

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF
FEBRUARY 23, 2021

The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on February 23, 2021 at 7:00 p.m. with a quorum present to-wit:

Members Present: (City Hall and Virtual)

Glenn Hooper, Chair
Patricia Siegfroid-Giles, Vice Chair
Dee Hinkle
Paul Laurens Wiseman

Members Absent:

Amy Glover

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 February 23, 2021.

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 regular meeting held on January 26, 2021.**

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 (Glover absent).

ACTION:

2. **HLPC21-08 Discuss and consider a Certificate of Appropriateness (COA) for the installation of solar panels on the property addressed as 305 East 4th Street, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to install black solar panels on the front and sides of the roof on the home. The solar panels will be visible from

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the street, and the applicant has indicated that it is necessary for the solar panels to be located on the east, west and south sides of the roof in order to obtain optimal sunlight. The proposed solar panels are not in compliance with the Lancaster Historic Residential Design Regulations as the solar panels will be located on the front and sides of the roof and will be visible from the public street. The color of the panels will be black and the color of the home's roof is grayish tan, as such, the solar panels and roof will be contrasting in colors. Staff recommends that the solar panels be placed on the roof where they are not visible from the front street or use panels that have the same color as the roofing material so they are less obtrusive.

Committee Member Hinkle brought up tabling the item in order to receive more information on how other historic districts handle solar panels. Vice Chair Siegfried-Giles agreed.

Chair Hooper stated that the only section of the regulations that could apply was the section on rooftop equipment that requires equipment to be located on the rear of the home.

Committee Member Hinkle stated that the positioning of solar panels is important and limits options on where the panels can be placed. Chair Hooper stated that the panels could be ground mounted near the rear of the property to be less visible.

Committee Member Wiseman agreed with consulting other historic district's regulations on solar panels and stated that the HLPC needed legal guidance on how solar panels could be regulated due to a recent case prohibiting homeowner's associations from disallowing roof solar panels.

Director Coleman stated that staff could further research other district's standards for solar panels but in preliminary research, staff's recommendation was consistent with other district's standards.

Chair Hooper stated that a regulation amendment was needed to address solar panels. Director Coleman stated that only the current standards would apply to this case, and the case cannot be tabled in order to amend the regulations.

Committee Member Wiseman asked how other historic districts handled solar panels. Nicole Nebitsi, applicant with Titan Solar Power, stated that most districts required the panels to be placed to be least visible from the street. She stated that the south facing roof was often the most productive for the customer and relocating panels to the north facing roof could reduce the productivity. Ms. Nebitsi stated that some historic districts require documentation on productivity and price to justify the placement of the panels.

Committee Member Hinkle asked about the feasibility of a ground mounted system. Ms. Nebitsi stated that they could research a ground mounted option and analyze the cost and productivity.

Vice Chair Siegfried-Giles asked if the frames of the panels could be painted. Ms. Nebitsi stated that the panels come in either black or chrome trim.

Committee Member Wiseman stated that the HLPC needed more information to make a determination but if the HLPC could regulate solar panel placement, then he would not support solar panels on the south side of the home due to the visibility.

Chair Hooper asked if there would be exposed conduits. Ms. Nebitsi stated that the conduit is run through the attic and will be exposed on an exterior wall but will be painted to match the home.

Committee Member Wiseman asked why the west side of the home did not have the same amount of panels as the east side. Ms. Nebitsi stated that they could add more panels to the west roof to reduce the amount on the south.

MOTION: Committee Member Wiseman made a motion, seconded by Committee Member Hinkle to table item 2 until the March 23, 2021 meeting to receive more information from staff and the City Attorney on other historic district's standards for solar panels. The vote was cast 4 for, 0 against (Glover absent).

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

The meeting was adjourned at 7:41 PM.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Glenn Hooper, Chair