

MINUTES
HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JUNE 27, 2017

The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Regular session in the City Council Chambers of City Hall on August 14, 2017 at 6:30 p.m. with a quorum present to-wit:

Members Present:

Chair Glenn Hooper
Vice Chair Dee Hinkle
Patricia Siegfroid-Giles
Gilles Delaisse
Alternate Mary Guinn

Members Absent:

Mindy Truly

City Staff Present:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Kelley Frazier, Development Coordinator

Call To Order:

Chair Hooper called the meeting to order at 6:30 p.m. on June 27, 2017.

Consent Agenda:

Chair Hooper read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee Meeting held on March 28, 2017.**
2. **Consider approval of minutes from the Historic Landmark Preservation Committee meeting held on April 25, 2017.**

Committee Member Siegfroid-Giles recommended removing the word "the" from the motion on the 2nd line on item 2 from the March 28, 2017 minutes.

MOTION: Vice Chair Hinkle made a motion, and seconded by Committee Member Delaisse to recommend approval of the consent agenda with the change to the March 28, 2017 Minutes. The vote was cast 5 for, 0 against [Truly absent].

Action:

3. **HLPC 17-14 Discuss and consider a Certificate of Appropriateness for Demolition of a residence located on 206 E. Pecan Street, Lancaster, Dallas County, Texas.**

Chair Hooper read the item into the record.

Planner Chetuya shared that the applicant is requesting demolition of the subject property in order to construct a new home. The subject property has deteriorated, rotted exterior wood, broken windows, and completely deteriorated paint. The City's Building Official stated that, the house is in desperate need of repair, however it is not structurally unsound and/or in danger of collapse. Furthermore, the overall integrity, character and outside appearance of this particular residence has negative effects on adjacent properties. Staff is seeking direction from the HLPC regarding this request to demolish the structure on 206 E. Pecan Street.

Committee Member Siegfried-Giles inquired as to what recourse the City has when a home owner does not maintain a home in the Historic District. Ms. Chetuya indicated that the only recourse would be if the building was in imminent danger. This property does not meet the criteria at this time.

Committee Member Delaisse shared his concerns about the need of enforcement to prevent potential cases of demolitions by neglect in the future.

Vice Chair Hinkle indicated that this structure was the barn to the original William L. White Estate. The White house was torn down and this is the only structure remaining from that Estate. In the early 1940's it was converted from a barn to a house. The White family was one of the early founding fathers of the Lancaster area and married an Ellis daughter who was one of the early settlers of this whole area. This property has a lot of historic significance to the area.

Adam Martinez, 8410 Jennie Lee Lane, Dallas, Texas, representing the owner, stated that the house is poorly dilapidated and contractors informed him that the property needs excessive repairs.

Committee Member Siegfried-Giles inquired if the demolition permit were denied what are the applicant's next steps. Applicant indicated that if the permit is denied, he would then remodel the existing structure.

Chair Hooper inquired if the applicant repaired the foundation problems? Mr. Martinez confirmed Chair Hooper's response.

Committee Member Guinn indicated that as a homeowner, who rehabilitates homes can completely sympathize with the applicant and understands the cost associated to restore the subject property.

MOTION: Committee Member Siegfried-Giles made a motion and seconded by Vice Chair Hinkle to recommend denial of item 3. The vote was cast 4 for, 1 against [Guinn] [Truly absent].

MOTION: Committee Member Siegfried-Giles made a motion, and seconded by Committee Member Delaisse to adjourn the meeting. The vote was cast 5 for, 0 against [Truly absent].

The meeting was adjourned at 7:18 p.m.

ATTEST:



Kelley Frazier, Development Coordinator

APPROVED:



Glenn Hooper, Chair