

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JANUARY 22, 2019

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 January 22, 2019 at 7:00 p.m. with a quorum present to-wit:

Members Present:

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

Members Absent:

Gilles Delaisse

City Staff Present:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner

Call To Order:

Chair Glenn Hooper called the meeting to order at 7:00 p.m. on January 22, 2019.

CONSENT AGENDA:

Chair Hooper read the consent agenda.

1. Consider approval of minutes for the Regular Meeting held on October 23, 2018.

MOTION: Committee Member Truly made a motion, seconded by Alternate Member Guinn to approve item 1. The vote was cast 5 for, 0 against [Delaisse absent].

2. HLPC 19-01 Discuss and consider a Certificate of Appropriateness to replace siding, replace and restore windows, install a new porch and restore doors on the property located at 206 E. Pecan Street, Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated the applicant is requesting to make four (4) exterior changes to the home. The applicant is first requesting to remove damaged and rotten siding on the home and replace them with matching colonial style wood siding. The new wood siding will be sanded, primed and painted with dimensions of 1" x 8" x 12". Not all of the siding will be replaced as some parts are not rotten. The applicant's proposed changes complies with the Lancaster Historic Residential Design Regulations (LHRDR).

The second request is for 27 window units, sixteen (16) of which are wood units dimensioned at 28" x 60" will be restored and replaced with new glazing, seven (7) window units dimensioned at 28" x 60" which are aluminum will be replaced with wood frames and new glazing and four (4) wood window units dimensioned at 36" x 24" that will be restored and replaced with new glazing. The dimension and pane count of all windows will remain the same. The applicant's proposed changes would comply with the LHRDR.

The applicant's third request is to restore (sand, prime and paint) the two entry and exit wooden doors. The applicant's proposed changes would comply with the LHRDR.

The applicant's fourth request is to install a colonial style porch on the north side of the home that the applicant believes originally existed on the home. The proposed porch will be 16' x 8' wide and will be made of wood for the frame and decking. The rails will be 2" x 2" x 36" wood balusters. The roof will be made of pressure treated rafters with plywood covering them. The roof will be made of 25 year architectural shingles to match the shingles on the existing home. The LHRDR states that, "Porches should be compatible with the style of the house; for example, a Craftsman style house should have a porch of this style instead of a Victorian style porch. Materials used in a replacement porch shall be consistent with historic materials. Typically wood elements are used. The porch floor in a replacement front porch shall be of wood...Adding a new porch to a front elevation where none historically existed is inappropriate and shall not be allowed."

Staff recommends approval of all the requests as presented as they comply with the LHRDR. However, the porch request is recommended for denial unless there is proof that a porch historically existed on the home.

Committee Member Siegfried-Giles commended the applicant for the reconstruction of the home and asked about the existing style of the doors and if they would be replaced with Colonial style doors with a transom above. She also asked if the applicant would have to resubmit an application for the doors.

Senior Planner Munyaradzi stated that if this request is stipulated as a condition of approval, then the applicant would not have to resubmit another application.

David Franco, the contractor speaking on behalf of applicant, stated that the doors could be replaced as Colonial style doors.

Committee Member Siegfried-Giles commented about the existence of the porch and asked if the porch shown in the pictures would be the porch constructed.

Chair Hooper stated that the roof of the porch should be centered between the two windows on the front. He also asked about putting a porch on the back of the home.

Committee Member Guinn asked if there would be an addition of side lighting on the doors.

Committee Member Truly asked about the elevations and original structure being constructed in the Colonial period. Vice Chair Hinkle stated that the home was originally a barn later converted to a home after the original home on the lot was destroyed by a fire. Committee Member Siegfried-Giles stated that the goal is not to rebuild the home as a barn but as a home that existed during the colonial era. The committee members discussed the elevations of the original structure compared to the proposed reconstruction.

Senior Planner Munyaradzi stated that the challenge here is that the regulations state that if there is not proof that a porch historically existed, a new porch should not be added.

Vice Chair Hinkle stated the regulations also state that as long as the structure blends in with that of others in the area, it is okay.

MOTION: Vice Chair Hinkle made a motion, seconded by Committee Member Siegfried-Giles to approve item 2 subject to: 1. Replacing the existing doors with Colonial style doors with transoms above. 2. Construction of a porch as stated. The vote was cast 5 for, 0 against [Delaisse absent].

Committee Siegfried-Giles asked if it were possible for the City, applicant and builder to document the reconstruction of the home and to promote it for HLPC.

Senior Planner Munyaradzi stated that this request may be placed on the next agenda as an item.

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

The meeting was adjourned at 7:40 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Glenn Hooper, Chair