

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE SPECIAL MEETING OF JULY 30, 2019

The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Special Meeting in the City Council Chambers of City Hall on July 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
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 July 30, 2019.

CONSENT AGENDA:

Chair Hooper read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee Meeting held on June 25, 2019.**

MOTION: Vice Chair Hinkle made a motion, seconded by Committee Member Siegfroid-Giles to approve item 1. The vote was cast 4 for, 0 against.

ACTION:

2. **HLPC 19-06 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a new 1,799 square feet home on the property at 202 South State Street, Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi requested that staff postpone this item to the next HLPC meeting.

The HLPC granted staff's request to postpone the item.

3. **HLPC 19-07 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a new 2,112 square feet home on the property located at 114 Hackberry Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is proposing to construct a new one (1) story 2,112 sq. ft. craftsman style home on the subject property. When considering the construction of a new home in the Historic District, there are general criteria that should be assessed. The first is form and shape; the proposed 2,112 sq. ft. structure is comparable with the average size of surrounding homes to the north, west and southwest.

The homes to the north and west are made of stone and wood/cementitious siding and the home to the south is made of brick. The proposed material of the homes is hardy plank (cementitious siding). The surrounding homes have gabled roofs, medium to large sized eaves and all are one (1) story in height. The proposed home has a gabled roof, large sized

eaves and is one (1) story in height, therefore the overall shape and form of the proposed home is compatible with the surrounding structures.

The second criterion is design. The surrounding homes' architectural styles are minimal traditional and ranch-style. The proposed home would bring a modern yet 20th century craftsman style home with similar massing, fenestration and scaling to adjacent properties. The arrangement of the windows and doors on the proposed home are similar to those on adjacent properties with simple windows in proximate location to main entry doors.

The proposed home will have a medium-sized porch that will be approximately 121 sq. ft. in size with four (4) columns in the front of the house, windows with simple forms located on every façade of the home, horizontal siding located throughout the home, painted with an earthy gray color in addition to a crème colored trim and will have large sized eaves at the rooms. The proposed characteristics will meet the general criteria for a Craftsman style home.

The third criterion is height. The proposed height of the home will integrate appropriately with the existing surrounding structures, as the adjacent homes are one (1) story. The fourth criterion is building elevations. The proposed home will have a slab-on-grade foundation, which means that the house will be in close proximity to the ground. The home will have a medium-sized front porch, as the adjacent homes appear to have porches that are similar in size to the proposed home. The fifth criterion is setbacks. The proposed home meets the setback requirements for homes in the SF-4 district.

The sixth criterion is material and material color. As mentioned earlier, the proposed house will use hardy plank (cementitious product) and its exposure reflects traditional lapped wood siding. 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 home will be painted an earthy ray color with a light gray colored trim.

The proposed fence will be six (6) feet high, wood and stained with a natural brown color and that it is in compliance with the LHRDR.

The proposed new home complements dwellings found in proximity to this new construction and it is compatible with adjacent dwellings in this general area, therefore staff recommends approval of the Certificate of Appropriateness as requested.

Chair Hooper asked staff about the intent of the Craftsman style features and Planner Chetuya confirmed they have met the qualifications for a Craftsman style home.

Vice Chair Hinkle stated that she would like to see the six over one panes in the front and about the 30 ft. setback that fits in with the other homes. She also stated the need for 30ft. that would look more appropriate with less of a setback.

Raul Hernandez, 6927 Patrick Dr., Dallas, TX, owner's representative stated that the original intent was to meet the setback of the surrounding homes and to maintain the Craftsman style. Committee Member Siegfried-Giles asked if the site plans and pictures submitted will actually be built as shown and Mr. Hernandez confirmed.

Committee Member Siegfried-Giles commented about the style of the front door in regards to the Craftsman style. She stated that the door should have panes of glass across the top of the door and wanted to know that type of door will be used. Mr. Hernandez confirmed the door will be a Craftsman style door with windows above and trim work at the bottom.

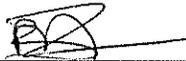
Committee Member Siegfried-Giles also stated that a Craftsman style home usually consists of three colors. Mr. Hernandez noted that they can introduce a third color if necessary.

MOTION: Vice Chair Hinkle made a motion, seconded by Committee Member Truly to approve item 3 with the following conditions: the door having glass on the upper portion, windows with six (6) over one (1) panels, setbacks that are average of the setbacks of surrounding houses, not less than 15 feet and no more than 25 feet and three colors consisting of two colors and one accent color on the home. The vote was cast 4 for, 0 against.

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.

The meeting was adjourned at 7:31 p.m.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Dee Hinkle, Chair