



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

Tuesday, August 25, 2020 - 7:00 PM



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.

Public Comments will be taken during the Public Testimony and may be made by filling out the Public Testimony Comment form prior to 5:00 p.m., and by joining the Zoom Webinar prior to 7:00 p.m.

Please click the link below to join the Zoom webinar:

https://us02web.zoom.us/webinar/register/WN_FFG639J3QJuWGhpVpOJHmq

Please click the link below to access public participation 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 (HLPC) Regular Meetings held on June 23, 2020 and July 28, 2020.

ACTION:

2. HLPC 20-08 Discuss and consider a Certificate of Appropriateness (COA) to replace the front sidewalk and add a parking pad to the property addressed as 311 East Cedar Street, Lancaster, Dallas County, Texas.

3. HLPC20-09 Discuss and consider a Certificate of Appropriateness (COA) to rebuild a portion of the home addressed as 427 South Centre Street, Lancaster, Dallas County, Texas.
4. HLPC 20-12 Discuss and consider a Certificate of Appropriateness (COA) for the installation of a driveway and front walkway on the property addressed as 441 South Dallas Avenue, 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.

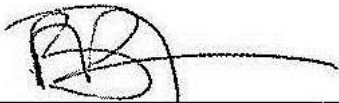
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

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 August 21, 2020 @ 5:00 p.m. and copies thereof were provided to the Historic Landmark Preservation Committee members.



Bester Munyaradzi,
Board Liaison

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

1.

Meeting Date: 08/25/2020

Policy Statement: This request supports the City Council 2019-2020 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 (HLPC) Regular Meetings held on June 23, 2020 and July 28, 2020.

Background:

Attached for your review and consideration are minutes from the:

- Historic Landmark Preservation Committee Regular Meetings held on June 23, 2020 and July 28, 2020.

Attachments

June 23, 2020 HLPC Minutes

July 28, 2020 HLPC Minutes

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JUNE 23, 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 June 23, 2020 at
6:30 p.m. with a quorum present to-wit:**

Members Present:

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

City Staff:

Angie Arenas, City Secretary
Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Lexie Schrader, Planning Technician

Call to order:

Vice Chair Hinkle called the meeting to order at 6:30 p.m. on June 23, 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:

Vice Chair Hinkle read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee Regular Meetings held on October 22, 2019, January 28, 2020, and the Open Meetings Act Joint Special Meeting held on March 2, 2020.**

Committee Member Siegfroid-Giles pulled the October 22, 2019 meeting minutes for further discussion.

MOTION: Committee Member Hooper made a motion, seconded by Committee Member Siegfroid-Giles to approve item 1 with the exception of minutes from the October 22, 2019 meeting. The vote was cast 5 for, 0 against.

Committee Member Siegfroid-Giles commended City staff for revising the October 22, 2019 minutes to clarify her comment about Craftsman style homes.

MOTION: Committee Member Glover made a motion, seconded by Committee Member Siegfried-Giles to approve the minutes from the HLPC Regular Meeting on October 22, 2019. The vote was cast 5 for, 0 against.

ACTION:

2. **HLPC20-05 Discuss and consider a Certificate of Appropriateness (COA) to replace a portion of existing wood fence on the property addressed as 329 South Dallas Avenue, Lancaster, Dallas County, Texas.**

Committee Member Laurens Wiseman and Committee Member Hooper requested to be recused for item 2.

Planner Chetuya reported that the applicant is proposing to replace 53 to 55 linear feet of fence from the back of the corner of the house to the front corner of the garage because the current section of the wooden fence is rotten and needs to be replaced. The current fence is made of wood and is 6 feet in height. The proposed fence would be consistent with the existing fence's material and height. The Lancaster Historic Residential Design Regulations states that fences shall be constructed of wood, twisted wire, metal or other appropriate materials and fences at side yards or front facing portions of front yards should not exceed 6 feet in height. The applicant's request is in compliance with the Lancaster Historic Residential Design Regulations.

Committee Member Glover asked if the proposed fence was an exact replacement of the existing fence. Planner Chetuya confirmed.

MOTION: Committee Member Glover made a motion, seconded by Committee Member Siegfried-Giles to approve item 2. The vote was cast 3 for, 0 against [Wiseman and Hooper were recused].

Committee Members Laurens Wiseman and Hooper returned to the meeting.

3. **HLPC20-06 Discuss and consider a Certificate of Appropriateness (COA) for an installed wood fence on the property addressed as 119 East 5th Street, Lancaster, Dallas County, Texas.**

Planner Chetuya reported that the applicant installed a 6 feet high wood fence at the west and east sides of the property behind the front façade of the home. The purpose of the fence is for privacy and neighbors. The applicant indicated that they might stain the fence a redwood color. The Lancaster Historic Residential Design Regulations state that fences shall be constructed of wood, twisted wire, metal or other appropriate materials. Fences at side yards or front facing portions of front yards should not exceed 6 feet in height. The applicant's request is in compliance with the Lancaster Historic Residential Design Regulations, and staff recommends approval of the request.

The applicant was not available for comment.

Committee Member Siegfried-Giles expressed concern about the possibility of the applicant staining the fence any color of their choice. Senior Planner Munyaradzi stated that approval of the item could include a condition that the fence must be a certain color if stained.

MOTION: Committee Member Glover made a motion, seconded by Committee Member Laurens Wiseman to approve item 3 with the condition that the fence must be a redwood color if stained. The vote was cast 5 for, 0 against.

4. **HLPC20-04A Discuss and consider a Certificate of Appropriateness (COA) to upgrade parking lot materials, replace entry doors, and to install a new sign on the property located at 520 North Dallas Avenue, Lancaster, Dallas County, Texas.**

Planner Chetuya reported that the Lancaster Historic Residential Design Regulations states that replacement doors must be wood unless there is documentation that other materials were historically utilized. The applicant replaced the former double wood doors with glass panel double wood doors. The applicant indicated the request is because the prior existing framing did not allow for the doors to securely close. The newly installed doors are in compliance with the Lancaster Historic Residential Design Regulations as the materials used for the doors are consistent with the former wood doors.

The Lancaster Historic Residential Design Regulations states that signs should avoid garish colors or patterns, but use the detail and style of the building's architecture to speak for the business. Signs should be constructed of painted wood or metal, and should not be illuminated or lit from a separate lighting source. The applicant installed an aluminum sign on the subject site. The sign has no garish colors and is composed of a metal material. The newly installed sign is consistent with the Lancaster Historic Residential Design Regulations.

The Lancaster Historic Residential Design Regulations states that driveways shall be appropriate to the historic house in placement, material and form, and should be of brushed finish concrete or gravel over an approved substrate. The applicant is requesting to upgrade the current parking lot which consists of gravel, dirt and grass by installing gravel throughout the parking lot. The request is consistent with the Lancaster Historic Residential Design Regulations. Staff recommends support of all of the requests as presented.

Kenneth Johnson, 520 North Dallas Avenue, stated he was available for questions via Zoom webinar.

Committee Member Glover asked if the doors will be painted. Mr. Johnson stated the doors will not be painted.

Vice Chair Hinkle commended the applicant for the door upgrade. However, she stated that the applicant's sign choice did not meet the design regulation's standards of a monument sign and noted that brick and/or landscaping to the base of the sign would help.

The applicant agreed to install a brick base to the sign.

MOTION: Committee Member Glover made a motion, seconded by Committee Member Laurens Wiseman to approve item 4 as presented with the condition that the sign will be bricked at the base. The vote was cast 5 for, 0 against.

5. **HLPC20-04B Discuss and consider a Certificate of Appropriateness (COA) to replace windows on the property located at 520 N. Dallas Avenue, Lancaster, Dallas County, Texas.**

Planner Chetuya reported that the Lancaster Historic Residential Design Regulations states that new windows shall be wood unless there is documentation that another material was historically utilized. The existing glass windows are 6 over 6 panes and single panel. The applicant is requesting to replace 27 glass windows with single panel and single pane glass windows that are lightly frosted, and will be framed with wood. There will be no new window openings created. According to the applicant, the wood frame is aging and the glass windows need replacement. The requested changes are in compliance with the Lancaster Historic Residential Design Regulations. Staff recommends approval of the request as presented.

Committee Member Hooper stated that commercial properties in the Historic District should not have to meet residential design standards.

Committee Member Hooper asked if every window will be replaced. Planner Chetuya confirmed.

The applicant, Kenneth Johnson, stated that he is unable to purchase wood framed windows as was stated in the letter of intent and inquired about the possibility of other materials. Committee Member Hooper stated that aluminum windows are present in other religious structures in the Historic District.

Mr. Johnson stated that he can purchase the same style of window with a different material. Committee Member Hooper stated that aluminum windows are appropriate for a non-residential structure in the Historic District.

Committee Member Siegfried-Giles expressed concern about the uncertainty of window style and color. Senior Planner Munyaradzi stated that the Committee does not have purview over paint colors.

Committee Member Laurens Wiseman asked if the glass would still be frosted. Mr. Johnson confirmed.

MOTION: Committee Member Siegfried-Giles made a motion, seconded by Committee Member Glover to approve item 5 as presented with commercial aluminum or vinyl window material. The vote was cast 5 for, 0 against.

6. Discuss and consider election of a Chair to the Historic Landmark Preservation Committee.

Committee Member Siegfried-Giles asked why HLPC was being asked to elect a Chair and Vice Chair when their terms expired in December and the guidelines state that a Chair and Vice Chair are to be elected at the next meeting.

Senior Planner Munyaradzi stated that City Council had not yet made their appointments in December, so HLPC could not elect a new Chair and Vice Chair at January's meeting.

City Secretary Arenas explained the process involved with the election of a Chair and Vice Chair.

Committee Member Glover asked when the Chair and Vice Chair would begin their term. City Secretary Arenas stated that the Chair and Vice Chair would begin at the next meeting.

MOTION: Committee Member Siegfried-Giles made a motion, seconded by Committee Member Laurens Wiseman to nominate Glenn Hooper as Chair. The vote was cast 5 for, 0 against.

7. Discuss and consider election of a Vice-Chair to the Historic Landmark Preservation Committee.

MOTION: Committee Member Hooper made a motion, seconded by Committee Member Laurens Wiseman to nominate Patricia Siegfried-Giles as Vice Chair. The vote was cast 5 for, 0 against.

MOTION: Committee Member Siegfried-Giles made a motion to adjourn, seconded by Committee Member Laurens Wiseman. The vote was cast 5 for, 0 against.

The meeting was adjourned at 7:50 PM.

ATTEST:

APPROVED:

Bester Munyaradzi, Senior Planner

Dee Hinkle, Vice Chair

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JULY 28, 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 July 28, 2020 at
7:00 p.m. with a quorum present to-wit:**

Members Present:

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

Member Absent:

Amy Glover

City Staff:

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

Call to order:

Chair Hooper called the meeting to order at 7:00 p.m. on July 28, 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 (HLPC) Regular Meeting held on June 23, 2020.**

Committee Member Hinkle pulled the June 23, 2020 meeting minutes for further discussion.

Committee Members discussed necessary changes for staff to make to the June 23, 2020 minutes and staff noted that they will bring a revised version of the June 23, 2020 minutes to the next HLPC meeting.

ACTION:

2. **HLPC20-07 Discuss and consider a Certificate of Appropriateness (COA) for the installation of an outdoor storage structure on the property addressed as 543 Wilson Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to install a 10'x10'x10'6" outdoor storage structure composed of smart wood siding on the southwest corner of the subject site. The top two feet of the structure will be visible from Wilson Street.

The Lancaster Historic Residential Design Regulations (LHRDR) states that new outbuilding should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to adjacent or nearby buildings. It will be painted to match the existing home and is compatible with nearby outbuildings as demonstrated in the attached photos. The proposed outdoor storage building has a design that is unique from the existing home and meets the Lancaster Development Code's setback requirements. The proposed outbuilding is in compliance with the Lancaster Historic Residential Design Regulations. Staff recommends approval of the request as presented.

Applicant, Jana Martin, 543 Wilson Street, stated that the requested storage shed was for storage of math teaching supplies. Ms. Martin then stated that only the roof of the shed would be visible over the fence.

Committee Member Laurens Wiseman stated that the photo of the shed stated that the shed was 10 feet and 7 inches while the staff description of the shed was 10 feet and 6 inches.

Chair Hooper asked staff if they informed the applicant of the required setbacks. Planner Chetuya confirmed that the project will be in compliance with the LHRDR. Ms. Martin confirmed that the City had informed her of setbacks.

Chair Hooper asked the applicant if there were any City utilities or easements near the installation site of the shed. Ms. Martin stated that there were no water or sewer lines near the shed.

Vice Chair Siegfried-Giles thanked the applicant for participating in the meeting process to protect the integrity of the Historic District.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 2. The vote was cast 4 for, 0 against.

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

The meeting was adjourned at 7:39 PM.

ATTEST:

APPROVED:

Bester Munyaradzi, Senior Planner

Glenn Hooper, Chair

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

2.

Meeting Date: 08/25/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

HLPC 20-08 Discuss and consider a Certificate of Appropriateness (COA) to replace the front sidewalk and add a parking pad to the property addressed as 311 East Cedar Street, Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 311 East Cedar Street and is approximately .19 acre in size.
2. **Current Zoning:** The subject property is zoned Historic Overlay District, Downtown District - Downtown Sub-District, Retail.
3. **Adjacent Properties:**
North: HP-DD, Historic Overlay District, Downtown District - Downtown Sub-District (Occupied residence)
South: HP-DD-SF-6, HP-DD, Historic Overlay District, Downtown District - Downtown Sub-District, Single Family Residential (SF-6) (Occupied residence)
East: HP-DD, Historic Overlay District, Downtown District - Downtown Sub-District (Occupied residence)
West: HP-DD-PD-2F-6, Historic Overlay District, Downtown District - Downtown Sub-District, Planned Development - Duplex (Occupied residence)
4. **Case History/Background:**
The house was built in 1930 and is listed on the Dallas Central Appraisal District (DCAD) as a frame house with block foundation.

Operational Considerations:

Front and Back Walkways:

The applicant is requesting to replace the existing damaged 10 feet by 4 feet front concrete walkway in order to make it safe. The applicant is also proposing to install a walkway from the proposed parking pad to the back door.

The Lancaster Historic Residential Design Regulations (LHRDR) states that, "Sidewalks and front walks shall be appropriate to the historic house in placement, material and form, and should be of brush-finished concrete". The applicant's request to replace the existing concrete walkway at the front of the home with concrete in compliance with the LHRDR as the proposed walkways will be concrete and appropriate to the historic house. It is recommended the back walkway be concrete in material.

Off-street Parking:

The applicant is requesting to install a gravel parking surface with a concrete apron on the northeast corner of the lot off State Street.

"Off-street parking at historic houses, including those now with commercial uses should not be allowed in front or corner side yards. This is important to retain the historic character of a house and that of the neighborhood." The request to install a gravel parking surface on the site is in direct conflict with the LHRDR as it stresses the importance of retaining the historic character of a house by prohibiting off-street parking in the front or corner side yards. The applicant has the option to install a gravel parking pad with a gravel driveway from Cedar Street.

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 these requests, as presented.
2. The Historic Landmark Preservation Committee may recommend approval of these requests with conditions.
3. The Historic Landmark Preservation Committee may deny the request.

Recommendation:

Staff recommends approval of the request to replace the front walkway with concrete and recommends the back walkway be constructed with concrete. Staff recommends denial of the request to install the off-street parking pad as it is in direct conflict with the LHRDR.

Attachments

Location Map

Letter of Intent

DCAD Report

Site Plan

Staff Photos

Applicant Photos

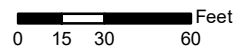
City of Lancaster

311 E Cedar St Zoned: Historic Preservation Overlay District, Downtown Design Overlay District

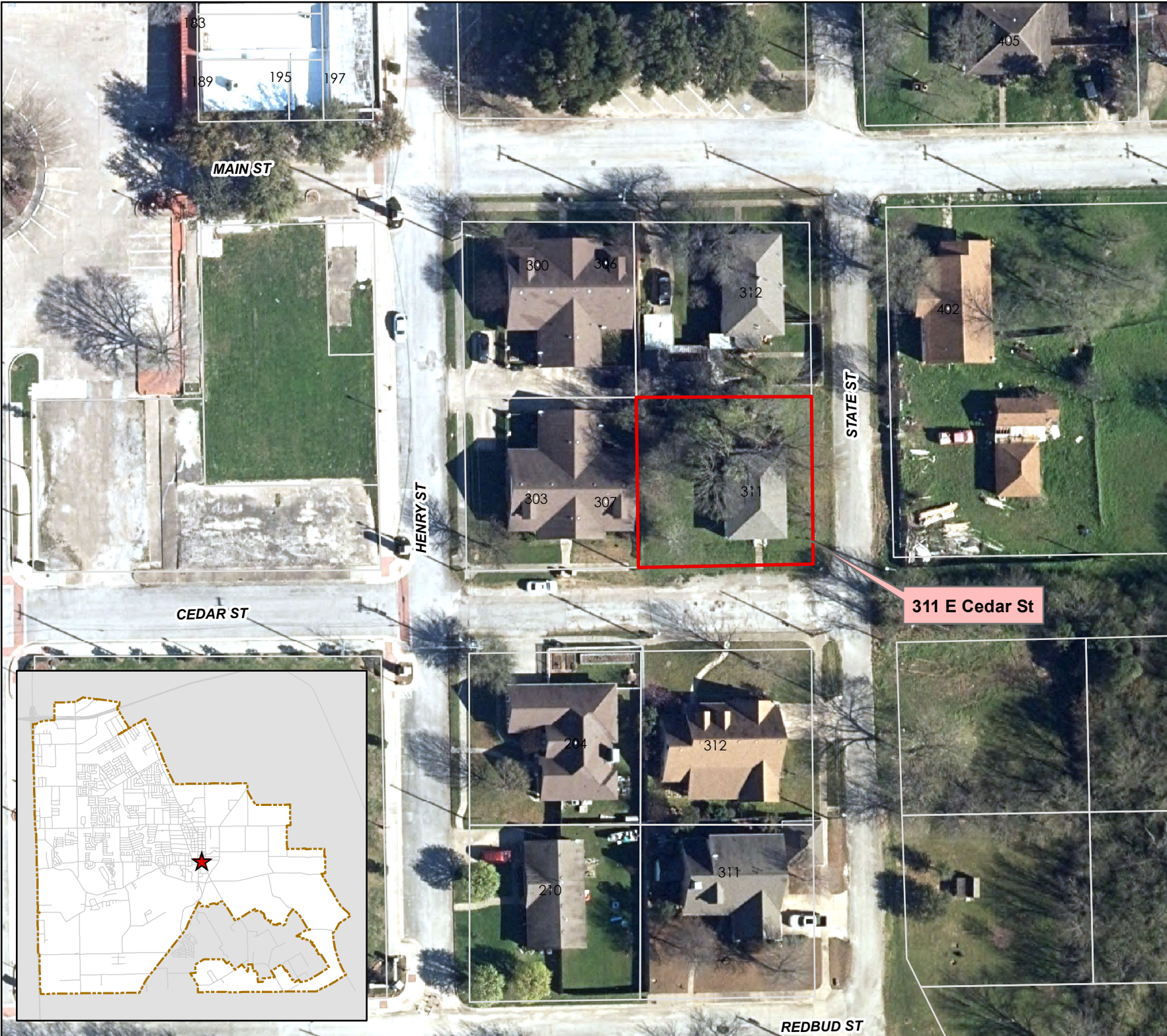


Legend

- City Limits
- Parcels



date: 01/09/2020



Proposed Location

Address: 311 E Cedar St

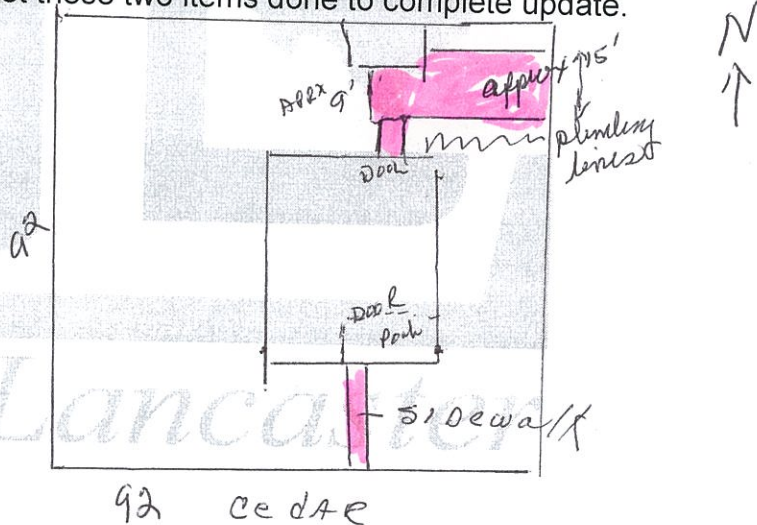
or Subdivision: _____ Block#: 10 Lot#: 4

Proposed Work

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

1. Replace front sidewalk so it is safe to walk on.
2. Put a parking pad on the back corner of lot coming off State Street with a sidewalk to the back door. There is no safe place for parking on Cedar St. or on State St.. This home is handicapped except front door. Back door is 36 inch with sidewalk to house level will make it handicapped at back too. Pad would be from middle of the storage building south 15 feet with extension giving patio space in front of storage building with sidewalk to back door. Sewer line and some water pipes are coming along the back northeast corner and they do not need to be under concrete.

Attached is original application from last December. I was told by city that I should just ask for the doors and windows. I need to get these two items done to complete update.



Ellen Clark 7/24/21

REQUIRED ATTACHMENTS: 5 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"



[Home](#) | [Find Property](#)
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Residential Account #36000500100040000

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

Property Location (Current 2020)

Address: 311 E CEDAR ST

Neighborhood: 4LSG06

Mapsco: 86-G (DALLAS)

DCAD Property Map

2020 Current Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2020)

CLARK ELLEN
108 N DALLAS AVE
LANCASTER, TEXAS 751462412

Multi-Owner (Current 2020)

Owner Name	Ownership %
CLARK ELLEN	100%

Legal Desc (Current 2020)

- 1: ORIG TOWN LANCASTER
- 2: BLK 10 LOT 4
- 3:
- 4: INT201800278371 DD10042018 CO-DC
- 5: 0005001000400 4CN00050010

Deed Transfer Date: 10/18/2018

Value

2020 Proposed Values	
Improvement:	\$57,060
Land:	+ \$19,040
Market Value:	= \$76,100
Revaluation Year:	2019
Previous Revaluation Year:	2017

Main Improvement (Current 2020)

Building Class	04	Construction Type	FRAME	# Baths (Full/Half)	1/0
Year Built	1930	Foundation	BLOCK	# Kitchens	1
Effective Year Built	1930	Roof Type	HIP	# Bedrooms	3
Actual Age	90 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	AVERAGE	Fence Type	CHAIN	# Fireplaces	0
Living Area	1,120 sqft	Ext. Wall Material	FRAME	Sprinkler (Y/N)	N
Total Area	1,120 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	50%			Sauna (Y/N)	N

Additional Improvements (Current 2020)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	STORAGE BUILDING		UNASSIGNED	FRAME	168

Land (2020 Proposed 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)	92	92	8,464.0000 SQUARE FEET	STANDARD	\$2.25	0%	\$19,044	N

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

Exemptions (2020 Proposed Values)

No Exemptions

Estimated Taxes (2020 Proposed 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	\$0.840925	\$1.52835	\$0.2531	\$0.124	\$0.2695	N/A
Taxable Value	\$76,100	\$76,100	\$76,100	\$76,100	\$76,100	\$0
Estimated Taxes	\$639.94	\$1,163.07	\$192.61	\$94.36	\$205.09	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$2,295.08

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

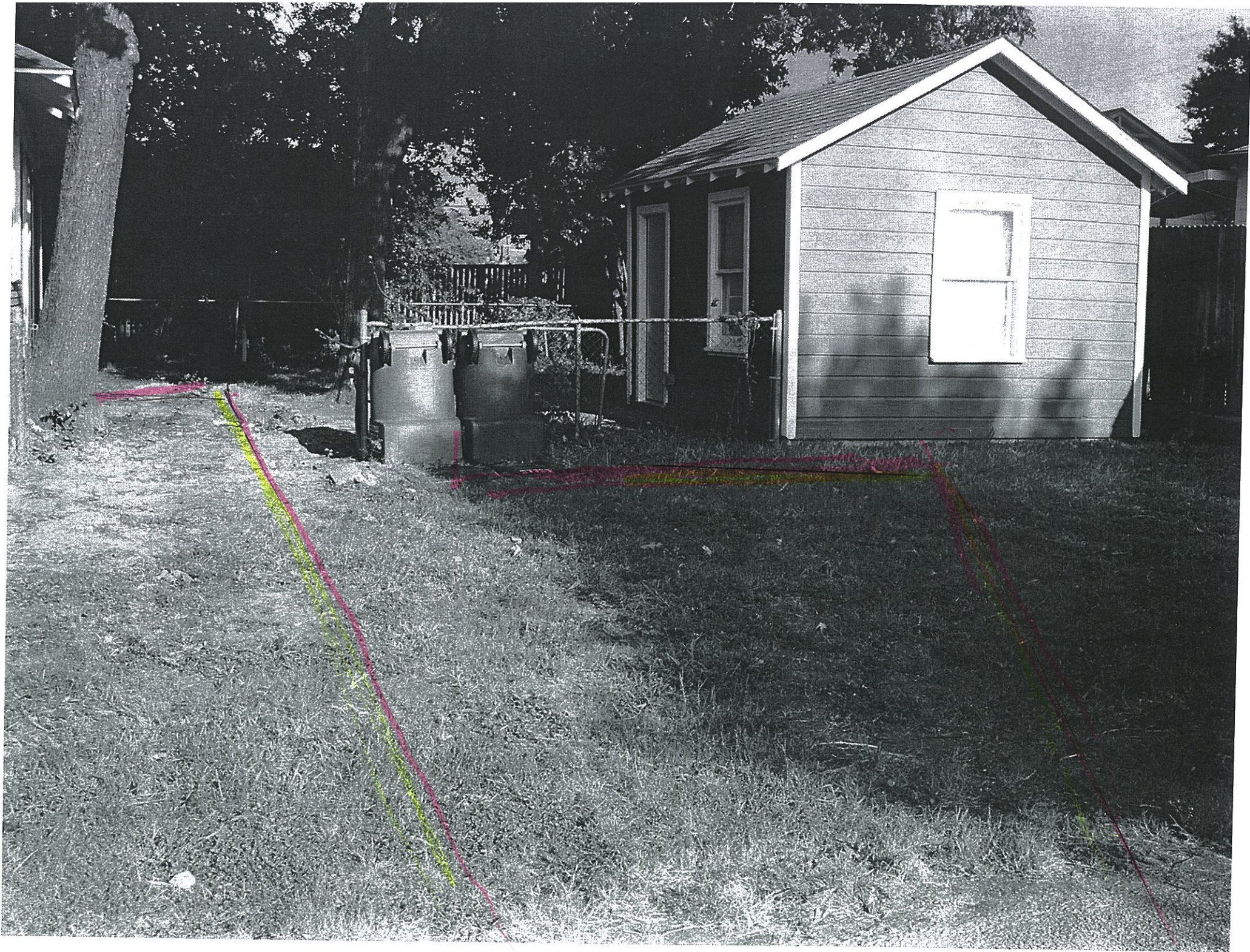
History



East

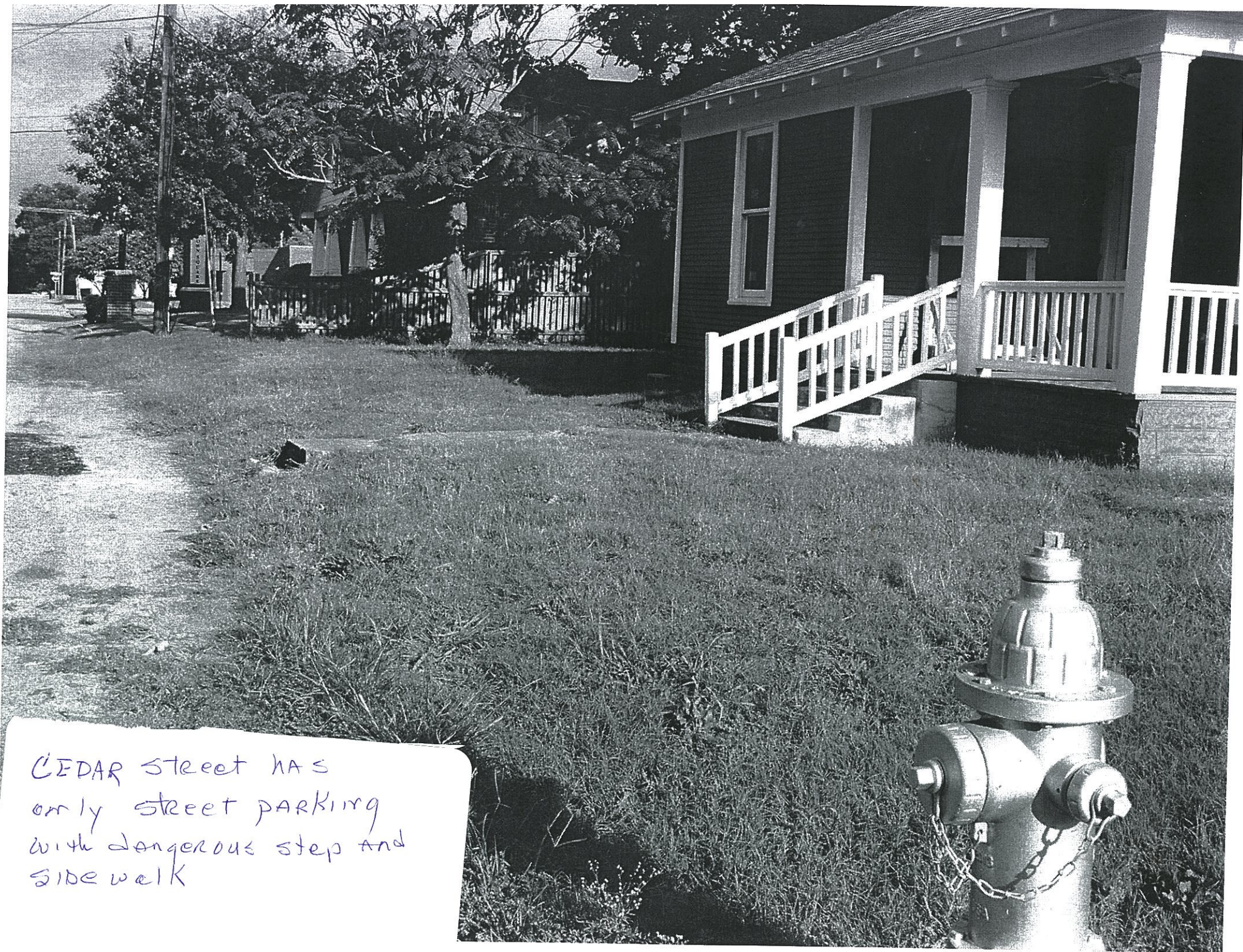


South

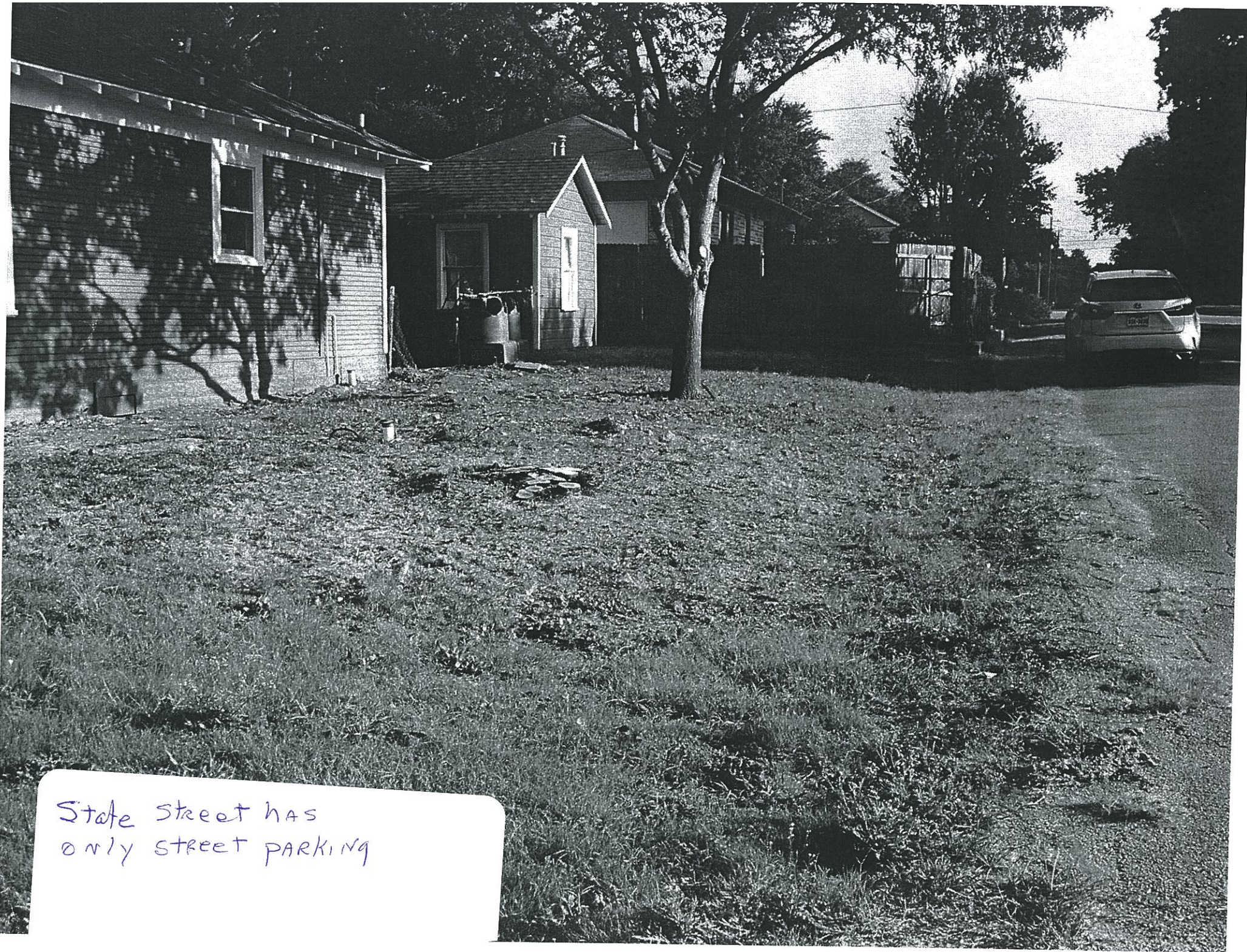








CEDAR street has
only street parking
with dangerous step and
sidewalk



CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

3.

Meeting Date: 08/25/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

HLPC20-09 Discuss and consider a Certificate of Appropriateness (COA) to rebuild a portion of the home addressed as 427 South Centre Street, 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.

Operational Considerations:

Second Level of the Home

This is a request to rebuild the second level of the home. The entire second floor of the home caught fire and was burned but the first floor of the home is still remaining. The applicant is proposing to rebuild the home as it was prior to the fire. The applicant will use brick as the exterior material, asphalt shingles on the roof, and wood windows. These are the same materials that were on the home before it was burned. The height of the home will remain the same. The applicant is also proposing to extend the existing shed roofs on the north and south side of the home. There will be an added window on each side of the shed roof with added vertical siding to match the existing siding as shown on the attached elevations. These changes will be rebuilt the same.

The Lancaster Historic Residential Design Regulations (LHRDR) states that, "Wood siding and trim shall be used on historic structures where it is necessary to replace severely deteriorated existing siding and trim and where the historic siding has been previously removed...The design of replacement windows (particularly at the front entrance) must be based on historic documentation if possible. If this is not possible, select a window that is appropriate for the period or style of the house...New windows shall be

wood unless there is documentation that other materials were historically utilized...Preserve the original shape, lines, slope and overhang of historic roofs as well as architectural features such as dormers, chimneys, turrets, and associated trim." The applicant's requests are in compliance with the LHRDR as all changes visible from the street will match in material, style, and color.

Replacing Wooden Louvers with Glass

The applicant is requesting to replace the existing louvers with wood slats on the north and south sides of the home with double pane insulated windows. The opening will remain the same but the material will change. The cast-stone sill will remain the same. The applicant has indicated the reason for the material change is that the area will be converted to a room.

The LHRDR states, " Characteristics of Tudor Revival style can include...multi-pane glazing...When window replacement is necessary, do so within the exiting historic opening. Use the same sash size to avoid filling in or enlarging the original opening". The applicant's request is in compliance with the LHRDR as the sash size will remain the same and multi-pane glazing will be used.

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

Recommendation:

Staff recommends approval of these requests as they are in compliance with the LHRDR.

Attachments

Location Map

Letter of Intent

DCAD Report

Elevations

Applicant Photos

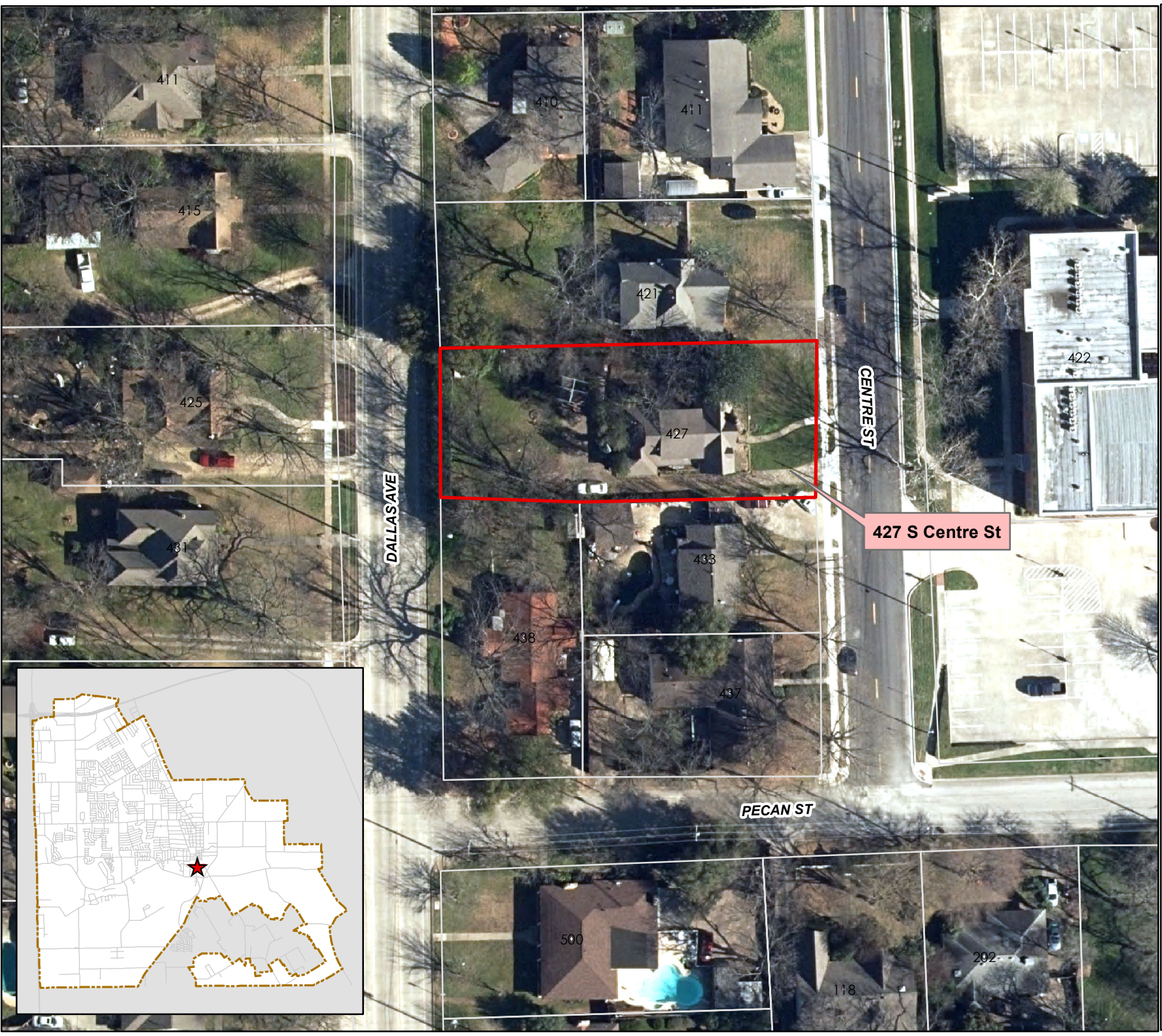
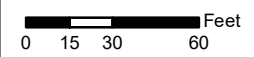
Staff Photos

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



Legend

- City Limits
- Parcels



To whom it may concern:

This letter is to describe the proposed work to be done on my Tutor house in the Historic District of Lancaster, Texas. This house caught fire and we plan to rebuild it with historical integrity maintained. The whole second floor was burned in the fire, but the first floor is still remaining. We will be extending the second floor, shed roof toward the back of the main gable. 20' is the highest peak and will stay the same height. From the side of the roof where it was originally, we are extending it all the way back. Everything visible from the main street will be rebuilt the way it was.

Materials used to rebuild: framing on the first and second story, sheetrock, new electric wiring, new plumbing, roof, wooden windows, insulation, and brick on the exterior.

A handwritten signature in blue ink, appearing to be 'B. J. [unclear]', written in a cursive style.



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Residential Account #36000500500050000

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

Property Location (Current 2020)

Address: 427 S CENTRE LN

Neighborhood: 4LSJ04

Mapsco: 86-G (DALLAS)

DCAD Property Map

2020 Current Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2020)

REED BENJAMIN JUSTICE &
KATHRYN D
427 S CENTRE LN
LANCASTER, TEXAS 751463830

Multi-Owner (Current 2020)

Owner Name	Ownership %
REED BENJAMIN JUSTICE &	100%

Legal Desc (Current 2020)

- 1: L F WHITE
 - 2: BLK 50 PT LT 6 & 7 & 8 ACS 0.366
 - 3: ORIG TOWN LANCASTER PG 105
 - 4: INT201800171384 DD06262018 CO-DC
 - 5: 0005005000500 4CN00050050
- Deed Transfer Date:** 6/28/2018

Value

2020 Proposed Values	
Improvement:	\$154,290
Land:	+ \$22,320
Market Value:	= \$176,610
Revaluation Year:	2019
Previous Revaluation Year:	2018

Main Improvement (Current 2020)

Building Class	09	Construction Type	FRAME	# Baths (Full/Half)	1/0
Year Built	1930	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1930	Roof Type	GABLE	# Bedrooms	3
Actual Age	90 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	VERY GOOD	Fence Type	NONE	# Fireplaces	1
Living Area	2,053 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	2,053 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	40%			Sauna (Y/N)	N

Additional Improvements (Current 2020)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	FRAME	399

Land (2020 Proposed 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)	75	113	15,942.0000 SQUARE FEET	STANDARD	\$1.40	0%	\$22,319	N

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

Exemptions (2020 Proposed Values)

No Exemptions

Estimated Taxes (2020 Proposed 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	\$0.840925	\$1.52835	\$0.2531	\$0.124	\$0.2695	N/A
Taxable Value	\$176,610	\$176,610	\$176,610	\$176,610	\$176,610	\$0
Estimated Taxes	\$1,485.16	\$2,699.22	\$447.00	\$219.00	\$475.96	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$5,326.34

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

C:\Users\chiles\Documents\Dropbox [Personal]\Chiles Design\Projects\427 S Centre Ave\Drawings\CACA.10 - Elevations - 2020-07-26.dwg(CA-10 Elevations - 2020-07-26.dwg)CA-10 Elevations - 2020-07-26.dwg Plotted by Chris Chiles at 7/23/2020 5:08:34 PM with _JST Full Pen Weight.ctb plot style



PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
ALL BUILDING ELEMENTS / FINISHES ARE
EXISTING UNLESS NOTED OTHERWISE



EXISTING NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

ISSUE DATE:
JULY 26, 2020

chiles
CD
design
814 south edgefield ave
dallas, texas 75208
214-796-9012
chiles.chris@gmail.com

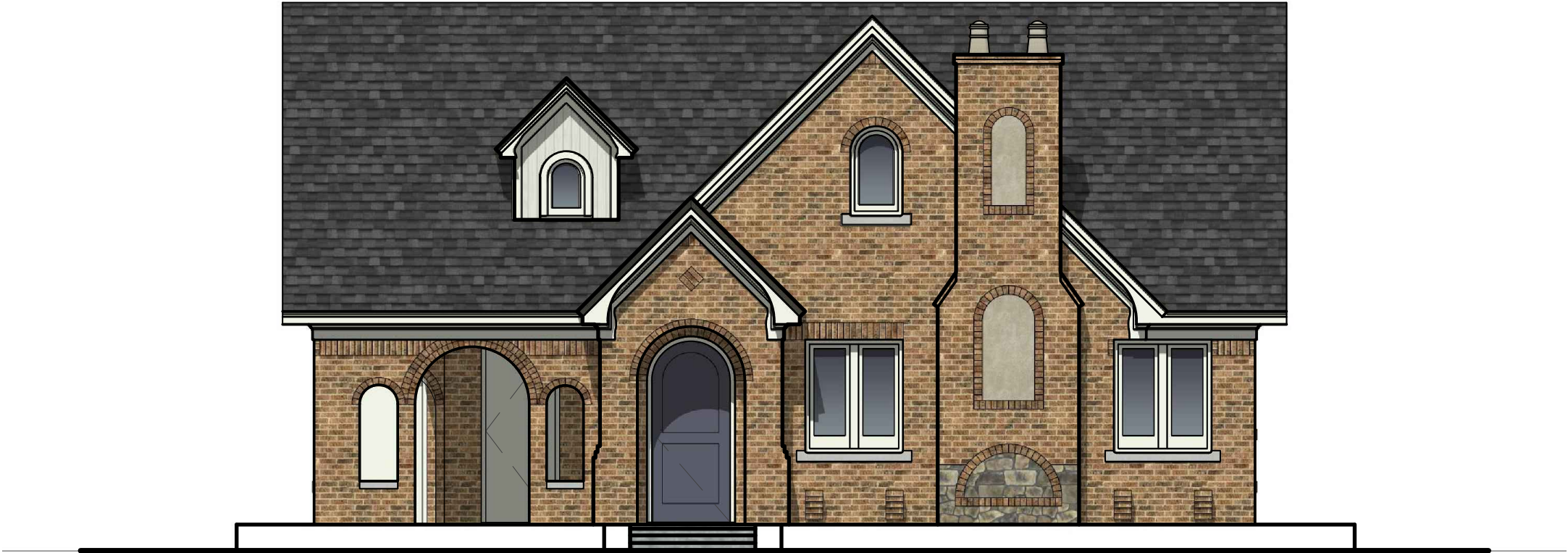
427 S CENTRE AVE
LANCASTER, TEXAS

SHEET NO.

NOTE:
ALL BUILDING ELEMENTS / FINISHES ARE
EXISTING UNLESS NOTED OTHERWISE



EXISTING WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

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chiles.chris@gmail.com

427 S CENTRE AVE
LANCASTER, TEXAS

NOTE:

ALL BUILDING ELEMENTS / FINISHES ARE
EXISTING UNLESS NOTED OTHERWISE



EXISTING NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



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EXISTING SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

427 S CENTRE AVE
LANCASTER, TEXAS

NOTE:
ALL BUILDING ELEMENTS / FINISHES ARE
EXISTING UNLESS NOTED OTHERWISE



PROPOSED WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

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427 S CENTRE AVE
LANCASTER, TEXAS

NOTE:

ALL BUILDING ELEMENTS / FINISHES ARE EXISTING UNLESS NOTED OTHERWISE



PROPOSED NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



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427 S CENTRE AVE
LANCASTER, TEXAS



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427 S CENTRE AVE
LANCASTER, TEXAS



3D RENDERING
VIEW 01 - EXISTING



3D RENDERING
VIEW 01 - PROPOSED



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dallas, texas 75208
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chiles.chris@gmail.com

427 S CENTRE AVE
LANCASTER, TEXAS

3D RENDERING
VIEW 02 - EXISTING

3D RENDEERING - EXISTING

CA-4.2



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chiles.chris@gmail.com

427 S CENTRE AVE
LANCASTER, TEXAS



3D RENDERING
VIEW 02 - PROPOSED



3D RENDERING
VIEW 03 - EXISTING

3D RENDEERING - EXISTING



3D RENDERING
VIEW 03 - PROPOSED



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427 S CENTRE AVE
LANCASTER, TEXAS

3D RENDERING
VIEW 04 - EXISTING

3D RENDEERING - EXISTING

CA-4.6



814 south edgefield ave
dallas•texas•75208
214-796-9012
chiles.chris@gmail.com

427 S CENTRE AVE
LANCASTER, TEXAS

3D RENDERING
VIEW 04 - PROPOSED



3D RENDERING
VIEW 05 - EXISTING

3D RENDEERING - EXISTING



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dallas•texas•75208
214-796-9012
chiles.chris@gmail.com

427 S CENTRE AVE
LANCASTER, TEXAS



3D RENDERING
VIEW 05 - PROPOSED



VIEW OF HOUSE FROM S. DALLAS AVE.
WEST SIDE



VIEW OF HOUSE FROM S. CENTRE AVE
EAST SIDE (PRE-FIRE)



TUDOR ARCHITECTURE EXAMPLE #2



TUDOR ARCHITECTURE EXAMPLE #1



South

Northeast





East

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

4.

Meeting Date: 08/25/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

HLPC 20-12 Discuss and consider a Certificate of Appropriateness (COA) for the installation of a driveway and front walkway on the property addressed as 441 South Dallas Avenue, Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 441 South Dallas and is approximately 1.929 acres 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: SF6, Single Family-Residential (Lancaster City Park)
4. **Case History/Background:**
The home was built in 1871 and is listed on the Dallas Central Appraisal District (DCAD) website as post foundation and frame house.

Operational Considerations:

The applicant is requesting to install a gravel driveway with concrete edging and a concrete apron extending from Dallas Avenue to behind the existing fence as shown on the attached site plan. This design is similar to existing driveways in the neighborhood and examples are attached for reference. The driveway approach meets the City's minimum width requirements of 12 to 20 feet. No trees will be removed to accommodate the driveway as it will be curved around the existing crepe myrtles. A couple of the shrubs will be relocated to another location on site. There is an existing driveway on the opposite side of the lot and it will remain in place. The applicant is also proposing to install a concrete front walkway from the proposed driveway to the existing front walkway in front of the house as shown on the attached site plan. The front walkway will mirror in shape and material of the existing walkway.

According to the Lancaster Historic Residential Design Regulations (LHRDR), "Driveways shall be appropriate to the historic house in placement, material and form, and should be of brush finished concrete or gravel over an approved substrate. Driveways should be located perpendicular to the street. Locate new driveways and sidewalks so that the topography of the property is maintained and significant

landscape features such as trees are maintained. Protect mature trees and other landscape features from new construction. Sidewalks and front walks shall be appropriate to the historic house in placement, material and form, and should be of brush-finished concrete."

The proposed driveway will be made of concrete, perpendicular to the street, and placed in such a way that will protect existing trees on site. The front walkway will be made of concrete and will connect to the existing front walkway on the property. The proposed improvements are in compliance with the LHRDR's requirements.

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

Recommendation:

Staff recommends approval of the requests as they are in compliance with the LHRDR.

Attachments

Location Map

Letter of Intent

DCAD Report

Site Plan

Staff Photos

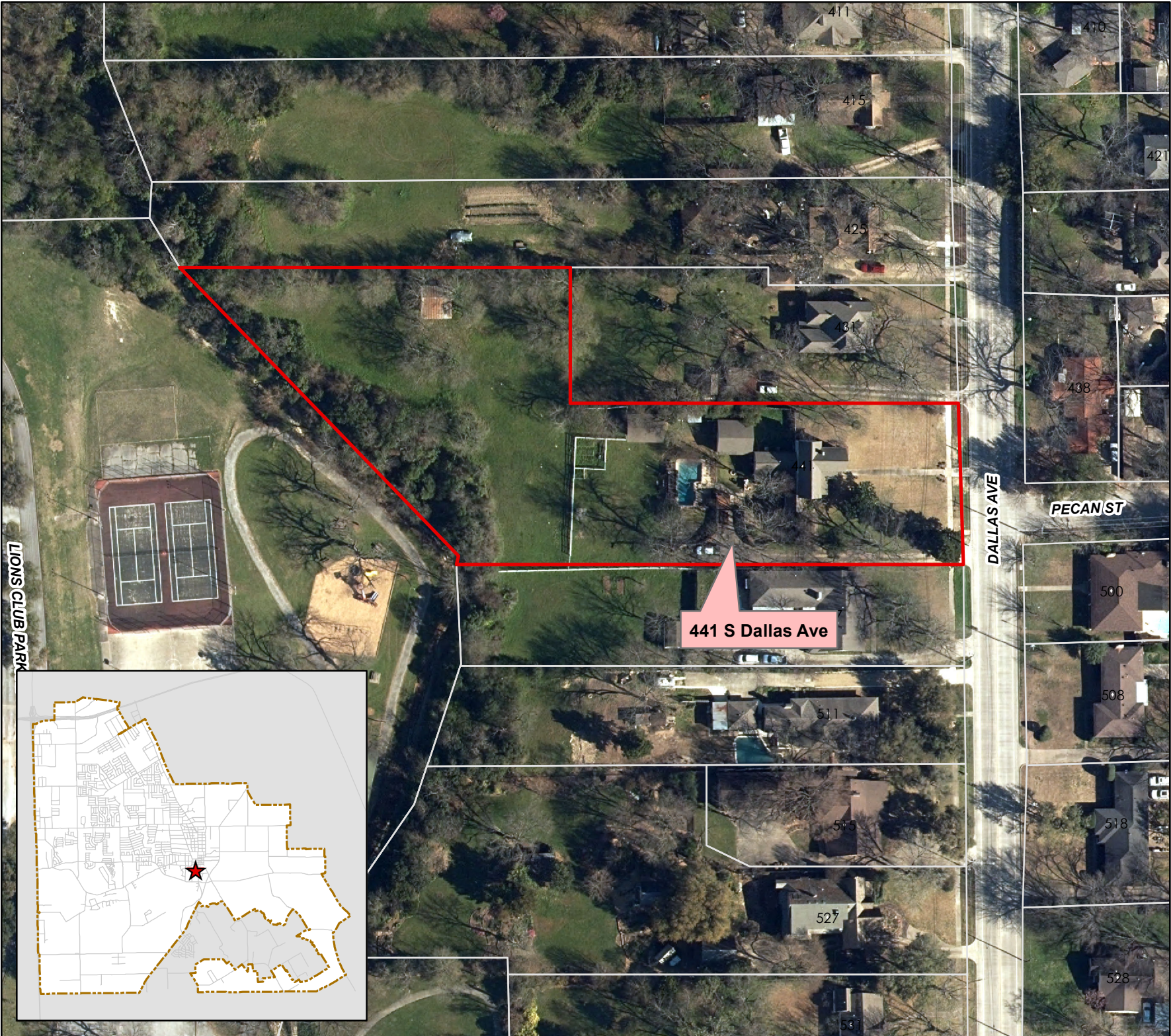
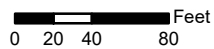
Applicant Photos

441 S Dallas Ave Zoned: Historic Overlay District SF-5



Legend

- City Limits
- Parcels



Proposed Work

We propose to build a new driveway, consisting of gravel and concrete (see attached photos for examples) that will be in keeping with the age of our home and the existing driveways along our street. The new driveway will be in alignment with our existing garage and have a side walk from the drive to the existing front sidewalk. Currently the old drive is on the opposite side of the property and does not meet up with the garage. The existing garage has never had a garage door. Ever. The structure was originally a carriage house, that was moved to its current location in the 70's where someone was living at that time and why no garage doors were installed. We plan to add a garage door when and if we get a driveway approval/permit and will apply for that separately as phase 2 of our project. The original driveway (see photo) is a drive that connects to the pasture in back as the property consists of 2 acres and is bounded on the back side by a creek so is otherwise inaccessible. We propose a gravel drive with concrete edging similar in style to others on our street. Moving the drive to the north side of the property is also in keeping with the other properties on the street that have driveways next to their neighbors (see photos). The drive will have a paved pad at the end of the gravel drive for parking next to the back side of the house. Keeping the existing drive will allow for parking off of the State Highway as shown in a photo of an existing drive on our street. One section of the existing fence will become a gate but will appear as a part of the fence, keeping the current appearance. This improvement, having a driveway that will lead to a garage will obviously improve our property value (taxable value) as well as resale value.

No trees will be removed to accommodate the driveway. We plan to curve around the existing crepe myrtles to add landscape appeal.

The length of the gravel driveway will be approximately 130ft by 10 ft wide (or as required by city code).

The driveway entrance will be 11ft x 16ft (or as required by city code) and will be solid concrete.

The sidewalk will mirror in shape and material the existing sidewalk on the other side of the property. It will be solid concrete, 31ft in length by 3ft wide.

The driveway pad will be approximately 30ft x 29 ft.

Signed,





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Residential Account #36000509400090000

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

Property Location (Current 2020)

Address: 441 S DALLAS AVE

Neighborhood: 4LSJ04

Mapsco: 86-G (DALLAS)

DCAD Property Map

2020 Current Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2020)

DELAISSE GILLES &
MEREDITH
441 S DALLAS AVE
LANCASTER, TEXAS 751463824

Multi-Owner (Current 2020)

Owner Name	Ownership %
DELAISSE GILLES &	100%

Legal Desc (Current 2020)

- 1: ORIGINAL TOWN LANCASTER
 - 2: TR 9 ACS 1.9290
 - 3: LOC IN OT BLK 94
 - 4: VOL2000213/4856 DD10262000 CO-DC
 - 5: 0005094000900 23600050940
- Deed Transfer Date:** 11/1/2000

Value

2020 Proposed Values	
Improvement:	\$183,310
Land:	+ \$117,640
Market Value:	= \$300,950
Capped Value: \$290,763	
Revaluation Year:	2020
Previous Revaluation Year:	2019

Main Improvement (Current 2020)

Building Class	06	Construction Type	FRAME	# Baths (Full/Half)	3/0
Year Built	1871	Foundation	POST	# Kitchens	1
Effective Year Built	1871	Roof Type	GABLE	# Bedrooms	3
Actual Age	149 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	AVERAGE	Fence Type	WOOD	# Fireplaces	1
Living Area	2,576 sqft	Ext. Wall Material	FRAME	Sprinkler (Y/N)	N
Total Area	2,576 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	TWO STORIES	Air Condition	CENTRAL FULL	Pool (Y/N)	Y
Depreciation	50%			Sauna (Y/N)	N

Additional Improvements (Current 2020)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED QUARTERS		UNASSIGNED	FRAME	504
2	DETACHED GARAGE		UNASSIGNED	FRAME	400
3	POOL		UNASSIGNED	CC-CONCRETE (POOL)	1

Land (2020 Proposed 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)	0	0	84,027.0000 SQUARE FEET	STANDARD	\$1.40	0%	\$117,638	N

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

Exemptions (2020 Proposed 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	\$58,152	\$58,152	\$58,152	\$0
Taxable Value	\$290,763	\$265,763	\$232,611	\$232,611	\$232,611	\$0

Exemption Details

Estimated Taxes (2020 Proposed 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	\$0.840925	\$1.52835	\$0.2531	\$0.124	\$0.2695	N/A
Taxable Value	\$290,763	\$265,763	\$232,611	\$232,611	\$232,611	\$0
Estimated Taxes	\$2,445.10	\$4,061.79	\$588.74	\$288.44	\$626.89	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$8,010.95

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](#)

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History

History

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WEST

389.78

0.7

2.5

281.78

93.4

GRAVEL DRIVE

48.1

25.0
TWO STORY
FRAME

441 S. DALLAS
AVENUE

17.4

9.8

3.0

1.5

5.0

10.0

15.0

5.0

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15.0

Text

300

EAST

(REFERENCE BEARING FROM DEED)

22.4

318.12

SOUTH

125

314.12

145

M

East





Proposed Driveway

Similar Driveways

Example of Proposed work



447 and 511 South Dallas



Similar Driveways

403 South Dallas



329 and 323 South Dallas



Existing Fence on South Side



Proposed location of driveway: Will not harm existing crepe myrtles

