



**MINUTES  
THE HISTORIC LANDMARK PRESERVATION COMMITTEE  
REGULAR MEETING  
TUESDAY, March 22, 2016 – 6:30 P.M CITY COUNCIL CHAMBERS**

**STAFF PRESENT:**

**Rona Stringfellow                      Assistant City Manager  
Deborah Bunton                        Development Services**

**MEMBERS PRESENT:**

**Roll Call:**

Glenn Hooper – Chair  
Dee Hinkle – Vice Chair  
Patricia Siegfroid-Giles - Member  
Norma Chambers- Absent  
Shannon Abbott – alternate  
Gilles Delaisse – Absent

**6:30 p.m. MEETING**

**CALL TO ORDER**

The meeting was called to order at 6:38 p.m. by Chair, Glenn Hooper.

1. Consider the approval of the meeting minutes from the February 23, 2016 special meeting.

Chair Hooper entertained a motion for the February 23<sup>rd</sup> minutes. Member Siegfried-Giles provided several changes.

**A MOTION WAS MADE BY MEMBER ABBOTT TO APPROVE THE MINUTES WITH CORRECTIONS AND SECONDED BY SIEGFREID-GILES.**

**AYES: HINKLE, HOOPER, ABBOTT, SIEGFREID-GILES  
NAYES: NONE**

**THE MOTION CARRIED 4-0.**

2. HLPC16-01 Discuss and consider a Certificate of Appropriateness for a recommendation to demolish a structure located at 415 S. Dallas Avenue, a primary structure.

ACM Stringfellow provided the staff report. It is a Single Family residential structure with an accessory structure in the rear of the property. It was constructed in 1888 and is listed as a frame house and approximately 1,578 square feet in size.

The applicant has indicated that when the residence was purchased it needed significant repair and is uninhabitable. He is requesting to demolish the current structure and construct a new home at a later date. In reviewing this application staff referred to the Lancaster Historic Guidelines and this structure would follow the guidelines of the HLPC and a COA would be appropriate to be sought for a demolition. Staff has received numerous complaints about the property being in disrepair and have a number of notifications on file. Staff is recommending that the applicant be granted a demolition.

Vice Chair Hinkle asked how long has the applicant owned this house? ACM Stringfellow informed the committee that the owner is present. Chair Hooper asked the applicant to come forward and state his name for the record. Brian Scott Sanders, 415 South Dallas Avenue, Lancaster, Texas he stated that the property was purchased back in 2005 and they purchased the home because of the beautiful lot and the view of the park. Mr. Sanders stated that there were cracks in the ceiling and there was a tree growing out of the floor in the living room.

Chair Hooper asked are there any structural or foundation issues with the house? Mr. Sanders stated if he repaired the house it was cost three times what it is worth to repair it.

Chair Hooper asked about the size of the house. Mr. Sanders stated that the carriage house has the value at this time and not the original house that was built in 1888. He has removed a tree on the north side of the property but the house continued to rot underneath.

Chair Hooper asked about the foundation of the house. Mr. Sanders stated that the floors are uneven. Member Abbott asked was an inspection completed before purchasing the house. Mr. Sanders stated that he purchased the house from the previous owners directly. Member Siegfried-Giles asked was your intent when you purchased the property to demolish the house and rebuild a new home at a later date. Mr. Sanders stated that at one time he wanted to build a new home but is unsure because of the monetary cost.

Vice Chair Hinkle asked in the eleven years that you owned the property did you attempt to preserve the home and not let it deteriorate any further. Mr. Sanders stated he focused on the carriage house.

Member Abbott stated that she is concerned that since the house was purchased in 2005, and already in bad shape, that he was never going to repair the house. She stated that he could utilize the Historic Book of Lancaster to bring it back to its original beauty. She stated further concern that he only focused on the carriage house.

Member Siegfried-Giles stated that the deterioration of the house concerns her as well. Member Abbott stated that when you purchase a home in the Historic District you are not buying it to make a profit but to maintain the beauty of the neighborhood and its history. Mr. Sanders stated that he purchased the property because it had two acres on the creek.

Member Abbott stated that this property was the second home built in Lancaster and having to destroy it is a huge deal. Member Siegfried-Giles stated that this is unfortunate that the house has fallen into such disrepair and not all the blame can be placed on the current homeowner because there were issues before he purchased it.

Member Abbott stated the responsibility starts with the new owner of the house because it's his responsibility to maintain the house. Mr. Sanders stated that he doesn't have the funds to rebuild at this time.

Member Siegfried-Giles stated that in purchasing a home in the Historic District you have to take into consideration the building and the history of the particular property. It was a neat old house and she is sorry that it is falling apart but can understand the financial situation of attempting to rebuild the house. Additionally, she stated it doesn't really matter what happened prior to Mr. Sanders purchasing the house, this owner is asking this committee to approve the demolition his home. She stated we could put up a plaque with a picture that this was the second house built in Lancaster and that would be terrific. But I don't think it's incumbent upon this committee to fault the applicant because of the deterioration of the house. She asked what would the consequences be if we did not approve this application? ACM Stringfellow stated the next body that would consider this will be the Planning and Zoning Commission and they have final approval authority. Member Siegfried-Giles stated that if they do not approve to demolish the house then what the next step is. ACM Stringfellow stated that the applicant has the option to appeal to the City Council but it doesn't automatically go to City Council.

Member Siegfried-Giles stated that it is very unfortunate that when the applicant bought the property, he did not buy it with the intent of refurbishing the house and bringing it up to its original glory. Member Siegfried-Giles stated again that it's unfortunate and I'm sorry that it has to happen but we can't force the applicant to keep the house.

Vice Chair Hinkle asked have you talked to anyone about the possibility of salvaging this house? Mr. Sanders stated that he has spoken with an architect to rebuild at a later date but at this time he would love to place a plaque on the front portion. Member Abbott disagreed with the applicant because originally he stated that he wanted to just tear down the house. Vice Chair Hinkle stated that while she has concerns about losing another house because they were not taken care of. She states when we attended the training session, we are asked to protect the Historic district and she just hates losing another home because of the deterioration factor.

Vice Chair Hinkle asked the applicant – what are you going to put up in its place? Mr. Sanders stated that he would love to build a peer and beam house with steps in it. Mr. Sanders again stated that he would love to save the house but he doesn't have the financial means at this time. He stated he would like to take all the materials that could be reusable in the house in order to include in a new house.

Vice Chair Hinkle stated her concern about demolitions in the historic district again. Mr. Sanders agrees with the Committee but doesn't know what else to do about it and the house could be saved he just doesn't have the money to do it. Member Siegfried-Giles stated that if the applicant could do the repairs he would have to find a bank to finance him.

Vice Chair Hinkle stated her concerns about saving a part of history. Mr. Sanders stated that this was never his full time residency. Vice Chair Hinkle stated but when you buy a house you accept the responsibility. Mr. Sanders stated that two other owners previously owned the house before him and all the blame cannot be on him. Mr. Sanders stated that he respected what the committee is saying and he loves the city too. He stated he would love additional time to explore other options however, this would prolong the process.

Vice Chair Hinkle stated that there are a lot of people willing to help preserve homes in your condition and not just tearing down the house. Vice Chair Hinkle asked could we give him six months and ACM Stringfellow stated that he could not be given six months. Member Abbott asked Mr. Sanders what do you want to do. Do you want to demolish it; is that what you really want? Mr. Sanders stated he would like for it to set there for a while in order to get the money to redo the house, but he said he has received letters from the city about the condition of the house. He is willing to tear it down and that is probably the best plan in order to save the property.

Vice Chair Hinkle asked the City what alternatives this committee has for this applicant. ACM Stringfellow stated that she is reading the minutes from the February 23<sup>rd</sup> special meeting in which the Building Official stated that there were numerous code violations and damage in foundation. At some point we would either bring it to this body or take it to the Property Standards and Appeals Board where he would obtain a demolition order. The appeal would go to District Court. Vice Chair Hinkle asked is there anything that we can do in order to give him time to research and perhaps saving some of this house a designated amount of time in order to save a portion of the house. ACM Stringfellow stated that we have already given the applicant time. Chair Hooper wanted to see if they could give the applicant an additional two months for research.

Vice Chair Hinkle asked have the applicant spoken with renovations specialist. Chair Hooper wanted to know if he could preserve the front three rooms of the house. Applicant responded I don't think I can at this time.

Member Abbott stated she doesn't feel like he can rebuild the house but she agrees with the applicant that this is prolonging the matter. Member Siegfroid-Giles stated that this committee is very passionate about the historic district and the preservation of our historic homes. We have several things that we have to fight and one is whatever we approved here is not set in stone, it goes to another committee. Planning and Zoning may or may not go along with our recommendation of what it is that we say.

Mr. Sanders stated that there are other homes that have junk cars in the yard in the neighborhood and no one says anything about it. Member Siegfroid-Giles stated that she sees things in her neighborhood as well. In addition, there are other houses on Dallas Avenue that are in need of repair and nothing is being done about them either. Member Siegfroid-Giles suggested that we state in our recommendation that we allow Mr. Sanders time to save any materials and windows that he can reuse in order that when he builds his new house has those pieces that can reflect a home that they came from. ACM Stringfellow stated that you could include that in the recommendation.

Vice Chair Hinkle stated that the only thing that we have now that we did not have in the past is the Historic Guidelines. Member Abbott stated it's not a law but a guideline. Chair Hooper stated it is a recommendation. Member Siegfroid-Giles stated that they are giving a recommendation and does not know when it goes to another committee if they agree with it or not. Vice Chair Hinkle, asked after our vote where does this recommendation go. ACM Stringfellow stated that it goes to the Planning and Zoning Committee. Chair Hooper stated that they could agree with us or disagree with the recommendations from the committee and overrule our ruling. ACM Stringfellow stated that the next meeting for Planning and Zoning is April 5<sup>th</sup>. Member Siegfroid-Giles stated that once a ruling is made by this committee the applicant will have to go to the Planning and Zoning meeting as well.

Mr. Sanders requested to know will he have to attend the Planning and Zoning meeting. Chair Hooper stated yes he would have to attend the Planning and Zoning meeting as well. ACM Stringfellow stated that if the applicant does not attend they will typically not hear the case. Mr. Sanders stated that the rules have changed since 2005 as to what the City of Lancaster will allow owners to do to their homes and he wished that he could have done more for this property when he originally bought it. Mr. Sanders agrees that if the City wants him to tear down the house, he wants what the City wants and will agree. He also stated that he does not have the money to save the house but wished he did.

Chair Hooper entertained a motion for the Certificate of Appropriateness.

**A MOTION WAS MADE BY MEMBER SIEGFREID-GILES TO APPROVE HLPC16-01 FOR A RECOMMENDATION TO DEMOLISH THE STRUCTURE LOCATED AT 415 SOUTH DALLAS AVENUE WITH A STRONG RECOMMENDATION TO SAVE AS MUCH OF THE ORIGINAL FAÇADE, THE**

**WINDOWS AND ANY OTHER INTERIOR FEATURES FOR USE IN ANY NEW CONSTRUCTION ON THAT PROPERTY, SECONDED BY MEMBER ABBOTT.**

**AYES: HOOPER, SIEGFREID-GILES, ABBOTT,  
NAYS: HINKLE**

**The motion passed 3-1**

Chair Hooper entertained a motion to adjourn.

**A MOTION WAS MADE BY MEMBER SIEGFREID-GILES AND SECONDED BY VICE CHAIR HINKLE TO ADJOURN THE MEETING AT 7:35 P.M.**

**AYES: HINKLE, HOOPER, SIEGFREID-GILES, ABBOTT  
NAYS: NONE**

**THE MOTION CARRIED**

**ADJOURNMENT**



Glenn Hooper, Chair

**ATTEST**



Rona Stringfellow, Assistant City Manager