



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

**Tuesday, September 28, 2021 - 7:00 p.m.**



**While one or more Committee Members may be present via video or audio link, a quorum of the Lancaster Historic Landmark Preservation Committee will be at the Municipal Center City Council Chambers, as required by the Texas Open Meetings Act.**

**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/meeting/register/tZApd-mpqzoiH9csnFtOWJH0aIQyU0pZwhoD>

**7:00 P.M.**

**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 August 24, 2021.

**ACTION:**

2. HLPC21-16 Discuss and consider a Certificate of Appropriateness (COA) to install a steeple on the building addressed as 107 Texas Street, Lancaster, Dallas County, Texas.
3. HLPC21-17 Discuss and consider a Certificate of Appropriateness (COA) to install a wood and wrought iron fence on the property addressed as 312 N Centre Street City of Lancaster, Dallas County, Texas.



4. HLPC21-18 Discuss and consider a Certificate of Appropriateness to paint the home on the property addressed as 427 South Centre, City of Lancaster, Dallas County, Texas.

## ADJOURNMENT

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

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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.

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### Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on September 24, 2021, @ 6:00 p.m. and copies thereof were provided to the Historic Landmark Preservation Committee members.



Carey D. Neal, Jr.

Assistant City Manager



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Historic Landmark Preservation Committee

1.

**Meeting Date:** 09/28/2021

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

Consider approval of minutes from the Historic Landmark Preservation Committee Regular Meeting held on August 24, 2021.

#### **Background:**

Attached for your review and consideration are minutes from the Historic Landmark Preservation Committee regular meeting held on August 24, 2021.

#### **Attachments**

Draft Minutes 08.24.2021

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## **MINUTES**

### **HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF AUGUST 24, 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 August 24, 2021 at 7:00 p.m. with a quorum present to-wit:**

#### **Members Present: (Virtually)**

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

#### **Members Absent:**

Amy Glover  
Russell Webb (Alternate)

#### **City Staff:**

Vicki Coleman, Director of Development Services  
Emma Chetuya, Planner  
Lexie Schrader, Planning Technician

#### **Call to order:**

Chair Siegfroid-Giles called the meeting to order at 7:00 p.m. on August 24, 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:**

Chair Siegfroid-Giles read the consent agenda.

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

**MOTION:** Committee Member Hooper made a motion, seconded by Vice Chair Wiseman to approve the consent item. The vote was cast 3 for, 0 against, 1 abstention (Siegfried-Giles abstained; Webb and Glover absent).

#### **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.**



Planner Chetuya gave the staff report and stated that the applicant is proposing to install a 6 feet high wood fence on the rear, side and both fronts of the property. The fence will be set back 20 feet from the front façade of the home on North Ellis Street and set back 2 feet from the sidewalk along West Main Street. There will be a 5 feet wide pedestrian gate facing North Ellis Street and a 9 feet wide manual gate for vehicles along West Main Street. The vehicular gate will be recessed 18 to 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 applicant has decided to not paint or stain the fence. Staff recommends approval of the request as presented.

Committee Member Hinkle stated that the regulations prohibited fences from obscuring view of the historic house. Conda Ross, applicant, 103 North Ellis Street, stated that the fence did not obscure any historic features as it ended at the corner behind the meter on the side of the home along West Main Street.

**MOTION:** Committee Member Hooper made a motion, seconded by Committee Member Hinkle to approve item 2 with the finished side of the fence facing outward. The vote was cast 4 for, 0 against (Webb and Glover absent).

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

The meeting was adjourned at 7:47 PM.

**ATTEST:**

\_\_\_\_\_  
Bester Munyaradzi, Senior Planner

**APPROVED:**

\_\_\_\_\_  
Patricia Siegfried-Giles, Chair



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Historic Landmark Preservation Committee

2.

**Meeting Date:** 09/28/2021

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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### **Agenda Caption:**

HLPC21-16 Discuss and consider a Certificate of Appropriateness (COA) to install a steeple on the building addressed as 107 Texas Street, Lancaster, Dallas County, Texas.

### **Background:**

1. **Location and Size:** The subject property is addressed as 107 Texas Street and is approximately .489 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District (HP) Area B Sub-district and Downtown Overlay District (DOD) Downtown Sub-district.
3. **Adjacent Properties:**
  - North: HP-DOD - Historic Overlay District and Downtown Overlay District (Vacant property and Down Town Kwik Lube)
  - South: HP-DOD - Historic Overlay District and Downtown Overlay District (Vacant Property)
  - East: HP-DOD - Historic Overlay District and Downtown Overlay District (Lancaster Visitors Center)
  - West: HP-DOD - Historic Overlay District and Downtown Overlay District (Vacant property)
4. **Comprehensive Plan Compatibility:**

The Future Land Use Plan of the Comprehensive Plan identifies this site as Town Center. The proposed steeple is consistent with the use of a church. Churches are an institutional use and are permitted in the Town Center designation.
5. **Case History/Background:**

The building was built in 1965 and is listed on Dallas Central Appraisal District (DCAD) as a concrete slab foundation and masonry/block building.

### **Operational Considerations:**

The applicant is proposing to install an approximately 14 feet 7 inch white steeple on the roof of the building. The steeple will be made of fiberglass and will be facing Texas Street. With the combination of the existing building's height at 14 feet and the proposed steeple's height, the total building height will be approximately 28 feet and 7 inches. According to Section 3.2.2 of the Downtown Overlay District standards, the maximum building height is 35 feet. The proposed steeple is within the allowable building height of 35 feet and is therefore in compliance with the Downtown Overlay District's standards.



**Note:** The building's exterior material is brick, and it has been painted a dark gray color. According to Section 3.7.1 *Existing Masonry* of the Historic District Regulations, "Existing, historic brick in foundation walls, columns and walls (either load-bearing or veneer) define the character of structures. The original natural finish is historically important and should be preserved... Original masonry surfaces may not be painted...If historic masonry has been painted, it is encouraged that the paint be removed if possible." The applicant has been notified that this will have to go through the Certificate of Appropriateness (COA) process.

**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 request, as presented.
2. The Historic Landmark Preservation Committee may recommend approval of the request with conditions, and state those conditions.
3. The Historic Landmark Preservation Committee may recommend denial of the request.

**Recommendation:**

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

**Attachments**

Location Map  
Letter of Intent  
Elevation  
DCAD Report  
Staff Photos

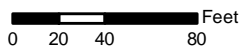
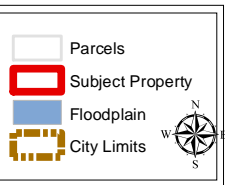
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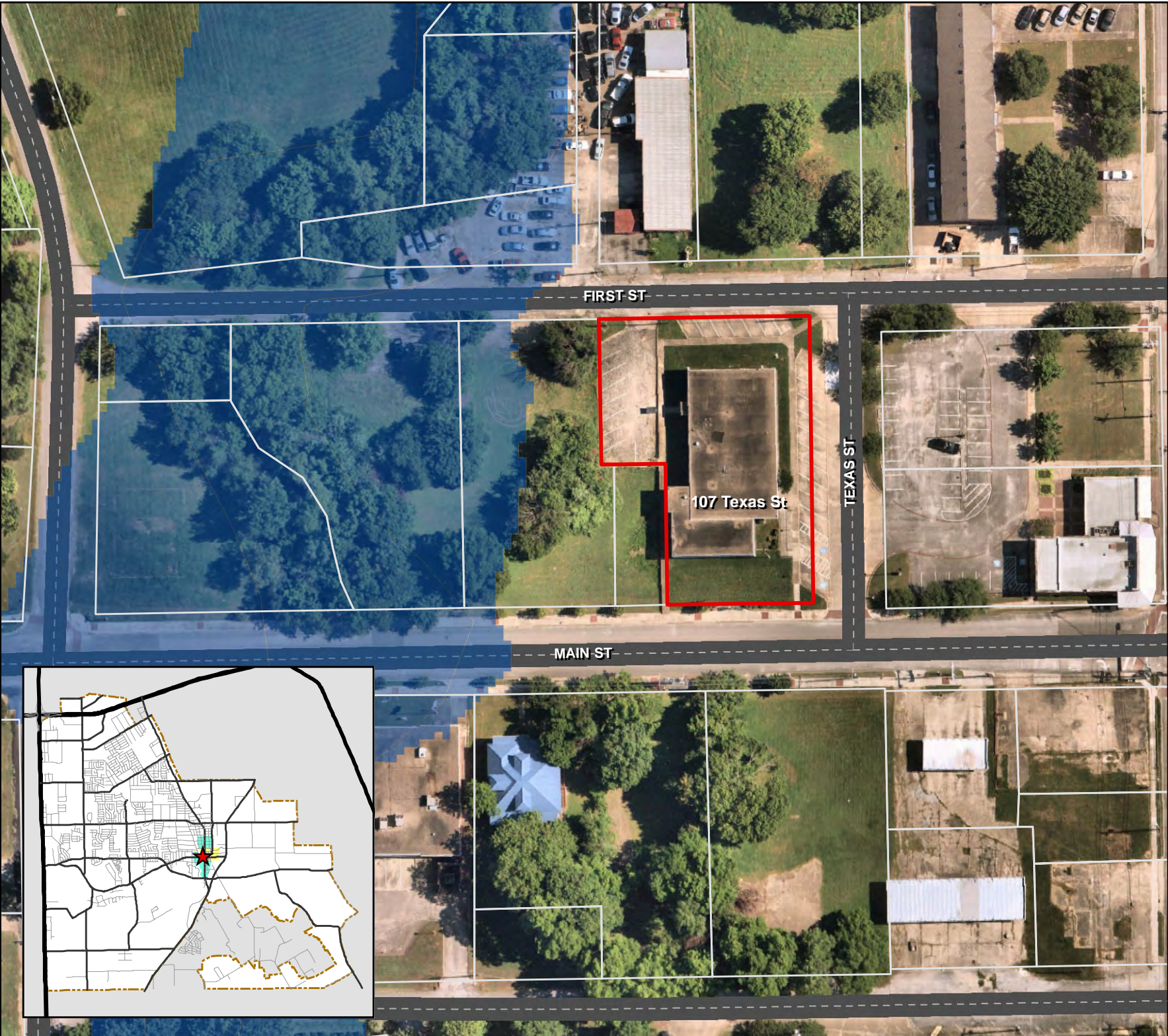
City of Lancaster

107 Texas St

Zoned: Retail (Downtown & Historic District)



date: 09/01/2021





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

City of Lancaster  
**H LPC APPLICATION**  
[www.lancaster-tx.com](http://www.lancaster-tx.com)

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

Proposed Location

Address: 107 Texas St. 75146

or Subdivision: \_\_\_\_\_ Block#: 38 Lot#: 11,12 and 13

Proposed Work

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

The work will consist of installing a white 14' foot, 7 1/16 inch steeple with a 36' inch base weighting approximately 175 pounds to the roof of the building. The steeple will be facing Texas Street, *made*

*of fiberglass. KN.*

RECEIVED  
SEP 01 2021  
Planning Division

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"



Steeple

14' Feet Tall

7 inches

Building

14 Feet Tall



RECEIVED

SEP 01 2021

Planning Division

Total Height of Building w/Steeple  
will be 28 Feet and 7 inches.

Keith A. Kunkle Jr.





## Commercial Account #36000500380010000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[Building Footprint](#)
[History](#)

### Location (Current 2022)

**Address:** 107 TEXAS ST  
**Market Area:** 0  
**Mapsc:** 86-G (DALLAS)

**DCAD Property Map**

**View Photo**

### Electronic Documents (ENS)



**Print Homestead Exemption Form**

### Owner (Current 2022)

REDEEMER MISSIONARY BAPTIST  
 CHURCH  
 316 LEMONTREE LN  
 DESOTO, TEXAS 751155486

### Multi-Owner (Current 2022)

Owner Name	Ownership %
REDEEMER MISSIONARY BAPTIST	100%

### Legal Desc (Current 2022)

- 1: ORIG TOWN LANCASTER
- 2: BLK 38 LT 1 ACS 0.489
- 3:
- 4: INT202100134069 DD04282021 CO-DC
- 5: 0005003800100 4CN00050038

**Deed Transfer Date:** 5/6/2021

### Value

2021 Certified Values	
<b>Improvement:</b>	N/A
<b>Land:</b>	+ N/A
<b>Market Value:</b>	= N/A
<b>Revaluation Year:</b>	N/A
<b>Previous Revaluation Year:</b>	N/A

### Improvements (Current 2022)

#	Desc: GOVERNMENTAL BUILDING	Total Area: 6,740 sqft	Year Built: 1965
1	<b>Construction</b> <b>Construction:</b> C-MASONRY, BLOCK, TILT-WALL <b>Foundation (Area):</b> CONCRETE SLAB (6,740 sqft ) <b>Net Lease Area :</b> 6,740 sqft <b># Stories:</b> 1	<b>Depreciation</b> <b>Physical:</b> 60% <b>Functional:</b> + 0% <b>External:</b> + 0% <b>Total:</b> = 60% <b>Quality:</b> AVERAGE	<b>Appraisal Method</b> COST



	<b># Units:</b> 0		<b>Condition:</b> AVERAGE	
	<b>Basement (Area):</b> NONE			
	<b>Heat:</b> CENTRAL HEAT			
	<b>A/C:</b> CENTRAL A/C			



## Land (2021 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL IMPROVEMENTS	HISTORIC LANDMARK PRESERVATION	0	0	21,300.0000 SQUARE FEET	STANDARD			N/A	N

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

## Exemptions (2021 Certified Values)

This property is tax exempt.

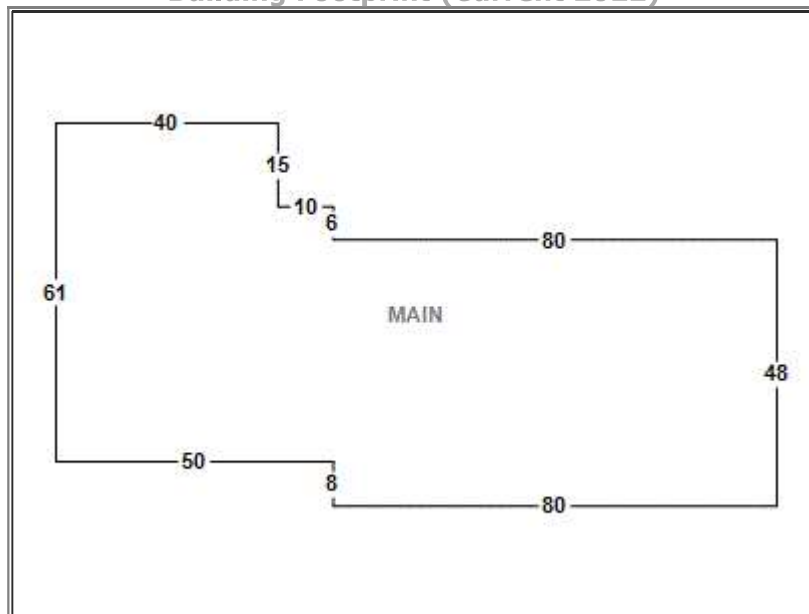
## Estimated Taxes (2021 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.819736	\$1.4999	\$0.24974	N/A	\$0.2661	N/A
<b>Taxable Value</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Estimated Taxes</b>	\$0.00	\$0.00	\$0.00	N/A	\$0.00	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$0.00</b>

**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.

## Building Footprint (Current 2022)



## History



**History**

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East



South





**Northwest**





## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Historic Landmark Preservation Committee

3.

**Meeting Date:** 09/28/2021

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

HLPC21-17 Discuss and consider a Certificate of Appropriateness (COA) to install a wood and wrought iron fence on the property addressed as 312 N Centre Street City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and Size:** The subject property is addressed as 312 North Centre Street and is approximately .249 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District (HP) Area E sub-district, Downtown Overlay District Downtown sub-district (DOD) Single-family Residential (SF-6).
3. **Adjacent Properties:**  
North: HP-DOD-SF-6 - Historic Overlay District, Downtown Overlay District, Single-family Residential (First Baptist Church Lancaster)  
South: HP-DOD-SF-6 - Historic Overlay District, Downtown Overlay District, Single-family Residential (Occupied Residence)  
East: Historic Overlay District, Downtown Overlay District, Single-family Residential (First Baptist Church Lancaster parking lot)  
West: HP-DOD - Historic Overlay District and Downtown Overlay District (Occupied Residence)
4. **Comprehensive Plan Compatibility:**  
The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Town Center uses. The proposed fence is consistent with the Future Land Use Plan.
5. **Case History/Background:**  
The home on the subject site was built in 1933 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 install a six (6) feet high wood fence on a portion of the north, east and south sides of the lot as shown on the attached *Fence Exhibit*. The wood fence will be located two (2) feet from the sidewalk along East 3rd Street and the entire fence will be located in the rear 50% of the side yard. The wood fence will be stained a medium brown color. The applicant is also proposing to install a six (6) feet high black wrought iron fence on a portion of the east side of the lot as shown on the attached *Fence Exhibit*.



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 rights-of-way may be located a minimum of 2' from the inner edge of a public sidewalk." The proposed fences are 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 denuial of the request.

**Recommendation:**

Staff recommends approval of the request to install the wrought iron and wood fence as presented.

**Attachments**

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

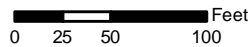
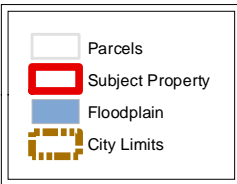
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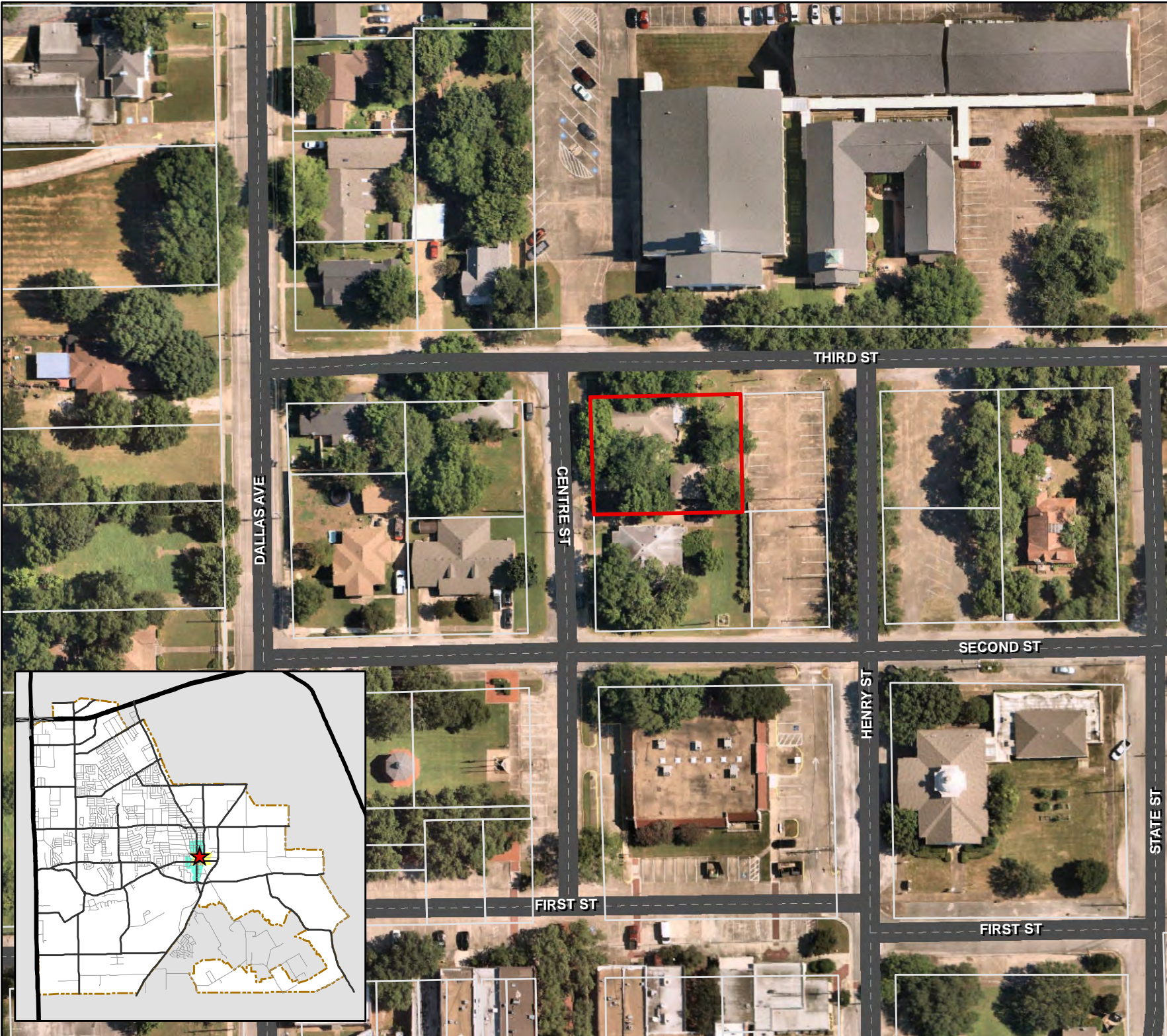
City of Lancaster

312 N. Centre

Zoned: SF-6 In Historic & Downtown Districts



date: 09/09/2021





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

City of Lancaster  
**HLPC APPLICATION**  
[www.lancaster-tx.com](http://www.lancaster-tx.com)

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

**Proposed Location**

Address: 312 N CENTRE LANE

or Subdivision: ORG TOWN

Block#: 30

Lot#: LOT 1 & PT LOT 2

**Proposed Work**

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

AND SIGNED WORD DOCUMENT.

NORTH SIDE OF THE PROPERTY TO HAVE A 6 FEET HIGH WOOD FENCE 63 FEET LONG. BEGINING POINT TO BE FROM NORTHEAST CORNER 40 INCHES IN FROM THE 18 INCH SIDEWALK TO ALLOW ACCESS TO THE WATER METER AND AT&T CONNECTION THAT IS THERE NOW. AT 63 FEET THE FENCE WILL TURN TOWARD THE HOUSE FOR A DISTANCE OF 13 FEET 9 INCHES JUST BEHIND THE CURRENT GAS CONNECTION SITE. FENCE WILL BE STAINED MEDIUM BROWN.

ALONG THE BACK PROPERTY LINE ON THE EAST SIDE OF THE LOT THERE WILL BE A 68 FOOT BLACK IRON 6 FEET HIGH FENCE FROM THE NORTHEAST CORNER GOING SOUTH AND THEN REST OF PROPERTY LINE WILL HAVE 24 FEET OF 6 FEET HIGH WOOD FENCE TO PROPERTY LINE TURNING BACK WEST TO THE GARAGE CORNER FOR 17 FEET. WOOD FENCE WILL BE STAINED MEDIUM BROWN. THIS WILL BE ALONG THE INSIDE OF A 61 INCH EXISTING SIDEWALK.

AT THE SOUTHWEST CORNER OF THE GARAGE THERE WILL BE A 6 FOOT WOOD FENCE FOR A PRIVACY SCREEN 22 FEET LONG. FENCE WILL BE STAINED MEDIUM BROWN.

*Lancaster*

**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"





## Residential Account #36000500300010000

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

### Property Location (Current 2022)

**Address:** 312 N CENTRE LN

**Neighborhood:** 4LSG06

**Mapsc:** 86-G (DALLAS)

**DCAD Property Map**

**2021 Appraisal Notice**

### Electronic Documents (ENS)



**Print Homestead Exemption Form**

### Owner (Current 2022)

VARGAS MARIA C &  
 GARCIA PORFIRIO  
 312 N CENTRE LN  
 LANCASTER, TEXAS 751462549

### Multi-Owner (Current 2022)

Owner Name	Ownership %
VARGAS MARIA C &	50%
GARCIA PORFIRIO	50%

### Legal Desc (Current 2022)

- 1: ORIG TOWN LANCASTER
- 2: BLK 30 LT 1 & PT LT 2
- 3:
- 4: INT201700048618 DD02142017 CO-DC
- 5: 0005003000100 4CN00050030

**Deed Transfer Date:** 5/11/2021

### Value

2021 Certified Values	
<b>Improvement:</b>	\$62,340
<b>Land:</b>	+ \$24,430
<b>Market Value:</b>	= \$86,770
<b>Revaluation Year:</b>	2019
<b>Previous Revaluation Year:</b>	2018



## Main Improvement (Current 2022)

<b>Building Class</b>	08	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	2/ 0
<b>Year Built</b>	1933	<b>Foundation</b>	PIER AND BEAM	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1933	<b>Roof Type</b>	HIP	<b># Bedrooms</b>	3
<b>Actual Age</b>	89 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	POOR	<b>Fence Type</b>	WOOD	<b># Fireplaces</b>	1
<b>Living Area</b>	1,501 sqft	<b>Ext. Wall Material</b>	BRICK VENEER	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	2,073 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	CENTRAL FULL	<b>Spa (Y/N)</b>	N
<b># Stories</b>	ONE STORY	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	70%			<b>Sauna (Y/N)</b>	N



**Additional Improvements (Current 2022)**

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	STORAGE BUILDING		UNASSIGNED	FRAME	260
2	DETACHED GARAGE		UNASSIGNED	FRAME	572
3	DETACHED QUARTERS		UNASSIGNED	FRAME	572

**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-3 (7000)	0	0	10,856.0000 SQUARE FEET	STANDARD	\$2.25	0%	\$24,426	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
<b>Taxing Jurisdiction</b>	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.819736	\$1.4999	\$0.24974	\$0.124	\$0.2661	N/A
<b>Taxable Value</b>	\$86,770	\$86,770	\$86,770	\$86,770	\$86,770	\$0
<b>Estimated Taxes</b>	\$711.28	\$1,301.46	\$216.70	\$107.59	\$230.89	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$2,567.94</b>

**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.

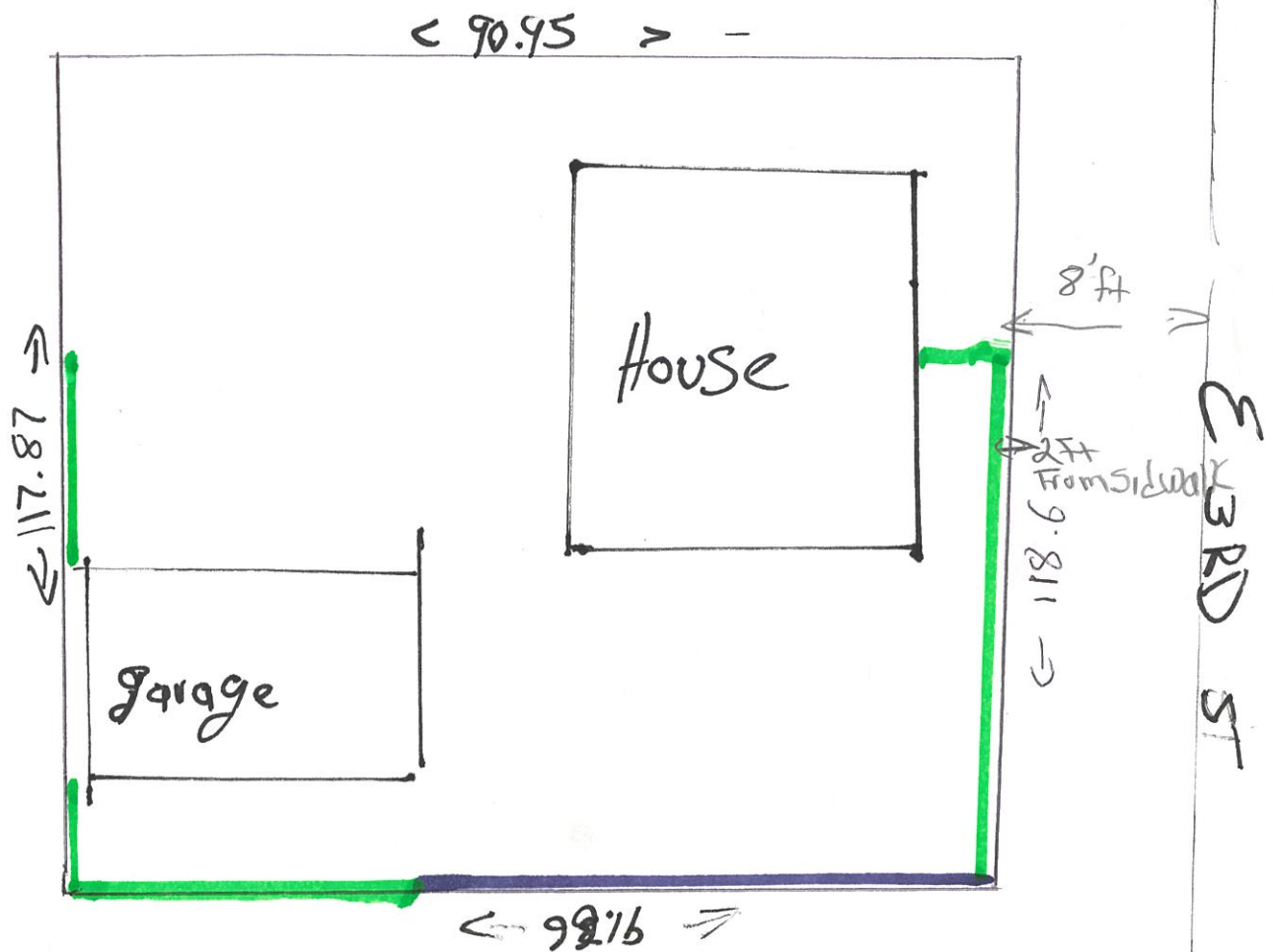
History

[History](#)

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N CENTRE AV



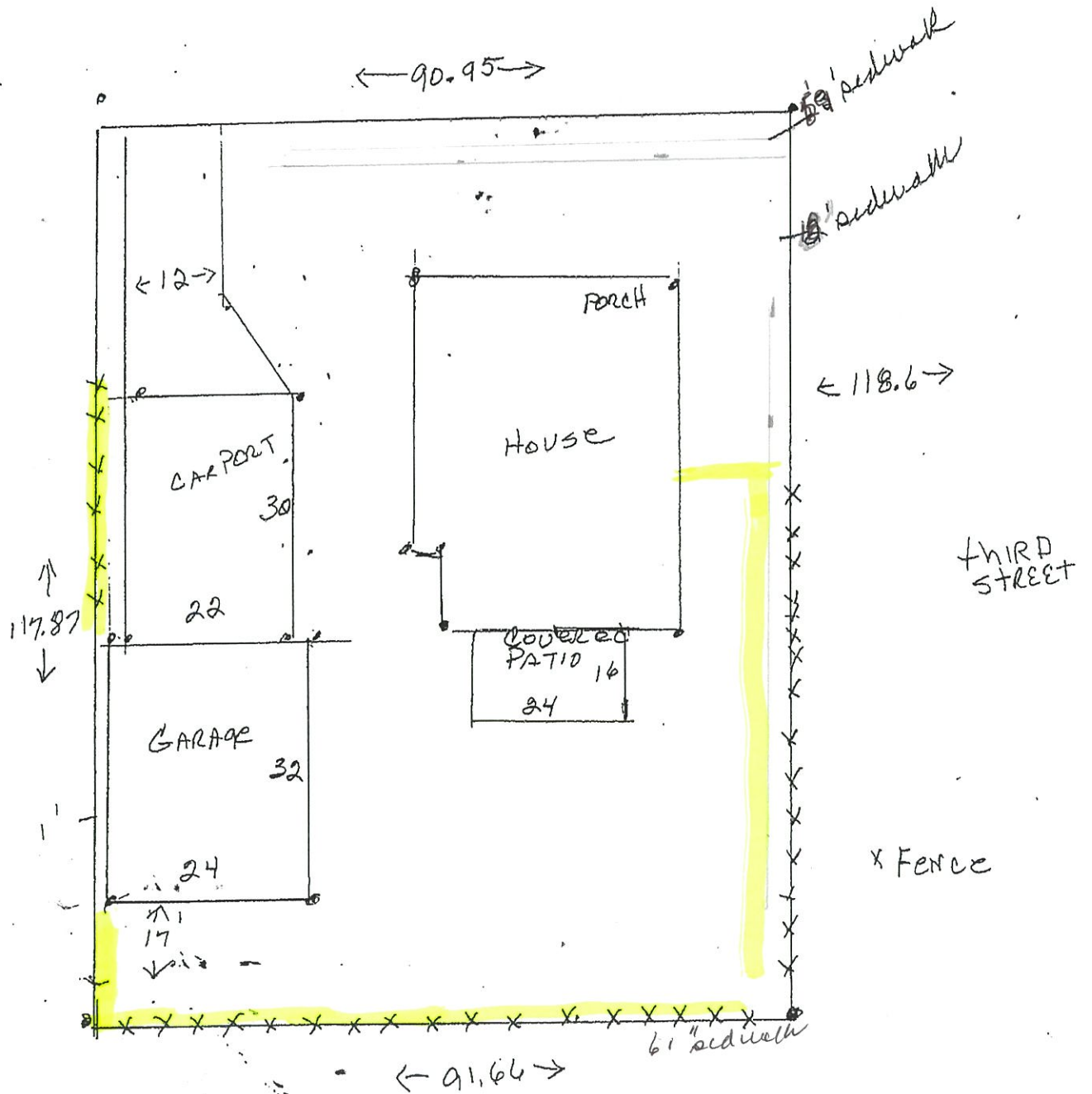
Green color  
will be  
wood fence

Blue  
will be  
iron



312 N CENTRE

→ Z





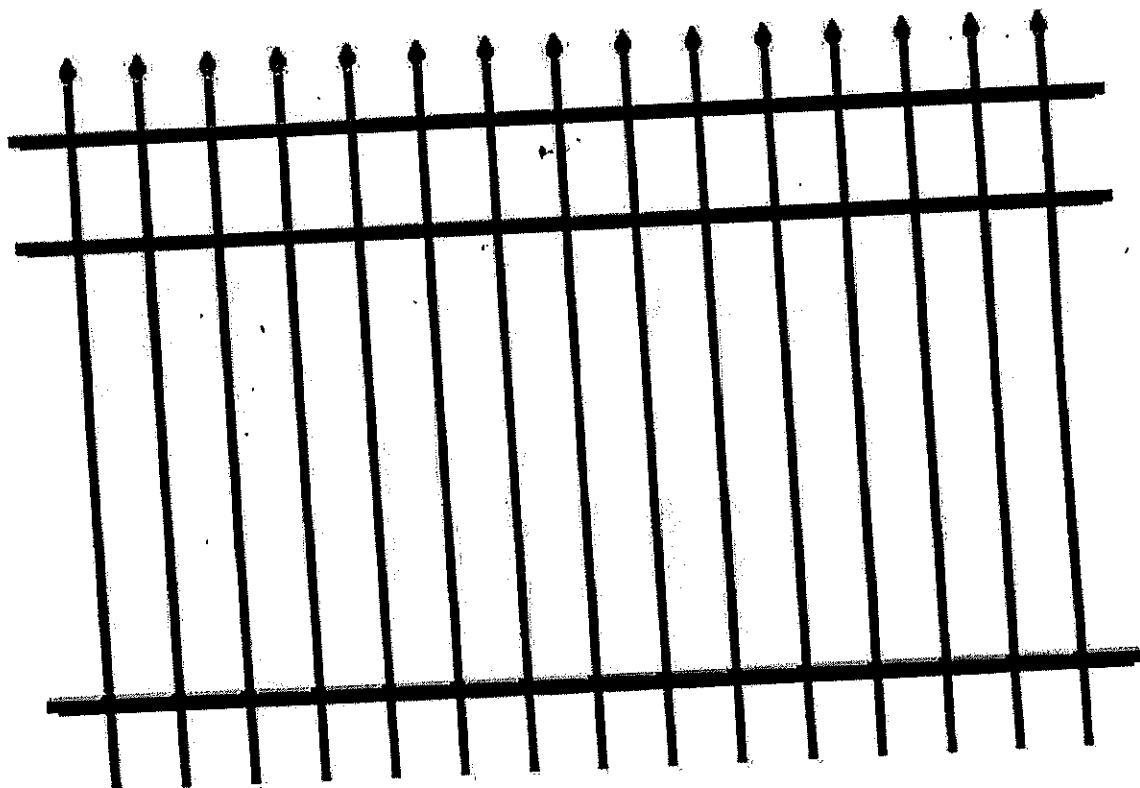
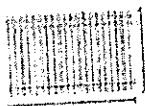
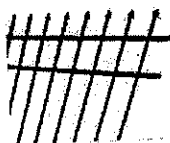
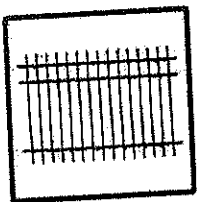
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SEP 07 2021

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Feedback

Hover Image to Zoom





North





**Northeast**





Northwest





**West (front of home)**



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Historic Landmark Preservation Committee

4.

**Meeting Date:** 09/28/2021

**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

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#### **Agenda Caption:**

HLPC21-18 Discuss and consider a Certificate of Appropriateness to paint the home on the property addressed as 427 South Centre, City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and size:** The subject property is addressed as 427 South Centre Street and is approximately .38 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District Single Family Residential SF-5.
3. **Adjacent Properties:**  
North: HP-SF-5, Historic Overlay District (Occupied Residence)  
South: HP-SF-5, Historic Overlay District (Occupied Residence)  
East: HP-SF-5, Historic Overlay District (Occupied Residence)  
West: HP-SF-5, Historic Overlay District (Occupied Residence)

#### 4. **Case History/Background:**

The house was built in 1930 and is listed on the Dallas Central Appraisal District (DCAD) as pier and beam foundation and frame house.

Date	Body	Action
08/25/20	HLPC	HLPC20-09 Recommended approval of the requests to rebuild a portion of the home.
10/06/20	P&Z	HLPC20-09 Approved the request to rebuild a portion of the home.
04/27/21	HLPC	HLPC21-12 Tabled
05/25/21	HLPC	HLPC21-12 Recommended approval with the stipulations: 1) The window on the first floor northern elevation remain; and 2) The original door will be used and chimney caps replaced.
07/06/21	P&Z	HLPC21-12 Approved the request with the following stipulations: 1) The window on the first floor northern elevation remain; and 2) The original door will be used and chimney caps replaced.



**Operational Considerations:**

The applicant is requesting to paint the body of the home white and the trim (including windows and fascia) black. The exterior material of the home is brick and the primer is already applied on all four (4) sides of the home. According to the applicant, painting is needed because the replaced brick does not match with the existing brick (see attached *Applicant Photos*). Section 3.7.1 *Existing Masonry* of the Historic District Regulations states that, "Existing, historic brick in foundation walls, columns and walls (either load-bearing or veneer) define the character of structures. The original natural finish is historically important and should be preserved... Original masonry surfaces may not be painted...If historic masonry has been painted, it is encouraged that the paint be removed if possible." Should the painting of the masonry be approved, it should be in substantial compliance with the exhibit provided.

**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 recommend approval of the request, as presented.
2. The Historic Landmark Preservation Committee may recommend approval of the request with conditions, and state those conditions.
3. The Historic Landmark Preservation Committee may recommend denial of the request.

**Recommendation:**

The Historic District Regulations recommend masonry surfaces not be painted therefore, staff recommends denial of the request to paint the building and that the existing primer be removed.

**Attachments**

Location Map

Applicant Photos and Explanation of Request

Staff Photos

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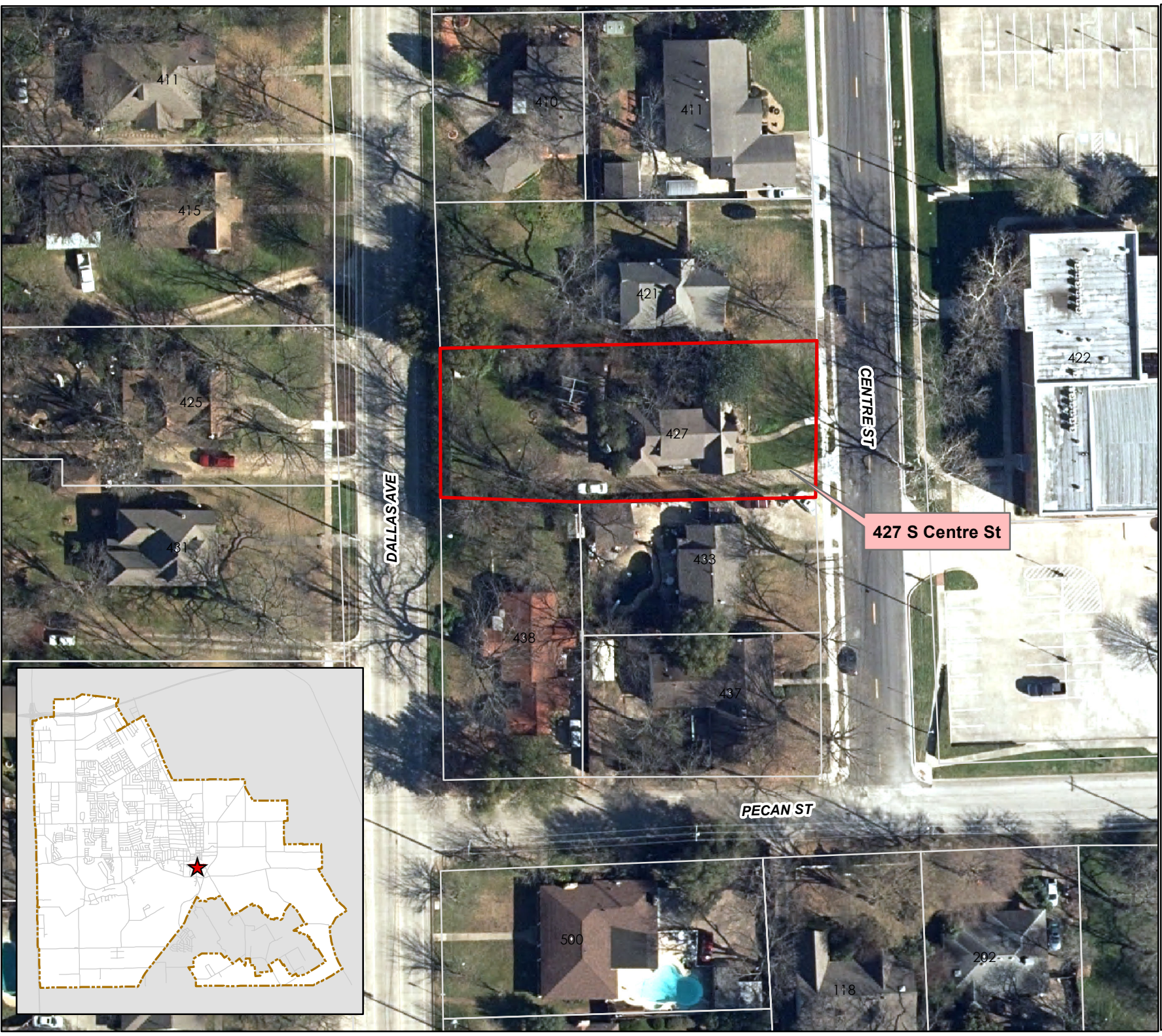
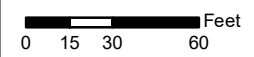


# 427 S Centre St Zoned: Historic Overlay District SF-5



## Legend

- City Limits
- Parcels





PROPERTY:  
427 S. Centre Ave  
Lancaster, TX 75146

Add as an addendum:

First, let me begin by stating my intent was not to violate the codes by painting the exterior of the property at 427 S. Centre Ave located in the Historic District of Lancaster, Texas. I take full responsibility for the miscommunication between myself and the contracted painters.

After completing the new brickwork, it was obvious that the new brickwork on the chimney and along the right side of the house did not match and the older bricks, which were not aesthetically appealing. The aesthetics of the historic district is one that I respect and knew the mismatched bricks would not suffice.

In working with the buyer, Dr. A. K. Perera - the new LISD Superintendent, trying to meet the agreed closing deadline of September 29th and to expedite the project demands - there was a miscommunication between myself and the painters. I requested that they begin priming the exterior wooden addition on the second floor - not the bricks. I was not on site when they began the process. The next morning the buyer, Dr. Perera, called me to alert me that the team began priming the bricks on the exterior of the house. I told her that it was a terrible miscommunication because I knew that there was an application process with the council and that I would try to mitigate the situation ASAP.

Therefore, today I am requesting permission to move forward with painting the exterior of 427 S. Centre Ave on both the 1st/2nd floors in WHITE with BLACK on all trim and windows. The sample was extended to me by the buyer, Dr. Perera, and this is what I would like to complete for her.

**\*\*See example below.**

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## **427 S. Centre Ave**

### **Modification Request**

- White paint on entire exterior, both first and second floor. Painting brick.
- Black paint on all trim including trim around the windows, fascia.
- Already started primer on exterior brick elevations on all 4 sides.



Brick repair work did not  
Match with the existing brick.  
Therefore, the need to paint.











★ Fix lighting











**Example homes in the historic  
district painted on top of brick.**







Fix lighting













Fix lighting



★ Fix lighting













✦ Fix lighting









East





Northeast





Southeast

