

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JULY 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 July 27, 2021 at 7:00 p.m. with a quorum present to-wit:

**Members Present: (Virtually)**

Paul Laurens Wiseman, Vice Chair  
Dee Hinkle  
Glenn Hooper (Arrived after Item 2)  
Russell Webb

**Members Absent:**

Patricia Siegfroid-Giles, Chair  
Amy Glover

**City Staff:**

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

**Call to order:**

Vice Chair Wiseman called the meeting to order at 7:00 p.m. on July 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:**

Vice Chair Wiseman read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee Regular Meeting held on June 22, 2021.**

**MOTION:** Committee Member Hinkle made a motion, seconded by Committee Member Webb to approve. The vote was cast 3 for, 0 against (Siegfreid-Giles, Hooper and Glover absent).

**ACTION**

2. **HLPC21-13 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 2,707 square feet home on the property addressed as 605 North Jefferson Street, Lancaster, Dallas County, Texas.**

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Planner Chetuya gave the staff report and stated that at the June 22, 2021 meeting, the HLPC requested the applicant present appropriate body, trim and accent colors for the house. The applicant submitted new house renderings showing Westhighland White as the body color, Forrester Green as the trim color and Tan as the accent color. The fence will be stained with a Chestnut Brown color. The proposed colors are all earth tone colors appropriate for a new Craftsman-style home. Therefore, staff recommends approval of the request as presented.

Marlo Bernard, applicant, 706 Mannington Dr, Dallas, was present virtually, but did not speak.

**MOTION:** Committee Member Hinkle made a motion, seconded by Committee Member Webb to approve. The vote was cast 3 for, 0 against (Siegfreid-Giles, Hooper and Glover absent).

**3. HLPC21-14 Discuss and consider a Certificate of Appropriateness (COA) for a porch addition at the property addressed as 521 Wilson Street, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this is a request to remove the existing concrete steps and handrails then install an 8' x 18' porch at the front of the home. The posts and the railings of the porch will be made of wood and the siding of the gable will be made of hardy plank. The paint and shingles will match the existing home. The applicant plans to have shorter steps and increase the landing area for each step for the safety of the occupants. The LHRDR Chapter 3.1.3 does not permit new front porches to be added on historic residences that did not originally have a front porch. The regulations also require preservation and repair of original materials such as porch columns and railings. The applicant is proposing add a new porch and replace the railings with wood railings. The proposed porch and replacement of the railings is not in compliance with the LHRDR, therefore staff recommends denial of the request.

Committee Member Webb asked why the staircase was not on the front of the porch to ensure access to the existing carport. Steve Wilson, 521 Wilson, applicant, stated that the stairs will not interfere with parking under the carport, but the steps can be recessed into the porch so they end at the edge of the home. Mr. Wilson stated that the stairs were oriented toward the driveway to allow for a shorter walk to a car, but they could consider moving the stairs to the front.

Committee Member Hooper asked if the depth of the porch was limited to 8' without being too close to the tree in the front yard. Mr. Wilson stated that the tree was around 20' from the home. Committee Member Hooper recommended recessing the steps into the porch and making the porch deeper to allow adequate landing space. Mr. Wilson said the porch could be 10' deep.

Committee Member Hinkle stated that the intent of the regulations is for historic residential properties and this property does not have historic importance. Committee Member Hinkle stated that the porch would be an enhancement.

**MOTION:** Committee Member Hinkle made a motion, seconded by Committee Member Hooper to approve with the amendment to increase the porch depth to 10' and have the steps recessed to terminate at the edge of the porch. The vote was cast 4 for, 0 against (Siegfreid-Giles absent).

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**MOTION:** Committee Member Hooper made a motion, seconded by Committee Member Webb to adjourn. The vote was cast 4 for, 0 against (Siegfreid-Giles and Glover absent).

The meeting was adjourned at 7:50 PM.

**ATTEST:**

*V. Coleman*

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Vicki Coleman, Director

**APPROVED:**

*Patricia Siegfried-Giles*  
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Patricia Siegfried-Giles, Chair