

## MINUTES

### HISTORIC LANDMARK PRESERVATION COMMITTEE SPECIAL MEETING OF MAY 30, 2019

The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Special Session in the City Council Chambers of City Hall on May 30, 2019 at 7:00 p.m. with a quorum present to-wit:

**Members Present:**

Glenn Hooper, Chair  
Dee Hinkle, Vice Chair  
Patricia Siegfroid-Giles

**Members Absent:**

Mindy Truly

**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 May 30, 2019.

**CONSENT AGENDA:**

Chair Hooper read the consent agenda.

- 1. Consider approval of minutes from the Historic Landmark Preservation Committee Regular Meeting held on January 22, 2019, the Open Meetings Act Joint Special Meeting on March 26, 2019 and the Historic Landmark Preservation Committee Special Meeting held on March 28, 2019.**

**MOTION:** Vice Chair Hinkle made a motion, seconded by Committee Member Seigfreid-Giles to approve item 1. The vote was cast 3 for, 0 against [Truly absent].

- 2. HLPC 18-11 Discuss and consider a Certificate of Appropriateness to install stucco walls and doors on the north and east side of the property located at 121 Historic Town Square, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the request is to install stucco walls and doors on the north and east side of the property located at 121 Historic Town Square. The applicant is requesting to remove the existing plastics panels and outdoor solar shades on the north and east side of the existing building. The exterior material of the buildings to the east and to the north of the subject property are composed of stucco exterior.

Planner Chetuya stated the applicant is also requesting to install wood doors dimensioned at 36 in. x 80 in. on the east and north sides of the existing building. Planner Chetuya noted that although the Lancaster Development Code (LDC) states, "All buildings shall be of masonry construction or masonry veneer to appear as traditional masonry construction... exterior treatment may be either brick or stucco... each main or principal door shall have a transom above it. All doors and frames shall appear to be of wood construction, with or without glass, and of a design complimentary to 1890's-1930's commercial architecture.", the architect has indicated that there is not enough room above the proposed door that will be installed on the north side of the wall to install a transom. Alternatively, the

applicant will be installing a door with clear glass at the top of the door. Both doors will be the exact same and constructed of wood which is complimentary to 1890's-1930's commercial architecture.

Planner Chetuya stated that the replacement of the plastic and outdoor solar shades with stucco are in conformance with the LDC's standards for exterior construction materials of finishes, meets the vision of the Historic District and improves the building's appearance. Also, the installation of the two (2) doors are in conformance with the LDC's design standards for doors and meets the vision of the Historic District.

Vice Chair Hinkle expressed her concerns with the original patio construction that was not structurally sound and questioned how everything will be structurally sound to support the stucco walls.

Planner Chetuya stated the applicant will submit their engineering plans to Building Inspections after the Certificate of Appropriateness has been approved.

John Hanan, 1250 N. Houston School Road, the applicant stated he has hired engineers to ensure the structure will be structurally sound and safe.

Vice Chair Hinkle suggested the applicant add windows to look similar to the surrounding buildings. John Hanan agreed to add a wood window on the north side of the building.

**MOTION:** Vice Chair Hinkle made a motion, seconded by Committee Member Siegfried-Giles to approve item 2 with an addition of a window to the north side of the building with lentils above and below it. The vote was cast 3 for, 0 against [Truly absent].

**3. HLPC19-02 Discuss and consider a Certificate of Appropriateness to install a four (4) feet high fence on the property located at 302 S. Dallas Avenue, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant installed a four (4) foot high wood fence on the north and west side of her property along East Redbud Street and South Dallas Avenue without applying for a Certificate of Appropriateness or obtaining a fence permit. The Lancaster Historic Residential Design Regulations (LHRDR) states that, "A fence in a corner side yard located adjacent to a public right-of-way shall be located a minimum of two (2) feet from the inner edge of a public sidewalk or six (6) feet from the curb or edge of street where there is no curb...fences shall be constructed of wood, twisted wire, and metal or other appropriate materials...in the case of a corner lot, the fence is 48 inches or less in height, and the fence is 50 percent visibility open."

Planner Chetuya also stated that the fence is approximately four (4) feet from the edge of East Redbud Road meeting the fence height and material requirement of the LHRDR, but the wooden posts do not meet the fence ordinance regulations. The fence ordinance requires that posts be constructed of metal, brick, stone, concrete, fiberglass or other materials approved by the code official. In addition, the fence does not meet the six (6) foot setback requirement from the street. The LHRDR also requires a six (6) feet setback from the street and the installed fence is approximately four (4) feet from the edge of East Redbud Street.

Committee Member Siegfried-Giles made a comment regarding the fence not currently meeting the Historic District regulations. In addition, she noted that since the fence is already constructed and fits in with the Historic District, there is no need to ask the owner to remove the fence.

Amy Glover, 302 S Dallas Avenue, the applicant stated that she was unaware of the restrictions or regulations of the Historic district.

Vice Chair Hinkle asked why the applicant would have use steel posts for the fence if the material is not required in the Historic District and is not in alignment with the historic character of the neighborhood?

Senior Planner Munyaradzi stated that when the LHRDR is silent on fences, the fence regulations takes precedence.

**MOTION:** Committee Member Siegfried-Giles made a motion, seconded by Vice Chair Hinkle to approve item 3 to allow the fence as constructed. The vote was cast 3 for, 0 against [Truly absent].

**4. HLPC 19-04 Discuss and consider a Certificate of Appropriateness to replace a portion of a six (6) foot high fence on the property located at 401 S. Centre Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant installed a six (6) foot high wood fence on the south side of the property without applying for a Certificate of Appropriateness or obtaining a fence permit. The fence is a solid wood fence with no spacing and the applicant is proposing to paint the fence white to match the existing fence. The Lancaster Historic Residential Design Regulations (LHRDR) states that, "Property owners are encouraged to replicate historic fences that no longer exist, or to replace with a fence that reflects the historic fences' design or one that is simpler in design and constructed of similar materials...original and historic wood or wire fences are important character-defining features of a historic house and should be preserved and maintained and fences at side yards or front-facing portion of front yards (and behind the front facade of the historic house) should not exceed 6' in height." Although the fence meets the height requirement, it is recommended that the applicant install picket fences to match the design of the original and existing fence, for compatibility.

Vice Chair Hinkle commented the home was remodeled with the intent to keep the historic character of the home preserved. She noted that she could not support construction of a fence that is clearly not appropriate for the Historic District as opposed to pickets that could have been easily replaced.

Committee Member Siegfried-Giles stated that she was in agreement with Vice Chair Hinkle and the replaced portion needs to look like the rest of the fence.

Darlene and Jose Henderson, 401 S. Centre the applicants, stated a neighbor's tree fell on the fence and damaged it, allowing their dog to leave the property. They were trying to hurry and replace the fence. She mentioned her neighbors also have solid fences so that is why they decided on the same design. The fence was old and rotted.

Committee Member Siegfried-Giles stated the fence is a temporary fence but that the portion of the fence replaced needed to match the rest of the fence. In addition, Vice Chair Hinkle stated the current fence does not adhere to the LHRDR, which is an ordinance that must be adhered to.

The applicants asked what their options were for finding the appropriate material to replace the fence. Chair Hooper suggested that the applicants remove every other picket as an alternative and create a curve design similar to the existing fence.

The applicant agreed to meet the Committee's requirements and have the fence meet the LHRDR.

**MOTION:** Vice Chair Hinkle made a motion, seconded by Commissioner Siegfried-Giles to deny item 4 as presented and have the applicant install a picket fence to match the original and existing fence. The vote was cast 3 for, 0 against [Truly absent].

**MOTION:** Vice Chair Hinkle made a motion, seconded by Committee Member Siegfried-Giles to adjourn the meeting. The vote was cast 3 for, 0 against [Truly absent].

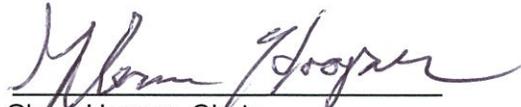
The meeting was adjourned at 8:06 p.m.

**ATTEST:**



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Bester Munyaradzi, Senior Planner

**APPROVED:**



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Glenn Hooper, Chair