

56-2434



NPS Form 10-900

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

1. Name of Property

Historic Name: Saigling House
Other name/site number: N/A
Name of related multiple property listing: N/A

2. Location

Street & number: 902 East 16th Street
City or town: Plano State: Texas County: Collin
Not for publication: [] Vicinity: []

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[n] 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 [x] meets [] does not meet the National Register criteria.

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

[] national [] statewide [x] local

Applicable National Register Criteria: [] A [] B [x] C [] D

Signature of certifying official / Title: Mark Wolfe, State Historic Preservation Officer
Date: 3/27/18
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:

- [x] 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:

Signature of the Keeper

5/14/2018
Date of Action

Saigling House, Plano, Collin County, Texas

5. Classification

Ownership of Property

	Private
x	Public - Local
	Public - State
	Public - Federal

Category of Property

x	building(s)
	district
	site
	structure
	object

Number of Resources within Property

Contributing	Noncontributing	
1	2	buildings
0	0	sites
0	1	structures
0	0	objects
1	3	total

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

6. Function or Use

Historic Functions: DOMESTIC: Single Dwelling

Current Functions: RECREATION AND CULTURE

7. Description

Architectural Classification: LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:
 Bungalow/Craftsman

Principal Exterior Materials: BRICK, STONE, WOOD, GLASS

Narrative Description (see continuation sheets 7-7 through 15)

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8. Statement of Significance

Applicable National Register Criteria

<input type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	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.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: N/A

Areas of Significance: Architecture

Period of Significance: 1918

Significant Dates: 1918

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

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

Architect/Builder: Lang and Witchell (Architect); H. Creamer (Builder)

Narrative Statement of Significance (see continuation sheets 8-16 through 27)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-28 through 29)

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)
- University
- Other -- Specify Repository:

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

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10. Geographical Data

Acreege of Property: 1.033 acres (nominated boundary area)

Coordinates

Latitude/Longitude Coordinates (use decimal degree format)

Datum if other than WGS84: N/A

1. Latitude: 33.021078° N Longitude: -96.702499° W

Verbal Boundary Description: Part of Lot 1, Block 21, Original Donation of the City of Plano, Collin County, Texas (Unrecorded Addition). From the intersection of East 16th Street and H Avenue, proceed east along the north (East 16th Street) property line for a distance of 190 feet. Hence proceed south for a distance of 240 feet. Then proceed west until intersecting the west (H Avenue) property line and proceed north along the west property line to the intersection of East 16th Street and H Avenue, at which point the boundary description began (Map 4).

Boundary Justification: The boundary of the nominated property coincides with the historic property boundary as shown on the 1921 Sanborn Map of Plano, which is the earliest graphic representation available of the Saigling House.

11. Form Prepared By

Name/title: Andreea Hamilton, AIA and Marcel Quimby, FAIA
Organization: Quimby McCoy Preservation Architecture
Street & number: 3200 Main Street, Suite 3.6
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Date: 02/09/2018

Additional Documentation

Maps (see continuation sheets Map-30 through 43)

Additional items (see continuation sheets Figure-44 through 62)

Photographs (see continuation sheets Photo-5-6, 63 through 76)

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Photographs

Name of Property: Saigling House
City or Vicinity: Plano
County, State: Collin County, Texas
Photographer: Andreea Hamilton, Marcel Quimby, Carolyn Brown
Date Photographed: 02/22/2017, 04/06/17, 04/26/17

TX_Collin County_Saigling House_0001

North elevation. Camera facing south

TX_Collin County_Saigling House_0002

Oblique view of front (north) and east elevations, with reconstructed front porch and restored side porch. Camera facing southwest

TX_Collin County_Saigling House_0003

East elevation after renovation, with restored side porch, new canopy and new rear deck. Camera facing west

TX_Collin County_Saigling House_0004

Oblique view after renovation, showing south and east elevations, new canopy and new rear deck. Camera facing northwest

TX_Collin County_Saigling House_0005

Rear (south) elevation after renovation, showing new main entrance, new canopy, new deck, and site improvements. Camera facing north

TX_Collin County_Saigling House_0006

Oblique view after renovation, showing west and south elevations, with new deck, new canopy and new screen wall for mechanical yard. Camera facing northeast

TX_Collin County_Saigling House_0007

West elevation after renovation, showing new screen wall for mechanical yard. Camera facing east

TX_Collin County_Saigling House_0008

Oblique view after renovation, with reconstructed front porch and new screen wall for mechanical yard. Camera facing southeast

TX_Collin County_Saigling House_0009

View of the reconstructed front porch after renovation. Camera facing east

TX_Collin County_Saigling House_0010

Interior view of front gallery after renovation, with west Gallery and main Hall in the background. Camera facing southwest

TX_Collin County_Saigling House_0011

Interior view of front gallery after renovation, with east gallery and main Hall in the background. Camera facing southeast

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TX_Collin County_Saigling House_0012

Interior view of east gallery after renovation, showing historic fireplace with restored historic tile and reconstructed mantle. Camera facing northeast

TX_Collin County_Saigling House_0013

Interior view of east gallery after renovation, with front gallery in the background. Camera facing southwest

TX_Collin County_Saigling House_0014

Interior view of main hall after renovation. Camera facing south

TX_Collin County_Saigling House_0015

Interior view of second floor hall after renovation. Camera facing south

TX_Collin County_Saigling House_0016

Interior view of second floor northwest classroom after renovation showing historic wood wall paneling and ceiling beams. Camera facing northwest

TX_Collin County_Saigling House_0017

Interior view of second floor southwest classroom after renovation, viewed from northwest classroom, showing open French doors salvaged from the first floor. Camera facing south

TX_Collin County_Saigling House_0018

Interior view of second floor southeast hall after renovation. Camera facing south

TX_Collin County_Saigling House_0019

Interior view of second floor bathroom after renovation. Camera facing southwest

TX_Collin County_Saigling House_0020

Front (north) elevation of the storage building. Camera facing south

TX_Collin County_Saigling House_0021

Oblique view of the restroom building, showing front (north) and west elevations, and sculpture garden. Camera facing southeast

TX_Collin County_Saigling House_0022

Oblique view of the restroom building, showing front (north) and east elevations, with the Saigling House in the background. Camera facing southwest

TX_Collin County_Saigling House_0023

Oblique view of the restroom building, showing rear (south) and west elevations. Camera facing northeast

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.

Saigling House, Plano, Collin County, Texas

Narrative Description

The Saigling House is located at 902 East 16th Street, at the southern end of the Haggard Park residential neighborhood, just two blocks northwest of downtown in Plano, Collin County, Texas. Built in 1918 by Celestine Saigling, the home was designed by notable Dallas architecture firm Lang and Witchell, and built by Dallas contractor H. Kreamer.¹ The large, two-story house with side gabled-roof and one-story L-shaped brick porch was the first brick veneer residence in Plano, and it is said to have been the first designed with a basement and central heating.² Embodying many of the defining stylistic elements, it serves as an excellent local example of the Side-Gabled Roof subtype of Craftsman style architecture. The home features a full width porch with low pitched roof supported by large square columns, wide roof overhangs with unenclosed eaves, exposed rafter tails and false beams, and double-hung windows with single pane bottom sashes and multiple pane top sashes. The Saigling property also includes a non-contributing concrete deck at the rear (south) of the house, a non-contributing restroom building at the eastern edge of the property, and a non-contributing storage building at the southern edge of the property, all added as part of the recent renovation.

Location and Setting

The Saigling House is located on East 16th Street, at the southern end of the historic Haggard Park residential neighborhood, two blocks northwest of downtown Plano, Texas. The house sits on a large, 1.033 acre lot at the southeast corner of East 16th Street (historically named College Street) and H Avenue (historically named Cleveland Street for the portion north of College Street, and Brown Street for the portion south of College Street). The remainder of the block is comprised of a city owned park, also named Haggard Park, and the Interurban Railway Museum. The block to the west of the Saigling House historically housed the local public school. Three previous school buildings existed on this site between 1882 and 1922, and each subsequently burned down or was demolished, prior to the still-standing Plano High School building being constructed in 1924.³ Currently this block is comprised of the Cox Building (the historic 1924 Plano High School, which became Cox Junior High School in 1961, and today houses administrative functions for the Plano Independent School District at the upper floors and the Cox Building Playhouse at the lower floor), and the adjacent Courtyard Theater (the historic 1938 Auditorium/Gymnasium built for Plano High School as a WPA project, which was restored and converted into a theater in 2002) and associated parking areas.⁴ The Cox Building Playhouse and the Courtyard Theater are City of Plano facilities.

Initially developed in the 1880s, the historic Haggard Park residential neighborhood is currently comprised of late 19th century and early 20th century homes originally reserved for some of Plano's most prominent families. The collection of houses in this neighborhood displays a variety of popular architectural styles of the era, ranging from Queen Anne and Folk Victorian, to Craftsman and Prairie style, and even some minimal traditional. This block where the Saigling House is located also contained other smaller residences, C.F. Saigling's Planning Mill, the Interurban Railway Station, and several small commercial buildings – many of which were lost. The Saigling House and the Interurban Railway Station are the only extant historic buildings, and the remainder of the block was transformed into Haggard Memorial Park, a City of Plano public park.⁵ The historic Haggard Park residential neighborhood was designated in 1999 as Plano's first heritage district.

¹ "Building Handsome New Plano Home." *Plano Star Courier*, Oct. 19, 1917, part 2, p. 5, col. 5; Plano Public Library. Celestine Saigling went by Mrs. C. F. Saigling at the time, but she is referenced as Celestine or Mrs. Saigling in this document.

² Friends of the Plano Public Library. *Plano, Texas, The Early Years*. Henington Publishing Company, Wolfe City, Texas, Second Edition, 1996.

³ http://www.wikiwand.com/en/Plano_Senior_High_School#/Plano_Public_School

⁴ City of Plano Heritage Preservation Plan, 2002

⁵ Ibid

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Site

The nominated property is bound by a new metal fence on the north side (East 16th Street) and the west side (H Avenue) of the site, replacing the previous non-historic metal fence. A pair of simple swing gates on the north side, meant to blend in with the fence, allow access to the historic front (north) side of the building. A pair of large decorative gates on the west side, recessed and flanked by four brick and cast stone piers, mark the new main entrance to the Saigling site, the new home of the ArtCentre of Plano. A large circular brick paving area in front of these decorative gates further emphasizes the new main entrance. From this new main entrance, a concrete walkway leads east toward the center of the site, to a large octagonal brick paving area with a brick and cast stone planter at the center. From this octagonal paving area, two concrete walkways branch out, one north toward new main entrance at the rear (south side) of the Saigling House, and one south toward Haggard Park. Other concrete paths provide walking opportunities around the site. One such path, southwest of the octagonal brick paving area, leads to the new storage outbuilding, located at the rear of the Saigling House. On the east side of the property, another concrete walkway leads north to a sculpture garden, punctuated by a large circular brick paving area, in the center of and around which future sculptures will be installed. Site lighting is in place to illuminate these sculptures. East of this sculpture garden is another walkway leading to the new restroom building. Other landscaping includes trees, flowers and grasses, as well as path lights and tree lights, offering a desirable setting for any events at the Saigling House (Maps 1-4).

Exterior

General (Figures 15-17)

The two-story brick Saigling House in Plano is an excellent local example of the Side-Gabled Roof subtype of Craftsman style architecture. Approximately 4,300 square feet in size, the wood frame house has a light tan ironspot brick veneer and recessed mortar joints. The massing of the house consists of a two-story main portion, nearly square in plan (approximately 42' x 40') with a side-gabled roof, a small two-story wing at the southeast corner, a one-story L-shaped porch extending the entire width of the front (north) facade and part of the east facade, and a rear, one-story wing extending to the south.

Primary Facade

East 16th Street (North) Façade

The primary (north) facade of the Saigling House faces East 16th Street. This symmetrical façade features a reconstructed full width one-story porch supported by four large square brick columns with cast concrete capitals, wood beadboard ceiling, and low pitch hipped roof with exposed rafter tails, and three-layer laminated asphalt shingles. A low height brick balustrade with cast stone cap spans between the porch columns. The concrete porch floor projects onto the facade like a belt course, and the rowlock course underneath offers a horizontal break between the balustrade and the brick base of the porch below. The historic front entrance is centrally located with the concrete porch steps flanked by low brick walls with cast stone caps leading up to the porch and the front door. The oversized front door, a 4' x 8' wood French door, features a Craftsman style door surround. The first floor symmetry is emphasized by two identical sets of triple windows with cast stone sills that flank the front door. Each window is set with a larger, nine-over-one middle window, and two smaller six-over-one side windows. At the far east side of the front façade, in the background, another oversized 4' x 8' wood French door identical to the front door provides access to the rear room, which was likely a study. This door is recessed into the masonry opening and does not have a decorative trim like the front door, but rather brick molding surround within the masonry opening (Figures 15-17; Photos 1, 2, 8).

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The second floor is also symmetrical, with a single nine-over-one window centered above the front door, and two sets of triple windows. A cast stone belt course acts as a sill at the bottom of the windows, and offers a termination for the porch roof below. All windows are wood double-hung, recessed slightly into the brick wall and with brick molding surround. Two green diamond-shaped cast stone ornamental elements with brick rowlock surround are each centered in the spaces between the second-floor center window and side windows. At the far east side of the front façade, in the background, a double six-over-one window serves the second story of the protrusion. The side-gabled roof, covered with asphalt shingles, has oversized, unenclosed eaves with exposed decorative rafter tails. Two brick chimneys with cast stone caps are visible on the front facade (Photos 1, 2, 8).

Secondary Facades

H Avenue (West) Façade

In contrast to the symmetry of the front facade, the west facade is asymmetrical but balanced in massing, with the main two-story portion of the house flanked by the one-story porch to the north and the one-story rear wing to the south. The windows on the first floor are asymmetrically arranged on the facade. The main, two-story portion of the house has two single six-over-one windows to the north, a set of three windows of similar configuration to those on the front facade (a larger, nine-over-one middle window framed by two smaller six-over-one side windows) located slightly off center in relation to the gable, and a pair of six-over-one windows to the south. The pair of windows is of a shorter height than the other five windows. The one-story wing to the south has a single six-over-one window of shorter height, equal to the adjacent double window. All first floor windows have cast stone sills. The second floor has four windows. It features two six-over-one to the north and two nine-over-one to the south, with the cast stone belt course acting as a sill. One small six-over-one window in the gable offers some natural light to the attic. All windows are wood double hung, recessed slightly into the brick wall and with brick molding surround. The side gable features wide overhangs with unenclosed eaves, with decorative wood beams and exposed rafter tails. A low screen wall encloses a small mechanical yard on two sides concealing the mechanical equipment. This area is separated from the house wall and existing foundation by an expansion joint, making it easily reversible in the future without damage to the historic house (Photos 6, 7, 8).

Haggard Park side (South) Façade

The rear façade of the Saigling House, facing south toward Haggard Park, has a one-story wing protruding from the two-story main portion of the house. The west half of this one-story wing is constructed out of ironspot brick and has a six-over-one wood double hung window. The east half, originally a screen porch, was later enclosed and clad in wood siding with a large fixed multi-pane wood window. The service door is half glass with a transom above. This wing has a flat roof and enclosed eaves. The remainder of the main two-story portion of the house has a six-over-one bathroom window with patterned glass on the first floor. The first-floor windows have cast stone sills. The second floor has three single nine-over-one windows to the west, and two pairs of windows, one pair of nine-over-one and one pair of six-over-one, to the east. The eastern windows also have a cast stone belt course acting as a sill. All windows are wood double hung, recessed slightly into the brick wall and with brick molding surround. The asphalt-shingled side-gabled roof has exposed eaves with decorative exposed rafter tails. One brick chimney with cast stone cap is visible on this façade (Photos 4, 5, 6).

A new entrance, now the primary entrance, was added to the south façade by the ArtCentre of Plano in order to minimize vehicular traffic along East 16th Street. This new entrance was created by removing an existing window at the rear (southeast corner) of the house and enlarging the existing masonry opening. The pair of wood French doors are recessed into the enlarged masonry opening and have brick molding surround, similar to the side door at the east porch. The adjacent six-over-one bathroom window has original and salvaged patterned glass in its upper sash panes, and new patterned glass to match the historic as closely as possible in its bottom sash (Photos 4, 5, 6).

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A new canopy structure with steel frame and glass roof was also added to the south facade, to provide protection from the elements. There is a 1 inch gap between this canopy and the building protected with metal flashing making this addition easily removable in the future without damage to the historic house (Figures 15-18, Photos 4, 5, 6).

Haggard Park side (East) Façade

The east facade of the Saigling House features a portion of the L-shaped porch, with two large square brick columns with cast concrete capitals, and a low pitch hipped roof with exposed rafter tails, asphalt shingles, and a wood beadboard ceiling. A low brick balustrade with cast stone cap extends between the columns and the house. Two single nine-over-one windows of equal size overlook the side porch. On the second floor above the side porch, two single windows, a six-over-one and a nine-over-one, align with the porch windows below, and a small six-over-one window in the gable offers some natural light to the attic. At the southeast corner of the house, the small two-story extension has a double nine-over-one window on the first floor, and a large opening with four six-over-one windows on the second floor. The same belt course that wraps around the house and serves as a sill for the second-floor windows continues around the two-story protrusion. All windows are wood double-hung, recessed slightly into the brick wall and with brick molding surround. The side gables of the main portion and the two-story protrusion feature wide overhangs with unenclosed eaves, with decorative wood beams and exposed rafter tails (Figures 15-16, 19; Photos 2, 3, 4).

Exterior Alterations

The Saigling House has had a few exterior alterations over the years, however most of the building's historic fabric remains intact. The two-story portion of the building remained unchanged, with the only modifications occurring at the porches, in addition to a few window replacements and modifications to window openings (Figures 2-19)

The original front porch of the Saigling House had been removed in its entirety sometime between 1935-1945, leaving in place a bare two-story front façade. A small copper roof was added over the front door to punctuate the entrance, which was later removed in favor of a tall, Neoclassical style door cap. This was later covered by a small, wood framed and glass lobby addition centered on the front facade. However, the location and size of the front door opening, the front door itself, the windows and window openings, as well as the remainder of the front facade remained unaltered (Figures 2-5).

At the same time as the front porch removal, the side porch was enclosed and converted into interior space. The wood floor was covered with concrete and ceramic tile flooring, to bring the porch floor level to that of the interior of the house. Two first floor windows overlooking the side porch were removed to convert the openings to doors. The original porch columns were retained, and were partially painted and partially stained, as was the exterior wall of the house facing the porch, as they became part of the interior space. Most of the original cast concrete column capitals were removed or damaged, with one original section remaining at each column. The historic bead board ceiling remained mostly intact at the side porch, with the exception of two areas cut for skylights (Figures 3-5).

Much like the side porch, the rear porch was enclosed and converted to interior space, the porch floor raised to meet that of the house and tiled over, and the brick painted as it became part of the house interior (Figure 6).

The first-floor windows on the west elevation were replaced with windows matching the historic design and configuration, with the exception of one pair of windows that were replaced with a larger picture window. The historic masonry openings remained intact.

These front and side porch and window opening modifications have been reversed in the recent renovation, as explained at the end of this section, thus returning the exterior of the Saigling House largely back to its original appearance.

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Interior

Interior Floor Plan and Finishes

The historic floor plan of the Saigling House is largely intact, with the living spaces, bedrooms and halls remaining in their original locations. With the building's use changing from residential to commercial over the years, modifications to the interior layout and finishes occurred. In the recent rehabilitation, some of these alterations have been reversed, and the interior of the house today retains much of its historic character (Figures 9-14).

The historic entry, facing East 16th Street, historically opened into a large living room, which in turn opened into the adjacent dining room to the south and library to the east, with pairs of French doors. The current configuration remains the same, with these three historic rooms (living, dining and library) now used as art galleries by the current tenant, ArtCentre of Plano, and being referred to as 'galleries' - the front gallery (living room), the west gallery (dining room) and the east gallery (library). The pairs of French doors separating these room have been removed, and one of the openings enlarged to accommodate more open gallery uses and public events.

The front gallery is large, and like other spaces on the first floor, has a tall (9'-9") ceiling height, and drywall walls and ceilings painted white. Track lighting is located in the ceiling near the walls, and provides flexible lighting for exhibiting art work. The historic wood floors were restored. The historic wood trim at the baseboard, doors and windows remains, and is also painted white. The only new wood trim in the room is at the cased openings that lead to the adjacent galleries. The original fireplace in the front gallery had previously been closed and tiled over, damaging the historic tile beyond repair. The fireplace surround is now tiled in new, light yellow ceramic tile, that is a close match to the remaining historic light yellow tile in the east gallery. The ornate wood mantle over the fireplace dates from a previous renovation. There are four windows in this room - two face the front porch and two face west, flanking the fireplace. The east and west galleries have similar finishes - wood flooring, white drywall walls and ceilings, track lighting along the perimeter of the ceiling, white baseboards, door and window trim. The wood flooring in the east gallery is historic and has been restored, while the wood flooring in the west gallery is new but matches the historic. The east gallery retains its original ceramic tile fireplace surround, which has been cleaned and restored. The fireplace mantle was missing prior to the recent rehabilitation, but retained the outline of dropped brackets - a typical Craftsman style mantle. A new wood mantle was fabricated based on this outline. A historic wood bookshelf, approx 40" in height, remains at the south wall (Photos 10-13).

South of the front gallery is the central hall, containing a prominent stair that extends to the second floor (Photo 14). A small Limited Use/ Limited Access (LU/LA) elevator opens off this hall, and connects to the second floor (this LU/LA elevator has two openings at the first floor - one in this hall and one in the Main Entry). The hall has the same finishes as the galleries - restored historic wood flooring, white drywall walls and ceilings, white baseboards and door trim. A new, shallow, Craftsman-style pendant bowl light fixture is suspended in front of the stair. The central hall leads to a small service hall toward the rear of the house, that opens to the Service Porch and door to the partial basement. The Service Porch and Catering Staging Area comprise the one-story wing at the southwest corner of the house. These service areas accommodate catering uses. Both rooms have undergone several modifications over time, and have new finishes - gray quarry tile floors, wood beadboard, brick or drywall walls. The beadboard ceiling in the Service Porch is historic and dates from the rooms early open or screened-in porch appearance.

The southeast corner of the first floor is the historic study, that now functions as the main entrance. New double French doors lead to the new concrete deck. The historic, oversized French door at the north wall opens to the side porch. A small, historic corner fireplace with ocher-colored tile surround is at the southwest corner of the room. Finishes in this room include new 6" x 6" gray porcelain floor tile, white drywall walls and ceilings, doors and windows trim. The ceiling trim is a combination of historic and new to match. Two windows open to the east. A small, single-user bathroom is accessed from the west side of the room, adjacent to the new LU/LA elevator.

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The second floor is oriented around a central hall, with rooms around the perimeter of the house. A large window at the south wall overlooks Haggard Park. The finishes within the stair include oak treads, wood railing, oak handrail with medium oak stain, drywall walls and ceiling painted white. A new, shallow, Craftsman-style pendant bowl light fixture is suspended over the stairs. The hall finishes include new oak flooring, drywall walls and ceilings, wood baseboards, door and window trim that matches that of the first floor; some of these door frames are historic while others were replicated (Photo 15).

The northeast corner room, originally a bedroom, now serves as an office. Like other spaces on the second floor, this room has new oak flooring, a tall (9'-2") ceiling, drywall walls and ceiling, and simple, 1x4 wood door trim, painted white. The historic wood window trim remains in place. The northwest and southeast corner rooms serve as classrooms, with a large opening with double French doors between these two rooms. These historic doors were previously located at the first floor, between the original living and dining rooms. These doors can be opened or closed depending on the needs of the occupants, allowing these two classrooms to be used together or closed for separate use. The southwest classroom has a small, original cedar closet adjacent to the double French doors, and a new art sink. Both rooms have windows that open to the west, north, or south. The southwest classroom has new oak flooring, drywall walls and ceiling and simple, 1x4 wood trim at doors and windows. Finishes in the northwest classroom are unique. The room has new oak flooring, historic wood paneling on the walls, and historic wood beams in the ceiling. Some of the wood paneling had been previously removed, and was replicated in the recent rehabilitation. The 1x3 wood door and window trim in this room is historic and decorated with scalloped edges. This room originally had a masculine feel, and except for the pair of French doors at the south wall, has been restored to its unique, historic appearance (Photos 16, 17).

The southeast corner of the house is accessed through a small corridor, leading to a hall that opens to an office to the east (above the east wing), and to Women's and Men's single-user restrooms and LU/LA elevator to the west. The hall has new oak flooring, drywall walls and ceiling, and simple 1x4 wood trim at doors and windows (Photo 18, 19). The southeast office, originally a screen sleeping porch, is smaller than the other rooms on the second floor. This room has windows on three sides, new oak flooring, a unique historic masonite wall material with scored pattern, drywall ceiling, and simple, 1x4 wood door trim, painted white. Two pairs of narrow, historic French doors access this room from the hall.

An unfinished attic space used for utilities and light storage is accessed through a ceiling hatch in the central second floor hall, near the stair.

Original Interior Finishes and Subsequent Modifications

The original interior finishes of the Saigling House consisted of hardwood floors, wood base, wood trim, muslin wall covering over wood shiplap on walls and ceilings, and wood crown molding. The original hardwood floors on the first floor had been covered with ceramic tile in a previous renovation. This ceramic tile was carefully removed during the recent renovation, and the original hardwood floors restored. In the study (now the main entry) the original hardwood floor was not able to be restored, and new ceramic tile was installed. The original hardwood floors on the second floor had been covered with a second layer of hardwood flooring in what appeared to be a relatively early renovation. Unfortunately, nails damaged the original hardwood floors beyond repair. Other areas of the second floor original hardwood flooring had been removed to install plumbing. New replacement hardwood floor matches the original. On both the first and second floors, the hardwood floor was stained to match the original color, as found undamaged in a closet on the stair landing. The original wood base had been modified in some of the spaces by cutting the bottom portion to accommodate the raised flooring (ceramic tile floor or wood floor installed over top of the original wood floor), and in other spaces by removing the top cap of the base to accommodate layers of plaster added to the walls over time. The wood base throughout the house was either restored or replicated to match the original where restoration was not possible. Throughout the entire house, the muslin on the walls and ceilings was covered with plaster in previous renovations

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(possibly from the 1930s and 1940s). This non-historic plaster was removed in the recent renovation, revealing that some of the muslin wall covering was still present underneath. The walls and ceilings were covered with drywall in the recent renovation, over what remained of the historic wood shiplap. The original wood crown molding was retained, and damaged or missing pieces were restored or replicated to match the original where restoration was not possible.

Deck (Non-contributing)

A non-contributing semi-circular, raised concrete deck was added to the rear of the Saigling House accommodating the building's new use as an event center. This deck features a colored and stamped decorative concrete floor with stainless steel guardrails and handrails, concrete steps and ramps with step lighting, and a small concrete stage on the east side, overlooking a fan-shaped decorative concrete paving area for seating. The concrete deck and its foundation are not attached to the building. There is a 1" expansion joint between this deck and the building, making this addition easily removable in the future without damage to the historic house (Map 4, Photos 4-5).

Outbuilding (Non-contributing)

A new 18' x 24' storage building was built at the rear of the property to replace a deteriorated non-historic garage (storage) building of the same size. This wood framed storage building is clad in fiber cement horizontal siding, and sits on a concrete slab. Its front-gabled roof is covered with three-layer laminated asphalt shingles matching those of the Saigling House. The storage building is accessed through double doors on its north (front) elevation. There are no openings or decorative elements on the other three elevations of the storage building (Map 4, Photo 20).

Restroom Building (Non-contributing)

A new 18' x 40' restroom building was built at the eastern edge of the nominated property, adjacent to the Saigling House, to serve the event center component of the ArtCentre of Plano. Its design follows the guidelines of the Haggard Park Historic District and is sympathetic to the historic fabric of the neighborhood. This slab-on-grade building is constructed of structural glazed clay tile and clad in fiber-cement horizontal siding, with a side-gabled metal roof. The building faces East 16th Street and features a full-width front porch with wood columns and pair of French doors, however its main access is at the rear of the building, serving guests coming from the main entrance of the Saigling House and from the landscaped grounds. Clerestory ribbon windows on all four sides of the building offer natural light to the interior, while fixed shutters on the first floor give the appearance of windows. The interior of the restroom building consists of concrete floors, glazed clay tile and painted drywall walls and ceilings, and accommodates women's and men's restrooms accessed from a large central hall (Map 4, Photos 21, 22, 23).

Saigling House 2015-2017 Renovation

The Saigling House recently underwent a major renovation (August 2015 - January 2017), which preserved and restored the remaining historic fabric and brought back many original features that had been lost or altered over time, while preparing the building for its new tenant, the ArtCentre of Plano (Figures 4-18).

As part of this renovation, the Craftsman style front porch was rebuilt (Photo 9) and side porch was reopened and restored based on the earliest historic photographic evidence available - a newspaper image of the Saigling House dating from 1928 (Figure 1) and also based on the remaining side porch elements uncovered during demolition.⁶ While the grainy quality of the newspaper image did not include every porch detail, details from existing, similar porches helped guide this work. The two window openings to the side porch, which had been converted to doors, had their lower portion infilled

⁶ From Plano Star Courier, Dec. 20, 1928; courtesy of the Plano Public Library.

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with historic ironspot brick taken from the rear elevation, reinstating the original masonry opening; new wood windows replicating the historic windows were installed in these openings. On the west elevation, the six windows that were previously replaced but maintained a configuration consistent to the historic configuration were kept in place, while the picture window was removed, and two windows and wood trim replicating the historic windows and trim were installed in the historic masonry opening. The roofing that had been replaced several times in the past, was replaced as part of this renovation with three-layer laminated asphalt shingles, providing an appearance and depth similar to the house's original wood shingles since the use of wood shingle roofing is prohibited in the City of Plano. The exterior brick was cleaned and the paint and stain removed from the front and side porch areas. The rear porch was kept enclosed for functional purposes, and the brick at the enclosure remained painted. This renovation returned the exterior of the Saigling House largely back to its original appearance.

On the interior, the front three rooms of the Saigling House - living room, dining room and library - were connected as a more open gallery space to accommodate the functional needs of the ArtCentre of Plano and other events. The kitchen size was reduced to almost its original size, however the butler's pantry that had been lost was not recreated, instead the space became part of the adjacent west gallery. The bathrooms, all non-historic at the time of this renovation, were demolished and new bathrooms were added, one on the first floor and two on the second floor. A Limited Use/Limited Access elevator was also added in the central hall. The original wood floors were restored on the first floor, and new wood floor to match was added where missing. On the second floor the original wood floor had suffered widespread damage due to the installation of the newer wood flooring over the top of the historic, and had to be replaced. The great majority of the non-original cementitious plaster was removed from the walls and ceilings, and gypsum board was installed over the historic wood shiplap.

The renovation also brought other improvements to the Saigling property, to support the new user's needs. A new main entrance was created at the rear of the Saigling House to better serve the new commercial use of the property. The historic main entrance was retained but will no longer be the primary access to the building. A new steel and glass canopy structure was added at the rear of the building to provide protection from the elements for those using the new main entrance. A new, raised concrete deck with attached small stage was added at the rear of the building to provide outdoor seating and standing space for gallery and event guests. Neither the canopy structure nor the concrete deck are attached to the Saigling House, making these additions reversible without adverse effects to the Saigling House. A small storage building was added on the property, south of the Saigling House, to replace a severely deteriorated existing storage building. A new restroom building was added to the east of the Saigling House to serve the event center component of the ArtCentre. The grounds have been landscaped with vegetation, walking paths and site lighting to enhance the guests' experience at events. Fencing and gates have been added on two sides of the property, along East 16th Street and H Avenue, while the other two sides of the property remain open to the park.

Integrity

The Saigling House has had a few exterior alterations since its original construction, with the most notable being the removal of its front porch and enclosure of its side porch. Several less notable alterations include the replacement of several windows and modifications to other window openings. Still, the house has retained a great degree of its original integrity.

The house remains in its original location, on a large lot at the southern end of the Haggard Park residential neighborhood, therefore retaining its integrity of **location**.

While the original small residences to the south, an adjacent house and the Saigling Planning Mill to the east are no longer extant, the houses at the north side of College Street (and the Haggard Park neighborhood) remain in place. The property to the west continues to house a public school building. The open spaces (between residences on large lots) in the center

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of the block are now a public park, and the historic Interurban Railway Station remains on the site. While there have been some changes to the immediate surroundings, the **setting** of the property has not changed significantly.

The **association** of the Saigling House has been altered, as its use has changed from residential to commercial over time, however its architectural character has remained the same.

The building's original light ironspot exterior brick with recessed mortar joints, cast stone belt course, and cast stone ornamental elements at the front facade remain intact, as does the wood detailing (exposed roof rafter tails with rounded ends, wood window and door trim), and two original wood French doors. Based on these unaltered materials and quality of the historic wood trim, the house retains its integrity of **workmanship and materials**.

Most of the building exterior and its form remains intact, and those elements that were altered or lost over time have been restored or recreated to match their original appearance. Among these elements is the front porch, which was removed prior to 1945, and was reconstructed to match the original. Additionally, the side porch, which had been altered and enclosed to become interior space, was restored to its original exterior use and form. Four historic windows that had been removed over time (two converted into doors at the side porch, and two that were changed to a large picture window, were replaced with replicas of the original windows). Other windows on the west elevation that had been replaced over time are consistent with the original window configuration and have maintained the original masonry opening. The roofing was replaced several times and is now three-layer laminated asphalt shingles, providing an appearance and depth like the house's original wood shingle roofing. The house's interior has also had some alterations over time to serve new homeowners and later a change from residential to commercial use, but the recent renovation returned most of the interior spaces to their original layout and restored what remained of the original interior finishes. Therefore, the **design, and feeling** of the Saigling House remain largely the same. While the new rear deck and canopy are new construction, both are compatible with the house's form and mass, and neither are attached to the historic house - but separated by an expansion joint, allowing the deck and canopy to be removed in the future without damage to the house.

In summary, the Saigling House retains a high degree of integrity of its **location, setting, workmanship, materials, design and feeling**. The house no longer retains its **association**, as the function of the building has changed from residential to commercial.

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Statement of Significance

The Saigling House is an excellent local example of the Side-Gabled Roof subtype of Craftsman style architecture, and one of only two houses of this subtype remaining in the Haggard Park residential neighborhood. One of the most prominent residences built in Plano at the beginning of the twentieth century, it was also the first brick veneer home in the city. This claim is substantiated by the 1921 Sanborn Map of Plano, which indicates the Saigling House as brick veneer while all other residences were wood frame.⁷ The house was also one of the first with a basement containing a coal burning furnace with air ducts that distributed warm air throughout the entire house and the attic.⁸ The Saigling House was designed by renowned Dallas architecture firm Lang and Witchell, well-known for their designs of high-rise office buildings, department stores, courthouses, schools, and residences in variety of architectural styles. Its floor plan and design are typical of the larger Craftsman houses of the early twentieth century, while its architectural vocabulary is typical of the residences designed by Lang and Witchell. Throughout its history, the Saigling House has been associated with prominent Plano citizens and public servants. The house was built for Celestine Saigling, daughter of one of the oldest and wealthiest Harris County settler families, a long-time member of the First Christian Church, stakeholder in the Farmers and Merchants National Bank, and important contributor to the establishment of Haggard Memorial Park. Subsequent owners of the house were Dr. Oliver T. Mitchell and Mayor Fred H. Miers. After 1971 the home served as the Walden Preparatory School. Between 1991 and 2015 the house was occupied by the Collin Intervention to Youth, Inc. and was acquired by the City of Plano in 2012. The Saigling House is nominated to the National Register of Historic Places under Criterion C for Architecture at the local level of significance. The period of significance is 1918.

Plano

Plano, Collin County, Texas is located 20 miles north of Dallas, and was settled through land grants in the early 1840s much like other parts of the state. Throughout much of its history, Plano remained a small rural community with its economic base focused on farming, cotton, and cattle ranching. The Houston and Texas Central Railway, linking Dallas to Houston, arrived in Plano in 1872. Plano was the first community in Collin County with a train depot.⁹ As with the development of other settlements in the area, the arrival of the railroad spurred unprecedented population growth and commerce opportunities for Plano. Consequently, Plano was platted and incorporated in June 1873, and by 1874 it had grown to 500 residents¹⁰. Plano's first business district was comprised of wood framed buildings, was destroyed in its entirety (51 businesses) by the fire of 1881.¹¹ Through the perseverance of the Plano business community, the commercial district was subsequently rebuilt with brick buildings in the 1880s. By 1890 its population had reached 1,200, and the town had two railroads, six churches, and three schools. The Plano public school system was organized in 1891. Between 1900 and 1960 Plano averaged a population increase of about 400 new residents a decade.¹² During this time, Plano's primary commercial base was farming and ranching up until the 1960s, when the tremendous growth of Dallas to the south and the success of the technology sector changed the focus of the regional economy. City planners embraced growth, and since the 1970s, Plano has been one of the fastest growing cities in Texas and in the United States (with a population of 17,872 in 1970, 72,000 by 1980, and 128,713 by 1990).¹³ Today Plano is the largest city in Collin County,

⁷ Sanborn Map Company. *Plano, Collin County, Texas*. 1885-1921. Courtesy of the Dolph Briscoe Center for American History, University of Texas at Austin, on-line resource, <http://www.lib.utexas.edu/maps/sanborn/texas.html>

⁸ *The Saigling House, Century Old*, Janice Cline, City of Plano Heritage Commission, Dec. 15, 2008, p. 3

⁹ <https://www.plano.gov/1797/City-of-Plano-History>

¹⁰ Ibid

¹¹ Ibid

¹² <https://www.tshaonline.org/handbook/online/articles/hdp04>

¹³ Ibid

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with a population of 270,000, and is home to multiple Fortune 500 companies such as Hewlett Packard, Frito-Lay, Dr. Pepper/Snapple, Capital One, Toyota, and J. C. Penney.¹⁴

Haggard Park Residential Neighborhood

Typical for most small communities with an agriculture base, Plano was formed along the intersection of roads that led into town, a pattern that was reinforced by the arrival of the railroad tracks located on the west side of what would become downtown Plano. By the late 1800s, the community expanded and both large and small residences surrounded the downtown in all directions.

The Haggard Park neighborhood was the first planned residential development in Plano. It included large lots to accommodate homes for middle to upper class families. Homes were to be of a substantial size and most ranged from 2,000 to 3,000 square feet in size. By the late 1920s, the neighborhood was largely built out and reflected a variety of architectural styles including vernacular, Victorian, Queen Anne, Craftsman and Prairie four-squares. The remaining lots were built out in the 1930s to the 1960s with a few Tudor Revival, Minimal Traditional and early Ranch houses. Today, the Haggard Park residential neighborhood remains a stable, historic residential area. It is the first and only residential neighborhood designated a Heritage District by the City of Plano (1999). The Saigling house is one of the neighborhoods' larger and more substantial homes, and is unique as the earliest brick veneer residence in town.

History of the Saigling House

The Saigling house was built for Celestine Saigling near downtown Plano, in the early years of the twentieth century. Celestine (Pillot) Saigling was born on October 22, 1854, at Willow Creek, near Houston, the daughter of French native Joseph Eugene Pillot and Louisiana native of French origin Zeolide (Sellers) Pillot, who were among the oldest settlers and wealthiest families in Harris County.¹⁵ Joseph Eugene Pillot, a prominent resident and successful builder by trade, had extensive land holdings in Houston and Galveston, in addition to having served on the Houston Board of Aldermen, the City Council, the Board of Public Works, and as Treasurer of Houston.¹⁶ On May 2, 1872, Celestine married Charles Frederick (C.F.) Saigling, who was born in Berne, Switzerland, on September 10, 1840, and immigrated to America in 1854.¹⁷

Saiglings in Plano, 1881- 1918

In 1881 the couple moved with their young family from Houston to Plano presumably to pursue business opportunities in North Texas. C. F. Saigling established the C. F. Saigling Lumber Company upon his arrival in Plano, the C. F. Saigling Planing Mill two years later, followed by the Saigling Milling Company (later known as Plano Milling Company).¹⁸

In 1883, the Saiglings purchased two large lots north of Mechanic Street and west of the Railroad, "Lots 1A and 1B in Block 21, Original Donation Plano Texas" of the Joseph Klepper Survey, abstract #213, located at the southeast corner of College Street and Brown Street (now East 16th Street and H Avenue) in what is now known as the Haggard Park

¹⁴ <https://www.plano.gov/1797/City-of-Plano-History>

¹⁵ "Plano Pioneer Woman Answers Death's Call." *Dallas Morning News*, Jan. 4, 1933, p. 6, col. 2; "Mrs. Zeoile Pillot." *Houston Daily Post*, May 2, 1908, p. 5, col. 3-4

¹⁶ "J. E. Pillot, an Esteemed and Time-Honored Citizen, Has Passed Away." *The Galveston Daily News*, Oct. 11, 1896, p. 4, col. 1

¹⁷ Friends of the Plano Public Library, *Plano, Texas, The Early Year*, Henington Publishing Company, Wolfe City, Texas, Second Edition, 1996, p. 314; "C. F. Saigling is Dead." *The McKinney Daily Courier*, Feb. 2, 1906, p. 1, col. 4

¹⁸ *The Saigling House, Century Old*, Janice Cline, City of Plano Heritage Commission, Dec. 15, 2008, p. 7.

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neighborhood (Maps 5-8).¹⁹ They built the family's first residence, a wood frame house, on the eastern lot, adjacent to C. F. Saigling's Planing Mill, where they lived with their eight children: Celeste, Charles Eugene, Eva, Celestine, George Henry, Walter Nicolas, Nellie and Zeolide (two other children, Mary Zeolide and Adelle, died as infants).²⁰ (Map 7). The Saiglings later bought other property in Plano and Collin County as well as in Grayson, Hale, and Dallas counties, often adjacent to railroads, as they foresaw the value of such land for development.

The Saiglings were active in the community and civic leadership in Plano. C. F. Saigling served on the Plano City Council in 1884-85, was a member of Plano's first School Board, a member of the first Board of Directors of the Farmers and Merchants National Bank, and served on the early Fire Department Hose Company.²¹ The Saiglings were long time members of the First Christian Church, located near their house. Celestine Saigling and her children continued their involvement with the church after her husband's death (February 1, 1906). At the 150th anniversary of the church in 2010, long-time members, including Celestine Saigling, were honored with memorial stained-glass windows with their names on. Her name, and those of other long-time members and founders, also appeared on an earlier window which was included in the centennial history of the church written by Mrs. Clyde Haggard and her daughter Marguerite. Celestine Saigling was also a stakeholder in the Farmers State Bank of Plano (chartered in Dec. 1920 with assets transferred from the Farmers and Merchants National Bank, of which C. F. Saigling had been a member of the first Board of Directors), and in 1925 was a significant contributor to the gift that enabled the Lions Club to develop the Haggard Memorial Park, now a City of Plano public park, on the lot adjacent to her property, in 1928.²²

History of the Saigling House 1918 – 1935

Celestine Saigling commissioned noted Dallas architecture firm Lang and Witchell to design the family's second home on the adjacent lot to the west (in subsequent deeds shown as Lot 1, Block 21 of the Joseph Klepper Survey), at the southeast corner of College Street and Brown Street, at what is now 902 East 16th Street. The construction of the Saigling House started in October 1917 and was completed in 1918. It was a larger house to accommodate the needs of Celestine Saigling's family - as some of her adult children with their spouses and their own children lived in the home. The 1910 U. S. Census, recorded while the Saigling family still lived in their older, smaller home on Lot 2, lists Mrs. C. F. Saigling, 54, widowed and head of household, with adult children George Saigling (26), Nellie Pellerin (21) with husband Louis Pellerin (30), and Zeolide Saigling (19) living with her. The 1920 U. S. Census, recorded after construction of this property, lists Celestine Saigling, 65, widowed and head of household, with daughter Celeste Clark (45), daughter Zeolide Reed (29) with husband David Reed (31) and their children Celestine and David Reed. The 1930 U. S. Census lists Celestine, now 75, living with only her daughter Celeste Clark, 55.²³ Celestine Saigling remained in the house until her death on December 31, 1932.²⁴

The Saigling house first appeared on the 1921 Sanborn Map of Plano, occupying the northwest corner of the block bounded by College Street on the north (now East 16th Street), Brown Street on the west (now H Avenue), W. Mechanic Street on the south (now East 15th Street), and the Houston and Texas Central Railway to the east (Maps 11-13). This block was occupied by the Substation Power Plant/Passenger Depot and Plano Lumber Yard at the south-east corner. Four small houses (demolished) faced Brown Street across the street from the new Auditorium and First Christian Church.

¹⁹ Collin Co., Texas, Deed Book 301: 101, Saigling Estate to Mitchell, Sept. 30, 1935, Co. Clerk's Office, McKinney, Tex.

²⁰ *The Saigling House, Century Old*, Janice Cline, City of Plano Heritage Commission, Dec. 15, 2008, p. 2; Friends of the Plano Public Library, *Plano, Texas, The Early Years*, Henington Publishing Company, Wolfe City, Texas, Second Edition, 1996, p. 315

²¹ *The Saigling House, Century Old*, Janice Cline, City of Plano Heritage Commission, Dec. 15, 2008, p. 7

²² Friends of the Plano Public Library, *Plano, Texas, The Early Years*, Henington Publishing Company, Wolfe City, Texas, Second Edition, 1996, p. 268, 315.

²³ *Family Search*, accessed October 28, 2017, <https://www.familysearch.org/>

²⁴ Death Certificate for Mrs. C. Saigling, Dec. 31, 1932, Texas State Department of Health, registrar's no. 50632

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The neighborhood to the north (now known as Haggard Park) is comprised of large lots, with many large homes consistent with the Saigling house (Maps 12 and 13).

The 1921 Sanborn Map shows a square two-story brick veneer house with a one-story front porch only extending across the front façade. The only 'wing' of the house shown was a small, one-story extension at the rear for the kitchen and service entry. This plan shown on this map is typical of the 'four-square,' two-story Craftsman houses, which typically had front porches that extended across the entire width of the front, and did not have additions wings at sides of the house. They were usually wood frame construction clad with horizontal wood siding (Maps 12-13). The house's appearance on this map does not show the porches at the east side or south side, or the two-story southeast wing. However, it does indicate the house is brick veneered - the only brick house shown on any Sanborn Map of Plano up to that date. This floor plan discrepancy was researched and investigated by the architects. Several possible explanations were explored: the absent features could have been added at a later date, the house could have originally been a wood-framed 'four square' and later expanded and brick veneer, or most likely—the 1921 Sanborn Map did not accurately depict the correct building shape.²⁵

Detailed field observation of the wall where the southeast wing adjoined the main house (inside corner of the southeast wing to the east facade at side porch, and location where this southeast wing would have connected to the south facade) were carefully reviewed for any indication of breaks in the masonry wall surfaces that would indicate two phases of construction. The masonry walls were continuous, with no evidence of being 'toothed in', and the brick at all facades was continuous without any vertical 'breaks' or expansion joints (Figures 7 and 8). During the construction to install the LU/LA elevator, the crawl space and foundation below the southeast addition was exposed and was found to be similar to that elsewhere in the house, with no indication of prior footings or beams along what might have been supported those portions of the east and south walls if the addition had not been there.

Consideration was given to the possibility that the Saigling house was originally built per the 'four square' plan on the Sanborn map, and was later clad in brick veneer. However, it would not have been possible to install the multi-wythe perimeter masonry foundation wall around existing piers without leaving traces, nor be of such solid (and plumb) construction, without cracks, while supporting a 2-story house above.

In conducting research in other communities with similar population as Plano in the early 1900s, we have found some communities where the Sanborn maps are often incorrect. Maps show residential plans that do not accurately reflect what is obviously an unmodified historic house (or houses). Granbury, Texas is one example of this. There are a few possible explanations. The maps reflected a plan that was changed prior to or during construction, or this house plan was incorrectly located at this site (and belonged elsewhere). Granbury residents jokingly note that Sanborn sent the 'young kids' to the smaller towns and they learned on the job, making a lot of mistakes in the process. Thus, the Sanborn maps for Granbury are not reliable.

As previously mentioned, the earliest photograph available of the Saigling house dates from 1928 and shows the front and east facades of the house, confirming the presence of the side porch and of the two-story southeast wing. This photograph also reflects the house's Craftsman style appearance (Figure 1).²⁶

We recognize there is a conflict between the 1921 Sanborn Map of the Saigling House (the earliest Sanborn map where the house appears) and the 1928 Plano Star Courier photograph (Figure 1- the earliest photograph available of the Saigling House). But after spending several years in design and construction associated with the Saigling House recent renovation,

²⁵ Quimby McCoy Preservation Architecture, LLP

²⁶ From Plano Star Courier; courtesy of the Plano Public Library.

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we have not seen anything that indicates this four-square plan was modified. We conclude that the 1921 Sanborn map incorrectly depicts the house's footprint.

History of Saigling House: 1935 – 1945

Following Celestine Saigling's death, the executors of her estate sold the house to Dr. Oliver T. Mitchell and his wife Annie in 1935.²⁷ Dr. O.T. Mitchell, a successful Plano physician and City of Plano health officer, served on the Plano Board of Education for over 30 years, and was a member of the Odd Fellows Lodge, the Rotary Club, the Business and Professional Men's Club, and the First Methodist Church.²⁸ The Mitchells lived in the house until 1945.

It is thought that certain major changes to the house occurred during this period, based on interviews with family members of the later owners, who purchased the property in 1945. The most important change to the house, the removal of the Craftsman style front porch, is believed to have occurred. An open concrete porch (with no roof) that extended the entire front facade was built at grade level, and concrete steps were added for access to the front door. A Neoclassical door surround and small roof were added around the front door. The side porch was also enclosed and converted into interior space during the Mitchells' ownership of the house. It is believed that the originally open rear porch was screened in during their ownership.²⁹ Interior changes included the covering the walls and ceilings with a heavily textured, approximately 3/4" thick cement plaster (Maps 14-15; Figures 2-3).

History of Saigling House: 1945 – 1971

Fred H. and Fannie Lee Elizabeth (Martin) Miers purchased the house from the Mitchells in 1945, after moving to Plano with their family the previous year.³⁰ Fred Miers was a successful businessman, who opened the Plano Home and Auto Supply Store on 15th Street upon his move to Plano in 1944.³¹ In 1945, he was one of the 20 founding members of Plano's first Rotary Club, and served as its first Sergeant-at-Arms.³² Between 1950 and 1956, while living in the subject house, Fred Miers served three terms as mayor of Plano. He was the 22nd mayor of the city and one of the longest serving mayors in Plano history. He served during a time of great growth and development in the City of Plano, when good schools and attractive neighborhoods drew young families from surrounding areas to Plano, and the extension of North Central Expressway to Plano, constructed during his time in office and completed the year after his term ended, offered ample opportunities for businesses to locate their offices in Plano. Important infrastructure projects were undertaken during his years in office, such as improvement and extension of the water and sewer systems, a new water reservoir, new water tower, paving of streets, parking regulations, as well as improvements to the City Hall and Fire Department facilities.³³ These improvement projects were made possible by the approval of the first major bond issue in Plano's history, of \$225,000 in 1950.³⁴ All these factors contributed to Plano's unprecedented population growth during this time, from 2,126 in 1950 to 3,695 in 1960 - a growth of almost 75% in one decade.³⁵ After leaving office he continued his public service with the Rotary Club, of which he had been a long-time member and past president (1951-1952), as well as charitable activities with the United Fund. His wife, Fannie Lee Miers, was also active in the community as president of the Plano Garden Club (in which capacity she held meetings of the club in the subject house), president of the Thursday

²⁷ Collin Co., Texas, Deed Book 301: 101, Saigling Estate to Mitchell, Sept. 30, 1935, Co. Clerk's Office, McKinney, Tex.

²⁸ *The Saigling House, Century Old*, Janice Cline, City of Plano Heritage Commission, Dec. 15, 2008, p. 10

²⁹ Roark, Carol. *Charles F. and Celestine Saigling House, 902 16th Street, Plano, Texas*. Unpublished. July 26, 2014

³⁰ Collin Co., Texas, Deed Book 354: 133-134, Mitchell to Miers, June 20, 1945, Co. Clerk's Office, McKinney, Tex.

³¹ "B. J. Stubbs Purchases Miers Building." *Plano Star Courier*, Feb. 27, 1958, p. 1, col. 6

³² Plano East Rotary Club, historical files

³³ *Plano Star Courier*, various dates 1950-1956; Plano Public Library

³⁴ *Plano City Timeline*. Accessed Oct. 30, 2017. <https://www.plano.gov/DocumentCenter/View/1201>

³⁵ Ibid

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Study Club (the first women's literary club in Plano, founded in 1914), and a well known bridge player and instructor.³⁶ The Miers lived in the house until 1971. Fred Miers died on June 14, 1978 in Dallas, at age 76.³⁷

Descendents of the Miers family provided the most detailed description of the Saigling House's exterior and interior appearance available to date, providing great help in compiling the picture of the transformation that occurred at the Saigling House over its nearly 100 years of existence, as well as the approximate timeline of the transformation. According to Janey Miers Young and Lee Ann Young, daughter and granddaughter of the Miers' no major changes were made to the house during the Miers' 26-year ownership of the Saigling House.³⁸

History of Saigling House: 1971 – 1991

The Miers' sold the house to Walden Preparatory School in 1971. The school sold the property the following year to Gary F. and Mae L. Williams, who remained in the house until 1991. The Williams renovated the interior of the house during their ownership, maintaining the house's floor plan while updating some of the interior finishes and millwork in the house.³⁹

History of Saigling House: 1991 – 2015

In 1991 the Williams sold the property to Collin Intervention to Youth, Inc. (C.I.T.Y.), a non-profit organization that provides support and housing for children and teenagers in need in Collin County.⁴⁰ C.I.T.Y.'s administrative staff and housing for the youth were accommodated on the first and second floors of the house, respectively. A series of exterior and interior modifications occurred to satisfy the needs of the new owners. On the exterior, a glass vestibule was added at the front door, and window boxes with metal surrounds were added at the first-floor windows at the front facade. The side porch, which was already enclosed at that time, was turned into two interior office spaces. Concrete steps and an exterior door were added to one of these offices. A clear coating was applied to the brick that was once exterior at the front entrance and one of the offices in the side porch (Figures 4-12).

The rear porch was also enclosed in a similar fashion as the side porch. Tile floor on wood framing was added over the historic wood floor of the rear porch, and the exterior brick that became interior with the enclosure of the rear porch was painted. The windows on the first-floor west elevation were replaced with new windows of a style consistent with the historic configuration. A large wooden deck was built at the rear of the house.

On the interior, the butler's pantry was demolished to expand the kitchen, and the two windows in the butler's pantry changed to one larger picture window within the same masonry opening. The first-floor bath was expanded. Ceramic tile flooring was added throughout the first floor over the historic wood floor, and over the historic tile of the fireplace in the living room. On the second floor, the existing bathroom was expanded and three additional, smaller full size bathrooms were added, one for each of the bedrooms. All but one of the cedar closets was removed. The small sitting room at the front center of the second floor was expanded into part of an adjacent bedroom.

The organization later purchased other properties for youth housing and by 2008, the subject house was used solely for their administrative purposes. In 2012, the City of Plano purchased the house with agreement that C.I.T.Y. will remain in

³⁶ Friends of the Plano Public Library, *Plano, Texas, The Early Year*, Henington Publishing Company, Wolfe City, Texas, Second Edition, 1996, p. 333

³⁷ "Former Mayor Slain; Funeral Services Slated." *Plano Star Courier*, Jun. 16, 1978, p. 1, col. 4-5

³⁸ Roark, Carol. *Charles F. and Celestine Saigling House, 902 16th Street, Plano, Texas*. Unpublished. July 26, 2014

³⁹ *The Saigling House, Century Old*, Janice Cline, City of Plano Heritage Commission, Dec. 15, 2008, p. 3.

⁴⁰ *Ibid*, p. 12.

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the house for several years. In August 2015, C.I.T.Y. vacated the property, and rehabilitation work began for an arts, cultural and events center for the ArtCentre of Plano.

Lang and Witchell Architects

Otto Lang

Otto H. Lang was born December 2, 1864 in Freiburg, Germany.⁴¹ He graduated from the University of Karlsruhe in 1888, where he studied structural engineering, before immigrating to the United States and settling in Dallas, Texas the same year.⁴² He worked in local architecture offices for two years before becoming in charge of architecture and design for the Texas and Pacific Railroad Company in Dallas. In 1905 Lang partnered with Frank Witchell to form the architecture firm Lang and Witchell. Throughout his career, Otto Lang was an active member in many professional organizations in Dallas including the American Society of Engineers, the Dallas Architectural Club, and served as the Commissioner of Streets and Public Property for the Dallas City Commission.⁴³ Lang was also a 32nd degree Scottish Rite Mason, a Knight Templar and a member of the Hella Temple Shrine, the Dallas Athletic Club and the Rotary Club, as well as a long time member of the Dallas Chamber of Commerce. Upon his retirement in 1942, Lang donated his entire library on architecture and engineering to Texas A&M University, and his file of technical journals to the Southern Methodist University.⁴⁴ Otto Lang died in 1947 at the age of 82, survived by his son, William J. Lang, and daughters, Mrs. G.H. Frost and Mrs. O.B. Freeman, as well as one sister, two grandchildren and four great-grandchildren.⁴⁵

Frank Witchell

Frank O. Witchell was born in Aberdare, South Wales on May 30, 1879, the son of Samuel Brown Witchell and Annie Lea Witchell. His family immigrated to the United States when he was a child, settling in San Antonio.⁴⁶ His talent as a designer became evident at an early age, and he began apprenticing in an architect's office at the age of thirteen. By the late 1890s he was working as an apprentice to J. Riely Gordon, one of the most prominent Architects in Texas at the time. In 1898 Witchell accepted his first job as a designer at the firm of Sanguinet and Staats, where he worked until he formed the partnership with Otto Lang to become Lang and Witchell Architects in 1905. Throughout his career, Witchell was a member of several organizations including the Dallas Architectural Club, the Elks, and the 150,000 Club.⁴⁷ A testament to his influence on the profession of architecture, Frank Witchell was the only person to be granted a lifetime honorary membership in the Dallas Chapter of the American Institute of Architects (AIA) in 1952. He also served on the Highland Park City Council when the city was first incorporated, and later was a member of the school board of Highland Park. Additionally, he was a member of the Highland Park Masonic Lodge, the Hella Temple and the Dallas Athletic Club.⁴⁸ Due to failing health, Frank Witchell retired in 1938, and the firm Lang and Witchell was dissolved.⁴⁹ In April 1958, Frank Witchell passed away at the age of 78, ten years after his wife Mollie Idell Talbot (whom he had married in 1903).

⁴¹ "Pioneer Dallas Architect, Otto H. Lang, Dies at 82." *Dallas Morning News*, October 19, 1947. Accessed November 1, 2017.

⁴² Quimby, Marcel. "Lang and Witchell: Shaping the Dallas Skyline." *Legacies: A History Journal for Dallas and North Central Texas*, Fall, 09, no. 02 (1997): 13-20. Accessed Oct. 30, 2017.

⁴³ Ibid

⁴⁴ *Handbook of Texas Online*, Heather Watkins, "Lang, Otto H.," accessed October 31, 2017,

⁴⁵ "Pioneer Dallas Architect, Otto H. Lang, Dies at 82." *Dallas Morning News*, October 19, 1947. Accessed November 1, 2017.

⁴⁶ "Frank O. Witchell Dies Designed Many Buildings." *Dallas Morning News*, April 24, 1958. Accessed November 1, 2017.

⁴⁷ Quimby, Marcel. "Lang and Witchell: Shaping the Dallas Skyline." *Legacies: A History Journal for Dallas and North Central Texas*, Fall, 09, no. 02 (1997): 13-20. Accessed Oct. 30, 2017.

⁴⁸ "Frank O. Witchell Dies Designed Many Buildings." *Dallas Morning News*, April 24, 1958. Accessed November 1, 2017.

⁴⁹ Quimby, Marcel. "Lang and Witchell: Shaping the Dallas Skyline." *Legacies: A History Journal for Dallas and North Central Texas*, Fall, 09, no. 02 (1997): 13-20. Accessed Oct. 30, 2017.

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He was survived by their two sons, Frank O. Witchell, Jr. and Charles B. Witchell, as well as a brother, a sister and two grandchildren. He is buried at Hillcrest Memorial Park in Dallas.⁵⁰

Lang and Witchell Early Architectural Work: 1905-1918

Otto Lang and Frank Witchell established the Architecture firm of Lang and Witchell in Dallas, Texas in 1905. Their first office was located at one of Dallas' most reputable business addresses downtown - the Wilson Building - the tallest building in Dallas at the time, at eight stories in height. The Wilson Building made a perfect office for Lang and Witchell's firm, being designed by Sanguinet and Staats, not only a leading architecture firm in Dallas at the time, but also one that Frank Witchell had previously worked for. Lang's structural engineering background and Witchell's design talent were the perfect combination to create some of the most acclaimed buildings of their time.

Lang and Witchell's first project was the Columbian Club, a clubhouse commissioned by prominent Jewish families in Dallas. The four story tall building was designed in the Renaissance Revival style, a popular architectural style in the early 1900s. While the Columbian Club was not the best example of their work, Lang and Witchell went on to define their early work as masters of popular revival styles, including Renaissance, Egyptian, Georgian, Gothic, Neoclassical and Spanish Mission Revivals.⁵¹

In 1907, Lang and Witchell hired Charles Erwin Bargebaugh, an architect from Chicago who had previously worked for Walter B. Griffin and Frank Lloyd Wright. The addition of Bargebaugh guided the firm toward the Prairie and Sullivanesque styles, which would become prominent influences on their early work.⁵² In 1910, Lang and Witchell designed their first high-rise building for the Sanger brothers, a new, 10 story tall retail building on Lamar Street between Main and Elm in Downtown Dallas. The building had a steel structural frame and was designed with many Sullivanesque details. Now a part of the El Centro Community College District, Lang and Witchell's first high-rise has been renovated, but still retains its recognizable Sullivan-influenced design.

The years between 1907 to 1917 were a busy time for Lang and Witchell, during which they developed their reputation as one of the largest and most successful architecture firms in Dallas. Their work grew to include high-rises, department stores, schools, courthouses, hotels, residences, factories, and more. A representative example of their work during this time period was the Southwestern Life Insurance Building (1913), a 16 story skyscraper with steel framework, the tallest building in Dallas until the 1920s. While it was heralded as one of the best examples of Sullivanesque design in a skyscraper, the Southwestern Life Insurance Building was unfortunately demolished in 1972. Other Lang and Witchell projects at the time included the 1913 Sears-Roebuck Distribution Building, the Busch Building (now known as the Kirby Building), and as residential work, the R.W. Higgenbotham House on Swiss Avenue. The R.W. Higgenbotham House was designed for one of the prominent Dallas families of the time, and is considered to be one of the best examples of a Prairie style house in Texas.⁵³ Another example of their Prairie style residential work was Lang's own house, also on Swiss Avenue. Other examples of Lang and Witchell's residential work on Swiss Avenue were Spanish Eclectic and Tudor Revival styles, while examples of their Craftsmen bungalow houses can be seen on South Boulevard in Dallas. Other examples of their work include the 1914 Raleigh Hotel in Waco, and several courthouses across Texas, including the Cooke County Courthouse and the Johnson County Courthouse, both of which had Sullivanesque, Prairie, and Beaux Arts elements in their designs. Unfortunately there are also several examples of their work that were demolished, including the

⁵⁰ "Frank O. Witchell Dies Designed Many Buildings." *Dallas Morning News*, April 24, 1958. Accessed November 1, 2017.

⁵¹ Quimby, Marcel. "Lang and Witchell: Shaping the Dallas Skyline." *Legacies: A History Journal for Dallas and North Central Texas*, Fall, 09, no. 02 (1997): 13-20. Accessed Oct. 30, 2017.

⁵² Henry, Jay C. *Architecture in Texas: 1895-1945*. Austin, Texas: University of Texas Press, 1993.

⁵³ Quimby, Marcel. "Lang and Witchell: Shaping the Dallas Skyline." *Legacies: A History Journal for Dallas and North Central Texas*, Fall, 09, no. 02 (1997): 13-20. Accessed Oct. 30, 2017.

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Commonwealth National Bank Building and the Cotton Exchange Building, in addition to the aforementioned Southwestern Life Building.⁵⁴

Lang and Witchell Architectural Work: 1918-1938

After 1918, Lang and Witchell moved their offices to a new building and into a new era. As the 1920s began, the firm moved into the newly constructed American Exchange National Bank Building, where they would remain until the firm's closing in 1938. A pivotal point in their late work was in 1925, when one of their architects, Dudley M. Greene, attended the *Exposition Internationale des Arts Decoratifs et Industriels Modernes* in Paris, where the Art Deco and Art Moderne styles were the primary architectural exhibits. Influenced by this experience, upon his return to Dallas he guided the firm in bringing the Art Deco style to the Dallas architectural landscape. Some of Lang and Witchell's major projects of the 1920s include the Marvin Building (later known as the Cullum Building), the Dallas Power and Light Building, and the Southwestern Bell Telephone Building. As with the revival styles of the early 1900s, Lang and Witchell quickly became known for their mastery of Art Deco architecture.

During the economic downturn of the Great Depression, Lang and Witchell saw a stall in commissions and projects.⁵⁵ The few projects they completed during the 1930's included the State Highway Building in Austin and the Parry Avenue Entrance for Fair Park in Dallas.⁵⁶ Throughout their career, Lang and Witchell's works were celebrated in the world of architecture. In 1922 the Dallas Architecture Club used Lang and Witchell's Jefferson Hotel to host its first annual exhibition, with several of their own works represented. Lang and Witchell also had their work published in professional magazines such as *Architectural Forum*, *Western Architect*, *Southern Architect*, the *New Encyclopedia of Texas*, and *Greater Dallas Illustrated – The Most Progressive Metropolis in the Southwest*. The closing of the firm came in 1938, with Frank Witchell retirement due to poor health. Otto Lang continued practicing until 1942. For many decades, Lang and Witchell were one of the leading architectural firms in Dallas and throughout Texas. Unfortunately over the years many of their buildings were demolished or remodeled beyond recognition, but Lang and Witchell's prowess and leadership in Dallas architecture is still visible in their surviving works.⁵⁷ The firm of Lang and Witchell Architects left a lasting impression on not only the Dallas skyline, but also on architecture in Texas and beyond.⁵⁸

⁵⁴ Henry, Jay C. *Architecture in Texas: 1895-1945*. Austin, Texas: University of Texas Press, 1993.

⁵⁵ Quimby, Marcel. "Lang and Witchell: Shaping the Dallas Skyline." *Legacies: A History Journal for Dallas and North Central Texas*, Fall, 09, no. 02 (1997): 13-20. Accessed Oct. 30, 2017.

⁵⁶ Henry, Jay C. *Architecture in Texas: 1895-1945*. Austin, Texas: University of Texas Press, 1993.

⁵⁷ Quimby, Marcel. "Lang and Witchell: Shaping the Dallas Skyline." *Legacies: A History Journal for Dallas and North Central Texas*, Fall, 09, no. 02 (1997): 13-20. Accessed Oct. 30, 2017.

⁵⁸ *Ibid.*

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Lang and Witchell Chronology of Architectural Work

- 1906 Fulton Bag and Cotton Mills, Dallas, Texas
c. 1907 The Columbian Club, Dallas, Texas
1907 YMCA Central Administration, Dallas, Texas
1908 Dallas High School, Dallas, Texas (NRHP 1996)
1909 Waggoner Residence, Dallas, Texas
1910 Sanger Brothers Department Store (later known: El Centro Community College), Dallas, Texas (NRHP 1975)
1910 Southland Life Building, Dallas, Texas
1910 Harris County Courthouse, Houston, Texas (NRHP 1981)
1911 Cotton Exchange Building, Dallas, Texas
1911 Cooke County Courthouse, Town Square, Gainesville, Texas (NRHP 1991)
1912 S.G. Davis Building, Dallas, Texas
1912 4503 Reiger Ave. (Didaco and Ida Bianchi House), Dallas, Texas
1912 Volk Brothers Building, Dallas, Texas
1913 Busch Building (with Barnett, Hayes and Barnett of St. Louis, later known: Kirby Building), Dallas, Texas (NRHP 1980)
1913 5002 Swiss Avenue (Higginbotham Residence), Dallas, Texas
1913 Johnson County Courthouse, Town Square, Cleburne, Texas (NRHP 1988)
1913 Southwestern Life Insurance Building, Dallas, Texas
1914 Sears-Roebuck Warehouse (with additions in 1915 & 1916 by Lang and Witchell), Dallas, Texas
1914 2419 South Boulevard (Private Residence), Dallas, Texas
1914 Higginbotham Bailey Logan Building (later known: Founders Square), Dallas, Texasⁱ
1914 Raleigh Hotel, Waco, Texas
1915 James W. Fannin Elementary School, Dallas, Texas (NRHP 1995)
1916 Adolphus Hotel Annex, Dallas, Texas
c. 1917 Nacogdoches County Courthouse, Nacogdoches, Texas
c. 1917 Scurry County Courthouse, Snyder, Texas
c. 1917 Harris County Courthouse, Houston, Texas
1918 American Exchange National Bank (later known: First National Bank Building, and Metropolitan Savings Building), Dallas, Texas
1918 Saigling House, Plano, Texas
1920 KLIF Building (later known: Magnolia Service Station), Dallas, Texas
1920 Old McKinney Hospital, McKinney, Texas (NRHP 1987)
1921 Jefferson Hotel, Dallas, Texas
1921 Majestic Theater (with John Ebersson of Interstate Theaters), Dallas, Texas
1921 Mercantile Bank Building (later known: Texas Bank Building), Dallas, Texas
1921 Red Motor Company Building (later known: Central Fire Station), Dallas, Texas
1922 Booker T. Washington High School, Dallas, Texas
1922 Magnolia Building (with Sir Alfred Bossom), Dallas, Texas (NRHP 1978)
c. 1922 Shaareth Israel Synagogue, Dallas, Texas
1923 Hippodrome Theater, Dallas, Texas
1923 Dallas Motor Company Building, Dallas, Texas (NRHP 2003)
1923 Highland Park Town Hall (Otto Lang), Dallas, Texas
1925 City National Bank, Dallas, Texas (renovation)

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- 1925 Hilton Hotel (later known: White Plaza Hotel, and the Holiday Inn Aristocrat), Dallas, Texas (NRHP 1985)
- 1925 Dallas Athletic Club (later known: Liberty Building, and National City Bank Building), Dallas, Texas
- 1925 Fair Park Music Hall, Dallas, Texas
- 1926 J.S. Bradfield Elementary School, Highland Park, Texas
- 1926 Cotton Exchange Building, Dallas, Texas
- 1927 Highland Park Town Hall & Fire Station, Highland Park, Texas
- 1928 Cullum Building (later known: Marvin Building, and Gulf States Insurance Building), Dallas, Texas
- 1928 Eastland County Courthouse, Eastland, Texas
- 1928 Dallas County Records Building, Dallas, Texas
- 1928 Tenison Memorial Park Entry Gates, Dallas, Texas
- 1928 5020 Swiss Avenue (Private Residence), Dallas, Texas
- 1929 San Angelo Telephone Company Building, San Angelo, Texas (NRHP 1988)
- 1929 Times Herald Building, Dallas, Texas
- c. 1930 First State Bank and Trust Building, Bryan, Texas (NRHP 1987)
- 1930 Dreyfuss Building (with Alonzo H. Gentry, later known: Woolf Brothers Building), Dallas, Texas
- 1930 Southwestern Bell Telephone Company Building (with Irvin Ray Timlin at SW Bell, later known: Three Bell Plaza), Dallas, Texas
- c. 1930 Tannenhill Building (later known: Western Union Building), Dallas, Texas
- 1931 Dallas Power and Light Building, Dallas, Texas
- 1931 Lone Star Gas Building, Dallas, Texas
- 1932 State Highway Building, Austin, Texas
- 1936 Parry Avenue Entrance (for Fair Park), Dallas, Texas
- 1937 United States Post Office Terminal Annex, Dallas, Texas
- Unknown City Hall & Auditorium, Wichita Falls, Texas
- Unknown Union Station Railway Terminal, Wichita Falls, Texas
- Unknown 2528 South Boulevard, Dallas, Texas
- Unknown 2434 South Boulevard, Dallas, Texas
- Unknown 2416 South Boulevard, Dallas, Texas
- Unknown 4803 Swiss Avenue (Otto Lang's Home), Dallas, Texas
- Unknown 4811 Swiss Avenue, Dallas, Texas
- Unknown 5020 Swiss Avenue, Dallas, Texas

Craftsman Architectural Style

The Craftsman architectural style became popular in the United States at the beginning of the 20th century, as part of the first wave of modernism. This was a stylistic response to the Neoclassicism of the late 19th century, which promoted correct historical interpretations of classical elements and styles. Along with its contemporary, the Prairie style, the Craftsman style became predominant in American residential architecture for nearly three decades. The Craftsman architectural style originated in southern California, and was largely influenced by the work of the Greene brothers. Inspired in part by the English Arts and Crafts movement and the return to traditional craftsmanship, the style quickly spread throughout the country through pattern books and magazines. The Craftsman architectural style is characterized by low pitched gable roofs with wide overhangs, with open eaves and exposed rafter tails. Decorative beams or brackets are often applied under gables. Porches are characteristic of this style and usually feature columns on large square or tapered pedestals. Principal subtypes of the Craftsman architectural style are the Front-Gabled Roof, Cross-Gabled Roof, Side-

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Gabled Roof and Hipped Roof subtypes. The Saigling House embodies these characteristic elements of the Craftsman architectural style, and is categorized as an example of the Side-Gabled Roof subtype. The popularity of the style began to decline in the late 1920's, and few Craftsman style houses were built after 1930.

Summary

The Saigling House is significant as an excellent local example of the Side-Gabled Roof subtype of the Craftsman architectural style—one of only two houses of this subtype remaining in the historic Haggard Park residential neighborhood. The house was designed by renowned Dallas architecture firm of Lang and Witchell, well-known for their designs of high-rise office buildings, department stores, courthouses, schools, and residences in a range of architectural styles. The Saigling House is also significant as the first brick veneer residence in the city, and one of the first houses with a basement containing a coal burning furnace with air ducts that distributed warm air throughout the entire house. The Saigling House is nominated to the National Register of Historic Places under Criterion C for Architecture at the local level of significance. The period of significance is 1918.

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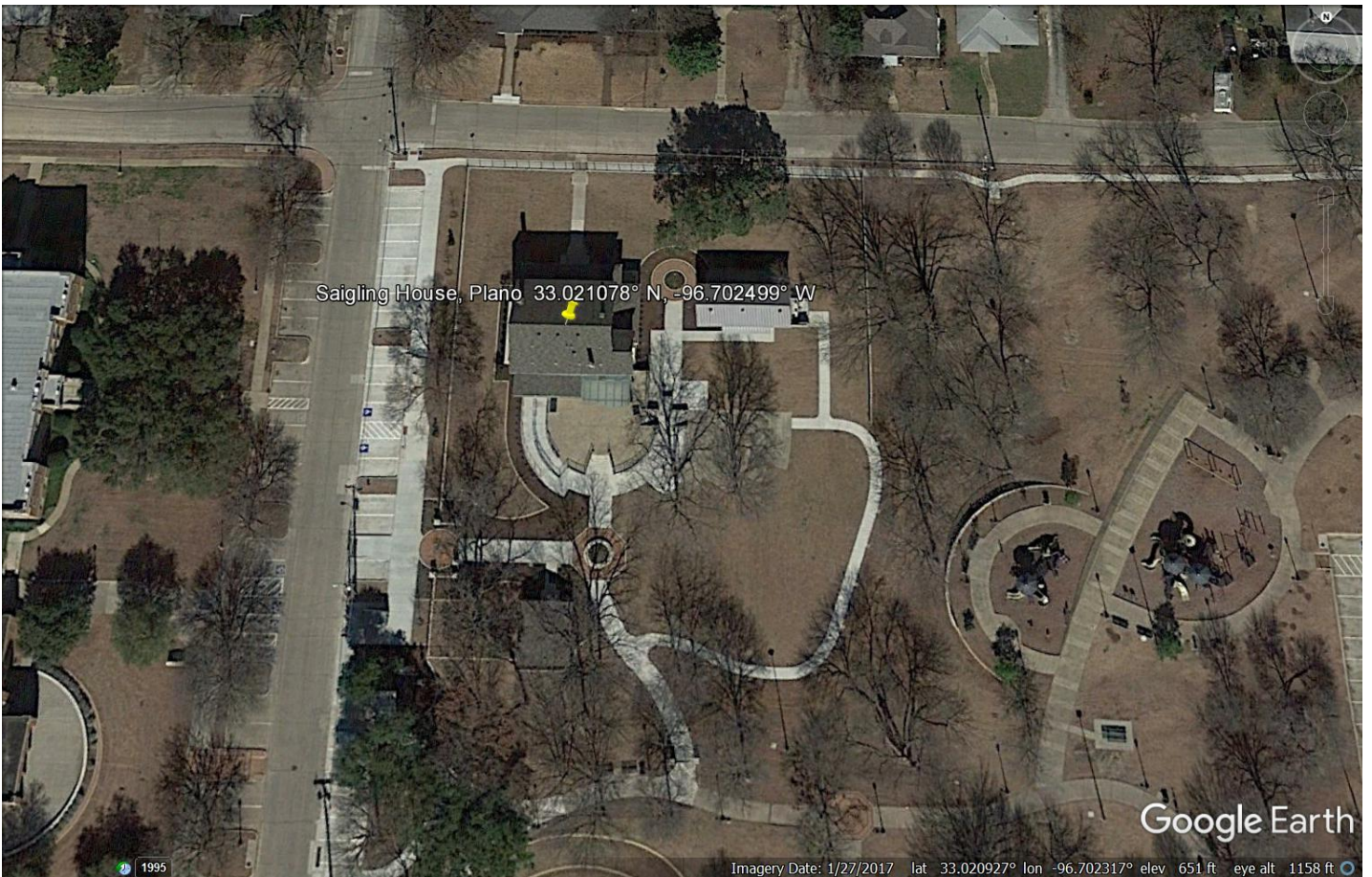
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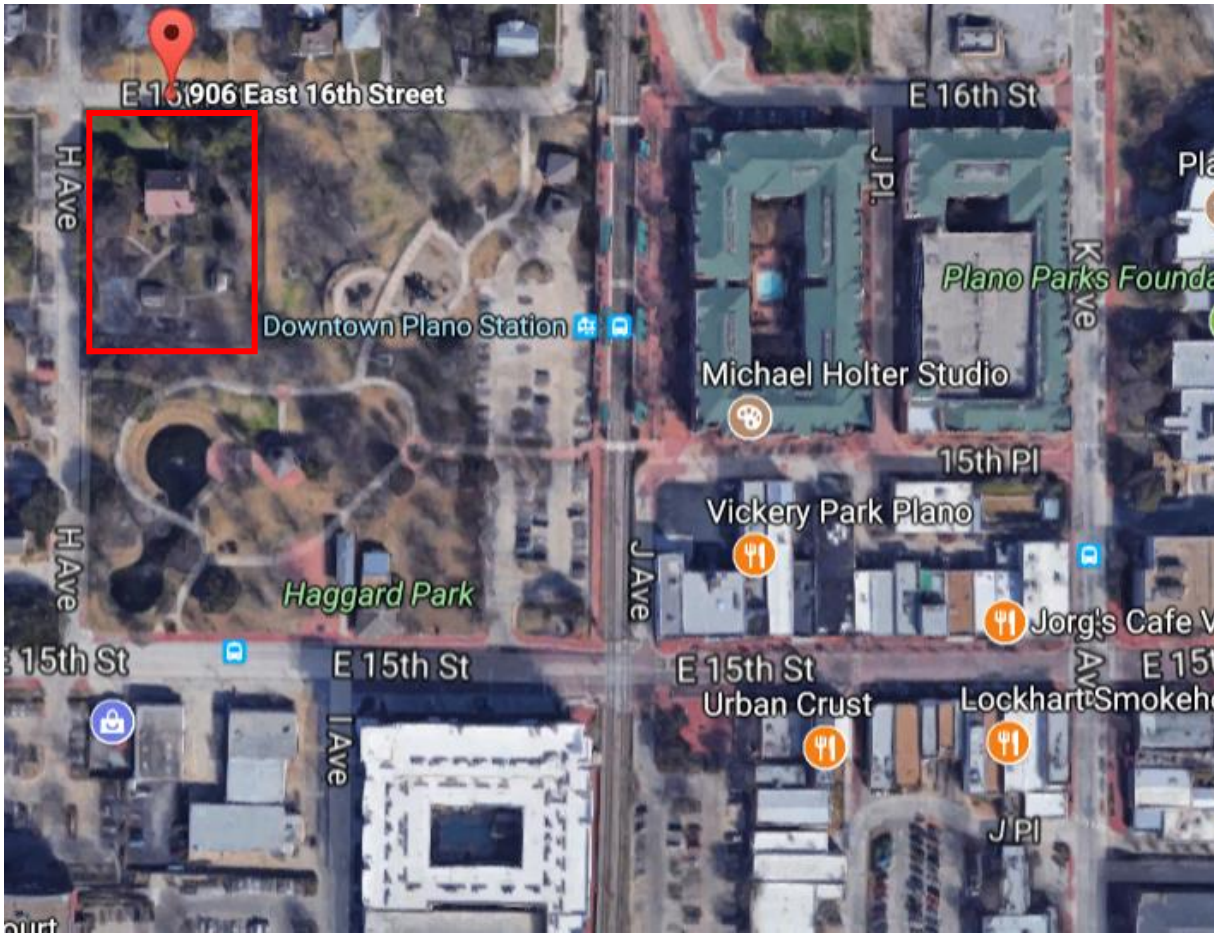


Map 1 - Plano, TX location in the United States (Wikipedia)



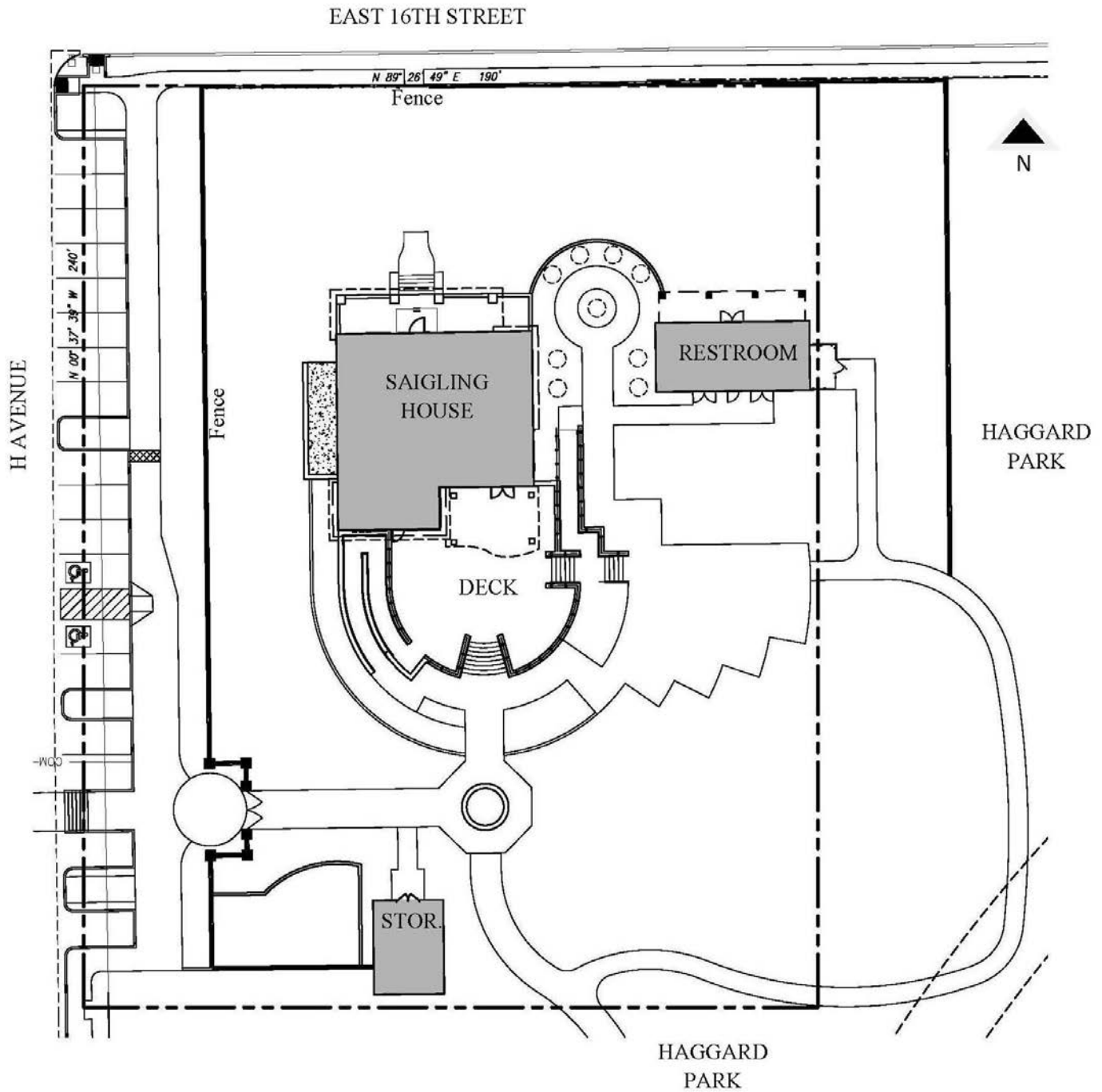
Map 2 – Google Earth, Accessed June 1, 2017

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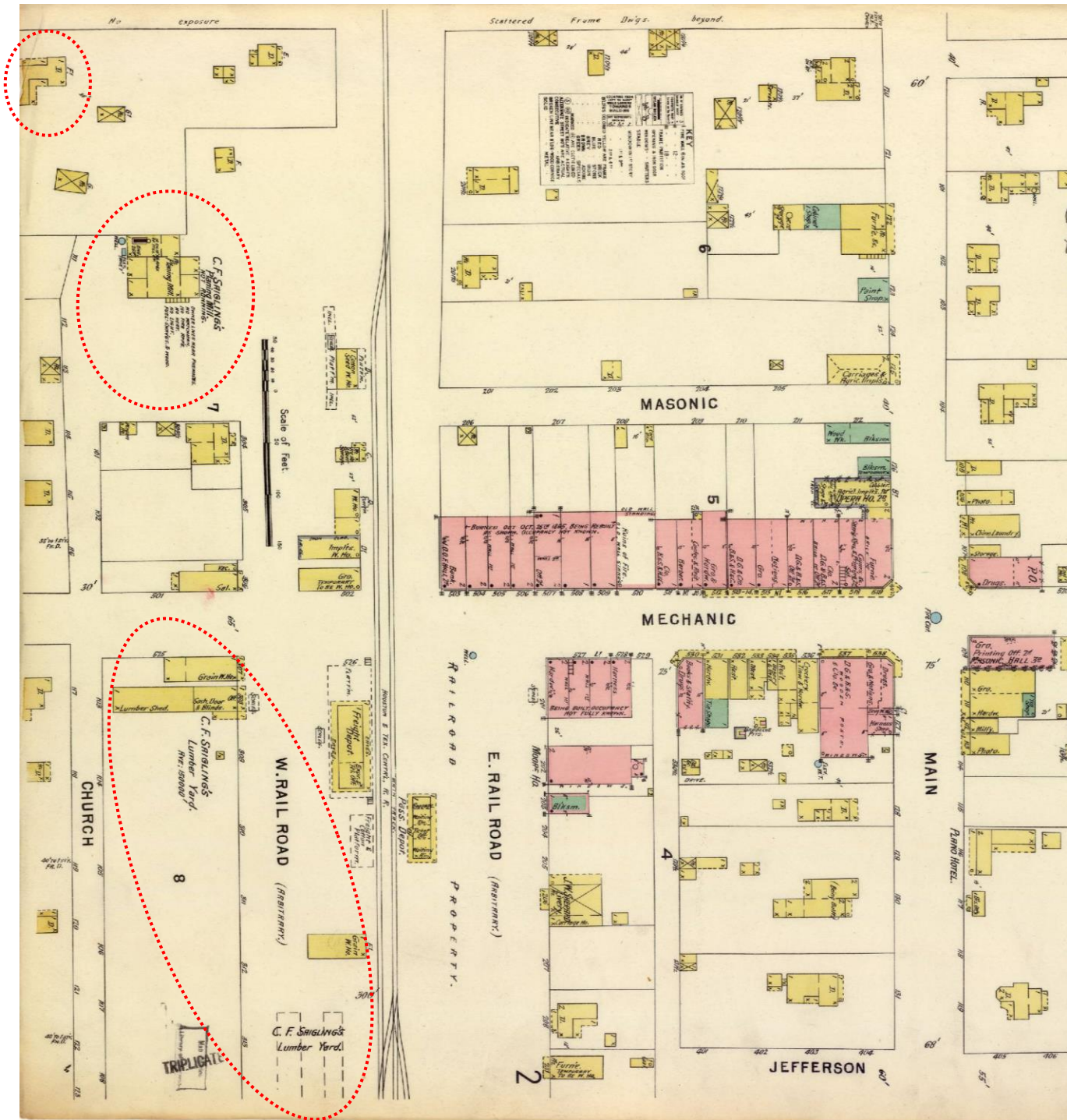
Map 3 - Map of the Saigling House, 902 E. 16th Street, and Downtown Plano (Google Maps)

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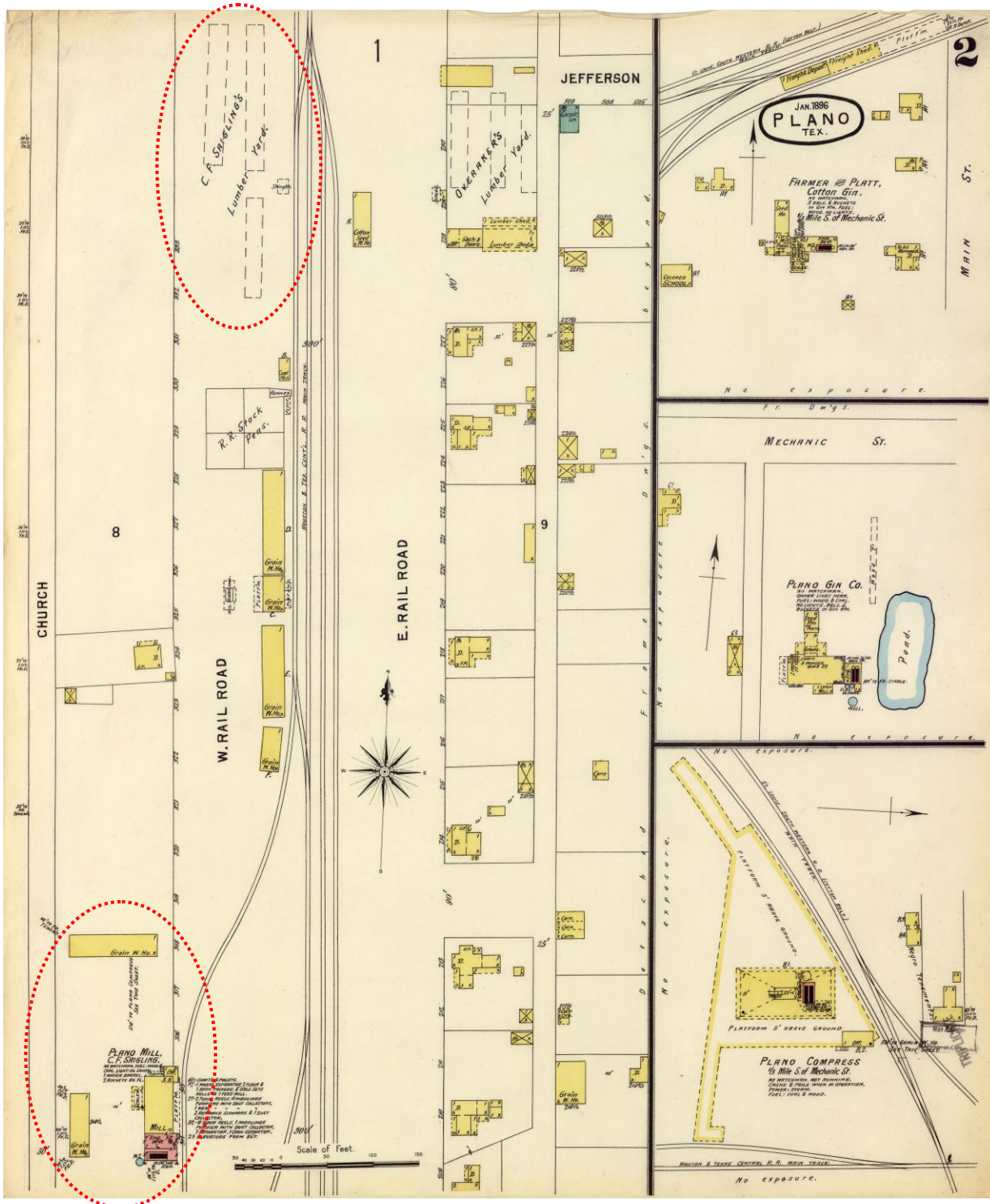
Map 4 – Dashed line indicates Saigling House National Register boundary.

Saigling House, Plano, Collin County, Texas



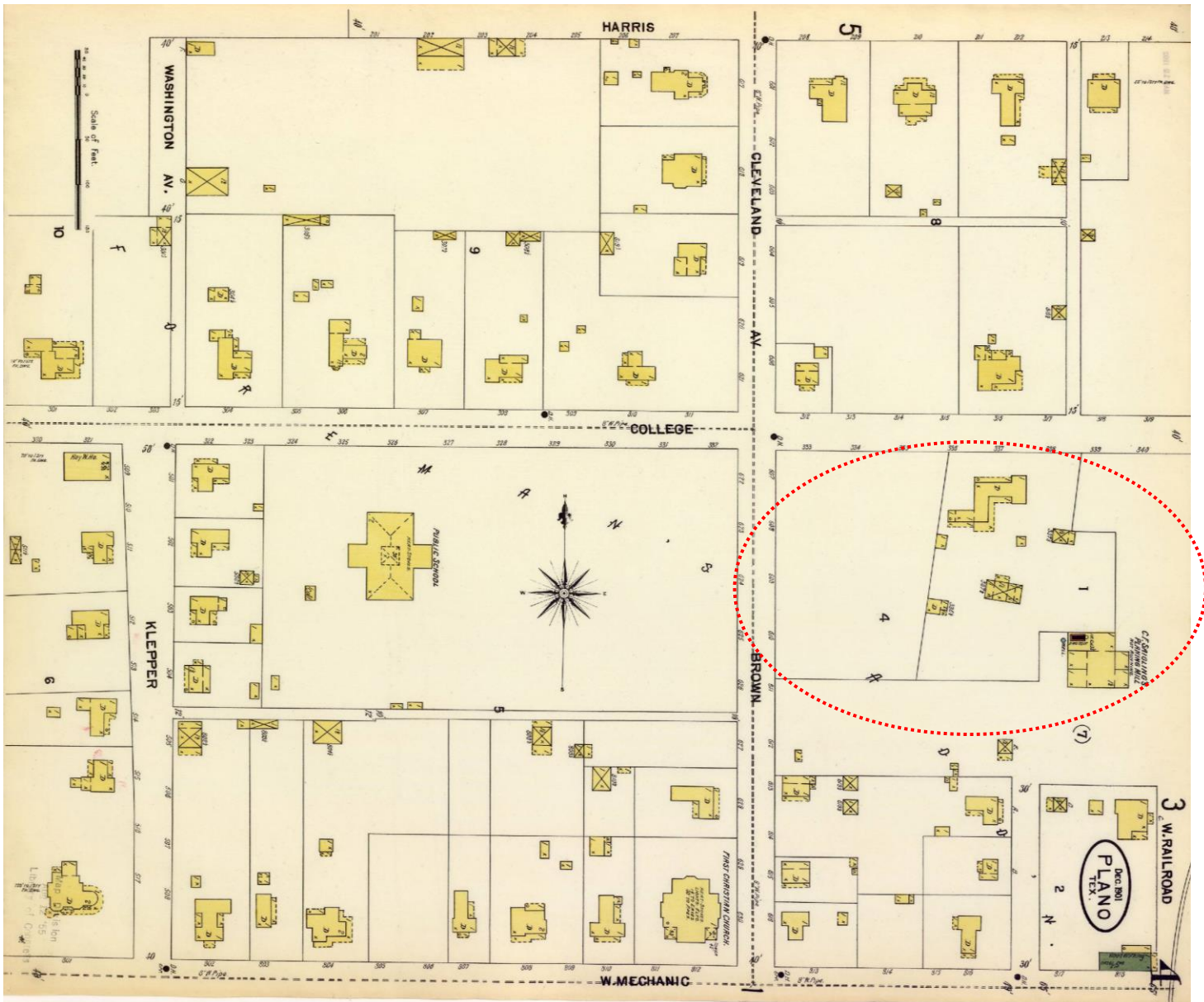
Map 7 - 1896 Sanborn Map showing the C. F. Saigling Planning Mill and a portion of what is believed to be the Saiglings' first home in Plano (top left, both circled) and the C. F. Saigling Lumber Yard (bottom left, circled). *Sanborn Map Co.; Plano, Collin County, Texas; 11 Broadway, New York City, New York. Pub. Jan. 1896; courtesy of the Dolph Briscoe Center for American History, University of Texas at Austin, on-line resource.*

Saigling House, Plano, Collin County, Texas



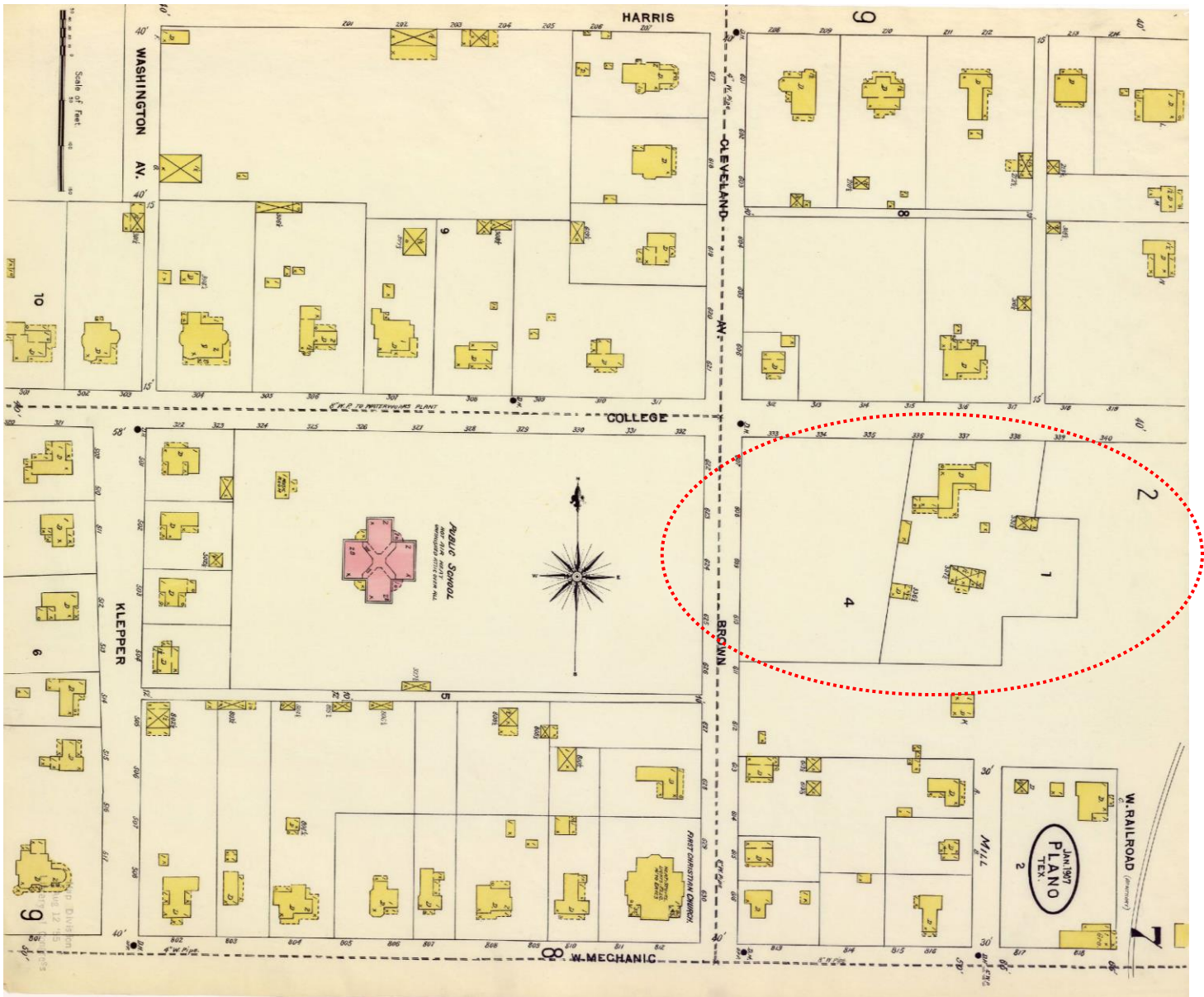
Map 8 - 1896 Sanborn Map showing the C. F. Saigling Milling Co., later named Plano Milling Co. (bottom left) and a portion of C. F. Saigling Lumber Yard (top left, circled).
Sanborn Map Co.; Plano, Collin County, Texas; 11 Broadway, New York City, New York. Pub. Jan. 1896; courtesy of the Dolph Briscoe Center for American History, University of Texas at Austin, on-line resource.

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Map 9 - 1901 Sanborn Map showing the two lots owned by the Saigling family (circled), one containing the C. F. Saigling Planning Mill and the Saiglings' homestead at the time, and adjacent lot where the subject house will later be built on.
Sanborn Map Co.; Plano, Collin County, Texas; 11 Broadway, New York City, New York. Pub. Dec. 1901; courtesy of the Dolph Briscoe Center for American History, University of Texas at Austin, on-line resource.

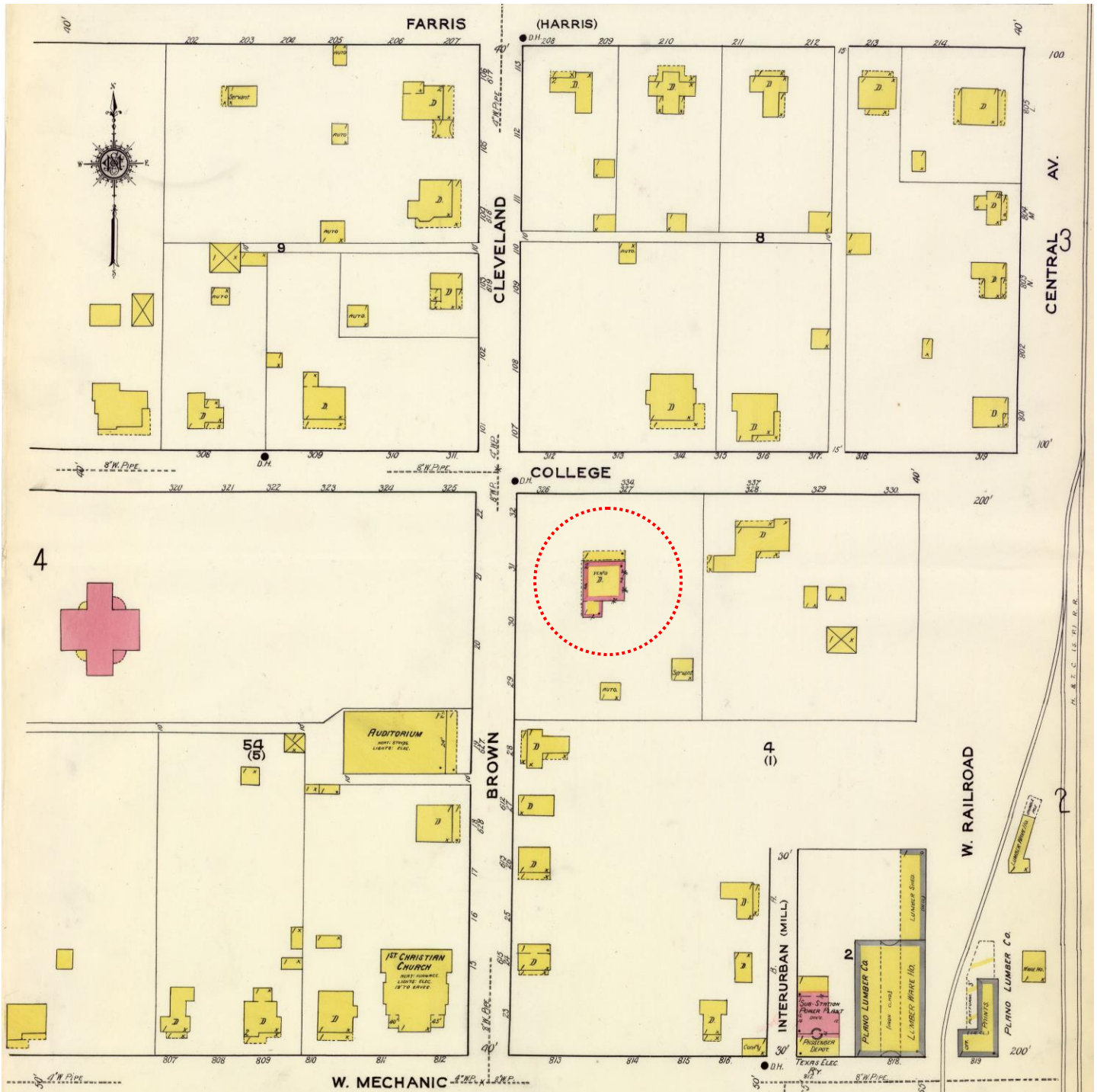
Saigling House, Plano, Collin County, Texas



Map 11 - 1907 Sanborn Map showing the two lots the Saigling family owned (circled), one containing the first Saigling homestead, and adjacent lot where the subject house was constructed in 1918. The C. F. Saigling Planning Mill no longer appears on the map.

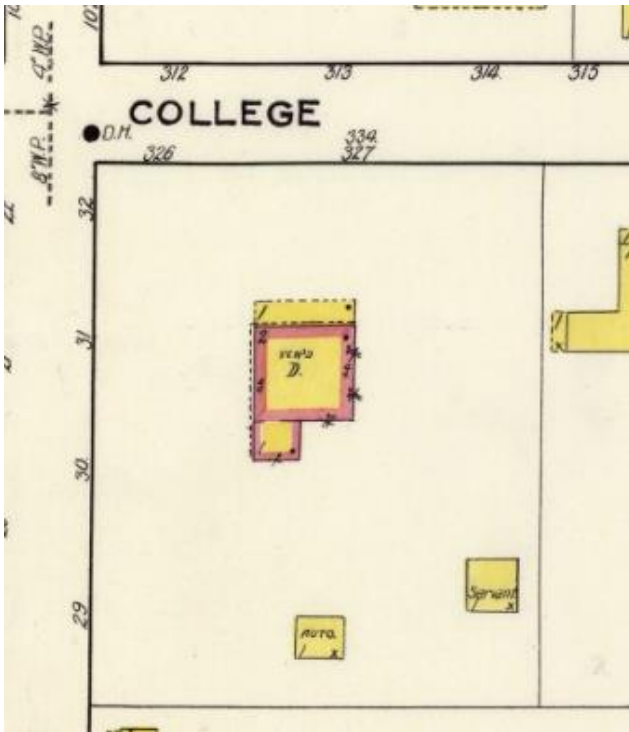
Sanborn Map Co.; Plano, Collin County, Texas; 11 Broadway, New York City, New York. Pub. Jan. 1907; courtesy of the Dolph Briscoe Center for American History, University of Texas at Austin, on-line resource.

Saigling House, Plano, Collin County, Texas



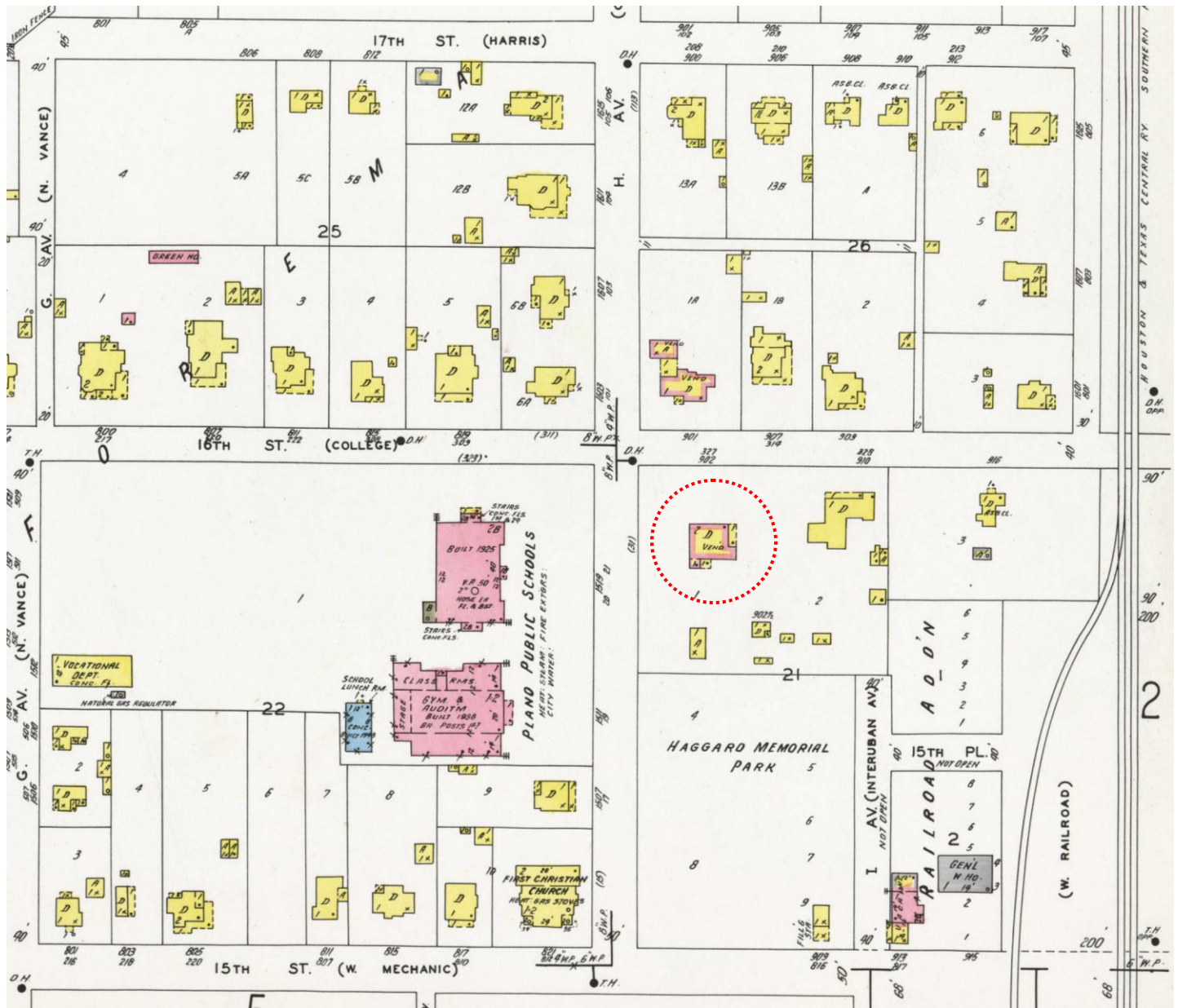
Map 12 - 1921 Sanborn Map showing the Saigling House (circled). This is the earliest Sanborn map showing the nominated property. The family's first house in Plano was the house to the right (later demolished).
Sanborn Map Co.; Plano, Collin County, Texas; 11 Broadway, New York City, New York. Pub. April 1921; courtesy of the Dolph Briscoe Center for American History, University of Texas at Austin, on-line resource.

Saigling House, Plano, Collin County, Texas



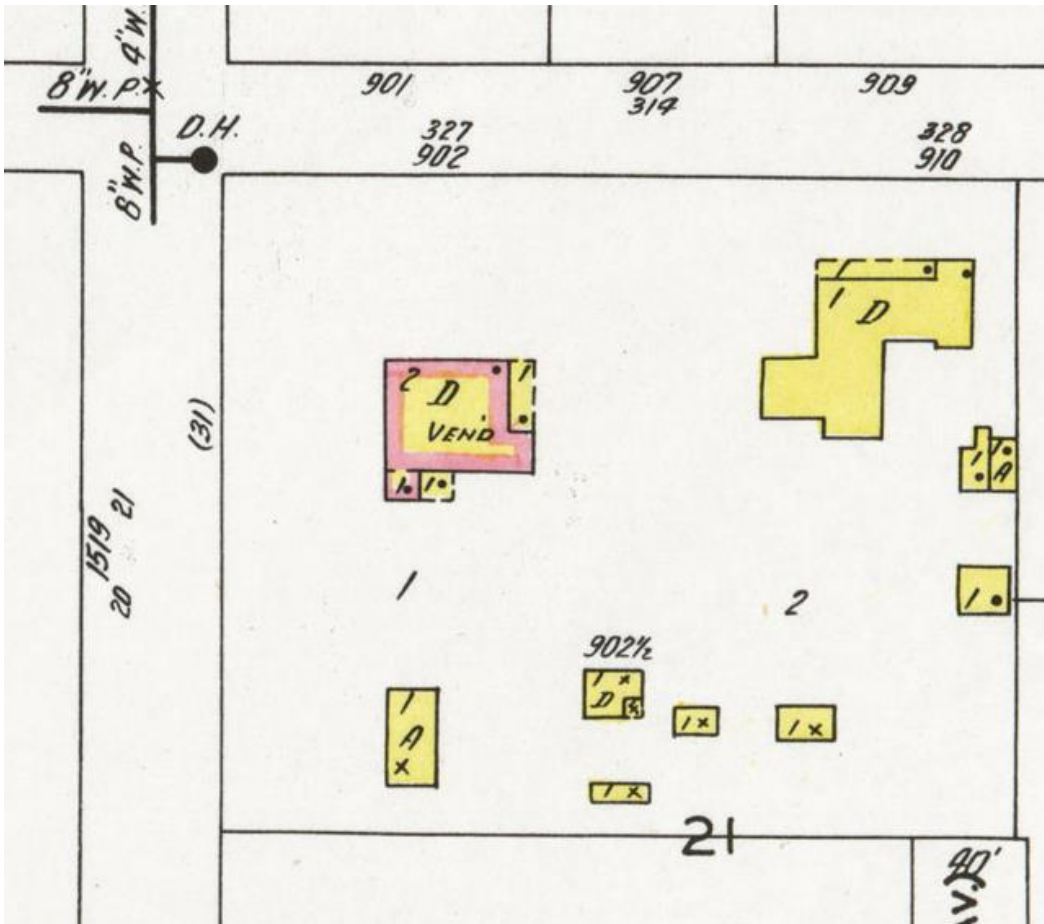
Map 13 - Enlarged view of the 1921 Sanborn Map showing the Saigling House. This map shows the original front porch at the front façade; this does not show a porch to the east side, nor a porch to the rear, nor the southeast two-story wing.

Saigling House, Plano, Collin County, Texas



Map 14 - 1949 Sanborn Map showing the Saigling House (circled). The small residences south of the Saigling property on the same block no longer exist, and have been replaced by the Haggard Memorial Park.
Sanborn Map Co.; Plano, Collin County, Texas; 11 Broadway, New York City, New York. Pub. March 1949; courtesy of the Dolph Briscoe Center for American History, University of Texas at Austin, on-line resource.

Saigling House, Plano, Collin County, Texas



Map 15 - Enlarged view of the 1949 Sanborn Map showing the Saigling House after the front porch has been removed. This map shows the side porch, the rear porch, the southeast two-story wing.

Saigling House, Plano, Collin County, Texas



Figure 1 - 1928 photograph of the Saigling house showing porches at north and east façades of the house, and the two-story wing at the southeast corner of the house. This is the earliest image found of the Saigling House. *From Plano Star Courier, December 20, 1928; Courtesy of the Plano Public Library.*

Saigling House, Plano, Collin County, Texas



Figure 2 - 1948 photograph of the Saigling house front elevation, after the front porch had been removed.
From Plano Magazine Jan. 17, 2017 article, The Saigling House by Rick Saigling (great-grandson of C. F. and Celestine Saigling); <http://planomagazine.com/saigling-house/>



Figure 3 - 1940s photograph of the Saigling house front and west elevation, after the front porch had been removed.
Photo courtesy of Sue Rush Tankersly

Saigling House, Plano, Collin County, Texas



Figure 4 - Saigling House front elevation prior to recent renovation, showing the entrance vestibule and front window boxes (June 2012).

Saigling House, Plano, Collin County, Texas



Figure 5 - Saigling House front elevation prior to recent renovation, showing enclosed side porch and front window box (June 2012).

Saigling House, Plano, Collin County, Texas



Figure 6 - Saigling House rear elevation prior to recent renovation, showing prior wood rear deck addition, and enclosed original rear (service) porch (October 2012).

Saigling House, Plano, Collin County, Texas



Figure 7 - Saigling House rear elevation during the recent renovation, showing the rear elevation and southeast wing (dashed area enlarged on Figure 8). There is no vertical joint or evidence of brick having been 'toothed-in' at a later date, indicating that the southeast wing is original to the house (Sept. 20, 2015).

Saigling House, Plano, Collin County, Texas

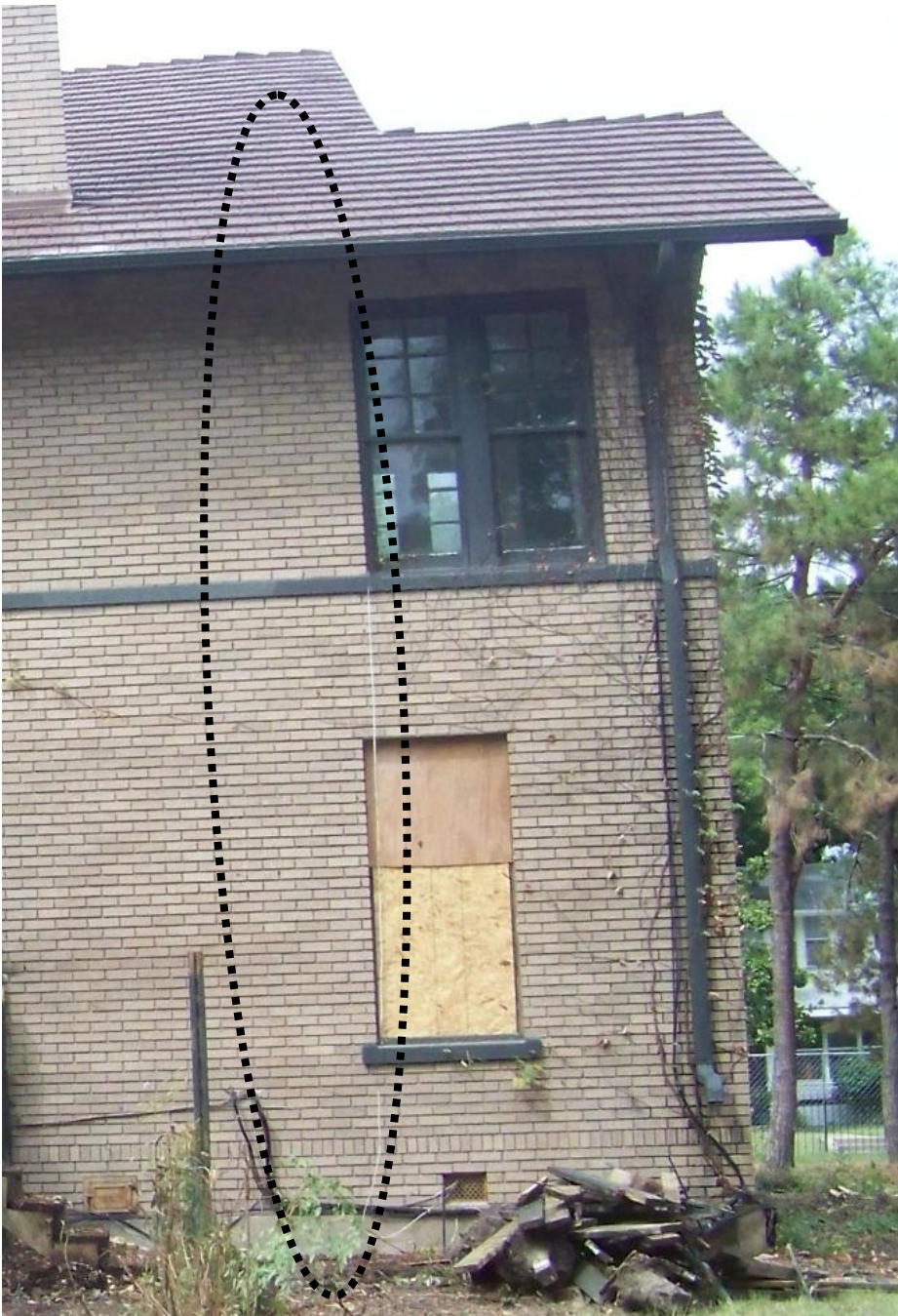
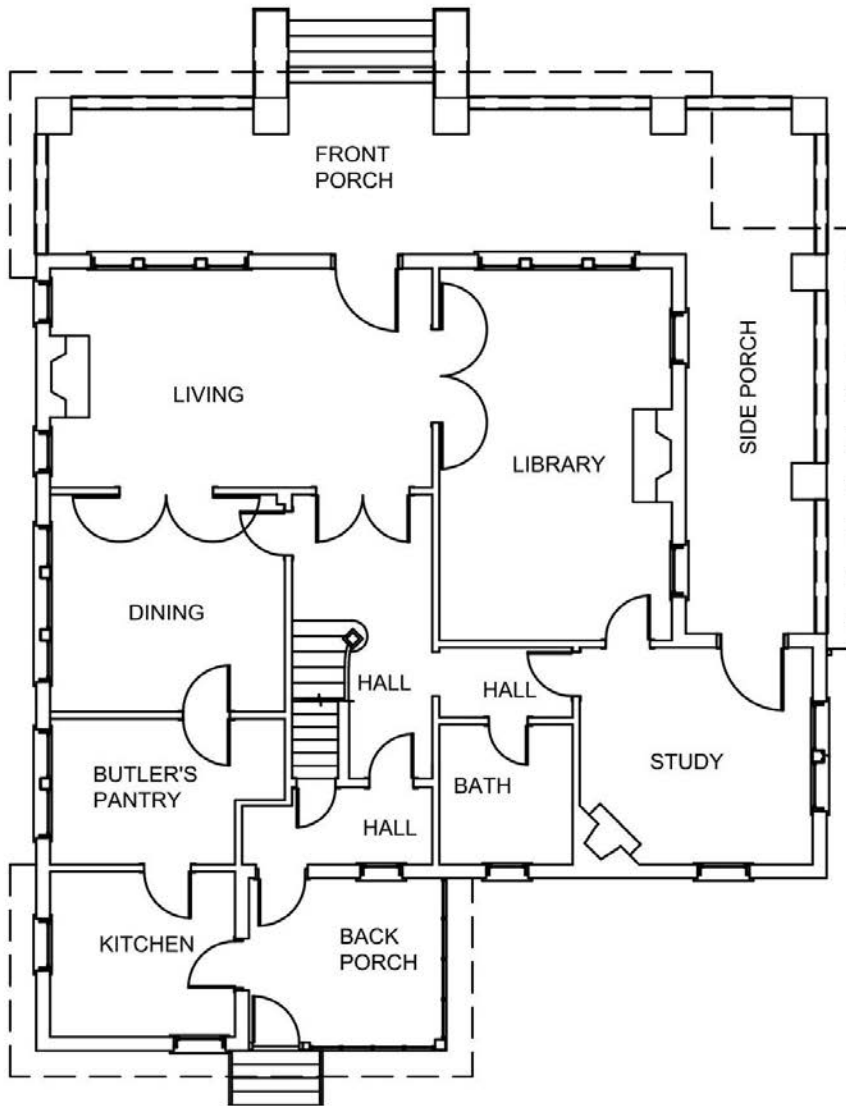


Figure 8 - Enlarged view of the Saigling House rear elevation and southeast wing during the recent renovation. The dashed area is where the main two-story portion of the house and the southeast wing intersect. There is no vertical joint or visible evidence of brick having been 'toothed-in' at a later date, indicating that the southeast wing is original to the house (Sept. 20, 2015).

Saigling House, Plano, Collin County, Texas



1 HISTORIC FIRST FLOOR PLAN

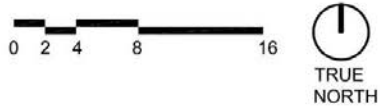
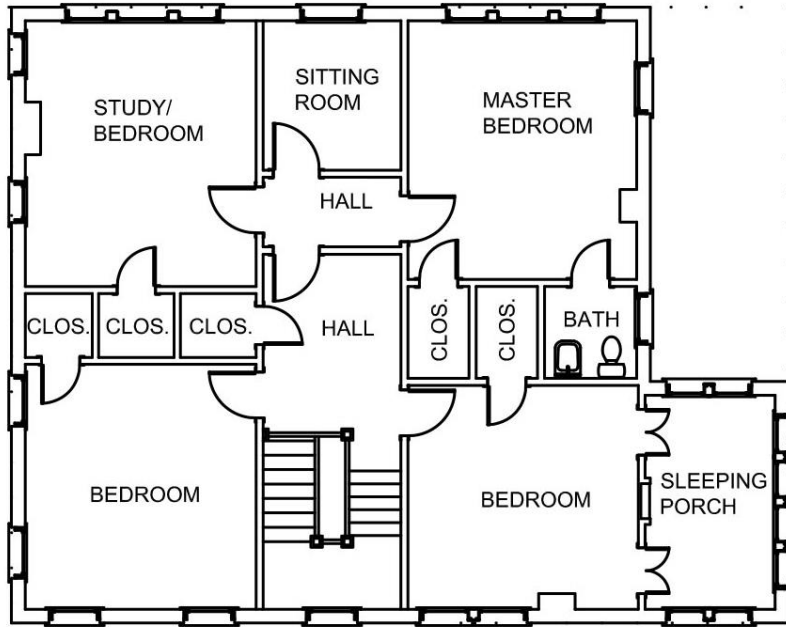


Figure 9 - Historic First Floor Plan of the Saigling House, 1918-1935. Based on evidence gathered from existing construction, selective demolition and interviews with previous residents. Plan by Quimby McCoy.

Saigling House, Plano, Collin County, Texas



1 HISTORIC SECOND FLOOR PLAN



Figure 10 - Historic Second Floor Plan of the Saigling House, 1918-1935. Based on evidence gathered from existing construction, selective demolition and interviews with previous residents. Plan by Quimby McCoy.

Saigling House, Plano, Collin County, Texas

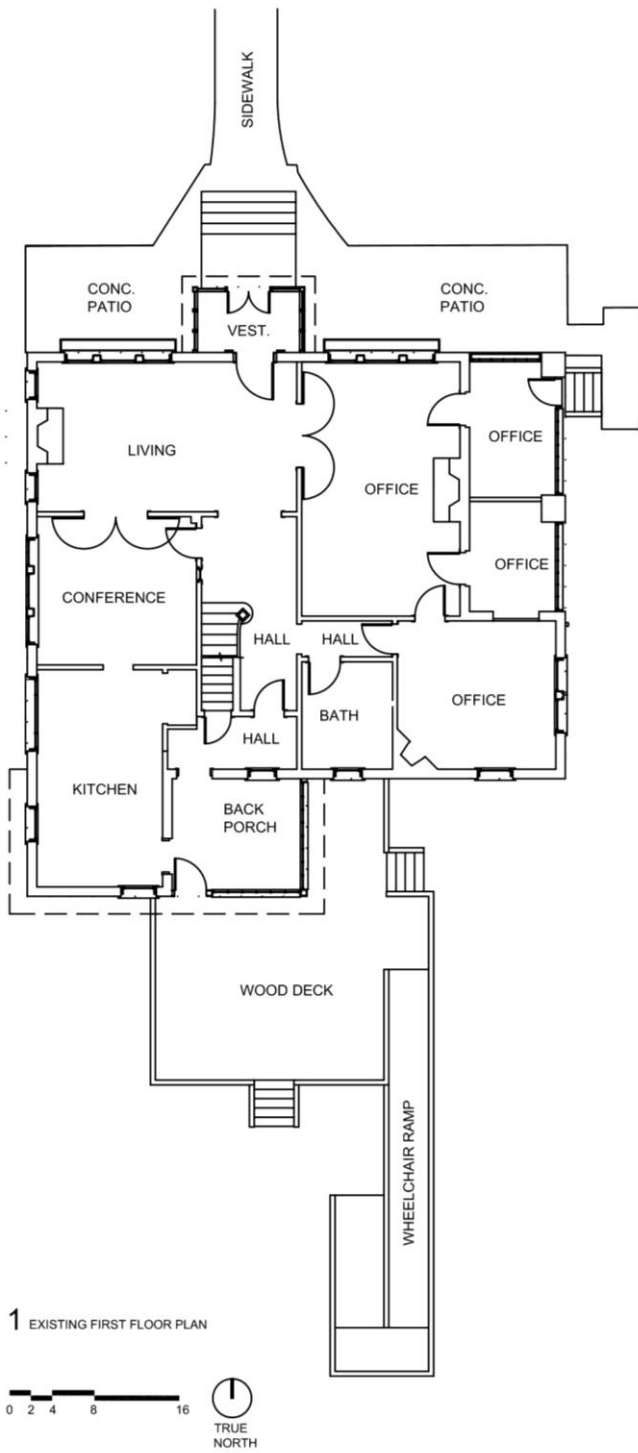
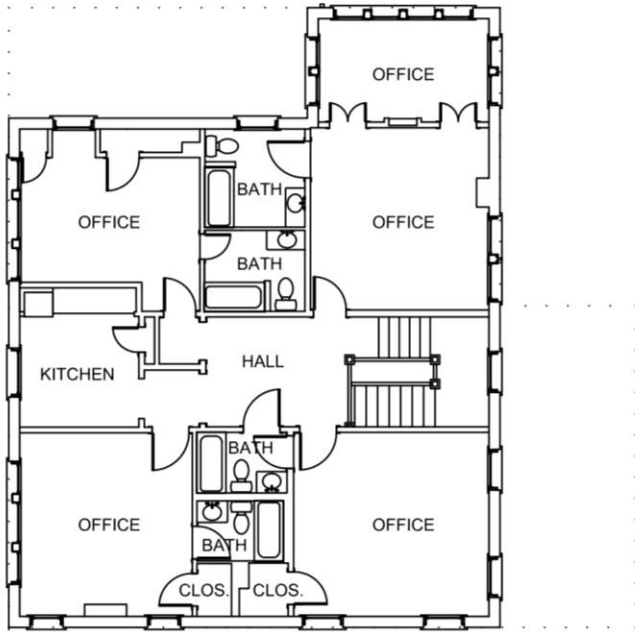


Figure 11 - First Floor Plan of the Saigling House in 2015; prior to 2015-2017 Renovation.

Saigling House, Plano, Collin County, Texas



1 EXISTING SECOND FLOOR PLAN

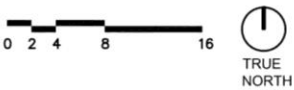
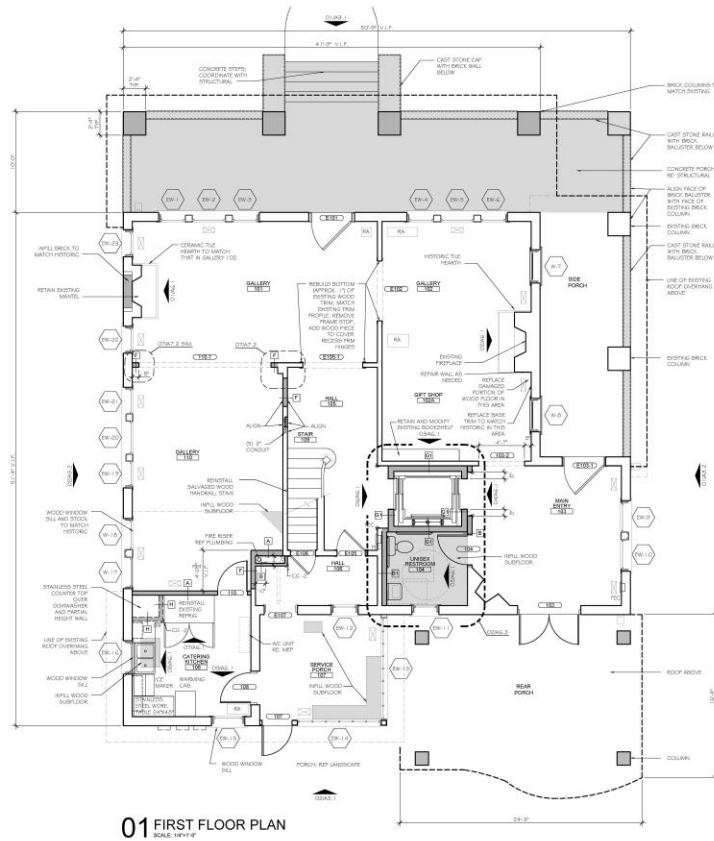


Figure 12 - Second Floor Plan of the Saigling House in 2015; prior to 2015-2017 Renovation.

Saigling House, Plano, Collin County, Texas



01 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

- GENERAL NOTES FLOOR PLANS**
1. SEAL ALL GROUND PENETRATIONS IN EXTERIOR WALLS.
 2. REPAIR AND REFINISH EXTERIOR WALLS AT 50 OR AS OTHERWISE INDICATED ON DRAWING.
 3. REFER TO ALL 1/4" ON PARTIAL FINISH.
 4. REFER TO ALL 1/4" ON PARTIAL FINISH.
 5. INSTALL 1/4" GYP-SUM BOARD AT EXISTING INTERIOR.
 6. WINDS, 1/4" GYP-SUM BOARD AT EXTERIOR WALLS WITHIN THE STUD CAVITY BY EXISTING COLLECTED SHEATHING, REPAIR AS NECESSARY, AND REPAIR THE SURFACE.
 7. REPAIR 1/4" GYP-SUM BOARD OVER EXISTING SHEATHING AT EXTERIOR WALLS OF EXTERIOR WALLS.
 8. REPAIR 1/4" GYP-SUM BOARD AT BASE TRIM WHERE INDICATED ON DRAWING OR OTHERWISE INDICATED FOR WOOD CAP TRIM. PAINT.
 9. WHERE ELECTRICAL CONDUITS OCCUR IN BASE TRIM, REMOVE THE TRIM, REPAIR THE BASE TRIM AFTER CONDUIT REMOVAL, PAINT AND PAINT.

LEGEND

- EXISTING CONSTRUCTION
- CONSTRUCTION
- EXISTING DOOR TO REMAIN
- DOOR
- WOOD CORNER GUARD (CG)
- FLOOR MEDIANAL DIFFUSER
- FLOOR MEDIANAL RETURN AIR DIFFUSER

0 1 2 3 4 5 6 7 8 9 10 11 12
 NORTH

q:m:c
 County McCity Preservation
 Architecture, LLP
 3006 Main Street #118
 Dallas, Texas 75226
 PH: 214.977.9118

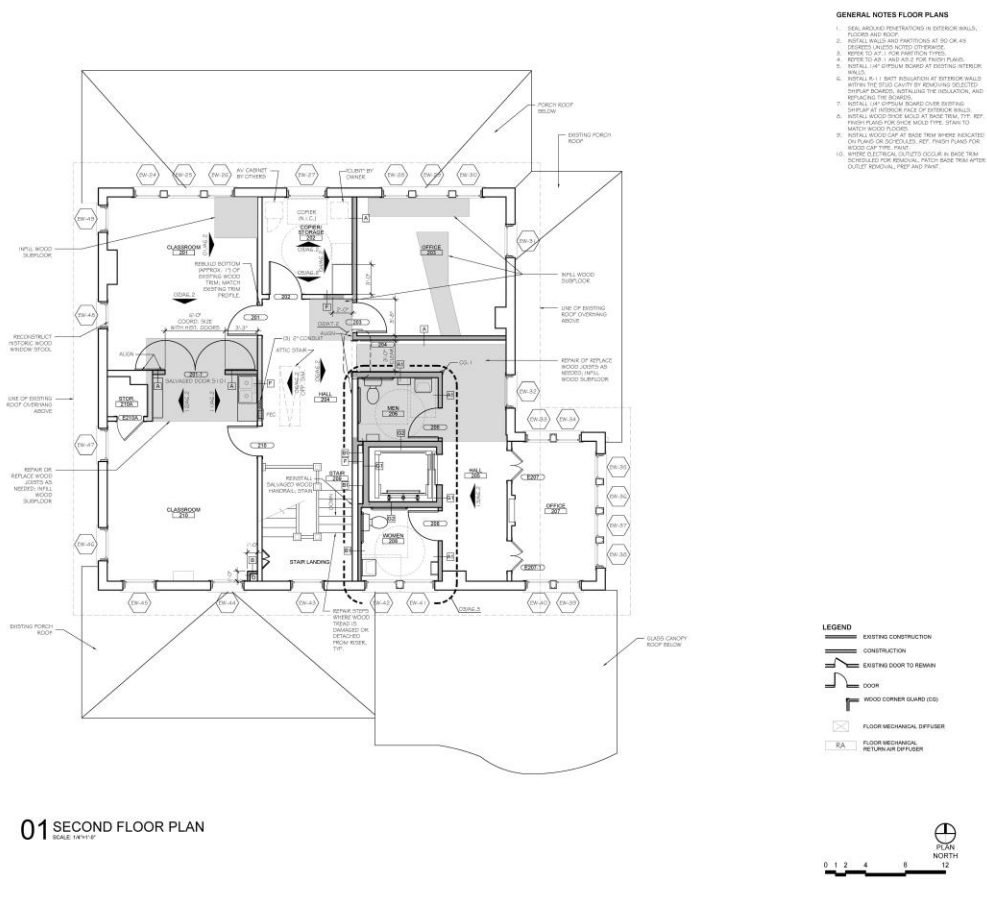
SAIGLING HOUSE
 ARCHITECTURAL RENOVATION
 802 18TH STREET
 PLANO, TEXAS
 PHASE III

FIRST FLOOR PLAN
 01/2018/18

A1.1

Figure 13 - First Floor Plan of the Saigling House, 2015-2017 Renovation. Shaded areas represent new construction.

Saigling House, Plano, Collin County, Texas



q:m:c
 County McCity Preservation
 Architecture, LLP
 2008 Main Street #118
 Dallas, Texas 75208
 PH: 214.977.9118

SAIGLING HOUSE
 ARCHITECTURAL RENOVATION
 802 18TH STREET
 PLANO, TEXAS
 PHASE III

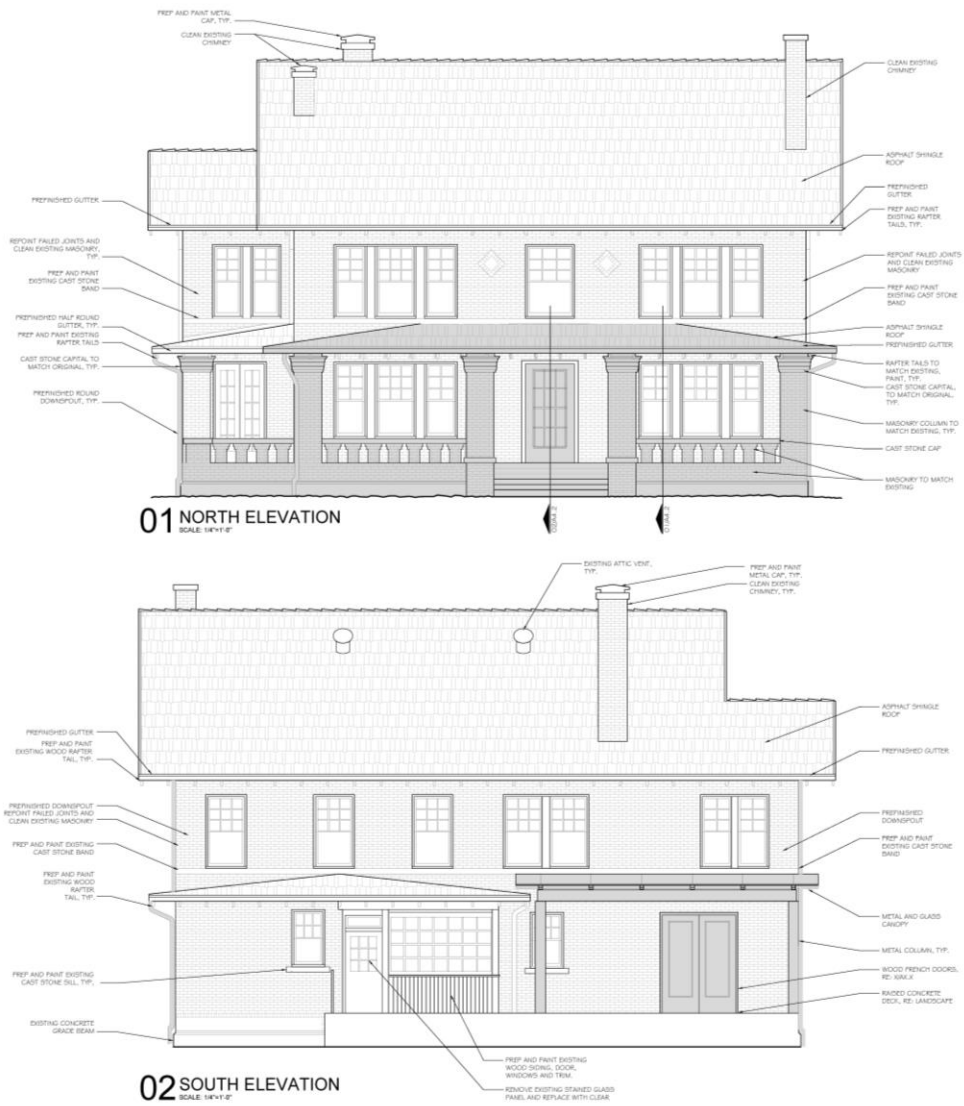
REVISED: 02/18/2018

SECOND FLOOR PLAN
 02/18/2018

A1.2

Figure 14 - Second Floor Plan of the Saigling House, 2015-2017 Renovation. Shaded areas represent new construction.

Saigling House, Plano, Collin County, Texas



GENERAL NOTES EXTERIOR ELEVATIONS
 1. EXISTING WOOD TRIM TO BE STRIPPED, PREPARED AND REPAINTED, TYP.
 2. WOOD ELEMENTS (FRAM, ETC.) TO BE PAINTED, TYP.
 3. EXISTING WINDOWS TO REMAIN ARE TO BE RESTORED AND REPAINTED.

Figure 15 - Exterior Elevations North and South of the Saigling House, 2015-2017 Renovation. Shaded areas represent new construction.

Saigling House, Plano, Collin County, Texas

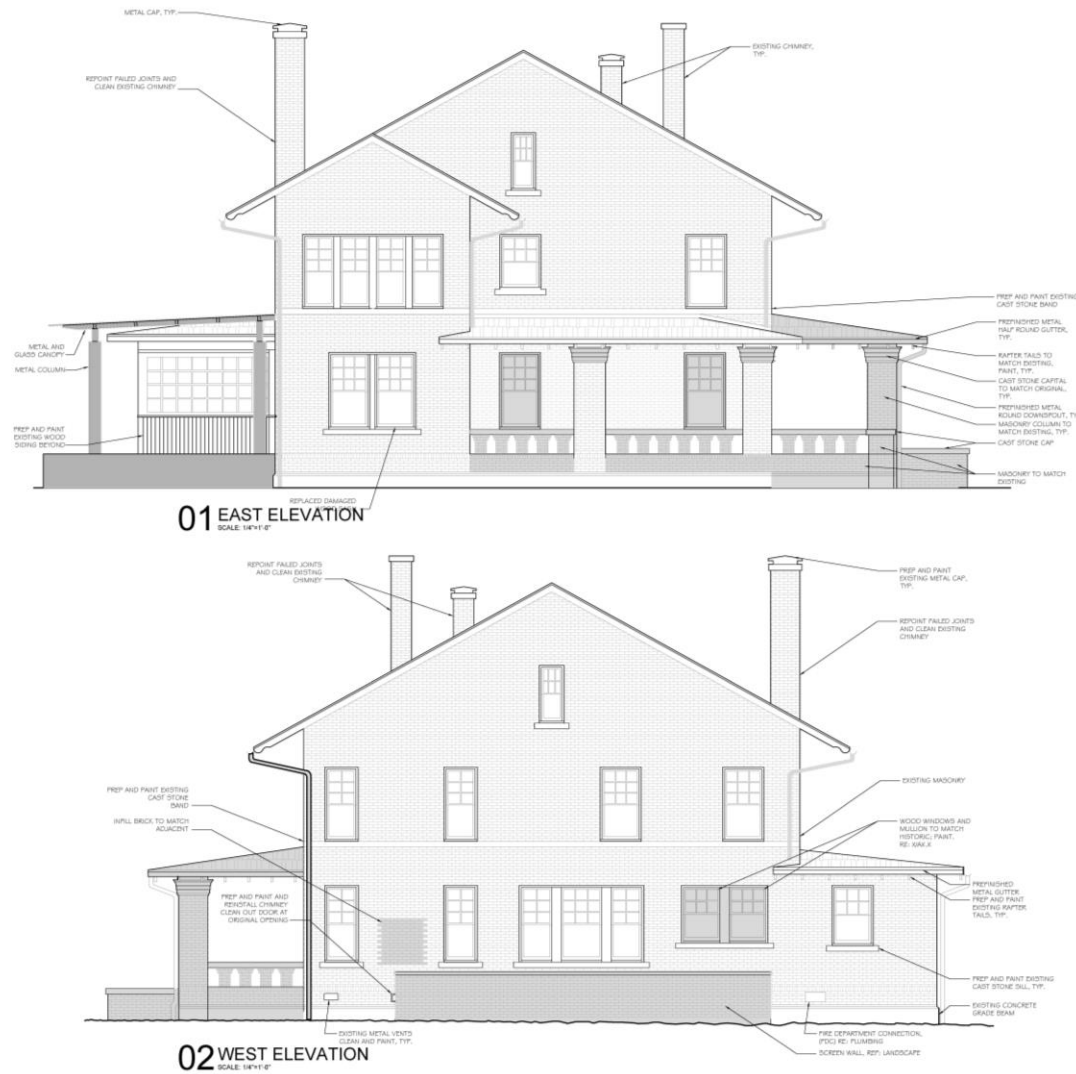


Figure 16 - Exterior Elevations East and West of the Saigling House, 2015-2017 Renovation. Shaded areas represent new construction.

Saigling House, Plano, Collin County, Texas

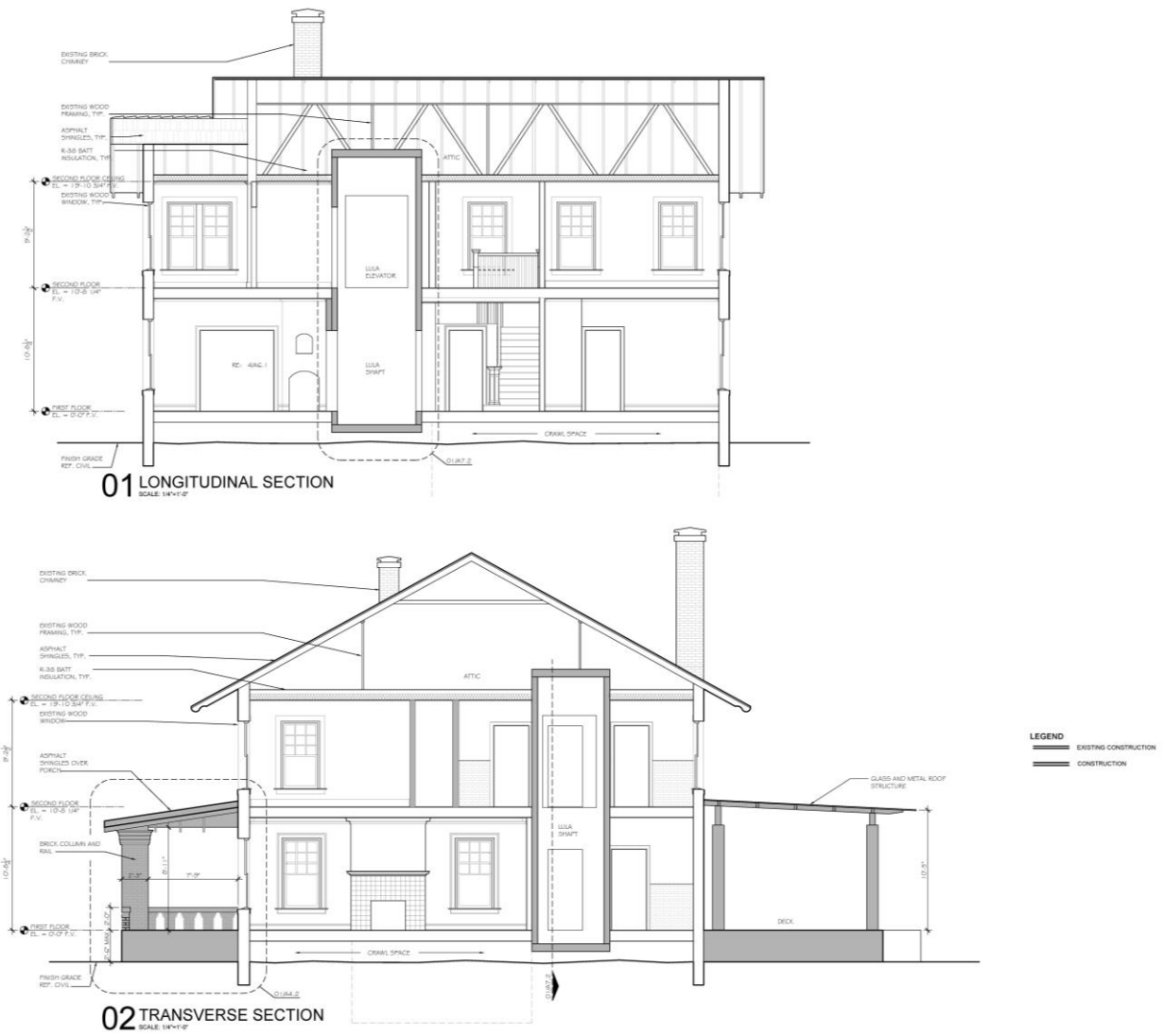


Figure 17 - Building Sections of the Saigling House, 2015-2017 Renovation. Shaded areas represent new construction.

Saigling House, Plano, Collin County, Texas

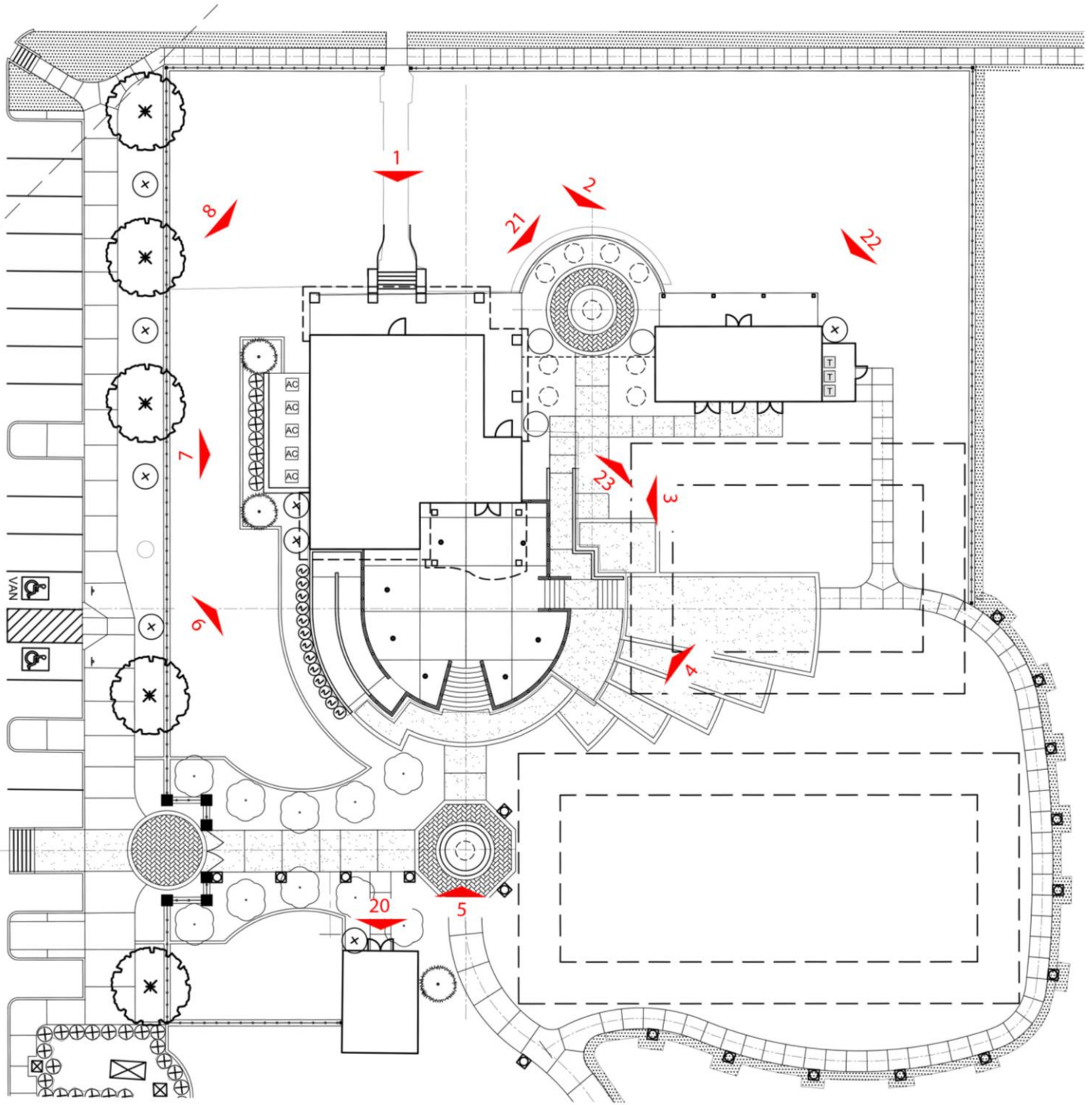


Figure 18 - Key Plan Showing Locations of Exterior Photos

Saigling House, Plano, Collin County, Texas

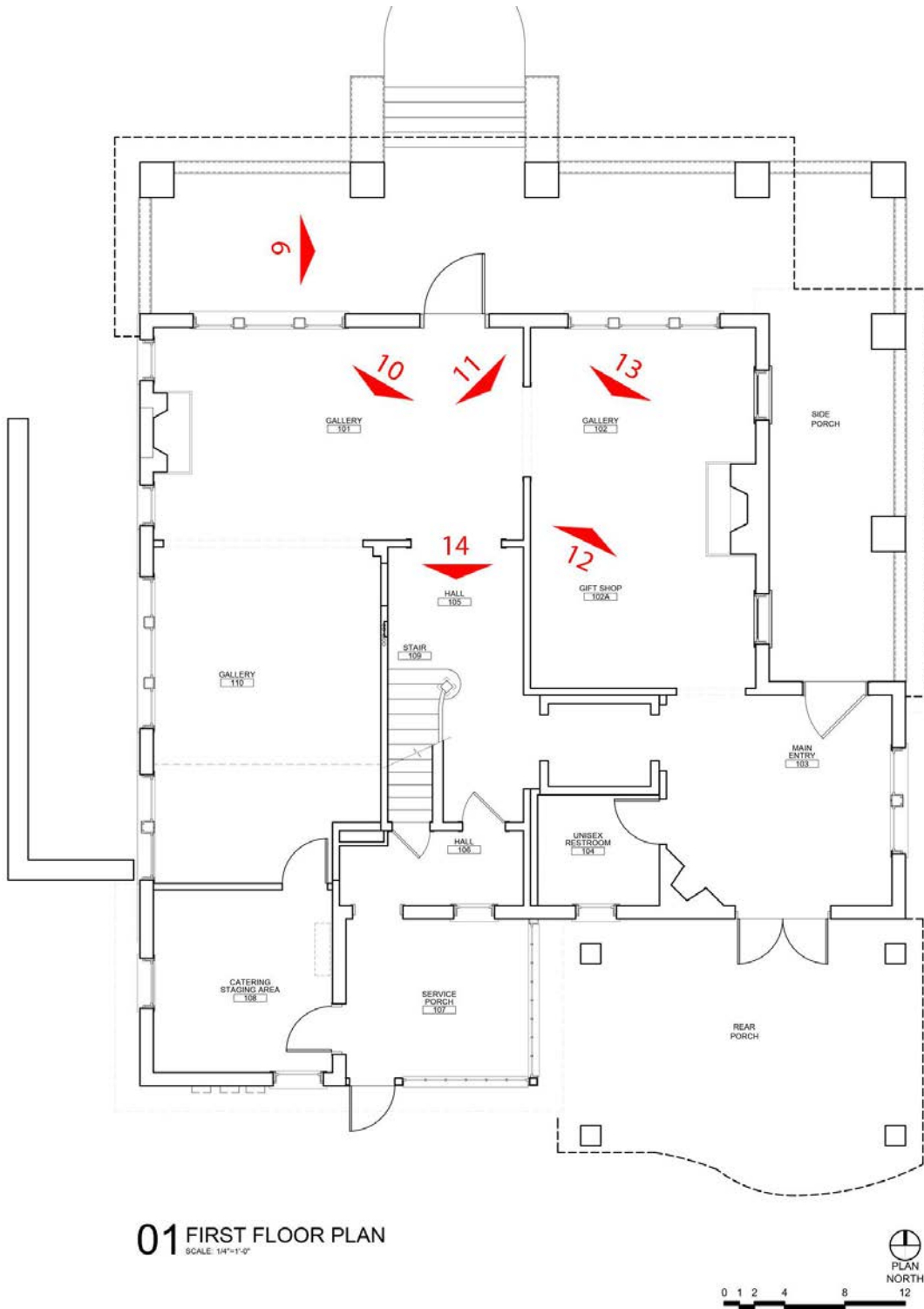
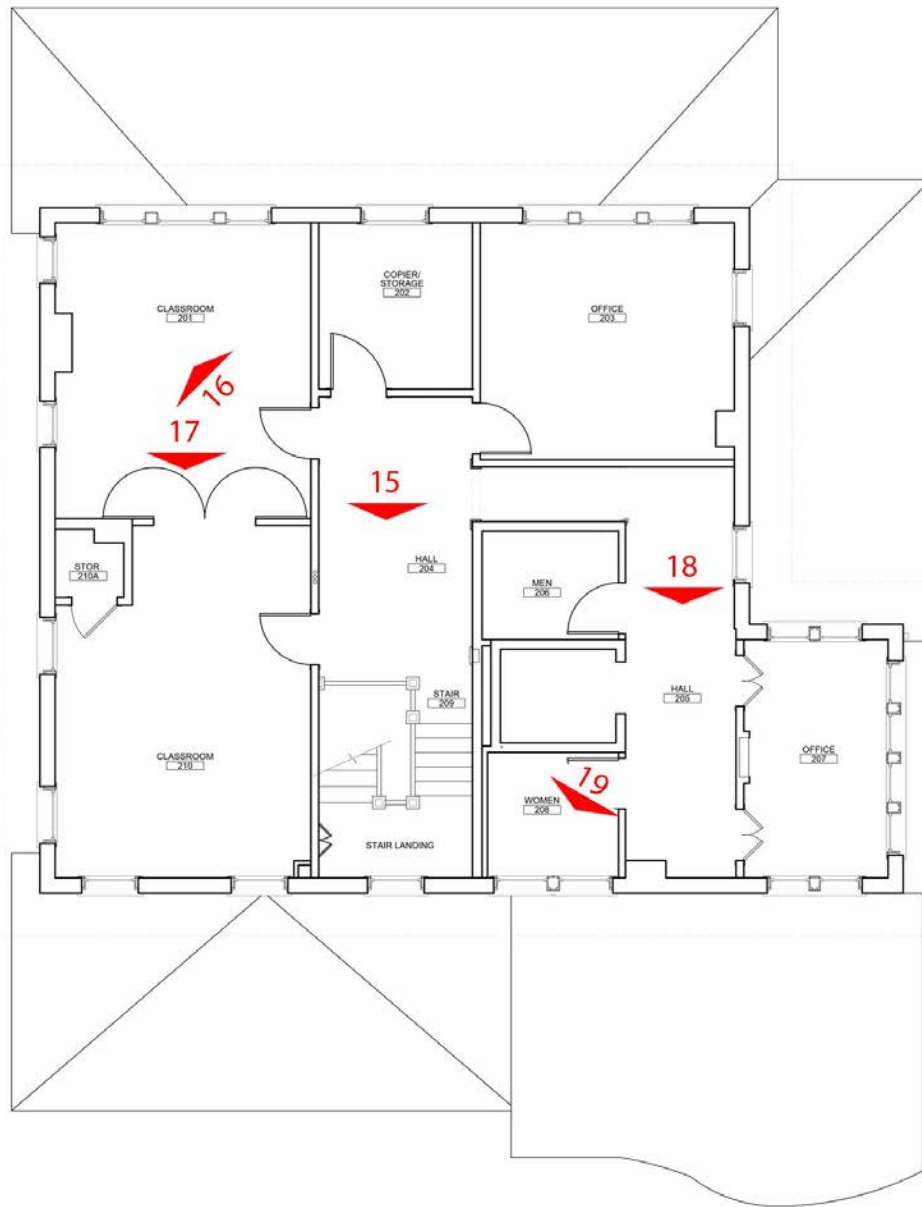


Figure 19 - Key Plan Showing Locations of First Floor Photos

Saigling House, Plano, Collin County, Texas



01 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



Figure 20 - Key Plan Showing Locations of Second Floor Photos

Saigling House, Plano, Collin County, Texas



Photo 1 – North elevation, camera facing south porch (April 7, 2017)



Photo 2 - Oblique view of front (north) and east elevations, with reconstructed front porch and and restored side porch. Camera facing southwest. (April 26, 2017)

Saigling House, Plano, Collin County, Texas



Photo 3 - East elevation after renovation, with restored side porch, new canopy and new rear deck. Camera facing west. (February 22, 2017)



Photo 4 - Oblique view after renovation, showing south and east elevations, new canopy and new rear deck. Camera facing northwest. (February 22, 2017)

Saigling House, Plano, Collin County, Texas



Photo 5 - Rear (south) elevation after renovation, showing new main entrance, new canopy, new deck and site improvements. Camera facing north. (February 22, 2017)



Photo 6 - Oblique view after renovation, showing west and south elevations, with new deck, new canopy and new screen wall for mechanical yard. Camera facing northeast. (February 22, 2017)

Saigling House, Plano, Collin County, Texas



Photo 7 - West elevation after renovation, showing new screen wall for mechanical yard. Camera facing east. (February 22, 2017)



Photo 8 - Oblique view after renovation, with reconstructed front porch and new screen wall for mechanical yard. Camera facing southeast. (February 22, 2017)

Saigling House, Plano, Collin County, Texas



Photo 9 - View of the reconstructed front porch after renovation. Camera facing east. (February 22, 2017)

Saigling House, Plano, Collin County, Texas



Photo 10 - Interior view of front gallery after renovation, with west gallery and main hall in the background. Camera facing southwest. (April 26, 2017)



Photo 11 - Interior view of front gallery after renovation, with east gallery and main hall in the background. Camera facing southeast. (April 26, 2017)

Saigling House, Plano, Collin County, Texas

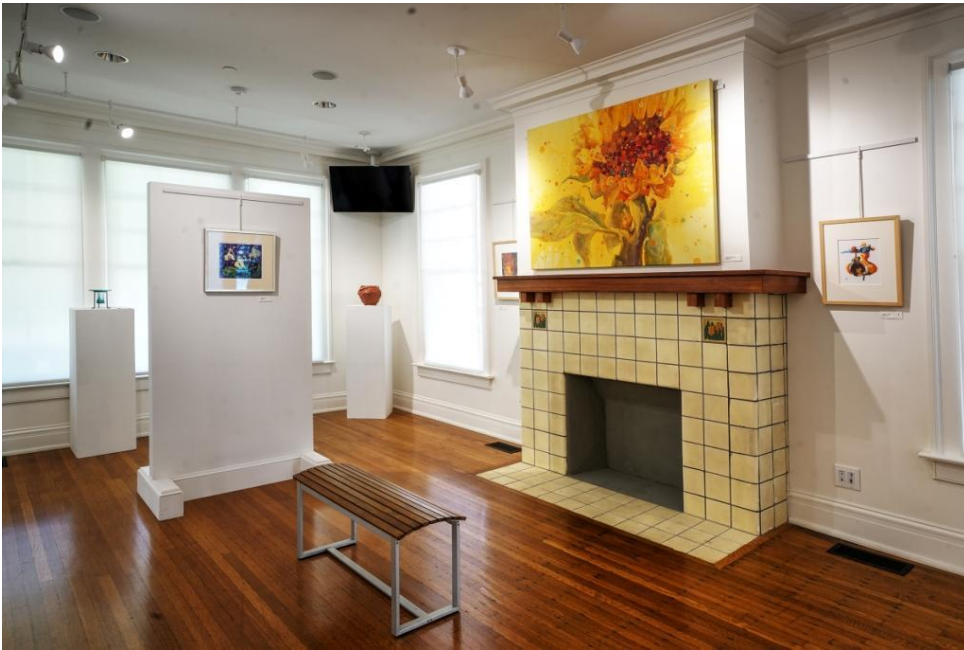


Photo 12 - Interior view of east gallery after renovation, showing historic fireplace with restored historic tile and reconstructed mantle. Camera facing northeast. (April 26, 2017)



Photo 13 - Interior view of east gallery after renovation, with front gallery in the background. Camera facing southwest. (April 26, 2017)

Saigling House, Plano, Collin County, Texas



Photo 14 - Interior view of main hall after renovation. Camera facing south. (April 6, 2017)

Saigling House, Plano, Collin County, Texas



Photo 15 - Interior view of second floor hall after renovation. Camera facing south. (April 6, 2017)

Saigling House, Plano, Collin County, Texas



Photo 16 - Interior view of second floor northwest classroom after renovation showing historic wood wall paneling and ceiling beams. Camera facing northwest. (April 6, 2017)



Photo 17 - Interior view of second floor southwest classroom after renovation, viewed from northwest classroom, showing open French doors salvaged from the first floor. Camera facing south. (April 6, 2017)

Saigling House, Plano, Collin County, Texas



Photo 18 - Interior view of second floor southeast hall after renovation. Camera facing south. (April 6, 2017)

Saigling House, Plano, Collin County, Texas



Photo 19 - Interior view of second floor bathroom after renovation. Camera facing southwest. (April 6, 2017)

Saigling House, Plano, Collin County, Texas



Photo 20 - Front (north) elevation of the storage building. Camera facing south. (February 22, 2017)



Photo 21 - Oblique view of the restroom building, showing front (north) and west elevations, and sculpture garden. Camera facing southeast. (February 22, 2017)

Saigling House, Plano, Collin County, Texas



Photo 22 - Oblique view of the restroom building, showing front (north) and east elevations, with the Saigling House in the background. Camera facing southwest. (February 22, 2017)



Photo 23 - Oblique view of the restroom building, showing rear (south) and west elevations. Camera facing northeast. (April 6, 2017)



902











PHOTOGRAPHY





802































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Saigling House

Multiple Name:

State & County: TEXAS, Collin

Date Received: 4/2/2018 Date of Pending List: 4/26/2018 Date of 16th Day: 5/11/2018 Date of 45th Day: 5/17/2018 Date of Weekly List:

Reference number: SG100002434

Nominator: State

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input checked="" type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 5/14/2018 Date

Abstract/Summary Comments: The Saigling House is locally significant under National Register Criterion C (Architecture). Designed by the prolific Dallas firm of Lang and Witchell, the two-story, tan brick house represents an excellent local example of Craftsman style residential architecture. Located on a prominent corner lot, the 1918 building represented one of Plano's most imposing early twentieth century residences, and after a recent sensitive rehabilitation remains a significant local property.

Recommendation/ Criteria: Accept NR Criterion C

Reviewer: Paul Lusignan Discipline: Historian

Telephone: (202)354-2229 Date: 5/14/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

TEXAS HISTORICAL COMMISSION

real places telling real stories



TO: Paul Lusignan
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

From: Mark Wolfe, SHPO
Texas Historical Commission

RE: Saigling House, Plano, Collin County, Texas

DATE: March 26, 2018

The following materials are submitted:

X	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination of the Saigling House, Plano, Collin County, Texas
	Resubmitted nomination.
X	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
X	CD with TIFF photograph files, KMZ files, and nomination PDF
	Correspondence.

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do___) (do not___) constitute a majority of property owners
- Other:

