

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF
AUGUST 25, 2020

The Historic Landmark Preservation Committee of the City of Lancaster, Texas,
met in a Regular Session in the Council Chambers of City Hall on August 25, 2020
at 7:00 p.m. with a quorum present to-wit:

Members Present:

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

Member Absent:

Paul Laurens Wiseman

City Staff:

Vicki Coleman, Development Services Director
Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Lexie Schrader, Planning Technician

Call to order:

Chair Hooper called the meeting to order at 7:00 p.m. on August 25, 2020.

Public Testimony:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

CONSENT AGENDA:

Chair Hooper read the consent agenda.

1. Consider approval of minutes from the Historic Landmark Preservation Committee (HLPC) Regular Meetings held on June 23, 2020 and July 28, 2020.

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

ACTION:

2. HLPC20-08 Discuss and consider a Certificate of Appropriateness (COA) to replace the front sidewalk and add a parking pad to the property addressed as 311

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East Cedar Street, Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that the applicant is requesting to replace the existing damaged 10 feet by 4 feet front concrete walkway in order to make it safe. The applicant is also proposing to install a walkway from the proposed parking pad to the back door. The applicant's request to replace the existing concrete walkway in front of the home with concrete is in compliance with the Lancaster Historic Residential Design Regulations, as the proposed walkways will be concrete and appropriate to the historic house. It is recommended the back walkway will be concrete in material as well.

The applicant is requesting to install a gravel parking surface with a concrete apron on the northeast corner of the lot off State Street. The request to install a gravel parking surface on the side is in direct conflict with the Lancaster Historic Residential Design Regulations, as it stresses the importance of retaining the historic character of the house by prohibiting off street parking in the front or corner side yards of homes. The applicant has the option to install a gravel parking pad with a gravel driveway from Cedar Street. Staff recommends approval of the request to replace the front walkway with concrete and recommends the back walkway be constructed of concrete as well. Staff recommends denial of the request to install the off-street parking pad as it is in direct conflict with the Lancaster Historic Residential Design Regulations.

Committee Member Hinkle asked if the City had plans to add sidewalks along State or Cedar Street. Planner Chetuya stated she is not aware of any plans.

Committee Member Hinkle commented that gravel driveways are permitted per the design regulations, and she thinks the proposal is a driveway rather than a parking pad. Committee Member Hinkle stated that if there is no parking residents often park on the grass or on the street, which is unsightly and unsafe.

Committee Member Glover stated that the street is very narrow and it would be preferable for residents to have driveways over parking on the street or their grass.

Senior Planner Munyaradzi stated that the property is a corner lot and the regulations state that no parking is permitted in corner side yards.

Committee Member Hinkle stated that gravel is an appropriate material since there are sewer and water lines in the area.

Chair Hooper commented that driveways of nearby homes are perpendicular to the homes or located off of the side streets.

Senior Planner Munyaradzi stated that the off-street parking in corner side yards was the reason for staff's recommendation of denial. She stated that the applicant has the option to add a driveway from Cedar Street that would allow a parking pad at the back of the home which is not visible from the street. Vice Chair Siegfried-Giles stated that a driveway off State Street would be better visually.

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Chair Hooper asked the applicant if they described the proposal as a driveway or parking pad.

Ellen Clark, 954 Nokomis, stated that the proposal was to remove the cars from the street. She stated that she proposed a "pad", but is fine with changing the terminology to a driveway. Ms. Clark stated that she would like the driveway to be of a concrete material to allow for one car with a sidewalk to the back.

Ms. Clark stated that the yard along Cedar Street is around 3 feet higher than the street. She stated that she would have to remove trees to have a driveway from Cedar Street. Ms. Clark stated that the front sidewalk is unsafe, and that the intention of the parking area is to provide a safe way to enter the home.

Chair Hooper asked if the area along State Street is steep. Ms. Clark stated that the yard along State Street is street level.

Chair Hooper asked about the water and sewer lines in the area. Ms. Clark stated that sewer lines were near the back of the house and the concrete drive should be 4 to 5 feet away from the back of the house to avoid the lines.

Committee Member Glover asked if the parking space would be for a single car. Ms. Clark stated that it would be around 12 to 13 feet wide.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 2 for a driveway instead of a parking pad. The vote was cast 4 for, 0 against [Wiseman absent].

3. HLPC20-08 Discuss and consider a Certificate of Appropriateness (COA) to rebuild a portion of the home addressed as 427 South Centre Street, Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that this is a request to rebuild the second level of the home. The entire second floor of the home caught fire and was burned, but the first floor of the home remains. The applicant is proposing to rebuild the home as it was prior to the fire. The applicant will use brick as the exterior material, asphalt shingles on the roof and wood windows. These are the same materials that were on the home before it burned. The applicant is also proposing to extend the existing shed roof on the north and south side of the home. There will be an added window on each side of the shed roof with added vertical siding to match the existing siding. These changes will be rebuilt the same. The applicant's requests are in compliance with the Lancaster Historic Residential Design Regulations as all changes visible from the street will remain the same in material, style, and color.

The applicant is also requesting to replace the existing louvers with wood slats on the north and south sides of the home with double pane insulated windows. The opening will remain the same but the material will change. The cast-stone sill will remain the same. The applicant has indicated

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the reason for the material change is that the area will be converted to a room. The applicant's request is in compliance with the Lancaster Historic Residential Design Regulations as the sash size will remain the same and multi-pane glazing will be used. Staff recommends approval of the applicant's requests as presented.

Committee Member Hinkle commented that the addition of windows on the shed roof is not a detriment to the home. Chair Hooper stated that the windows will not be seen from the street.

Vice Chair Siegfried-Giles commended the applicant on the quality of their application.

MOTION: Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Glover to approve item 3. The vote was cast 4 for, 0 against [Wiseman absent].

4. HLPC20-12 Discuss and consider a Certificate of Appropriateness (COA) for the installation of a driveway and front walkway on the property addressed as 441 South Dallas Avenue, Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that the applicant is requesting to install a gravel driveway with concrete edging and a concrete apron extending from Dallas Avenue to behind the existing fence. This design is similar to existing driveways in the neighborhood. No trees will be removed to accommodate the driveway as it will be curved around the existing crepe myrtles. The applicant is also proposing to install a concrete front walkway from the proposed driveway to the existing front walkway in front of the house. The front walkway will mirror in shape and material of the existing walkway.

The proposed driveway will be made of concrete, perpendicular to the street, and placed in such a way that will protect existing trees on site. The front walkway will be made of concrete and will connect the existing front walk on the property. The proposed improvements are in compliance with the Lancaster Historic Residential Design Regulations and as such, staff recommends approval of the request as presented.

Committee Member Hinkle stated the state and regional significance of this house. She provided information on the history of the home after it was built in 1870.

Committee Member Hinkle expressed concern about the property having two driveways. She stated that having a driveway on either side of the home may distract from the home, and the applicant should consider landscaping the old driveway.

Chair Hooper asked the applicant if the existing gravel driveway will remain.

Gilles Delaisse, 441 South Dallas Avenue, the applicant stated that the existing gravel driveway on the south side of the property allows access to the back of the property. He stated that the new driveway on the north would provide access to the garage. They are unable to access the garage from the existing driveway due to the location of their pool.

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Chair Hooper asked which direction the garage doors faced. Mr. Delaisse stated that there are currently no doors on the garage. Meredith Delaisse, 441 South Dallas Avenue, stated that the garage was previously a secondary living unit.

Ms. Delaisse stated that there are multiple homes along South Dallas Avenue with two driveways. She stated that there is no on-street parking permitted along South Dallas Avenue, so the new driveway would be used for safe parking.

Committee Member Hinkle asked if the existing gravel driveway had concrete curbs. Mr. Delaisse said no, but the new driveway would be gravel with concrete curbs.

Mr. Delaisse stated that a section of the fence will become a swinging gate, and the new parking pad behind the fence will not be visible from the street.

Vice Chair Siegfried-Giles asked if they are planning to add garage doors. Ms. Delaisse stated that if the driveway is approved, they will add garage doors.

Chair Hooper asked how far the proposed driveway will be from the neighbor's driveway. Mr. Delaisse stated that they are approximately 10 feet apart.

MOTION: Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Glover to approve item 4. The vote was cast 4 for, 0 against (Wiseman absent).

MOTION: Committee Member Glover made a motion, seconded by Vice Chair Siegfried-Giles to adjourn. The vote was cast 4 for, 0 against [Wiseman absent].

The meeting was adjourned at 7:39 PM.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Glenn Hooper, Chair