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

Tuesday, August 24, 2021 - 7:00 PM

While the Chair may be physically present at the Municipal Center City Council Chambers, there will be other Committee Members and staff that will attend and participate 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, the public will not be admitted to the physical meeting location.

Please click the link below for forms:
https://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation

Please click the link below to join the webinar:
https://us02web.zoom.us/webinar/register/WN_Z0clvpZYTnWxsfb0wnnzSg

The meeting will be broadcast live via video at the following address:
http://www.lancaster-tx.com/324/Watch-Meetings

7:00 PM REGULAR MEETING

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 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.

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 approval of minutes from the Historic Landmark Preservation Committee Regular Meeting held on July 27, 2021.

ACTION:

2. HLPC21-15 Discuss and consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 103 North Ellis Street City of Lancaster, Dallas County, Texas.

ADJOURNMENT

ACCESSIBILITY STATEMENT: Meetings of the Lancaster Boards and Commissions are held in municipal facilities and 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.

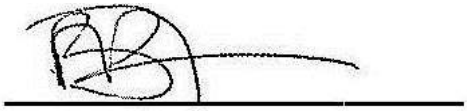
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

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 Lancaster City Hall on August 21, 2021, @ 5:00 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: 08/24/2021

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

Goal(s): Effective Municipal Operations
Financially Sound Government
Healthy, Safe & Engaged Community
Sound Infrastructure
Quality Development
Professional and Committed City Workforce

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Consider approval of minutes from the Historic Landmark Preservation Committee Regular Meeting held on July 27, 2021.

Background:

Attached for your review and consideration are minutes from the Historic Landmark Preservation Committee regular meeting held on July 27, 2021.

Attachments

July 27, 2021 HLPC Draft Minutes

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JULY 27, 2021

The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on July 27, 2021 at 7:00 p.m. with a quorum present to-wit:

Members Present: (Virtually)
Paul Laurens Wiseman, Vice Chair
Dee Hinkle
Glenn Hooper (Arrived after Item 2)
Russell Webb (Alternate)

Members Absent:
Patricia Siegfreid-Giles, Chair
Amy Glover

City Staff:
Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Lexie Schrader, Planning Technician

Call to order:
Vice Chair Wiseman called the meeting to order at 7:00 p.m. on July 27, 2021.

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:

Vice Chair Wiseman read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee Regular Meeting held on June 22, 2021.**

MOTION: Committee Member Hinkle made a motion, seconded by Committee Member Webb to approve. The vote was cast 3 for, 0 against (Siegfreid-Giles, Hooper and Glover absent).

ACTION

2. **HLPC21-13 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 2,707 square feet home on the property addressed as 605 North Jefferson Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that at the June 22, 2021 meeting, the HLPC requested the applicant present appropriate body, trim and accent colors for the house. The applicant submitted new house renderings showing Westhighland White as the body color, Forrester Green as the trim color and Tan as the accent color. The fence will be stained with a Chestnut Brown color. The proposed colors are all earth tone colors appropriate for a new Craftsman-style home. Therefore, staff recommends approval of the request as presented.

Marlo Bernard, applicant, 706 Mannington Dr, Dallas, was present virtually, but did not speak.

MOTION: Committee Member Hinkle made a motion, seconded by Committee Member Webb to approve. The vote was cast 3 for, 0 against (Siegfreid-Giles, Hooper and Glover absent).

3. **HLPC21-14 Discuss and consider a Certificate of Appropriateness (COA) for a porch addition at the property addressed as 521 Wilson Street, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this is a request to remove the existing concrete steps and handrails then install an 8' x 18' porch at the front of the home. The posts and the railings of the porch will be made of wood and the siding of the gable will be made of hardy plank. The paint and shingles will match the existing home. The applicant plans to have shorter steps and increase the landing area for each step for the safety of the occupants. The LHRDR Chapter 3.1.3 does not permit new front porches to be added on historic residences that did not originally have a front porch. The regulations also require preservation and repair of original materials such as porch columns and railings. The applicant is proposing add a new porch and replace the railings with wood railings. The proposed porch and replacement of the railings is not in compliance with the LHRDR, therefore staff recommends denial of the request.

Committee Member Webb asked why the staircase was not on the front of the porch to ensure access to the existing carport. Steve Wilson, 521 Wilson, applicant, stated that the stairs will not interfere with parking under the carport, but the steps can be recessed into the porch so they end at the edge of the home. Mr. Wilson stated that the stairs were oriented toward the driveway to allow for a shorter walk to a car, but they could consider moving the stairs to the front.

Committee Member Hooper asked if the depth of the porch was limited to 8' without being too close to the tree in the front yard. Mr. Wilson stated that the tree was around 20' from the home. Committee Member Hooper recommended recessing the steps into the porch and making the porch deeper to allow adequate landing space. Mr. Wilson said the porch could be 10' deep.

Committee Member Hinkle stated that the intent of the regulations is for historic residential properties and this property does not have historic importance. Committee Member Hinkle stated that the porch would be an enhancement.

MOTION: Committee Member Hinkle made a motion, seconded by Committee Member Hooper to approve with the amendment to increase the porch depth to 10' and have the steps recessed to terminate at the edge of the porch. The vote was cast 4 for, 0 against (Siegfreid-Giles absent).

MOTION: Committee Member Hooper made a motion, seconded by Committee Member Webb to adjourn. The vote was cast 4 for, 0 against (Siegfreid-Giles and Glover absent).

The meeting was adjourned at 7:50 PM.

ATTEST:

_____
Bester Munyaradzi, Senior Planner

APPROVED:

_____
Patricia Siegfreid-Giles, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee **2.**

Meeting Date: 08/24/2021

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:

HLPC21-15 Discuss and consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 103 North Ellis Street City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The subject property is addressed as 103 North Ellis Street and is approximately .46 acre in size.

2. **Current Zoning**: The subject property is currently zoned Historic Overlay District (HP) Area D Sub-district and Single-Family Residential (SF-6).

3. **Adjacent Properties**:
   North: HP-SF-6 - Historic Overlay District and Single-Family Residential (Occupied Residence)
   South: HP-SF-6 - Historic Overlay District and Single-Family Residential (Occupied Residence)
   East: HP-SF-6 - Historic Overlay District and Single-Family Residential (Occupied Residence)
   West: SF-6 - Single-Family Residential (Occupied Residence)

4. **Comprehensive Plan Compatibility**:
   The Future Land Use Plan of the Comprehensive Plan identifies this site as Suburban Neighborhood and suitable for single family residential. The proposed fence is consistent with the residential use and does not alter the current or future land use plan.

5. **Case History/Background**:
   The home on the subject site was built in 1920 and is listed on the Dallas Central Appraisal District (DCAD) website as a block foundation and frame building.

Operational Considerations:

The applicant is proposing to install a six (6) feet high wood fence on the rear, side, and both fronts of the property. The fence will be setback 20 feet from the front facade of the home on North Ellis Street and setback two (2) feet from the sidewalk along West Main Street. There will be a five (5) feet wide pedestrian gate facing North Ellis Street and a nine (9) feet wide manual gate for vehicles along West Main Street. The vehicular gate will be recessed 18-20 feet inside the property to prevent any traffic build up on the street and the sidewalk along West Main Street. The entire fence will be located in the rear 50% of the side yard. The Lancaster Historic Residential Design Regulations (LHRDR) state that should a fence be painted or stained that it must be appropriate to the style and period of the historic house, or stained gray or brown; however, the fence will not be stained or painted. Prior to permitting, the applicant will be required to conduct a tree inventory and create a plan to protect the mature trees that are eight

inches in caliper or greater as regulated in the (LHRDR). The tree plan must be approved prior to the permit being issued.

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 proposed fence is in compliance with the LHRDR.

Public Information Considerations:

This item is being considered at a 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 recommend approval of the requests, as presented.
2. The Historic Landmark Preservation Committee may recommend approval of the requests with conditions, and state those conditions.
3. The Historic Landmark Preservation Committee may recommend approval of the requests with conditions, and state those conditions.

Recommendation:

Staff recommends approval of the request to install the fence as presented.

Attachments

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

N

- Fire Hydrants
- Railroads
- Storm Sewer Lines
- Sewer Lines
- Water Lines
- Subject Property
- Parcels
- FEMA 100yr Floodplain

DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided “As-Is” without warranty of any kind.

City of Lancaster

103 N Ellis St

Zoned: Historic Overlay District SF-6

0 25 50 100 Feet

date: 07/19/2021

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 N. ELLIS ST. LANCASTER, TX 75146

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 would like to submit my request for review of a proposed fence for the property of 103 N. Ellis St. Lancaster, TX 75146 and W. Main. The fence will 6 feet in height, pine wood material and picket. There will not be any structural obstructions to the front of the house or any of the historical aspects of the house. The fence will be 60 feet from side walk from the front of the house located on N. Ellis St. which is the South side of the house. I have include a diagram which is outlined in red for gate and blue for fence.

Dimensions:
N. Ellis St (front of the house)
60 feet from sidewalk
South Left side front: 22 feet wide and 15 feet from front of house (2 feet space from side walk to fence)
South Right side front: 47 feet wide will include 5 feet manual gate for pedestrian entrance on the side of water meter, 20 feet from front of house and 60 feet away from side walk(blue indicator on diagram).
East side:95 feet in length and 6 feet high
North Rear: 103 feet wide 6 feet high

W. Main St. (Side of the house)
The fence will be set 2 feet from side walk and any tree obstructions will be removed
West Side: 95 feet feet in length with the dimensions of 9 feet wide manual gate(red indicator on diagram) and 18-20 feet recessed gate (blue indicator) which allows me to pull in without hindering the flow of traffic.

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"

Dallas Central Appraisal District

Residential Account #36000509230010000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions Estimated Taxes History

Property Location (Current 2022)

Address: 103 N ELLIS ST
Neighborhood: 4LSG06
Mapsco: 86-G (DALLAS)

DCAD Property Map

2021 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online

Print Homestead Exemption Form

Owner (Current 2022)

KULKARNI PARIKSHITH SRINIVAS
3950 SPRING VALLEY RD
FARMERS BRANCH, TEXAS 752443428

Multi-Owner (Current 2022)

Owner Name	Ownership %
KULKARNI PARIKSHITH SRINIVAS	100%

Legal Desc (Current 2022)

1: ORIG TOWN LANCASTER
2: BLK C/92 LT 1
3:
4: INT202100049265 DD02112021 CO-DC
5: 0005092300100 4CN00050923
Deed Transfer Date: 2/23/2021

Value

2021 Certified Values	
Improvement: **Land:** **Market Value:**	$75,090 + $45,680 =$120,770
Revaluation Year:	2020
Previous Revaluation Year:	2019

Main Improvement (Current 2022)

Building Class	06	**Construction Type**	FRAME	**# Baths (Full/Half)**	1/ 0
Year Built	1920	**Foundation**	BLOCK	**# Kitchens**	1
Effective Year Built	1920	**Roof Type**	GABLE	**# Bedrooms**	3
Actual Age	102 years	**Roof Material**	COMP SHINGLES	**# Wet Bars**	0
Desirability	FAIR	**Fence Type**	NONE	**# Fireplaces**	1
Living Area	1,490 sqft	**Ext. Wall Material**	FRAME	**Sprinkler (Y/N)**	N
Total Area	1,490 sqft	**Basement**	NONE	**Deck (Y/N)**	N
% Complete	100%	**Heating**	GAS HEATERS	**Spa (Y/N)**	N
# Stories	ONE STORY	**Air Condition**	WINDOW	**Pool (Y/N)**	N
Depreciation	60%			**Sauna (Y/N)**	N

Additional Improvements (Current 2022)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	STORAGE BUILDING		UNASSIGNED	FRAME	484

Land (2021 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-2 (8000)	105	190	20,300.0000 SQUARE FEET	STANDARD	$2.25	0%	$45,675	N

*** All Exemption information reflects 2021 Certified Values. ***

Exemptions (2021 Certified Values)

No Exemptions

Estimated Taxes (2021 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	$120,770	$120,770	$120,770	$120,770	$120,770	$0
Estimated Taxes	$990.00	$1,811.43	$301.61	$149.75	$321.37	N/A
Tax Ceiling					N/A	N/A
					Total Estimated Taxes:	**$3,574.16**

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

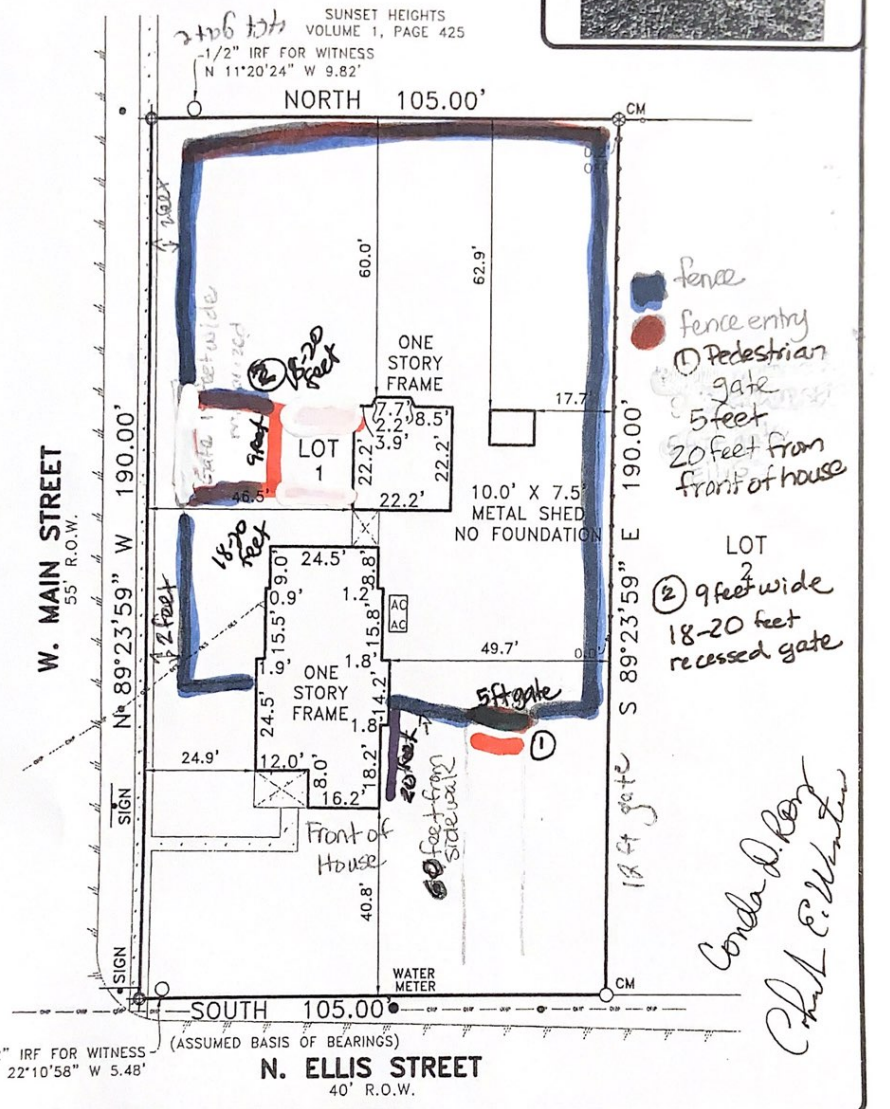
© 2021 Dallas Central Appraisal District.
All Rights Reserved.

103 N. Ellis Street

Lot 1, Block C/92, of J. T. Ellis Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 250, Page 252, of the Deed Records of Dallas County, Texas.

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 3/8" ROD FOUND
- POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 250, PAGE 252, CLERK'S FILE NO. 200302249749

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48113C0635K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Diverse Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

Drawn By: RBR/CM

Scale: 1" = 30'

Date: 02-05-2021

GF No.: 2120187223-CA

Job No. 2102068

CBG SURVEYING TEXAS LLC
DFW · Houston · East Texas · Austin · San Antonio
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

STATE OF TEXAS REGISTERED J.T. THOMPSON 4604 PROFESSIONAL LAND SURVEYOR

J.T. THOMPSON
REG. NO. 4604

103 N. Ellis St. Fence Material Examples

103 N. Ellis St. Fence
Front and Side of House

East

South

Upper South Corner