

HLPC-22

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE SPECIAL MEETING OF OCTOBER 13, 2020

The Historic Landmark Preservation Committee of the City of Lancaster, Texas,
met in a Special Session in the Council Chambers of City Hall on October 13, 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 (Arrived after Agenda Item 2)
Paul Laurens Wiseman

City Staff:

Vicki Coleman, Director of Development Services
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 October 13, 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 Special meeting held on September 24, 2020.**

Committee Member Wiseman discussed changes to the minutes to clarify that the HLPC asked if it was possible to have different windows on the front and back of the home.

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

ACTION:

2. **HLPC20-11 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 3,113 square feet home on the property addressed as 415 South Dallas Avenue, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is proposing to construct a new single story 3,113 square feet craftsman-style home on the subject property. When considering the construction of a new home in the Historic Overlay District, there are general criteria that should be assessed. The proposed home will be one story in height and will be constructed of horizontal smart wood siding. The proposed home will have a relatively large porch that will be approximately 187 square feet, three columns, windows with simple forms on every façade and horizontal smart siding throughout the home. The proposed characteristics will therefore match the general criteria for a Craftsman style home.

The proposed home will have a hipped roof form and the door will be made of wood. The front walk and driveway will be straight and made of concrete. The proposed windows will be grouped in pairs but will be made of vinyl. The proposed roof form, driveway, front walk, and orientation of the windows meet the design standards for a Craftsman style home. However, the proposed vinyl windows are in direct conflict with the Lancaster Historic Residential Design Regulations which prohibits the use of vinyl on new homes.

The proposed home meets the minimum setback requirements for the SF-5 zoning district.

The proposed home will use smart wood siding and its exposure reflects traditional lapped wood siding. Although approval of exterior colors is not required for the Certificate of Appropriateness process, it is recommend that Craftsman style homes have earth colors. The applicant has updated their application with a color palette demonstrating colors that will be used on the new home. The colors are in compliance with the Lancaster Historic Residential Design Regulations.

The proposed fence will be made of wood, six feet high and brown. The fence is in compliance with the Lancaster Historic Residential Design Regulations.

The proposed home complements dwellings in proximity to this new development. It is compatible with adjacent dwellings in the area. The proposed columns, roof, door, siding, material and design respect the older homes in this area while still being true to the current era. However, the Lancaster Historic Residential Design Regulations prohibits the use of vinyl windows unless there is documentation that vinyl was historically utilized. Staff recommends approval of the request to construct the new home and denial of the request to use vinyl windows on the home.

Committee Member Hinkle stated that setbacks should be in accordance with the Lancaster Historic Residential Design Regulations that require new construction to align with the typical, existing setbacks of other historic structures along the block face. Committee Member Hinkle asked if the 30 foot front setback was in line with other structures in the area. Senior Planner Munyaradzi stated that staff could not confirm.

Committee Member Hinkle asked if the new home would be in the same footprint as the previous home on the property. Elisha and Blake Chapman, applicant, 415 S Dallas, stated that the new home will be placed near the same location as the previous home due to the location of the carriage house on the property.

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Committee Member Wiseman asked what the setback was for the previous home. Mr. Chapman stated that the home was demolished when they bought the property so they did not know.

Committee Member Hinkle referenced a section from the Lancaster Historic Residential Design Regulations that allows the HLPC to focus on the fronts and visible sides of structures while there is more flexibility for rear facades or those not visible from public view. She stated that this would allow the HLPC to allow vinyl windows on the rear and sides of the home and wood or wood clad windows on the front. Committee Member Wiseman stated that the side windows should also be required to be wood.

Committee Member Hinkle asked the applicant about window options and Ms. Chapman stated that they looked into wood clad windows that are vinyl with a wood exterior. Committee Member Hinkle clarified that the wood clad windows also had wood trim. Ms. Chapman confirmed.

Vice Chair Siegfroid-Giles asked if the applicants were willing to use wood clad windows on the front and sides of the home with vinyl windows on the back. Mr. and Ms. Chapman confirmed.

Chair Hooper mentioned a section from the regulations that does not recommend use of vinyl windows unless historically utilized. Vice Chair Siegfroid-Giles stated that the section referred to replacement of windows on an existing structure, not for new windows on new construction. Senior Planner Munyaradzi stated that within the section on windows there are sections on new and existing windows. Vice Chair Siegfroid-Giles stated that new construction cannot recreate historic homes and must work with the materials that are available today. Committee Member Wiseman stated that the HLPC is allowed to require wood windows on all sides of the home, but wood windows on the back were an undue requirement since they are not visible.

Committee Member Hinkle asked for the style number of the windows. Ms. Chapman stated that they are looking at Jeldwen 2500 series black wood clad windows.

Chair Hooper asked if there was an accent color included in the color palette, and which was the proposed body color. Ms. Chapman clarified that the middle gray color was the body color.

Vice Chair Siegfroid-Giles asked if the window trim will be the black or cream color. Ms. Chapman clarified that all the trim will be white and the windows will be black.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfroid-Giles to approve item 2 with stipulations of using Jeldwen 2500 series wood clad windows on the front and side facades of the home with vinyl windows in the back and using the new color palette as included. The vote was cast 4 for, 0 against [Glover absent].

3. **HLPC20-14 Discuss and consider a Certificate of Appropriateness (COA) for the replacement of eight (8) windows on the property addressed as 189 Historic Town Square, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to replace 8 aluminum framed windows with Fibrex framed windows. According to Andersen Windows and Doors, Fibrex is a combination of wood and thermoplastic polymer which is low maintenance, has a low-luster finish, resists decay, is twice as strong as vinyl, and is 700 times more efficient than aluminum with regard to reducing heating and cooling bills. The applicant is requesting to replace existing windows to make them more energy efficient. The size of the window openings will remain the same. The applicant's request is in compliance with the Lancaster Development Code as the proposed window frame material is similar in appearance to the existing material and the window sizes will remain the same. Staff recommends approval of the request as presented.

Chair Hooper asked if the double hung windows were the original historic style for the building. Committee Member Hinkle stated that the windows are not original to the building and are not actually double hung. Committee Member Hinkle stated that the new windows will improve the appearance of the building and will match nearby buildings that have single pane windows.

Chair Hooper asked if the new windows would be double hung like the existing windows. Carolyn Goodwin, applicant, 2401 Rochdale St, Garland, Texas, stated that the windows will look the same as the existing windows.

Committee Member Wiseman asked about extension jambs mentioned in the application and asked if the proposed windows are not the proper size for the window openings. Ms. Goodwin stated that the jambs are to level the windows and the window sizes are the same.

Committee Member Wiseman asked how much of a gap there will be between the new windows and the brick. Ms. Goodwin stated that there will be 2 inches from the brick to the window frame.

MOTION: Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Hinkle to approve item 3. The vote was cast 5 for, 0 against.

MOTION: Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Wiseman to adjourn. The vote was cast 5 for, 0 against.

The meeting was adjourned at 7:50 PM.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:


Glenn Hooper, Chair