

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF OCTOBER 23, 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 October 23, 2018 at 6:30 p.m. with a quorum present to-wit:

Members Present:

Chair Glenn Hooper
Patricia Siegfried-Giles
Mindy Truly
Mary Guinn, Alternate

Members Absent:

Vice Chair Dee Hinkle
Gilles Delaisse

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 October 23, 2018.

CONSENT AGENDA:

Chair Hooper read the consent agenda.

1. Consider approval of minutes for the Regular Meeting held on September 25, 2018.

MOTION: Committee Member Truly made a motion, seconded by Alternate Member Guinn to approve item 1. The vote was cast 4 for, 0 against [Hinkle and Delaisse absent].

2. HLPC 18-13 Discuss and consider a Certificate of Appropriateness to replace the fence; install a concrete driveway and sidewalk; demolish existing garage and renovate a water well on property located at 405 E. Main Street, Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated the applicant is requesting to install a six (6) feet high wood, dark cedar stained fence with a top trim. The fence will be set back at least five (5) feet from the front of the structure and ten (10) feet from the side property line on State Street. The north and east sides of the fence will be on the property line. The second request is to install a concrete driveway along the right side of the east side of the house leading towards the back. The driveway will be brush-finished concrete and will be perpendicular to the street. The applicant is also requesting to install a sidewalk that will be four (4) feet in width extending from the proposed driveway to the front of the house going towards the back of the house. The third request is to demolish the existing garage believed to be a safety hazard on the property. The applicant states that the structure has been left to ruin and is close to collapsing. The supporting beams are rotten, and the building is leaning on a tree. On October 11, 2018, the Chief Building Official and Building Inspector performed a site inspection and stated that, "The structure is in eminent danger of collapse at this time. There is no foundation for the building, it was constructed on the top of dirt. The walls are leaning and the wood is rotten." Based on the applicant's testimony concerning the status of the garage and result of the Chief Building Official and Building Inspector's inspection of

the site, staff recommends the garage be demolished. The fourth request is to improve the appearance of the water well on the property with rock, two wood posts and a cover as shown on the attached Description of the Request. The proposed renovation to the water well is in compliance with the Lancaster Historic Design Regulations (LHDR) as it is being preserved and maintained with upgrades that will aesthetically enhance the water well. Staff recommends approval of the requests as presented. On the dias is the updated site plan which shows a gate on the fence where the driveway will be and also shows the concrete pad removed behind the fence as it is not a part of the Certificate of Appropriateness application.

Alternate member Guinn asked what the material of the gate will be. Applicant Rodolfo Narvaez (405 E. Main Street, Lancaster, Texas) stated that the gate will be the same material as the fence.

Chair Hooper asked if the applicant intended to build a garage at the back of the fence in the future and the applicant confirmed his intentions to build a garage in the future.

Alternate Member Guinn asked the applicant if he is proposing to put a cover on the water well and the applicant confirmed that he would and it would resemble the water well in the Town Square.

MOTION: Committee Member Siegfried-Giles made a motion, seconded by Alternate Member Guinn to approve item 2. The vote was cast 4 for, 0 against [Hinkle and Delaisse absent].

3. HLPC 18-14 Discuss and consider a Certificate of Appropriateness to replace all exterior doors, light fixtures and windows on six (6) multi-family units on the property located at 428 N. Dallas Avenue, Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that the applicant is requesting to replace all existing exterior wood residence doors with new steel four (4) panel doors with a small window towards the top of the doors that will be painted according to the paint palette sheet shown on the attached applicant's request letter. The applicant is also requesting to replace all existing exterior wood laundry and storage closet doors with six (6) panel steel doors and update the hardware with reversible for right and left handed individuals, oil rubbed bronze finish handle set as shown on the applicant's request letter. Although the proposed doors do not match the materials of the existing doors, the steel doors are durable and the proposed hardware accommodates both right and left handed individuals. Although these changes are not in compliance with the Lancaster Historic Residential Design Regulations (LHDR), the steel doors are considered more sustainable and lower maintenance for an apartment building. The structure, while within the historic district, is not historic in character. The second request is to replace all light fixtures with new updated fixtures to match the style of the proposed doors. They are light sand black small outdoor wall light fixtures with mount sconce and clear glass shades as shown on the applicant's request letter. The change complies with the LHDR's standards for lighting. The third request is to replace all existing aluminum windows with vinyl single pane energy efficient windows. Vinyl windows are more sustainable and low maintenance. The proposed changes are durable, low maintenance and are consistent with the character of the apartment complex, staff recommends approval of the requests as presented.

Chair Hooper asked if the new windows will be single slide windows like the original windows and Planner Chetuya confirmed.

MOTION: Committee Member Siegfried-Giles made a motion, seconded by Committee Member Truly

to approve item 3. The vote was cast 4 for, 0 against [Hinkle and Delaisse absent].

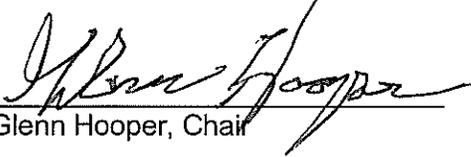
MOTION: Committee Member Truly made a motion, seconded by Committee Member Siegfried-Giles to adjourn the meeting. The vote was cast 4 for, 0 against [Hinkle and Delaisse absent].

The meeting was adjourned at 6:50 p.m.

ATTEST:

Bester Munyaradzi, Senior Planner

APPROVED:



Glenn Hooper, Chair