



**MEETING AGENDA
HISTORIC LANDMARK PRESERVATION COMMITTEE**

CITY OF LANCASTER, TEXAS
CITY COUNCIL CHAMBERS MUNICIPAL BUILDING
211 NORTH HENRY STREET
LANCASTER, TEXAS 75146
TUESDAY, FEBRUARY 28, 2012 – 6:30 P.M.



DEE HINKLE, CHAIR
GILLES DELAISSE, MEMBER
CAROLYN MILLER, MEMBER

GLENN HOOPER, VICE-CHAIR
CHERYL WRIGHT, MEMBER
PATRICIA SIEGFREID-GILES, ALTERNATE

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Lancaster reserves the right to reconvene recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

CALL TO ORDER

SWEARING IN CEREMONY OF RE-APPOINTED MEMBER

CONSENT AGENDA: Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider the approval of the meeting minutes from the January 24, 2012 meeting.

ACTION

2. Consider a Certificate of Appropriateness to allow a modification for an existing garage located at 105 E. Fifth Street.

DISCUSSION

3. General information.

ACCESSIBILITY STATEMENT

The Municipal Building is wheelchair-accessible. If you plan to attend the meeting and have a physical impairment, which requires special arrangements, please contact the City Secretary's Office 72 hours prior to the meeting at (972) 218-1310, seventy-two (72) hours prior to the meeting. Reasonable accommodations will be made to assist your needs.

I certify that this notice was posted on _____, 2012 at
_____ a.m./ p.m.

Nathaniel Barnett, Senior Planner

**HISTORIC LANDMARK
PRESERVATION COMMITTEE**
Agenda Communication for
February 28, 2012

#1

Consider the approval of the meeting minutes from January 24, 2012.

Prepared by:

Nathaniel Barnett
Senior Planner



**MINUTES
THE HISTORIC LANDMARK PRESERVATION COMMITTEE
FOR THE CITY OF LANCASTER, TEXAS
REGULAR MEETING
TUESDAY, JANUARY 24, 2012
CITY COUNCIL CHAMBERS
211 N. HENRY ST.**

STAFF PRESENT:

Nathaniel Barnett, Senior Planner

MEMBERS PRESENT:

Roll Call:

Dee Hinkle - Chair
Glenn Hooper – Vice-Chair
Gilles Delaisse
Carolyn Miller
Cheryl Wright (absent)
Patricia Siegfroid-Giles – alternate

Regular Meeting

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

SWEARING IN CEREMONY OF NEW AND RE-APPOINTED MEMBERS

CONSENT AGENDA: Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider the approval of the meeting minutes from the January 24, 2012 meeting.

Chair Hinkle entertained a motion for the January 24th minutes.

A MOTION WAS MADE BY COMMITTEE MEMBER DELAISSE TO APPROVE THE MINUTES, SECONDED BY VICE CHAIR GLENN HOOPER.

**AYES: HINKLE, DELAISSE, HOOPER, MILLER, SIEGFREID-GILES
NAYES: NONE**

THE MOTION CARRIED 5 – 0.

DISCUSSION

2. Update Committee on the Certified Local Government status.

Senior Planner Barnett gave an update on the progress being made on the application to become a Certified Local Government. The application is proposed to be completed in late Spring/early Summer.

3. General information.

Senior Planner Barnett gave information regarding future meetings, providing more training opportunities, subscribing to publications of historic nature, and attending seminars. He also mentioned that agendas are being proposed to be emailed to help reduce cost and time of delivering packets to homes. It was decided that large packets would be delivered but emails when there are small packets. Senior Planner Barnett also mentioned the organization of the 2013 Calendar of Historic Places in Lancaster is beginning and anyone who would like to be part of it are welcome. Alternate Member Siegfried-Giles elaborated on the calendar project and how it generated enthusiasm as well as showcased what is existing in the city. Chair Hinkle suggested also including dates from LISD by retrieving the information from their website. It was also suggested by Alternate Member Siegfried-Giles to put together a brochure of the historic area for property owners. Chair Hinkle stated that it had been done in the past and was to be funded by an outside source. Senior Planner Barnett also informed the committee that the Lancaster Development Code had recently been amended to allow bed and breakfast uses in the downtown square.

Chair Hinkle entertained a motion to adjourn.

**A MOTION WAS MADE BY COMMITTEE MEMBER CAROLYN MILLER AND
SECONDED BY COMMITTEE MEMBER GILLES DELAISSE TO ADJOURN THE
MEETING AT 7:10 P.M.**

AYES: HINKLE, DELAISSE, HOOPER, MILLER, SIEGFREID-GILES

NAYS: NONE

THE MOTION CARRIED.

APPROVED

Dee Hinkle, Chairperson

ATTEST

Nathaniel Barnett, Senior Planner

Historic Landmark Preservation Committee
Agenda Communication for
February 28, 2012

#2

HLPC 12-01 - Consider a Certificate of Appropriateness to allow a modification for an existing garage located at 105 E. Fifth Street.

Background:

Pursuant to Section 14.1103(a)(2) of the Lancaster Development Code (LDC), prior to any alterations to the exterior architectural appearance of a structure located in the historic district, the property owner must first obtain approval of a Certificate of Appropriateness. The applicant has submitted an application for a Certificate of Appropriateness to obtain permission for a modification to this property.

The applicant is requesting a Certificate of Appropriateness to add a door to the detached garage. The addition will utilize materials that replicate the existing materials on the structure. The applicant plans to add a gate opener to the bottom section of the door to allow for automated entry into the garage. The applicant also proposes to add a carriage light to the upper right section of the garage to match an existing light on the left side. All of the materials used will be similar in color to the existing structure.

1. Location and size

The property is located at 105 E. Fifth Street. The garage is a one-car accessory structure also used for storage, approximately 216 square feet in size.

2. Current Zoning/Use:

The property is currently zoned HP-SF-6 (Historic Preservation Single Family Residential).

3. Adjacent Properties:

North: HP-SF6, Historic Preservation Single Family Residential

South: HP-SF6, Historic Preservation Single Family Residential

East: HP-SF6, Historic Preservation Single Family Residential

West: HP-SF6, Historic Preservation Single Family Residential

4. Comprehensive Plan Compatibility:

The Comprehensive Plan designates this area for Medium Density Single Family Residential. This request does not affect compatibility with the Comprehensive Plan.

Recommendation:

Staff recommends **approval** of the COA if the HLPC finds the following to be true:

1. The applicant has been sensitive to the integration of this modification into the neighborhood.
2. The proposed change is not detrimental to the Historic District.

The Historic Landmark Preservation Committee should approve the COA if it finds the following to be true:

1. The proposal conforms to the Historic Preservation Overlay District and the Single-Family-6 zoning district regulations as applicable.

Options/Alternatives

- 1) Recommend approval of the application as submitted.
- 2) Recommend approval with stipulations.
- 3) Recommend denial of the request.
- 4) Post pone recommendation to a date certain.

Attachments:

Photo of the existing structure
Photo of the structure with the proposed changes
Gate opener information (3 pages)

Prepared and Submitted By:

Nathaniel Barnett
Senior Planner

Date: February 24, 2012



Close up of garage as is



Garage with proposed door

Price: \$375.99
Quantity: 1

1-800-537-

4283



 [CLICK IMAGE TO ENLARGE](#)

Mule Gate Opener - Mighty Mule FM500 Single Gate Opener (FM500)

Product Details

- [Gate Opener At a Glance](#)
- [Gate Opener Description](#)
- [Gate Opener Features](#)
- [Included with Gate Opener from Manufacturer](#)
- [Customer Installations](#)
- [Customer Testimonials](#)
- [Factory Visit Updates](#)
- [Product Media](#)
- [Gate Crafters.com Exclusive Product & DIY Additions](#)
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- [Exclusive Gate Crafters Designed Packages](#)

Gate Opener Description

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The Mighty Mule FM500 Single Gate Opener can be used in residential applications including automating gates made of farm tubing, steel, aluminum, wood, and chain link, along with many other gate types. This opener can be set on the left or right and is used in the standard pull-to-open operation. By adding the push-to-open bracket accessory (**not included**) the Mighty Mule FM500 can be used to push the gate open away from the property with the arms still mounted on the inside.

The Mighty Mule FM500 Single Gate Opener is a low voltage system, eliminating the need to run 110 AC to your gate. Simply run 16-gauge low voltage to a household outlet within 1000' of the operator or use a solar panel. With the Mighty Mule FM500's oversized control box you can house (2) 7 amp/hour batteries to accommodate higher opening cycle situations and extra storage for solar. (**Second battery is not included**).

The Mighty Mule FM500 Single Gate Opener can be used with GTO Inc.'s complete line of accessories including keypads, transmitters, exit wands, gate locks, solar panels, and more.

GateCrafters.com is the DIY factor. GateCrafters.com further adds to most of our gate openers for easier DIY installation. We have developed exclusive components (example: easy adjustable mounting brackets), customized instructions, and offer a full spectrum of accessories to truly cover all aspects of the installation of your gate opener. In addition we have the largest staff of factory trained technicians in the US.

Gate Opener Features

- **Soft Start/Soft Stop** - Soft start/soft stop is a feature in which the control board, during the set up process, learns where your opening and closing points are for the swing of the gate. Then during normal operation the gate operator automatically slows the motion of the gate to smoothly meet with the gates destination point. This feature can also be turned off.
- **Closing Timer** - Set your gate to close between 0 and 120 seconds after reaching the full open position or turn this option off to leave it open until an entry device activates closing motion.
- **Learn Mode** - With the Mighty Mule FM500 the learning process, the end points are determined by the user via remote. A simple press of the transmitter tells the opener where to stop and when the opener is set to the desired stop points, save the settings on the board.

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GateCrafters.com has the resources you need. How do you use your gate opener system once you get it? GateCrafters.com is the only retailer to give a real answer to this question. We have developed videos for installing many of our gate openers and products and write DIY focused manuals for most gate openers and have individual instructions for each accessory to be installed with each gate opener.