

MINUTES

**HISTORIC LANDMARK PRESERVATION COMMITTEE SPECIAL MEETING OF
SEPTEMBER 24, 2020**

**The Historic Landmark Preservation Committee of the City of Lancaster, Texas,
met in a Special Session in the Council Chambers of City Hall on September 24,
2020 at 7:00 p.m. with a quorum present to-wit:**

Members Present:

Glenn Hooper, Chair
Patricia Siegfroid-Giles, Vice Chair
Dee Hinkle
Paul Laurens Wiseman

Member Absent:

Amy Glover

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Lexie Schrader, Planning Technician

Call to order:

Chair Hooper called the meeting to order at 7:45 p.m. on September 24, 2020.

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 Hooper read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee meeting held on August 25, 2020.**

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfroid-Giles to approve item 1. The vote was cast 4 for, 0 against [Glover absent].

ACTION:

2. **HLPC20-11 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 3,113 square feet home on the property addressed as 415 South Dallas Avenue, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is proposing to construct a new single story 3,113 square feet craftsman-style home on the subject property. When considering the construction of a new home in the Historic Overlay District, there are general

criteria that should be assessed. Although the proposed home will be a total of 3,113 square feet in size and will be larger than the average size of adjacent structures, the dwelling size will be 2,096 square feet which is similar in size to adjacent homes. The proposed home will be one story in height and will be constructed of horizontal smart wood siding with a white exposure color. The overall form and shape of the proposed home is similar to the surrounding houses.

The home to the north of the subject site is a Craftsman style home and the homes to the east and south are Tudor style. The proposed home would bring in a modern yet 20th century Craftsman style unit with similar massing, fenestration, and scaling to the Craftsman style home on the north. The proposed home will have a relatively large porch that will be approximately 187 square feet, three columns, windows with simple forms on every façade and horizontal smart siding throughout the home. It will be painted white and have large eaves and overhang roofs at the front façade of the home. The proposed characteristics will therefore match the general criteria for a Craftsman style home.

The Lancaster Historic Residential Design Regulations also states that Craftsman style windows on houses are often grouped in pairs. The regulations state that "new windows shall be wood... do not use metal, vinyl or other materials... a variety of roof forms such as hipped and gable are often used for Craftsman style homes... walks and drives for Craftsman style homes were typically straight and made of concrete... and new doors should be made of wood". The proposed home will have a hipped roof form and the door will be made of wood. The front walk and driveway will be straight and made of concrete. The proposed windows will be grouped in pairs but will be made of vinyl. The proposed roof form, driveway, front walk, and orientation of the windows meet the design standards for a Craftsman style home. However, the proposed vinyl windows are in direct conflict with the Lancaster Historic Residential Design Regulations which prohibits the use of vinyl on new homes.

The Lancaster Development Code requires that single-family homes in the SF-5 zoning district have a 30 feet front yard setback, and 10 feet side and rear setbacks. The proposed home meets the minimum setback requirements.

The proposed home will use smart wood siding and its exposure reflects traditional lapped wood siding. Two of the other surrounding homes are composed of wood or material similar to wood. Although approval of exterior colors is not required for the Certificate of Appropriateness process, it is recommend that Craftsman style homes have earth colors. The home will be painted white.

The proposed fence will be made of wood, six feet high and brown. The fence is in compliance with the Lancaster Historic Residential Design Regulations.

The proposed home complements dwellings in proximity to this new development. It is compatible with adjacent dwellings in the area. The proposed columns, roof, door, siding, material and design respect the older homes in this area while still being true to the current era. However, the Lancaster Historic Residential Design Regulations prohibits the use of vinyl windows unless there is documentation that vinyl was historically utilized. The regulation requires the use of wood windows on new residential construction. Staff recommends approval of the request to construct the new home and denial of the request to use vinyl windows on the home.

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Blake and Elisha Chapman, applicants, 415 S Dallas Avenue, were available for questions.

Committee Member Hinkle stated that Craftsman style homes are not white and the regulations state that Craftsman homes are painted in rich earth colors with body, trim and accent colors. She stated that paint companies have historic palettes for reference. Ms. Chapman stated that they considered a cream body color with brown accents, but Mr. Chapman said they were comfortable incorporating three colors for the body, trim and accent. Vice Chair Siegfried-Giles stated that the HLPC must know their color palette to approve the request.

Ms. Chapman asked for clarification on where accent colors could be placed. Vice Chair Siegfried-Giles stated that trim colors may go on the columns or around windows while accents may be on the base of the columns or mullions of the windows. Chair Hooper said the gables of the roof could be painted in the trim color as well. Chair Hooper and Committee Member Wiseman suggested that the applicant brings multiple color palettes for the committee to review.

Vice Chair Siegfried-Giles expressed concern over the lack of Craftsman features on the home. She said Craftsman style windows are usually double hung, four or six over one, in pairs, and stated that vinyl windows were inappropriate for a Craftsman home. She said the applicant had gables, overhanging eaves and columns but the columns lacked necessary detail.

Chair Hooper asked if the six over one windows on the street elevation will be on the rest of the home. Mr. Chapman stated that the six over one window will only be on the street elevation of the home, and a different window will be used on the back of the house.

Committee Member Wiseman asked if the front windows could be different from the rest of the home. Vice Chair Siegfried-Giles stated that the HLPC is only concerned with what is seen from the street. Committee Member Wiseman asked if wooden windows could be used on the front with vinyl on the back.

Chair Hooper asked Jason McDowell, builder, 3930 Shiloh Trail, Midlothian, Texas, if he had presented window options to the applicants. Mr. McDowell stated that other windows were more expensive than vinyl and other homes in the area have vinyl windows. Committee Member Wiseman suggested a clad wood window because they appear to be wood and are able to be painted. However, he stated that he did not see a concern with using vinyl windows at the back and different windows on the front.

Ms. Chapman stated that there are new construction homes on 205 E Fourth and 311 E Cedar with vinyl windows. Committee Member Wiseman stated that some windows appear to be vinyl but are made of metal or another material. Mr. McDowell asked if metal windows were an option to which Committee Member Hinkle said no.

Committee Member Hinkle stated that new homes should not have vinyl windows. She stated that the Historic District guidelines went into effect in 2010 but became ordinances in 2018, so homes that were constructed or renovated before that time did not follow the same guidelines.

Committee Member Hinkle asked if the HLPC is able to approve the request for the rest of the home except the windows and suggested giving the applicant time to research windows. Senior Planner Munyaradzi stated that the HLPC is able to approve the request with stipulations, but must consider the new home as a whole so they may decide on approval after the colors and window options are presented.

Mr. McDowell asked if it was an option to have clad wood windows in the front and vinyl on the rest of the home. Chair Hooper, Vice Chair Siegfried-Giles, and Committee Member Wiseman asked if that was an option. Senior Planner Munyaradzi stated that the regulations state that windows on new construction shall be wood.

Senior Planner Munyaradzi requested for time for staff to discuss the materials with the City Attorney due to a state law passed in September of 2019 and return to the HLPC.

MOTION: Committee Member Hinkle made a motion, seconded by Committee Member Wiseman to table item 2 until further review. The vote was cast 4 for, 0 against [Glover absent].

- 3. **HLPC20-13 Discuss and consider a Certificate of Appropriateness (COA) to replace the existing wood fence on the property addressed as 210 South Henry Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is proposing to replace the entire existing wood fence on the property as shown on the attached site exhibit. The reason for this request is that the current fence is damaged and needs repair in various places. The proposed fence will be made of wood and will be six feet in height on all sides and will not be stained but will be weather treated. The metal posts will be reused. The applicant's request is in compliance with the Lancaster Historic Residential Design Regulations and as such, staff recommends approval of the request as presented.

Carolyn Johnson, applicant, 210 South Henry St, was available for questions.

MOTION: Committee Member Wiseman made a motion, seconded by Vice Chair Siegfried-Giles to approve item 3. The vote was cast 4 for, 0 against [Glover absent].

MOTION: Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Hinkle to adjourn. The vote was cast 4 for, 0 against [Glover absent].

The meeting was adjourned at 9:01 PM.

ATTEST:



Bester Munyaradzi, Senior Planner

APPROVED:



Glenn Hooper, Chair