



**NOTICE OF REGULAR MEETING AGENDA
HISTORIC LANDMARK PRESERVATION COMMITTEE
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**

Tuesday, January 26, 2021 - 7:00 PM



While the Chair of the Historic Landmark Preservation Committee may be physically present at City Hall, the other Committee members will attend via video or audio link due to the COVID-19 emergency situation.

IMPORTANT NOTICE: Due to the COVID-19 (coronavirus) state of emergency and consistent with the Governor's Order regarding modifications to the Texas Open Meetings Act ("TOMA"), and executive orders regarding the public will not be admitted to the physical meeting location.

Please click the link below to join the webinar:

https://us02web.zoom.us/webinar/register/WN_pWfizgbaRXKkiT7fNbUA8g

Please click the link below for forms:

<https://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation>

The meeting will be broadcast live via video at the following address:

<http://www.lancaster-tx.com/324/Watch-Meetings>

CALL TO ORDER

PUBLIC TESTIMONY:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action item 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.

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 Boards and Commissions Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider approval of minutes from the Historic Landmark Preservation Committee regular meeting held on December 22, 2020.

ACTION:

2. HLPC21-06 Discuss and consider a Certificate of Appropriateness (COA) to allow for installed wood siding and aluminum windows at the property addressed as 710 North Dallas Avenue City of Lancaster, Dallas County, Texas.

3. HLPC21-07 Discuss and consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 103 East Second Street City of Lancaster, Dallas County, Texas.

ADJOURNMENT

ACCESSIBILITY STATEMENT: Meetings of the Lancaster Boards and Commissions are held in municipal facilities are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

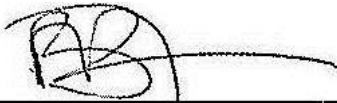
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

Certificate

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on January 23, 2021, @ 6:45 p.m. and copies thereof were provided to the Historic Landmark Preservation Committee members.



Bester Munyaradzi,
Board Liaison

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

1.

Meeting Date: 01/26/2021

Policy Statement: This request supports the City Council 2020-2021 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community
Quality Development

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Consider approval of minutes from the Historic Landmark Preservation Committee regular meeting held on December 22, 2020.

Background:

Attached for your review and consideration are minutes from the:

- Historic Landmark Preservation Committee regular meeting held on December 22, 2020.

Attachments

December 22, 2020 HLPC Draft Minutes

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF DECEMBER 22, 2020

**The Historic Landmark Preservation Committee of the City of Lancaster, Texas,
met in a Regular Session in the Council Chambers of City Hall on December 22,
2020 at 7:00 p.m. with a quorum present to-wit:**

Members Present: (City Hall and Virtual)

Glenn Hooper, Chair

Patricia Siegfried-Giles, Vice Chair

Dee Hinkle

Members Absent:

Amy Glover

Paul Laurens Wiseman

City Staff:

Bester Munyaradzi, Senior Planner

Emma Chetuya, Planner

Lexie Schrader, Planning Technician

Call to order:

Chair Hooper called the meeting to order at 7:00 p.m. on December 22, 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 special meeting held on November 17, 2020.**

Vice Chair Siegfried-Giles discussed corrections to the minutes to clarify that Shane Shepard was the property owner or applicant from one of the items, and clarify various measurements of sidewalks, building heights and fences to say "feet tall" or "feet wide" instead of "foot" to clarify what was being referred to.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 1 with corrections. The vote was cast 3 for, 0 against. (Glover and Wiseman absent)

ACTION:

2. **HLPC20-10A Discuss and consider a Certificate of Appropriateness (COA) to construct a monument sign on the properties addressed as 109 and 131 West First Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to construct a stone and brick monument sign to match the building and is in conformance with the minimum size requirements with a sign area of 26 square feet. The sign will be a minimum of 10 feet behind the property line and will not obscure any historic building features. Although the material of the monument sign will not be constructed of wood or metal, the detail and style of the sign is compatible with the proposed townhomes and also meets the Sign Ordinance material requirements for a monument sign. Staff recommends approval of the request as presented.

Chair Hooper commented that the sign orientation was unusual and asked if there was only one sign. Planner Chetuya confirmed and stated that the applicant was limited to one monument sign.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 2. The vote was cast 3 for, 0 against (Glover and Wiseman Absent).

3. **HLPC21-02 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 2,269 square feet home on the property addressed as 605 North Henry Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is proposing to construct a new single story 2,269 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.

The homes to the north, east, and west are respectively 1,933 square feet, 1,656 square feet, and 1,451 square feet in size. Although the proposed home will be a total of 2,269 square feet and will be larger than the average size of the adjacent structures, the dwelling size will be 1,750 square feet and this is similar in size to the adjacent homes.

The homes to the north and west are Minimal Traditional in style and the home to the east is Ranch style. Although the proposed home is Craftsman style, the proposed home would bring in a modern yet 20th century Craftsman style unit with similar massing, fenestration and scaling to the neighborhood. The proposed home will have a porch that will be approximately 101 square feet with 3 columns, windows on every façade, and horizontal lap siding throughout the home. The body of the home will be painted light blue, the color of the trim will be white, and the doors and windows will be slate blue as shown on the elevations. The proposed characteristics will therefore match the general criteria for a Craftsman style home. The proposed home meets the typical existing setbacks of other historic structures along the block face as required.

The proposed home will use cementitious fiber lap siding and utilize a color palette with earth colors as demonstrated. The colors and materials are in compliance with the Lancaster Historic Residential Design Regulations. The proposed home complements dwellings found in proximity to this new development. It is compatible with adjacent dwellings in the general 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. Staff recommends approval of the request as presented.

Committee Member Hinkle expressed concern about the curved transoms above the door and windows on the front of the home, and stated that the transoms should be square. Committee Member Hinkle stated that the windows on the garage need to be square as well. Vice Chair Siegfried-Giles concurred with Committee Member Hinkle's comments.

Gina Garcia, applicant, 104 Dove Hill Circle, Red Oak, Texas, stated that they could change the transoms above the door and windows on the garage to rectangles. Ms. Garcia stated that she could remove the transoms above the windows and replace the windows with a taller, single unit window. Chair Hooper stated that multiple, taller windows would be more appropriate.

Committee Member Hinkle commented that the windows on the south elevation were 6-over-1 which is more appropriate for Craftsman style. Chair Hooper suggested using the 6-over-1 style of window on the front of the home.

Chair Hooper noted that the columns were not centered with the gable on the front of the home. Chair Hooper stated that there should be vertical trim on the corners of the home as is typical with horizontal lap siding.

Vice Chair Siegfried-Giles asked if there were shutters on the home. Ms. Garcia stated that the shutters were removed, and there will be no shutters on the home.

Vice Chair Siegfried-Giles asked if the windows were aluminum. Ms. Garcia confirmed. Vice Chair Siegfried-Giles stated that aluminum windows were inappropriate for this type of home and wood would be more appropriate. Ms. Garcia stated that they would add wood windows instead.

Chair Hooper asked if the home will have a back door. Vice Chair Siegfried-Giles and Committee Member Hinkle expressed concern about the lack of back door for safety reasons. Chair Hooper stated that the Building Official would have more information on whether a back door is required. Senior Planner Munyaradzi stated that the back door would be reviewed when the applicant submits for a building permit.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item five (5) with the following changes:

1. The transom above the front door, front windows will be square or rectangle and that the garage windows will be square.
2. All windows will be wood.
3. The column on the porch will be centered on the gable.
4. The vertical trim will be added on the outside corners of the siding.
5. Back door subject to Building Official's review.

The vote was cast 3 for, 0 against (Glover and Wiseman Absent).

MOTION: Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Hinkle to adjourn. The vote was cast 3 for, 0 against (Glover and Wiseman Absent).

The meeting was adjourned at 7:32 PM.

ATTEST:

Bester Munyaradzi, Senior Planner

APPROVED:

Glenn Hooper, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

2.

Meeting Date: 01/26/2021

Policy Statement: This request supports the City Council 2020-2021 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community
Quality Development

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

HLPC21-06 Discuss and consider a Certificate of Appropriateness (COA) to allow for installed wood siding and aluminum windows at the property addressed as 710 North Dallas Avenue City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The subject property is addressed as 710 N. Dallas Avenue and is .41 acre in size.
2. **Current Zoning:** The subject property is currently zoned Single-Family Residential (SF-6) and Historic Overlay District (HP).
3. **Adjacent Properties:**
North: HP-SF-6, Historic Overlay District, Single-Family Residential (Occupied Residence)
South: HP-SF-6, Historic Overlay District, Single-Family Residential (Occupied Residence)
East: HP-SF-6, Historic Overlay District, Single-Family Residential (Occupied Residence)
West: HP-SF-6, Historic Overlay District, Single-Family Residential (Occupied Residence)
4. **Comprehensive Plan Compatibility:**
The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for residential uses. The existing home on the property is consistent with the Future Land Use Plan of the Comprehensive Plan.
5. **Case History/Background:**
The home on the subject site was built in 1951 and is listed on the Dallas Central Appraisal District (DCAD) website as a pier and beam foundation and frame building.

Operational Considerations:

The applicant installed wood siding and aluminum single pane windows at the deck on the north side of the home. This request is coming before the Historic Landmark Preservation Committee (HLPC) because these additions are visible from the street and a COA has not been approved. According to permitting records, a permit for a '15 x 18' porch with a screen around it was issued on June 30, 2015. The permit expired on December 27, 2015 with no inspections requested or performed. The porch has since been built.

Section 3.12.1 of the Lancaster Historic Residential Design Regulations (LHRDR) *Addition Materials* states that, "horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent);

cementitious materials, brick, stone or stucco are appropriate exterior building finishes as appropriate for individual houses. For example, a side addition to a historic house with novelty siding should be clad with novelty siding but the use of similar, but simpler, wood trim and detailing is required to differentiate the 'new' from the historic." Section 3.12.2 of the LHRDR *Windows at Additions* states that, "Windows in additions to historic houses may be compatible in size, shape, design and materials with the windows at the historic structure. It is required that windows in an addition be simpler in design and pattern than the historic structure; for example, if the historic house contains, 4/1 or 2/1 wood window, the new windows in the addition could be 1/1. If historic windows are wood, windows at the addition may be wood; aluminum or vinyl windows are not allowed. Insulated wood windows may be allowed in an addition." Section 3.3.3 *New Windows states that*, pursuant to the LHRDR "New windows should be wood unless there is documentation that other materials were historically utilized. Do not use metal, vinyl or other materials for windows unless there is documentation that such materials were historically utilized."

The added siding is in compliance with the LHRDR as it is wood and similar to the existing siding. The added windows are not in compliance with the LHRDR as their forms are not simpler in comparison to the existing windows and aluminum is not a permitted window material. The existing windows are 1/1 panel and the added windows are 2/2 panels; therefore being more complex than the existing windows.

Upon receiving their COA, the applicant will be required to obtain a permit for work, as well as, have inspections performed on the previous approved construction verifying its conformance with the building plans and code.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Historic Landmark Preservation Committee noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Historic Landmark Preservation Committee may approve the requests, as presented.
2. The Historic Landmark Preservation Committee may approve the requests with conditions, and state those conditions.
3. The Historic Landmark Preservation Committee may deny the request.

Recommendation:

Staff recommends approval of the added wood siding and recommends the windows be replaced with 1/1 panel in order to maintain similarity with the existing windows.

Attachments

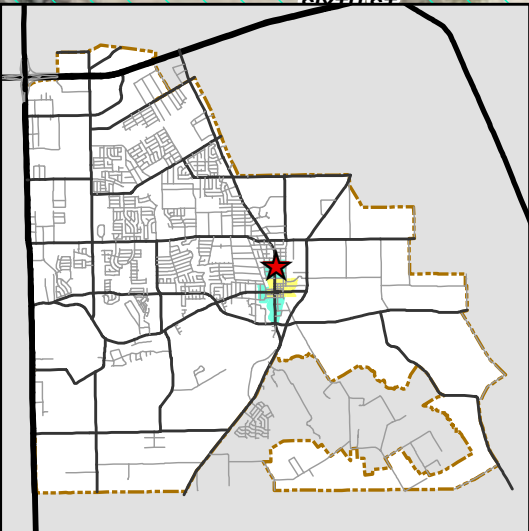
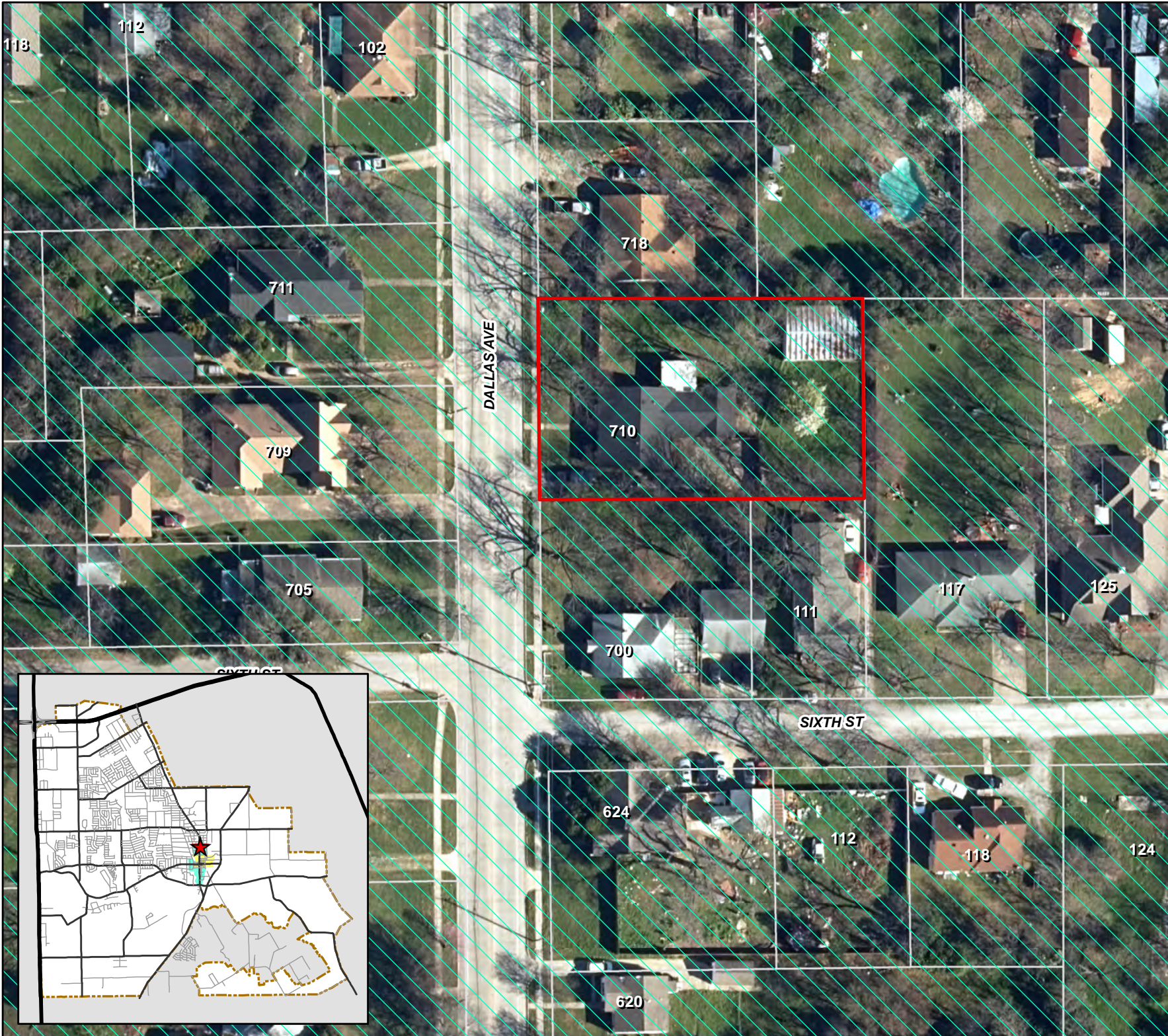
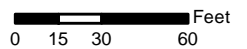
Location Map
DCAD Report
Applicant Photo
Staff Photos
Letter of Intent

710 N Dallas Ave
Zoned: SF-6 (Historic District)



Legend

- Downtown Districts
- Historic District
- Floodplain
- City Limits
- Parcels





Residential Account #36000500740140300

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2021)

Address: 710 N DALLAS AVE
Neighborhood: 4LSG06
Mapsc: 86-C (DALLAS)

DCAD Property Map

2020 Appraisal Notice

Electronic Documents (ENS)



Print Homestead Exemption Form

Owner (Current 2021)

HYDER RODERICK &
 JESSICA PRADO
 710 N DALLAS AVE
 LANCASTER, TEXAS 751461612

Multi-Owner (Current 2021)

Owner Name	Ownership %
JESSICA PRADO	50%
HYDER RODERICK &	50%

Legal Desc (Current 2021)

- 1: ORIG TOWN LANCASTER
- 2: BLK 74 PT LT 14
- 3:
- 4: INT201400167240 DD06302014 CO-DC
- 5: 0005007401403 4CN00050074

Deed Transfer Date: 7/3/2014

Value

2020 Certified Values	
Improvement:	\$117,540
Land:	+ \$40,050
Market Value:	= \$157,590
Revaluation Year:	2019
Previous Revaluation Year:	2017

Main Improvement (Current 2021)

Building Class	04	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1951	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1980	Roof Type	GABLE	# Bedrooms	3
Actual Age	70 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	VERY GOOD	Fence Type	WOOD	# Fireplaces	0
Living Area	1,328 sqft	Ext. Wall Material	FRAME	Sprinkler (Y/N)	N
Total Area	1,328 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	35%			Sauna (Y/N)	N

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	STORAGE BUILDING		UNASSIGNED	ALUMINIUM	1053
2	ATTACHED GARAGE	FR-FRAME	CONCRETE	UNASSIGNED	480
3	STORAGE BUILDING		UNASSIGNED	FRAME	336
4	ENCLOSED PATIO		UNASSIGNED	FRAME	358

Land (2020 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-3 (7000)	104	168	17,800.0000 SQUARE FEET	STANDARD	\$2.25	0%	\$40,050	N

*** All Exemption information reflects 2020 Certified Values. ***

Exemptions (2020 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$0	\$12,500	\$15,759	\$15,759	\$15,759	\$0
Taxable Value	\$157,590	\$145,090	\$141,831	\$141,831	\$141,831	\$0

Exemption Details**Estimated Taxes (2020 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.819736	\$1.4999	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$157,590	\$145,090	\$141,831	\$141,831	\$141,831	\$0
Estimated Taxes	\$1,291.82	\$2,176.20	\$354.21	\$175.87	\$377.41	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$4,375.52

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

History

History

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Added Siding



Southwest



West

Proposed Location

Address: 710 N. Dallas Ave. Lancaster TX 75144
or Subdivision: _____ Block#: _____ Lot#: _____

Proposed Work

Please describe your proposed work simply and accurately. PLEASE TYPE AND SIGN OR SUBMIT A SEPARATE TYPED AND SIGNED WORD DOCUMENT.

I added wood to the top of the deck I had build about 5 years ago because of the rain.

Added 2 windows (found in the back left by the previous owner) sizes 59x24 and 35x24.

Not sure the brand(AAA)

The windows are single pane.

I am not considering changing the windows unless the city pays for it.

The material of the windows are the basic aluminum.

REQUIRED ATTACHMENTS: 3 COPIES

- ☒ Site Plan (existing and proposed, if applicable) 24" x 36"
- ☒ Elevations (New structures only) 24" x 36"
- ☒ Pictures (existing and proposed, if applicable)
- ☒ Renderings (New structures only)

ALL ATTACHMENTS SHOULD BE 11" x 17"

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

3.

Meeting Date: 01/26/2021

Policy Statement: This request supports the City Council 2020-2021 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community
Quality Development

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

HLPC21-07 Discuss and consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 103 East Second Street City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The subject property is addressed as 103 East 2nd Street and is .27 acre in size.
2. **Current Zoning:** The subject property is currently zoned Downtown Overlay District (DOD), Historic Overlay District (HP), and Multi-Family (MF-16).
3. **Adjacent Properties:**
North: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Occupied Residence)
South: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Occupied Residence)
East: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Occupied Residence)
West: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Vacant)
4. **Comprehensive Plan Compatibility:**
The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Town Center uses. The Town Center Designation permits single-family homes, therefore the request is consistent with the Future Land Use Plan of the Comprehensive Plan.
5. **Case History/Background:**
The home on the subject site was built in 1925 and is listed on the Dallas Central Appraisal District (DCAD) website as a pier and beam foundation and frame building.

Operational Considerations:

The applicant is proposing to replace the existing wood fence on the west and south sides of the property and install a wood fence on the east side of the property as shown on the attached fence exhibit. The replaced and proposed fence will be wood, six (6) feet in height, and stained. The entire fence will be located in the rear 50% of the side yard. The applicant will add an electric gate wood fence on the driveway leading to the garage on the east side of the property.

The Lancaster Historic Residential Design Regulations (LHRDR) Section 3.16.2 New Fences states that,

"Fences shall be constructed of wood, twisted wire, and metal or other appropriate materials; these materials are consistent with the historic fence materials in Lancaster.....Fences should not exceed eight (8) feet in height at the rear property line. Fences at side yards or front-facing portion of front yards should not exceed six (6) feet in height...For properties located on a corner, corner side yard fences may be located in the rear 50% of the side yard and may not obscure projecting features of the historic house. A fence in a corner side yard located adjacent to a public right-of-way may be located a minimum of 2' from the inner edge of a public sidewalk." The applicant's request is in compliance with the LHRDR.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Historic Landmark Preservation Committee noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Historic Landmark Preservation Committee may approve the request, as presented.
2. The Historic Landmark Preservation Committee may approve the request with conditions, and state those conditions.
3. The Historic Landmark Preservation Committee may deny the request.

Recommendation:

Staff recommends approval of the request as presented.

Attachments

Location Map
DCAD Report
Letter of Intent
Fence Exhibit
Fence Sample
Staff Photos

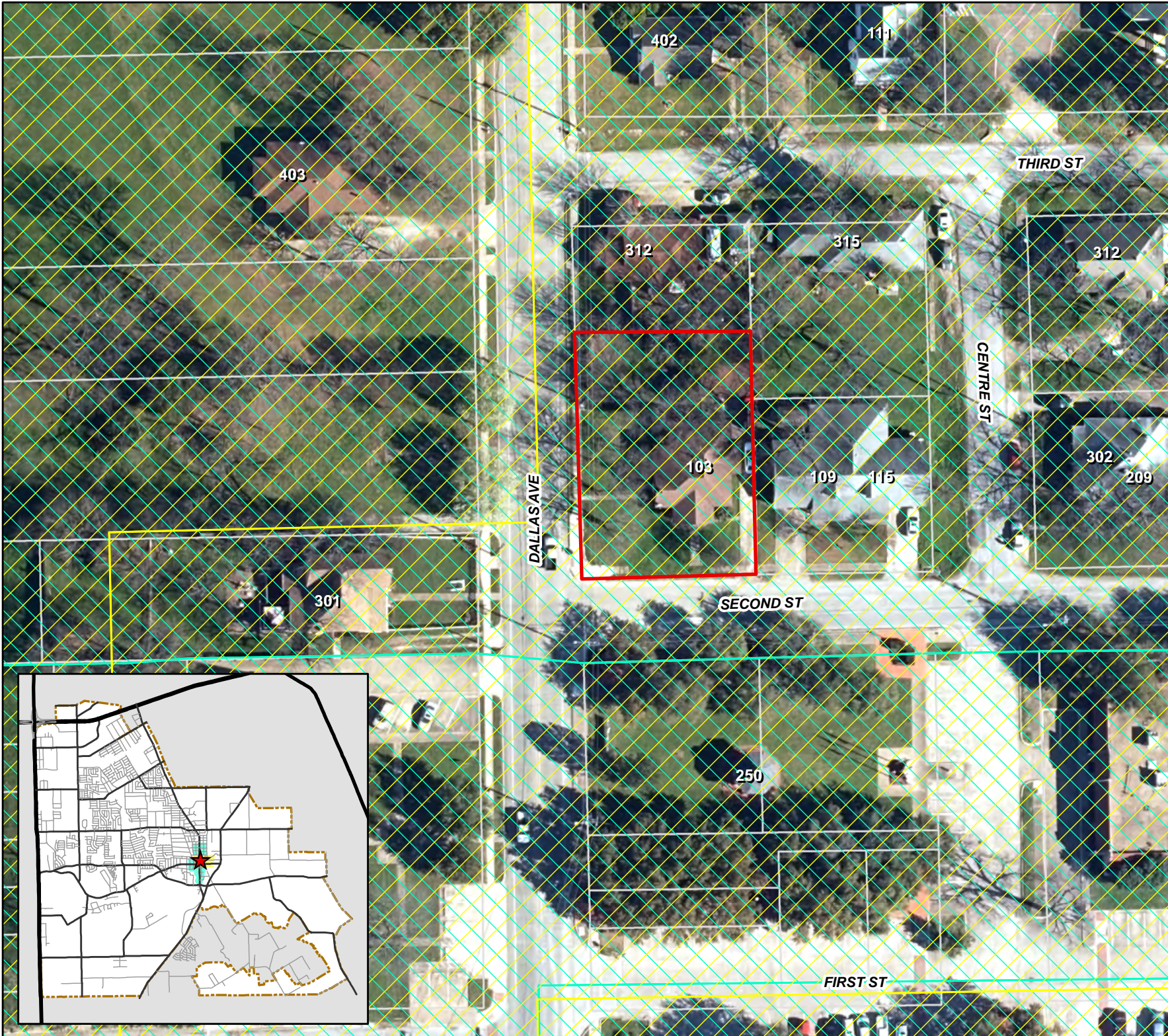
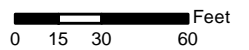
103 E Second St

Zoned: MF-16 (Historic & Downtown District)



Legend

- Downtown Districts
- Historic District
- Floodplain
- City Limits
- Parcels





Residential Account #36000500290040000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2021)

Address: 103 E 2ND ST
Neighborhood: 4LSG06
Mapsc: 86-G (DALLAS)

DCAD Property Map

2020 Appraisal Notice

Electronic Documents (ENS)



Print Homestead Exemption Form

Owner (Current 2021)

PEREZ JOSE LUIS
 103 E 2ND ST
 LANCASTER, TEXAS 751462540

Multi-Owner (Current 2021)

Owner Name	Ownership %
PEREZ JOSE LUIS	100%

Legal Desc (Current 2021)

- 1: ORIG TOWN LANCASTER
- 2: BLK 29 LT 4 & 32FT LT 3
- 3:
- 4: INT201200344768 DD10302012 CO-DC
- 5: 0005002900400 4CN00050029

Deed Transfer Date: 11/20/2012

Value

2020 Certified Values	
Improvement:	\$138,250
Land:	+ \$26,500
Market Value:	= \$164,750
Capped Value: \$55,642	
Revaluation Year:	2020
Previous Revaluation Year:	2019

Main Improvement (Current 2021)

Building Class	08	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1925	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1925	Roof Type	HIP	# Bedrooms	2
Actual Age	96 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	FAIR	Fence Type	WOOD	# Fireplaces	1
Living Area	1,620 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,620 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	60%			Sauna (Y/N)	N

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	FR-FRAME	CONCRETE	UNASSIGNED	990

Land (2020 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-3 (7000)	128	92	11,776.0000 SQUARE FEET	STANDARD	\$2.25	0%	\$26,496	N

*** All Exemption information reflects 2020 Certified Values. ***

Exemptions (2020 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$0	\$25,000	\$11,128	\$11,128	\$11,128	\$0
Taxable Value	\$55,642	\$30,642	\$44,514	\$44,514	\$44,514	\$0

Exemption Details**Estimated Taxes (2020 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.819736	\$1.4999	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$55,642	\$30,642	\$44,514	\$44,514	\$44,514	\$0
Estimated Taxes	\$456.12	\$459.60	\$111.17	\$55.20	\$118.45	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$1,200.54

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

History**History**

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Planning Division
972-218-1300 phone
972-227-7220 fax

City of Lancaster
HLPC APPLICATION
www.lancaster-tx.com

City of Lancaster 211
N. Henry Street
Lancaster, Texas 75146

Proposed Location

Address: 103 E. 2nd St Lancaster
or Subdivision: N/A Block#: 29 Lot#: 4 and 32 ft of 3

Proposed Work

Please describe your proposed work simply and accurately. PLEASE TYPE AND SIGN OR SUBMIT A SEPARATE TYPED AND SIGNED WORD DOCUMENT.

I will be replacing 92 ft on back and 62 ft on each side on Dallas ave and south side of the house, 6 ft tall, cedar wood, galvanized post and all wood is going to get stain



REQUIRED ATTACHMENTS: 3 COPIES

- ☒ Site Plan (existing and proposed, if applicable) 24" x 36"
- ☒ Elevations (New structures only) 24" x 36"
- ☒ Pictures (existing and proposed, if applicable)
- ☒ Renderings (New structures only)

ALL ATTACHMENTS SHOULD BE 11" x 17"



Fence from Dallas Avenue



Fence from Dallas Avenue



South





Fence from 2nd Street