

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF
FEBRUARY 28, 2023

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 28, 2023 at 7:00 p.m. with a quorum present to-wit:

Members Present:

Patricia Siegfroid-Giles, Chair
Paul Laurens Wiseman, Vice Chair
Dee Hinkle
Glenn Hooper
Russell Webb
Michelle Washington, Alternate

Members Absent:

None

City Staff:

Nyliah Acosta, Planning Manager
Vicki Coleman, Director of Development Services
Carey Neal, Assistant City Manager

Call to order:

Chair Siegfroid-Giles called the meeting to order at 7:00 p.m. on February 28, 2023.

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 Siegfroid-Giles read the consent agenda.

- 1. Consider approval of minutes from the Historic Landmark Preservation Committee Regular Meeting held on October 25, 2022.**

MOTION: Committee Member Hinkle made a motion to approve, seconded by Committee Member Hooper. The vote was cast 4 for, 0 against, 1 abstain (Siegfried-Giles abstained).

ACTION

- 2. HLPC23-1 Discuss and consider a Certificate of Appropriateness to install two metal doors, replace broken glass, enclose two transoms, and replace damaged brick on**

the exterior of the building on the property located at 124 Historic Town Square, Lancaster, Dallas County, Texas.

Planning Manager, Nyliah Acosta, gave a presentation.

Committee Member Hinkle asked to clarify if staff was recommending to tear the rear wall down. Staff responded yes, and that the applicant had been made aware of this. Committee Member Hinkle asked if the existing wall at the rear was part of the property. Staff responded stating there is a common lot line the buildings shared, and at one point when there were two buildings, the wall for 106 S. Dallas Ave and 124 Historic Town Square touched, and what we see today is the remnant wall of what used to be 106 S. Dallas Ave. Staff stated after speaking with the building official, we recommend removing the remnant wall, assessing the damage and then repairing/replacing the wall.

Committee Member Dee Hinkle asked if the brick was re-useable. Daniel Carlos (the contractor for the applicant), 11508 FM 2860 Kaufman, TX 75142, spoke and stated it was more effective, to demo the wall and build it from the ground up. Committee Member Hinkle asked if the old brick would match the existing brick. Mr. Carlos responded saying yes, it will be similar.

Committee Member Webb asked if the aluminum door and boarded up door were going to remain and be replaced. Mr. Carlos responded saying no, only one door will remain and they will replace both windows. Committee Member Webb stated the doors would be off centered. Committee Member Hooper asked if the transoms would remain, or be bricked. Mr. Carlos responded saying the transoms would go away.

Staff stated the contractor spoke about enclosing the door, potentially adding an awning, and having an AC unit at the top of the building, however, those items were not part of the request, nor the agenda, so the Committee could only make a recommendation on what was requested in the application as part of the agenda.

Vice Chair Wiseman stated the transoms are not decorative and do not add to the architectural integrity and that he is not opposed to bricking in the transoms.

Committee Member Webb commented, if there is a wall inside that will not interfere with the door, it will look less like an adaptation and more intentional.

The committee had discussion on the windows. Mr. Carlos stated the window size can be re-worked, but the door cannot be centered, because the inside framing, electrical, and sheetrock work had already been done.

The Committee had conversation if a special meeting could be done, and what portions of the application they could make a recommendation on.

MOTION: Committee Member Hinkle made a motion to table item 2 to a special meeting, seconded by Committee Member Webb. The vote was cast 5 for, 0 against.

HLPC - 79

Historic Landmark Preservation Committee

February 28, 2023

Page 3 of 3

3. Discuss and consider election of a Chair to the Historic Landmark Preservation Committee.

Development Services Director, Vicki Coleman stated this was part of the Committee's annual process to take up discussion and take nominations for a Chair.

The Committee had no discussion.

MOTION: Committee Member Hinkle made a motion to elect Patricia Siegfroid-Giles, into the position of Chair for the current year, seconded by Vice Chair Wiseman. The vote was cast 5 for, 0 against.

4. Discuss and consider election of a Vice Chair to the Historic Landmark Preservation Committee.

Development Services Director, Vicki Coleman stated this was part of the Committee's annual process to take up discussion and take nominations for a Vice Chair.

Vice Chair Wiseman nominated Russell Webb.

Committee Member Hinkle nominated Paul Laurens Wiseman.

Vice Chair Wiseman declined.

MOTION: Vice Chair Wiseman made a motion to elect Russell Webb, into the position of Vice Chair for the current year, seconded by Committee Member Hooper. The vote was cast 5 for, 0 against.

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

The meeting was adjourned at 8:09 PM.

ATTEST:



Vicki D. Coleman, Director of Development Services

APPROVED:



Patricia Siegfroid-Giles, Chair