

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 April 24, 2018 at 6:30 p.m. with a quorum present to-wit:

Members

Present:

Glen Hopper – Chair
Dee Hinkle – Vice Chair
Patricia Seigfreid-Gile
Gilles Delaisse

Members Absent:

Mindy Truly
Mary Guinn, Alternate

City Staff Present:

Dale Jackson, Chief Building
Official Bester Munyaradzi,
Senior Planner Emma Chetuya,
Planner

Call To Order:

Chair Hooper called the meeting to order at 6:30 p.m. on, April 24, 2018.

Consent Agenda:

Chair Hooper read the consent agenda.

1. Consider approval of minutes from the Historic Landmark Preservation Committee Meeting held on March 29, 2018.

Committee member Seigfreid-Giles stated that the minutes from March 29, 2018 is missing a paragraph concerning the discussion about the scale of the photograph being distorted. She recommended to include in the minutes, for future reference, so it may reflect the outcome to the vote.

Chair Hooper expressed the importance to include Committee member Seigfreid-Giles' recommendation and it is important the discussion be added into the minutes.

MOTION: Vice Chair Hinkle made a motion and it was seconded by Committee member Delaisse to the minutes with the minor correction. The vote was cast 4 for, 0 against [Truly and Guinn absent]. Approve recommended modification.

2. HLPC18-03 Consider a Certificate of Appropriateness to: 2.1 replace plexiglass (and some glass) windows with glass vinyl framed windows 2.2 Replace wood doors with new steel doors; 2.3 paint east wall of building with beige color; 2.4 repair brick and mortar around entire building; repair rotted door frames, outside window sills and aprons; 2.3 paint front of building with white and gray paint on the properties located at 137-143 Historic Town Square, Lancaster, Dallas County, Texas.

Planner Chetuya stated that the applicant is requesting to replace the plexiglass windows with vinyl double paned windows. The original window frames were made of wood and a couple of the windows have already been replaced with vinyl framed glass windows and the trimmings

been a better fit and recommended doors with glass panels.

Applicant Walker indicated that a tenant resides in the apartment and expressed her concerns of having glass doors.

Vice Chair Hinkle recommended denial of item 2. Vice Chair Hinkle noted that Historic Landmark Preservation Committee (HLPC) would expedite the case by holding a special meeting to consider the applicant's request.

Committee member Delaisse recommended a door be installed with a glass on top so that it would have the appearance of a transom which would provide a source of light into the building and security would still be maintained. Daniel Carlos (the applicant's Contractor) stated that the door that Committee member Delaisse was referring to would have to be custom made door and that would be very expensive. Committee member Delaisse indicated that he bought 3 quarter window doors before and they were not custom made.

Chair Hooper asked if the windows could be repaired and Applicant Walker stated that they could not and that the windows will look like the neighboring windows. Contractor Carlos stated that the casing would remain wood and Committee member Seigfreid-Giles agreed vinyl with single panel with wood trim.

On paint, Ms. Walker stated that the former tenant/owner painted the building before and that she painted over the building. Vice Chair stated that the paint cannot be removed and Committee Member Seigfreid-Giles indicated that there is nothing HLPC can do about it.

On the façade facing the Square, Applicant Walker noted that she wants to paint the facade gray and white. Committee Member Seigfreid-Giles stated that there are different shades of gray and Applicant Walker noted that she didn't have a color pallette with her. After some discussion Ms. Walker stated that she was not stuck on a particular color and would leave the colors as they are and only refresh them.

On repairs, Applicant Walker stated that the damaged tuckpoints are located throughout the building. Committee member Siegfried -Giles asked if the mortar was going to be replaced with mortar and applicant agreed.

On the air conditioning Units (AC), Applicant Walker stated that she did not make the request to screen the AC units. Senior Planner Munyaradzi, stated that AC units were included because it was something that was being introduced to the building. Applicant Walker noted that the AC units were already there and that she did not have any plans to screen them since she bought the building with the AC units on it.

Committee Member Delaisse stated that if the AC units were to be taken down, they could not be installed again and that there is not much that could be done because it was grandfathered in.

MOTION: Vice Chair Hinkle made a motion to approve item 2.1 windows with vinyl sashes and wood trimmed. Committee member Seigfreid-Giles seconded the motion and the vote was cast 4 for, 0 against [Truly and Guinn absent].

MOTION: Committee Member Seigfreid-Giles made a motion to deny item number 2.2 door and asked the applicant to come back with detailed photographs of the doors. Senior Planner Munyaradzi stated that if the request were to be denied, the applicant would have to submit a new application. Committee Member Seigfreid-Giles then moved to rescind the previous motion and it was seconded by Committee Member Delaisse. Committee Member Seigfreid-Giles moved to table the discussion on the doors and have the applicant provide the City with photos

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reflecting HLPC's recommendations of the doors and a special meeting be held. Vice Chair Hinkle seconded it. The vote was cast 4 for, 0 against [Truly and Guinn absent].

MOTION: Chair Hooper made a motion to approve item number 2.3 the applicant's request to refresh the paint of the building facing the square and approve the beige paint on the east side of the building. The motion was seconded by Committee Member Delaisse and the vote was cast 4 for, 0 against [Truly and Guinn absent].

MOTION: Committee Member Delaisse made a motion to approve item number 2.4 the request considering the brick, mortar, and rotted wood repairs. The motion was seconded by Committee Member Seigfreid-Giles and the vote was cast 4 for, 0 against [Truly and Guinn absent].

MOTION: Vice Chair Hinkle made a motion concerning for the AC Units to remain on the building because they were there before Ms. Walker purchased the building but if the applicant has to repair or remove the AC units, the units could not be replaced. Committee Member Seigfreid-Giles seconded the motion and the vote was cast 4 for, 0 against [Truly and Guinn absent].

MOTION: Vice Chair Hinkle made a motion, seconded by Committee Member Delaisse, to adjourn. The vote was cast 4 for, 0 against.

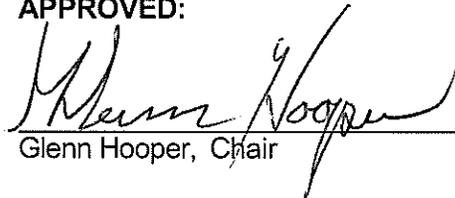
The meeting was adjourned at 8:20 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Glenn Hooper, Chair