

HLPC-46

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF APRIL 27, 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 April 27, 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
Amy Glover

City Staff:

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

Call to order:

Chair Hooper called the meeting to order at 7:01 p.m. on April 27, 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 March 23, 2021.

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

ACTION:

2. HLPC21-10 Discuss and consider a request to construct a shed at the property located at 114 Hackberry Street, Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that the applicant is requesting to install a 12'x12'x16' shed composed of plywood and hardie board siding on the southwest corner of the subject site. The applicant indicated that there will be no windows on the shed and the door will be steel. The proposed outdoor storage building has a design that is unique from the existing

Historic Landmark Preservation Committee

April 27, 2021

Page 2 of 3

home and meets Section 14.402 of the Lancaster Development Code's setback requirements of 10 feet on the side, 3 feet on the rear and 6 feet from other structures. The proposed material for the door is not in compliance with the LHRDR's requirements as it is required to be wood. Staff recommends approval of the shed with the condition that the door be wood.

Vice Chair Siegfried Giles asked the reason for the steel door. Nicolas Padron, 114 Hackberry, applicant, stated that a steel door would be more weather resistant.

Mr. Padron asked if the shed could be shifted. Committee Member Hinkle stated that the shed could be shifted as long as it did not encroach into the required setback. Committee Member Wiseman suggested keeping the shed in line with the side of the home.

MOTION: Committee Member Wiseman made a motion, seconded by Committee Member Hinkle to approve the item with the steel door and with the stipulation that the shed either be built in alignment with the side of the house or further in the lot where it is not visible. The vote was cast 5 for, 0 against.

3. HLPC21-11 Discuss and consider a Certificate of Appropriateness (COA) for the reduction of an eight (8) feet high fence on the property addressed as 217 East Sixth Street, City of Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that the applicant installed an 8 foot tall wood fence without a COA or a permit behind the front façade of the home on its west and east sides. The applicant is requesting to reduce the height of the fence to 6 feet in order to be compliant with the LHRDR. The fence height is required to be reduced in order to be in compliance. Staff recommends approval of the request as presented.

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

4. HLPC 21-12 Discuss and consider an amendment to the Certificate of Appropriateness (COA) to a.) change the siding material to vinyl and direction to horizontal, b.) reduce window count, and c.) address window size and placement on the property addressed as 427 South Centre, City of Lancaster, Dallas County, Texas.

Planner Chetuya gave the staff report and stated that a COA and construction plans were permitted with vertical wood siding on the second floor of the home. The applicant installed horizontal vinyl siding on the home and was placed on notice that their construction deviated from the approved COA. The applicant is now seeking approval to modify the approved COA.

A COA was approved with 7 windows on the second floor of both the south and north sides of the home. The applicant is requesting to install 6 wood windows on the south side of the home, and 5 wood windows on the north side of the home. Since the home originally had 6 windows on the north and south sides of the home prior to the fire, the proposed changes are substantially in conformance with the original design of the home. The windows closest to the gables on the north and south sides do not meet the minimum International Residential Code (IRC) size requirements. The applicant is requesting to shift the placement of the windows and modify the size to meet the egress requirements. The request is in compliance with the IRC.

HLPC-48

Historic Landmark Preservation Committee
April 27, 2021
Page 3 of 3

A COA was previously approved for wood windows which was the original material of the windows before the home burned. The applicant was placed on notice for installing vinyl windows that did not comply with the previously approved COA. The applicant will comply with the COA by replacing the vinyl windows with the approved wood windows. Staff recommends approval of the requests with the exception that wood siding is used.

Several Committee Members expressed concern about changes to the façade of the home that were not approved. Muhammad Samad, 427 S Centre, contractor and applicant, stated that he was unaware of several of the COA requirements including the siding and window materials.

Vice Chair Siegfried Giles expressed concern about the front door, 6-over-1 windows, windows in the dormers, lack of windows being inset from the façade, and other items. Vice Chair Siegfried-Giles stated that additional plans were required to show the restoration of the original Tudor home.

Committee Member Wiseman stated that vinyl siding is not acceptable.

MOTION: Committee Member Wiseman made a motion, seconded by Vice Chair Siegfried-Giles to table item 4 until a new proposal is drafted. 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 4 for, 0 against (Glover disconnected due to zoom connection issues).

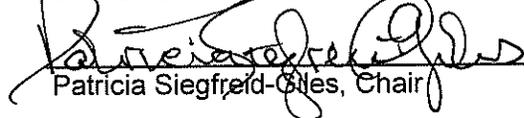
The meeting was adjourned at 8:25 PM.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:


Patricia Siegfried-Giles, Chair