

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF MAY 22, 2018

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 May 22, 2018 at 6:30 p.m. with a quorum present to-wit:

Members Present:

Vice Chair Dee Hinkle
Patricia Siegfroid-Giles
Gilles Delaisse
Mindy Truly
Alternate Mary Guinn

Members Absent:

Chair Glenn Hooper

City Staff Present:

Bester Munyaradzi, Senior Planner

Call To Order:

Vice Chair Hinkle called the meeting to order at 6:30 p.m. on, May 22, 2018.

Action:

Vice Chair Hinkle read the action agenda.

- 1. HLPC18-03 Consider a Certificate of Appropriateness to install double metal doors on the front of 137 Historic Town Square, three (3) masonite doors on the breezeway and one (1) single masonite door on the front that leads to the upstairs unit on the properties located at 137-143 Historic Town Square, Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that agenda item 1 is a part of an item that was tabled on April 24, 2018 due to discrepancies concerning material and the amount of glass on the doors. It is a request to consider a Certificate of Appropriateness to install double metal doors at 137 Historic Town Square, three (3) masonite doors along the breezeway and one (1) masonite door at 135 Historic Town Square. The building was constructed in 1918. The Lancaster Development Code (LDC) calls for main doors with a transom above the door, for all other doors and frames to appear to be of wood construction, with or without glass and a design complimentary to 1890's-1930's commercial architecture. The proposed doors are therefore in conformance with the LDC and staff recommends approval of the requests as presented.

Committee Member Siegfroid-Giles asked what would happen with the Gregorian style doors and Committee Member Delaisse stated the doors shown would replace them. Committee Member Delaisse further noted that replacing the three (3) doors with a single pane on top will look good and offer the safety they were looking for.

Committee Member Siegfroid-Giles agreed and asked about the color of the doors. Kim Walker (Applicant) stated that the color of the doors on the breezeway can be beige or white as she is not tied to a color.

Committee Member Siegfroid-Giles stated that it would be better to get away from the stark white color and that if they are happy with that then she doesn't have any questions.

MOTION: Committee Member Delaisse moved to approve HLPC 18-03 for a Certificate of Appropriateness to install double metal doors on the front of 137 Historic Town Square, three (3) masonite doors on the breezeway and one (1) single masonite door on the front that leads to the upstairs unit. Committee Member Siegfroid-Giles seconded it to recommend approval of item 1. The vote was cast 5 for, 0 against. [Chair Hooper absent].

2. HLPC 18-05 Discuss and consider a Certificate of Appropriateness to replace the front doors at 113 Historic Town Square, Lancaster, Dallas County, Texas.

Vice Chair Hinkle read the item into record.

Senior Planner Munyaradzi stated that the request for a Certificate of Appropriateness to replace the front doors located at 113 Historic Town Square. The building was built around 1908. LDC calls for main doors with a transom above it, for all other doors and frames to appear to be of wood construction, with or without glass and a design complimentary to 1890 -1930's commercial architecture. Due to decomposition, the applicant installed 8' mahogany wood doors in December 2017 because the old doors were decomposed. The doors were installed without approval from the HLPC. However, the requested doors are in conformance with the LDC material and style requirements.

Committee Member Siegfroid-Giles asked Ken Arkwell if he felt the Mahogany would weather.

Ken Arkwell stated that the doors will be sealed and should weather. He stated that water rotted everything before so they plan to seal it, thereby preventing water from going through the door.

Committee Member Truly stated that the design of the door does not fit an 1890's to 1930's design.

Ken Arkwell stated that the design of the door has changed with each new owner of the building and there has not been a standard for the design of the door.

Committee Member Siegfroid-Giles stated that the nature of the building lends itself to doors with style and these doors have this type of style. The concern here is that it does not fit an 1890's to 1930's style. She asked if there was a reason permission was not sought first before the install.

Ken Arkwell stated that water was getting through the door and was rotting it. He stated that they wanted to be open for Christmas period. He stated that the doors speak a classy theater door.

Alternate Mary Guinn stated that if they were painted instead of stained they might look more authentic.

Committee Member Delaisse stated that if the color can be closer to the door on the Schneider Electronic Company it may look more blended. A darker color would age the door and make it look better.

MOTION: Committee Member Siegfroid-Giles moved to approve the application with the caveat that the final stain on the door frame be a darker red color and the veneer surround of the doors and the ticket booth be a darker red stain. Committee Member Delaisse seconded the motion. The vote was cast 5 for, 0 against. [Chair Hooper absent].

3. HLPC 18-06 Consider a Certificate of Appropriateness to add new wood siding, replace deteriorating porch deck wood with treated wood, make porch skirt of brick and add small siding panels on property located at 405 E. Main Street, Lancaster, Dallas County, Texas.

Vice Chair Hinkle read the item into record.

Senior Planner Munyaradzi stated that the applicant is requesting to add new wood siding that matches the current wood siding because of decomposition. The second request is to remove the deteriorating porch deck and replace it with treated wood. The third request is to match the porch skirt with brick to cover the open crawl space underneath the house. The fourth request is to add smart siding panels along the bottom side and rear of the house. All requests are in conformance with the Historic Guidelines and staff recommends approval of the requests as presented.

Rodolfo Navarez (Applicant) stated that he plans to do more work on the house and wants to add siding to the laundry room to match the front of the house. He stated that he plans to live in the house.

Committee Member Delaisse stated that the original siding in the laundry room is available in stores. Rodolfo Navarez stated that the proposed siding is very similar to the original siding in the laundry room.

Committee Member Truly asked if the wood on the porch replacement will be wood typical to the time period. Rodolfo Navarez showed the Committee members actual samples of what he is proposing.

MOTION: Alternate Member Guinn moved to approve HLPC 18-06 as presented. Committee Member Truly seconded the motion. The vote was cast 5 for, 0 against. [Chair Hooper absent].

MOTION: Committee Member Delaisse made a motion, seconded by Committee Member Siegfroid-Giles, to adjourn. The vote was cast 5 for, 0 against.

The meeting was adjourned at 7:05 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Dee Hinkle, Vice Chair