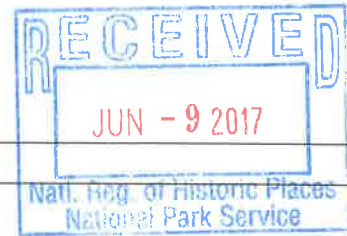


156 1372

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form



1. Name of Property

Historic Name: Plano Downtown Historic District
Other name/site number: Plano Downtown Heritage Resource District
Name of related multiple property listing: n/a

2. Location

Street & number: 1000 block & 1112 E. 15th St, 1020 E. 15th Pl, 1410-1416 J Ave, & 1416-1430 K Ave
City or town: Plano State: Texas County: Collin
Not for publication: n/a Vicinity: n/a

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
 national statewide local

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer Date 6/1/17
Signature of certifying official / Title
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting or other official Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
other, explain: _____

Joe Colson B. Beall Signature of the Keeper Date of Action 7.24.17

Plano Downtown Historic District, Plano, Collin County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
32	7	buildings
0	0	sites
0	0	structures
0	0	objects
32	7	total

Number of contributing resources previously listed in the National Register: N/A

6. Function or Use

Historic Functions: COMMERCE/TRADE: business, specialty store, restaurant, financial institution, department store; DOMESTIC: hotel; SOCIAL: meeting hall; GOVERNMENT: post office

Current Functions: COMMERCE/TRADE: business, specialty store, restaurant; SOCIAL: meeting hall

7. Description

Architectural Classification: One-part Commercial Block; Two-part Commercial Block; LATE VICTORIAN: Romanesque Revival, Italianate; LATE 19TH AND 20TH CENTURY REVIVALS: Mission/Spanish Colonial Revival; LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style; MODERN MOVEMENT: Art Deco, Contemporary

Principal Exterior Materials: Brick, Stucco, Stone, Cast Stone, Cast Iron, Concrete Block

Narrative Description (see continuation sheets 7 through 21)

Plano Downtown Historic District, Plano, Collin County, Texas

8. Statement of Significance

Applicable National Register Criteria

<input checked="" type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: N/A

Areas of Significance: Community Planning and Development; Architecture

Period of Significance: 1896-1967

Significant Dates: 1896, 1897, 1936, c. 1961-64

Significant Person (only if criterion b is marked): N/A

Cultural Affiliation (only if criterion d is marked): N/A

Architect/Builder: Unknown; Cain, Abe, builder; Abernathy, Robert, builder.

Narrative Statement of Significance (see continuation sheets 22 through 32)

9. Major Bibliographic References

Bibliography (see continuation sheets 33 through 34)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government City of Plano, Planning Department, Plano, TX
- University
- Other -- Specify Repository:

Historic Resources Survey Number (if assigned): N/A

Plano Downtown Historic District, Plano, Collin County, Texas

10. Geographical Data

Acreege of Property: Approximately 4.7 acres

Coordinates: See continuation page 35

Latitude/Longitude Coordinates (use decimal degree format)

Datum if other than WGS84: N/A

- 1. Latitude: Longitude:
- 2. Latitude: Longitude:
- 3. Latitude: Longitude:
- 4. Latitude: Longitude:

Verbal Boundary Description: See continuation page 35

Boundary Justification: See continuation page 35

11. Form Prepared By

Name/title: Susan Allen Kline, Consultant
Organization: City of Plano
Street & number: 1520 K Avenue, Suite 250
City or Town: Plano State: Texas Zip Code: 75074
Email: स्कline@sbcglobal.net (consultant) bhaveshm@plano.gov (City of Plano)
Telephone: 817-921-0127 (consultant) 972-941-7151 (City of Plano)
Date: February 21, 2017

Additional Documentation

Maps (see continuation sheet Map 36 through 47)

Additional items (see continuation sheets Figure 48 through 52)

Photographs (see continuation sheet Photo 5-6, 53 through 65)

Plano Downtown Historic District, Plano, Collin County, Texas

Photographs

Name of Property: Plano Downtown Historic District
City or Vicinity: Plano
County, State: Collin County, Texas
Photographer: Susan Allen Kline
Date Photographed: January 1, 2017 except as noted

Photo 1: Looking east down East 15th from railroad tracks. Left side, left to right: 1001, 1003-07, and 1011 E. 15th Street; Right side, 1004 E. 15th Street.

Photo 2: Looking northeast at north side of East 15th Street, left to right, 1001, 1003-07, 1011, 1013, 1015, and 1017 E. 15th Street.

Photo 3: Looking northwest at north side of East 15th Street, left to right, 1001, 1003-07, and 1011 E. 15th Street.

Photo 4: Looking north at 1015 East 15th Street.

Photo 5: Looking northeast at left to right, 1017, 1021, 1023-25, 1027, 1029, 1031-33, 1035, and 1039 E. 15th Street.

Photo 6: Looking northwest at left to right, 1013, 1015, 1017, 1021, 1023-25, 1027, and 1029 E. 15th Street.

Photo 7: December 14, 2016, looking northwest at left to right, 1027, 1029, 1031-33, and 1035 E. 15th Street.

Photo 8: Looking north, left to right, 1035 and 1037 E. 15th Street.

Photo 9: December 14, 2016, looking northwest, left to right, 1029, 1031-33, 1035, 1037, and 1039 E. 15th Street.

Photo 10: December 14, 2016, looking west down E. 15th Street from K Avenue. Left (south) side, 1032 E. 15th Street. Right (north) side, left to right, 1023-25, 1027, 1029, 1031-33, 1035, and 1039 E. 15th Street.

Photo 11: Looking southeast, left to right, 1008, 1006, and 1004 E. 15th Street. To the right behind 1004 E. 15th, left to right, 1416 and 1414 J Avenue.

Photo 12: Looking south, left to right, 1008 and 1006 E. 15th Street.

Photo 13: Looking south, left to right, 1016, 1012, and 1010 E. 15th Street.

Photo 14: Looking southeast, left to right, 1032, 1026, 1024, 1022, 1020, 1018, 1016, and 1012 E. 15th Street.

Photo 15: Looking southeast, left to right, 1032, 1026, 1024, 1022, 1020, 1018, and 1016 E. 15th Street.

Photo 16: Looking southwest, left to right, 1032, 1026, 1024, 1022, 1020, 1018, 1016, 1012, and 1010 E. 15th Street.

Photo 17: Looking southwest, left to right, 1112 E. 15th Street, 1430 K Avenue, and 1032 E. 15th Street.

Photo 18: Looking west/southwest down E. 15th Street, north side of street, left to right, 1112 E. 15th Street, 1430 K Avenue, and 1032 E. 15th Street.

Plano Downtown Historic District, Plano, Collin County, Texas

Photo 19: December 14, 2016, looking west/northwest down E. 15th Place, left to right, The Courtyard (Resource 14a) and 1020 E. 15th Place.

Photo 20: Looking northwest along J Ave to E. 15th Street, left to right, 1004 E. 15th Street, 1416, 1414, and 1410-12 J Avenue.

Photo 21: Looking east, left to right, 1416 and 1414 J Avenue.

Photo 22: Looking northeast, left to right, 1422-28, 1420, 1418, and 1416 K Avenue.

Photo 23: Looking east, left to right, 1430 (pocket park) and 1422-28 K Avenue.

Photo 24: Looking northwest, left to right, 1421, 1423, 1425 K Avenue and east elevation of 1032 E. 15th Street.

Photo 25: December 14, 2016, looking south down K Avenue from E. 15th Street. Left (east) side of street, 1422-28 K Avenue. Right (west) side of street, left to right, 1421, 1423, 1425 K Avenue and east elevation of 1032 E. 15th Street.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Plano Downtown Historic District, Plano, Collin County, Texas

Narrative Description

The Plano Downtown Historic District encompasses approximately 4.7 acres in the heart of Plano, Texas, located in southwest Collin County and approximately twenty miles north of downtown Dallas. The Plano of today, with a population of more than 277,400, bears little resemblance to the once small agricultural-based community it was during the last decades of the 19th century and the first half of the 20th century. The small scale historic district stands in contrast to the recently constructed multi-story, mixed-use developments surrounding it. However, the Plano Downtown Historic District still retains its small town character. The town was platted in 1873 in a traditional grid pattern oriented to the Houston and Texas Central Railway tracks. The business district, which grew as a result of this transportation connectivity, was concentrated on one block immediately east of the tracks and on two peripheral streets. That pattern remains today. The district features a high concentration of one- and two-part commercial blocks, the majority of which were constructed between 1896 and 1907, reflecting an intense rebuilding effort following two devastating fires in 1895 and 1897. This compact business district adequately served Plano through the mid-20th century. The last contributing building constructed in the district was built c. 1961-1964. The physical characteristics of the district's resources exhibit the dominant styles and building forms typical of small historic commercial cores in North Central Texas from the late 1890s to the early 1960s. Alterations occurred during the 1930s and the post-World War II era which reflected modernization attempts in response to changing consumer and architectural trends as well as suburbanization that began in the 1950s with the construction of the North Central Expressway, now designated as U. S. Highway 75. The district contains thirty-nine buildings of which thirty-two (82%) are contributing and seven are noncontributing. The Plano Downtown Historic District retains a high degree of architectural and historic integrity and remains an important commercial center in the community.

Location and Setting

The Plano Downtown Historic District is the heart of what was the city's original commercial area. It is mostly composed of the two block faces of the 1000 block of East 15th Street. Extending south from 15th Street are J Avenue on the west and K Avenue on the east. Three buildings on the east side of J Avenue are included in the district (1410-12, 1414, and 1416 J Avenue). Four buildings on the east side of K Avenue and three buildings on the west of the street are also included (1416 through 1422-28 K Avenue). A single building on the south side of the 1100 block of 15th Street (1112 E. 15th Street) is also included and represents the last building constructed in the district (c. 1961-1964). The north side of the 1100 block was excluded because the buildings post-date the period of significance. Northeast of the district is a large municipal complex. Other areas to the north, east, and south of the district have been excluded because they either have been or soon will be redeveloped with mixed-use, multi-story buildings. The district is bordered on the west by the Dallas Area Rapid Transit (DART) tracks and a plaza and outdoor pavilion (the later constructed in 2015) along the west side of the 1400 block of J Avenue. A half block west of the tracks at 901 East 15th Street is the 1907-08 Plano Station of the Texas Electric Railway, a frame and brick building that served as a combination passenger and freight depot for this interurban line. Located in Haggard Park, the building was listed in the National Register of Historic Places in 2005, one of only two properties in Plano with this designation.

Physically, the district is composed of one entire block on its north side and portions of three others on its south side. A small alley running north/south separates the two blocks located between J Avenue on the west and K Avenue on the east. The alley is now devoted to pedestrian instead of vehicular traffic. East 15th Street runs east/west through the district's center with a slight incline going east from the railroad tracks.

For the first eighty years of its existence, Plano, Texas was a small town in the southwest corner of Collin County with an economy based on the area's production of cotton and grain. Tremendous growth that occurred in the post-World War II

Plano Downtown Historic District, Plano, Collin County, Texas

era and which continues today has turned it into a major suburb of the Dallas metropolitan area. With a population of more than 277,400 and as the ninth largest city in the state, it is now home to numerous national corporations that contribute to North Texas' vibrant economy.

The town of Plano was platted in 1873, a year after the Houston and Texas Central Railway was built through the area. Like many small towns of the era, it was platted in a traditional grid pattern oriented to the north/south alignment of the railroad tracks. Mechanic Street, now known as 15th Street, became the major east/west street in the town. Main Street, originally known as the wagon road and now known as K Avenue, paralleled the tracks and was located one block to the east of them. The business district developed along Mechanic Street between the railroad tracks on the west and Main Street to the east with some spillover onto Main Street and East Railroad. The latter paralleled the tracks along the east side south of Mechanic Street and today forms part of the west boundary of the district. Rail-related buildings and grain and cotton seed warehouses were constructed immediately to the west of the district along the rail line. Residential areas grew up around the commercial center.

The first buildings constructed in the district were one-story wood-framed structures. Over time, and often due to frequent devastating fires, they were replaced by more substantial one- and two-story brick structures with flat roofs and prominent storefronts on the facades. The form of the buildings was influenced by the geometric pattern of the lots, with most of the buildings constructed with a rectangular massing to fill the width of a lot. In a few instances, deviations from this norm resulted in narrow buildings squeezed between larger buildings (for examples, see 1020 E. 15th Street and 1021 E. 15th Street, Photos 15 and 5, respectively). In several instances, the siting of a building on a corner resulted in a beveled entrance that faced the corner instead of the typical front-facing entrance. Only one beveled entrance remains in the district today (1008 E. 15th Street, noncontributing, Photo 12).

After the wood-framed buildings were replaced with brick structures, the downtown's appearance continued to evolve as even these buildings succumbed to fire. In addition, it was not uncommon for a building to receive a new storefront or façade treatment to meet the changing needs of tenants and to incorporate new design trends. For example, in 1936, the Romanesque-inspired façade of the Plano National Bank/First National Bank at 1001 E. 15th Street was given a modern Art Deco treatment with a stucco finish, black Cararra glass around the storefront, and black vertical lines on the upper story (Photo 2). In the late 1930s, E. O. Harrington combined two buildings into one and gave them a unified brick façade for his furniture store (see 1039 E. 15th Street, Photo 9). The buildings' Victorian-era designs were replaced by a typical, less-ornamented Commercial style as applied to a two-part commercial block building. Other modernization efforts included the removal of ornamental brick work on parapets (i.e. 1035 E. 15th Street, Photo 8) or application of paint or stucco on brick (1016 and 1018 E. 15th Street, Photo 14), installation of new brick veneer (1008 E. 15th Street, recently removed), or other treatments such as metal skins that obscured historic features (i.e. 1037 E. 15th Street, later removed).

Plano changed dramatically during the last half of the 20th century as the result of tremendous growth associated with the construction of the North Central Expressway running from downtown Dallas north to McKinney in central Collin County (now part of U. S. Highway 75). This highway was constructed and stimulated growth on the west side of Plano. Residential growth in that area resulted in construction of shopping centers along major arterials away from downtown. Commercial expansion continued to the west and north drawing away businesses previously located downtown. In response, downtown became the location of specialty retail stores such as antique and gift shops. Businesses turned over quickly but did not stay vacant for long. The base building stock remained intact except for one new building constructed on the east end of the district c. 1961-1964. It is the only contributing building not classified as a one- or two-part commercial block. Fortunately, the City of Plano remained invested in the historic downtown and constructed a new

Plano Downtown Historic District, Plano, Collin County, Texas

municipal building in 1980 just outside of the district. Later expansion of municipal facilities helped to strengthen the downtown's economy and character.¹

Over the last several decades, the district underwent continuous revitalization that resulted in the rehabilitation of numerous buildings. These efforts were stimulated in 1979 when the City Council established a committee to study a perceived decline in the downtown, culminating in the passage of a preservation ordinance and a historic resources survey of the city's historic buildings. As Texans planned for the commemoration of the sesquicentennial of the state's independence from Mexico in 1986, the City of Plano restored the brick paving on 15th Street and constructed a plaza at the southeast corner of 15th and J Avenue, just outside the west boundary of the district. It was around this time the Schell family rehabilitated the exterior of their building at 1001 E. 15th Street to the appearance it had in 1936 when it was occupied by the First National Bank and the local IOOF Lodge. Other building owners also rehabilitated the exterior of their buildings by removing or reversing previously applied modifications. Some of the projects are not exact restorations but are appropriate to the defined period of significance (1896-1967). Streetscape enhancement in the district included the installation of brick sidewalks and period cast iron light fixtures with pendant globes. To facilitate movement through downtown, K Avenue was converted to a one-way street heading south and heavier traffic has been rerouted around downtown to 14th Street just south of the district.²

While much of Plano's growth was stimulated with the arrival of the Houston and Texas Central in 1872, the historic district and surrounding area were energized with the extension of DART (Dallas Area Rapid Transit) light rail service to Plano in the 21st century. Commencing full service in 2002, the line followed the alignment of the former Houston and Texas Central tracks on the west edge of the historic district. A downtown station was constructed north of the district between East 15th Place and East 16th Street. The following year, the Downtown Heritage Resource District, which encompasses the nominated district and several adjacent parcels, was approved by Plano's City Council. Through coordinated planning efforts, high-density mixed-use buildings of three and four stories have been constructed on the periphery of the historic district. These pedestrian- and transit-oriented developments have had a positive effect on the continued revitalization of the Plano Downtown Historic District. Today, the district is filled with restaurants and pubs, clothing and specialty shops, service oriented establishments such as yoga, barber, beauty, and nail salons, and other businesses. Efforts to make the district an entertainment destination were enhanced with the construction in 2016 of an outdoor pavilion in the plaza at East 15th Street and J Avenue. Its covered stage is an ideal location for concerts and other public gatherings. Activities such as these garnered downtown Plano the designation of a Great Neighborhood by the American Planning Association in 2015.

Development of the Plano Downtown Historic District

Sanborn Fire Insurance Company maps, as well as research in primary and secondary sources, provide tools for tracking the development of the Plano Downtown Historic District through the period of significance (1896-1967). The 1896 Sanborn map was made a few months after downtown was destroyed by fire in 1895. This map indicates that rebuilding efforts were well underway by January 1896. The 1901 Sanborn provides clues as to the rebuilding effort following a fire on the north side of Mechanic (East 15th) Street in 1897. It indicates that two two-story buildings were rebuilt as one-story, and a one-story building was rebuilt as two-stories. This map also indicates that by 1901, all of the wood-framed buildings along Mechanic Street had been replaced by brick buildings. In all, twenty-one of the thirty-two contributing buildings were constructed between 1896 and 1901. One contributing building was constructed between 1901 and 1907. Four contributing buildings were constructed between 1907 and 1921. This means that approximately 81% of the

¹ City of Plano, Texas, Heritage Commission, Application for Designation, Downtown Heritage Resource District, November 26, 2002, p. 40; Frank F. Turner, FAICP, "Downtown Plano: Creating a Transit Village, 10/1/2012," p. 2, accessed January 1, 2017, <https://www.plano.gov/DocumentCenter/View/603>.

² Turner, "Downtown Plano: Creating a Transit Village," p. 4.

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contributing buildings were constructed by 1921. All of these buildings were one-part and two-part commercial blocks. Between 1920 and 1940, Plano's population decreased from 1,715 to 1,582 residents, representing a loss of approximately 8%. In fact, the entire county lost population because of the Great Depression, mechanization of farms, and the attraction of employment opportunities outside of Collin County.³ Plano's downtown commercial district remained concentrated on Mechanic Street and East Railroad and Main Street. Yet five contributing buildings were constructed during this period, three of which were one-part commercial blocks and two were two-part commercial blocks. Only one contributing building was constructed after World War II. As a simple, obtuse gabled one-story building, it was a notable departure from the one-part and two-part commercial blocks constructed before the war.⁴

Methodology

Downtown Plano has been the subject of four historic and architectural resources surveys. The first was completed in 1981 and the most recent was conducted in 2015-16 by Winter & Company. For the latter, the consultant completed the Texas Historical Commission's three-page survey form for each resource that was in the locally designated Downtown Heritage Resource District. The form included the resource's name, owner, geographic location and legal description, materials, date of construction, a physical description, information on known alterations, evaluation of integrity and significance, and a brief history of the building, if known. Also included were recent color photos of the exterior, historic photos, and other photos as available. Dates of construction were determined through Collin County Tax Records and information gathered from the previous surveys.

This information was submitted to the Texas Historical Commission for a determination of the district's eligibility for listing in the National Register of Historic Places. Staff determined that the district was eligible under Criterion A for Community Planning and Development and Criterion C for Architecture. Staff also recommended removing several vacant lots and two noncontributing resources from the proposed boundaries to incorporate the highest concentration of contributing resources. The City of Plano procured a consultant to use the information from the 2015-16 survey for the preparation of a National Register nomination for the proposed district. Additional research was conducted in primary and secondary sources. Further consultation with Texas Historical Commission staff resulted in the revision of the contributing status of a few buildings.

Typically, a historic district derives its significance through the consideration of its components as a collection, not as independent resources. Characteristics such as a shared era of construction or development, size, scale, massing, design, materials, and the physical relationship of the components to one another give a district its cohesiveness. As such, alterations to individual resources within a historic district have a less negative effect on the collection as opposed to similar alterations on a single resource listed in, or eligible for listing in the National Register. Buildings within the Plano Downtown Historic District were determined to be contributing if they retained strong character-defining features such as scale, massing, and materials that were present during the period of significance. Paint or stucco applied to brick typically was not considered to be a detrimental alteration as these practices are often done as a continuation of the "modernization" process. Infill or blockage of clerestories and transoms or other alterations to storefronts and windows were generally regarded as acceptable as these alterations are a common occurrence to the type of buildings found within the district and in many cases can be easily reversed.

³ *Handbook of Texas Online*, David Minor, "Collin County," accessed December 15, 2016, <http://www.tshaonline.org/handbook/online/articles/hcc16>.

⁴ The number of buildings constructed during set timeframes is an approximation as new buildings with similar footprints could have replaced older buildings and in a few instances, two buildings were later combined into a single building.

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Documented Resources

The district contains thirty-nine buildings of which thirty-two are contributing (82%) and seven are noncontributing. The number before the address is keyed to the map of the historic district (see Map 1). The names of buildings are typically a historic name. Four of the buildings are designated Recorded Texas Historic Landmarks and four are individually designated City of Plano Heritage Resources. The entire district is part of the locally designated Downtown Heritage Resource District.

East 15th Street, North Side of Block

1. 1001 E. 15th Street, Plano National Bank/First National Bank and IOOF Lodge/A. R. Schell and Son Agency, 1896, 1936, 1958, c. 1986. Contributing. Sited at the northeast corner of E. 15th Street and Alex Schnell Place (formerly J Avenue), this two-story, two-part commercial block has a symmetrical façade divided into three bays. The second story has paired 1/1 double-hung windows in the outer bays and the center bay has a single 1/1 window. The first floor has single 1/1 double-hung windows in the outer bays. The entrance is in the center bay and has a single door with sidelights and transom. General contractor Abe Cain radically altered the building's appearance in 1936. Nineteenth-century detailing such as the Romanesque stone arches above the second and first floor windows and a shaped parapet were removed (Figure 2 depicts the building shortly after it was constructed in 1896). The original brick façade was stuccoed and painted white. A wainscot of black Carrara glass was added on the lower wall of the first floor. Three vertical black stripes that run from below the corbeled parapet to the top of the first floor's apertures give a distinctive Art Deco-inspired look to the façade. A black sign between the first and second floor reinforces the Art Deco style. The side elevation is divided into nine bays divided by pilasters. The second story has a 1/1 double-hung window in each bay. The first floor has a variety of 1/1 double-hung windows in the six westernmost bays and entrances in the eastern two bays. It historically housed the Plano National Bank on the first floor and the IOOF Lodge on the second. On December 31, 1930, the Plano National Bank ceased operation and merged its assets with the Farmers National Bank. The new bank, First National Bank, opened for business on January 2, 1931 in this building. This means that the 1936 Art Deco transformation occurred under the name First National Bank. The bank remained at this location until 1952 and the lodge occupied the second floor until its dissolution in 1982. The building was rehabilitated again in 1958, the same year the current occupant, A. R. Schell and Son Agency acquired it. However, the family restored the Art Deco detailing in c. 1986. It was designated a Recorded Texas Historic Landmark in 1993 and is one of the most distinctive buildings in the district. It is also designated as a City of Plano Heritage Resource. Photos 1, 2, and 3.

2. 1003-07 E. 15th Street, Spillman Building, c. 1898. Contributing. One of the largest buildings in the district, the Spillman Building is a brick two-story, two-part commercial block with a façade that is divided into three bays framed by brick pilasters. Italianate detailing includes hooded lintels of stone over second story windows. Other decorative detailing includes brick corbelling at the parapet. Each bay has three 2/2 windows on the second floor. The first floor has three wood framed storefronts with large storefront windows and divided light clerestories. The left bay has a recessed centered entrance, the center bay has no entrance, and the right bay has a recessed entrance on the left end and another entrance on the right end that accesses stairs to the second story. The building was gutted by fire in 1915 and rebuilt. The brick has been painted and the stepped parapet removed at an undetermined date (see Figure 2 for original appearance). Current storefronts are not original but are compatible to the building's historic appearance. Early tenants included a hardware store, grocery stores, attorney, insurance agent, and an optician. Photos 1, 2, and 3.

3. 1011 E. 15th Street, W. D. McFarlin Building, c. 1898. Contributing. The McFarlin Building is a brick two-story, two-part commercial block with decorative corbelled brick parapet. In the center of the parapet is a sign block that reads "W D McFarlin." The second story has four window openings with lintels of brick headers forming a "hood" suggestive of the Italianate style. The windows are fixed glass. The storefront is divided into three bays by cast iron columns, which along with the base plates were manufactured by Sherman Iron Works in Sherman, Texas. The centered entrance is recessed. A

Plano Downtown Historic District, Plano, Collin County, Texas

second entrance in the left bay provides access to the second story. The multi-light clerestory is painted over. The brick is painted bluish-gray with white highlights. Painting of brick was and still is a common practice in many commercial historic districts. The original building on this site was destroyed by fire in 1895 and W. D. McFarlin built the present building in c. 1898. It has housed a grocery store, dry goods store, and drug store, among other businesses. It was designated a Recorded Texas Historic Landmark in 2014 and is a contributing building in the district. Photos 1, 2, and 3.

4. 1013 E. 15th Street, Mathews General Store, c. 1896-1901. Contributing. This brick, one-story, One-Part Commercial Block has decorative brick corbelling at the parapet. The symmetrical storefront is divided into three bays by decorative cast iron columns. The recessed entrance has paired doors with large lights. Columns and base plates are from Sherman Iron Works. S. J. and Nancy Mathews opened a store across the street in the 1890s. They operated the Mathews Department Store from this location from 1906 to 1947. The storefront received a major rehabilitation in 2011. A large rear addition faces West 15th Place. The building was designated a Recorded Texas Historic Landmark in 2013. Photos 2 and 6.

5. 1015 E. 15th Street, Farmers and Merchants National Bank/Plano Star-Courier Building/Louise Bagwill Sherrill Building, 1896-1897, 1919. Contributing. A distinctive feature of this brown brick one-story, one-part commercial block is its low, triangular shaped parapet. Decorative cut stone details include a diamond-shaped block near the peak of parapet that reads "1896," a stone sign block, now painted with the name "Louise Bagwill Sherrill Building," a date block below reading "1919," and quoins around the centered entrance. The entrance has a nonhistoric door. Pilasters divided the storefronts from the entrance. These are capped with inverted stone crosses, a detail commonly found on Prairie School buildings. A flat, full-width decorative awning supported by chains is placed between the lower storefront windows and entrance and the multi-light clerestories and transom above them. The storefront has likely been altered as the brick around it appears newer than the brick above the storefront. A building on this site was destroyed by fire in 1895. It was rebuilt in 1896, but then nearly destroyed in the 1897 fire. It was once again rebuilt and then renovated c. 1918-1919 when the Farmers and Merchants National Bank was the occupant. It later housed a newspaper office and print shop, a department store, and a hobby/camera store. It is individually designated as a City of Plano Heritage Resource. The exterior is highly intact and the building is a contributing resource in the district. Photos 2, 4, and 6.

6. 1017 E. 15th Street, Fred Schimelpfenig Building, c. 1896-1901. Contributing. This one-story, brick one-part commercial block with a symmetrical façade that is divided into three bays. The façade above the storefront is stuccoed and painted brown. The parapet has a slight step at the center bay and there is a raised decorative relief panel in each bay between the parapet and storefront below. The outer bays have five-light clerestory windows that are not original; the clerestory in the center bay is covered over. Nonoriginal storefront includes windows in the outer bays that are nearly full-height and are set at an angle. The entrance in the center bay is recessed and is composed of paired aluminum-framed storefront style doors, also not original. Non-original brick surrounds the storefront and entrance. Such alterations to storefronts were common as building owners attempted to modernize the appearance of their property. The Sanborn Maps suggest that the building was constructed between 1896 and 1901. The building is named for Fred Schimelpfenig who operated a dry goods business on this site. He also served as mayor from 1902-1908. Later tenants included Lorch Manufacturing Company—a women's clothing factory, a furniture store, and several tea rooms. It was designated a Recorded Texas Historic Landmark in 2014. Photos 2, 5, and 6.

7. 1021 E. 15th Street, c. 1897-1901, 2014-15. Contributing. This diminutive red brick building is an example of a narrower-width building that is squeezed between larger neighbors. It is a one-story, one-part commercial block divided into two symmetrical bays. The left bay contains a wood-framed storefront window with operable clerestory above. The right bay has a single entry door with flanking sidelights and an operable transom. A band of decorative brick corbelling is located about midway between the storefront and entrance and the parapet. The building achieved its current appearance following a rehabilitation project in 2014-15 that removed stucco on the façade to expose the brick beneath. The storefront and entrance were reconstructed at this time. Other improvements included the addition of a projecting sign on the façade,

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roof skylights, a mezzanine level on the inside, and a roof deck at the rear. The roof deck is not visible from the front of the building. It is counted as a contributing building. Photos 5, 6, and 7.

8. 1023-25 E. 15th Street, Merritt Building, c. 1896-1910, stucco applied later. Contributing. The Merritt Building is a one-story, stuccoed brick one-part commercial block that has a symmetrical façade. It has a centered entrance flanked by wood-framed storefront windows with wood bulkheads and three-light clerestories. The entrance has two single entry aluminum-framed doors that are separated by a post. The two entrances allow for two businesses in the building. There is a decorative relief at the cornice with the building's name painted at the center. There are vertical projecting caps at the ends of the parapet. The stucco is painted blue and the building name and trim painted dark blue. A shed awning is over entrance. The building is named for A. L. Merritt, a long-time barber in downtown Plano. Later tenants included a grocery store and a tailor. This is a contributing building to the historic district and it is also designated as a City of Plano Heritage Resource. Photos 5, 6, and 10.

9. 1027 E. 15th Street, c. 1896-1901, stucco applied later. Contributing. This one-story, stuccoed one-part commercial block has a symmetrical façade divided into three bays, each with a double-light clerestory. The centered double entrance is flanked by wood-framed storefronts with decorative relief on the bulkheads. A shed awning hangs over the entrance. This building is very similar to 1023-25 E. 15th Street and shares a projecting cap at the parapet. The façade had been bricked over by 1986 but this brick had been removed by 2002. This is a contributing building in the historic district. Photos 5, 6, and 10.

10. 1029 E. 15th Street, c. 1896-1901. Contributing. Rounded arched windows lend an Italianate influence to this brick two-story, two-part commercial block. It has decorative brick corbelling at the parapet. The second story is divided into four bays with 1/1 double-hung windows set within the rounded arched openings. The first floor serves two businesses with wood storefront systems. The left storefront has paired entry doors. The right storefront has one door. At the east end of the façade is another door that accesses the second story. This building had been stuccoed by 1960 but it was removed c. 1991 following storm damage. The brick is painted red. This is a contributing building in the historic district. Photos 5, 6, 7, 9, and 10.

11. 1031-33 E. 15th Street, c. 1897-1901. Contributing. Decorative brick corbelling enlivens the parapet of an otherwise simple one-story, one part commercial block. It has a two-light divided clerestory across the façade. The building accommodates two businesses. The left storefront features an off-centered aluminum-framed door flanked by storefront windows with wide paneled wood bulkhead. The right storefront is very similar. A flat metal canopy divides the clerestories from the storefronts. It is supported by anchors attached to the wall above. The brick is painted red. Historic photos indicate that the parapet originally had two blocky finials on top. They had been removed by 1965. By that date, the parapet wall had been covered by a skin and the storefronts had nearly full-height plate glass windows. The skin was removed between 2002 and 2010 and the storefronts modified to a period appropriate appearance. This is a contributing building within the historic district. Photos 5, 7, 9, and 10.

12. 1035 E. 15th Street, c. 1897-1901. Contributing. This is a one-story, brick one-part commercial block that has a decorative band of brick in the middle of the parapet wall. The symmetrical façade is divided into three bays, each with a four-light clerestory. Each bay has a double door entrance. The center bay is separated from the outer bays by cast iron columns. A flat metal canopy hangs between the clerestories and entrances below. It is supported by anchors from the wall above. A projecting sign hangs below the parapet. The brick is painted white. A historic photo from 1924 indicates that this building had an embellished stepped parapet with decorative brick corbelling. These features had been removed by 1958 and in c. 1964 the wall above the storefront was covered with a skin. By 1986, the upper wall was covered by a mansard roof that also covered 1037 E. 15th Street. The mansard roof was removed, exposing the upper wall, and the current storefront was installed in early 2000, making the building a contributing resource in the district. The awning was installed in 2014. Photos 5, 7, 8, 9, and 10.

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13. 1037 E. 15th Street, c. 1897-1901. Contributing. Nearly a twin to 1035 E. 15th Street, this one-story, brick one-part commercial block has a decorative band of brick in the middle of the parapet wall. The symmetrical façade is divided into three bays. The wood-framed storefront features a centered entrance flanked by sidelights above bulkheads and a narrow transom above. It is separated from the outer bays by cast iron columns. A flat metal canopy hangs above the entrance between the clerestory and transom. It is supported by anchors from the wall above. Bubble awnings hang over the storefront windows. The brick is painted a clay color. A historic photo from 1924 indicates that this building had an embellished stepped parapet with decorative brick corbelling. These features had been removed by 1958 and by c. 1964 a skin was added above the storefront which also had been modified with nearly full-height plate glass windows when the building contained a savings and loan company. By 1986, a mansard type roof covered the upper wall. The mansard had been removed, thus exposing the upper wall, and storefront altered to its current form by 2002. This is a contributing building in the district. Photos 5, 8, 9, and 10.

14. 1039 E. 15th Street, Harrington Furniture Store, c. 1897-1901, late 1930s, 2010-11. Contributing. This polychrome yellow brick, two-story, two-part commercial block was historically two buildings that were combined into one by E. O. Harrington, proprietor of Harrington Furniture Store, in the late 1930s. The façade features seven double-hung 1/1 windows on the second story. The first floor has a centered recessed entrance with double doors and transom flanked by large storefront windows with three-light clerestory above. A flat metal canopy spreads across the façade between the storefront windows and clerestory and wraps around to the east elevation above the northernmost storefront window. The canopy is supported by anchors attached to the wall between the first and second floors. The east elevation, which faces K Avenue, is divided into seven bays. The northern bay is covered with brick; the other bays are covered with stucco and divided from one another by pilasters. By 1986, four of the bays had rounded arched windows on the first and second floor that had been filled in, although one of the first floor windows had been changed to a rectangular storefront-style window. In c. 2010-11 this elevation was rebuilt because of structural failure. The new wall contained paired rectangular window openings in the bays on the second floor. These contain double-hung windows. Large storefront windows were added on the first floor. Because this is a secondary elevation, these alterations have a minimal impact on the integrity of the building. The façade looks much like it did in the late 1930s. A two-faced clock projects from the second story of the northernmost bay of the east elevation. It was added in 2015. The building is counted as a contributing to the historic district. Photos 5, 9, and 10.

14a. The Courtyard, 2010. Noncontributing. Located immediately east of 1020 E. 15th Place (Resource #28) is a one-story tan brick building that faces east towards K Avenue. This building is used as an art gallery. It is associated with 1039 E. 15th Street and is tied to it by a courtyard that is surrounded by a variety of fence and wall types that obscures the front of the building. The north elevation faces East 15th Place. It has four vertical windows and an elevated flush metal door accessed by metal stairs. This entrance is protected by a flat metal canopy similar to the canopy on 1039 E. 15th Street. Within the courtyard is a pergola that is not included in the resource count. The gallery building is noncontributing because it was constructed after the period of significance. Photo 19.

1000 Block of East 15th Street, South side of block

15. 1004 E. 15th Street, Harrington Pharmacy, c. 1980. Noncontributing. Designed in the Tudor Revival style, this one-story, one-part commercial block is sited at the southwest corner of East 15th Street and J Avenue. The asymmetrical wood-framed stuccoed building has a cross-gabled/hipped roof with large gable dormers at the west and east ends of the façade and one at the corner of the west elevation and a smaller gabled dormer at the center of the façade. The walls of the gables are faced with stucco and half-timbering and multiple-light windows are of stained glass. The wood-framed storefront system has multiple lights with stained glass transoms. Paired French doors at the west end are surmounted by a multiple-light clerestories. The walls have a brick wainscot laid in a diagonal pattern. The metal canopy above the west entrance was installed in 2014. An early occupant was Harrington Pharmacy, at that time one of the city's oldest

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businesses. The two-story building formerly on the site was destroyed by fire in 1972. Although architecturally compatible to the district, this building is noncontributing because it was constructed after the period of significance. Photos 1, 11, and 20.

16. 1006 E. 15th Street, W. R. George Building, c. 1898; 2007 restoration of façade. Contributing. This is a brick two-story, two-part commercial block with symmetrical façade and decorative brick parapet. The second story has three 2/2 double hung wood windows set within segmental arched openings with double rows of brick headers forming the arches. It has a wood-framed storefront with cast iron pillars. The façade was altered at an undetermined date with a false mansard roof covering the second story. This was removed in 2005. The façade was restored in 2007 with recreation of a sign at parapet that reads "18 W. R. George 98." The rear of building was demolished in 2007 for construction of a three-story addition. A retractable canopy above the second floor was added in 2012. Although visible from the street, this is a reversible addition. It is a contributing resource in the district. Photos 11 and 12.

17. 1008 E. 15th Street, Love Photography, c. 1900, rehabilitated 2010. Noncontributing. This is a brick, two-story, two-part commercial block with stucco finish. A beveled entrance faces the alley and has a wraparound flat canopy. Second story windows are 1/1 with the exception of a fixed window above the entrance. The building was modified prior to 1965 with the application of stucco and black tile around entrance, storefront, and clerestories, suggestive of the Art Moderne style. The entire façade and entrance elevation were covered by brick in 1965. The brick was removed in 2010, revealing the black tile and stucco façade. The rehabilitation included restoration of the stucco and addition of Moderne-inspired medallions and an elliptical grille at the parapet of the beveled elevation. Although the rehabilitation is based on the Art Moderne style which dates from the period of significance, such an exuberant expression of the style is not based on historic evidence or documentation in this case. Therefore, the building is a noncontributing resource in the historic district. Photos 11 and 12.

18. 1010 E. 15th Street, c. 1896. Contributing. This is a brick, one-story, one-part commercial block with beveled elevation facing the alley. The storefront is slightly recessed behind decorative cast iron columns and iron work. Brick bulkheads are beneath the large storefront windows. The centered entrance has paired wood doors with large lights and transom above. The clerestories are boarded over. The west elevation is stuccoed. This is a contributing building in the historic district. Photos 13 and 16.

19. 1012 E. 15th Street, c. 1900. Contributing. This is a one-story, one-part commercial block with brick corbelling at the parapet. The asymmetrical storefront is divided into four bays by cast iron columns. Large double-light clerestories are in each bay. The entrance is in the second bay from the left and has one sidelight and a transom covered by a flat canopy supported by anchor rods from the wall above the storefront. The brick has been painted red. Tenants have included a pharmacy, an appliance store, and a carpet store. It is nearly identical to 1013 E. 15th Street and is a contributing building to the district. Photos 13, 14, and 16.

20. 1016 E. 15th Street, c. 1900. Contributing. This building originally was constructed as a two-story, two-part commercial block but a photograph from the early 1960s shows that the second story had been removed by that date (see Figure 7). Stucco covers the façade of what is now a one-story, one-part commercial block. It has a wood-framed symmetrical storefront with a centered entrance flanked by large plate glass windows on wood bulkheads. An awning style metal canopy is located above the storefront. It is a contributing resource to the historic district because the alterations occurred within the period of significance and is an example of an alteration meant to give the building a modern appearance. Photos 13, 14, and 16.

21. 1018 E. 15th Street, c. 1900. Contributing. This is another example of stucco that has been applied to façade of a one-story, brick one-part commercial block in an attempt to modernize the building's appearance. The altered storefront

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features a recessed entrance flanked by display windows with bulkheads of varying heights. The building contributes to the historic district. Photos 14, 15, and 16.

22. 1020 E. 15th Street, c. 1900 with alterations. Contributing. Similar to the building at 1021 E. 15th Street, this building is one of three examples of the narrow-width one-story, one-part commercial blocks found in the district. The brick building has corbelling below the parapet. The asymmetrical aluminum-framed storefront has an entrance on the left (east) side with a transom above. To its right is a nearly full-height plate glass window. Above the storefront is a wood-framed divided-light clerestory. By c. 1956, the façade had been covered with stucco and by 1986, a shed-type awning covered the clerestory and the storefront had been replaced with the aluminum-framed unit currently in place. In 2015, the stucco and shed awning were removed. This is a contributing building in the district. Photos 14, 15, and 16.

23. 1022 E. 15th Street, c. 1900-1907. Contributing. This one-story, one-part brick commercial block has a symmetrical façade with brick corbelling below the parapet. Projecting brick pilasters divide the upper wall into two-bays. The wood-framed storefront has a centered single entry door. It is flanked by storefront windows on wood bulkheads. Divisions in the clerestory correspond to the three bays of the entrance and storefront. Between c. 1956 and 1986, a mansard style roof was installed on the front of the building, obscuring the historic brick corbelling at the parapet. The mansard roof was removed c. 2005, exposing the upper brick wall. A second floor addition with stuccoed walls (with the exception of brick used on the south elevation) was added at the rear of the building and was not visible from the street. The first floor façade was rehabbed in 2010 and 2014. With the approval of the city council, the roof-top addition was expanded in 2014. A canopy was installed on the front of the second story in 2016. Because the addition is setback from the historic one-story façade, it does not compromise the building's historic integrity. It is a contributing resource in the district. Photos 14, 15, and 16.

24. 1024 E. 15th Street, Roberts Furniture, c. 1900. Contributing. This is a typical example of a one-story, brick one-part commercial block in the district. The symmetrical façade is constructed of red brick. The wood-framed storefront is divided into three bays with a centered entrance with a single door with transom. Plate glass windows rest on wood bulkheads. Above the windows and doors is a divided-light clerestory. A flat metal canopy runs across the façade between the storefront and clerestory windows. This is a contributing resource in the historic district. Photos 14, 15, and 16.

25. 1026 E. 15th Street, c. 1896-1901. Noncontributing. The façade of this building is divided into two distinct parts. The left (east) half is a one-story, brick one-part commercial block with a shaped parapet and modest decorative brickwork with white brick accents on the wall above the storefront. It was a wood-framed storefront with cast iron pilasters. The brickwork and the storefront below divide the façade into three bays. The eastern 2/3 of the storefront is recessed behind the pilasters with a single door and fixed double doors. A three-part clerestory is above the storefront. The right (west) half of the building is a one-and-one-half-story, two-part commercial block with a similarly shaped parapet and brick façade divided into three bays. There are three short segmental arched window openings at the second floor that are filled with 1/1 windows. The wood-framed storefront has a recessed entrance. At an undetermined date, the shaped parapets were removed on both halves of the building, the second story windows infilled, and the entire front of the building was stuccoed and painted white. The storefronts were replaced with nearly full-height plate glass and aluminum framed glass doors. In 2010, the stuccoed brick was removed and the upper wall with the shaped parapet and decorative brickwork was reconstructed, closely replicating the historic appearance. However, this building is a noncontributing resource in the historic district because the entire façade was missing and later replaced. Photos 14, 15, and 16.

26. 1032 E. 15th Street, early 1930s. Contributing. Polychrome red and brown brick covers this two-story, two-part commercial block building located at the southwest corner of East 15th Street and K Avenue. Simple brickwork creates a rectangular frame below the parapet. The façade is divided into three bays. It has three non-original metal-framed 1/1 hung windows with stone sills and brick soldier course forming the lintels. A wood-framed storefront system on the first floor features a centered entrance with narrow transom above. The entrance is flanked by large plate glass windows above

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brick bulkheads. A five-part, multiple-light clerestory is above the windows and transom. The east elevation also has the rectangular brick frame below the parapet. There are five window openings with stone sills and soldier course lintels on the second story; the two north openings are filled with single 1/1 hung metal windows and the southern three openings are filled with paired 1/1 hung metal-framed windows. There is a large storefront window at the north end of this elevation. Next to it is an entrance with transom and clerestory. Another storefront at the south end of the elevation has been replaced with tinted glass. The windows were replaced in 2004. Metal doors on the north and east elevations were replaced with wood doors in 2011. The simplified brickwork represents a popular trend in the design of commercial buildings in the 1920s and 1930s. This is a contributing building to the district. Photos 14, 15, 16, 17, 18, and 25.

27. 1112 E. 15th Street, c. 1961-64. Contributing. This easternmost building in the district is a simple one-story concrete block Contemporary style commercial building with a brick façade. The distinguishing features are the low-pitched obtuse gabled roof with a wide overhang across the façade, a center brick pilaster separating the two aluminum-framed doors with outer sidelights and transoms that follow the pitch of the roof, and decorative mitered lozenges near the ends of the façade. The brick and concrete block are painted mustard yellow. It is the most recent contributing building constructed in the district. An asphalt drive is to the west of the building with paved parking in the rear. Photos 17 and 18.

East 15th Place

28. 1020 E. 15th Place, Centralized Waste Collection Station, c. 2015. Noncontributing. One story rectangular mass constructed of brown brick on a concrete foundation. The façade is dominated by a large garage bay with an overhead roll-up door. It is adjacent to The Courtyard gallery (Resource #14a). This city-owned facility replaced a false-fronted gabled building covered with galvanized metal. It is a noncontributing building because it was constructed after the period of significance. Photo 19.

J Avenue, east side of street

29. 1410-12 J Avenue, Electric Motor Service (1410)/John Brodhead Real Estate Inv. (1412), c. 1928. Contributing. One-story, one-part commercial block with symmetrical façade and nearly identical storefronts. The upper wall is broken by relief brick rectangles. The southern storefront (1410) has centered paired aluminum-framed glass doors flanked by plate glass windows. There is a continuous awning over the windows. The storefront of 1412 consists of a centered, single aluminum-framed glass door flanked by vertically divided plate glass windows. A wedge-shaped projecting sign hangs above the entrance near the parapet. The minimal ornamentation is indicative of the commercial style buildings constructed in the late 1920s and 1930s. The Collin County Appraisal District indicates that the building was constructed in 1928. However, the 1901 Sanborn Map indicates that there were two buildings at this location that have a footprint similar to the current building. It may be that two older buildings were combined into a single building c. 1928. It is a contributing building in the district. Photos 20 and 21.

30. 1414 J Avenue, Moore House (Hotel)/Commercial Hotel/Masonic Lodge, 1896. Contributing. One of the oldest buildings in the district, this two-story, two-part commercial block is also one of the most distinctive. It has a shaped parapet with curved sign block flanked by blocky finials. The sign block has the Masonic emblem and the words "Plano Lodge." Below this sign block are three smaller blocks with the numbers "19," "768," and "25." These numbers stand for the year 1925 when the local Masonic lodge acquired the building, and the lodge's number. Pilasters divide the façade into three bays. The outer bays of the second story have two narrow rounded arched 1/1 windows. The center has a large rounded arched opening filled with paired 1/1 windows surmounted by a three-light fanlight transom. The first floor has four rounded arched openings; one towards the north and south ends of the façade and two at the center of the façade. The northern arched opening has a door surmounted by a tall rounded arched transom. The other arched openings are filled with 1/1 windows. All of the arched openings have rough-cut stone voussoirs. Also on the first floor are two entrances with transoms set within rectangular openings. The blocky lintels above the entrances are also composed of rough-cut

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stone voussoirs. Rough-cut stone is also used for continuous sills beneath first and second story windows, as belt courses, and the parapet's coping. The rough-cut stone is indicative of the Romanesque Revival style which was popular at the time the building was constructed. The entire building has been stuccoed. Older photographs reveal that at one time the stucco was painted white. Today, the façade is painted red with the stone detailing painted a creamy-white. Windows on the south elevation have been infilled. This site is the location of Plano's first hotel, the Moore House, a wood framed structure that was enlarged over the years. The present building was constructed after the 1895 fire that destroyed downtown. By 1907, it was known as the Commercial Hotel. Historic photos and Sanborn maps show that a gallery/balcony across the façade had been constructed by 1901 but it had been removed by 1921. The hotel was advantageously situated near the Houston & Texas Central depot. The building was stuccoed after it was acquired by Masonic Lodge 768. It is locally designated as a City of Plano Heritage Resource and is a contributing resource within the district. Photos 11, 20, and 21.

31. 1416 J Avenue, c. 1907-1921 with later alterations. Noncontributing. Historically, this was a one-story, brick one-part commercial block. Its façade was divided into four bays by pilasters which rose above the parapet. Brick corbelling added ornamentation on the wall area above the storefronts. These characteristics correspond to a building that was constructed between 1907 and 1921 as suggested by Sanborn maps. Sometime between the 1960s and 1986, a second story had been added and the first floor storefront significantly altered. More recently, the façade was altered with the application of a red brick veneer. The asymmetrical design features two rounded arched window openings with cast stone surround with keystone. The openings are filled with multiple-light double hung windows surmounted by a fanlight. The centered entrance features a paneled door with a frosted art glass window flanked by paneled sidelights with a similar window design. To the right (south) of the entrance is a large fixed multi-light window. The north elevation is covered by a synthetic Exterior Insulated Finishing System (EFIS). Although the design is compatible to the district, this building is noncontributing because the alterations occurred after the period of significance. Photos 11, 20, and 21.

K Avenue, east side of street

32. 1416 K Avenue, c. 1958. Noncontributing. Set back from the street, this one-story building has a cementitious finish and a mansard roof. Long vertical fixed windows pierce the walls. Projecting from the front of the building is a carport that is also surrounded by a mansard roof. Collin County tax records state that this building was constructed c. 1958. However, the 1949 Sanborn map depicts a brick tile building at this same location so it may be older. It is noncontributing due to alterations made after the period of significance. There is a detached carport behind the building. Because it is a minor feature that does not contribute to the significance of the resource and is not visible from the street, it is not included in the resource count. Photo 22.

33. 1418 K Avenue, c. 1910-1921. Contributing. This one-story, brick one-part commercial block building has an asymmetrical façade. The wall above the storefront has been stuccoed and is capped with a projecting cornice. The wood-framed storefront includes vertical wood siding. The single-light aluminum entry door is located near the north end and is flanked by a narrow plate glass window to the left and two plate glass storefront windows to the right (south). A dropped canvas awning runs across the width of the storefront. This contributing building is an example of the common use of stucco to "modernize" the appearance of buildings in the district. Photo 22.

34. 1420 K Avenue, c. 1910-1921. Contributing. One-story, brick one-part commercial block with a symmetrical façade. The simple brick finish of the wall above the storefront is painted white. The wood-framed storefront consists of a paneled wood door with large undivided light and transom above. It is flanked by plate glass storefront windows set on paneled wood bulkheads. A dropped canvas awning covers clerestory the windows. Early occupants include a grocery store and a drycleaners. It is a contributing building in the district. Photo 22.

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35. 1422-28 K Avenue, 1919-1920, c. 1950s. Contributing. This building is composed of two distinct parts. The southern third (1422) is a one-story, beige brick one-part commercial block. Brick dentils are located along the parapet. A brick pilaster at the south end of the building is surmounted by a concrete cap. The asymmetrical storefront consists of a metal-framed single door at the north end and full-height plate glass windows. The northern 2/3 of the building is a two-story, two-part commercial block with beige brick on the facade. Four brick pilasters divide the façade into three bays. The outer two bays are wider than the center bay. At the second story of the outer bays is a large rectangular window opening filled with three non-original fixed glass windows. The narrow center bay has a single 1/1 double hung window. The first floor has a single door with transom in the center bay that historically accessed the stairs to the second floor. The north storefront has a centered aluminum-famed entrance flanked by plate glass windows on brick bulkheads. The south storefront is similar. The north storefront is covered by dropped canvas awnings. The south storefront and the storefront of 1422 K Avenue are covered by a continuous awning that defines an outdoor dining area. Since the building at 1430 K Avenue was demolished, the north elevation of 1424-28 is exposed. It has numerous 1/1 double hung wood windows on the second floor, each covered by a dropped canvas awning. The building was constructed in late 1919-early 1920 as two, two-story buildings, and a one-story building to the south. The two story buildings were each approximately twenty feet wide and eighty feet deep. The one-story building had the same depth but was approximately eighteen feet wide. They were constructed under the supervision of Robert Abernathy. Sanborn maps suggest that between 1949 and 1961, the buildings were altered into a single building with a unified façade. A center entrance in the two-story section provided access to the stairs to the second floor. A drycleaners was a long-time occupant of the building. The grouped rectangular windows on the second story façade and the relatively simple brick ornamentation are illustrative of the continued influence of the Commercial style after World War II. This is a contributing building in the historic district. Photos 17, 22, 23, and 25.

1430 K Avenue. A small pocket park is located at the southeast corner of East 15th Street and K Avenue. It is paved with brick, has a few trees, and boxed hedge. This parcel was once the location of downtown's only three-story building. Occupants included a hardware store and a fraternal lodge. By 1949, the building had two stories and housed a movie theater. More recently, it had been reduced to one-story. It was removed and the park was created in the early 1990s. Because it is a small feature, it is not included in the resource count in Section 5. Photos 17 and 18.

K Avenue, west side of street

36. 1421 K Avenue, c. 1921-1930. Contributing. This brick, one-story, one-part commercial block contains two garage bays with non-original roll-up doors. A pedestrian entrance is south of the garage bays. Two bands of brick headers on the parapet wall provide the only decorative feature. The building does not appear on the 1921 Sanborn Map but does appear on the 1949 map. The 1949 Sanborn Map indicates that this building served as an auto repair shop so the garage bays may be a historic feature. The brick is painted white. The alley to the south of this building forms a portion of the district's southern boundary. The building is a contributing resource in district. Photos 24 and 25.

37. 1423 K Avenue, c. 1921-1930. Contributing. This brick, one-story, one-part commercial block is another example of the narrow-width buildings located in the district. It has two bands of brick headers on the parapet wall similar to those on 1421 K Avenue. The altered storefront consists of a full-height plate glass window with the entrance to the right. A corrugated metal shed-type awning protects the storefront and entrance. The brick is painted red. It is a contributing building to the district. Photos 24 and 25.

38. 1425 K Avenue, 1921-early 1930s. Contributing. Two-story, two-part commercial block building of yellow brick. It has a pent roof with clay tiles placed between two blocky finials at the ends of the parapet. The pent roof is supported by three sets of paired decorative wood brackets. The second story features two large window openings with cast stone sills. The openings are filled with paired metal framed windows. The storefront has been altered with full-height tinted storefront windows. One entrance accesses the first floor interior and the northern entrance accesses the second story. The

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slight difference in the color of brick between the first and second floor suggests that the second story may have been a later addition. However, the second story does appear on the 1949 Sanborn Map. The pent roof with clay tiles, decorative brackets, and yellow brick are a modest interpretation of the Spanish Eclectic style. It is a contributing resource in the district. Photos 24 and 25.

Integrity of the Plano Downtown Historic District

The Plano Downtown Historic District retains much of its historic integrity. From its platting in 1873, the community’s business district developed in a one-block area east of the Houston and Texas Central Railway tracks and two adjacent streets. Originally dominated by wood-framed structures, the district transitioned to permanent one- and two-story brick buildings whose massing and scale helped to unify the district. The district is composed of thirty-two contributing buildings (82%) and seven noncontributing buildings. The district retains integrity of location as there have been no substantial changes to its layout and proximity to the railroad tracks which now carry commuters along a corridor that stretches from Dallas to McKinney. It retains its integrity of design through its spatial arrangement and the character defining architectural features of the contributing resources. Only three buildings were constructed after the period of significance and two of these are on East 15th Place, a secondary street in the district. The third was constructed in a style that is appropriate to the period of significance. The other four noncontributing buildings were constructed during the period of significance but were substantially altered after the period of significance. The setting has been compromised with the construction of multi-story, mixed-use buildings surrounding it and the creation of a plaza between the west boundary of the district and the railroad tracks. The historic rail- and agricultural-related resources along the tracks were removed as well. However, the tracks are actively used for commuter service and have modern station platforms north of the district. The district’s historic resources retain integrity of materials as the use of brick, stucco, cast stone, and stone are still evident. The storefronts of several buildings retain their cast iron columns. Many of the buildings have lost their original windows and storefronts but this is a common occurrence in commercial buildings. Some brick has been painted or stuccoed which is also a common treatment as owners and occupants sought to give their buildings a modern appearance. Workmanship remains evident in such details as the brick corbelling along the parapets or upper walls of numerous buildings and the rough-cut stone decorative details on the Moore House (Hotel)/Masonic Lodge. The district retains its integrity of feeling and association as it still represents, and in many ways, functions like a small town commercial district that developed from the late 19th century to the 1960s. There are no vacant lots within the district’s boundaries.

Summary of Resources in the District

Resource #	Address	Date of Construction	Date of Known Alterations	Form	Cont. Status
1	1001 E. 15 th St	1896	1936, 1958, c. 1986	Two-part Commercial	Y
2	1003-07 E. 15 th St	c. 1898	1915	Two-part Commercial	Y
3	1011E. 15 th St	c. 1898		Two-part Commercial	Y
4	1013 E. 15 th St	c. 1896-1901		One-part Commercial	Y
5	1015 E. 15 th St	c. 1896-1897	c. 1918-1919	One-part Commercial	Y
6	1017 E. 15 th St	c. 1896-1901		One-part Commercial	Y
7	1021 E. 15 th St	c. 1897-1901	2014-2015	One-part Commercial	Y
8	1023-25 E. 15 th St	c. 1896-1910		One-part Commercial	Y
9	1027 E. 15 th St	c. 1896-1901		One-part Commercial	Y
10	1029 E. 15 th St	c. 1896-1901	c. 1991	Two-part Commercial	Y
11	1031-33 E.15 th St	c. 1897-1901	c. 2002-2010	One-part Commercial	Y
12	1035 E. 15 th St	c. 1897-1901	c. 1964, c. 2000, 2014	One-part Commercial	Y

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13	1037 E. 15 th St	c. 1897-1901	c. 1964, c. 2002	One-part Commercial	Y
14	1039 E. 15 th St	c. 1897-1901	Late 1930s, 2010-2011, 2015	Two-part Commercial	Y
14a	Courtyard of 1039 E. 15 th St	2010		No style	N
15	1004 E. 15 th St	c. 1980		One-part Commercial	N
16	1006 E. 15 th St	c. 1898	2005, 2007	Two-part Commercial	Y
17	1008 E. 15 th St	c. 1900	1965, 2010	Two-part Commercial	N
18	1010 E. 15 th St	c. 1896		One-part Commercial	Y
19	1012 E. 15 th St	c. 1900		One-part Commercial	Y
20	1016 E. 15 th St.	c. 1900		One-part Commercial (originally Two-part Commercial)	Y
21	1018 E. 15 th St	c. 1900		One-part Commercial	Y
22	1020 E. 15 th St	c. 1900	2015	One part Commercial	Y
23	1022 E. 15 th St	c. 1900-1907	c. 2005, 2010, 2014	One-part Commercial	Y
24	1024 E. 15 th St	c. 1900		One-part Commercial	Y
25	1026 E. 15 th St	c. 1896-1901	2010	One-part & Two-part Commercial	N
26	1032 E. 15 th St	Early 1930s	2004, 2011	Two-part Commercial	Y
27	1112 E. 15 th St	c. 1961-64		Contemporary: Obtuse gable	Y
28	1020 E. 15 th Place	c. 2015		No style	N
29	1410-12 J Ave	c. 1928		One-part Commercial	Y
30	1414 J Ave	1896	1901, 1921, 1925	Two-part Commercial	Y
31	1416 J Ave	c. 1907-1921	c. 1960s-1986	One-part commercial	N
32	1416 K Ave	c. 1958			N
33	1418 K Ave	c. 1910-1921		One-part Commercial	Y
34	1420 K Ave	c. 1910-1921		One-part Commercial	Y
35	1422-28 K Ave	1919-1920	c. 1949-1961	Two-part & One-part Commercial	Y
36	1421 K Ave	c. 1921-1930s		One-part Commercial	Y
37	1423 K Ave	c. 1921-1930s		One-part Commercial	Y
38	1425 K Ave	c. 1921-early 1930s		Two-part Commercial	Y

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Statement of Significance

The Plano Downtown Historic District, located in the heart of Plano, Texas, reflects the city's commercial growth and development from the late 1890s to the 1960s. Following a devastating fire in 1895, the downtown commercial district was rebuilt and composed of one- and two-part commercial block buildings occupying a compact one-block area. During the period of significance, the district did not increase in size, but it evolved as several new buildings were constructed while others received façade treatments that modernized their appearance. In the 1950s, the North Central Expressway was constructed on the west edge of the city greatly shaping Plano's growth and helping to facilitate suburban sprawl. As a result of this new transportation connectivity, downtown property owners continued to modernize their buildings to help attract shoppers as they were forced to compete with new commercial developments emerging outside of downtown. The Plano Downtown Historic District is nominated to the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development for its association with the commercial development and evolution of downtown Plano between the late 19th century and the Post-War period. It is also nominated at the local level under Criterion C for its intact collection of late 19th and early 20th century commercial architecture. The period of significance begins in 1896, representing the oldest buildings in the district, and spans to 1967. The latter date recognizes the district's continued use as a commercial center and symbolic hub of the community.

The Plano Downtown Historic District, a substantially intact business district, served as the agricultural center of southern Collin County, which lies within the fertile Blackland Prairie of northeastern Texas. The extant buildings represent the district's rapid redevelopment following devastating fires in the 1890s. Most of its buildings date from the late 1890s to the 1920s. There was little expansion beyond the one-block commercial core located immediately east of the Houston and Texas Central Railway tracks. Nearly all of the extant buildings were constructed as one- and two-part commercial blocks. The earliest buildings typically had decorative brickwork on the upper walls and along parapets as was common in the Victorian era. Several buildings had segmental and rounded arches above second story windows, illustrative of the Italianate style. The two-story Moore House (later home to the Plano Masonic Lodge) is one of the earliest buildings in the district. It exhibits Romanesque detailing through the use of heavy, rough-cut stone around windows, above doors, and as decorative trim. Buildings constructed or rehabilitated in the late 1910s through the 1930s were designed with subtle ornamentation reduced to a minimum and second-story windows placed within rectangular openings, suggestive of the Commercial style. Exceptions were the Art Deco-inspired rehabilitation of the First National Bank building in 1936 and the construction of a building that displayed characteristics common to Spanish Eclectic designs. The last contributing building constructed in the district differed in form and design from its predecessors and instead presented a modest but distinctively contemporary design. Although the commercial district was heavily dependent on the cotton and grain industry of the surrounding farmland, there are no buildings associated with the agricultural industry within the nominated district.

Development of Plano, Texas

Anglo-American settlers began arriving on the fertile Blackland Prairie of Collin County in the 1840s. Prior to that, the area was inhabited by members of the Caddo tribe. Conflicts arose between the two groups but the Caddo were mostly gone from the region by the mid-1850s. By 1845, offers of land grants from the Peters Colony were attracting emigrants from Kentucky and Tennessee, further entrenching Anglo-American settlement. The community of Plano, located near the southwest corner of the county, began when William Forman of Kentucky purchased land from Sanford Beck, another early settler. Forman farmed the land but also built a gristmill, a distillery, a saw mill, a gin, and a store. These improvements attracted other settlers to the area including the brothers Joseph, Daniel, and Samuel Klepper who procured

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headrights on the site of the future town of Plano in 1847. They were joined by Dr. Henry Dye and his brother, Alfred, and Silas Harrington in 1848.⁵

Mail service began in the area around 1850 when Forman established an unofficial post office in his home. By that date, most of the people in the area were farmers although there was also a blacksmith, a minister, a carpenter, and a surveyor. The post office became official in 1852 with Forman serving as its first postmaster.⁶ In choosing a name for the community, Dr. Dye sent an application to Washington, DC suggesting the name "Fillmore" in honor of President Millard Fillmore. When that name was rejected, Dye suggested the name of Forman in honor of William Forman but he declined. Dye then suggested the name "Plano," the Spanish word for flat, an apt description of the area's topography. This name was approved by postal authorities, thereby giving legitimacy to the community. Stage service was established in 1854, further linking the rural community to the region.⁷

Plano became even more regionally connected when the Houston and Texas Central Railway was laid north from Dallas, entering the community in 1872. The railroad played a prominent role in shaping the organization of Plano when it was platted the following year in a traditional grid pattern with the rail line running north/south through the town. Mechanic Street (now 15th Street) was aligned perpendicular to the tracks and Main Street, formerly known as the wagon road (and now known as K Avenue), was located parallel to the tracks one block to the east. Railroad facilities were clustered along the tracks immediately south of Mechanic Street. On the west side of the tracks was the freight depot and freight and cotton platforms. The passenger depot was located on the east side of the tracks. The north/south streets fronting the tracks became known as West Railroad and East Railroad. The business section grew west from Main Street with the first block of Mechanic Street immediately east of the tracks becoming the heart of Plano's business district. Other commercial buildings were clustered on Main Street just north and south of Mechanic Street and on East Railroad (now known as J Avenue) immediately south of Mechanic Street (see Maps 3-6).

At the time the railroad reached Plano in 1872, it had a population of more than 155. The arrival of the railroad spurred growth both in the town and the county at large as farmers now had a means of transporting their cash crops to markets. More markets opened when the St. Louis, Arkansas and Texas, part of the Cotton Belt route, came to Plano in 1888. It entered the town several blocks south of downtown and provided a connection with Fort Worth to the west. By 1890, Plano had a population of 824 residents. However, some secondary sources state that it had approximately 1,200 residents. At that time there were five churches for whites and one for African Americans, two steam gristmill-cotton gins, one public school and two private schools, and two newspapers. With few other industries, Plano's economy revolved around its position as south Collin County's agricultural center based on cotton and grain farming.⁸

The existence of a church for African Americans reflects the fact that Plano had a small African American community. Early African American residents came as the slaves of emigrants from states such as Kentucky and Tennessee or later followed their former owners to the area. African Americans who settled within the town of Plano lived in several small enclaves. Some lived in an area known as Kendrick's or Freedman's Alley which was located between K Avenue and J

⁵ *Handbook of Texas Online*, David Minor, "Collin County," accessed December 15, 2016, <http://www.tshaonline.org/handbook/online/articles/hcc16>; *Handbook of Texas Online*, Shirley Schell and Frances B. Wells, "Plano, Texas," accessed December 15, 2016, <http://www.tshaonline.org/handbook/online/articles/HDPO4>; Maggie Sprague and Bob Brinkman, "Plano Station, Texas Electric Railway, National Register of Historic Places Registration Form, 2005, NRIS# 2005000856;" Vicki Northcutt, *Plano: An Illustrated Chronicle* (San Antonio, Texas: Historical Publishing Network, 1998), p. 7. Friends of the Plano Library, *Plano, Texas: The Early Years* (Wolfe City, Texas: Henington Publishing Company, 1985), p. 223.

⁶ Vicki Northcutt, *Plano: An Illustrated Chronicle* (San Antonio, Texas: Historical Publishing Network, 1998), p. 7.

⁷ Friends of the Plano Library, *Plano, Texas: The Early Years*, pp. 223, 225; Schell and Wells, "Plano, Texas."

⁸ Northcutt, *Plano: An Illustrated Chronicle*, pp. 10-11; Schell and Wells, "Plano, Texas;" Friends of the Plano Library, *Plano, Texas: The Early Years*, pp. 247-48. Most of the population figures in this text are based on those found in "Texas Almanac: City Population History from 1850-2000," texasalmanac.com/sites/default/files/images/CityPopHist%20web.pdf, accessed January 24, 2017.

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Avenue on 16th Street. Others lived along the southern part of I Avenue and a school for African American children was established south of 12th Street and west of the Houston and Texas Central tracks. Racial tensions escalated at times, particularly in the 1920s when the Ku Klux Klan was active in Collin County. In 1925, a group of white citizens petitioned the city council to remove African Americans from the south part of Plano. This was followed by a suggestion that the council pass a segregation ordinance. There is no evidence that such an ordinance was passed but most of the African American population became concentrated in south Plano in what became known as the Douglass Community.⁹

Between 1890 and 1900, the population increased by more than fifty percent, rising to 1,304 by the latter date. Downtown was hit by three major fires during this decade, including one in 1895 that destroyed it. The new century brought modern conveniences with the stringing of telephone lines in 1900. In 1908, the first Texas Electric Railway interurban train arrived at the newly constructed station, located on Mechanic Street, one-half block west of the Houston and Texas Central tracks. The interurban 200-mile network connected Plano with Dallas and other cities such as Waco and Corsicana to the south and Sherman and Denison to the north, further transforming isolated rural areas. The Wilcox Light and Power Company brought electrical service to Plano in 1912. Texas Power & Light Company received the city's electrical franchise a few years later. After the advent of the automobile, Main Street became part of the state's highway system (originally State Highway 6, now State Highway 5).¹⁰

By 1910, Plano's population had decreased to 1,258. Some claimed that the city suffered from an unfavorable reputation because of the numerous fires that struck downtown and residential areas. However, an article that appeared in *The Texas Magazine* at that time portrayed the town as having a stable and upstanding environment. Plano's residents were "'made up of old established families, caring more for the morals of their children than for a few paltry dollars. No saloons, no drinking, no gambling, or dives of any kind . . . It has possibly the largest number of church members in proportion to population of any town of its size in the state . . . Besides the usual number of social clubs, literary societies, fraternal orders, the young men of the town have organized a fine orchestra, and engaged a fine Lyceum course every winter season.'" In addition to its modern school plants, two national banks and individual money lenders, two rail trunk lines, and convenient interurban service, the town had a modern flour mill, two corn-shelling plants, two hotels, a large livery and sales stable, and four livestock dealers. Its commercial district consisted of "'forty modern one to three-story brick business houses.'"¹¹

The population rebounded during the 1910s and in 1920, it had 1,715 inhabitants. In fact, the *Dallas Morning News* reported in January 1920 that there were no vacant houses and that the supply could not keep up with demand. To accommodate this growth, Planoites approved bonds for improving the city's water works. In 1923, additional bonds were approved for the construction of a new high school. A new two-story brick combination city hall and fire station was constructed in 1924 on the north side of East Mechanic Street between North Main Street and North Residence Avenue (just outside the boundaries of the nominated district, since demolished). By 1925 most of the streets had been paved. The following year, the Community Natural Gas Company received a franchise from the city for the distribution of natural gas. At this time, Plano had approximately 1,900 residents and an assessed valuation of \$1,950,000. It had a cotton oil mill, an ice factory, an implement factory, grain elevators, and three large cotton gins. Two banks still served the

⁹ Alan Birkelbach, *Translating the Prairie: Plano, Texas in Words and Pictures* (Plano, Texas: City of Plano Creative Arts Division, 2009), p. 64; Friends of the Plano Library, *Plano: The Early Years*, p. 191; City of Plano, Texas, Heritage Commission. Application for Designation, Downtown Heritage Resource District, November 26, 2002, pp. 32-33. See Sanborn Fire Insurance Company Map, March 1949, Sheet 5 indicates the presence of the school and several black churches in the vicinity of 12th Street west of the Houston & Texas Central tracks.

¹⁰ Northcutt, *Plano: An Illustrated Chronicle*, pp. 15-16; Maggie Sprague and Bob Brinkman, "Plano Station, Texas Electric Railway, National Register of Historic Places Registration Form, 2005, NRIS# 2005000856"; Frank F. Turner, FAICP, "Downtown Plano: Creating a Transit Village, 10/1/2012," accessed January 1, 2017, <https://www.plano.gov/DocumentCenter/View/603>.

¹¹ Quoted in Friends of the Plano Library, *Plano, Texas: The Early Years*, 273.

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community and according to the *Texas Almanac and State Industrial Guide* it had approximately “seventy commercial establishments serving a thickly populated retail trade territory.”¹²

However, by the decade’s end, Plano had again lost population. The 1930 census recorded 1,554 residents. All of Collin County lost population during the 1920s and into the 1930s due to the economic downturn of the Great Depression, the mechanization of farms (and a decrease in the number of farms), and job opportunities outside of the county. Plano’s population remained fairly stagnant during the Great Depression with an increase of only twenty-eight residents by 1940. The city’s economy was still largely based on agriculture as it served area cotton and grain farmers of southern Collin County. At mid-decade, the city’s commercial core was still concentrated in the one block area immediately east of the Houston and Texas Central tracks.¹³

After World War II, Plano experienced both economic and physical changes as well as population increases. Plano’s first real (non-agricultural) industry, Standard Products, Inc., was established in 1946. It was quickly followed by the Sure-Heat Stove Company. By 1949, the city’s streets had been renamed. North/south streets became alphabet avenues, progressing east from the west side of town. East Railroad became J Avenue and Main Street became K Avenue. East/west streets received numeric names with lower numbers starting from the south side of town and increasing as one moved north. Mechanic Street became 15th Street.

Plano had a population of 2,126 by 1950 which represented a growth of 34 percent from 1940. The decade of the 1950s brought more growth as the city underwent a significant transformation with the construction of the North Central Expressway (1950-1958), now designated as U. S. Highway 75. It extended north from Dallas to McKinney which is located approximately ten miles north of Plano and is the seat of Collin County (see Map 13). This highway had a tremendous impact on the suburbanization of the communities through which it passed. With the prospects of the highway passing no less than one-quarter of a mile west of the city and downtown Dallas being within a seventeen minute drive, city leaders and residents alike began to plan for Plano’s future growth. Infrastructure improvements were made following the passage of a bond issue for the rebuilding and extension of sewer and water facilities, resurfacing streets, and improving city hall. With the motto “Plano, Where Everybody is Somebody,” the town set its sights on attracting more residents and not necessarily more businesses due to its proximity to Dallas.¹⁴ Boosterism promised newcomers wholesome living and a sense of belonging (see Figure 6). Expected annexation of 5,600 acres would allow the city to expand in all directions. An engineering firm from Dallas was hired to draw up a master plan for the anticipated growth. By the end of the 1950s, several new industries relocated to town, many having to do with the production of copper and other metal products, and the city was on the verge of building a new high school. Shopping centers were also being built and medical facilities expanded. However, the downtown area was also seeing change with the construction of three new buildings and five remodeled buildings, but the commercial core remained concentrated in the 1500 block of East 15th Street. There were seventy-six retail businesses in downtown as of 1957. By 1960, Plano had a population of 3,695 residents. Over the next decade, the population grew nearly five times that amount, bringing the number of residents up to 17,872 by 1970. Developments such as the 1,200-acre Dallas North Research Park encouraged this growth although many chose to live in Plano but commute to Dallas for work.¹⁵ Exponential growth continued over the next forty-five years,

¹² Northcutt, *Plano: An Illustrated Chronicle*, p. 16; *Dallas Morning News*, June 21, 1924; *The Texas Almanac and State Industrial Guide 1929* (Dallas, Texas), p. 288, accessed January 26, 2017, texashistory.unt.edu/ark:/67531/metapath12384/ml/306/?q=Plano, University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Texas State Historical Association.

¹³ Texas Almanac: City Population History from 1850-2000, accessed January 24, 2017,

www.texasalmanac.com/sites/default/files/images/CityPopHist%20web.pdf; *Handbook of Texas Online*, David Minor, “Collin County,” accessed December 15, 2016, <http://www.tshaonline.org/handbook/online/articles/hcc16>.

¹⁴ Clint Pace, “Plano Snaps Into High Gear, Gets Ready for Double Size,” *Dallas Morning News*, May 4, 1950.

¹⁵ “Plano’s Expansion Planning May Avert Growing Pains,” *Dallas Morning News*, January 19, 1958; Art Stranz, “Betting on Future, Plano Marks Gains,” *Dallas Morning News*, January 18, 1959; Jim Key, “Plano Ready Now with Plans for Expected Huge Growth,

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giving Plano a population of more than 277,400 today. National corporations such as JC Penney, Dr. Pepper, Snapple Group, Rent-a-Center, and Frito Lay now call Plano home. Today, it is the largest city in Collin County, the fourth largest city in the Dallas-Fort Worth metropolitan area, and the ninth largest city in Texas.

Growth of Downtown Plano

A series of fires played a fundamental role in shaping the early physical form of Downtown Plano. In 1881, the entire business district—fifty-two buildings—was consumed by fire except for a single saloon. The town's first recorded fire brigade, the Eclipse Fire Company, was placed into service in 1887. Several buildings were destroyed by fire in 1893. The city council tried to enforce stricter building regulations but they were not always followed. In 1895, the business district was again destroyed by fire and in 1897 much of the north side of Mechanic Street was lost. This prompted the City Council to prohibit wood awnings in the downtown area. After the 1897 fire, an official fire company, all volunteer, was organized and a new waterworks with a capacity of twenty million gallons was completed by late November. Another improvement occurred in 1899 when the hand-drawn equipment was replaced by two horses, Dan and Dude. Several fires struck downtown in 1911. In that year, the Plano Star-Courier's office and printing plant was destroyed. This was followed by a fire at the Guaranty State Bank. The fire company's horses were replaced by an automotive engine in 1915. That was the same year that the Spillman Building (1003-07 East 15th Street) was extensively damaged by fire and a flour mill and a cotton gin and seed warehouse were destroyed in separate fires.¹⁶

A study of Sanborn Fire Insurance Maps shows the determination in which merchants and building owners continued to express confidence in the community by rebuilding the downtown. The earliest map dates from April 1885, four years after the downtown was first destroyed by fire. It shows that the north side of Mechanic Street between the railroad tracks and Main Street had more brick buildings than wood-framed buildings although the block face was not completely filled out. The south side of Mechanic Street had two brick buildings, three stone buildings, and five frame buildings. Its block face was not completely built out either. South Main Street and East Railroad each had one stone building, several frame buildings, but no brick buildings (see Map 3). The July 1890 map depicts an additional brick building on the north side of Mechanic, and an addition to one of the brick buildings on the south side of the street. Two of the stone buildings on the south side had been removed, one of which was replaced with a frame building with a stone appendage on the rear. No brick buildings were visible on East Railroad or South Main Street (see Map 4). The January 1896 map, published after the downtown had been destroyed by fire the previous year, showed that the north side of Mechanic Street had brick buildings across the whole block face, some of which were still being rebuilt, except for one building still in ruins from the fire. Approximately half of the buildings on the south side of Mechanic Street were brick and the other half were frame. Brick buildings had begun to appear on East Railroad and Main Street, including a three-story building at the southeast corner of Mechanic and Main. It is believed that this building, no longer extant, was the only three-story building constructed in the district. All the other brick buildings were one- and two-stories. Downtown tenants included drug stores, a bank, fraternal lodges, restaurants, a furniture store, grocery stores, a barber shop, hardware, millinery, and clothing stores, and a photography studio (see Map 6).¹⁷ Following the 1897 fire that consumed much of the north side of Mechanic Street, the Sanborn Map from December 1901 showed that the block face was completely built out with brick

Dallas Morning News, January 20, 1957; Don Bagwell, "Plano is Rated Among 'Faster Growing' Cities," *Dallas Morning News*, January 20, 1963.

¹⁶ Northcutt, *Plano: An Illustrated Chronicle*, pp. 12-13; Peggy Harrell and Deborah Stone, *Plano Fire Rescue: 125 Years of Serving, 1886-2011* (Evansville, Indiana: M. T. Publishing Company, 2011), pp. 10-11, 17, 18, 22; *Dallas Morning News*, November 30, 1897, January 12, 1915, January 18, 1915, and November 6, 1915. The Guaranty State Bank was formed in 1910. It folded in 1917 and its assets were assumed by the Plano National Bank. See City of Plano, Texas, Heritage Commission, Application for Designation, Downtown Heritage Resource District, November 26, 2002, p. 27.

¹⁷ Sanborn Map & Publishing Co., Limited, Plano, Texas, April 1885, Sheet 1; Sanborn-Perris Map Co., Limited, Plano, Texas, July 1890, Sheet 1; Sanborn-Perris Map Co., Limited, Plano, Texas, January 1896, Sheet 1.

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buildings as was the south side of the street. Two brick buildings had been added to East Railroad (Map 7). Remarkably, the rebuilding occurred even though many insurance companies would not issue policies for buildings in the downtown district because of its history of destructive fires. The 1907 Sanborn Map was nearly identical to the 1901 map with the exception that the wood awnings across the storefronts along Mechanic Street had been replaced with metal awnings (Maps 8 and 9).¹⁸

By the time the next series of maps was published in 1921, more brick buildings had been constructed in the district and the facades of others were altered (Map 10). Three buildings on the east side of South Main (K Avenue) were constructed in 1919-1920 by Robert Abernathy for the property owner, A. G. Hays. These buildings were modified to become one building with a unified façade between 1949 and 1961. The simple brick ornamentation and rectangular window openings attest to the continued popularity of the Commercial Style into the post-World War II era. In 1919, the façade of the one-part commercial block at 1015 E. 15th Street (Resource #5) was rehabilitated. Its new appearance did not have the elaborate brickwork on the upper wall and parapet as was typical in the late 1890s and early 1900s. Instead, it had a low-pitched triangular-shaped parapet. Stone detailing used along the parapet, for signage, and quoins provided a contrast to the dark brown brick of the façade. Inverted stone crosses extending from the caps of the brick dividers flanking the storefront windows and the entrance introduce a design element common on Prairie style buildings of the era. Updated versions of the Sanborn Maps were published in 1949 and 1961. These maps indicated that a two-story building replaced a one-story building at 1032 E. 15th between 1921 and 1949 as well as the construction of three building immediately south of it. Between 1949 and 1961, the buildings at 1422-48 K Avenue were joined together to form one building (Maps 11 and 12).¹⁹

The Sanborn Maps for Plano are also useful for tracing the evolution of the types of businesses that operated in the district. For example, the maps reflect the rise of automobile-related services at the expense of livery and stables. Livery and stables, highly susceptible to fire, were typically located on Main and Railroad streets on the periphery of the district. Smaller stables were located behind a few buildings along Mechanic Street as depicted in the 1896, 1901, and 1907 maps. Other businesses sold carriages, buggies, and harnesses. These businesses became obsolete once automobiles became the preferred mode of transportation and farming became more mechanized. In 1918, a large brick garage was constructed on the west side of South Main, just outside the district's boundaries (no longer extant) and by 1921, the smaller stables had been removed or converted to other uses. However, there continued to be a large sales stable/livery immediately south of what is now 1410-12 J Avenue, just outside the district, but by 1949, it was being used as an army surplus warehouse. An auto repair garage, still extant, was constructed within the district boundaries at 1429 K Avenue between 1921 and 1949. The building at 1416 K Avenue represents the incorporation of off-street parking in front of a post-World War II building as another testament to the increased prevalence of automobiles.²⁰

The disappearance of other building types and businesses are also evident. Throughout the city's early history, the second stories of several buildings served as "opera houses," most of which were destroyed in the various fires that struck downtown. In 1898, an opera house was built over the livery and implement store north of what is now 1039 E. 15th Street. This building burned in 1905. Later, a building material and lumber company operated at this location. By 1961, a used furniture store was located there. Today, the building is no longer extant. Early Sanborn Maps also indicate the presence of implement and hardware stores. The implement stores would have been of particular importance to area

¹⁸ Sanborn Fire Insurance Map Company, Plano Texas, April 1885, July 1890, Sheet 1; January 1896, Sheet 1; December 1901, Sheet 3; January 1907, Sheets 2 and 3; April 1921, Sheet 2; March 1949, Sheet 2; and February 1961, Sheet 2; City of Plano, Texas, Heritage Commission. Application for Designation, Downtown Heritage Resource District, November 26, 2002, p. 21.

¹⁹ *Plano Star-Courier*, October 31, 1919; Sanborn Fire Insurance Company Maps, Plano, Texas, March 1949, Sheet 2; and February 1961, Sheet 2.

²⁰ *Plano Star-Courier*, February 22, 1918.

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farmers. Today, there are no implement or hardware stores in the district, further attesting to Plano's shift from an economy based on agriculture to one that is more diversified.

However, several businesses and organizations had a long presence in the historic district. One of the longest was Plano National Bank and its successor, the First National Bank, as well as the local International Order of Odd Fellows (IOOF) lodge which was founded in 1870. Following the 1881 fire that destroyed downtown, the lodge purchased a lot on the north side of Mechanic Street just east of the tracks. It was on this lot, known as the Dewey corner, that the lodge constructed a two-story brick building. It used the upper floor for its meetings and rented the lower floor to Homer L. Murray for use as a saloon. After Murray moved his business down the street, the Plano National Bank, established in 1887 as the town's first bank, purchased the lower floor. This building was destroyed in the great fire of 1895. A new building, again jointly occupied by the bank and the lodge, was constructed on the same site. The bank was the victim of three robberies; one occurred on December 10, 1893, another on February 29, 1920 which resulted in the fatal shooting of a night watchman, and again on September 15, 1927. On December 31, 1930, the Plano National Bank merged with the Farmers National Bank. A new bank, First National Bank opened in the building on January 2, 1931. First National Bank remained in this building until 1952, likely lured out of the district in response to Plano's suburban growth. The IOOF lodge remained there until it was dissolved in 1982. In 1958, the building was sold to A. R. Schell. Schell had served as Plano's mayor from 1932-1948, the longest term of any mayor in the city's history. A. R. Schell and Son Agency continues to occupy the building.²¹

Another business that had an early presence in downtown was the Moore Hotel (or House), one of Plano's early hotels, if not the first. A one- and one-half story wood-framed hotel, labeled Moore's Hotel, appears on the April 1885 Sanborn Map on East Railroad, south of Mechanic Street and almost due east of the Houston and Texas Central passenger depot. On the 1890 Sanborn Map, a two-and-one-half story wood-framed hotel is shown at this location. On the 1896 Sanborn Map, a two-story brick hotel is shown at this location. It was built because of the 1895 fire. The 1901 Sanborn Map refers to it as the New Moore Hotel but by 1907, it was known as the Commercial Hotel. Its importance as community asset was acknowledged in 1919 when the city council voted to build a four-foot wide concrete sidewalk from in front of the hotel to the Houston and Texas Central depot.²²

The Commercial Hotel may have fallen on hard times by the 1920s as an article in a 1921 issue of the *Plano Star-Courier* mentioned that it had recently sold "again." The owner, R. E. Price of nearby Richardson, sold it to John Robertson, also of Richardson. The newspaper reported that the transaction consisted of Robertson trading a small farm in exchange for the hotel. Less than a year later, the newspaper reported that Harben & Walton of Richardson had traded the property to J. S. Griffin of Dallas. The building did not continue operating as a hotel for long. In 1925, the Plano Masonic Lodge No. 768 purchased the building for the use of the lodge. As of 1922, the lodge held its meetings in another building but owned a lot on North Main between the E. O. Harrington Building (1039 E. 15th) and the Service Garage. The organization planned to construct a two-story building at a cost of \$10,000 in which it would use the second floor for its lodge room and rent out the lower floor, a common arrangement for fraternal bodies as demonstrated by the arrangement between the Plano National Bank and the local IOOF lodge. But within three years, the Plano Masonic Lodge purchased the Commercial Hotel. They continue to meet in the building and the first floor is occupied by other tenants.²³

S. J. and Nancy Mathews came to Plano in the 1890s and operated a store on Mechanic Street. In 1906, they moved across the street to what is now 1013 E. 15th Street. Their general merchandise store became the Mathews Department Store

²¹ *Dallas Morning News*, April 6, 1930, December 5, 1930 and January 3, 1931; City of Plano, Texas, Heritage Commission. Application for Designation, Downtown Heritage Resource District, November 26, 2002, pp. 12-13, 35.

²² *Plano Star-Courier*, April 11, 1919. This article refers to East Railroad as Central Avenue. Some Sanborn Maps identify Central Avenue as being north of Mechanic Street and East Railroad as being south of Mechanic Street.

²³ *Plano Star-Courier*, December 16, 1921, August 11, 1922, December 15, 1922, and December 22, 1922.

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where they sold dry goods and clothing. In the early days of the business, Mrs. Mathew's hand-made millinery found a receptive clientele. Their daughters, Ollie and Theo, also clerked in the store and later made millinery items. The store became a popular gathering place on Saturdays as people from the countryside came to shop and settle up accounts.²⁴

The Harrington name was long associated with Plano's business community. After Mary Elizabeth Harrington moved to Plano in the early 1880s, she helped her son, Silas, open a drug store after he returned from pharmacy school. She helped another son, Edwin Omar (E. O.), get his start in the furniture and undertaking business. In 1892, she purchased the building at the northwest corner of Mechanic and Main streets and the following year E.O. moved his business there. The Harrington Furniture and Undertaking Company later expanded to the building to the west and remained at that location until 1938. That year the undertaking business separated from the furniture store and moved its operation to a former residence. The furniture business remained at this site under the direction of E. O.'s son, T. C. Harrington. It was likely around this time that the façades of the two buildings were rehabilitated to present a unified appearance. The front of the buildings was covered with a beige brick. All traces of the Victorian-era details, including the west building's second story arched windows, were removed in favor of rectangular window openings and the sparse ornamentation associated with the Commercial style. The Harrington Furniture Store operated from this location long after the end of the period of significance. The Harrington Pharmacy also operated in the district for many years.²⁵

After World War II, Plano's commercial district experienced swift competition from the new shopping centers that developed as a result of the city's westward expansion toward North Central Expressway. As businesses followed the migration west or ceased operation, new types of stores such as antique and specialty shops opened in the district. Although downtown lost its prominence as the commercial hub of the city, in some ways it retained a symbolic importance as it was here that the community continued to gather for parades and other public events.

In the last quarter of the 20th century, Planoites took a renewed interest in the downtown area. Property owners and tenants uncovered or restored the historic façades of numerous buildings. One of the most notable transformations occurred c. 1986 with the Schell family restored the Art Deco detailing to the former First National Bank Building at 1001 E. 15th Street.²⁶ History also informed the design of a new building in the district. In c. 1980, the building at 1004 E. 15th Street was designed in the Tudor Revival style, a style that would have been appropriate for a similar-sized commercial building constructed in the 1920s. The rehabilitation of buildings in the district continues to the present, as buildings are adapted to new uses. The establishment of the Plano Downtown Heritage Resource District in 2003 and the implementation of design guidelines offer direction for rehabilitation projects that are respectful of the district's architectural and historic significance.

Architectural Significance of the Plano Downtown Historic District.

The Plano Downtown Historic District is locally significant for its concentration of commercial buildings constructed from 1896 to c. 1961- 1964. Largely composed of one-part and two-part commercial blocks, they are reflective of building types and architectural styles commonly found in the commercial centers of many small towns in Texas and across the nation during the late 19th and early 20th century. The one- and two-part commercial block classifications are based on the organization of the façade. While of the same typology, the building designs differed from one era to another. This variation in design was visible in the exuberant brickwork of Victorian parapets and the relatively unembellished Post-World War II facades. Many are also representative of how new design trends were incorporated into

²⁴ Friends of the Plano Public Library, *Plano: The Early Years*, pp. 249-50.

²⁵ Friends of the Plano Public Library, *Plano: The Early Years*, pp. 250-51. This source states that the facades were unified between 1907 and 1921. Although the interiors were connected during that time, a photograph from 1924 reveals that the facades of the two buildings were still intact (see Figure 4).

²⁶ Northcutt, *Plano: An Illustrated Chronicle*, p. 73.

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existing buildings as owners and tenants sought to modernize their appearance. With a high percentage of contributing buildings, the Plano Downtown Historic District is eligible for listing in the National Register of Historic Places at the local level under Criterion C in the area of Architecture.

One-part Commercial Blocks: One-part commercial blocks are buildings that are generally rectangular in plan and only one-story in height. Plano's examples typically follow the district's traditional grid pattern corresponding to the size of the lot, which translated into a building's façade being twenty to twenty-five feet wide. A large portion of the façade is devoted to the entrance and storefront windows. Often the storefront was organized with a centered entrance flanked by large windows, all of which were surmounted by clerestory windows that provided additional illumination of the interior and aided air circulation. Early examples, such as the buildings at 1010 and 1012 E. 15th (Resources # 18 and 19, respectively) had cast iron columns that separated entrances from storefront windows. As plate glass became readily available, it was not uncommon for the storefront windows to be nearly full-height. Above the storefronts was a horizontal band or wall surface that could be used for signage. It also provided a surface decorative brickwork that could include pilasters or vertical rows that divided the wall space into bays as well as corbelling (such as Resource #19, 1012 E. 15th Street). The top on the band terminated with a parapet that concealed a flat or gradually sloping roof. All of the one-part commercial blocks in the Plano Downtown Historic District are constructed of brick. Some facades were later stuccoed (such as Resource #6, 1017 E. 15th) or painted (Resource #9, 1027 E. 15th Street).

Two-part Commercial Blocks: Two-part commercial block buildings are similar to the one-part commercial block with the exception of being from two to four-stories in height. The examples in Plano are all two stories and are constructed of brick. The heights of the buildings divide the building's façade into distinct zones. As in the one-part commercial block, the first floor is devoted to the entrance and storefront windows in what could be called a public zone. Occupants of the first floor were typically retail or other types of publically-oriented establishments. The upper stories were used for less-public activities such as offices, lodges, or residential space. The walls of the upper floors were usually punctuated by symmetrically placed rectangular window openings (although some had arched lintels, see Resource # 10, 1029 E. 15th Street), filled with 1/1 or 2/2 hung windows. Wall surfaces are often embellished with decorative brickwork. Comparing the facades of the 1896 Moore Hotel/Masonic Lodge (Resource #30, 1414 J. Avenue) with 1032 E. 15th Street (Resource #26), constructed or altered in the early 1930s, reveals changes in ornamentation over the decades. The earlier building is embellished with a shaped parapet, arched windows, and rough-cut stone used for lintels, belt courses, and coping. The rough-cut stone suggests a Romanesque Revival influence from the latter part of the 19th century. The relatively unadorned façade and large rectangular window openings of the second floor, and even the dark-tinted brick of 1032 E. 15th Street (Resource #26) demonstrate the influence of the Commercial style from the late 1910s through the early decades of the post-World War II era. Other stylistic trends could also be incorporated in the two-part commercial block. The building at 1425 K Avenue (Resource #39) is a good example of how details such as yellow brick and clay tiles on a pent roof supported by shaped brackets gave an otherwise simple building a Spanish Eclectic flair.

Prior to the rapid suburbanization in the post-World War II era, both rural and urban communities across the country got caught up in the effort to "modernize" Main Street. Depression-era building owners and tenants were told that modernizing their buildings could reinvigorate consumer sales. In the late 1930s, *Holland's: The Magazine of the South* (published in Dallas) ran several articles written by Fort Worth landscape architect and "beautification" expert R. C. Morrison in which he reported on the modernization of downtown commercial buildings in Weslaco and Gainesville, Texas. Suppliers of building materials commonly used in such transformations also encouraged modernization through the publication of brochures that featured their products. For example, in 1939, the Pittsburg Plate Glass Company published the brochure "How to Get More Business." The brochure's cover proclaimed that "store owners everywhere are remodeling for greater profit." These promotional efforts continued after World War II when downtowns such as Plano's were facing competition from suburban shopping centers. In 1951, the Pittsburg Plate Glass Company published the brochure "How to Get the Look That Sells." The literature of the era noted that one of the best ways to get the customer's attention was with a modern storefront that would reveal what was inside with just a glance. This would be possible with

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the installation of an “open-vision front, distinguished by large areas of Plate Glass and transparent Herculite doors.” This type of aluminum-framed door became the norm for many storefront renovations, including projects in Plano.²⁷

The most notable example of a modernized façade in the district is the former First National Bank Building at 1001 E. 15th Street, now occupied by the A. R. Schell and Son Agency (Resource #1). Originally constructed in 1896, this two-part commercial block’s façade was ornamented with stone Romanesque arches above second story windows and a shaped parapet bracketed by bartizans, among other decorative details. In 1936, these features were removed or covered over with a stucco coating that gave the façade a smooth finish. Black Carrara glass was applied as a wainscot and vertical stripes, also black, gave the building an Art Deco character. Stucco was also used to give other buildings a new look as in the case of the Schimelpfenig Building at 1017 E. 15th Street (Resource #6). This building’s storefront was also altered with the installation of nearly full-height plate glass windows set at an angle. Other common alterations included the removal of corbelling or other decorative brickwork along parapets. Two examples of this trend include the buildings at 1035 and 1037 East 15th Street. The parapet had been removed by 1958 and in the 1960s, a skin was added over the wall above the storefronts and the storefront windows were replaced with nearly full-height plate glass. In the 1980s, the upper wall was covered by a mansard roof. The facades were rehabilitated in the early 2000s with the removal of the mansard roof and reconfiguration of the storefronts.

There are two buildings in the district that demonstrate popular post-World War II design trends. The building at 1416 K Avenue (Resource # 32) has a deeper setback than other buildings in the district. In a nod to the growing dependence on the automobile, this setback allowed for off-street parking directly in front of the building. Unfortunately, alterations to the building render it a noncontributing resource in the district. The other obviously Post-War building is at 1112 E. 15th Street (Resource #27), constructed c. 1961-1964. This simple one-story building was built of concrete block (a common post-war material) with a brick veneer façade. Its low-pitched obtuse gable roof is a departure from the flat roofs of the one- and two-part commercial blocks found elsewhere in the district. The roof forms a wide overhang across the front. The transoms above the two entrances follow the pitch of the roof. The only decorative elements are the cast lozenges located near the east and west ends of the façade.²⁸

Only two people associated with the design and construction of the district’s buildings have been identified to date. Robert Abernathy (1864-1931), a building contractor from Plano, constructed the three buildings at 1422-28 K Avenue in 1919-20 (these buildings were later modified as a single building). The year prior, he constructed a large brick garage that would have been immediately south of 1421 K Avenue. This building was later demolished. During this period, it is known that he built several houses in town and was responsible for improvements to the Presbyterian Church. As a long-time resident of Plano, it is very likely that he was involved in the construction of numerous buildings in the district.²⁹ Abe Cain (c. 1899-1940), a contractor from nearby Richardson, Texas, is credited with the Art Deco transformation of the First National Bank (1001 E. 15th Street) in 1936. Cain was the contractor for numerous projects in the area including residences as well as Carrollton’s new high school, completed in 1936.³⁰

²⁷ R. C. Morrison, “Face Lifting on Main Street: Weslaco, Texas Takes a Downtown Beauty Treatment,” *Holland’s: The Magazine of the South* 57:4 (April 1938): 22, 54 and R. C. Morrison, “Cooperation in Gainesville and Muenster, Texas,” *Holland’s: The Magazine of the South* 58:8 (August 1939): 8; Pittsburg Plate Glass Company, “How to Get More Business” (1939) and Pittsburg Plate Glass Company, “How to Give Your Store the Look that Sells” (1951).

²⁸ The obtuse gable has been recognized as an architectural aesthetic of the mid-20th century. See Delaney Harris-Finch and Anna Mod, *Houston Uncommon Modern: Exhibition Catalog* (Houston AIA, 2015), pp. 30-33.

²⁹ Texas, Death Certificates, 1903-1982 for Robert Abernathy (d. May 19, 1931), <http://search.ancestry.com/cgi-bin/sse.dll?indiv+1&db=txdeathcerts&h=22667490> (accessed February 3, 2017); *Plano Star-Courier*, October 30, 1919, February 22, 1918, and February 15, 1918.

³⁰ *Dallas Morning News*, March 10, 1940 and March 11, 1940; *Carrollton [Texas] Chronicle*, July 10, 1936

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Conclusion

The period of significance for the Plano Downtown Historic District spans between 1896 and 1967. Within this time span, Plano transitioned from a small town whose economy was based on the agricultural industry to one that diversified to include many industries as the community underwent rapid suburbanization in the post-World War II era. The year 1896 represents the oldest extant buildings in the district. They were constructed after downtown was destroyed by fire in 1895. Another significant date is 1936 when the First National Bank Building was modernized with a new stuccoed façade that featured a bold interpretation of the Art Deco style as if to express the bank's self-confidence in a time of economic insecurity when Plano's population stagnated. It was not the first building to be altered in the downtown district but it likely encouraged other building owners to incorporate the use of stucco on their buildings as it became a common application in the efforts to modernize downtown. In the post-World II era, the city's population expanded rapidly and growth shifted to the west side of town with the construction of the North Central Expressway. Although some businesses followed the growth west, the Plano Downtown Historic District remained commercially viable as new businesses were established. For these reasons, the period of significance extends to 1967. As such, the Plano Downtown Historic District is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development. It also possesses a highly intact collection of one- and two-part commercial blocks constructed between 1896 and the 1930s. It therefore is also eligible for listing in the National Register at the local level under Criterion C in the area of Architecture.

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Section 10: Boundary Continuation Sheet

Coordinates

Latitude/Longitude Coordinates (use decimal degree format)

Datum if other than WGS84: N/A

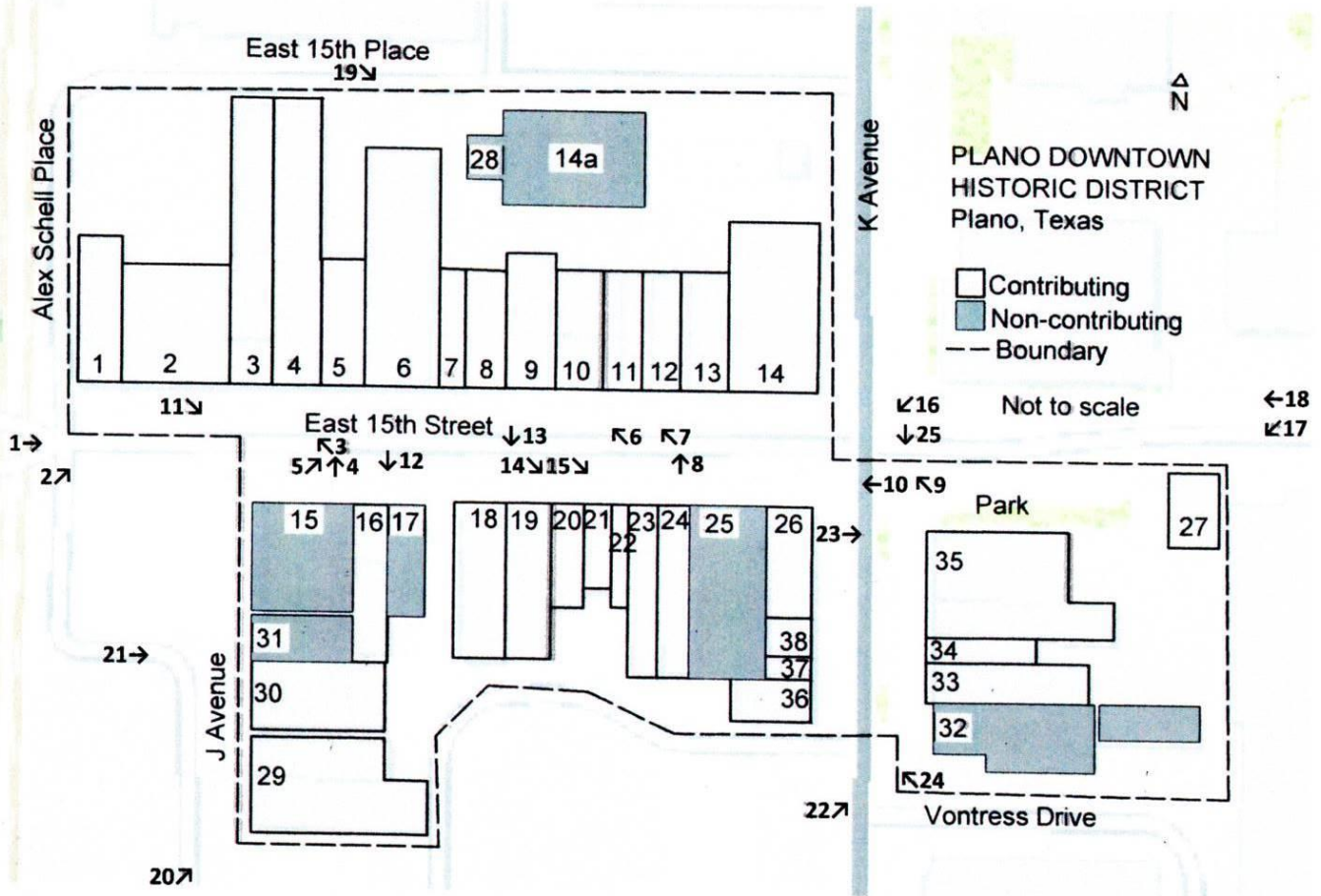
- A. Latitude: 33.11280 N Longitude: -96.42281 W
- B. Latitude: 33.11281 N Longitude: -96.415750 W
- C. Latitude: 33.11069 N Longitude: -96.415483 W
- D. Latitude: 33.1886 N Longitude: -96.415479 W
- E. Latitude: 33.1843 N Longitude: -96.42033 W
- F. Latitude: 33.1842 N Longitude: -96.42187 W
- G. Latitude: 33.11085 N Longitude: -96.42284 W

Verbal Boundary Description: Roughly bounded by East 15th Place on the north, K Avenue on the east, both sides of the 1000 block of East 15th Street on the south, and the east side of J Avenue/Alex Schnell Place on the west. Specifically, the boundaries includes all of Block 4, Plano Original Donation; Block 5, Lots 1-10, Plano Original Donation; Block 10. Lots 1, 6A, and 7A, Plano Original Donation; Block 10, Lot 2R, Las Brisas; Plano Railroad Addition, Block 14, Lots 3A-11C.

Boundary Justification: The boundaries of the Plano Downtown Historic District were delineated to capture the highest concentration of contributing buildings that represent Plano's commercial development during the period of significance (1896-1967). The boundaries exclude vacant parcels to the south that will soon be redeveloped with mixed use buildings and a mixed-use building to the east of 1112 E. 15th Street, the easternmost building in the district.

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Map 1: Plano Downtown Historic District with Contributing and Noncontributing buildings and photo key.



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Map 2: Latitude and longitude. Retrieved from Google Earth, January 29, 2017.



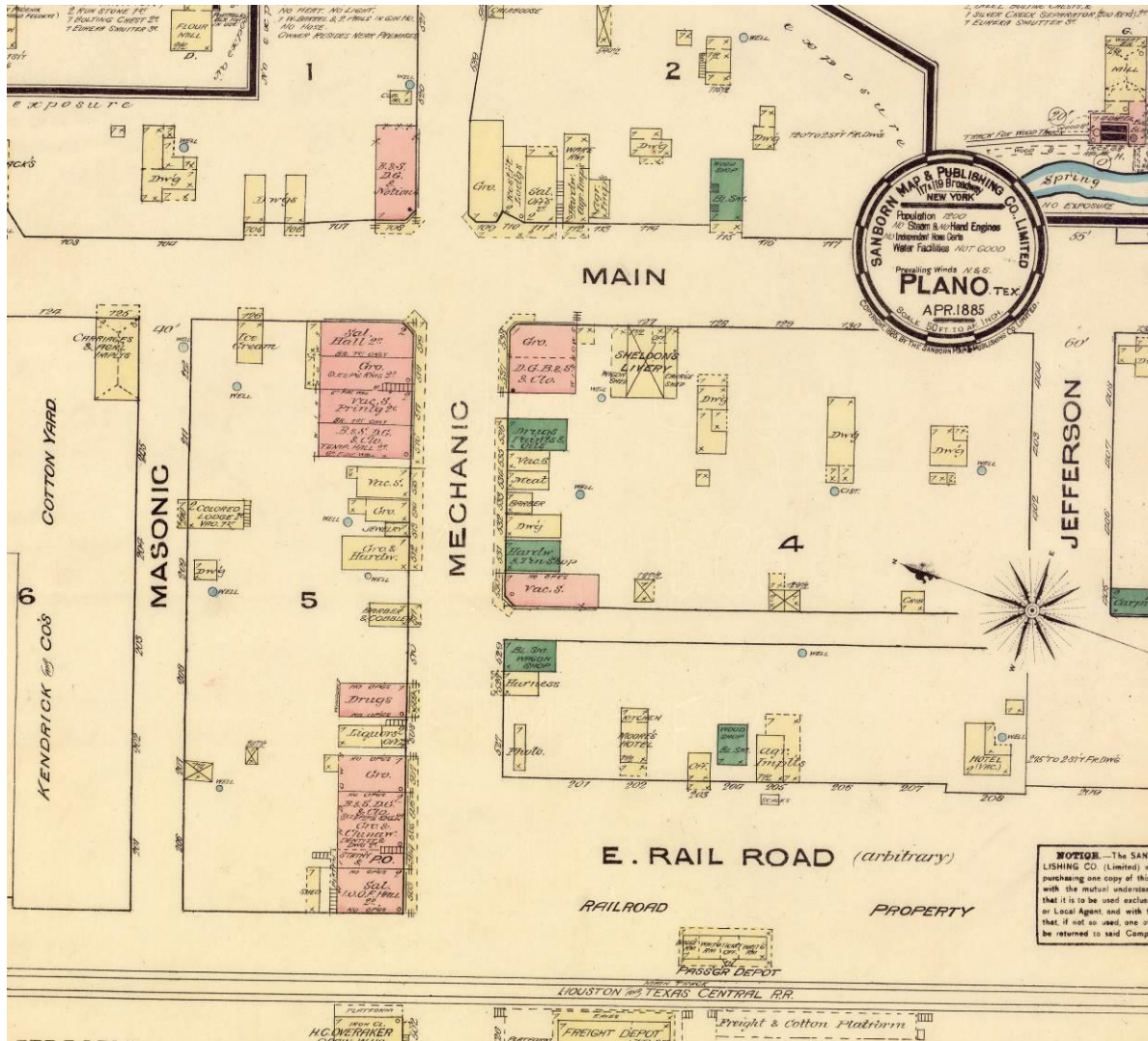
Coordinates

Latitude/Longitude Coordinates (use decimal degree format)

- | | | |
|----|----------------------|-------------------------|
| A. | Latitude: 33.11280 N | Longitude: -96.42281 W |
| B. | Latitude: 33.11281 N | Longitude: -96.415750 W |
| C. | Latitude: 33.11069 N | Longitude: -96.415483 W |
| D. | Latitude: 33.1886 N | Longitude: -96.415479 W |
| E. | Latitude: 33.1843 N | Longitude: -96.42033 W |
| F. | Latitude: 33.1842 N | Longitude: -96.42187 W |
| G. | Latitude: 33.11085 N | Longitude: -96.42284 W |

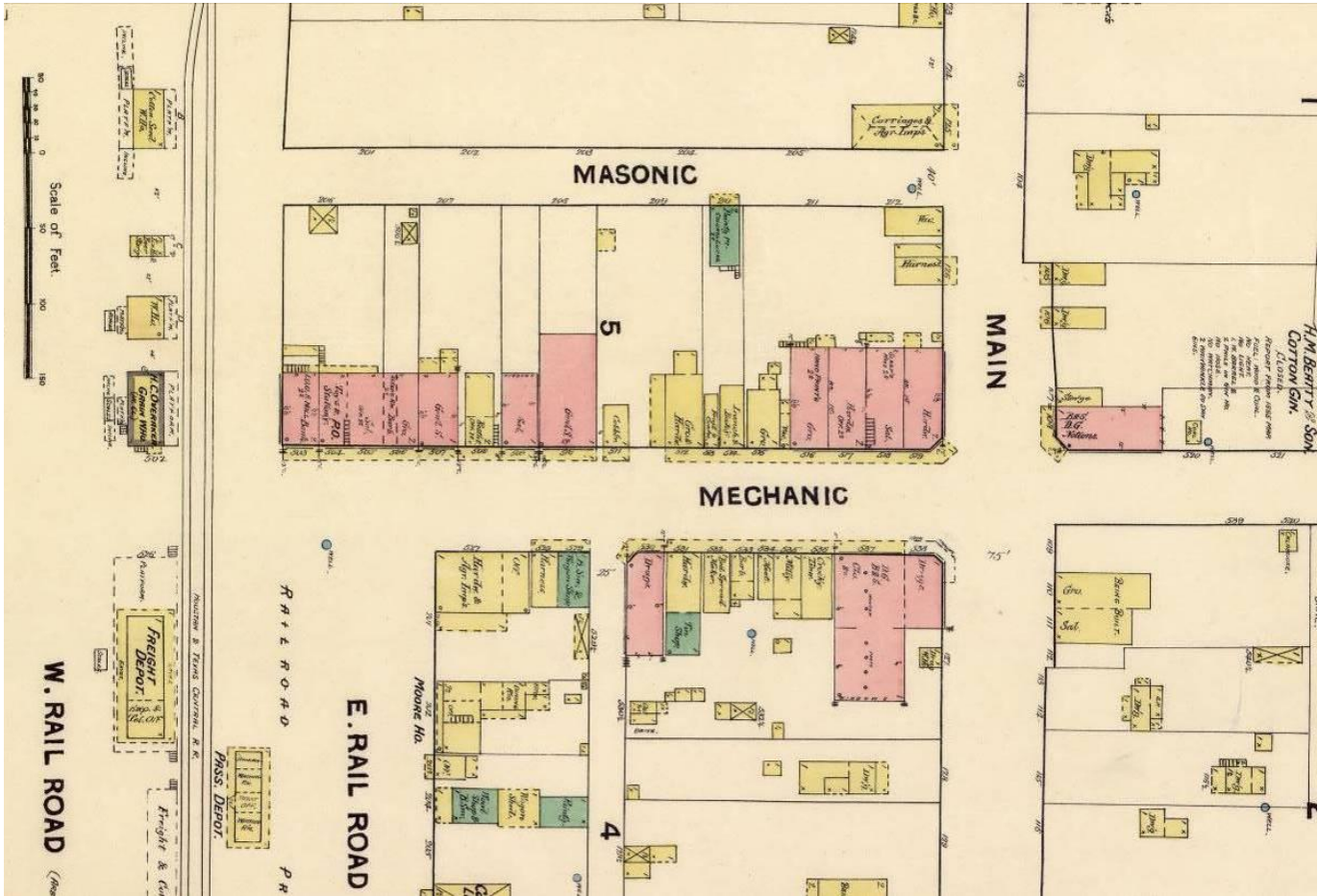
Plano Downtown Historic District, Plano, Collin County, Texas

Map 3: Sanborn Map, April 1885, Sheet 1. Courtesy Dolph Briscoe Center for American History, University of Texas at Austin.



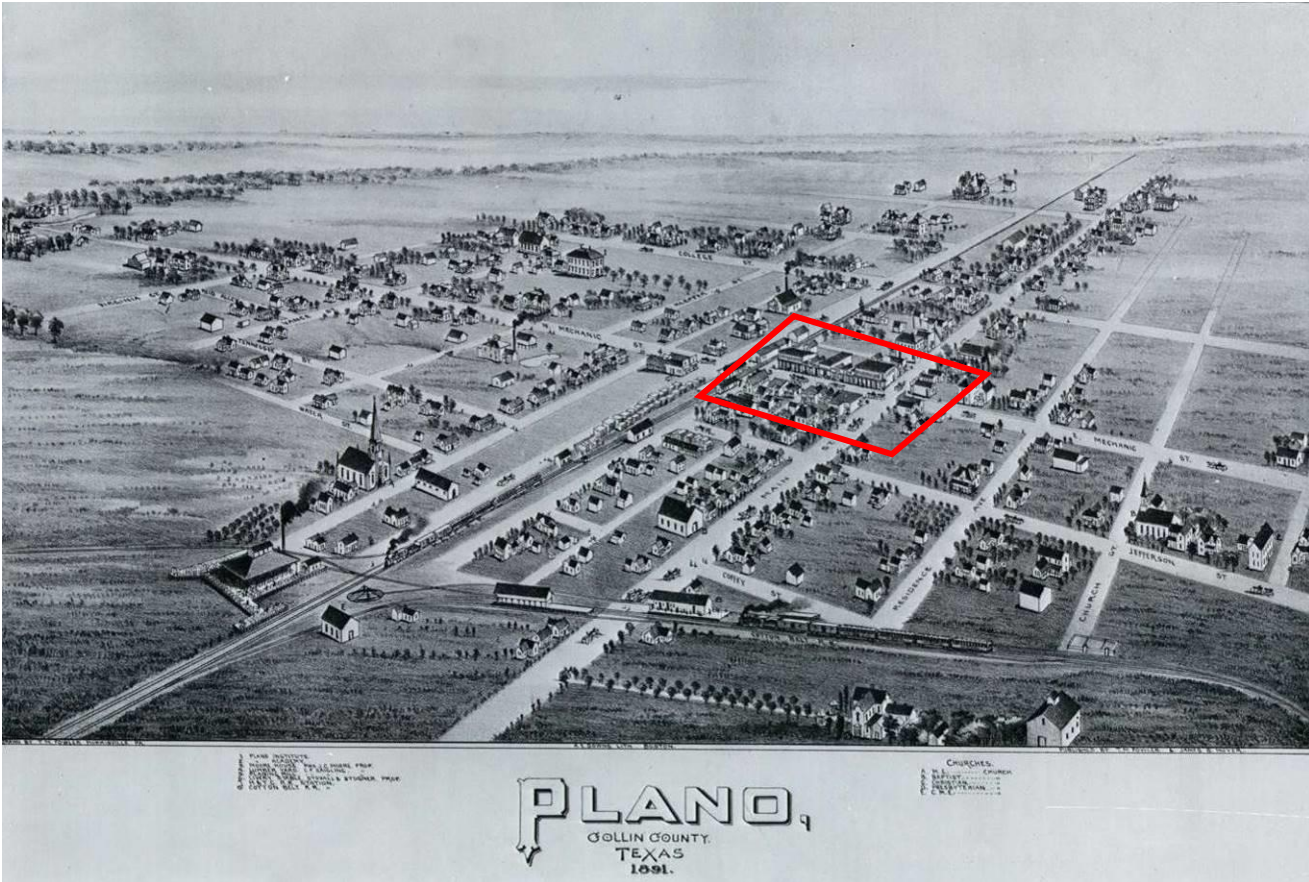
Plano Downtown Historic District, Plano, Collin County, Texas

Map 4: Sanborn Map, July 1890, Sheet 1. Courtesy Dolph Briscoe Center for American History, University of Texas at Austin. N↑



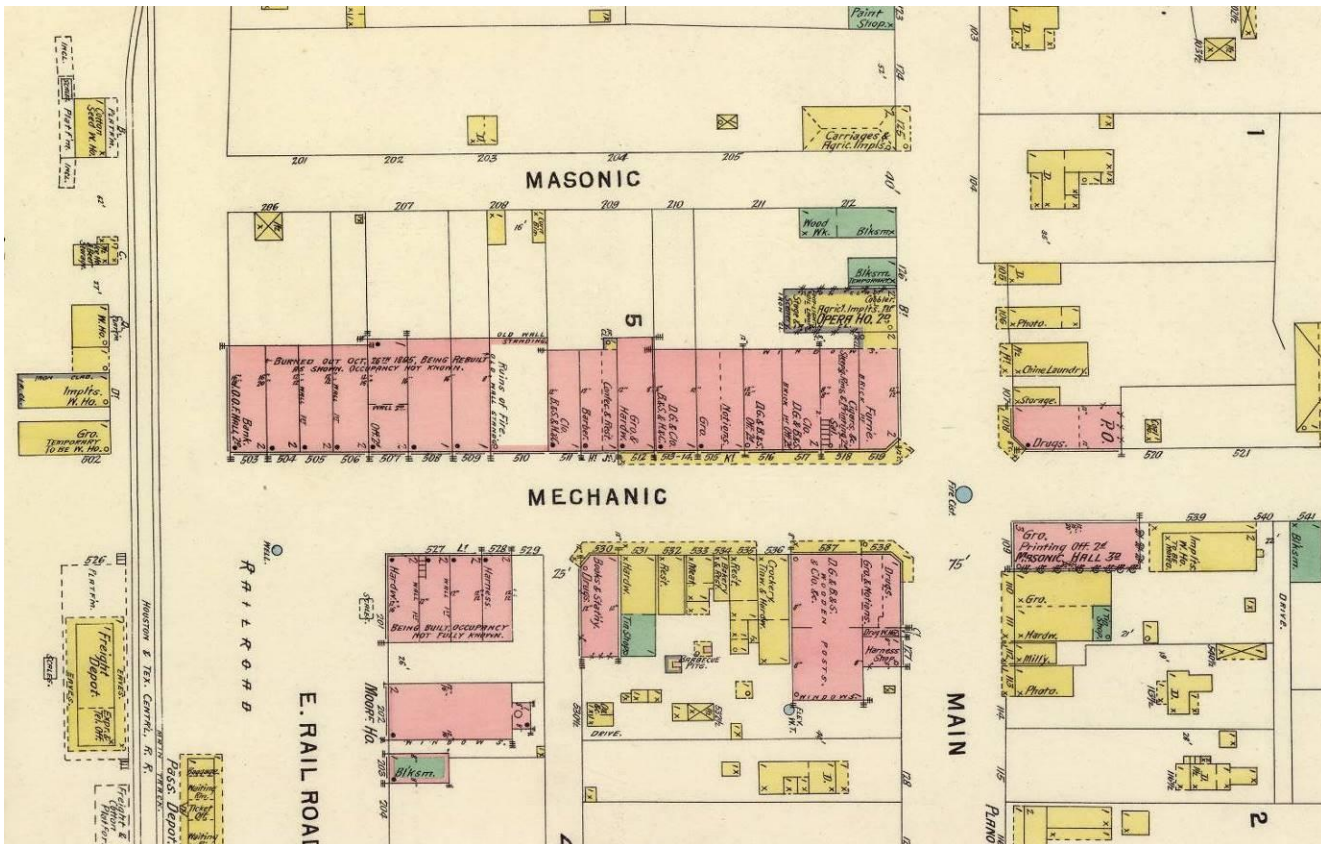
Plano Downtown Historic District, Plano, Collin County, Texas

Map 5: Plano, Collin County, TX. Birds-eye view, 1891, lithograph by A. E. Downs of Boston. Overlaid on the map are the approximate boundaries of proposed historic district outlined in red. Map provided by the City of Plano.



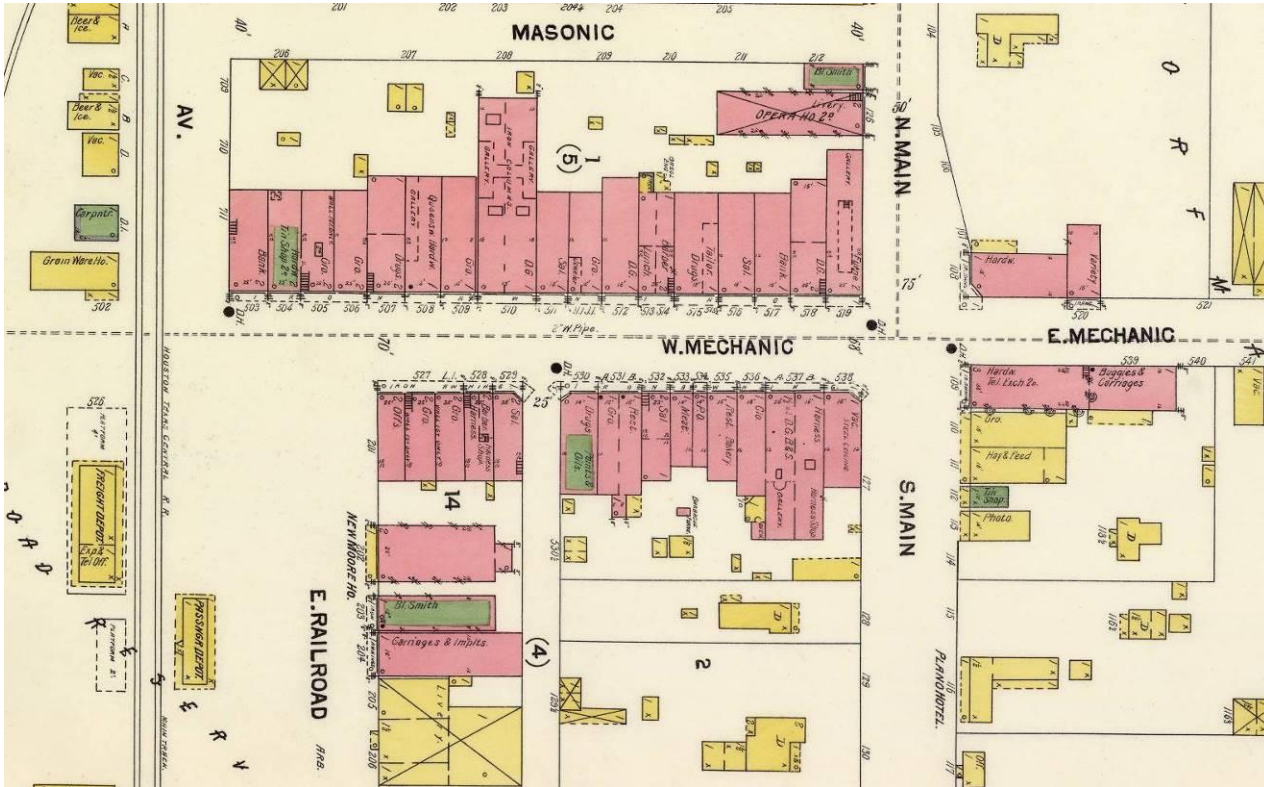
Plano Downtown Historic District, Plano, Collin County, Texas

Map 6: Sanborn Map, January 1896, Sheet 1. This depicts the rebuilding efforts shortly after the downtown was destroyed by fire in 1895. Courtesy Dolph Briscoe Center for American History, University of Texas at Austin. N↑



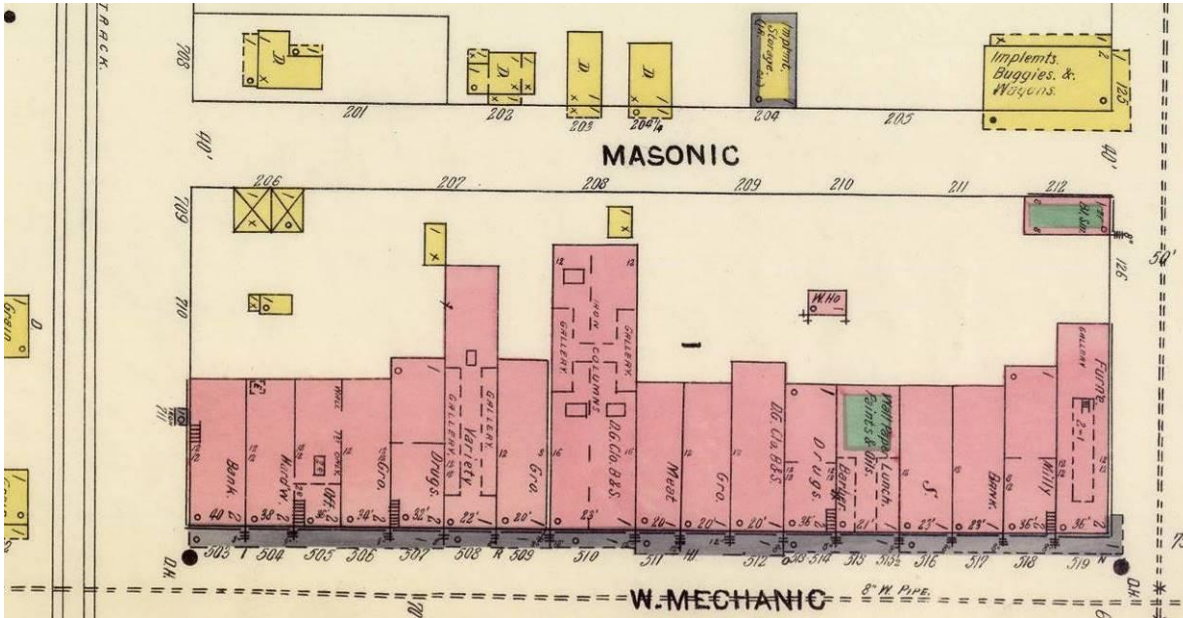
Plano Downtown Historic District, Plano, Collin County, Texas

Map 7: Sanborn Map, December 1901, Sheet 3. Courtesy Dolph Briscoe Center for American History, University of Texas at Austin. N↑

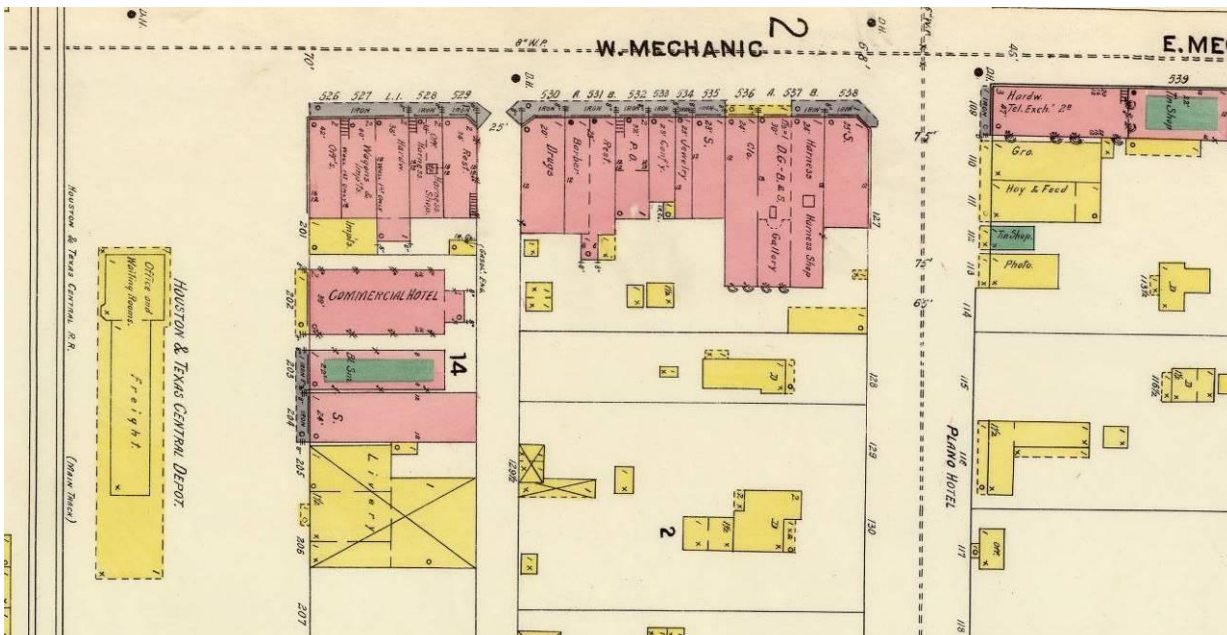


Plano Downtown Historic District, Plano, Collin County, Texas

Map 8: Sanborn Map, 1907, Sheet 2. North side of Mechanic Street. Courtesy Dolph Briscoe Center for American History, University of Texas at Austin. N↑

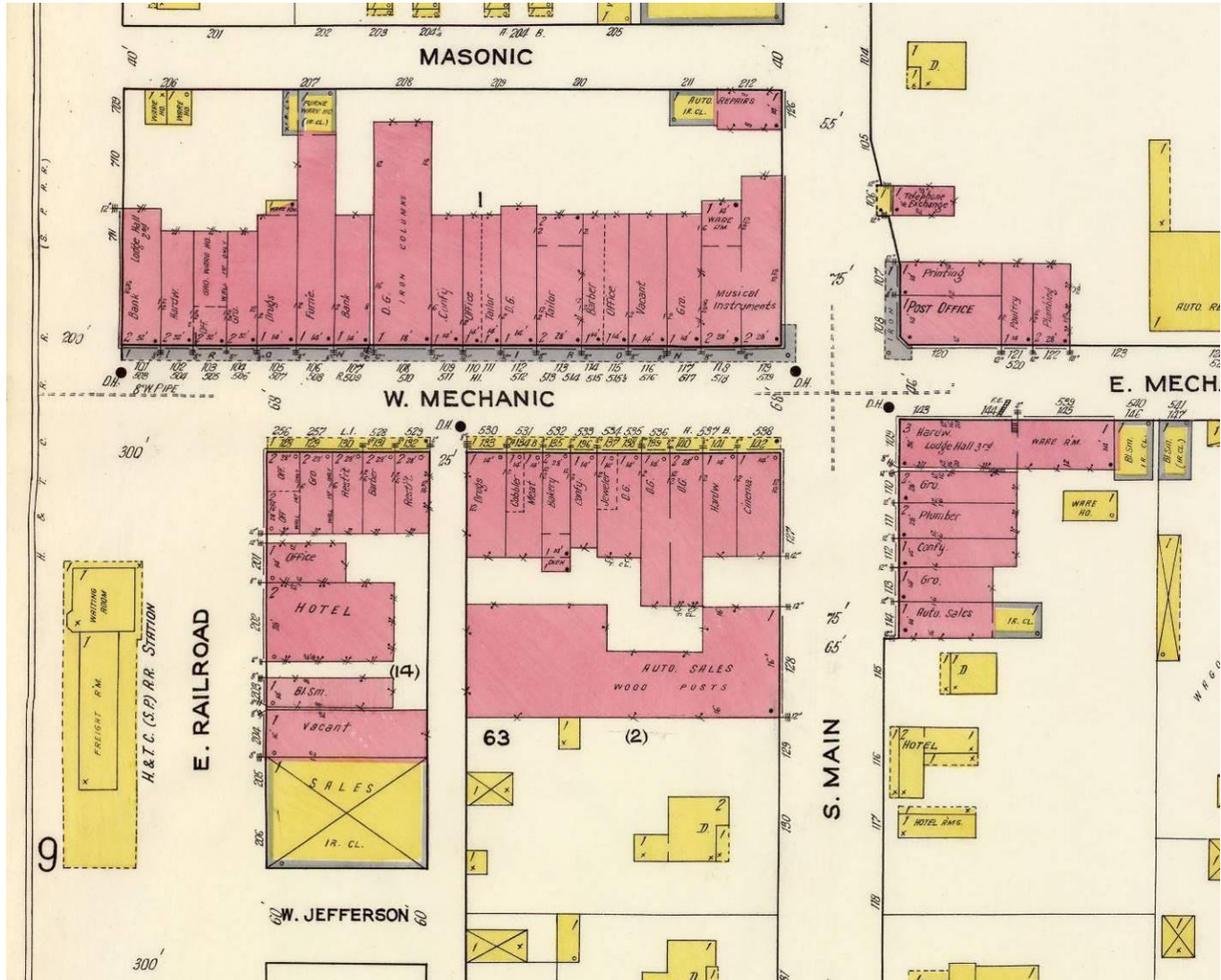


Map 9: Sanborn Map, 1907, Sheet 3 South side of Mechanic Street, South Main Street, and East Railroad Avenue. Courtesy Dolph Briscoe Center for American History, University of Texas at Austin. N↑



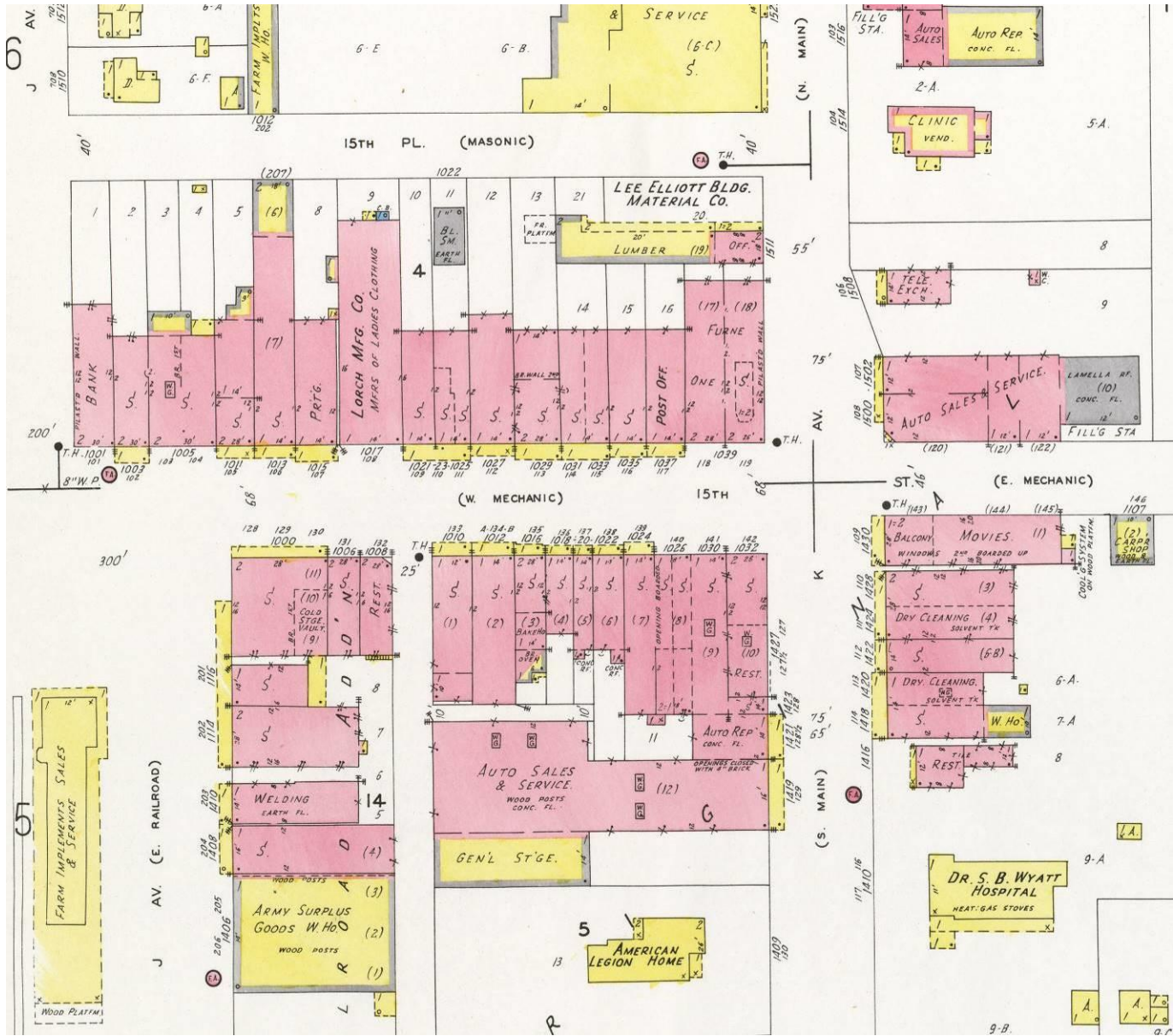
Plano Downtown Historic District, Plano, Collin County, Texas

Map 10: Sanborn Map, 1921, Sheet 2. This map shows by this date nearly all of the wood-framed buildings had been replaced. Courtesy Dolph Briscoe Center for American History, University of Texas at Austin. N ↑



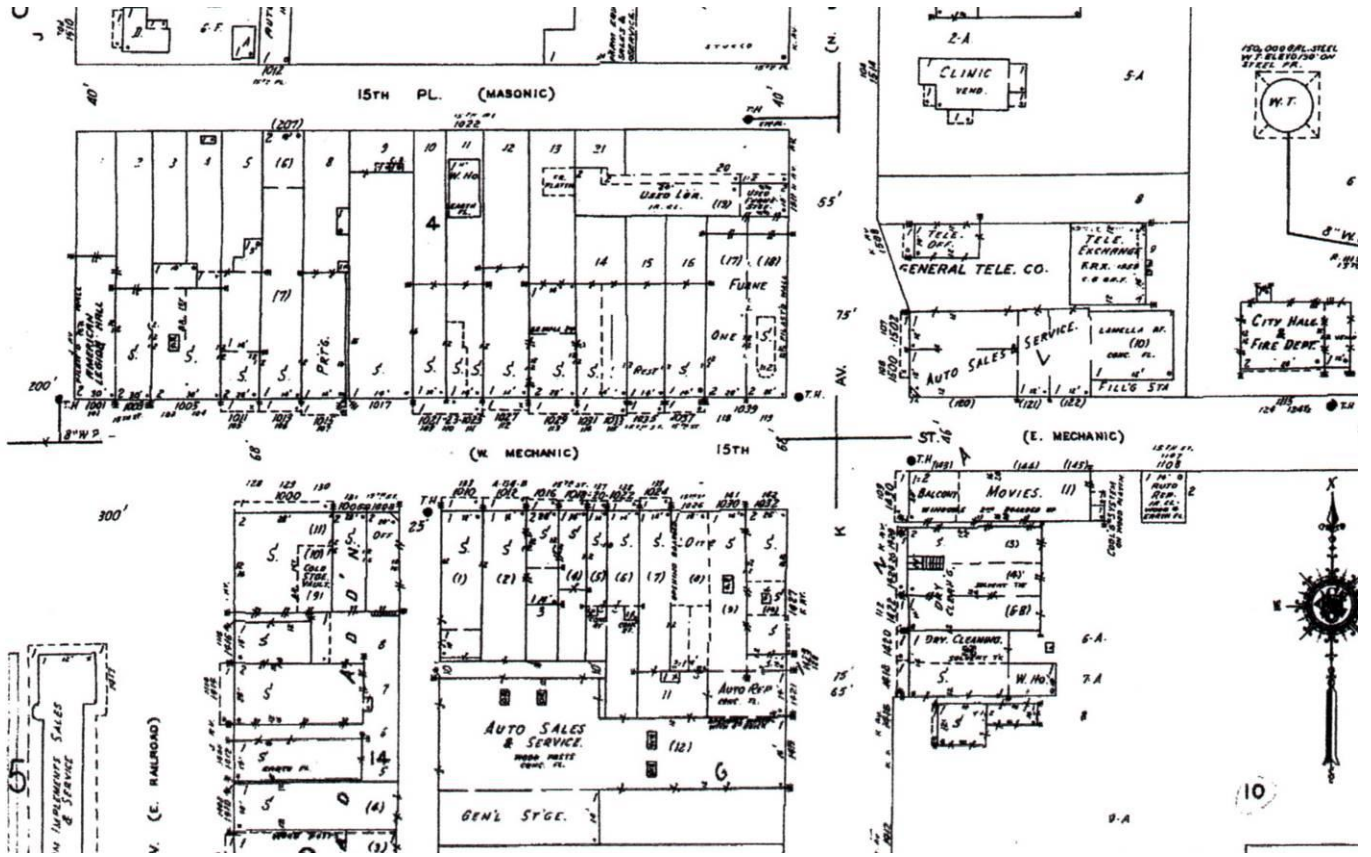
Plano Downtown Historic District, Plano, Collin County, Texas

Map 11: Sanborn Map, March 1949, Sheet 2. Note that street names and building addresses have been changed. Courtesy Dolph Briscoe Center for American History, University of Texas at Austin. N ↑



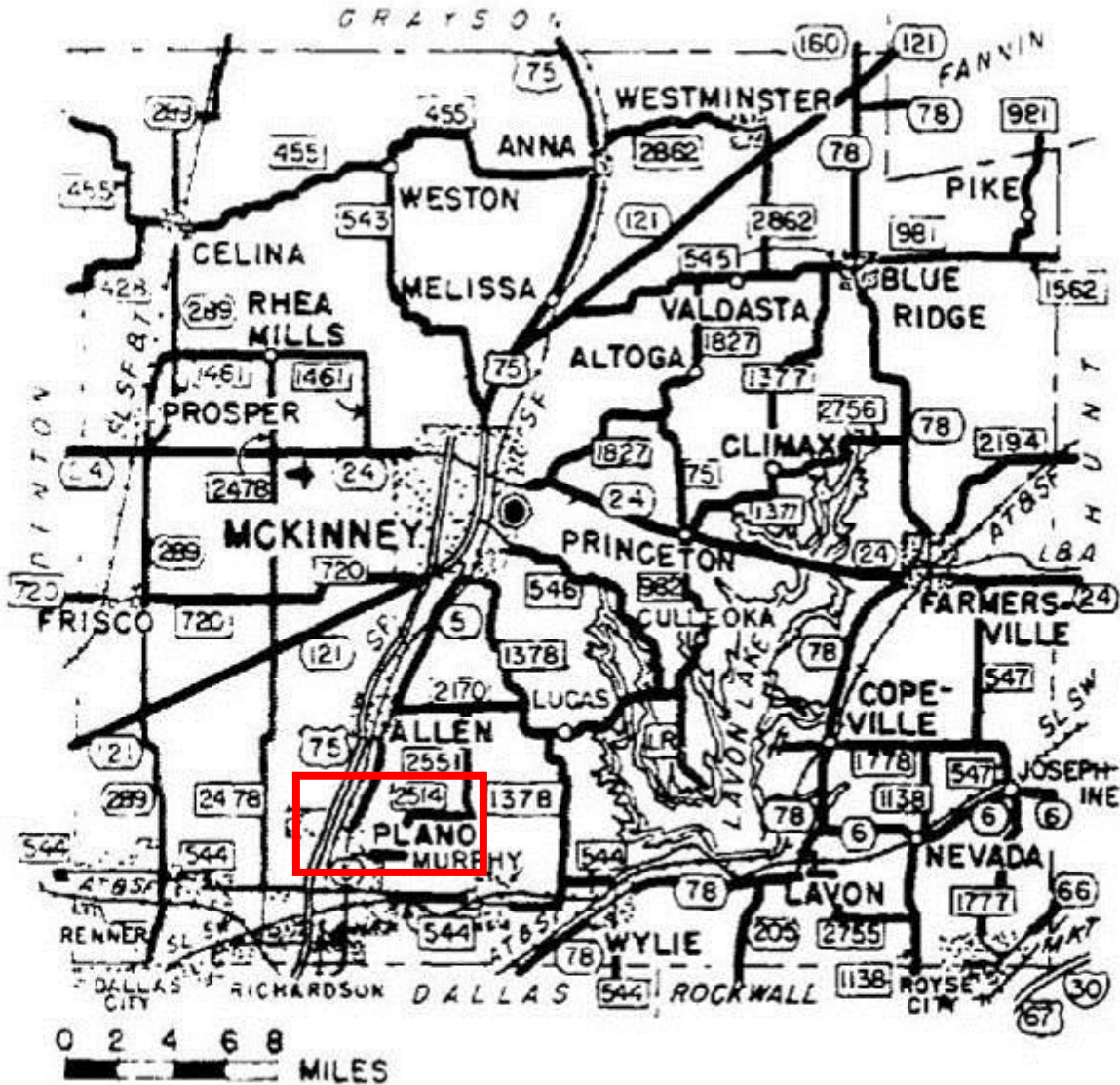
Plano Downtown Historic District, Plano, Collin County, Texas

Map 12: Sanborn Fire Insurance Company Map, March 1949 updated to February 1961.



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Map 13: Collin County, 1967. From *Texas Almanac, 1968-69*. Dallas, Texas, 1967, accessed February 9, 2017, University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Texas State Historical Association.



Plano Downtown Historic District, Plano, Collin County, Texas

Figure 1: Scene from the fire of October 26, 1895 that destroyed the downtown. View looking northeast at the west end of the north side of Mechanic (later East 15th) Street. Image provided by the City of Plano.



Figure 2: Looking east down Mechanic (East 15th) from railroad tracks, c. 1900. The Plano National Bank/IOOF lodge is the first building on the left. Image provided by the City of Plano.



Plano Downtown Historic District, Plano, Collin County, Texas

Figure 3: Moore House (Hotel)/Commercial Hotel (later Masonic Lodge) on left and train station on right, photo taken between 1896 and 1921 (the gallery on the hotel building had been removed by 1921). View looking east/southeast. Image provided by the City of Plano.



Figure 4: East end of the north side of Mechanic Street, 1924. The two two-story buildings at the end of the block would be combined into one building with a new façade in the 1930s. Image provided by the City of Plano.

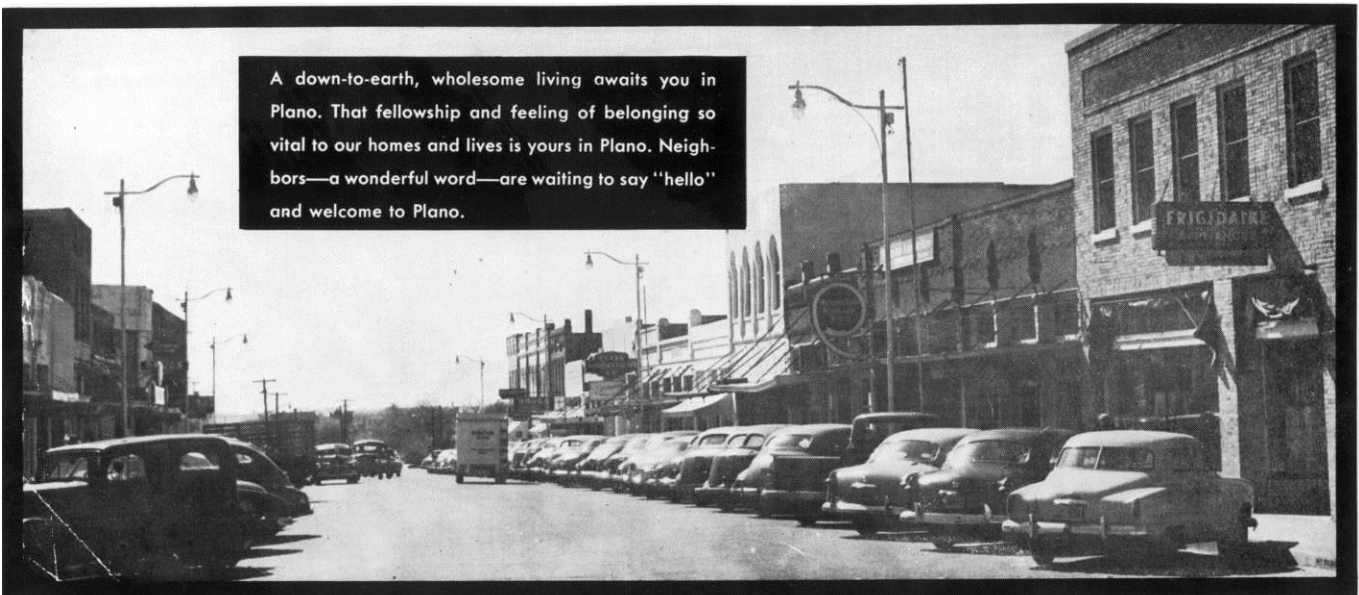


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Figure 5: Looking east at the south side of Mechanic (East 15th) Street, c. 1940. Image provided by the City of Plano.



Figure 6: Looking west down Mechanic (East 15th) Street from Main Street (K Avenue), c. 1949-1950. The third and second buildings from the far right (1035 and 1037) have had their stepped parapets removed (compare with Figure 4). Image provided by the City of Plano.



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Figure 7: Looking east from approximately in front of 1008 East 15th Street, located on right side of photo, early 1960s. Image provided by the City of Plano.



Figure 8: Aerial photo showing downtown Plano c. 1980. View looking southeast. Image provided by the City of Plano.



Plano Downtown Historic District, Plano, Collin County, Texas

Figure 9: South side of East 15th Street, March 29, 2002, view looking southeast. This photo depicts several of the buildings prior to rehabilitation projects that removed earlier modernization treatments. Image provided by the City of Plano.



Plano Downtown Historic District, Plano, Collin County, Texas

Photo 1: Looking east down East 15th from railroad tracks. Left side, left to right: 1001, 1003-07, and 1011 E. 15th Street; Right side, 1004 E. 15th Street.



Photo 2: Looking northeast at north side of East 15th Street, left to right, 1001, 1003-07, 1011, 1013, 1015, and 1017 E. 15th Street.



Plano Downtown Historic District, Plano, Collin County, Texas

Photo 3: Looking northwest at north side of East 15th Street, left to right, 1001, 1003-07, and 1011 E. 15th Street.



Photo 4: Looking north at 1015 East 15th Street.



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Photo 5: Looking northeast at left to right, 1017, 1021, 1023-25, 1027, 1029, 1031-33, 1035, and 1039 E. 15th Street.



Photo 6: Looking northwest at left to right, 1013, 1015, 1017, 1021, 1023-25, 1027, and 1029 E. 15th Street.



Plano Downtown Historic District, Plano, Collin County, Texas

Photo 7: December 14, 2016, looking northwest at, left to right, 1027, 1029, 1031-33, and 1035 E. 15th Street.



Photo 8: Looking north, left to right, 1035 and 1037 E. 15th Street.



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Photo 9: December 14, 2016, looking northwest, left to right, 1029, 1031-33, 1035, 1037, and 1039 E. 15th Street.



Photo 10: December 14, 2016, looking west down E. 15th Street from K Avenue. Left (south) side, 1032 E. 15th Street. Right (north) side, left to right, 1023-25, 1027, 1029, 1031-33, 1035, and 1039 E. 15th Street.



Plano Downtown Historic District, Plano, Collin County, Texas

Photo 11: Looking southeast, left to right, 1008, 1006, and 1004 E. 15th Street. To the right behind 1004 E. 15th, left to right, 1416 and 1414 J Avenue.



Photo 12: Looking south, left to right, 1008 and 1006 E. 15th Street.



Plano Downtown Historic District, Plano, Collin County, Texas

Photo 13: Looking south, left to right, 1016, 1012, and 1010 E. 15th Street.



Photo 14: Looking southeast, left to right, 1032, 1026, 1024, 1022, 1020, 1018, 1016, and 1012 E. 15th Street.



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Photo 15: Looking southeast, left to right, 1032, 1026, 1024, 1022, 1020, 1018, and 1016 E. 15th Street.



Photo 16: Looking southwest, left to right, 1032, 1026, 1024, 1022, 1020, 1018, 1016, 1012, and 1010 E. 15th Street.



Plano Downtown Historic District, Plano, Collin County, Texas

Photo 17: Looking southwest, left to right, 1112 E. 15th Street, 1430 K Avenue, and 1032 E. 15th Street.



Photo 18 Looking west/southwest down E. 15th Street, north side of street, left to right, 1112 E. 15th Street, 1430 K Avenue, and 1032 E. 15th Street.



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Photo 19: December 14, 2016, looking west/northwest down E. 15th Place, left to right, The Courtyard (Resource 14a) and 1020 E. 15th Place.



Photo 20: Looking northwest along J Ave to E. 15th Street, left to right, 1004 E. 15th Street, 1416, 1414, and 1410-12 J Avenue.



Plano Downtown Historic District, Plano, Collin County, Texas

Photo 21: Looking east, left to right, 1416 and 1414 J Avenue.



Photo 22: Looking northeast, left to right, 1422-28, 1420, 1418, and 1416 K Avenue.



Plano Downtown Historic District, Plano, Collin County, Texas

Photo 23: Looking east, left to right, 1430 (pocket park) and 1422-28 K Avenue.



Photo 24: Looking northwest, left to right, 1421, 1423, 1425 K Avenue and east elevation of 1032 E. 15th Street.



Plano Downtown Historic District, Plano, Collin County, Texas

Photo 25: December 14, 2016, looking south down K Avenue from E. 15th Street. Left (east) side of street, 1422-28 K Avenue. Right (west) side of street, left to right, 1421, 1423, 1425 K Avenue and east elevation of 1032 E. 15th Street.

