of the primary building. They are of various materials including concrete, gravel, pavers, asphalt, or a combination of materials. There are only a few circular driveways in the neighborhood, and these are typically on corner lots. The width of the driveways varies in the residential area.

1. Driveway placement shall reflect that of the blockface and the district.
2. Driveways for new residential structures shall be located to the side of the primary structure and align with proposed garages.
3. For residential properties, driveways should be limited to a single-car width where visible from the street.
4. Appropriate driveway materials are concrete, concrete strips, and crushed granite/gravel. Concrete finishes should match existing older concrete in the district.
5. New circular driveways and parking areas shall not be appropriate in the front yard and in front of the primary building on the street facing side yard for corner lots.
6. Paving of the front yard for parking is not appropriate.
7. New walkways should be placed perpendicular to the main structure, be preferably straight and centered on the front door or front porch entrance. Front walkways shall link the public sidewalk or street to the front door in the most direct route.
8. Appropriate walkway materials are concrete, stone, brick, pavers, or a combination of these materials. Width of the walkways shall not exceed four feet unless necessary for ADA compliance. Inappropriate materials include pebbles, ceramic or stone tile, and wood.



This driveway is located at the side of the house and extends behind the primary structure.



Parking in the front of the building is inappropriate for new construction in Haggard Park.



Ribbon driveways leading to the back of the house are appropriate for the district.



Paving in the front yard with a three car garage is not appropriate for new construction in the district.



New circular driveways are not appropriate in the district.



New walkways should be perpendicular to the primary structure and preferably straight and centered at the front door.

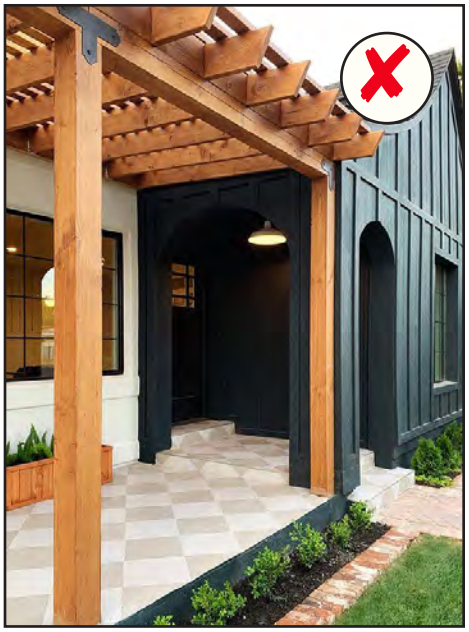
4.N Decks, Patios, and Other Outdoor Features



Decks, patios, gazebos, and similar structures should be set behind the house.

While outdoor gathering areas in historic times were often limited to front porches and gazebos, modern residents often desire decks, patios, pools, pool cabanas, and outdoor kitchens.

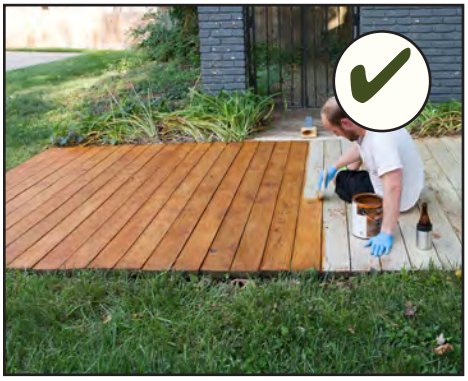
1. Decks, patios, patio structures, gazebos, pergolas, pool cabanas, and other similar structures are appropriate if located behind the primary structure and in the rear yard so as not to compromise the historic streetscape.
2. Design of outdoor features shall be in keeping with the design and scale of the primary structure. Two story decks that might loom over adjacent yards shall not be appropriate.
3. Wood and composite wood-like decking, stone, pavers, and brick are appropriate materials for decks and steps. Concrete, metal of any kind, plastic, and fiberglass are inappropriate materials.
4. Pool equipment, outdoor kitchens, lighting, speakers or other features shall be sited to minimize the impact on adjacent neighbors.
5. Deck floors shall be painted or stained.



The location of this pergola in front of the main entrance is inappropriate for Haggard Park.



The design and scale of the front yard deck is incompatible with the district.



Maintenance of decks include staining or painting.



The location of this pergola in front of the main entrance is inappropriate for Haggard Park.



Wood is an appropriate material for pergolas and other structures in backyards in the district.



Pergolas constructed in the rear of the primary structure are appropriate for the district.

4.O Additional Standards for Non-Residential and Multifamily Buildings

The Haggard Park Heritage District includes Retail (R), Corridor Commercial (CC), Downtown/Business Government (BG), and Urban Residential (UR) zoning districts, which allow a variety of non-residential uses, including office and retail. There are also existing mutlifamily and townhome uses within the district. While the uses may differ from the original single-family use of the district, the forms of new non-residential buildings should reflect the historic residential character. For non-residential buildings in Haggard Park (city park property), refer to Chapter 7

1. Massing, scale and form for retail, business, government, and multifamily buildings should reflect the form of historic homes once found on 18th street and throughout the neighborhood.
    a. Buildings shall have traditional home form - walls and sloped (or pitched) roof.
    b. New construction should be composed of house scale elements and masses that relate to the scale of the district houses. Porches, dormers, and projecting bays are encouraged to achieve this standard.
    c. On larger lots, clustering smaller buildings is encouraged. For multi-tenant developments, only the units closest to the street shall be required to have front doors that face the street.
    d. The frontage of larger buildings shall be modulated at the scale of historic homes. Modulation shall be between 25 to 35 feet in width.
        - In a large building aligned parallel with the street, every other module should be set back from the front face by a minimum of 10 feet. This is to reflect the size of a typical historic house rhythm in the block. The offsets should be expressed from the foundation through the roof line.
        - In addition to creating vertical and horizontal offsets to break the massing, materials, textures, ornamentation and adding porches should be used to create visual interest.
        - Courtyard or U-shaped buildings can also be considered with gable or hipped roofs facing the street, mimicking the scale of houses to fit in with the character of the district.
2. Building heights shall be limited to two stories or 45 feet.
3. Roofs may be gabled or hipped with a slope of no less than 4-to-12. Roofs should be proportional to the height of walls. In an elevation drawing, roofs should be no larger than one story of a building. Flat roofs and mansard roofs are not allowed.
4. Materials, windows, and doors should reference the traditional materials used in houses in scale and texture as outlined in Sections 4.F, 4.G, 4.I, and 4.J of this chapter.
5. Display Windows should reflect the residential character of the building.
    a. Display windows should be placed at pedestrian height, between two (2) to three (3) feet above the sidewalk level.



Existing multifamily housing on H Avenue references historic style, scale, and character and is therefore compatible to the district.



This new construction on 18th Street is compatible, as it references historic materials, windows, roof forms, and scale of structures in the neighborhood.



The massing, scale, and form of this non-residential structure on E 16th Street reflects the form of historic homes found throughout the neighborhood, with one-over-one windows, hipped and gabled roof forms, and horizontal siding.



Parking at the side of a non-residential building is appropriate for the heritage district.



Materials, windows and doors should depict the traditional materials on historic buildings in scale and texture.



Parking in the front of the building is inappropriate for new construction in Haggard Park.



Minimize parking with landscaping.

b. Single lite windows used for display of goods are acceptable as long as they are architecturally consistent with the residential characteristics and proposed architectural style. The use of bay windows, Palladian windows, and paired windows are encouraged to achieve this standard.

6. Parking - The enabling ordinance allows for a reduction in parking requirements. It is strongly encouraged that businesses and property owners take advantage of this reduction in parking requirements. In doing so, the required parking can be placed to the side or rear of the buildings.

   a. The minimum number of parking spaces shall be 75% of that required by the Zoning Ordinance. With site plan approval, the Planning & Zoning Commission may grant credit for available public parking. *(HPHD Designation Ordinance 2000-1-6)*

   b. Parking areas, including driveways and aisles serving parking spaces, shall not encompass more than 25% of the lot area between a building face and a street. This does not preclude parking in the front yard that does not extend into the area directly in front of a building. *(HPHD Designation Ordinance 2000-1-6)*

   c. Driveways shall be located to the side of the primary building and extend to the rear of the building. Driveways shall be no wider than 30 feet.

   d. Driveways and parking areas shall be brushed concrete, brick, gravel, stone, or concrete pavers or a combination of these. Color of the concrete should reflect the current color of older/aged concrete in the district. Artificial grass, colored concrete and outdoor carpet are not appropriate and are discouraged.

   e. Parking located in the rear of the building is strongly encouraged.

   f. Parking lots should be strategically located to minimize gaps in the rhythm of buildings on a blockface. Locating parking to the side and rear is appropriate, but single loaded parking is preferred.

   g. New parking lots shall be screened from the street with fencing and/or landscaping. Consider a landscaping program that relates to the surrounding historic context and does not obscure the view of the buildling. Fencing should be similar to front yard fencing.

   h. Where a parking lot abuts a public sidewalk, a landscape buffer shall be provided. Use a combination of shrubs, flowers, low trees, and landscape materials to create a landscape buffer.

7. Multifamily and townhome uses, if allowed by zoning or legally reconstructed on a site, shall follow the same residential forms as found in the rest of this section.
   a. Individual dwelling units should be provided in separate buildings or have the appearance of single-family home from the street.
   b. Units facing the street should replicate the rhythm and pattern of the block face or adjacent block face.
   c. Front doors of all units must face a street or interior open-air courtyard.
   d. Parking should be located in the rear.
   e. The view of the complex from the street should be of residential character with front doors, porches, and windows, instead of garages, carports, or parking.



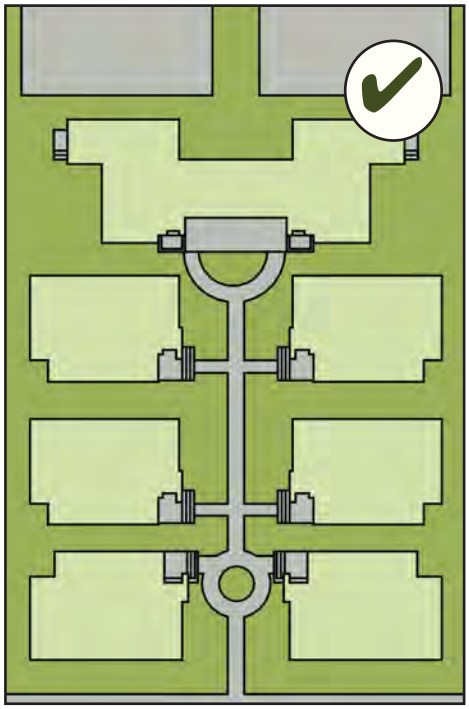
This modular coffee shop is an inappropriate style for the heritage district. New construction should be composed of house scale elements and masses related to the district.



Carports shall be recessed from view of the street.



The front door of this unit faces to the side and would be inappropriate for the district.



Parking and paving shall be limited to 25% of the lot area.



Townhouses, if allowed by Zoning, should follow the same residential forms as those found in the district. These contemporary-style buildings are inappropriate for the district.



Townhouses and multi-family units, if allowed by Zoning, must have a residential form with sloping roof. This flat, projecting roof, as well as other features of the building including cantilevered concrete balcony and metal siding, are inappropriate for the district.



Front doors of units in a bungalow court may face an interior courtyard.



Saigling House, View from the Northeast – Rendering by Quimby McCoy Preservation Architecture, LLP



Saigling House, View from the Southwest – Rendering by Quimby McCoy Preservation Architecture, LLP



5

DESIGN STANDARDS FOR ADDITIONS

This Chapter applies to major alterations and additions to existing structures in the district. It is recognized that changes to and the expansion of historic buildings can be a necessary part of a building's evolution. These standards are intended to manage significant alterations and additions in a way that protects the character-defining features and integrity of the contributing buildings and the overall character of the district. Additions to historic or non-historic buildings should relate to and complement the style and massing of the primary building and relate to the general character and style of the streetscape.

An addition to a structure can radically change its perceived scale, architectural style, and character if inappropriately designed. When planning an addition, the effect the addition will have on the building itself should be considered.

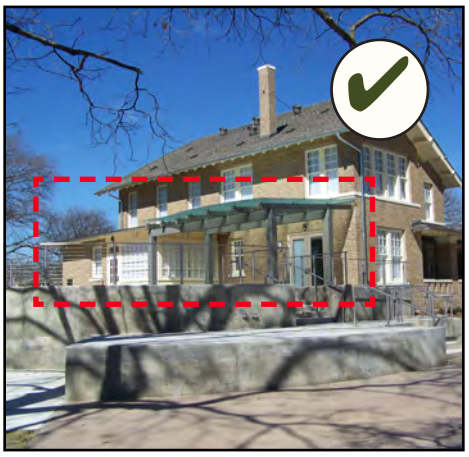
The compatibility of proposed additions to historic buildings will be reviewed in terms of the mass, the style, the scale, the materials, the roof form, and the proportion and the spacing of windows and doors. Additions that echo the style of the original structure and additions that introduce compatible features and materials are both acceptable. The most important aspect of doing an addition is to make it look different yet compatible so that one could easily distinguish between the original structure (old) and the later addition (new).

Generally, it is more appropriate when adding to a building to add horizontally, rather than vertically. Similarly, it is difficult to add new doors, windows or dormers to the original building without altering the historic character, so it is generally discouraged.

CHAPTER 5 CONTENTS

5.A	*General Standards for Additions*	128
5.B	*Distinguish New from Old*	129
5.C	*Size and Placement*	130
5.D	*Massing and Scale*	130
5.E	*Height and Setbacks*	133
5.F	*Foundations*	133
5.G	*Exterior Materials*	134
5.H	*Roofs*	136
5.I	*Porches*	136
5.J	*Doors and Windows*	137
5.K	*Dormers*	137

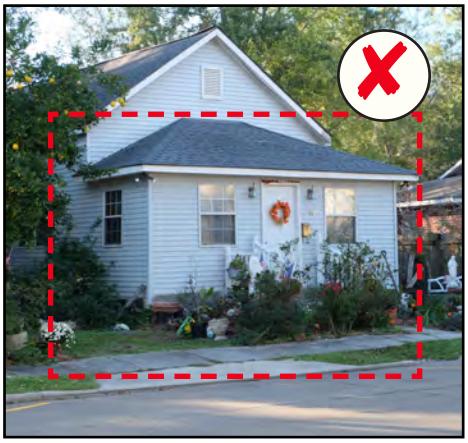
5.A General Standards for Additions



This compatible, rear porch addition at the Saigling house is appropriate for Haggard Park.



Additions in Haggard Park are typically in the rear.



This front entry addition is inappropriate for Haggard Park.

ADDITIONAL RESOURCES

NPS Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns

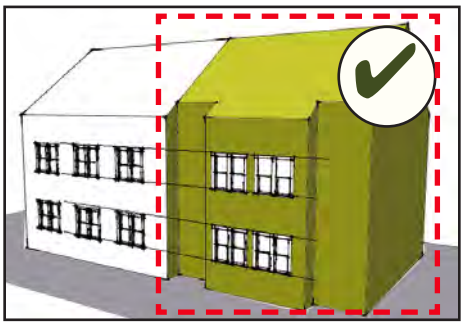
Additions, when thoughtfully planned, can provide additional space to extend a building's useful life. Additions should reflect the style of the original building, yet be differentiated so that it is recognized as new construction. Materials, roof shape, massing, windows, and doors should be compatible with the original building. Additions should not overwhelm the massing and scale of the building.

1. When designing an addition, keep the size of the addition small and simple in relation to the original structure. If an addition is larger, it should be set apart from the structure and be connected with a smaller linking element or placed to the rear, not in a prominent view from the street. An addition should be simple in design to prevent it from competing with the primary façade.
2. A new addition shall create an appearance compatible with the character of the building, especially an historic one.
3. The proposed addition should not disrupt the character of a street or the neighborhood, as seen from the public right-of-way or from neighboring properties. For example, a side addition will change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.
4. New additions, exterior alterations, or related new construction shall not destroy historic materials, character-defining features, and spatial relationships that characterize the property. New additions shall not obscure or remove character-defining features of the original structure.
5. New additions shall be differentiated from the old and shall be compatible with the historic style, materials, features, size, scale and proportion, and massing to protect the historic integrity of the property.
6. Creating a jog in the foundation between the original and new addition is encouraged to help to define and differentiate an addition.
7. Applying a new trim board at the connection point between the proposed addition and the original structure is encouraged to help define the addition.
8. Visual impacts of an addition should be minimized. New additions should not be so large as to overwhelm the original structure because of location, size, height or scale. It shall be designed to remain subordinate to the main structure.
9. Generally, additions shall have appropriate color, detailing, window fenestration, doors, massing, materials, roof form, shape, and solid-to-void ratios that are typical of the historic structure.
10. New additions, alterations, or related new construction shall be undertaken in such a manner that, if removed in the future, the historic integrity of the structure and the site would not be compromised.
11. Alterations that would hinder the ability to interpret the design character of the original building or its period of significance should be discouraged. Alterations that seek to imply an earlier period than that of the building shall be inappropriate.
12. Raising the original wall plate height (floor height) or changing the original roof form or pitch to accommodate additional interior space shall not be appropriate.

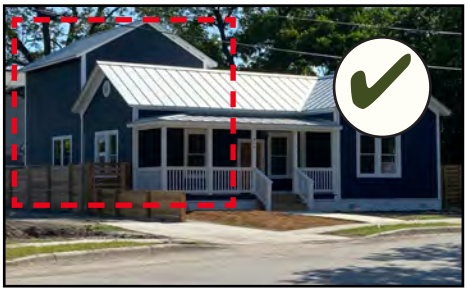
5.B Distinguish New from Old

The differentiation of the original building from an addition is an important aspect and is noted in the Secretary of the Interior's Standards for Rehabilitation #9. There are various ways to differentiate the original building and an addition.

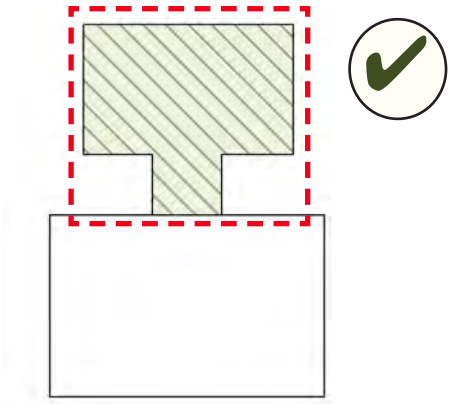
1. Although designed to be compatible with the original building, an addition should be discernible from it and easily distinguishable. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, change in materials, siding profile, or window type. Attention to compatible materials and details will be critical to achieving the desired design unity.
2. Minimize obvious changes between the original structure and the new addition. For example, it may not be possible to extend an existing roof without a strong contrast between the appearance of the new and old roofing. In those cases, it may be necessary to replace the old surfacing material and replace it with the new. Additionally, the differentiation shall not be so striking that it impairs the architectural style and historic character of the original structure.
3. Vertical change should be established between the original portions of the house and the addition to avoid one long wall plane. This differentiation is encouraged to run from the foundation through to the roof line.



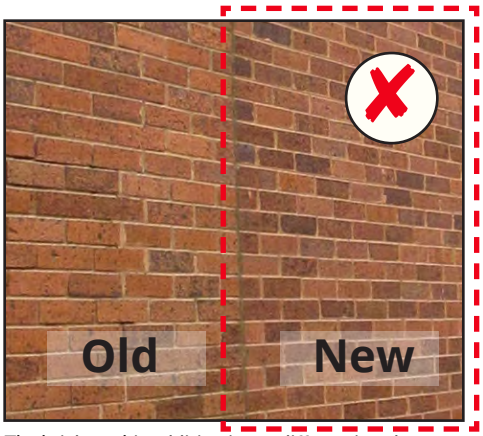
Distinguish new from old with an addition that complements and is compatible with the original.



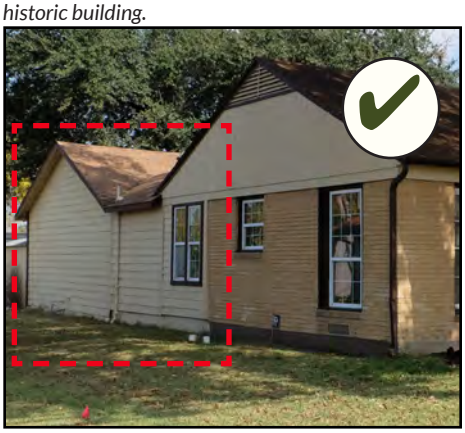
This exterior rear addition is simpler than the historic building.



An addition should be discernible from the original building. This illustration depicts an addition to the rear of the original building with a change of plane.



The brick on this addition is not differentiated.



This simple rear addition is compatible with the historic building but differentiated.



The side dormer addition is compatible, but differentiated from the original building with use of compatible roof and window forms.

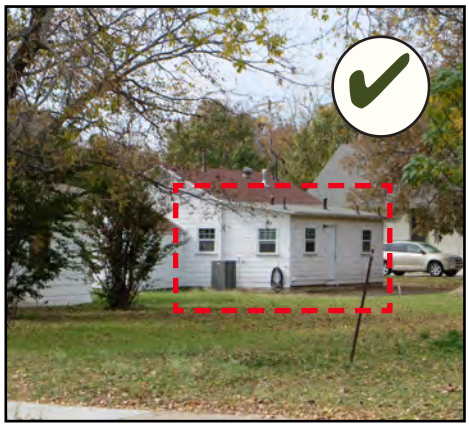


While this new addition is different, it is incompatible with the historic building as it has contrasting architectural styles and disparate finishes of the same material.



The new side addition of the Interurban Museum is differentiated with a different material and roofline.

5.C Size and Placement

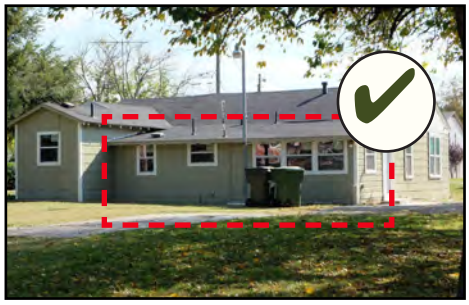


Compatible additions are typically located in the rear of existing buildings in the Haggard Park Heritage District.

Placement of additions is an important consideration. The impact of additions can be lessened by placing them at inconspicuous locations, usually the rear of the building.

1. Locate additions at the rear or non-protected tertiary façade of the building. This will allow the original style, massing, proportions, appearance, and character to remain prominent. Additions shall be located inconspicuously on the least character-defining elevation. An addition to the front of a building shall be inappropriate. For example, loss or alteration or addition to a front porch should be avoided.
2. Place additions on the first floor, whenever possible, in portions of the neighborhoods with predominantly one-story houses.
3. An addition shall be set back from any primary and secondary, character-defining façade. If sufficient side yard width is available, the addition should be recessed at the rear façade by a minimum of 12 inches.

5.D Massing and Scale



This rear addition with compatible new material to the original is appropriate for this Minimal Traditional-style house on 17th Street.



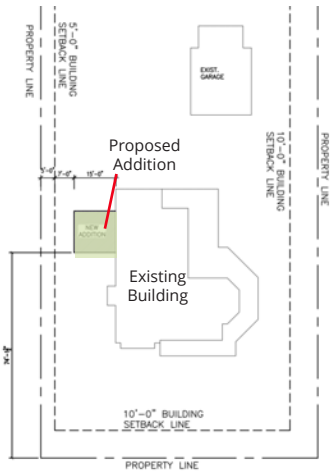
The scale, placement, and material of this large addition is inappropriate for this one-story Tudor-style house.

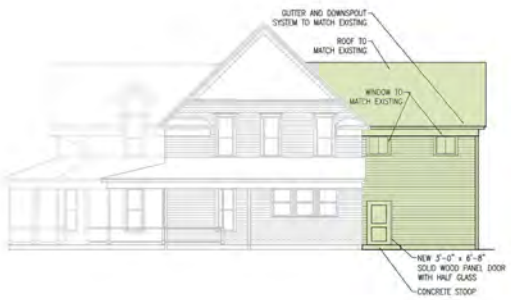


This small rear addition is appropriate for this historic house.

Massing and scale of additions are significant considerations when planning additions. The design of an addition should consider the massing and scale of the original building and should not overwhelm the historic structure.

1. Design additions to be compatible with the primary building in massing, size, scale, design, proportion, texture, finish materials, color, and detail and should be appropriate to the architectural style of the existing building.
2. Design additions to appear secondary and subordinate to, and differentiated from, the original structure. The size of the addition shall be subordinate and shall not overwhelm the original structure in height, massing, or scale.
3. If the addition is overly large, it might be appropriate to separate the addition and link it by a small connection to the historic structure.
4. One-story additions are encouraged to minimize the impact on the historic and visual character of the heritage district.
5. In order to reduce the perceived mass of an addition consider stepping down the addition so it is not as visible from the public right-of way.

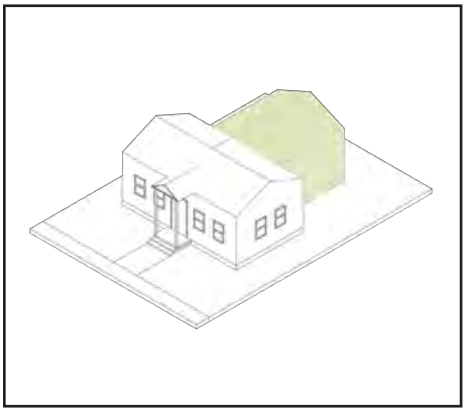




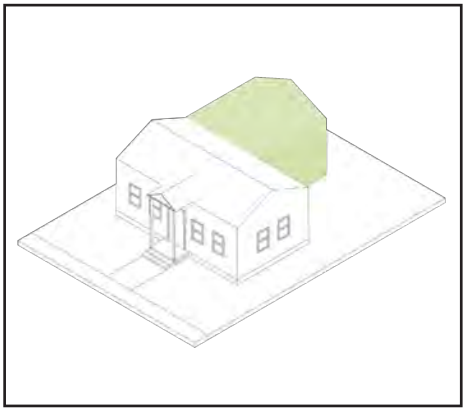
Two-story addition at the rear of the original house, with a roof lower than the original, is appropriate for the district.

Placement, Massing, and Scale of New Additions

ONE-STORY REAR ADDITION ON ONE-STORY HOUSE



Addition with a roof ridge shorter in height than the primary structure's roof ridge is located at the rear of the historic home.

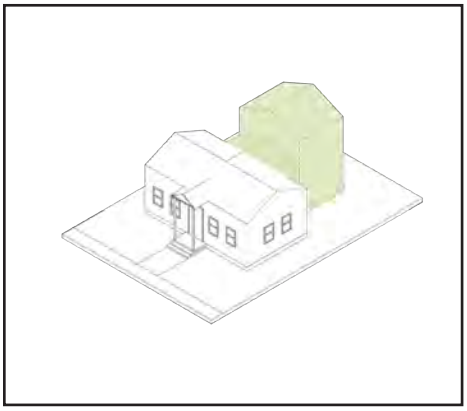


Addition to the rear side of house.

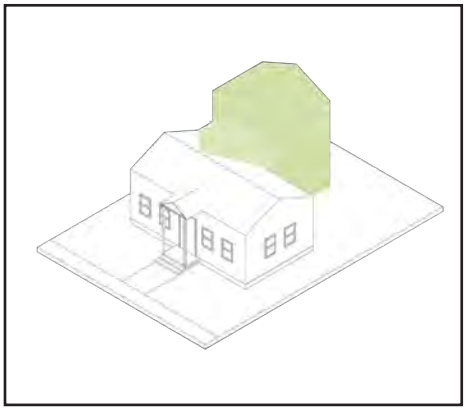


This rear, one-story addition is an appropriate scale and compatible style with the primary structure.

TWO-STORY REAR ADDITION ON ONE-STORY HOUSE



Two-story addition shall be located in the rear of the historic house with narrower connection.

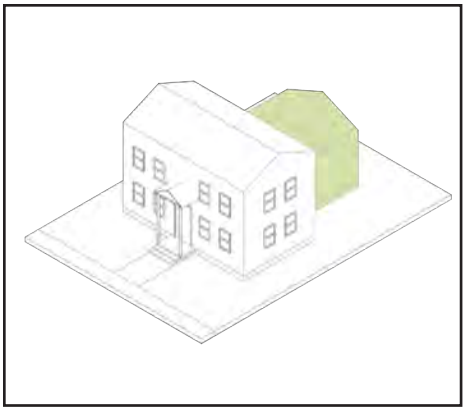


Two-story addition adjacent to house. Roof shall be no taller than 25% per design standard.



This rear two-story addition has an appropriate scale and style for the primary structure.

ONE-STORY ADDITION ON TWO-STORY HOUSE



One-story addition located at the rear of the historic house.



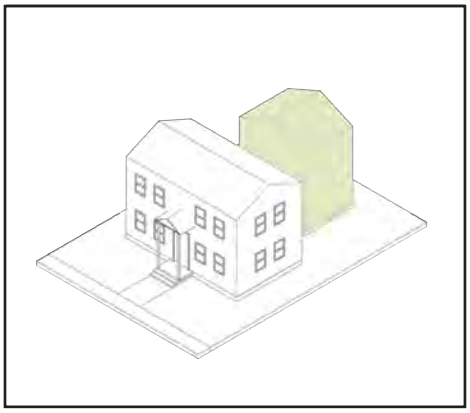
One-story addition located at the rear of the historic house.



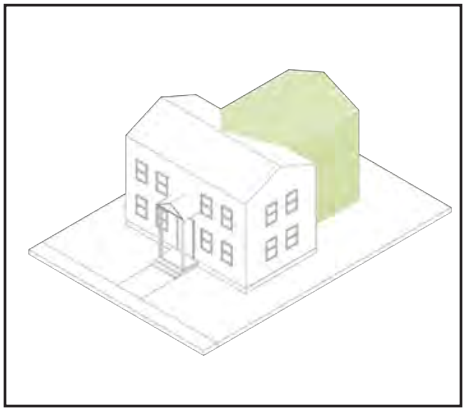
The one-story rear addition on this two-story historic building is not visible from the front of the primary structure.

Placement, Massing, and Scale of New Additions

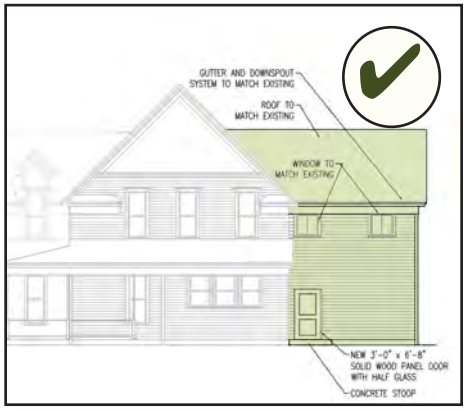
TWO-STORY ADDITION ON A TWO-STORY HOUSE



Two-story addition adjacent to the house.



Two-story addition connected to the house.



This two-story addition roofline is lower than the roofline of the original structure and is therefore compatible.

APPROPRIATE PLACEMENT OF ADDITIONS



This rear, two-story addition is appropriate for a one story structure.



This rear addition is inconspicuous from the front façade and is therefore appropriate.



This compatible rear addition is appropriate for the heritage district.

INAPPROPRIATE PLACEMENT OF ADDITIONS



This sun room addition is placed in front of the original structure and is therefore inappropriate.



This second story addition has an inappropriate scale, placement, and style for this house.



Additions should be located at the rear, rather than the side, of the primary building.

5.E Height and Setbacks

Height and setbacks are important considerations and can impact the overall characteristics of the original building and the neighborhood. The height of an addition can visually impact the streetscape.

1. Heights and setbacks must at a minimum meet the Zoning Ordinance regulations.
2. Consider adding dormers to the rear façade to create second story spaces before changing the scale of the building by adding a full second floor. (See Dormers in Chapters 3 and 4)
3. A two-story addition to a one-story building may be appropriate if the design includes:
    a. A one-story connector of at least three (3) feet between the original structure and the addition.
    b. The proposed addition is no more than 25% taller than the height at the peak of the roof of the original structure.
    c. The proposed addition does not significantly alter the roof form and pitch of the original structure. The addition should be set behind the roof ridge a minimum of three (3) feet, so that the original shape of the roof can be discerned in side gables or hipped roof configurations.
4. Two story additions may be allowed if located behind and to the rear of a two-story building and set back enough so that they are not visible to a person standing at ground level on the opposite side of any adjacent street. The shape and slope of the roof shall be the same as the original structure.



The additions in the Haggard Park Heritage District are typically lower than the original structure and set in the rear or behind the primary façade.

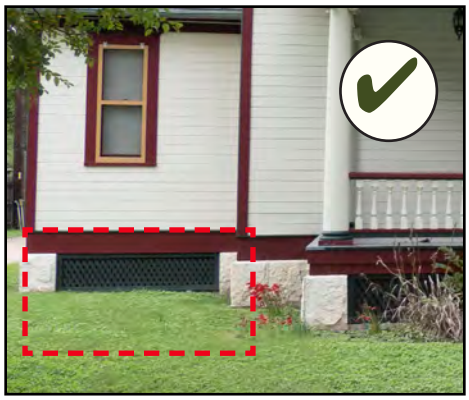


Heights and setbacks should be designed to retain the integrity of the heritage district.

5.F Foundations

Foundations support the addition and may tie into the original building's foundation. The impact of construction of the addition's foundation on the original house is important.

1. The height of the foundation for addition shall be the same as the original building unless, due to a change in elevation, it needs to be raised or lowered to have the same floor height as the original building.
2. Appropriate venting should be considered to sustain air flow in the crawl space.
3. Foundation chain/stem walls shall be compatible. See Exterior Materials in Section 5.G of this chapter.



The foundation height of the addition shall be the same as the original building.

5.G Exterior Materials



This addition has differentiated materials of wood siding and brick which are compatible.



Wood siding is an appropriate exterior material for additions in the heritage district.

Exterior materials can be used to differentiate the original building and the addition. Consideration should be given to the type of exterior materials that will be used for the addition, reflecting compatibility with the original building.

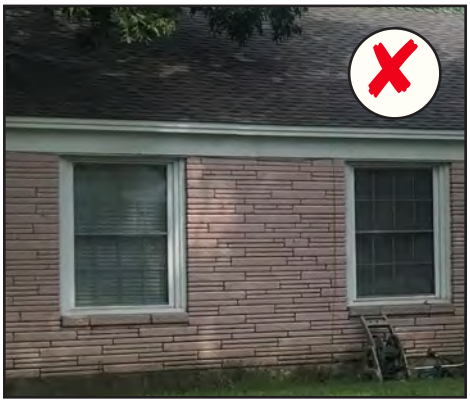
1. Exterior materials for additions shall be compatible with the original structure. Using the same siding, trim, and roof materials as existing on the original structure is encouraged.
2. Exterior materials should strive to be the same color, size, proportion and used in the same manner as the original building. However, the materials should distinguish the original building and the new addition, yet remain compatible.
3. Cementitious fiberboard siding with a 4–7" exposure (Smooth not weathered finish) shall be appropriate material. Cementitious fiberboard can in general be appropriate for all trims, fascia, soffit, etc., if used with proper size and texture.
4. Stucco, EIFS, Concrete Masonry Unit (CMU), glass blocks, aluminum and vinyl siding, any kind of metal cladding, and synthetic/faux stone and synthetic/faux brick materials for exterior cladding or any other elements are not traditionally used on historic buildings in the district and therefore, these materials shall not be appropriate on additions.
5. Appropriate materials to treat chain walls are wood siding/skirting, wooden lattice panels, painted concrete, brick or metal flashing, or pressed metal. Cementitious wood siding board (smooth not weathered) may be appropriate on buildings in lieu of real wood.



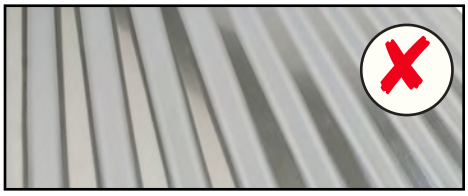
Vinyl siding is not appropriate for the Haggard Park Heritage District.



Smooth finish cementitious board, shown here next to existing wood siding, is compatible.



Faux brick or stone veener is not appropriate for the heritage district.



Metal siding is inappropriate for the heritage district.



A smooth metal panel is not appropriate.



Plywood pressboard is not appropriate.

Appropriate & Inappropriate Exterior Materials

TYPICAL EXISTING CONDITIONS



Compatible scale and placement of this addition minimizes its visual impact on the structure.

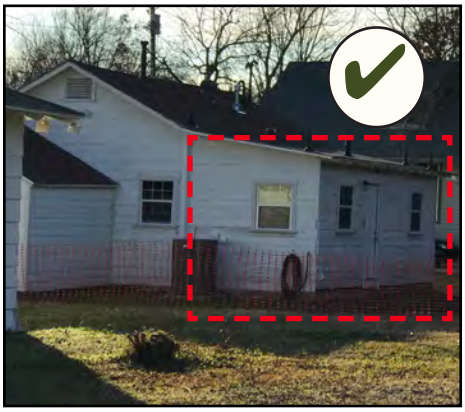


The exterior material on this side addition is compatible with the primary building.



Exterior materials on additions should be compatible with the original structure.

APPROPRIATE



This rear addition is clad in a similar wood siding to the original structure.



The compatible siding of this rear addition is appropriate for Haggard Park.



The differentiated material on the addition at the Interurban Museum is appropriate for the heritage district.

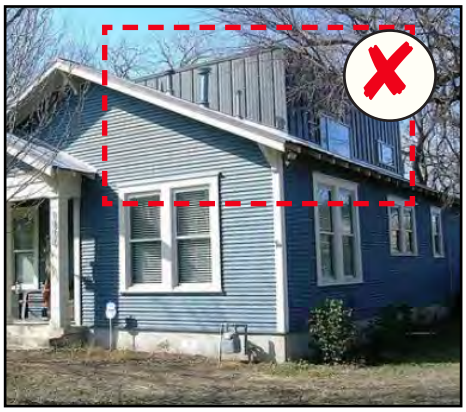
INAPPROPRIATE



Stucco is not an appropriate exterior material for additions in the heritage district.



Materials, like this patterned cementitious siding, is inappropriate for the heritage district.



The material, massing, and roof form on this addition is incompatible with the original structure.

5.H Roofs



The roof form, style, pitch, and materials of the addition are compatible with the primary building



This corrugated metal porch roof addition is inappropriate for this vernacular style house.

The roof form, style, and massing are important components of the addition. The intersection of the roof of the original building and the addition are important aspects of the design of the addition.

1. Historic details in the coping and eaves of the historic structure shall be preserved and maintained at the point where the historic structure abuts new construction or additions.
2. Design the addition's roof form, style, pitch, and materials to complement those of the existing structure. Use roof forms, pitches, overhangs, and materials that are similar to the original structure. Generally, these are gable, cross-gable, hipped, and cross-hipped. For smaller additions, a simple shed roof is encouraged.
3. If the roof of the primary building is symmetrically proportioned, the roof of the proposed addition should be similar.
4. New chimneys visible from a street shall be clad in brick. Corner pieces shall use the full-width of the brick.
5. For gutters, downspouts, and skylights, refer to Section 4.G in Chapter 4; for solar panels, refer to Section 8.C in Chapter 8.



The steep pitch of this front dormer addition is inappropriate for the style of this house. Most of the roofs in the heritage district have low- to medium-pitched roofs.



This simple gable on hip roof is appropriate for the district.



Multi-pitched roofs are inappropriate for the district.

5.I Porches



The porch on this rear addition is not visible from the front of the house and is compatible with the style of the house.

Porches can add ancillary space to an addition, providing another opportunity to expand the original building. Porches are the most common character-defining feature among existing buildings within the district. Porches can add scale and interest to the primary structure as well as providing outdoor usable space.

1. Porches on additions shall not be visible to a person standing at ground level on the opposite side of any adjacent street. Side porches should be located toward the rear side façade.
2. Expansion of an existing original porch or addition of a new porch at the front primary façade shall not be appropriate.
3. Stoops are only appropriate for certain architectual styles.
4. The columns, railings, balustrades and detailing of new porches shall relate to the architectural style of the existing building in a way that reflects historical trends. Refer to the Architectural Character section of these Design Standards.

5.J Doors and Windows

Doors and windows provide access and light for the addition. New doors and windows should be compatible with the old to provide a harmony of design. New doors and windows should not be in glaring contrast to the old.

1. Windows for proposed addition should match existing windows of original structure in style, type, shape, appearance, divided-lite pattern, and proportions.
2. Exterior doors for proposed addition should match existing doors of original structure in style, type, shape, appearance.
3. Materials for doors and windows on the primary façades shall match the original. Window materials on secondary and tertiary façades may be wood, metal or vinyl clad wood, or vinyl. Aluminum and fiberglass are inappropriate.
4. Placement and pattern of windows should be similar to the placement of windows on the original structure, with the exception of the looming standards.



Appropriate windows and doors are essential to designing a compatible addition. The windows on this rear addition are compatible with the style of this Craftsman house.

5.K Dormers

Dormers are used for certain architectural styles, providing light, space and ventilation to an attic or upper story to make these areas a functional part of the house. There are different types of dormers and they vary according to different architectural styles.

1. Dormers, if not present on the original building, are discouraged from being visible from the public right-of-way.
2. The style of the dormers for the addition shall be appropriate to the style of the original building and shall relate to the architectural style of the new construction in a way that relates to historical trends. Refer to Architectural Styles in Section 2.D of Chapter 2.
3. Materials for dormers shall match in size, form, texture and pattern of the original building. If the main material is asbestos, use an alternative compatible material that is similar in size, form, texture, and pattern. Cementitious fiberboard material may be appropriate.
4. Dormers may be incorporated into an addition. Dormers visible from the public right-of-way are not appropriate. Dormers shall not occupy more than 40% of the roof plane. Dormers shall not appear to add an additional story to a building.
5. If an existing attic space is converted to living space, existing end gable vents may be converted to windows to provide additional light. The size of the vent opening shall not be enlarged.
6. Dormers should be placed no closer than three (3) feet from the building sidewall or another dormer and shall not extend above the roof line.
7. Dormer windows shall be placed in the center of the dormer at least six (6) inches from the side edge.
8. Small dormer additions are encouraged to have a simple shed type roof to help differentiate between old and new.



The dormer on this addition is compatible with this Queen Anne-style house on E 16th Street.



The eyebrow dormer addition on this Ranch house is inappropriate for the style of the house.

Appropriate & Inappropriate Doors, Windows, and Dormers

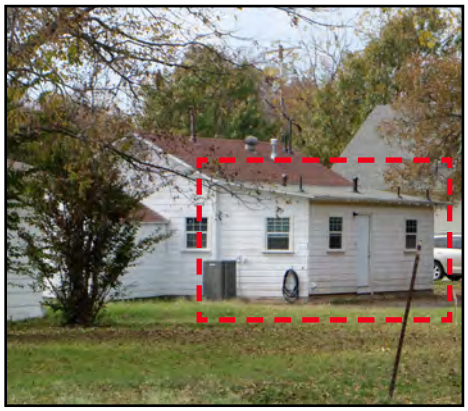
TYPICAL EXISTING CONDITIONS



This twelve-over-one window is compatible with the windows on the original structure.



The windows on this addition are compatible with the historic one-over-one windows on original structure.



This simple single door and windows on a rear addition is appropriate for the style of this house.

APPROPRIATE



These metal-clad wood windows are an appropriate compatible window on a secondary or tertiary façade of an addition in the district.



The window on this addition is similar in style, material, and proportion to the windows on the original structure and is therefore appropriate.



This four-panel, single door on a rear addition is appropriate for the style of this house.

INAPPROPRIATE



The rectangular-proportion windows on this building are inappropriate for additions in the heritage district.



The scale, sliding window style, and placement of this window is not compatible with the original structure.



The placement and style of the door on this second story addition is inappropriate for this Tudor house.



6

DESIGN STANDARDS FOR BACKYARD COTTAGES AND OUTBUILDINGS

Backyard cottages are allowed within the heritage district on Single-Family Residential zoned lots. They provide an opportunity for an additional dwelling on the same lot. These structures can accommodate another family member, such as a mother-in-law, provide home office space, provide a personal space away from the main structure, or be a source of income for a property owner. Secondary structures (backyard cottages and outbuildings) are in keeping with the historic use of the properties and are therefore compatible with the historic character of the district.

Outbuildings including garages and accessory buildings are a part of the overall development of the neighborhood. Agricultural outbuildings are still evident and include barns and smaller utilitarian structures. Garages were added as the purchase of automobiles became widespread; later styles such as Minimal Traditional and Ranch have garages and carports incorporated into the main structure.

CHAPTER 6 CONTENTS

6.A *Backyard Cottages* 140
6.B *Accessory Structures* 144



This backyard cottage is appropriate for the style of the primary building and is set behind the house.

6.A Backyard Cottages



This type of accessory building would be an appropriate style for a 2-story backyard cottage.



This backyard cottage is compatible in form, scale, and material to historic structures in Haggard Park.



This backyard cottage is compatible in form, scale, and material to several architectural styles in Haggard Park.



The style and roof slope of this backyard cottage is incompatible with existing forms in the district.

CITY OF PLANO BACKYARD COTTAGE ORDINANCE

Refer to City of Plano's Backyard Cottage Ordinance, Article 15.1800 of the Zoning Ordinance on pages 15-21 and 15-22 (pages 271 and 272 out of 374), for required compliance here: Ordinance Weblink

Backyard cottages can create additional dwelling space for offices, visitors and housing for relatives. Some houses in the neighborhood currently have garage apartments or additional small-scale cottage structures. Such structures are placed in the rear of the lot, behind the main house. Refer to the Article 15.1800 of Zoning Ordinance for required compliance:

1. Cottages shall be designed to be compatible with the primary building in massing, size, scale, design, proportion, texture, finish materials, color, and detail. The design should be compatible with the architectural characteristics of the main structure, but should not be an exact replica.
2. Backyard cottages shall be placed behind the rear of the primary building and have a minimum 10-foot separation from the primary building. If located on a corner lot, the backyard cottage should be located at the rear of the property.
3. The cottage shall be designed to appear secondary and subordinate to, and differentiated from, the primary building. The size of the cottage shall be subordinate and shall not overwhelm the original structure in height, massing, or scale.
4. Height of a backyard cottage shall not exceed the height of the existing primary structure. If the existing primary structure is one-story, the backyard cottage shall be designed as a one-story building. If the existing primary structure is two stories, then the backyard cottage height shall be no more than 25 feet to the peak of the cottage roof.
5. It is appropriate to incorporate a backyard cottage behind a detached garage (for one-story cottage). It is appropriate to add a backyard cottage behind or above an existing compatible accessory building, but is it not appropriate to add a cottage above an existing contributing detached garage structure.
6. Exterior materials for backyard cottages shall be compatible with the original structure. Use the same or similar siding and roof materials as used on the primary building.
7. Exterior materials should be the same color, size, proportion and used in the same manner as the original house. However, the materials should distinguish the original building and the cottage. See Section 5.G in Chapter 5 for further clarification.
8. Cementitious fiber material is appropriate except for 4' x 8' unadorned sheets. The siding may be horizontal lap. 4' x 8' sheets may be used for the backing of board and batten.
9. Aluminum or metal siding, CMU, stucco, EIFS, vinyl siding, faux stone, T1-11 wood, and synthetic materials are not appropriate.
10. Design the roof form and materials of backyard cottages to compliment those of the original existing main house. The roof form shall be gable, cross-gable, cross-hipped, or hipped. Shed roofs shall not be appropriate. Use roof forms, pitches, overhangs, and materials that are similar to the primary buildings. It may be appropriate to incorporate an architectural detail, material, or other feature that is similar to the existing primary structure. For example, if the primary structure has fish scale shingles on the gable, the cottage could use fish scale shingles.

11. Chimneys visible from a street shall be clad in brick, wood, or cementitious wood siding.
12. Select window and door styles, types, shapes, and proportions similar to those of the primary structure. For additional information on doors and windows see Section 4.I and 4.J in Chapter 4.
13. Any prefabricated or modular buildings shall not be appropriate.
14. Including a porch on a backyard cottage is encouraged, especially on corner streets.
15. Incorporate a new backyard cottage with a detached garage by putting the cottage in the rear of the garage or for two-story houses, above the garage.
16. Standalone backyard cottages shall have a foundation no higher than the primary structure and floor heights not greater than the primary structure.
17. It is inappropriate to connect backyard cottages to the primary residence with an open breezeway, enclosed breezeway, or trellis on corner lots or if visible from the street. Interior lots may connect with open breezeways, covered trellis or other compatible landscape features.



Shed roofs shall not be appropriate for backyard cottages in Haggard Park.



This contemporary backyard cottage is incompatible in style, form, and material with the buildings in the Haggard Park Heritage District.



This 1.5 story backyard cottage with dormer is appropriate in style and form for the district.



This backyard cottage is compatible in form, scale, and material to historic structures in Haggard Park.



The style, siding, minimal detailing, and roof form of this backyard cottage is compatible with several styles in the district.



This new garage in the district is compatible with the materials and style of the primary structure.



This two-story example shows an inappropriate scale with a shallow roof pitch.



The second story backyard cottage addition above an existing garage is not appropriate and the door-window styles are not compatible with the district.

Appropriate & Inappropriate Backyard Cottages

APPROPRIATE



In Haggard Park, secondary structures typically have compatible materials to the primary structure.



Saigling House 1.5 story restroom building is compatible in design and material with the primary building.



In Haggard Park, historic secondary buildings are compatible in design with, and set behind, the primary structure.

APPROPRIATE



This simple backyard cottage is appropriate for Haggard Park due to its form and simple detailing.

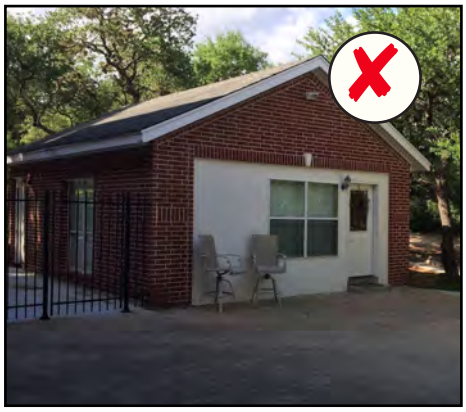


The roofline, stoop, and brackets of this backyard cottage are compatible with a Craftsman house.



The lap siding, form, and windows on this backyard cottage would be appropriate for the district.

INAPPROPRIATE



The infill on this detached garage as part of a backyard cottage conversion has no architectural style and would be inappropriate for the district.



The style of this backyard cottage, especially the front bay window, is inappropriate for the character of the Haggard Park Heritage District.



This backyard cottage would be inappropriate because it is attached to the building and has prominent glazing.

Appropriate & Inappropriate Backyard Cottages

TYPICAL EXISTING CONDITIONS



This two-story backyard cottage for new construction is appropriate. A connecting breezeway may be appropriate for interior lots only.



This simple backyard cottage is appropriate for Haggard Park due to its form and simple detailing.



This is a good example of adding a backyard cottage to an existing garage.

APPROPRIATE



The massing, materials, and style of this 1.5 story backyard cottage are appropriate for the district.



The simple form, roofline, and eaves of this backyard cottage are appropriate for the district.



The front porch of this backyard cottage is appropriate for the style of buildings in the district.

INAPPROPRIATE



The thin vertical windows, gable ornamentation, and doors are inconsistent with a single style and would be inappropriate for the district.



Attached backyard cottages are inappropriate for Haggard Park.



This contemporary backyard cottage with double-pitched, shed roofs is incompatible with the architectural styles in the district.

B.1 Existing Structures



This new garage in the district has siding, roof form, and doors that are appropriate and compatible with the Craftsman-style primary building.



Wood is a typical material for outbuildings, garages, and agricultural buildings in Haggard Park. Repair rather than replace original exterior materials.



Use appropriate garage door materials, such as metal panels.



Contemporary garage door styles are not compatible in the district.

These are simple structures of utilitarian nature that are important to understanding the history of the neighborhood. Any alterations shall not alter the utilitarian character of these structures or their historic integrity. The character-defining features of the historic outbuildings, garages or agricultural buildings are the primary materials, roof form, window and door openings, and any architectural details. The character defining features are protected. See Section 2.D of Chapter 2 to better understand these buildings.

Exterior Materials

a. Outbuildings were historically made of wood. Wood may be painted, opaque stained, whitewashed or "weathered wood." Retain the existing finish unless it can be documented that there was another type of finish on the wood.

b. When original exterior materials are missing or have deteriorated to such a condition that they must be replaced, replacement material should match the material historically used in this area on similar buildings and that is resistant to decay.

c. Corrugated metal and fiberglass are inappropriate exterior materials and shall not be used as siding material. Corrugated metal can be used as a roofing material but fiberglass is not appropriate for roofs.

Garages/Carports

a. It is not appropriate to convert garages and carports into living spaces.

b. Existing carports should be maintained as carports.

c. Three car garages are not appropriate in the district. Adding a third bay to an existing garage is not appropriate. Two car garages are appropriate and one bay may be added to a single garage.

d. Garage door replacement is allowed and should be appropriate to the style of the house. Overhead metal-panel and wood-look doors are appropriate. Fiberglass or vinyl is not an appropriate material for garage doors. Carriage doors are appropriate for most architectural styles found in the district. They are not appropriate for ranch style structures.

e. Existing garage door styles consist of single or double bays with recessed or rail panels. It may be appropriate to have a single row of light panels for natural light.

B.2 New Structures

Accessory structures have been common features in the district since the beginning. Once an agrarian/urban neighborhood, the lots were practically self-sustaining. That tradition can continue as it adds to the historic authenticity of the area. Some common types of accessory structures found in the district are garages, storage sheds, barns, carports, and agricultural buildings.

1. Garages, carports, and accessory structures shall be located behind the main structure.
2. Placement of garages, carports, and accessory structures shall be sited to reflect and correspond to the historic patterns of the block on which they are located and the heritage district.
3. Attached, front facing garages are not appropriate and shall not be allowed. Attached or detached, permanent or temporary, front carports are not appropriate and shall not be allowed.
4. Porte Cocheres are not considered accessory structures and may be attached to the primary new structure, if appropriately designed on the rear or side elevations. Porte Cocheres shall not be added to existing structures unless it can be documented that they once existed.
5. Garages, carports, and accessory buildings shall be compatible in scale for the property and subordinate to the primary structure. Three car garages are not in scale with existing accessory structures in the district and therefore are not appropriate.
6. Attached, front-facing garages are not appropriate and shall not be allowed. Attached or detached, permanent or temporary, front carports are not appropriate and shall not be allowed.
7. The exterior materials for new garages, carports and outbuildings shall be wood, brick or cementitious board. Lap siding, board and batten, and brick are appropriate materials for garages in the district.
8. Aluminum or metal siding, CMU, stucco, faux stone, EIFS, vinyl siding, T1-11 plywood, and synthetic materials shall not be appropriate on accessory structures. Stone, corrugated metal, prefabricated metal panels, plywood, pressed board, adobe, and pressed earth are not appropriate materials for accessory structures.
9. Garage doors shall appear to be constructed of wood. Although made of modern materials they should resemble carriage or stable doors. Flat plank fiberglass doors are not allowed.
10. Barn structures and storage sheds are appropriate but should be designed as utilitarian structures and constructed out of lumber as was historically appropriate. The scale needs to be subservient to the main structure and allow for ample yard space as would have been seen in the historic period.
11. Greenhouses may be constructed if they are small in scale compared to the other buildings on the property. They may be constructed of wood or metal with a translucent skin.
12. Window and door styles, types, shapes, and proportions shall be similar to those of the primary structure. For additional information on doors and windows see Sections 4.I and 4.J in Chapter 4.



This new garage in the district is located behind the main structure and reflects the historic pattern of the district.



The style , roof form, composite materials, and color of this new garage is compatible with the historic architectural styles in Haggard Park.



Front carports are inappropriate for Haggard Park because they were not historically present on the architectural styles and are out of character with the lot design of the district.



This garage infill is inappropriate for Haggard Park. It changes the form of the openings and uses materials that are incompatible with the historic building.



The style and color of this pre-fabricated shed is compatible with the historic architectural styles in Haggard Park.

13. Prefabricated storage sheds may be appropriate as long as they are compatible with the primary building in massing, size, shape, scale design, materials and color. Prefabricated metal storage buildings shall not be appropriate.
14. Appropriate garage door materials include wood and metal. Fiberglass is not appropriate. Garage doors shall be limited in height to a maximum of 10 feet.
15. Roofing materials for accessory buildings shall be the same as roofing materials for the primary structure. For additional information on roofing material see Section 4.G in Chapter 4.



This utilitarian accessory building utilizes a compatible form, roofline and siding to the primary structure in Haggard Park.



This free-standing carport at the side of the house in Haggard Park is appropriate for a historic building in the district.



Front-facing carports are inappropriate for Haggard Park.



The simple siding, windows, and doors of this wooden storage shed would be appropriate for Haggard Park.



This is an example of an appropriate single bay detached garage.



This is an example of an appropriate double bay detached garage.



This two-part accessory building has an appropriate roofline and windows for Haggard Park; however, the form of two-mirrored buildings is incompatible with the historic architectural styles in the district.



This is an example of carriage style garage doors that are compatible with the district.



Contemporary-style garage doors constructed of aluminum and glass are not appropriate.

Appropriate & Inappropriate Accessory Structures

TYPICAL EXISTING CONDITIONS



Wood siding on accessory buildings in the district may be painted, opaque stained, whitewashed or "weathered wood".



This garage is appropriate for the style of the primary building and is set behind the house.



Accessory buildings in Haggard Park are simple and typically have painted or stained wood siding.

APPROPRIATE



These new garage doors are appropriate for a Craftsman-style structure.



This detached garage in the back of the property is appropriate for the district.



Maintain historic coatings and original materials on accessory buildings.

INAPPROPRIATE



Garage conversions are not allowed and are therefore not appropriate for the district.



Garage conversions are not allowed and are therefore not appropriate to the district.



This pre-fabricated metal shed is inappropriate for accessory buildings in the heritage district.


OBSERVE
BUT DON'T
DISTURB



7

Design Standards for Public Spaces and Haggard Park

Haggard Park is an integral part of the heritage district and serves as a prominent public space for the Haggard Park neighborhood, the downtown, and the rest of the city. In 1925, the Haggard family made a large donation to the Plano Lions Club for the acquisition and improvement of land for a park in the downtown area. Celestine Saigling donated much of the land. In 1928, the park was completed and dedicated. The High School and a church were located adjacent to the Park. Over the years the park has undergone a series of renovations, including in the 1950s, 1970s and 1980s. The current infrastructure and structures, with the exception of the Interurban museum, Saigling House and Railcar 360, are new, non-historic elements. In the 2018 Master Plan for Plano Parks, Haggard Park is classified as a special use facility in part due to the Interurban Museum and the Saigling House/Art Center. Any future plans for the park should be carefully developed to ensure the park's role as a public space for use by residents and visitors alike. The park is enjoyed year round for large community events, including Asia Fest, International Festival, and Dickens Tree Lighting. Future plans for the park should support its important role as a community event location, while also safeguarding its historic character.

CHAPTER 7 CONTENTS

7.A	*Input for the Public Realm*	150
7.B	*Significant Features*	150
7.C	*Structures and Site Furnishings*	151
7.D	*Landscaping*	151
7.E	*Lighting and Accessibility*	152
7.F	*Fencing*	153
7.G	*Utility Equipment*	153
7.H	*Public Art*	154
7.I	*Signage in Haggard Park*	155



The Mission-style Interurban Railway Museum is located at the southeast corner of Haggard Park. This Museum is designated as a local heritage landmark, a Recorded Texas Historic Landmark, and is also listed on the National Register of Historic Places.

7.A Input for the Public Realm



Haggard Park provides a community space at the southeast corner of the Haggard Park Heritage District.

When undertaking new work in or around the Haggard Park Heritage District, which could be construed as a visual or design element, the City of Plano is encouraged to seek input from the district residents and the Heritage Commission for work on streets, sidewalks, parkways, and landscaping. This will not only provide input from the community but also help to ensure that the district's historic integrity is not impacted by changes to the park or public realm. Although streets, sidewalks, and parkways are not officially in the district, and landscaping is not regulated, they contribute to the overall character of the district. Careful thought should be given when designing future changes. The following are recommendations:

1. Haggard Park is a pedestrian and bike-friendly neighborhood. Improvements to the public realm should reflect this and be consistent with the nature of the neighborhood. The City should seek to preserve and maintain the patterns, features, and dimensions of streets, sidewalks, and street plantings that contribute to the overall historic character.
2. It is not appropriate to introduce new paving materials, lighting, streetscape features, and furniture to create a false historical appearance.

7.B Significant Features



Interurban Railway Museum



Bandstand

The significant features in Haggard Park help to define the character of the space and include both built and natural elements.

Significant features of Haggard Park include

- Saigling House and associated structures
- Interurban Museum
- Car 360 and cover
- Bandstand
- Water feature
- Dedication plaque from DART



Water Feature



Saigling House



Car 360 and cover

7.C Structures and Site Furnishings

Structures and site furnishings can impact the visual characteristics of the neighborhood and the park. Site furnishings, such as benches, tables and receptacles, are provided to enhance the park experience. Structures can serve to provide a space for performance, restrooms, storage, and maintenance equipment. Site furnishings and structures should be simple and enhance the park appearance.

1. The design of new structures shall be compatible with the design of the existing historic structures in the park, including the Saigling House and the Interurban Railway Museum building.
2. New structures should consist primarily of wood, brick, or cementitious wood siding board (smooth-, not weathered-finish) to complement the character of the Interurban Railway Museum and the Saigling House.
3. The style of new structures should be Mission Revival or Prairie Style in character to complement the Interurban Museum and Saigling House. See Chapter 4 for additional design standards pertaining to new construction.
4. The size and number of new structures should be limited so as not to overwhelm or draw attention away from the open park space. The park hosts many community events, large and small, and should continue to fill this role.
5. New or replacement park elements such as streetlights, street furniture, and walkways should be compatible with the park and district's historic character in location, design, materials, color, and scale.



Site furnishings, such as benches and tables, enhance the park experience.



This contemporary bench design is incompatible with the district and therefore, inappropriate for Haggard Park.

7.D Landscaping

Landscaping serves to enhance the park experience and create an inviting atmosphere. Trees, grass, and shrubs provide a respite from the urban environment. Landscaping should be planned carefully to maximize its impact. Management of the park should continue to implement a program that uses "best practices" for landscaping that supports the park's overall role in the community.

1. Landscaping should not obscure significant views into or within the park (e.g., the pond, the topography, the open areas) or views from the park (e.g. views to the downtown, adjacent historic structures, into the neighborhood).



Views of the pond and park topography should be retained.



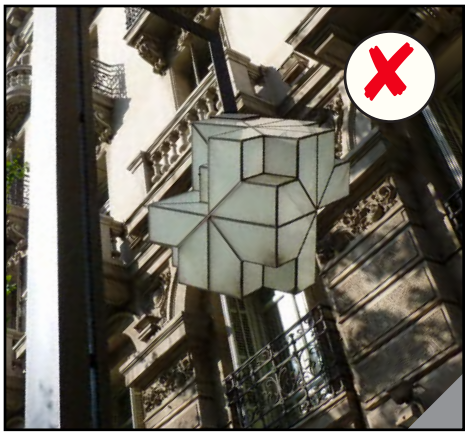
Landscaping serves to enhance the park experience and should not obscure significant views into or within the park.



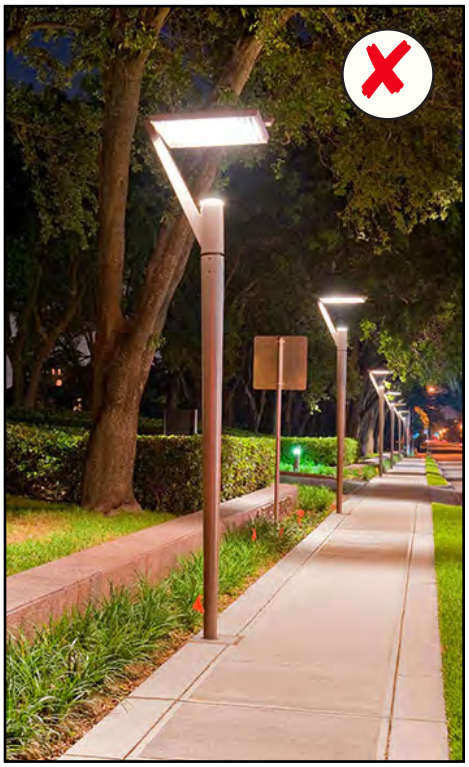
Trees, grass, and shrubs in Haggard Park provide a respite from the urban environment.



Lighting fixture design, material, and scale should be compatible with the pedestrian scale and overall character of the park and the district



This contemporary light fixture is incompatible with the character of the district and is therefore inappropriate for Haggard Park.



These contemporary pedestrian lights are inappropriate for the character of the park and the heritage district.

Lighting enhances the park and provides a sense of security for neighbors and visitors alike. The Haggard Park neighborhood and park are pedestrian oriented and the lighting should reflect this, making pedestrians feel welcome and safe.

1. New lighting should not flood light into properties or cause unnecessary light pollution. Select lighting compatible in design, materials, and scale with the character and the pedestrian scale of the park and the heritage district. Lighting around parking spaces should have shields.
2. Pedestrian lighting within the park should be pedestrian-scale (generally no taller than 15 feet). Walkway lighting should be no taller than three (3) feet.
3. Placement of lighting should not interfere with accessible paths. Avoid placing poles or fixtures that would narrow walkways or create inaccessible pathways.

7.F Fencing

Fencing serves utilitarian purposes as well as decorative purposes, helping to define areas of the park. Retaining walls are needed in various places in the park to accommodate the undulating topography.

1. Fencing should be appropriate to the park setting. Wood privacy, vinyl, and chain link fences are not appropriate for permanent fencing. Wood fencing may be used to screen utility equipment and other technologies.
2. Metal picket fencing with or without brick columns is appropriate. Fencing should be 90% open. Fencing should not be taller than six (6) feet.
3. Retaining wall materials should be concrete, stone, brick or brick-like material and should not exceed the height of the slope it retains. Faux stone is not appropriate.



Metal fencing with brick columns is appropriate for Haggard Park.



This concrete retaining wall in the rear of the Saigling House is an appropriate material for the park and the Haggard Park Heritage District.



Chain link fence is not appropriate as permanent fencing in Haggard Park.

7.G Utility Equipment

Utility equipment and other technologies are necessary for the functioning of the park. They can be placed in a manner that does not interfere with the historic character of the park.

1. It is preferred that utility equipment and other technologies be located in areas adjacent to non-historic structures.
2. Consider painting or wrapping utility boxes with camouflage themes, such as nature, to create visual interest.
3. Solar panels need to be discreetly installed so that they do not become large features of the park.
4. Refer to the city's Small Cell Manual for information on Small Cell Towers. A link can be found in Chapter 8.
5. It is encouraged to relocate utility equipment to areas that are out of the flow of traffic, and be clustered together preferably close to existing structures.



Exposed utility boxes could be painted to encourage and inspire.



Utility equipment is located throughout Haggard Park and should be placed in unobtrusive locations.



Exposed utility boxes could be painted to provide visual interest.

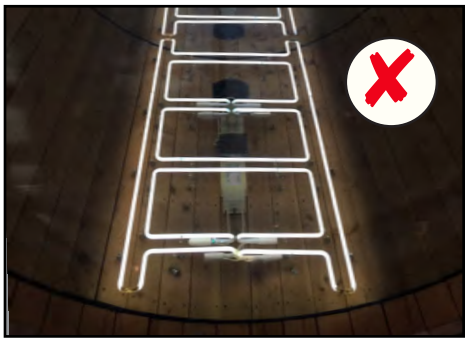
7.H Public Art



The public art in Haggard Park shall not obscure or inhibit view into or out of the park.



Appropriate public art shall not damage historic materials by drilling holes or painting unpainted surfaces.



Permanent public art installations with flashing lights are inappropriate for Haggard Park.



Painting of murals on significant structures is inappropriate for Haggard Park.

Public Art adds points of interest and energy to the downtown streetscape, but it should not overwhelm or draw attention away from the park space. Programming should encourage public art and temporary installations that do not detract from the heritage district.

1. Permanent Public Art installations should not obscure or inhibit overall views into and out of the park or obscure or inhibit views of historic buildings in and/or adjacent to the park. Temporary Art installations are appropriate on occasion but should not be a continuous event.
2. Public art, both temporary and permanent, shall not damage historic materials or character-defining features, such as by drilling holes or applying paint to unpainted masonry surfaces on historic buildings.
3. Permanent Public Art installations should be placed so as not to interfere with the orderly flow or gathering of pedestrians. The Park is a gathering place and large-scale art pieces and installments should not impede this function of the park.
4. Permanent Public Art installations shall not have flashing lights, electronically moving parts, or video screens within the park or adjacent to the park area as this is not in keeping with the historic character of the park or the Haggard Park Heritage District.
5. Murals are not allowed on significant structures.

7.I Signage in Haggard Park

Signage helps to guide people to and through the park. Plaques and markers can explain the history, context, and story of the community, the park, and the neighborhood.

1. Thoughtful placement of signage, plaques, and markers can enhance awareness of historic resources without compromising the historic integrity of the park or the neighborhood. Where possible, plaques and markers should be grouped together.
2. Install signs, plaques, and markers so that no architectural features or details are obscured or damaged.
3. Place signage, plaques, and markers so as not to impede pedestrian traffic. Seek unobtrusive locations when possible so that the historic and visual character of the park and the district are not compromised by a proliferation of signage.
4. When a citizen wishes to dedicate a tree, bench, or similar small item as a gift to the park, they often want to do so in honor or in memory of someone. A plaque for a gift is appropriate but shall be limited in size. Generally, they should be made of bronze or brass and no larger than 12 X 9 inches. Such plaques on large structures can generally be as large as 20 X 28 inches.



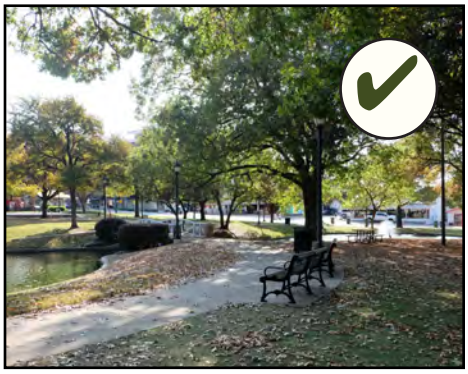
Signage in Haggard Park enhances without compromising the historic integrity of the park or the neighborhood.



Install signage so that no architectural features or details are obscured or damaged.



This plaque is too large for a park bench in Haggard Park and therefore, would be inappropriate for the park and the district.



Thoughtfully place markers to enhance awareness of historic resources.



Plaques of limited size may be appropriate for Haggard Park.


TEXAS HISTORICAL COMMISSION
TEXAS
SAIGLING HOUSE
THE HOUSTON & TEXAS CENTRAL RAILROAD BROUGHT ACCESS TO AGRICULTURAL MARKETS AND GROWTH TO PLANO IN THE 1870s. CELESTINE (PILLOT) (1854-1932) AND CHARLES FREDERICK (C.F.) (1840-1906) SAIGLING MOVED FROM HOUSTON TO PLANO IN 1881 TO PURSUE BUSINESS OPPORTUNITIES IN PLANO AND NORTH TEXAS.
C.F. SAIGLING WAS AN ACTIVE COMMUNITY AND CIVIC LEADER DURING HIS TIME IN PLANO. HE ESTABLISHED THE C.F. SAIGLING LUMBER COMPANY, C.F. SAIGLING PLANING MILL AND THE SAIGLING MILLING COMPANY. SAIGLING ALSO SERVED ON THE PLANO CITY COUNCIL (1884-1885), THE FIRST PLANO SCHOOL BOARD AND OTHER ORGANIZATIONS. SAIGLING ELEMENTARY SCHOOL WAS NAMED IN HIS HONOR. CELESTINE SAIGLING WAS A LONGTIME MEMBER OF FIRST CHRISTIAN CHURCH OF PLANO.
IN 1918, CELESTINE SAIGLING BUILT THIS CRAFTSMAN STYLE HOUSE DESIGNED BY THE DALLAS ARCHITECTURE FIRM OF LANG AND WITCHELL. THE NOTABLE FIRM DESIGNED HIGH-RISE OFFICE BUILDINGS, SCHOOLS, DEPARTMENT STORES, COURTHOUSES, RESIDENCES AND OTHER BUILDINGS IN TEXAS IN THE EARLY 20TH CENTURY. THE SAIGLING HOUSE IS A TWO-STORY BRICK RESIDENCE WITH A SIDE-GABLED ROOF. A FULL-WIDTH L-SHAPED PORCH SUPPORTED BY LARGE SQUARE COLUMNS, REMOVED SOMETIME BETWEEN 1935 AND 1945 BUT LATER RECONSTRUCTED, FRONTS THE HOUSE. THE DESIGN WAS AMONG THE FIRST BRICK VENEER HOUSES IN PLANO. CELESTINE SAIGLING OWNED THE HOUSE UNTIL HER DEATH IN 1932. HER ESTATE SOLD THE PROPERTY IN 1935. LATER NOTABLE RESIDENTS INCLUDED DR. OLIVER T. MITCHELL AND FRED MIERS, A THREE-TERM MAYOR OF PLANO. HOME TO SEVERAL PROMINENT CITIZENS, THE SAIGLING HOUSE PLAYED A SIGNIFICANT ROLE IN PLANO'S HISTORY AND SHOWCASES ONE OF THE MOST POPULAR EARLY 20TH CENTURY ARCHITECTURAL STYLES.
RECORDED TEXAS HISTORIC LANDMARK - 2018
MARKER IS PROPERTY OF THE STATE OF TEXAS
SAIGLING HOUSE
BUILT 1918
HAS BEEN PLACED ON THE
NATIONAL REGISTER
OF HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR
2018



8

SIGNAGE AND MISCELLANEOUS DESIGN STANDARDS

Chapter 8 details a number of conditions not found in other chapters of the Design Standards. These aspects of the design standards are also important and discuss features such as signage, energy efficiency, and utilities. Signage can be an important aspect of advertising a business and can help to identify historic buildings. Historic buildings are inherently energy efficient and simple upgrades can make them even more so. Accessibility of a building by those with disabilities is necessary. Addition of accessibility features can be achieved while not damaging or making inappropriate alterations to the visual characteristics of a building and site. Moving structures is often undertaken to save them from demolition or to fulfill the objectives of a preservation or revitalization plan. In the right situation, moving a historic structure can ensure it is relocated into a compatible environment and rehabilitated for an adaptive reuse.

CHAPTER 8 CONTENTS

8.A *Signage, Markers, & Plaques* 158
8.B *Moving Structures* 162
8.C *Energy Efficiencies and New Technologies* 164
8.D *Accessibility* 166
8.E *Utilities* 167
8.F *Lighting* 168

8.A Signage, Markers, and Plaques



This wooden pole sign is appropriate for the heritage district.



Freestanding signs on low poles are appropriate for Haggard Park.



This stylized single pole sign on a brick pillar is incompatible with the character of Haggard Park.

Although formerly a mostly residential neighborhood, the Haggard Park Heritage District now includes a number of businesses and institutions that require signage. To manage the various functions and uses within the district and protect the public realm, Haggard Park Heritage District has three distinct zones in terms of signage: 1) the Civic zone, 2) the Residential zone, and 3) the Commercial zone. Refer to the district map on page 12 in Chapter 1 to see the three zones. The Heritage Commission may vary from the standards in this section as deemed necessary.

1. General Standards

   a. The Residential zone shall be allowed signage that is permitted in the city for home occupations. The commercial zone shall be allowed two-pole signs, armature signs, wall signs, door/window signs, projecting and hanging sings, and multi-tenant building signs. The civic zone is limited to monument signs, wall signs, door/window signs, projecting and hanging signs, and multi-tenant building signs. Historical plaques and markers shall be allowed in all zones.

   b. Retain and preserve historic signs that contribute to the overall historic character of the building or the district.

   c. New signs shall be compatible in type, material, size, color, scale, and character with the building or the district. Signs should be designed to enhance the architectural character of a building or the site.

   d. Sign design should complement and be integrated into the overall building façade composition. Signs shall not cover a large portion of the façade or cover any character-defining features.

   e. Signs should be easily read and of simple design. Keep the size of graphics in scale with the building.

   f. Select colors for new signage that are compatible with the related historic building or streetscape.

   g. Construct new signs out of historic sign materials, such as wood, stone and metal that are compatible with the character of the heritage district or landmark building. Vinyl, canvas, or any kind of synthetic material shall not be appropriate. Use of highly reflective materials on signs is discouraged.

   h. Gooseneck shades and lights shall be permitted on ground signs and wall signs. Lights shall be equipped with proper glass lenses concentrating the illumination upon the area of the sign so as to prevent glare upon the street or adjacent property.

   i. Prohibited signs include blade signs; single pole signs; billboards; junior billboards; electronic signs that flash, chase or change messages; internally illuminated signs; backlit signs; awning signs; and inflatable signs or objects.

   j. Government signs should be designed to complement the historic character of the district, unless otherwise needed for consistency with a uniform citywide signage program.

2. Standards by Sign Type

   a. Two-Pole Signs - Install freestanding signs in appropriate locations on low, two pole standards. No part of the sign or structure shall exceed six (6) feet in height. The maximum size of a sign shall be 50 square feet. Minimum setback from the property line shall be eight (8) feet. Only one two-pole sign per frontage is allowed. Consider screening the base of ground signs with plantings to enhance its appearance.

   b. Projecting and Hanging Signs - Shall be limited to a four (4) square feet of sign panel with graphics on both sides of the sign. They are intended for pedestrian usage.

   c. Wall Signs - Shall be limited to 10 square feet in area. Minimize the depth of sign panel or letters. Mount flush signboards in appropriate locations on façades so that no architectural details or character-defining features are obscured or damaged. On masonry buildings, holes for fasteners should be placed in the mortar joints and not on the masonry units.

   d. Door/Window Signs - The size of graphics on doors and windows shall be in scale with the feature. It is not appropriate to obscure the view through a large portion of a window with graphics. Door/window signs should not cover more than 25% of the glass area on each opening. Scale and position a window sign to preserve its transparency.

   e. Multi-tenant Building Signs - Shall be limited to multi-tenant buildings where the tenant signage is not visible from the public right of way. They shall be limited to six (6) square feet in area. Minimum setback from the property line shall be eight (8) feet.

   f. Signs located on Home Offices - May be no larger than one (1) square foot, mounted to the structure, and not internally illuminated.

   g. A-Frame/Sandwich Board Signs - Shall be allowed on E. 15th Street, subject to the requirements of the Downtown Heritage District Design Standards.

   h. Armature Signs - Signs shall not be more than 35 square feet in effective area. No part of the sign shall be taller than six (6) feet in height.

   i. Monument Signs - May be no larger than 50 square feet in area and are limited to the civic zone.

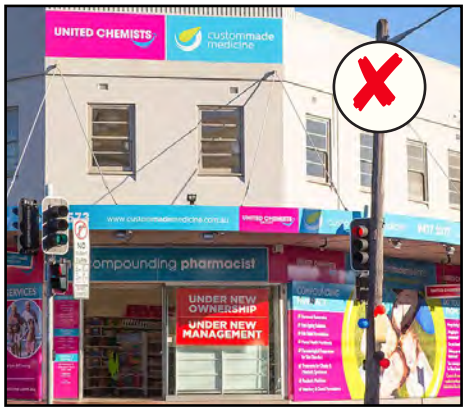
   j. Temporary Signs - Are allowed subject to the requirements of the Zoning Ordinance.



Hanging signs are appropriate for the commercial zone and intended for pedestrian usage.



Historic signs over 40 years old may be retained and reconstructed.



The size, location, and number of signs on this building are inappropriate for the district.



Markers approved by the Texas Historical Commission and the National Park Service may be mounted on a single pole.

3. Plaques and Markers at Historic Sites
   a. Markers approved by the Texas Historical Commission and the National Park Service may be placed throughout the district and may be mounted on a single pole or to the front façade of the building.
   b. Pedestrian-oriented plaques or markers shall be limited in size to eight (8) square feet, with print no larger than two (2) inches in height, and angled for ease of reading. The highest part of the plaque or marker shall be no taller than four (4) feet, so as not to obscure views of the district.
   c. All other plaques and markers should not be larger than four (4) square feet, made of cast metal, and should be mounted on a single pole or to the front façade of the building.



Wall signs are inappropriate in the district.



Armature sign.



This metal awning sign is inappropriate in the district.

CITY OF PLANO SIGN ORDINANCE

Refer to the City of Plano's Sign Ordinance for additional information here: Ordinance Weblink

Appropriate and Inappropriate Signage

APPROPRIATE



Two-pole sign



Install signage so that no architectural features or details are obscured or damaged.



Projecting and hanging sign

APPROPRIATE



Multi-tenant Building Sign

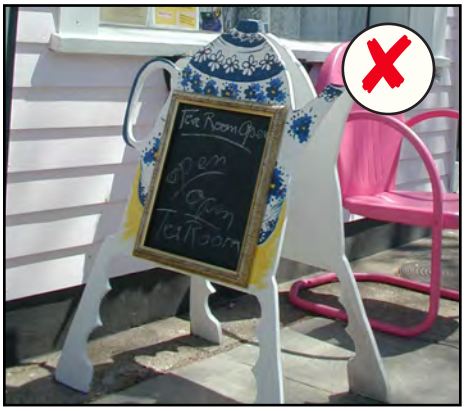


Door/Window signs



Pedestrian-oriented plaque

INAPPROPRIATE



A-frame/sandwich board signs are not allowed in the heritage district except on E 15th Street.



This sign is inappropriate because it obscures the transom on the building.



Backlit signs are inappropriate for the heritage district.

8.B Moving Structures



Moving historic buildings can help save them from demolition.



The National Folk house on H Avenue was moved into the district and is compatible with the architectural styles of the neighborhood.



This Craftsman-style house at 911 17th Street was moved into the district and is compatible with the architectural styles in the neighborhood.



A Folk Victorian-style house would be appropriate to move into the Haggard Park Heritage District.

Moving historic buildings is usually undertaken to save them from demolition or to fulfill the objectives of a preservation, revitalization, or salvage plan. Often these two objectives complement each other; a historic building or structure threatened with demolition or surrounded by a setting that is incompatible can be relocated into a compatible environment and rehabilitated for an adaptive reuse. Relocation of a historic building or structure is governed by the City of Plano Heritage Preservation Ordinance. The Heritage Preservation Ordinance further details the decision-making process for the Commission to approve or deny relocation of a structure.

1. Contributing structures should remain in the heritage district.
2. A contributing structure should not be repositioned on its lot unless there is historic evidence of a different location on the lot or economic hardship.
3. Appropriate Styles for the Neighborhood

   The Haggard Park Heritage District contains architectural styles that span from National Folk to Victorian to Ranch Style. Several of the houses have agricultural buildings associated with them, including barns and smaller outbuildings. Some residences have small garages that housed early automobiles. See Section 2.D in Chapter 2 for further information on the styles in the district. Generally, the styles commonly seen in the Haggard Park Heritage District and that would be appropriate are:

   - National Folk and Folk Victorian
   - Craftsman, Tudor and Neo-Revivals which includes Victorian genre and Neo-Classical
   - Prairie
   - Minimal Traditional and Ranch
4. Upon approval of the structure's relocation by the Heritage Commission, the building shall be considered protected and contributing to the Haggard Park Heritage District and subject to review and approval as directed in the Heritage Preservation Ordinance.
5. Protected primary and secondary façades include the front façade and the front 75% of side façades and all of the cornerside façade. Refer to Chapter 3 for the standards for exterior rehabilitation.
6. The proposed placement for a relocated main building shall be consistent and compatible with the existing structures on the same block face and includes the setbacks, orientation, and spacing.

   a. A moved-in structure located on a 5,000-square-foot lot or similar size shall be a minimum of thirty feet (30) in width for one- and one-and-one-half-story structures, and thirty-five feet (35) for two-story structures.

   b. Inconsistent spacing and setback make the proposed placement of a relocated building inappropriate.

   c. If there are no buildings on the block face then the setback shall be within five feet (5) of the average of the block face adjacent to the block.

7. Foundations shall be consistent and compatible with other existing structures of the same style.
   a. Houses from the appropriate eras listed above and in Chapter 2 typically have raised pier-and-beam foundations.
   b. Concrete slab foundations are appropriate for post-WWII built structures.
   c. The foundation height and materials shall reflect what is typical of the style of the house and the district.
   d. Cementitious fiberboard siding (smooth not weathered) may be used on a building foundation in lieu of real wood.
8. It is appropriate to move historic accessory buildings and garages into the district if they are of similar age to the primary structure and are designed and constructed of materials found in the historic district. For example, a barrel-vaulted building or a metal building would not be appropriate as they are not found in the district.



The foundation and skirting of a moved building should be appropriate for its architectural style.



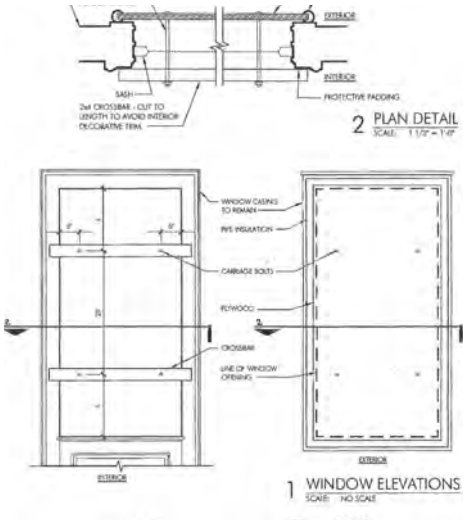
Moving the Collinwood house.



Building forms not found in Haggard Park, like this log cabin, are inappropriate to move into the district.



Architectural styles like this Mission-style building would not be appropriate to move into Haggard Park.



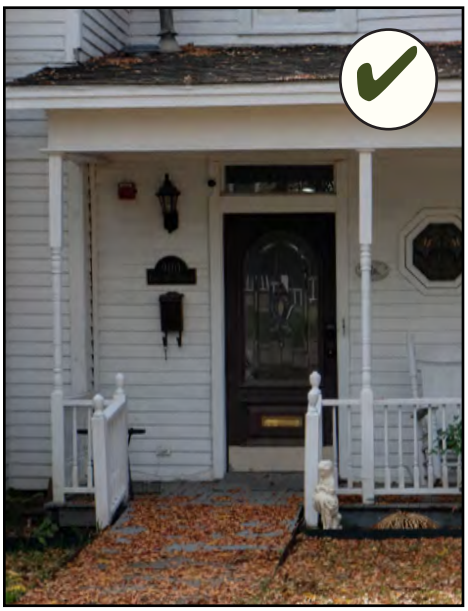
Window Boarding Detail

ADDITIONAL RESOURCES

NPS Moving Historic Buildings by John Obed Curtis

NPS Preservation Brief #31: Mothballing Historic Buildings

8.C Energy Efficiencies and New Technologies



Operable transoms and high porch ceilings were designed to help heat escape.



In the Haggard Park Heritage District, porches historically provided a comfortable living space in pre-air conditioned summers.



Maintain and repair historic windows to retain energy efficiency. Weather-stripping may be added to improve efficiency.

Historic preservation is inherently "green" and sustainable. The National Park Service and other organizations state that "the greenest building is the building that is already built." Preservation encourages keeping and maintaining original architectural features. Design standards incorporate the tenets of reuse and maintenance, preserving historic buildings and sites and, therefore, protecting existing resources from depletion. Preservation's overall focus on the aesthetic and cultural significance of historic buildings is expanding to highlight the inherent energy-efficient values of such properties as well.

1. Buildings constructed before World War II were designed, constructed, and sited to achieve optimum ventilation, insulation, and use of daylight. This was achieved with design elements such as operable windows to create air flow, cross ventilation, and passive solar heat in the winter. Operable transoms and high ceilings both allowed the escape of hot air. Porches shaded the front portion of the house and provided a comfortable living space in pre-air conditioned summers.
2. New technologies for energy efficiency are strongly encouraged in the district but should not negatively impact the integrity of the structure.
3. Studies have shown that there are methods to improve energy efficiency that are non-invasive and maintain historic features such as windows and doors. Using window and door films that are designed to reduce infiltration of UV and heat is recommended so long as they are not dark tinted. Interior treatments such as blinds and curtains are also effective. As new technologies are tried and tested, it is important that they leave no permanent negative impacts to historic structures. The reversibility of their application will be a key consideration when determining appropriateness.
4. Strategies include addition of attic and foundation insulation, installation of more efficient cooling and heating systems, and interior storm windows. Furthermore, repairing historic windows, including adding weather stripping, can help improve energy efficiency. These measures can improve energy efficiency significantly, often at a lower cost than more drastic measures such as window replacement.
5. Adding a layer of insulation and new siding over the historic exterior of a building is not appropriate.
6. Removing existing historic windows in good condition for higher efficiency modern windows is not appropriate. Alternate methods, such as storm windows on the interior, should be used.
7. Solar energy devices, as defined by Texas Tax Code section 171.107
    a. No solar energy device may be installed on a single-family house or a separate living unit in a duplex, a triplex, a quadplex, or other small commercial utility customer, as defined by section 39.202(o) of the Texas Utilities Code, except for on the roof of a structure or in a fenced yard or patio owned and maintained by the property owner requesting installation of a solar energy device.
    b. Solar energy devices shall be designed to conform with the slope of the roof, the top edge must be parallel to the roofline, and the installations shall not extend higher than the roofline.
    c. Solar energy devices should not be located on front rooflines, unless it can be demonstrated that they would produce at least 10 percent more energy than if located on the side or rear rooflines.

d. Any frame, support bracket, or visible piping or wiring of a solar energy device must match the surrounding roof materials to the extent the City can require such matching by law.

e. Solar energy devices located in a fenced yard or patio shall not be taller than the fence line.

f. No solar energy device may be installed in a manner that voids material warranties.

8. Rainwater collection systems shall be located on the side or rear of the house and not along the front façade.

9. Wind power systems shall be located to the rear of the site or to the rear of new additions. The color of the turbine shall be muted and free from graphics.



Install solar panels on the same plane as the roof with compatible colors.



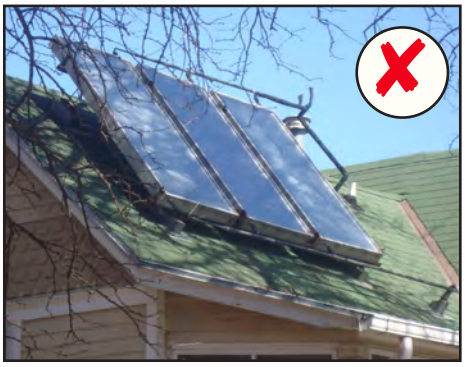
Storm windows can help reduce air movement into and out of existing windows, reducing heating and cooling costs.



Operable windows allow for passive cooling and air circulation while saving energy.



Installing solar panels on the front façade of the building, visible from the public street, is inappropriate for the heritage district.



Photovaltaic installations shall be installed flat on the slope of the roof.



Weatherstripping can help seal air leaks in areas of your home, such as doors, windows and attic access points.



Transoms allow passage of air and light between rooms even when doors were shut.



Rainwater collection systems shall not be located along the front façade of a historic building.

8.D Accessibility



Locate ramps at the side of the main building.



The ADA ramp at the rear of the Saigling House is appropriate for the heritage district.



Ramps that obscure character-defining features of the main building are inappropriate for Haggard Park.



It is inappropriate to install ramps in the front of the primary building.

Accessibility to a building by those with disabilities is necessary. Care shall be taken not to damage or make inappropriate alterations to the visual characteristics of a building and site. Most historic buildings in the Haggard Park Heritage District are built with a pier and beam foundation that raises the first floor significantly off the ground; this requires an accessible ramp, often of great length. The intent of the standards is to minimize the impact of accessibility on the protected façades of the main building. Such structures are often temporary in nature and shall be considered as temporary additions.

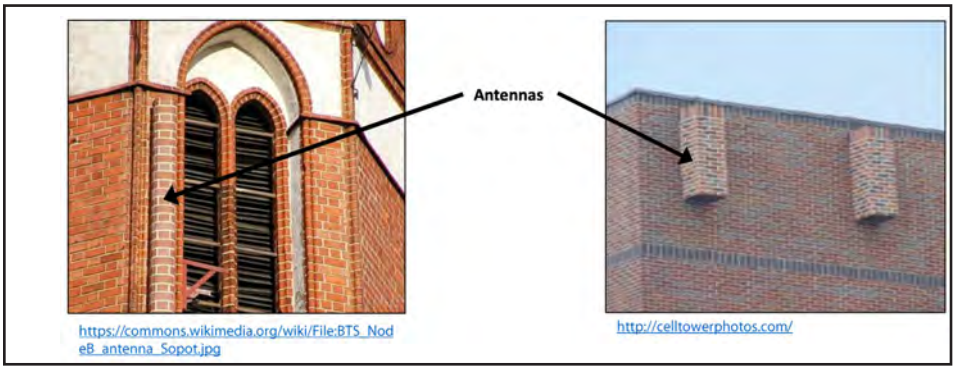
It is important to provide legally accessible infrastructure in the public realm. Accessibility adds to the pedestrian nature of the neighborhood.

1. Accessibility requirements for infrastructure including sidewalks and other public spaces shall be met in such a way as to be compatible with the character of the district and the overall infrastructure of the neighborhood.
2. With new construction, there is the ability to more easily integrate accessibility into the design. (see Chapter 4)
3. Identify the historic building's character-defining spaces, features, and finishes so that accessibility required work will not result in their damage or loss.
4. Meet accessibility requirements in such a way that the historic site and its character-defining features are preserved. Locating ramps or other accessibility-related elements on the side or the rear façades should be appropriate.
5. The installation of a ramp or other accessibility-related elements shall not damage or obscure the character-defining features, materials, and finishes of the main building. If needed, introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance or porch.
6. Ramps, lifts, and other accessibility-related elements shall be attached in a manner as not to damage historic materials.
7. The design of ramps and other accessibility-related elements shall be appropriate to the style of the building, but without accurate period details.
8. Materials and features such as railings shall be appropriate while meeting the legal requirements for accessibility. Handrails and railings should be simple in design and should not have period or historic details.
9. The use of gently sloped ground and sidewalks to avoid the construction of ramps shall be appropriate, where possible.
10. Ramps and other accessibility structures shall be removed when no longer in use.

8.E Utilities

Utilities, such as mechanical equipment, dish antennas, small cell antennas, and security cameras can have an impact on the overall visual characteristics of the neighborhood and historic buildings.

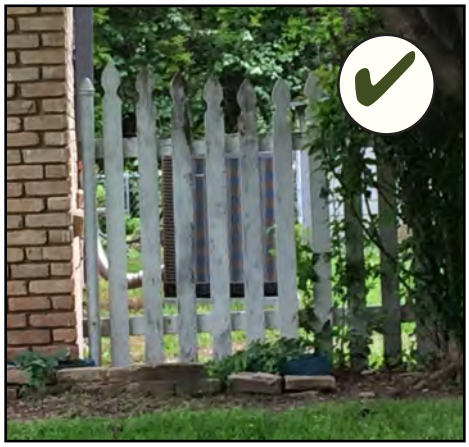
1. Mechanical equipment shall be generally located out of view from public streets and screened with landscaping. Inappropriate installation of mechanical equipment and other site or building accessories, such as satellite dishes, small cell antennas, and television receivers, can cause damage to historic materials and alter the visual characteristics of a building and neighborhood.
2. Mechanical equipment such as HVAC units shall be placed at the side or rear façades. When visible from the street, appropriate landscaping is encouraged to screen such equipment or accessories.
3. When mechanical equipment is attached to the exterior wall, historic exterior wall material should be minimally affected. The top of the equipment should be mounted below four foot six inches (4'-6") so that it may be hidden behind a fence. For masonry walls, all attachments should anchor into the mortar rather than the masonry unit.
4. Satellite dishes, energy conservation equipment, and similar utility related building accessories, shall be located on non-protected secondary and tertiary façades or on ancillary structures or new additions, and shall not obscure significant views of protected façades.
5. Satellite dishes, other types of panels, and similar equipment shall be installed flat and not alter the slope of the roof. Installation of panels shall be reversible and not damage the historic integrity of the property or district.
6. Security systems shall be located on non-protected secondary and tertiary façades or on ancillary structures or new additions and shall not obscure significant views of protected façades.
7. When mounting security cameras place them on soffits, porch ceilings or other discrete locations to minimize their visible impact on the front façade.



Examples of flush mounted antennas from the City of Plano's Small Cell Manual.

CITY OF PLANO SMALL CELL MANUAL

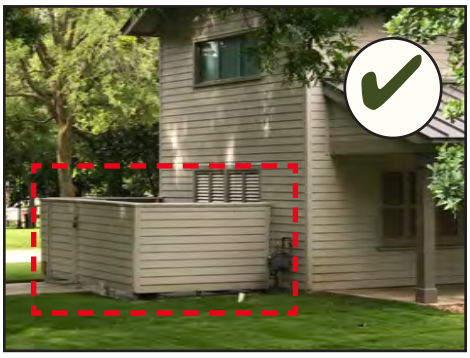
Refer to the City of Plano's Small Cell Manual for additional information here: Manual Weblink



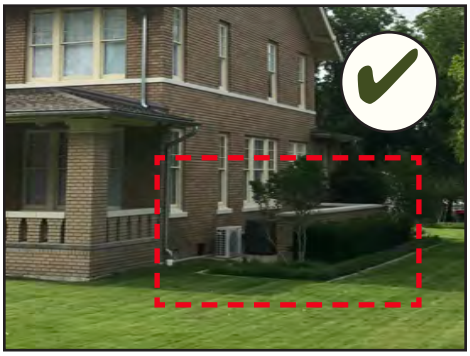
Screen HVAC systems and mechanical equipment from view from the public right-of-way.



Exposed HVAC units are inappropriate for Haggard Park.



Screen HVAC systems and mechanical equipment from view from the public right-of-way.



Screen HVAC systems and mechanical equipment from view from the public right-of-way.

8.F Lighting



Retain historic light fixtures, where possible, and install compatible, appropriate fixtures, where needed.



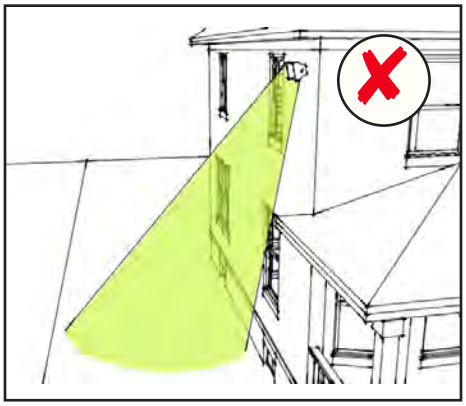
This lantern is appropriate for a Craftsman-style house in the Haggard Park Heritage District.



This lighting is pointed away from the house and is inappropriate for the heritage district.

Historic light fixtures are typically accent features that may incorporate a special material, finish, or design that provides variety and interest to the neighborhood. Each style of building uses characteristic styles of lighting, and it is important to maintain appropriate designs for these elements.

1. Historic light fixtures should be retained.
2. Replacement or new light fixtures shall be appropriate to the style of the building. Outdoor lighting shall be appropriate in design, material and scale, and should enhance the structure. For example: A Colonial Revival light fixture is not appropriate on a Victorian style house.
3. Lights should be located appropriately to avoid shining onto the adjacent property.
4. Lights should be shielded so that there is not a glare on adjacent properties and the light does not bleed beyond the property lines.
5. Ambient lighting provides a wash of general illumination on a porch. Since the emphasis of ambient lighting is the illumination rather than the fixture, all ambient lights should be small, unobtrusive, and as discreetly installed as possible. Examples of unobtrusive lights include recessed lighting on porch ceilings, or lights shining through soffit vents.



Lighting shall not shine onto adjacent properties.



Appropriate lighting shall only shine directly onto the property which they are attached.



APPENDIX

The Appendix includes additional information to supplement the design standards including a list of definitions for terms used throughout the document, a maintenance and repair guide for routine preservation of historic buildings, documentation of the public outreach and preparation of the standards, and a bibliography of sources referenced for the document. Please refer to the Heritage Preservation Ordinance for additional definitions.

APPENDIX CONTENTS

A	*Glossary of Terms*	170
B	*Maintenance and Repair Guide*	174
C	*Design Standards Preparation and Public Outreach*	179
D	*Bibliography*	191

A. Glossary of Terms



1. **ADDITION** means construction that increases the size of the original structure by building, outside of the existing walls and/or roof. Additions can be either horizontal or vertical.
2. **ALTERATION** means an act that changes one or more of the exterior architectural features of a structure or its appurtenances, including but not limited to the erection, construction, reconstruction, or removal of any structure or appurtenance.
3. **APPROPRIATE** means typical of the historic architectural style, compatible with the character of this property or district, and consistent with these preservation criteria.
4. **ARCHITECTURAL STYLE** means a category of architecture of similar buildings distinguished by similar characteristics of construction, design, materials, etc.
5. **AWNING** means a roof-like cover extending over a window or door, intended to provide the pedestrian protection against sun, rain, and wind. Awnings are usually made of soft canvas or other fabric and may be fixed or adjustable.
6. **BOARD AND BATTEN** means a type of wall cladding for wood frame houses where applied boards are closely spaced, usually placed vertically, the joints of which are covered by narrow wood strips.
7. **CANOPY** means a projecting roof structure that shelters an entrance to a building.
8. **CHARACTER-DEFINING FEATURE** means those important architectural materials or features that constitute the building's historic significance as determined by the local Historic Preservation Officer or the Heritage Commission. Character-defining features may include a historic building's form, materials, features, craftsmanship, decorative details, as well as its site environment. The aggregate of distinctive qualities, attributes, or features that make up and distinguish a particular structure, neighborhood, street, etc. from another.
9. **CLADDING** means a covering or coating on a structure or material on the outside skin of a building. It is used to provide thermal insulation and weather resistance, and to improve the appearance of buildings.
10. **COLUMN** means a slender upright structure, generally consisting of a cylindrical shaft, a base and a capital; pillar. It is usually a supporting or ornamental member in a building.
11. **COMPATIBLE** means a design or use that maintains the historical appearance of a building and does not require irreversible alteration.
12. **CONSTRUCTION** means the act or business of building a structure or part of a structure.
13. **DETERIORATE** means to diminish or impair in quality, character, function, or value, also to fall into

decay or ruin.

14. **DISTRICT** means a heritage district within the City of Plano.
15. **DOOR FRAME** means the part of a door opening to which a door is hinged. A door frame consists of two vertical members called jambs and a horizontal top member called a lintel.
16. **DOUBLE-HUNG SASH WINDOW** means a window with two parts (sashes) that overlap slightly and slide up and down within a frame.
17. **ENTRY** means a door, gate, or passage used to enter a building.
18. **ERECT** means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
19. **FAÇADE** means any exterior face or elevation of a building.
20. **FASCIA** means a flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.
21. **FENCE** means a structure, typically of wood/metal, or hedgerow that provides a physical barrier, including a fence gate.
22. **FENESTRATION** means the proportion and size of window and door openings and the rhythm and order in which they are arranged.
23. **FORM** means the size, shape, and massing of a building.
24. **FRAME** means a window or door component. See window/door parts.
25. **GLAZING** means fitting/securing glass into windows and doors.
26. **HEADER** means the top horizontal member over a door or window opening.
27. **HEIGHT** means the vertical distance from the average grade level to the peak of the roof or the measurement from base to top of a window or door.
28. **HERITAGE OVERLAY** means the City of Plano Heritage Overlay zoning district.
29. **HISTORIC** means a property, building, element or material that dates either to the original construction date or to some later but important alternation date that is consistent with the historic designation of the site or historic significance for the historic district.
30. **IN-KIND** means in the same manner and material.
31. **INFILL CONSTRUCTION** means construction on property between or adjacent to existing buildings.
32. **INTEGRITY** means a measure of the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period in comparison with its unaltered state.
33. **INTERIOR SIDE FAÇADE** means a façade not facing a street or alley.
34. **INTERIOR SIDE FENCE** means a fence not adjacent to a street or alley.
35. **INTERIOR SIDE YARD** means a side yard not abutting a street or alley.
36. **LANDSCAPE** means the whole of the exterior environment of a site, district, or region, including landforms, trees, and plants.
37. **LOT** means a surveyed parcel of land that fronts on a public street, especially of a size to accommodate an individual building.
38. **MAIN BUILDING** means the main residential or commercial building on the site.
39. **MAINTENANCE** means the work of keeping something in proper condition; upkeep. Activities required or undertaken to conserve as nearly, and as long, as possible the original condition of an asset or resource while compensating for normal wear and tear. The needed replacement of materials is done in-kind.
40. **MASS/MASSING** means the physical size and bulk of a structure. A building's massing is derived from the articulation of its façade through the use of dormers, towers, bays, porches, steps, and other projections. These projections significantly contribute to the character of the building and, in town, the character of a street.
41. **MASONRY** means construction materials, typically bound together by mortar, such as stone, brick, concrete block, or tile.
42. **MATERIAL** means as related to the determination of integrity of a property, material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.
43. **MODIFY or MODIFICATION** means to make changes to an existing structure.
44. **MODULE** means the appearance of a single façade plane, despite being part of a larger building. One large building can incorporate several building modules.
45. **MULLION** means a wide upright bar dividing two window units within a frame.
46. **MUNTIN** means a strip of wood or other material that separates lights or panes of glass within a window sash.
47. **NEW CONSTRUCTION** means the act of adding to an existing structure or erecting a new primary building or accessory structure or appurtenances to a structure, including, but not limited to, buildings, extensions, outbuildings, fire escapes, and retaining walls.
48. **ORDINARY MAINTENANCE AND REPAIR** means any work

meant to prevent and/or correct deterioration, decay, or damage, including repair of damage caused by fire or other disaster and which does not result in a change in the existing appearance, dimensions, design, configuration, color, texture, visual appearance, and materials of a property.

49. **ORIENTATION** generally refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; it should face the street.

50. **ORIGINAL** means belonging or pertaining to the origin or beginning of something, or to a thing at its beginning.

51. **PORCH** means a covered and floored area of a building, especially a house, that is open at the front and usually the sides.

52. **PORTE COCHERE** means a roofed structure covering a driveway at the entrance or side of a building to provide shelter to those entering or leaving a vehicle.

53. **POST** means a piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar; pole.

54. **PROPERTY** means the area of land containing a single historic resource or a group of resources.

55. **PROPORTION** means the dimensional relationship between one part of a structure or appurtenance and another. Façade proportions involve relationships such as height to width, the percent of the façade given to window and door openings, the size of these openings, and floor-to-ceiling heights. Often described as a ratio, proportions may be vertical (taller than wide), horizontal (wider than tall), or non-directional (equally tall and wide).

56. **PROTECTED** means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.

57. **REPAIR** means fixing a deteriorated part of a building, structure, or object, including mechanical or electrical systems or equipment, so that it is functional; may involve replacement of minor parts.

58. **REPLACEMENT** means to exchange a deteriorated element of a building, structure, or object with a new one that matches the original element as closely as possible.

59. **REPLICATION** means to accurately reconstruct an element of a building, structure or object using the original element as a model or mold.

60. **REPOINTING** means repairing existing masonry joints by removing defective mortar and installing new mortar.

61. **RETAINING WAL**L means a wall or structure to contain, or that either resists, some weight on one side or prevents the erosion of an embankment.

62. **ROW** or Right of Way means the land used for a transportation corridor such as a public street, alley, or railroad; typically owned by the government.

63. **RHYTHM** means the spacing and repetition of building façade elements, such as windows, doors, belt courses, and the like, which give an elevation its rhythm. The space between freestanding buildings in towns, as well as the height of roofs, cornices, towers, and other roof projections, establishes the rhythm of a street.

64. **SASH** means the part of a window that moves and holds glass panes together. The window sash fits inside the window frame.

65. **SCALE** means the relative proportion of a building to neighboring buildings, or of a building to a pedestrian observer.

66. **SETBACK** means the horizontal distance between a structure's vertical planes and a reference line, usually the property line.

67. **SIDE LIGHT** means a usually long fixed sash located beside a door or window; often found in pairs.

68. **SIDEWALK/PARK FURNITURE.** Any item used to embellish the façade of a building or the streetscape (including statues, planter boxes, pots or vases, benches, trash receptacles, art, or signs).

69. **SIDING** means the narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

70. **SIGN** means any device that uses letters, numerals, emblems, pictures, outlines, characters, announcement, trademark, logo, illustrations, designs, figures, or symbols for advertising purposes. The term "sign" shall also include any use of color such as bands, stripes, patterns, outlines, or delineations displayed for the purpose of commercial identification (corporate colors) that comprises more than twenty percent (20%) of any façade or visible roof face. This term shall also include all flags other than governmental flags.

71. **SILL** means the lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

72. **SITE** means the land on which a building or other feature is located.

73. **SIZE** means the dimensions in height and width of a building's face feature or material.

74. **SOLID-TO-VOID RATIO** means the proportion of window and door openings to wall surface area in the exterior wall of a building.
75. **STILE** means a vertical piece in a panel or frame, as of a door or window.
76. **STREETSCAPE** means the character of the street, or how elements of the street form a cohesive environment.
77. **STRUCTURE** means anything constructed or erected, on the ground or attachment to something having a location on the ground, including but not limited to buildings, gazebos, billboards, outbuildings, and swimming pools.
78. **VISIBILITY FROM A PUBLIC WAY** means able to be seen from any public right-of-way (street, alley or railroad), or other place, whether privately or publicly owned, upon which the public is regularly allowed or invited to be.
79. **VISUAL CONTINUITY** means a sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.
80. **WINDOW PARTS** means the moving units of a window, which are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions.
81. **YARD, FRONT** means the area that lies between the established front building line of the principal building and the front lot line.







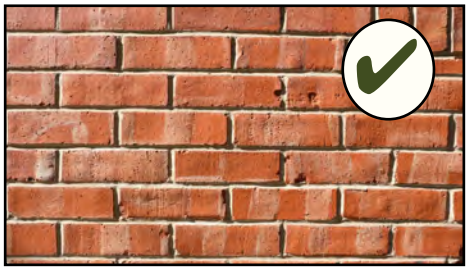
EXTERIOR WALL MATERIALS



Non-historic paint coatings and water repellent treatments are inappropriate for historic masonry.



Covering historic masonry can cause damage to the underlying historic material.



Repoint missing or deteriorated joints with an appropriate, compatible mortar.

Exterior walls may be constructed of or clad in durable materials, such as natural or manufactured masonry, wood, stucco, asbestos, or even metal. Regular maintenance of historic building materials is essential to long-term preservation. When possible, these materials should be repaired in-kind, with a material that is similar in look and composition, rather than replaced when damaged or deteriorated.

MASONRY

Masonry refers to a type of building construction that consists of separate, individual units laid in rows, stacked on top of one another, and held together by mortar (a mixture of water, sand or gravel, and cement or lime). It can be structural or decorative. Masonry can be natural, such as limestone or granite, or it can be man-made, such as brick or concrete blocks. When maintained properly, masonry is a durable material; however, inappropriate repair, mortar, or cleaning can rapidly deteriorate the material.

MAINTAINING EXTERIOR MASONRY

- Do not paint historic masonry, and avoid applying water-repellent coatings or sealants.
- Historic masonry should not be coated or covered with any additional materials.
- Repoint missing or deteriorated masonry joints with a mortar that matches the historic in strength, composition, color, and texture, per guidance in NPS Preservation Brief #2 (See Additional Resources). It should look the same as the existing mortar and be as soft or softer than original.
- Never use Portland cement to patch or repoint historic masonry as it is too hard and can damage the historic material.
- If any masonry units need to be replaced, the replacement material should match existing historic in size, color, texture, and composition.

- Cleaning masonry should only be undertaken to stop active deterioration or remove significant soiling. If cleaning is necessary, start with the gentlest means possible, typically low-pressure water (like a garden hose) with a soft bristle brush. Any additional cleaning products should be appropriate for historic masonry and should be tested prior to application. Test products in an inconspicuous location and wait to observe any adverse effects (such as change in color, texture, or gloss). Cleaning may not make masonry look like new. Avoid abrasive or mechanical cleaning with power washers, wire wheels, or similar tools. See NPS Preservation Brief #1 for additional cleaning guidance.

WOOD

Wood siding was commonly used on historic building exteriors, especially on historic buildings. It was typically coated in paint. Coatings are important in preserving historic wood as exposed wood can deteriorate from exposure to sun, water, and environmental conditions.

MAINTAINING EXTERIOR WOOD SIDING

- Maintain existing paints and coatings to prevent the wood siding from being exposed to wind, sun, and rain. See NPS Preservation Brief 47 (See Additional Resources) for additional information on maintaining wood siding on building exteriors.
- Avoid excessive exposure to water by maintaining gutters, downspouts, and drainage; keeping sprinklers from hitting the building; and keeping vegetation away from the wood siding.
- When repainting, prepare, prime, and spot paint as needed. Avoid stripping existing exterior paints as it can damage the wood siding. Remove loose paint by hand and sand the surface to prepare the surface for new paint. Preparation and a paint compatible with the existing is essential to lasting exterior paint. See National Park Service Preservation Brief 47 (See Additional Resources) for additional information on maintaining wood siding on building exteriors.

MAINTAINING OTHER SIDING MATERIALS

- Maintain existing paints and coatings.
- Deteriorated siding should be repaired, rather than replaced, with materials compatible in color, texture, and composition.
- If siding requires cleaning due to heavy soiling or to halt deterioration, start with the gentlest means possible, typically low-pressure water (like a garden hose) and a soft bristle brush. If cleaning chemicals are required, test in an inconspicuous location first. See NPS Preservation Brief 1 and 47 (See Additional Resources) for additional guidance on cleaning and maintaining historic exteriors.



Maintain existing paint coatings on exterior wood to prevent exposure to wind, sun, and rain.



Avoid stripping exterior paints as it can cause damage to the wood siding.

ADDITIONAL RESOURCES

NPS Preservation Brief #1: Cleaning and Water-Repellent Treatments

NPS Preservation Brief #2: Repointing Mortar Joints

NPS Preservation Brief #10: Exterior Paint Problems on Historic Woodwork

NPS Preservation Brief #37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing

NPS Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings

ORNAMENTATION



Maintain coatings on metal to prevent corrosion.



Wood should always be treated and kept in good order (including paint, stain, nailing, etc.).



Maintaining wood ornamentation retains key character-defining features of a structure.

Ornamental elements on historic buildings in Plano are typically made of wood. They may be carved or molded and are likely painted or coated.

METAL ORNAMENTATION MAINTENANCE

- If metals are painted, the paint coating should be retained as metal may rust when exposed to air and water. If metals are not painted, which is common with sheet metals, they should be left unpainted.
- Avoid abrasive cleaning methods, such as wire wheels or pressure washing.
- Clean with the gentlest, least abrasive method possible, usually low-pressure water (like a garden hose) and a soft bristle brush. Avoid chemical cleaners unless they are appropriate for historic metals. Any cleaners should be tested in an NPS Preservation Brief 1 inconspicuous area and observed for adverse effects (such as change in color, texture, or gloss) per NPS Preservation Brief 1 (See Additional Resources).

WOOD ORNAMENTATION MAINTENANCE

- Maintain existing paints and coatings to prevent the wood elements from being exposed to wind, sun, and rain.
- Avoid excessive exposure to water by maintaining gutters, downspouts, and drainage; keeping sprinklers from hitting the building; and keeping vegetation away from the wood elements.
- When repainting, prepare, prime, and spot paint as needed. Avoid stripping existing exterior paints, as it can damage the wood ornamentation. Remove loose paint by hand and sand the surface to prepare the surface for new paint. Preparation, and a paint compatible with the existing, is essential to lasting exterior paint. See NPS Preservation Brief 47 (See Additional Resources) for additional information on maintaining wood siding on building exteriors.
- If wood is deteriorated or has areas of decay, selective repair with dutchman patches or wood epoxy may be appropriate.

ROOFING

Sloped roofs may be clad in composition shingles, slate, metal or other durable materials. Roofing requires routine inspection and regular maintenance.

ROOF MAINTENANCE

- Inspect roof materials regularly as part of regular maintenance, looking for loose elements, debris in gutters or downspouts, deteriorated flashing or connections, evidence of water intrusion or leaks, vegetation in contact with the roofing, ponding water, or other unusual conditions. Preventing water intrusion is important to roof maintenance and regular inspection can address issues early on.
- Trim adjacent vegetation. Regularly clean gutters and downspouts. Check and re-secure flashing. Re-secure or replace loose materials, including shingles, in-kind to match existing color, texture, size, and profile. See NPS Preservation Brief 47 (See Additional Resources) for additional information on routine roof maintenance



Regularly clean gutters and downspouts.

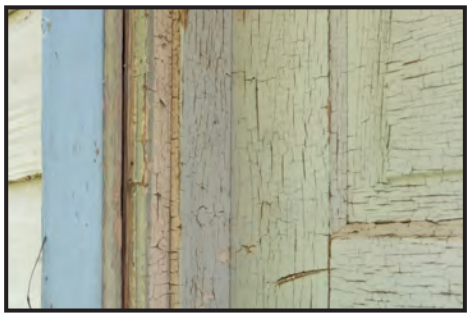


Replace or resecure loose roof materials to ensure long-term preservation.

ADDITIONAL RESOURCES

NPS Preservation Brief #4: Roofing for Historic Buildings

WINDOWS, DOORS, AND PORCHES



Regularly maintain wood windows, doors, and porches with appropriate repainting techniques.



Maintain gutters to avoid excessive exposure of wood elements with water.

ADDITIONAL RESOURCES

NPS Preservation Brief #9: The Repair of Historic Wooden Windows

NPS Preservation Brief #10: Exterior Paint Problems on Historic Woodwork

NPS Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows

NPS Preservation Brief #33: The Preservation and Repair of Historic Stained and Leaded Glass

NPS Preservation Brief #45: Preserving Historic Wood Porches

NPS Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings

Historic windows, doors, and porches are typically made of wood and glass. These materials may require repair and/or selective replacement over time.

WOOD MAINTENANCE

- Maintain existing paints and coatings to prevent the wood elements from being exposed to wind, sun, and rain.
- Avoid excessive exposure to water by maintaining gutters, downspouts, and drainage; keeping sprinklers from hitting the building; and keeping vegetation away from the wood elements.
- When repainting, prepare, prime, and spot paint, as needed. Avoid stripping existing paints as it can damage the wood. Remove loose paint by hand and sand the surface to prepare the surface for new paint. Preparation, and a paint compatible with the existing, is essential to lasting exterior paint. See NPS Preservation Brief 47 (See Additional Resources) for additional information on maintaining wood on historic buildings.
- Wood Maintenance: If wood is deteriorated or has areas of decay, selective repair with dutchman patches or wood epoxy may be appropriate.

METAL MAINTENANCE

- If metals are painted, the paint coating should be retained as metal may rust when exposed to air and water. Repaint with a compatible paint, as needed. If metals are not painted which is common with sheet metals, they should be left unpainted.
- Avoid abrasive cleaning methods, such as wire wheels or pressure washing.
- Clean with the gentlest, least abrasive method possible, usually low-pressure water (like a garden hose) and a soft bristle brush. Avoid chemical cleaners unless they are appropriate for historic metals. Any cleaners should be tested in an inconspicuous area and observed for adverse effects (such as change in color, texture, or gloss), per NPS Preservation Brief 1 (See Additional Resources).

GLASS MAINTENANCE

- Most glass elements, other than painted glass, can be cleaned with water alone.
- Avoid abrasive, acidic, or most household cleaners on historic colored or stained glass.



These design standards were prepared in collaboration with City of Plano staff and with input from a Stakeholder Committee, the general public, and the City of Plano Heritage Commission through six (6) meetings held virtually, in-person, and/or as a hybrid format between November 2020 and August 2021. The process culminates in a City Council meeting in September 2021. The schedule of meetings are as follows:

- November 11, 2020: One-on-one interviews with City staff, Council members, Heritage Commission Chair, HPHD property and business owners (Virtual)
- November 11, 2020: Stakeholder Committee Meeting (Virtual)
- January 13, 2021: Public and Heritage Commission Meeting (Virtual)
- January 14, 2021: Stakeholder Committee Meeting (Virtual)
- April 21, 2021: Stakeholder Committee and Public Meeting (In-Person and Virtual Meetings)
- June 21, 2021: Stakeholder Committee and Public Meeting (In-Person Meetings)
- July 27, 2021 : Heritage Commission Meeting (Virtual)
- August 3, 2021: Stakeholder Committee Meeting (Virtual)
- August 24, 2021: Heritage Commission meeting (In-Person Meeting)
- September 13, 2021: City Council Meeting

The purpose of the meetings was to gain initial feedback from the community and provide updates on drafts. The January, April, and June meetings were video-recorded and posted on the City of Plano website for later reference by the public. Each draft was also posted on the City of Plano website to allow additional members of the public and stakeholders unable to attend meetings to provide feedback.

As part of public outreach and engagement during the design standards development project, the project consultants also conducted the following activities:

- November: Individual (virtual or in person) interviews of City staff, members of the stakeholder committee, and other relevant parties, as identified by City of Plano staff
- January: Survey presented during the virtual meetings with a tracked poll and posted on the City of Plano website

C. Design Standards Preparation and Public Outreach

City of Plano staff organized a group of stakeholders and additional parties to partake in interviews at the beginning of the project. Individual interviews were conducted in person and virtually over Zoom on November 11 and 12, 2020. The interviews focused on:

- Understanding the committee and community's need for updating the standards. What are we trying to accomplish with the design standards?
- Understanding the present state of the community and why a design standard update is needed.
- What are the citizen's expectations of the process? What do the consultants and the committee need to do to ensure the process moves ahead to a positive outcome?

Interviewees were given an opportunity to provide additional feedback. Findings from the interviews were compiled and presented in a January 2021 stakeholder meeting.



Interview highlights presented at the January 2021 stakeholder meeting.

JANUARY 14, 2021 MEETING

In January 2021, a virtual Heritage Commission and public meeting was held. Results from the November 2020 interviews were presented and a survey was given to attendees in order to understand the community needs and preferences. The survey was then posted on the City of Plano website for the public to access and respond to.



January 14, 2021 Virtual (Zoom) Heritage Commission Meeting



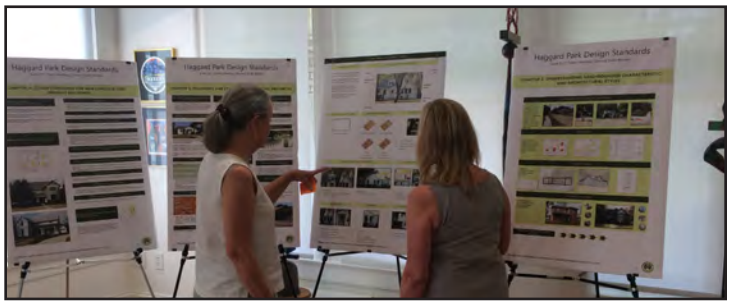
APRIL 21, 2021 STAKEHOLDER AND PUBLIC MEETINGS



April 21, 2021 Virtual (Zoom) Stakeholder Committee and Public Meeting

April 21, 2021 meetings for stakeholders and the public were held to present an update on the project process and on the draft. Both groups were given a chance to ask questions and provide feedback.

JUNE 21, 2021 STAKEHOLDER AND PUBLIC MEETINGS



On June 21, 2021, in-person meetings were held at the Saigling House for stakeholders and the public. A virtual meeting was simulcast for the public meeting.

Haggard Park Heritage District Design Standards Update
Public Meeting

What Happens Next?

The feedback collected at the Monday, June 21 meeting will be used to create a final draft of the design standards. This draft will be presented to the Heritage Commission and then the City Council. A public hearing will take place at both meetings.

Stay tuned to the Commission and Council's agendas to find out when the design standards will be reviewed.

Review the 2nd Draft



Questions?
If you have questions about this project, contact Bhavesh Mittal or Steve Sims at 972-941-7151.



Haggard Park Heritage District Design Standards Update
Provide Your Comments by Friday, June 25

We're nearing the end of the project to update the Haggard Park Heritage District Design Standards. Please attend the hybrid meeting to review the pre-final draft as well as provide comments, suggestions and ask questions.

Hybrid Meeting
Monday, June 21
6 p.m.

In-person at
Saigling House
902 E.16th Street
Or
Register to Participate Online

After the meeting, the presentation will be available online.

Comments on the draft will be accepted until Friday, June 25. Email comments to Post Oak Preservation Design Standards.

You have received the Haggard Park Heritage District Design Standards Update because you are subscribed to our Haggard Park Heritage District email list or you participated in the 2018 Haggard Park Survey.

Unsubscribe at any time through the link at the bottom of this email.

City of Plano

Haggard Park Heritage District Design Standards Update
Public Meeting

Mark Your Calendar

We're nearing the end of the project to update the Haggard Park Heritage District Design Standards! Join us for a hybrid meeting to discuss comments and questions about the second draft of the design standards.

Monday, June 21
6 p.m.

Hybrid Meeting Options
In-person At
Saigling House
902 E.16th Street
Or
Register To Participate Online

The second draft will be available online by Friday, June 18.

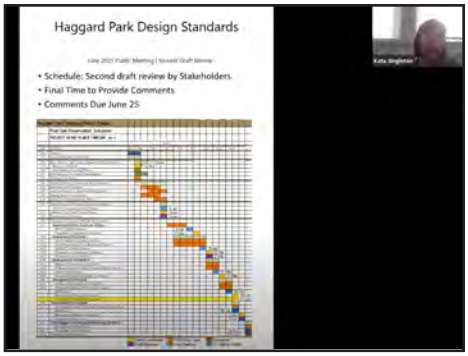


You have received the Haggard Park Heritage District Design Standards Update because you are subscribed to our Haggard Park Heritage District email list or you participated in the 2018 Haggard Park Survey.

Unsubscribe at any time through the link at the bottom of this email.

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June 21, 2021 Hybrid Virtual (Zoom) and In-Person Public Meeting



June 21, 2021 Hybrid Virtual (Zoom) and In-Person Public Meeting

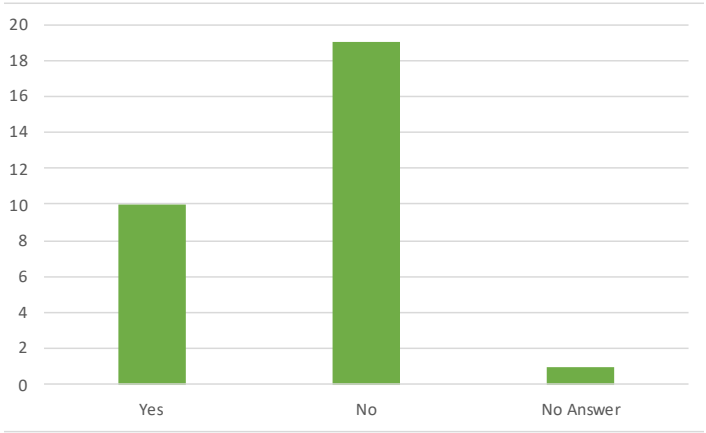
C. Design Standards Preparation and Public Outreach: Survey



The project consultants developed a survey with questions relating to residential, commercial, and landscape within the Haggard Park Heritage District in order to start the conservation about what should be included in the standards and understand the tolerances of the neighborhood. Twenty-seven (27) questions and accompanying graphics were developed for the survey. The survey was first presented at the January 14, 2021 virtual meeting to the Heritage Commission and Stakeholders. Meeting participants had the opportunity to take the survey via Google Meet poll and the results were recorded. The presentation video recording, content, and the survey were posted on the City of Plano website for several weeks to give additional community members an opportunity to participate. A total of thirty (30) surveys were completed. The questions and responses are included on the following pages.

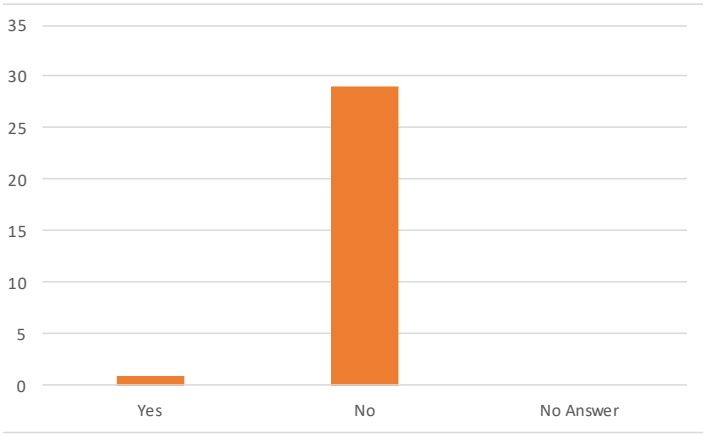
Is the scale (size) of this infill house appropriate?





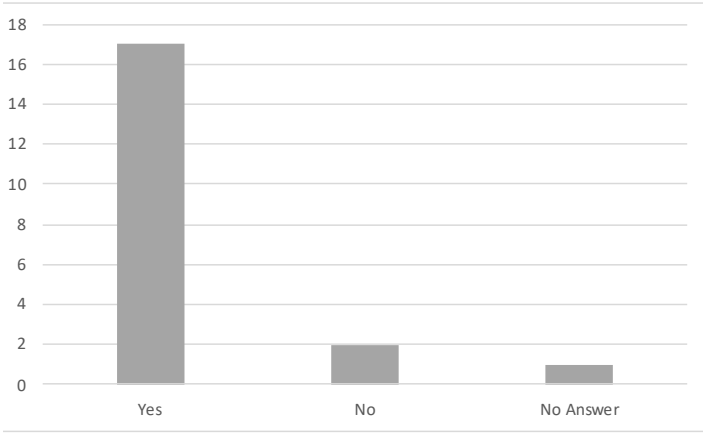
Is the style of this infill house appropriate?





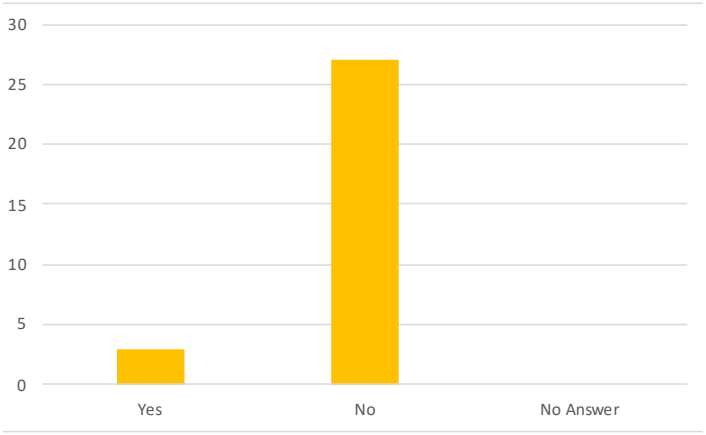
Is the style of this similar house appropriate?





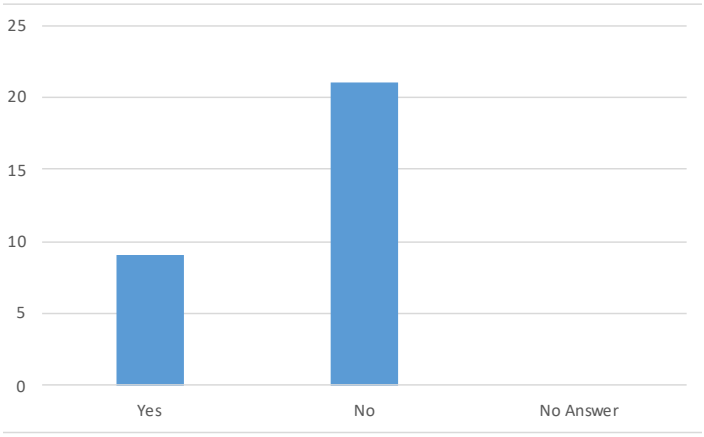
Is the style of this contemporary infill house appropriate?





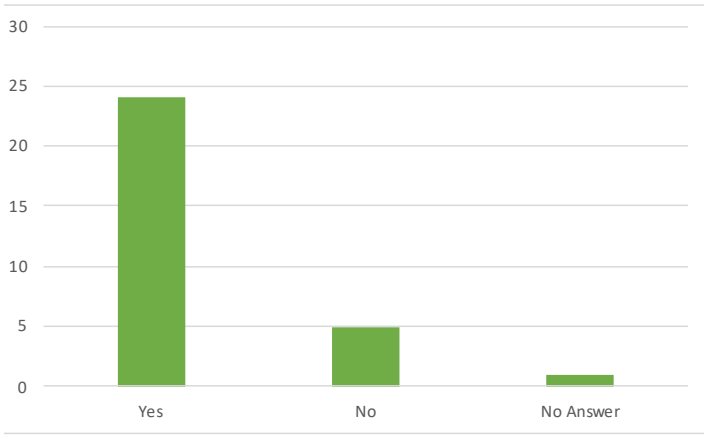
Is the style of this contemporary backyard cottage appropriate?





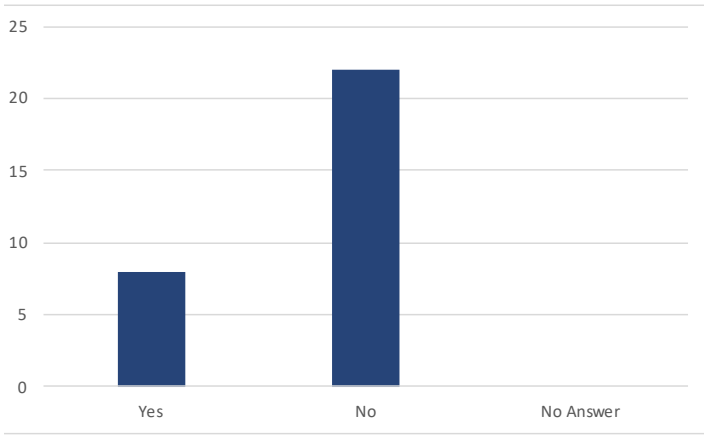
Is the style of this farmhouse backyard cottage appropriate?





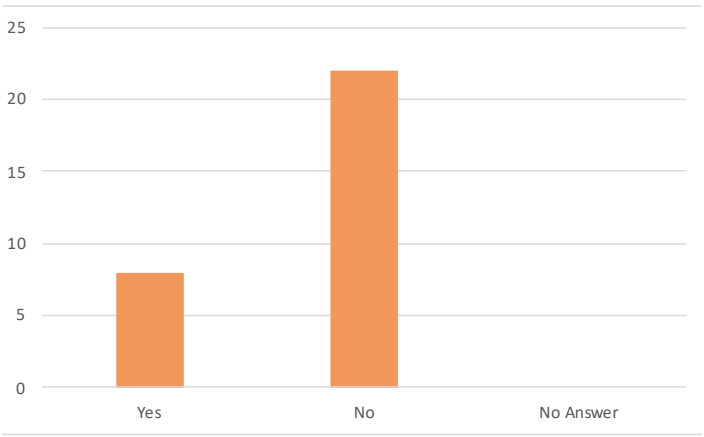
Is the scale of this backyard cottage appropriate for a lot with a one-story house?





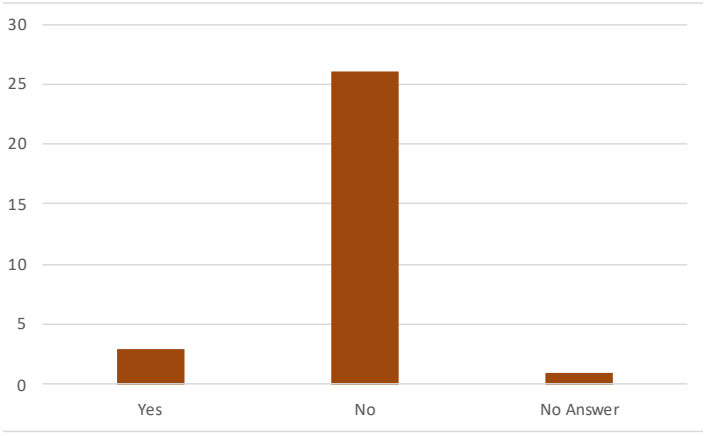
Are two backyard cottages appropriate for one lot?





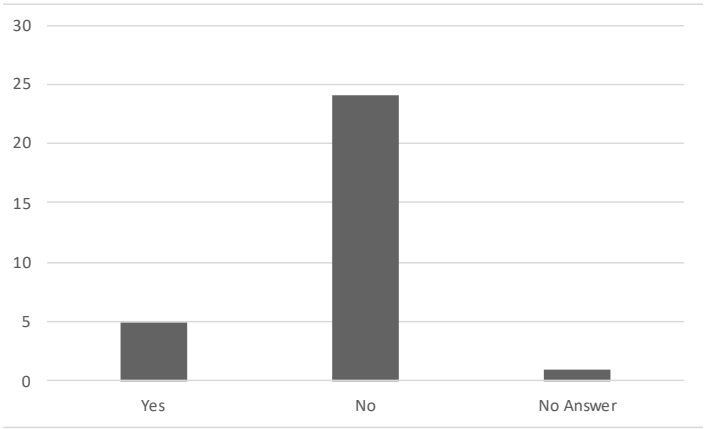
Is the style of this landscaping appropriate for Haggard Park?





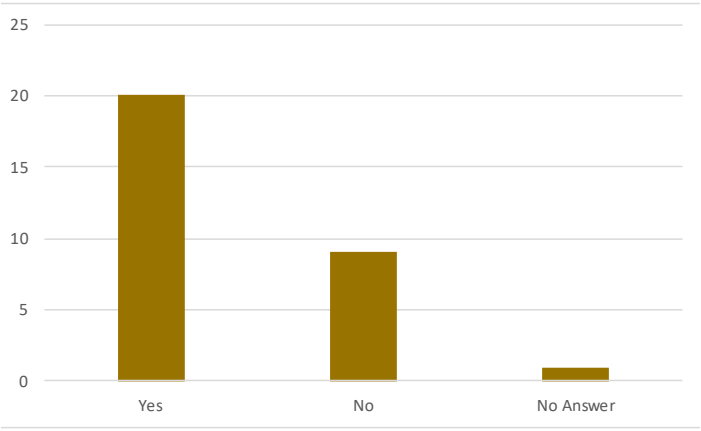
Is the wall feature and style of this landscaping appropriate for Haggard Park?





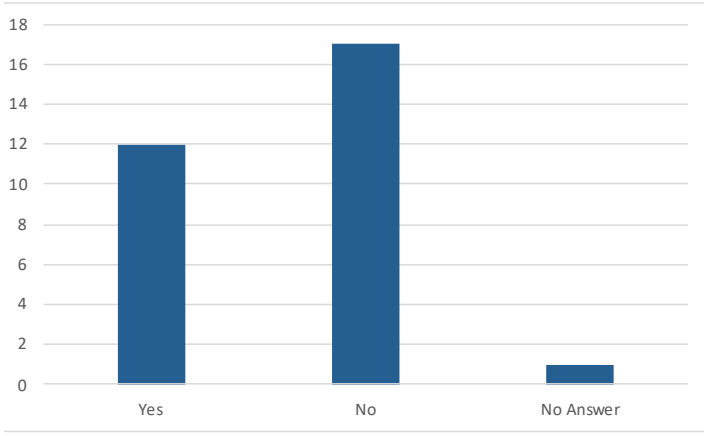
Is the scale of this bungalow court appropriate for one lot?





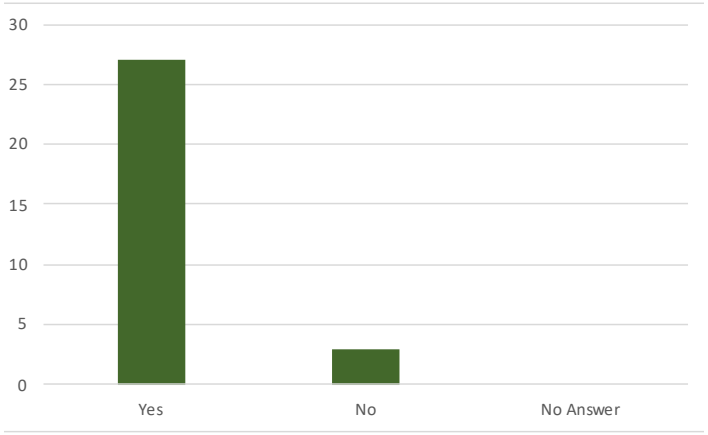
Is the scale of this contemporary development appropriate for this lot?





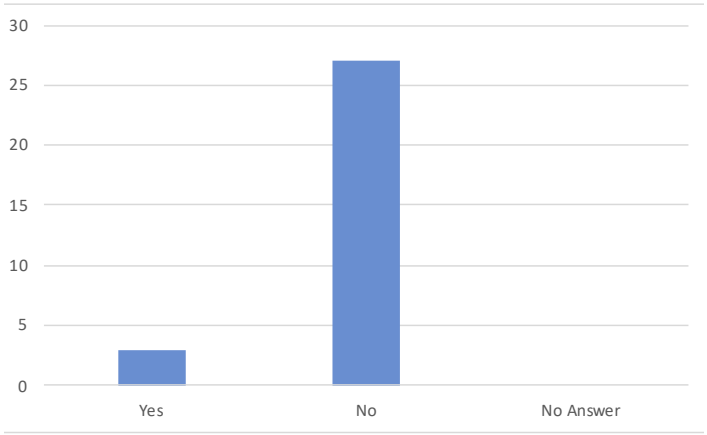
Are two houses appropriate for a large corner lot?





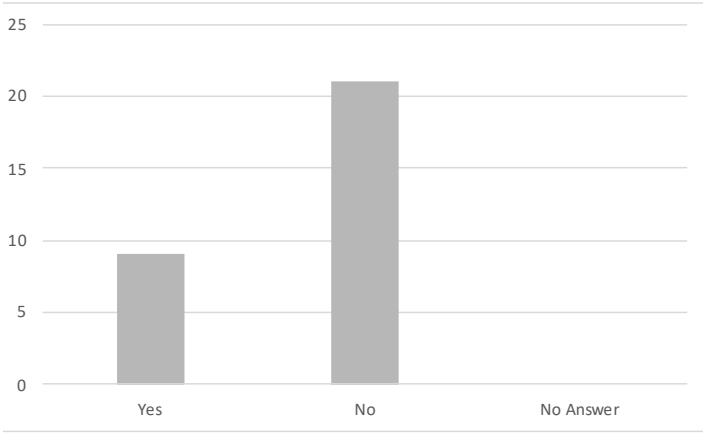
Are multiple houses appropriate for a large corner lot?





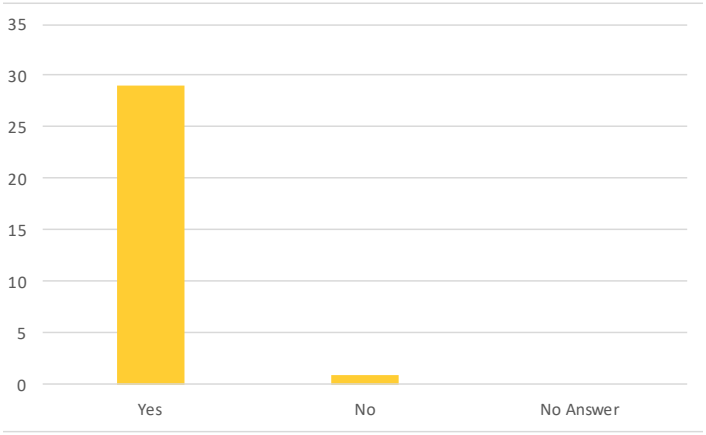
Is this addition appropriate for a one-story Tudor Revival house?



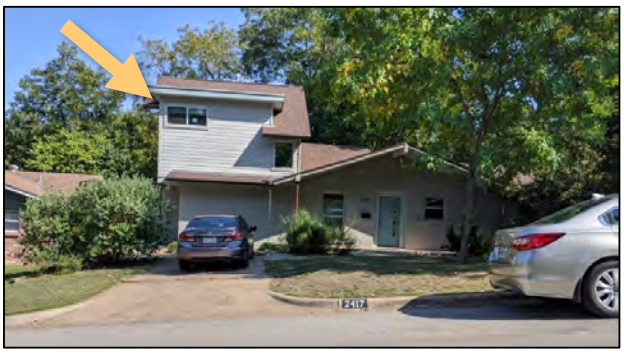


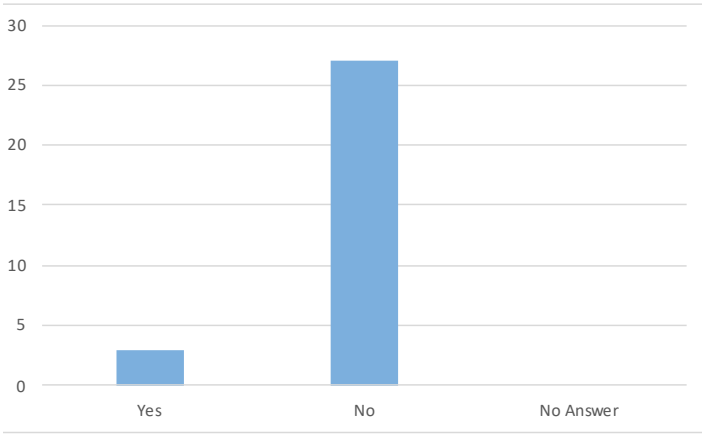
Is this rear addition appropriate for a one-story Craftsman house?





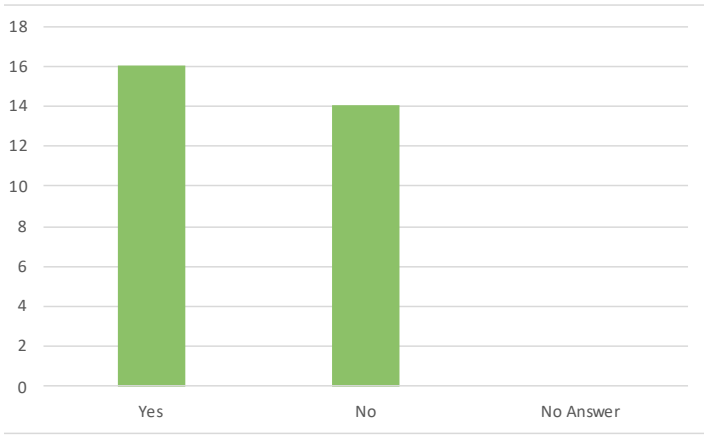
Is this two-story addition appropriate for a one-story Ranch house?





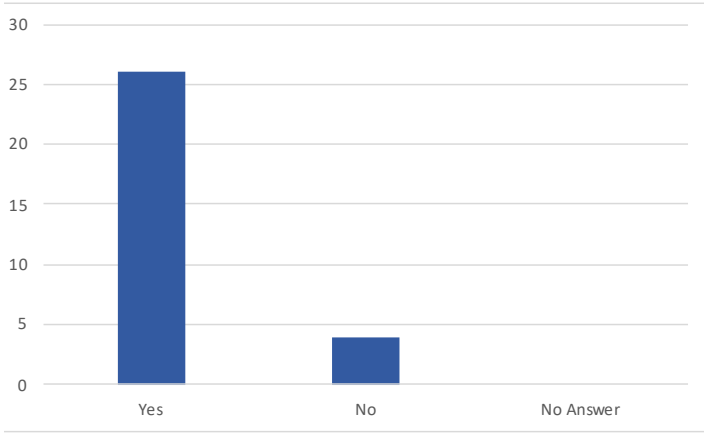
Is these two additions appropriate for this Craftsman house?





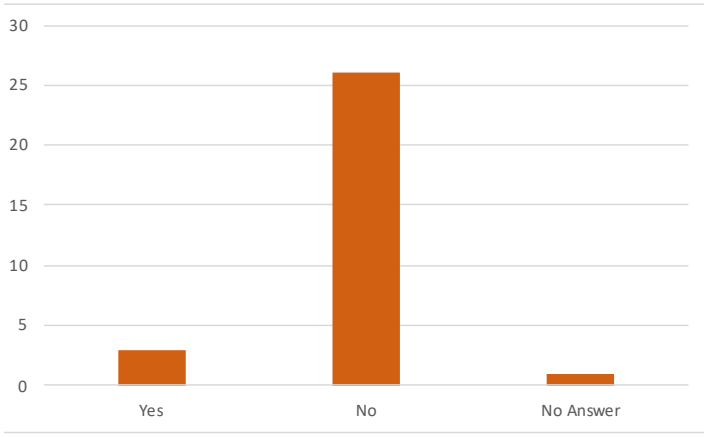
Is the style of this infill building appropriate?





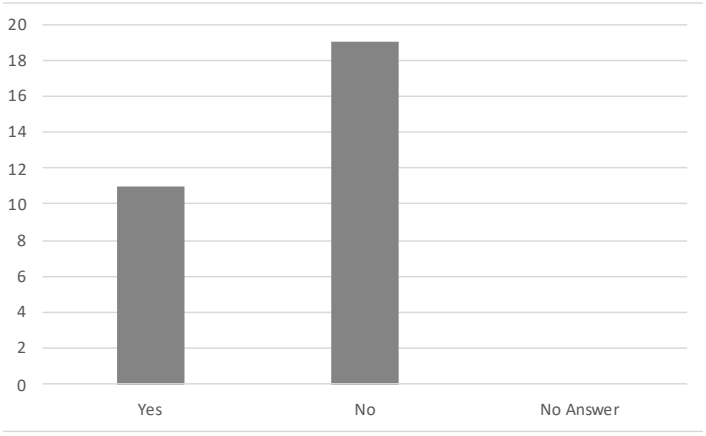
Is the style of this contemporary building appropriate?





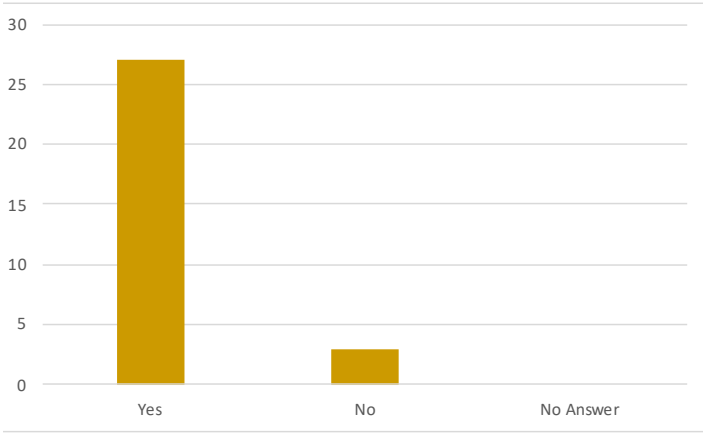
Is the scale (size) of this taller building appropriate?



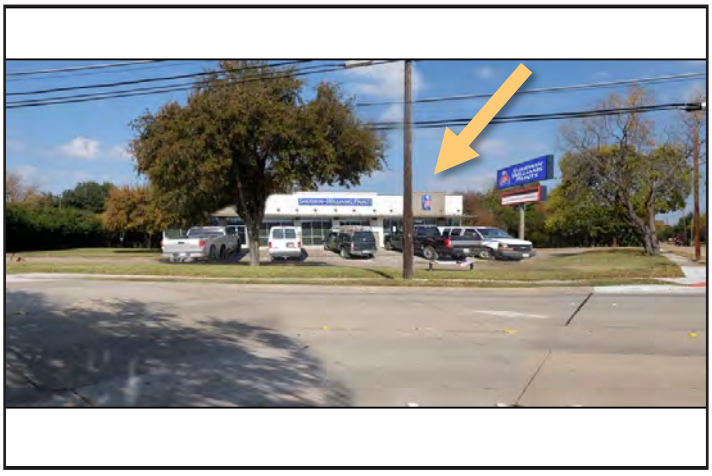


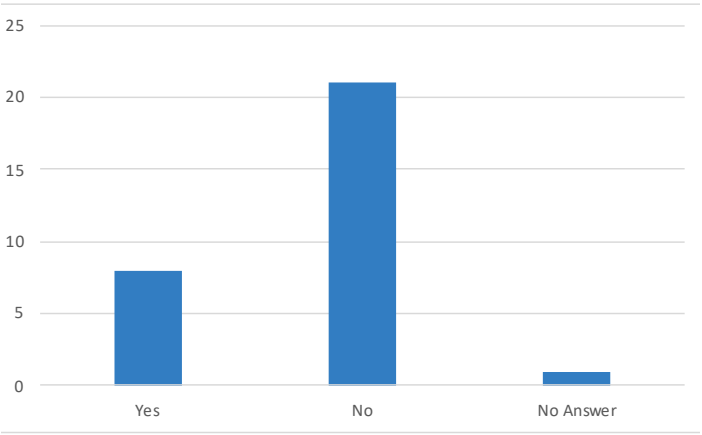
Is the style of this infill commercial building appropriate?



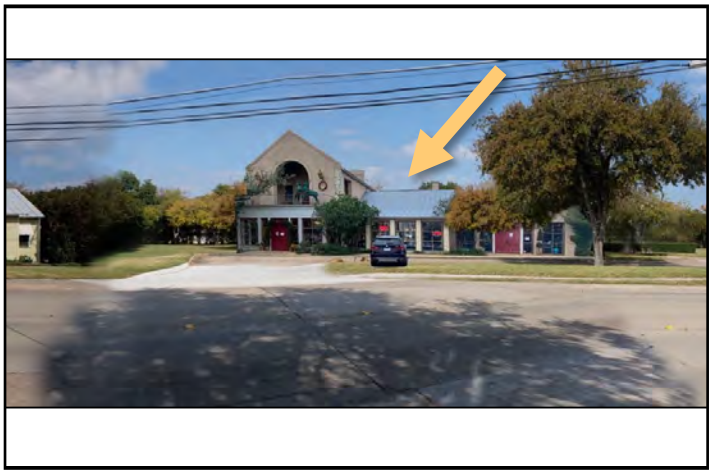


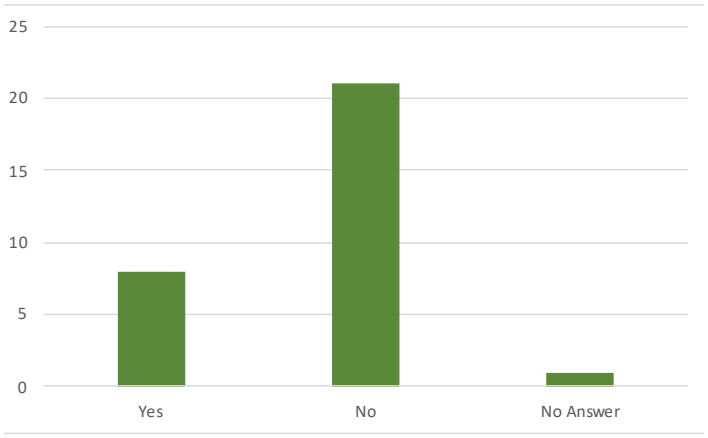
Is the setback of this larger commercial building appropriate for 18th Street?





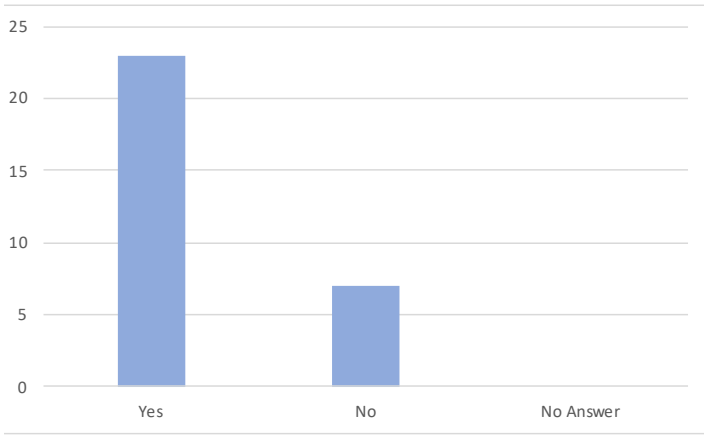
Is the style of this larger development appropriate?





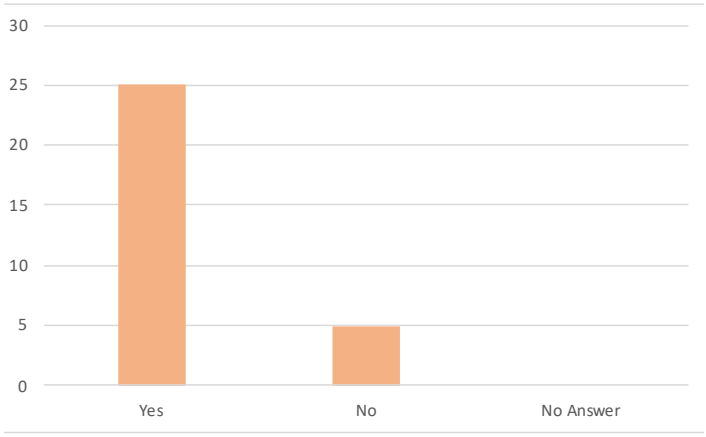
Is this multiple building development appropriate?





Is this landscaped parking appropriate for 18th Street in Haggard Park?





D. Bibliography

City of Plano staff and Haggard Park Heritage District residents generally provided information about the district and local history via interviews and through correspondence throughout the project. Additional resources consulted are listed below:

City of Plano. Downtown Heritage Resource District Design Standards. Report. 2016.

James Hardie Building Products. HardiePlank siding example images. JamesHardie website.

Kasanda. Various Architectural Style Illustrations. 1990.

McAlester, Virginia. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture (Revised). New York: Alfred A. Knopf, 2017.

McCoy Collaborative Preservation Architecture. Various Saigling House images.

National Alliance of Preservation Commissions. HardiePlank versus wood image. Summer Short Course, Fall 2021.

National Register of Historic Places, Plano Downtown Heritage Resource District, Plano, Collin County, Texas, National Register #100001372.

National Register of Historic Places, Plano Station/Texas Electric Railway, Plano, Collin County, Texas, National Register #5000856.

National Register of Historic Places, Sailing House, Plano, Collin County, Texas, National Register #100002434.

National Park Service. Preservation Briefs (various). National Park Service website.

Wells Collection. Various historic images.

ADDITIONAL RESOURCES

- Comprehensive Plan
- Heritage Preservation Plan/Preservation Plano 150 Plan
- Heritage Preservation Ordinance
- Haggard Park Heritage District Designation Ordinance
- Small Cell Manual
- Sign Ordinance
- Zoning Ordinance
- Backyard Cottage Ordinance (see article 15.1800 in Zoning Ordinance)
- Haggard Park Heritage District Surveys



HERITAGE COMMISSION

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