

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JUNE 26, 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 June 26, 2018 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
Mindy Truly
Alternate Mary Guinn

City Staff Present:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner

Call To Order:

Chair Glenn Hooper called the meeting to order at 6:30 p.m. on, June 26, 2018.

CONSENT AGENDA:

Chair Hooper read the action agenda.

- 1. Consider approval of minutes for the Joint Special Meeting held on March 27, 2018 and Regular Meetings held on April 24, 2018 and May 22, 2018.**

Committee Member Siegfroid-Giles stated that there are a number of typos on the April and May minutes but they didn't change the meaning of the meeting. She also stated that her name is misspelled throughout the documents and the correct spelling is Siegfroid-Giles.

MOTION: Alternate Vice Chair Hinkle made a motion to approve minutes with changes for the March 22, April 24 and May 22, 2018 minutes, seconded by Committee Member Delaisse. The vote was cast 6 for, 0 against.

ACTION:

Chair Hooper read the Action agenda.

- 2. HLPC 18-04 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a new 2,050 square feet home at the property located at 721 N. Jefferson Street, Lancaster, Dallas County, Texas.**

Planner Chetuya stated that the applicant is proposing to construct a 2,050 square feet new craftsman style home on the property located at 721 N. Jefferson St. When reviewing the construction of a new home in the Historic District there are six criteria used to critique the home. The first is concerning form and shape. The properties to the west, south, east and north are about 500 sq. ft., 1,000 sq. ft., 1,000 sq. ft. and 2,400 sq. ft. respectively. The proposed structure size is 2,050 sq. ft. Although the proposed

structure is larger than the existing houses to the west, south and east, it is important to note that the minimum square footage for houses in the SF-6 zoning district is 1,750 sq. ft. The proposed structure would be similar in size with the house to the north and meet the City's zoning requirement for minimum dwelling size. The other houses appear to be composed of wood material. The proposed material for this house is primarily hardy plank. The neighboring houses have gable roofs, eaves and are all one story.

The second criteria is design, Although the adjacent properties are Minimal Traditional in architectural style, the proposed house would bring in a modern yet 19th Century Craftsmanship style house with similar massing, fenestration, and scaling to adjacent properties. The arrangement of the windows and doors on the proposed house matches those on adjacent properties with simple windows in proximate location to main entry doors. All the adjacent houses are one story and the proposed house is one story as well. The materials of the adjacent properties appear to be wood. The proposed material for this house is hardy plank, and it has the appearance of wood.

The third criterion is height. All the adjacent houses are one story and the proposed house will be one story as well. This height will ensure that the new house will not tower over the existing structures.

The fourth criterion is building elevations. The proposed house will have a slab-on-grade and rebar foundation, which means that the house will be in close proximity to the ground. The house will have a large front porch. The adjacent houses appear to have porches that may be relatively smaller in size than the proposed house.

The fifth criterion is setbacks. The proposed house meets the zoning district setback requirements for homes in the SF-6 district which are 30 feet front, 5 feet sides and 10 feet rear setbacks. The last criteria are materials and material color. The proposed house will use hardy plank and its exposure reflects traditional lapped wood siding. The other houses appear to be composed of wood material or a material similar to wood. Although approval of exterior colors is not required through the Certificate of Appropriateness process, it is recommended that Craftsman style homes have "earth colors".

The house will be painted gray with a white trim and these are earth colored tones. The proposed new house compliments dwellings found in the close proximity to this new construction. It is compatible with adjacent dwellings in this general area. Proposed columns, roof, height, door and windows respect the older neighborhood in this general area while still being true to the current era. The form/shape, design, height, building elevations and materials of the proposed home are all mainly consistent with the Historic District Guidelines on New Construction in Chapter 3.13 of the LHRDG. In addition, the proposed house's main features such as the columns, roof, and windows also meet the intent and the purpose of the Historic District Guidelines and staff recommends approval of the Certificate of Appropriateness as requested.

Chair Hooper asked if there will be a sidewalk in front of the house. Planner Chetuya stated that there will be a sidewalk parallel to N. Jefferson Street.

Chair Hooper asked Contractor Harris if he knew what kind of fence would be around the house as this was not indicated in the staff report but shown on the drawing. Contractor Harris stated that he wasn't sure what material of the fence would be.

Committee Member Siegfried-Giles asked Staff since this was not on the application how the applicant would install a fence. Senior Planner Munyaradzi stated that the applicant would have to put in another application for the fence as the fence was not part of the application.

Committee Member Siegfried-Giles asked how the applicant would move forward, would they have to submit another application and pay another fee? Senior Planner Munyaradzi stated that the Committee Members may ask the applicant to bring forward additional documents showing how the fence will be.

MOTION: Vice Chair Hinkle made a motion to approve HLPC 18-04 for Certificate of Appropriateness for the construction of the new house and for the applicant to come back with details regarding the fence, seconded by Committee Member Delaisse. The vote was cast 6 for, 0 against.

MOTION: Committee Member Delaisse made a motion to adjourn the meeting, seconded by Vice Chair Hinkle. The vote was cast 6 for, 0 against.

The meeting was adjourned at 6:55 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Glen Hopper, Chair