

Heritage Resource Designations

Listed with Conditions of Approval

H-1 **Ammie Wilson House**

ZC 2013-29/Ord. No. 2013-10-34

ZC 2006-08/Ord. No. 2006-5-24

ZC 82-01/Ord. No. 82-3-5

Conditions:

1. Additional uses permitted are incidental retail sales, museum, periodic fund raising activities, related charitable and/or educational activities, and incidental office uses.
2. The maximum height of a fence in a required front yard shall not exceed eight feet, and the 50% open construction requirement shall not apply.
3. Minimum 16-foot front yard building setback from Gardengrove Court.

H-2 **Roller House**

ZC 82-46/Ord. No. 82-9-3

Conditions:

Exterior structure standards in Article 23 are waived.

H-3 **Aldridge House**

ZC 82-47/Ord. No. 82-9-6

Conditions:

Exterior structure standards in Article 23 are waived.

H-4 **Carpenter House**

ZC 92-63/Ord. No. 92-9-30

ZC 82-65/Ord. No. 82-10-1

Conditions:

The additional use of a hotel/motel is allowed with the following restrictions:

1. A maximum of four guest rooms is allowed where lodging, with or without meals, is provided.
2. One off-street parking space must be provided for each guest room.
3. One sign not to exceed six square feet shall be allowed. This sign must be mounted on the structure.
4. Owner occupancy of the house is required. The stipulations placed originally with the Heritage Resource designation by City of Plano Ordinance No. 82-10-1 shall also remain in full force and effect.
5. Exterior structure standards in Article 23 are waived.

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H-5 Forman House

ZC 2009-24/Ord. No. 2010-2-7

ZC 98-95/Ord. No. 98-12-23

ZC 93-20/Ord. No. 93-11-40

ZC 83-31/Ord. No. 83-6-26

Conditions:

1. Designation includes the structure in addition to the site.
2. Additional use of single-family residence on the second floor of the main structure.

H-6 Olney Davis House

ZC 84-39/Ord. No. 84-9-6

H-7 Lamm House

ZC 86-29/Ord. No. 86-5-17

Conditions:

1. Uses allowed in addition with residential shall be architectural artifacts and antique sales, offices, handcraft sales, and personal service shops.
2. Nonresidential uses shall be limited to the first floor of this structure.
3. Restoration of the structure is to be made in accordance with the plans approved by the Heritage Commission.
4. Parking shall be in accordance with the Zoning Ordinance for the City of Plano and should be located to the rear of the structure.
5. The Carriage House located at the rear of the property shall also be restored in accordance with plans approved by the Heritage Commission.

H-8 Moore House/Plano Masonic Lodge

ZC 93-20/Ord. No. 93-11-40

ZC 87-76/Ord. No. 87-12-27

H-9 Plano National Bank/IOOF Lodge

ZC 93-20/Ord. No. 93-11-40

ZC 87-81/Ord. No. 87-12-26

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H-10 Mitchell House

ZC 89-03/Ord. No. 89-3-9

H-11 S.B. Wyatt House

ZC 89-38/Ord. No. 89-12-26

Conditions:

H-12 Interurban Station

ZC 93-20/Ord. No. 93-11-40

ZC 89-46/Ord. No. 90-3-30

H-13 Bowman Cemetery

ZC 90-09/Ord. No. 90-6-12

H-14 Carlisle House

ZC 91-59/Ord. No. 92-1-15

Conditions:

1. Exterior structure standards in Article 23 of the Zoning Ordinance are waived to allow wood siding instead of masonry.
2. The additional use of a living space in a garage apartment at the rear of the property is allowed.
3. Construction of the outbuilding/living space is to be made in accordance with plans approved by the Heritage Commission.

H-15 S.J. Mathews House

ZC 91-61/Ord. No. 92-3-3

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H-16 Wells Homestead

ZC 2017-008/Ord. No. 2017-11-13

ZC 2006-28/Ord. No. 2006-11-36

ZC 92-30/Ord. No. 92-6-15

Conditions:

1. Museum, periodic fund raising activities, related charitable and/or educational activities, office-professional/general administrative, bed-and-breakfast, and restaurant are additional allowed uses.
2. Vehicle circulation and parking may be gravel construction.
3. Winery as a permitted use.

H-17 Wall-Robbins House

ZC 92-74/ Ord. No. 93-5-44 & Ord. No. 92-11-15

Conditions:

Waiver of the distance requirement from churches to allow for private clubs.

H-18 Hood House

ZC 2013-07/Ord. No. 2013-4-13

ZC 96-57/Ord. No. 96-10-18

Conditions:

1. Reduction in required parking.
2. Antique shop and tearoom allowed as additional uses in conjunction with the Heritage Resource designation.
3. Paver stones allowed as an additional paving material for the driveway and off-street parking.

H-19 Little Carlisle House

ZC 98-96/Ord. No. 98-12-24

Conditions:

Original Donation Addition, Block 2, Lot 8.

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HD-20

Haggard Park Heritage Resource Overlay District

ZC 2018-006/Ord. No. 2018-6-9

ZC 2014-51/Ord. No. 2015-2-8

ZC 99-51/Ord. No. 2000-1-6

Conditions:

Special Stipulations for Properties with Nonresidential Base Zoning

1. The following additional uses shall be permitted by right:
 - a. Single-Family Residence Detached in accordance with Urban Residential standards, except as specified in 2. and 3. of the Stipulations for the Entire Heritage Resource District below.
 - b. Studio Residence
 - c. Bed and Breakfast Inn
2. 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. The minimum front yard setback of the base zoning district shall apply when no buildings exist.
3. The following special parking provisions shall apply:
 - a. 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.
 - b. The minimum number of parking spaces for uses other than single-family residences shall be 75% of that required by Section 16.700 of the Zoning Ordinance.
 - c. With site plan approval, the Planning & Zoning Commission may grant credit for available public parking.
4. With site plan approval, the Planning & Zoning Commission upon recommendation from the Heritage Commission, may waive or modify screening requirements under Article 20 of the Zoning Ordinance.

Stipulations for the Entire Heritage Resource District

1. The Heritage Commission shall adopt design guidelines for the issuance of Certificates of Appropriateness under Ordinance No. 98-2-26, the Heritage Preservation Ordinance.
2. The maximum building height shall be two stories and 45 feet.
3. Masonry requirements for residential structures as specified in Section 23.200 of the Zoning Ordinance shall not apply.
4. The classification of contributing, compatible, and non-compatible structures within the district shall be established by Attachment B to Ordinance No. 2018-6-9.
5. Any new structure within the district that is constructed in accordance with an approved Certificate of Appropriateness shall be initially classified as a compatible structure.

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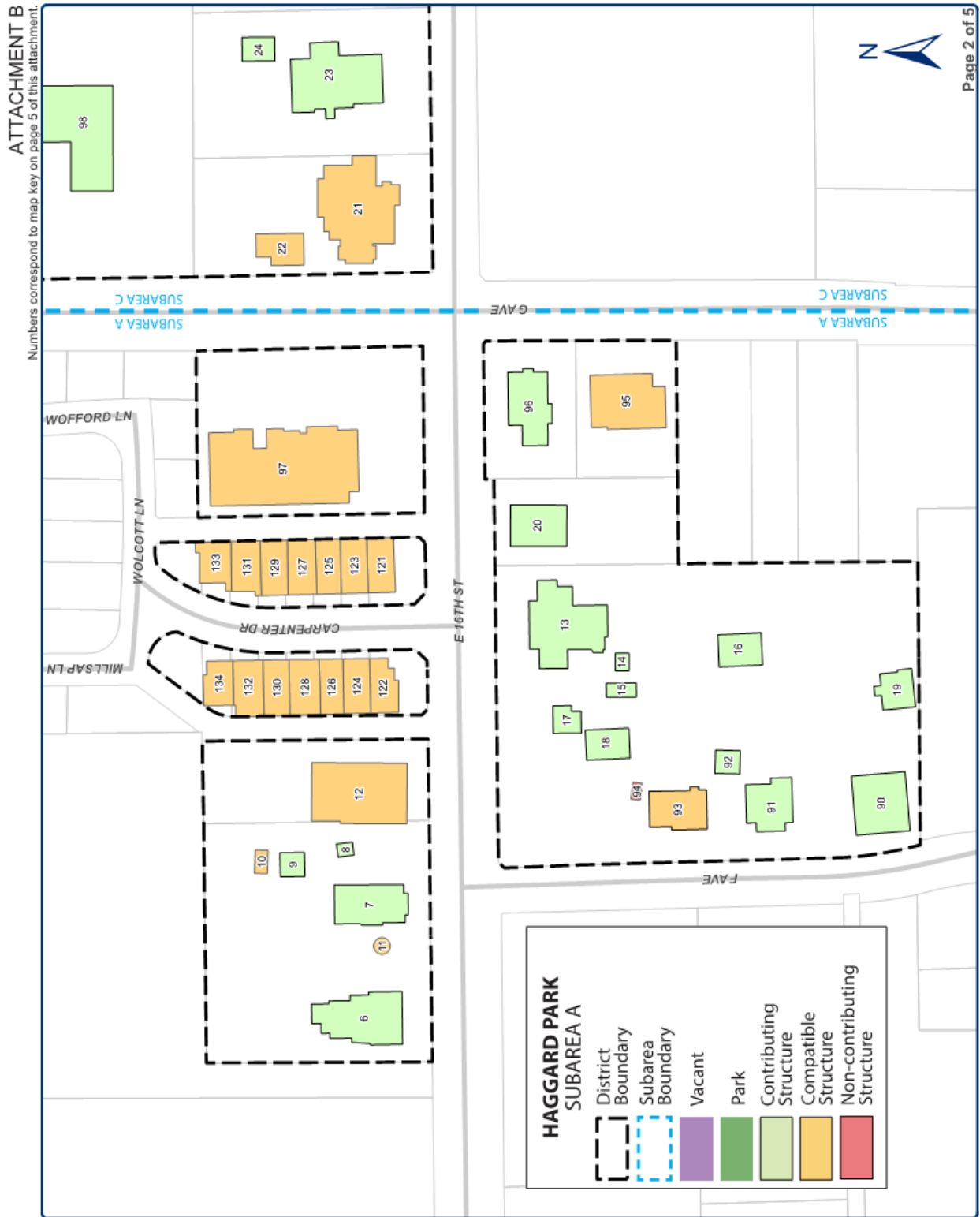
ATTACHMENT "B" TO ORDINANCE NO. 2018-6-9



Heritage Resource Designations

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ATTACHMENT "B" TO ORDINANCE NO. 2018-6-9



Heritage Resource Designations

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ATTACHMENT "B" TO ORDINANCE NO. 2018-6-9

ATTACHMENT B
Numbers correspond to map key on page 5 of this attachment.

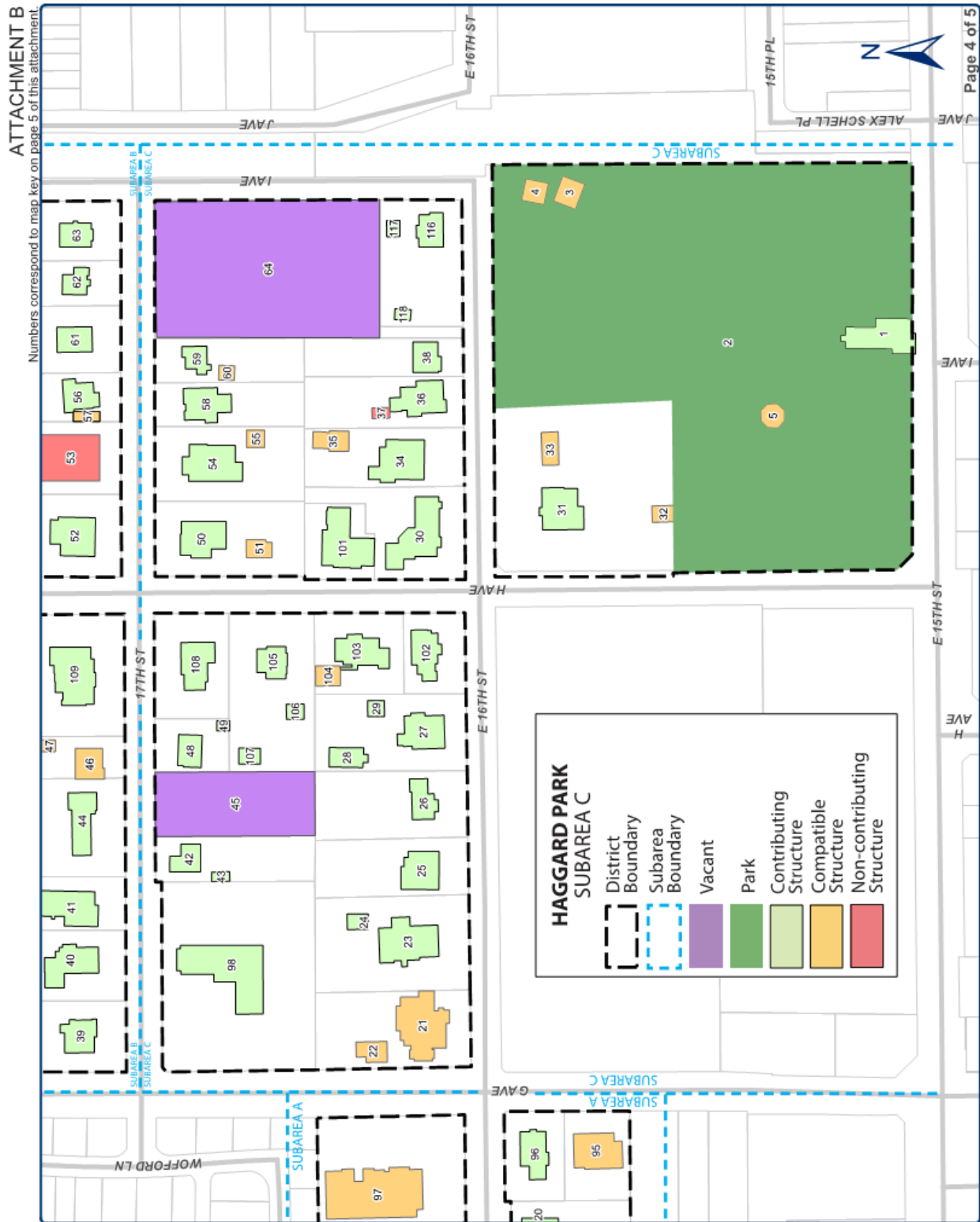


SUBAREA B
SUBAREA C
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Heritage Resource Designations

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ATTACHMENT "B" TO ORDINANCE NO. 2018-6-9



Heritage Resource Designations

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H-21 **R.A. Davis House**

ZC 99-86/Ord. No. 2000-1-20

H-22 **Mary Schimelpfenig House**

ZC 99-91/Ord. No. 2000-1-21

H-23 **Schell House**

ZC 2000-94/Ord. No. 2001-1-17

H-24 **Plano High School (Cox School Building)**

ZC2001-03/Ord. No. 2001-3-23

ZC2001-37/Ord. No. 2001-9-40

H-25 **Merritt Building**

ZC 2002-63/Ord. No. 2003-1-12

HD-26 **Downtown Heritage Resource Overlay District**

ZC 2018-007/Ord. No. 2018-6-10

ZC 2002-60/Ord. No. 2003-2-14

Conditions:

Stipulations for the Entire Heritage Resource District

1. The classification of contributing, compatible, and non-compatible structures within the district shall be established by Attachment B to Ordinance No. 2018-6-10.
2. Any new structure within the district that is constructed in accordance with an approved Certificate of Appropriateness shall be initially classified as a compatible structure.

Heritage Resource Designations

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ATTACHMENT "B" TO ORDINANCE NO. 2018-6-10



Heritage Resource Designations

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H-27 **Will Schimelpfenig House**

ZC 2002-65/Ord. No. 2003-1-14

H-28 **Hughston House**

ZC 2002-66/Ord. No. 2003-1-15

H-29 **Schimelpfenig-Dudley-O'Neal House**

ZC 2003-54/Ord. No. 2004-5-18 & Ord. No. 2003-11-8

H-30 **Salmon House**

ZC 2003-58/Ord. No. 2003-12-15

H-31 **F & M National Bank/Plano Star Courier Building**

ZC 2004-43/Ord. No. 2004-11-33

H-32 **Arch Weatherford House**

ZC 2004-47/Ord. No. 2004-12-22

H-33 **Thornton House**

ZC 2004-53/Ord. No. 2005-2-12

Conditions:

1. The following additional uses shall be permitted by right: museum, periodic fund raising activities, related charitable and/or educational activities, Office - Professional/General Administrative, and Retail/Service (incidental).
2. Office-Professional/General Administrative use shall be incidental to the primary use as a museum.
3. No off-street parking is required.

H-34 **McCall-Skaggs House**

ZC 2005-33/Ord. No. 2005-10-13

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H-35 **L.A. Davis Cemetery**

ZC 2017-027/Ord. No. 2017-11-13

H-36 **Saigling House**

ZC 2018-023/Ord. No. 2018-11-22

Conditions:

The Individual Designation will apply to the primary structure only and not to the site.