

## MINUTES

### HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF OCTOBER 22, 2019

The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Regular Meeting in the City Council Chambers of City Hall on October 22, 2019 at 7:00 p.m. with a quorum present to-wit:

**Members Present:**

Dee Hinkle, Vice Chair  
Patricia Siegfroid-Giles  
Amy Glover

**Members Absent:**

Glenn Hooper, Chair  
Cheryl Wright

**City Staff Present:**

Bester Munyaradzi, Senior Planner  
Emma Chetuya, Planner

**Call To Order:**

Vice Chair Hinkle called the meeting to order at 7:00 p.m. on October 22, 2019.

**CONSENT AGENDA:**

Vice Chair Hinkle read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee Meeting held on July 30, 2019.**

**MOTION:** Committee Member Siegfroid-Giles made a motion, seconded by Committee Member Glover to approve item 1. The vote was cast 3 for, 0 against [Hooper and Wright absent].

**ACTION:**

2. **HLPC 19-06 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a new 1,976 square feet live-work unit on the property located at 202 South State Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is proposing to construct a new two (2) story 1,976 sq. ft. craftsman style live-work unit on the subject property. The Downtown Design District Standards of the East Side Strand sub-district lists live-work units as one of the allowed uses permitted in this sub-district. The service on the ground level is required to be a maximum of 500 square feet and the residence above must be a minimum of 1,200 square feet. The proposed live-work unit is 1,889 square feet living area and 87 square feet service area.

Planner Chetuya read the criteria for a craftsman style home that should be assessed when constructing a new live-work unit in the Historic District and what the applicant is proposing. She noted that the proposed new live-work unit complements dwellings found in proximity to this new development. Proposed columns, roof, height, door and windows respect the older homes in this general area while still being true to the current era. Staff therefore recommends approval of the certificate of appropriateness as requested.

Committee Member Siegfroid-Giles informed the applicant that craftsman style homes have three (3) paint colors on the body, trim and accent and therefore the house shall have three colors. Juventino Mora, 737 N. Belt Line Road Irving, TX, the applicant agreed to add a third color as the

accent.

Committee Member Siegfroid-Giles also informed the applicant that since the presented elevation had a front door with 8 panes in the upper section; HLPC can only approve what is presented on the elevations; the applicant agreed to have the front door that resembled the door that was on the elevation as presented.

**MOTION:** Committee Member Siegfroid-Giles made a motion, seconded by Committee Member Glover to approve item 2 with the following conditions:

1. The home and garage will be painted with three (3) paint colors on the body, trim, and accent.
2. 8 panes on the upper section of the front door.

The vote was cast 3 for, 0 against [Hooper and Wright absent].

**MOTION:** Committee Member Glover made a motion, seconded by Committee Member Siegfroid-Giles to adjourn the meeting. The vote was cast 3 for, 0 against [Hooper and Wright absent].

The meeting was adjourned at 7:22 p.m.

**ATTEST:**



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Bester Munyaradzi, Senior Planner

**APPROVED:**

  
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Chair or Vice-Chair