

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF
DECEMBER 22, 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 December 22,
2020 at 7:00 p.m. with a quorum present to-wit:

Members Present:

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

Members Absent:

Amy Glover
Paul Laurens Wiseman

City Staff:

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 December 22, 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 November 17, 2020.**

Vice Chair Siegfroid-Giles discussed corrections to the minutes.

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

ACTION:

2. **HLPC20-10A Discuss and consider a Certificate of Appropriateness (COA) to construct a monument sign on the properties addressed as 109 and 131 West First Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to construct a stone and brick monument sign to match the building and is in conformance with the minimum size requirements with a sign area of 26 square feet. The sign will be a minimum of 10 feet behind the property line and will not obscure any historic building features. Although the material of the monument sign will not be constructed of wood or metal, the detail and style of the sign is compatible with the proposed townhomes and also meets the Sign Ordinance material requirements for a monument sign. Staff recommends approval of the request as presented.

Chair Hooper commented that the sign orientation was unusual and asked if there was only one sign. Planner Chetuya confirmed and stated that the applicant was limited to one monument sign.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 2. The vote was cast 3 for, 0 against (Glover and Wiseman Absent).

3. HLPC21-02 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 2,269 square feet home on the property addressed as 605 North Henry Street, Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that the applicant is proposing to construct a new single story 2,269 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 homes to the north, east, and west are respectively 1,933 square feet, 1,656 square feet, and 1,451 square feet in size. Although the proposed home will be a total of 2,269 square feet and will be larger than the average size of the adjacent structures, the dwelling size will be 1,750 square feet and this is similar in size to the adjacent homes.

The homes to the north and west are Minimal Traditional in style and the home to the east is Ranch style. Although the proposed home is Craftsman style, the proposed home would bring in a modern yet 20th century Craftsman style unit with similar massing, fenestration and scaling to the neighborhood. The proposed home will have a porch that will be approximately 101 square feet with 3 columns, windows on every façade, and horizontal lap siding throughout the home. The body of the home will be painted light blue, the color of the trim will be white, and the doors and windows will be slate blue as shown on the elevations. The proposed characteristics will therefore match the general criteria for a Craftsman style home. The proposed home meets the typical existing setbacks of other historic structures along the block face as required.

The proposed home will use cementitious fiber lap siding and utilize a color palette with earth colors as demonstrated. The colors and materials are in compliance with the Lancaster Historic Residential Design Regulations. The proposed home complements dwellings found in proximity to this new development. It is compatible with adjacent dwellings in the general 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. Staff recommends approval of the request as presented.

Committee Member Hinkle expressed concern about the curved transoms above the door and windows on the front of the home, and stated that the transoms should be square. Committee

HLPC-34

Historic Landmark Preservation Committee

December 22, 2020

Page 3 of 4

Member Hinkle stated that the windows on the garage need to be square as well. Vice Chair Siegfried-Giles concurred with Committee Member Hinkle's comments.

Gina Garcia, applicant, 104 Dove Hill Circle, Red Oak, Texas, stated that they could change the transoms above the door and windows on the garage to rectangles. Ms. Garcia stated that she could remove the transoms above the windows and replace the windows with a taller, single unit window. Chair Hooper stated that multiple, taller windows would be more appropriate.

Committee Member Hinkle commented that the windows on the south elevation were 6-over-1 which is more appropriate for Craftsman style. Chair Hooper suggested using the 6-over-1 style of window on the front of the home.

Chair Hooper noted that the columns were not centered with the gable on the front of the home. Chair Hooper stated that there should be vertical trim on the corners of the home as is typical with horizontal lap siding.

Vice Chair Siegfried-Giles asked if there were shutters on the home. Ms. Garcia stated that the shutters were removed, and there will be no shutters on the home.

Vice Chair Siegfried-Giles asked if the windows were aluminum. Ms. Garcia confirmed. Vice Chair Siegfried-Giles stated that aluminum windows were inappropriate for this type of home and wood would be more appropriate. Ms. Garcia stated that they would add wood windows instead.

Chair Hooper asked if the home will have a back door. Vice Chair Siegfried-Giles and Committee Member Hinkle expressed concern about the lack of back door for safety reasons. Chair Hooper stated that the Building Official would have more information on whether a back door is required. Senior Planner Munyaradzi stated that the back door would be reviewed when the applicant submits for a building permit.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item five (5) with the following changes:

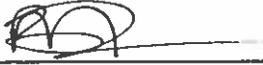
1. The transom above the front door, front windows will be square or rectangle and that the garage windows will be square.
2. All windows will be wood.
3. The column on the porch will be centered on the gable.
4. The vertical trim will be added on the outside corners of the siding.
5. Back door subject to Building Office's review.

The vote was cast 3 for, 0 against (Glover and Wiseman Absent).

MOTION: Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Hinkle to adjourn. The vote was cast 3 for, 0 against (Glover and Wiseman Absent).

The meeting was adjourned at 7:32 PM.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Glenn Hooper, Chair