

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JUNE 25, 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 June 25, 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 June 25, 2019.

CONSENT AGENDA:

Chair Hooper read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee Special Meeting held on May 30, 2019.**

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

ACTION:

2. **HLPC 19-05 Discuss and consider a Certificate of Appropriateness (COA) for replaced and restored siding and windows on the property located at 131 W. 4th Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant removed damaged siding on the home and replaced them with type 117 yellow pine siding. The Lancaster Historic Residential Design Regulations (LHRDR) states that, "Historic wood siding shall not be removed at historic buildings or structures for replacement with synthetic siding... Synthetic materials such as aluminum, vinyl siding, fiberboard siding or cement boards shall not be used on historic properties. In those situations where large expanses of wood siding are deteriorated beyond repair, it may be necessary to remove the original siding, trim, and replace with new. In this situation, the replacement wood siding should match the original in size, the amount of exposed lap and the finish." Planner Chetuya noted that the applicant's installed siding are therefore in compliance with the LHRDR.

Planner Chetuya stated that the applicant also replaced 13 wood windows, which were rotten, with windows that have vinyl material. She stated that all replaced windows are single pane, whereas the LHRDR states "The decision for process for selecting replacement windows should begin with a look at the window openings or windows that are being replaced to determine appropriate style, proportion, shape and material. New windows shall be wood unless there is documentation that other materials were historically utilized. Do not

use metal, vinyl or other materials for windows unless there is documentation that such materials were historically utilized." Therefore, the installed windows with vinyl materials are not in compliance with the LHRDR. Staff recommends that the applicant comply with the LHRDR window material requirements.

Chair Hooper asked when the work was done.

William Mosley, Jr., 891 Cypress Park Way #B, Pompano Beach, Florida, the applicant and owner, stated that he approved the contractor's quote, but the contractor skipped the permit process before all the changes were made. He stated the siding and windows were replaced in March of 2019. Mr. Mosley noted that he would be willing to work with staff to replace the windows but that financially it would be difficult to remove and replace all 13 windows.

Committee Member Siegfried-Giles stated that the pictures provided do not reflect the current work being done on the home. She stated that there are portions of the home that look completed after the pictures were taken. She asked what other possibilities are available besides replacing all of the windows. She proposed that the applicant only replace the three (3) front windows. The applicant confirmed that he would replace the windows facing 4th Street with the appropriate wood material.

MOTION: Committee Member Siegfried-Giles made a motion, seconded by Vice Chair Hinkle to approve item 2 with the installed siding as is, remove and replace the three (3) vinyl windows facing 4th Street with wood windows along with wood screens and the dormer above the porch. The vote was cast 3 for, 0 against [Truly absent].

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

The meeting was adjourned at 7:30 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Glenn Hooper, Chair