



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

Tuesday, October 13, 2020 - 7:00 PM



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

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

Please click the link below to join the webinar:

https://us02web.zoom.us/webinar/register/WN_diwjJhaeRpKRLKAOX4vgTA

Please click the link below for forms:

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

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

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

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.

CALL TO ORDER

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 Special meeting held on September 24, 2020.

ACTION:

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

3. HLPC 20-14 Discuss and consider a Certificate of Appropriateness (COA) for the replacement of eight (8) windows on the property addressed as 189 Historic Town Square, 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.

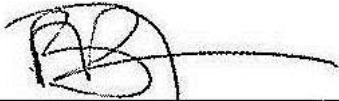
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

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 October 9, 2020, @ 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: 10/13/2020

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Consider approval of minutes from the Historic Landmark Preservation Committee Special meeting held on September 24, 2020.

Background:

Attached for your review and consideration are minutes from the:

- Historic Landmark Preservation Committee Special meeting held on September 24, 2020.

Attachments

September 24, 2020 HLPC Draft Minutes

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE SPECIAL MEETING OF SEPTEMBER 24, 2020

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

Members Present:

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

Member Absent:

Amy Glover

City Staff:

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

Call to order:

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

Public Testimony:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

CONSENT AGENDA:

Chair Hooper read the consent agenda.

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

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

ACTION:

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

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

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

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

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

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

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

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

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

of the request to construct the new home and denial of the request to use vinyl windows on the home.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The meeting was adjourned at 9:01 PM.

ATTEST:

APPROVED:

Historic Landmark Preservation Committee

September 24, 2020

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Bester Munyaradzi, Senior Planner

Glenn Hooper, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

2.

Meeting Date: 10/13/2020

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:

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

Background:

1. **Location and Size:** The subject property is addressed as 415 South Dallas Avenue and the lot is approximately 1.431 acres in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District, Single Family Residential (SF-5).
3. **Adjacent Properties:**
North: Historic Overlay District, Single Family Residential SF-5 (Residence)
South: Historic Overlay District, Single Family Residential SF-5 (Residence)
East: Historic Overlay District, Single Family Residential SF-5 (Residence)
West: Single Family Residential SF-5 (Vacant)
4. **Comprehensive Plan Compatibility:**
The Future Land Use Plan identifies this site as suitable for residential uses and the proposed use is consistent with the Future Land Use Plan of the Comprehensive Plan.

5. **Case/History:**

Date	Body	Action
03/22/16	HLPC	Recommended approval of demolishing the home with conditions
04/05/20	P&Z	Approved request to demolish the home with the condition that the original facade, windows, and any other interior features be preserved for new construction on the property.
09/24/20	HLPC	Postponed for further review regarding building materials.

Operational Considerations:

The applicant is proposing to construct a new single story 3,113 square feet craftsman-style home on the subject property. When considering the construction of a new home in the Historic Overlay District, there are general criteria that should be assessed. Below are standards from the Lancaster Historic Residential Design Regulations for Craftsman style homes and also what the applicant is proposing.

Form/Shape: The Lancaster Historic Residential Design Regulations (LHRDR) Chapter 3, Section 3.13.1 *Materials of New Construction* states that, "The form of new residential construction and its integration with the neighborhood is a significant issue to be considered. Form includes the size, shape, massing, details, and materials of a new residence. The relationship of a structure's form to the neighborhood in which it is located or to adjacent historic structures is critical to maintaining the unique character of the neighborhood."

The homes to the north, south, and east are respectively 1,684 square feet, 1,539 square feet, and 2,053 square feet in size. Although the proposed home will be a total of 3,113 square feet in size and will be larger than the average size of the adjacent structures, the dwelling size will be 2,096 square feet and this is similar in size to the adjacent homes. The homes to the south and north of the subject site are constructed of, wood siding, and the home to the east is constructed of brick. The homes to the north and south are one (1) story and the home to the east is two (2) stories in height. The proposed home will be one (1) story in height and will be constructed of horizontal smart wood siding with a white exposure color. The overall form and shape of the proposed home is similar to the surrounding houses.

Design: "The design of new structures may incorporate key elements of nearby historic structures that are typical of the neighborhood, including massing, scale, fenestration, and materials. New residential construction should be absolute reproductions, and should not appear as clearly modern."

The home to the north is Craftsman style and the homes to the east and south are Tudor style. The proposed home would bring in a modern yet 20th Century Craftsman style unit with similar massing, fenestration, and scaling to the Craftsman style home on the north.

Per the LHRDR, characteristics of Craftsman style units can include large porches integral to the house, columns or pedestals on brick pilasters, simple window forms, horizontal wood siding, natural wood trim, originally painted in rich "earth colors", large eaves or overhangs at roofs, low-pitched roofs, exposed roof rafters, and a variety of roof forms. The proposed home will have a relatively large porch that will be approximately 187 square feet, three (3) columns, windows with simple forms on every facade, and horizontal smart siding located throughout the home. It will be painted white and have large eaves and overhang roofs at the front facade of the home. The proposed characteristics will therefore match the general criteria for a Craftsman style home.

According to Section 3.3.3 *New Windows* of the LHRDR, Craftsman style windows on houses are often grouped in pairs "New windows shall be wood...Do not use metal, vinyl or other materials...a variety of roof forms such as hipped and gable are often used for Craftsman styled homes...walks and drives for Craftsman styled homes were typically straight and made of concrete....and new doors should be made of wood..." The proposed home will have a hipped roof form and the door will be made of wood. The front walk and driveway will be straight and made of concrete. The proposed windows will be grouped in pairs but will be made of vinyl. The proposed roof form, driveway, front walk, and orientation of the windows meet the design standards for a Craftsman style home. However, the proposed vinyl windows are in direct conflict with the LHRDR which prohibits the use of vinyl on new windows.

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

Materials and Material Color: The LHRDR states that, "if the new construction is clad with wood, the preferred exterior material is wood or a material which is similar to original materials in the area like

shingle, stucco, etc. The use of cementitious products or similar materials are allowed if it meets size recommendations and proper construction detailing of traditional siding materials. If wood siding is used, its exposure shall reflect the exposure of traditional wood siding such as novelty, or lapped siding."

The proposed home will use smart wood siding (wood strands that are coated with a resin binder and compressed to create a board) and its exposure reflects traditional lapped wood siding. Two (2) of the other surrounding homes are composed of wood or material similar to wood. Although approval of exterior colors is not required through the Certificate of Appropriateness process, it is recommended that Craftsman style homes have earth colors". The home will be painted white.

Fence: The LHRDR states that, "The side of the fence facing a street or alley should be "finished."....Fences shall be constructed of wood, twisted wire, and metal or other appropriate materials;...New wood fences that are painted shall be painted in colors and finishes appropriate to the style and period of the historic house, or stained gray or brown....Fences at side yards or front-facing portion of front yards (and behind the front façade of the historic house) should not exceed 6' in height..." The proposed fence will be made of wood, six (6) feet high, and brown. The fence is in compliance with the LHRDR.

Analysis: The proposed home complements dwellings found in proximity to this new development. It is compatible with adjacent dwellings in the general area. The proposed columns, roof, door, siding material and design respect the older homes in this area while still being true to the current era. However, the LHRDR prohibits the use of vinyl windows unless there is documentation that vinyl was historically utilized. Section 3.3.3 *New Windows* of the LHRDR requires the use of wood windows on new residential construction. Staff recommends approval of the request to construct the new home and denial of the request to use vinyl windows on the home.

Update Since Last Meeting: The applicant has updated their application with a color palette demonstrating colors that will be used on the new home and it is attached. The colors are in compliance with the LHRDR.

Public Information Considerations:

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

Options/Alternatives:

1. Recommend approval of the request, as presented.
2. Recommend approval of the request with conditions, and state those conditions.
3. Deny the request.

Recommendation:

Staff recommends approval of the request to construct the new home and denial of the request to use vinyl windows on the home.

Attachments

Location Map

DCAD Report

Rendering

Site Plan

Elevations

Staff Photos

Fence Gate sample

Fence sample

Color Palette

Letter of Intent

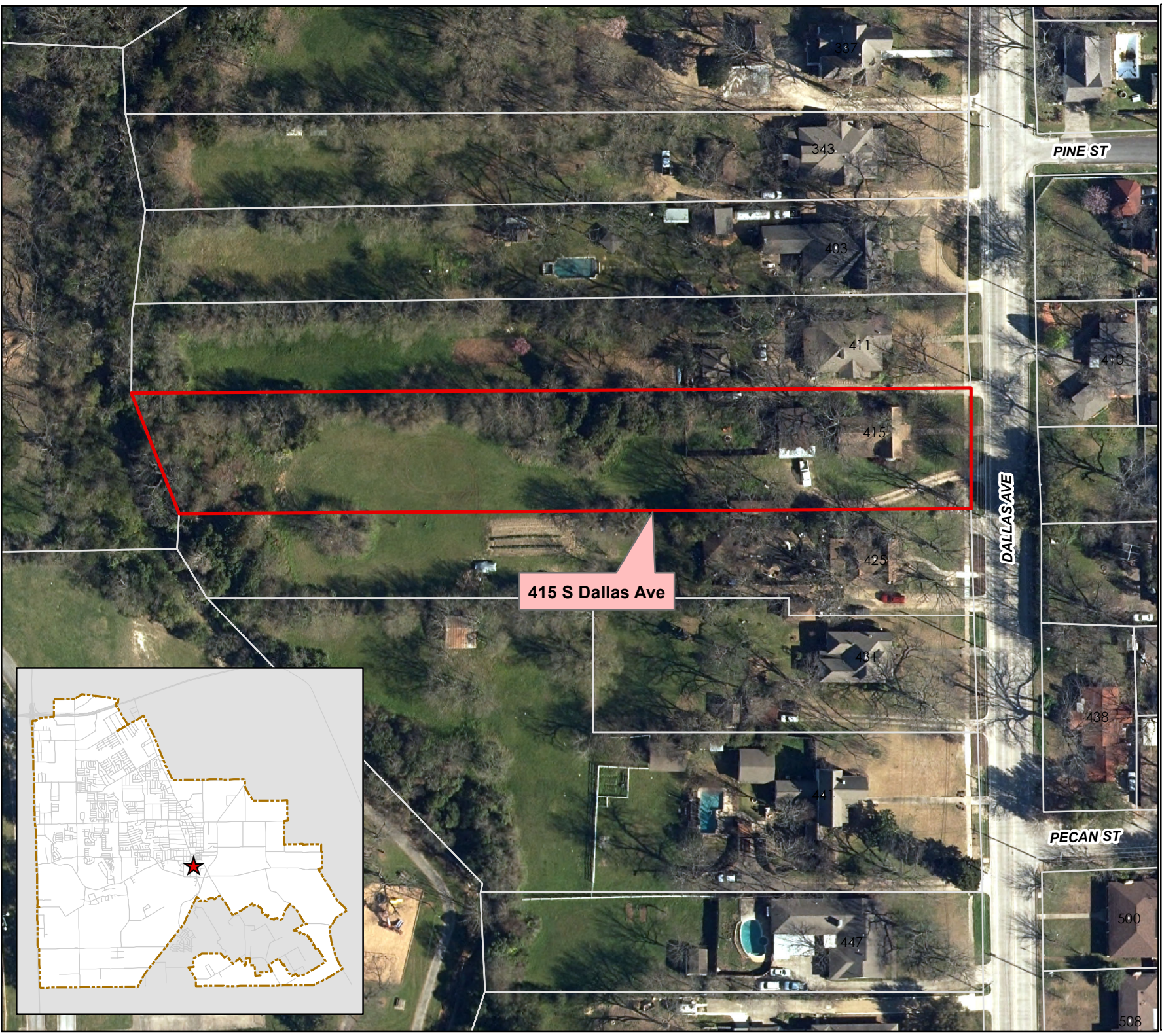
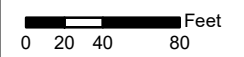
September 24, 2020 HLPC Draft Minutes

**415 S Dallas Ave Zoned:
Historic Overlay District SF-5**



Legend

- City Limits
- Parcels





[Home](#) | [Find Property](#)
| [Contact Us](#)

Residential Account #36000500430120000

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

Property Location (Current 2020)

Address: 415 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)

CHAPMAN MICHAEL BLAKE & ELISHA NICOLE

415 S DALLAS AVE

LANCASTER, TEXAS 751463824

Multi-Owner (Current 2020)

Owner Name	Ownership %
CHAPMAN MICHAEL BLAKE & ELISHA NICOLE	100%

Legal Desc (Current 2020)

1: ORIG TOWN LANCASTER

2: PT BLK 43 LT 12 ACS 1.431

3:

4: INT201900303929 DD11082019 CO-DC

5: 0005004301200 4CN00050043

Deed Transfer Date: 11/11/2019

Value

2020 Proposed Values	
Improvement:	\$12,030
Land:	+ \$87,270
Market Value:	= \$99,300
Revaluation Year:	2020
Previous Revaluation Year:	2019

Main Improvement (Current 2020)

Building Class	04	Construction Type	UNASSIGNED	# Baths (Full/Half)	1/0
Year Built	1888	Foundation	SLAB	# Kitchens	1
Effective Year Built	1888	Roof Type	UNASSIGNED	# Bedrooms	2
Actual Age	132 years	Roof Material	UNASSIGNED	# Wet Bars	0
Desirability	POOR	Fence Type	NONE	# Fireplaces	0
Living Area	680 sqft	Ext. Wall Material	FRAME	Sprinkler (Y/N)	N
Total Area	680 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	70%			Sauna (Y/N)	N

Additional Improvements (Current 2020)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
3	STORAGE BUILDING		UNASSIGNED	FRAME	120

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)	96	648	62,334.0000 SQUARE FEET	STANDARD	\$1.40	0%	\$87,268	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	\$19,860	\$19,860	\$19,860	\$0
Taxable Value	\$99,300	\$74,300	\$79,440	\$79,440	\$79,440	\$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	\$99,300	\$74,300	\$79,440	\$79,440	\$79,440	\$0
Estimated Taxes	\$835.04	\$1,135.56	\$201.06	\$98.51	\$214.09	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$2,484.26

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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NOT TO SCALE

RENDERINGS ARE FOR ARTISTIC INTERPRETATION ONLY
AND NOT TO BE USED FOR CONSTRUCTION

SHEET NUMBER

1

REVISION #:

FRONT VIEW

CHAPMAN RESIDENCE
415 S. DALLAS AVE
LANCASTER, TEXAS

Ananda Tepper
INTERIOR DESIGN



NOT TO SCALE

RENDERINGS ARE FOR ARTISTIC INTERPRETATION ONLY
AND NOT TO BE USED FOR CONSTRUCTION

SHEET NUMBER

2

REVISION #:

REAR VIEW

CHAPMAN RESIDENCE
415 S. DALLAS AVE
LANCASTER, TEXAS

Ananda Tepper
INTERIOR DESIGN



NOT TO SCALE
RENDERINGS ARE FOR ARTISTIC INTERPRETATION ONLY
AND NOT TO BE USED FOR CONSTRUCTION

CHAPMAN RESIDENCE
415 S. DALLAS AVE
LANCASTER, TEXAS

Ananda Tepper
INTERIOR DESIGN

SIDE VIEW

SHEET NUMBER	3	REVISION #:
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NOT TO SCALE

RENDERINGS ARE FOR ARTISTIC INTERPRETATION ONLY
AND NOT TO BE USED FOR CONSTRUCTION

SHEET NUMBER

4

REVISION #:

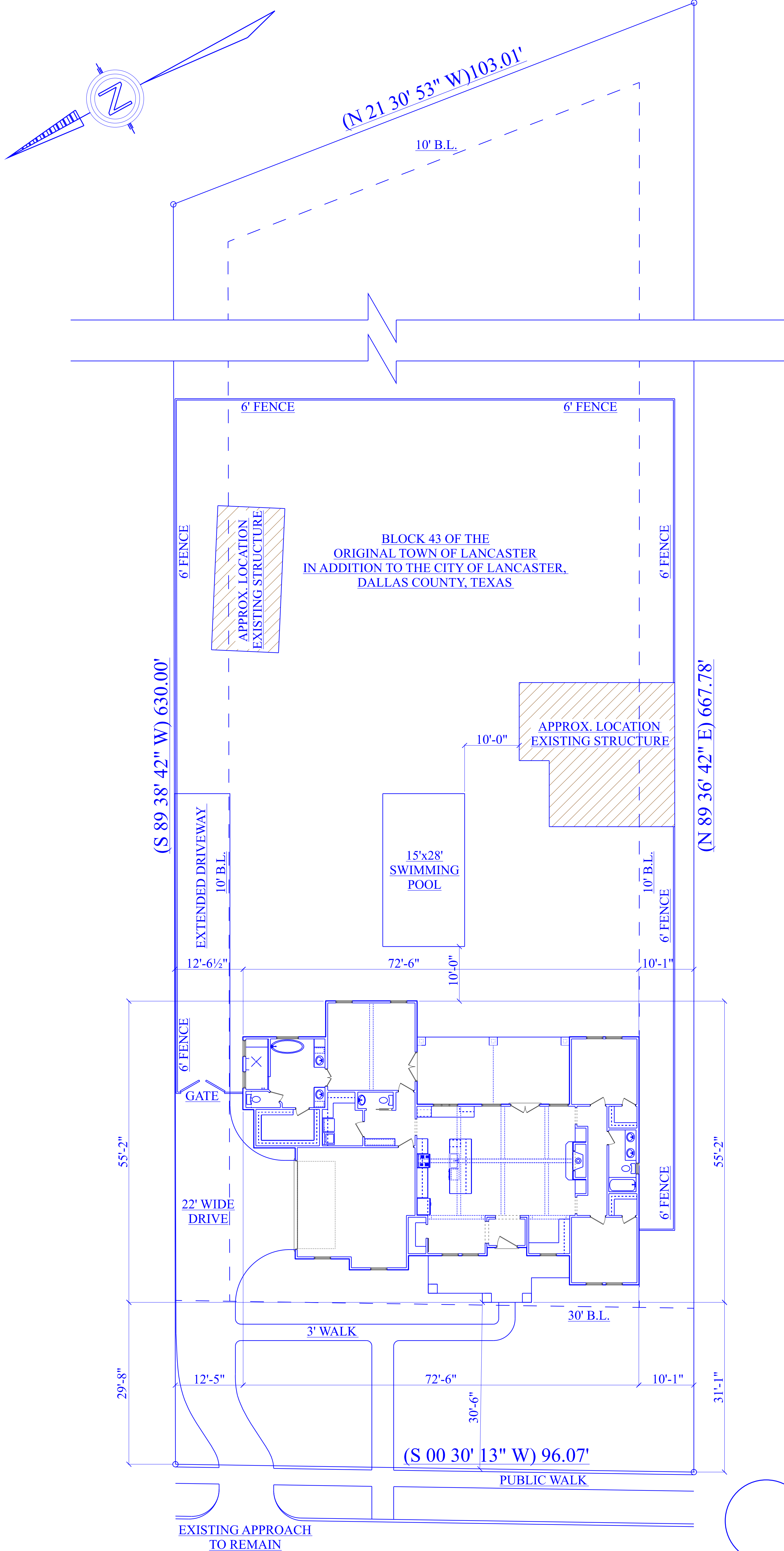
SIDE VIEW

CHAPMAN RESIDENCE

415 S. DALLAS AVE
LANCASTER, TEXAS

Ananda Tepper

INTERIOR DESIGN



EXISTING APPROACH
TO REMAIN

415 SOUTH DALLAS AVE.

SITE PLAN

SCALE: 1" = 20'-0"

1.431 ACRES
ORIGINAL TOWN OF LANCASTER
BLOCK 43
IN ADDITION TO THE CITY OF LANCASTER,
DALLAS COUNTY, TEXAS



130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM

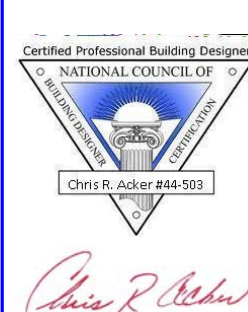
AIBD CERTIFICATION
620
CHRIS E. JACKER



AUGUST 19th, 2020

A NEW SINGLE FAMILY HOME
TO BE LOCATED @
415 S. DALLAS AVENUE
PART OF BLOCK 43 OF THE
ORIGINAL TOAN OF LANCASTER,
DALLAS COUNTY, TEXAS

**CHAPMAN
RESIDENCE**



Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C. as amended (December 1990 and known as Architectural Works Copyright Protection Act of 1990). Reproduction of these home Plans or designs either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home for the construction of one dwelling unit. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. These plans are the property of Blue Line Design.

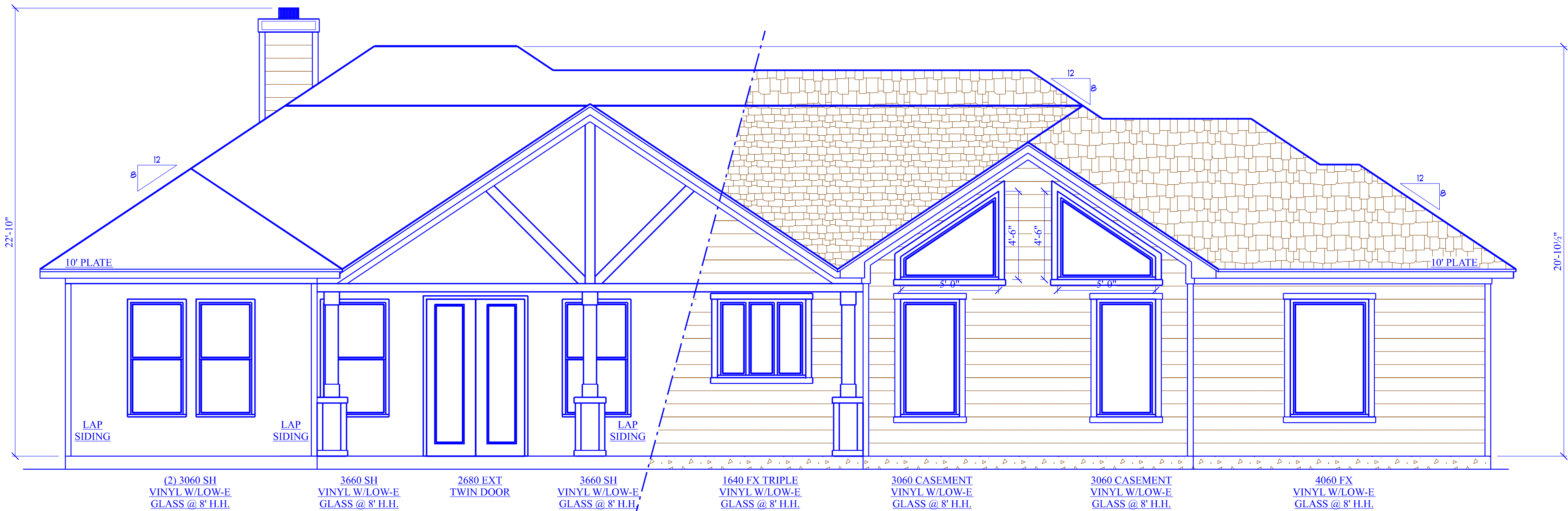
Blue Line Home Design assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction.

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering aspects should incorporate actual size and soil conditions.

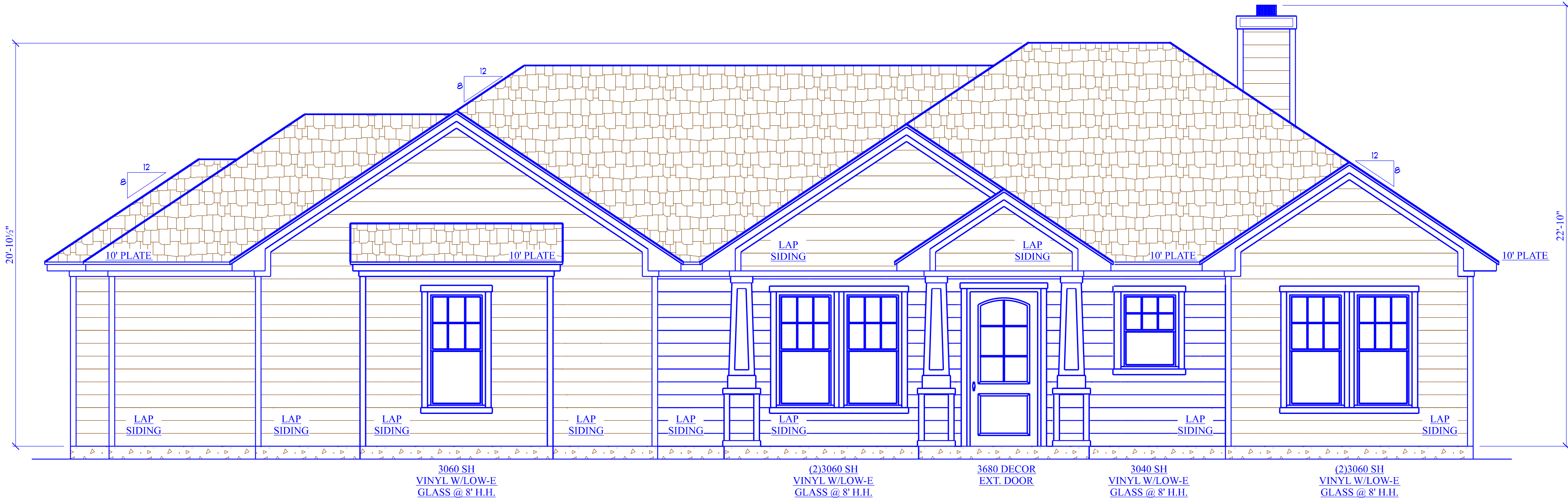
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NOTES:

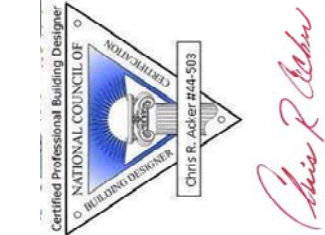
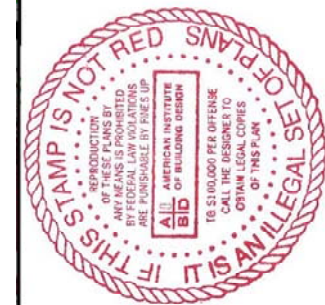
1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found is to be brought to the attention of the architect before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2015 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
5. Linen closets and pantries have 5 high shelves unless noted otherwise.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3" above grade.
9. In absence of ending schedule prepared by architect or engineer, and accepted by building official use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all human roots and vegetation. Cut stumps a minimum of 8" below grade and 4" below beams.
13. Check plans for level changes floor outlets and plumbing fixture locations.



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



CHAPMAN
RESIDENCE

AUGUST 19th, 2020

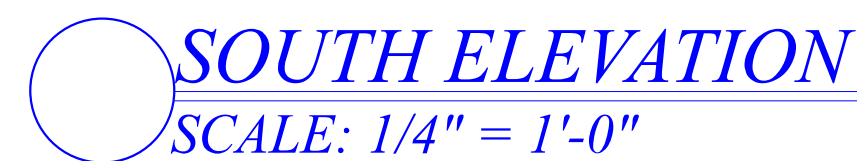
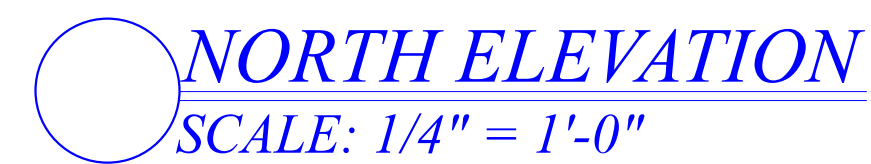
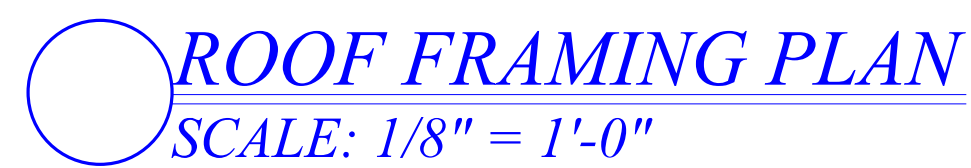
A NEW SINGLE FAMILY HOME.
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415 S. DALLAS AVENUE.
PART OF BLOCK 43 OF THE
ORIGINAL TOAN OF LANCASTER,
DALLAS COUNTY, TEXAS



CHRIS R. ACKER
AIBD CERTIFICATION # 620

130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM





1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. The contractor is responsible for obtaining all other information necessary to complete the building. Any discrepancy, error and/or omission is found to be brought to the attention of the architect before any construction begins. The contractor purchases his own materials.
2. The plans are designed to be in substantial compliance with the 2015 International Residential Code. The construction shall conform to all applicable state and local codes and ordinances. These codes shall take precedence over anything in the contract documents.
3. Contractor must verify all dimensions and scale drawings. All wall studs are dimensioned 4" nominal, brick 5" nominal and tile walls 1/2" nominal.
4. Linen closets and pantries have 8" high shelves unless noted otherwise.
5. Provide 3/8 inch water line to refrigerator.
6. Gas water heaters in the garage are to be an 18" platform.
7. All exterior doors are to be 36" wide and 80" high.
8. In absence of mailing schedule prepared by architect or engineer, and according to building official code Table R602.3, the International Residential Code shall apply.
9. Refer to engineer drawings for all foundations.
10. Lot grading to comply with the International Residential Code. Building shall be clear of all trees and shrubs and vegetation. Cut stumps a minimum of 8" below grade and 4" below beams.
11. Retain 12" for level changes (four footles and planking between footles).



**A NEW SINGLE FAMILY HOME
TO BE LOCATED @
415 S. DALLAS AVENUE,
PART OF BLOCK 43 OF THE
ORIGINAL TOAN OF LANCASTER
DALLAS COUNTY, TEXAS**





South



North

East





Swing gate
example





Sample
wooden
fence



415. South Dallas



windows



trim

Main



August 24, 2020

Historic Lancaster Preservation Committee,

Blake and Elisha Chapman bought the property at 415 South Dallas Ave, Lancaster, TX in November of 2019. It is our understanding that the historic house on the property was demolished in June of that year and no materials from the demolished home were on the property when we purchased it. We contacted the previous owner and he indicated no materials were salvageable due to the deteriorated condition of the home(caved in floors, water damage, mold, animal damage, cracked bricks). The only structures that remain are the converted carriage house and storage shed. The carriage home is 1 bedroom/bathroom, located on the north side behind where the previous home was with an adjacent storage shed on the south side across from the carriage home.

It is our intent to build a single story, 3 bedroom, 2 ½ bathroom home on the front of the property where the previous home was. We have worked with our architect for several months to create a design that fits in with the surrounding homes. Understanding the styles that are allowed in the HLPC area we have created a Craftsman style home. The home to the north of us at 411 is Craftsman style and the home to the south of us at 425 is Tudor style. Like many of the other homes on the street, it will be east facing and will have a direct view of South Dallas Ave. The exterior of the home will be in horizontal lap siding, painted white with a brown front door and brown garage (see renderings.) A detailed list of materials will be included below. The Setbacks as indicated on site plan, are 30.6ft from the public sidewalk, 10.1 ft from the north side of the property, and 12.5 ft from the south side of the property(District development guidelines, SF-4-SF-5). The total square footage of the home is 3113, the living square footage is 2096, the front porch square footage is 187, the garage is 459, and the rear covered patio is 371. There will be a 6 ft brown simple wooden fence, layout indicated on the site plan, and sample photos attached (pg 81 3.16.2 paragraph 2). The fence will have a double swing gate on the south side to access the rear driveway. The garage will be a J swing and will be south facing, with a brown wooden door. There will be a new driveway poured as the existing driveway is just gravel, location is indicated on the site plan. It will be a simple concrete driveway. We will also have a simple geometrical pool, 15 feet by 28 feet, facing east to west, location indicated on the site plan, and sample photos attached.

Materials:

- Lap siding: Horizontal Smart Side, wood 6" exposure color white (pg 48 3.5.2, paragraph 4)
- Windows: Low energy vinyl black windows (current new construction builds with vinyl windows, 205 E Fourth St., 311 East Cedar)
- Roof: 30-year composition shingle roofing (pg 64 3.9.2.3, paragraph 1)
- Fence: Simple wooden fence (pg 81 3.16.2) Example picture of fence for reference.
- Driveway: Concrete driveway (pg 84 3.16.3, paragraph 1)

-Pool(15ftX28ft): Plaster/ Concrete (pg 84 3.16.4 paragraph 1)

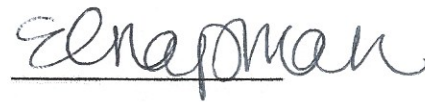
We look forward to building a long-lasting home that we can raise our children in. Thank you for your time and consideration.

Sincerely,

Blake and Elisha Chapman



Blake Chapman



Elisha Chapman

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE SPECIAL MEETING OF SEPTEMBER 24, 2020

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

Members Present:

Glenn Hooper, Chair
Patricia 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 7:45 p.m. on September 24, 2020.

Public Testimony:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

CONSENT AGENDA:

Chair Hooper read the consent agenda.

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

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

ACTION:

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

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

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

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

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

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

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

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

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

of the request to construct the new home and denial of the request to use vinyl windows on the home.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The meeting was adjourned at 9:01 PM.

ATTEST:

APPROVED:

Historic Landmark Preservation Committee

September 24, 2020

Page 5 of 5

Bester Munyaradzi, Senior Planner

Glenn Hooper, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

3.

Meeting Date: 10/13/2020

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:

HLPC 20-14 Discuss and consider a Certificate of Appropriateness (COA) for the replacement of eight (8) windows on the property addressed as 189 Historic Town Square, Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 189 Historic Town Square and is approximately 1,536 square feet in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District and Downtown Overlay District.
3. **Adjacent Properties:**
North: HP-DOD, Historic Overlay District - Downtown Overlay District (State Farm Insurance office)
South: HP-DOD, Historic Overlay District - Downtown Overlay District (Vacant)
East: HP-DOD, Historic Overlay District - Downtown Overlay District (Not Just Chocolate)
West: HP-DOD, Historic Overlay District - Downtown Overlay District (Schneider Electric Company)
4. **Case History/Background:**
The office building was built in 1920 and is listed on the Dallas Central Appraisal District (DCAD) website as a concrete beam foundation and tilt-wall building.

Operational Considerations:

The applicant is requesting to replace eight (8) aluminum framed windows with Fibrex® framed windows as shown on the attached window specifications. According to Andersen Windows and Doors, Fibrex® is a combination of wood and thermoplastic polymer which is low-maintenance, has a low-luster finish, resists decay, is twice as strong as vinyl, and is 700 times more efficient than aluminum with regard to reducing heating and cooling bills. The applicant is requesting to replace the existing windows to make them more energy efficient. The size of the window openings will remain the same.

Section 14.506 *Special Districts* (b) *Historic Preservation Overlay (HPO) District* (C) *Historic Town Square Design Standards of the Lancaster Development Code (LDC)* states that, "Window framing materials shall be appropriate to the architectural style of the building. Windows other than transoms and display windows fronting onto the Town Square, shall be rectangular with the proportion of the height being no smaller than two and one-half times (2½) the width and no larger than four (4) times the width. Display windows shall be of a height consistent with other historic buildings in the Town Square." The applicant's request is in compliance with the LDC as the proposed window frame material is similar in appearance to the existing material and the window sizes will remain the same.

Public Information Considerations:

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

Options/Alternatives:

1. Recommend approval of the request, as presented.
2. Recommend approval of the request with conditions, and state those conditions.
3. Deny the request.

Recommendation:

Staff recommends approval of the request to replace eight (8) aluminum windows with Fibrex® on the subject property.

Attachments

Location Map
DCAD Report
Applicant Photos
Staff Photos
Letter of Intent



City of Lancaster

Zoning: Historic Overlay District

Downtown Overlay District

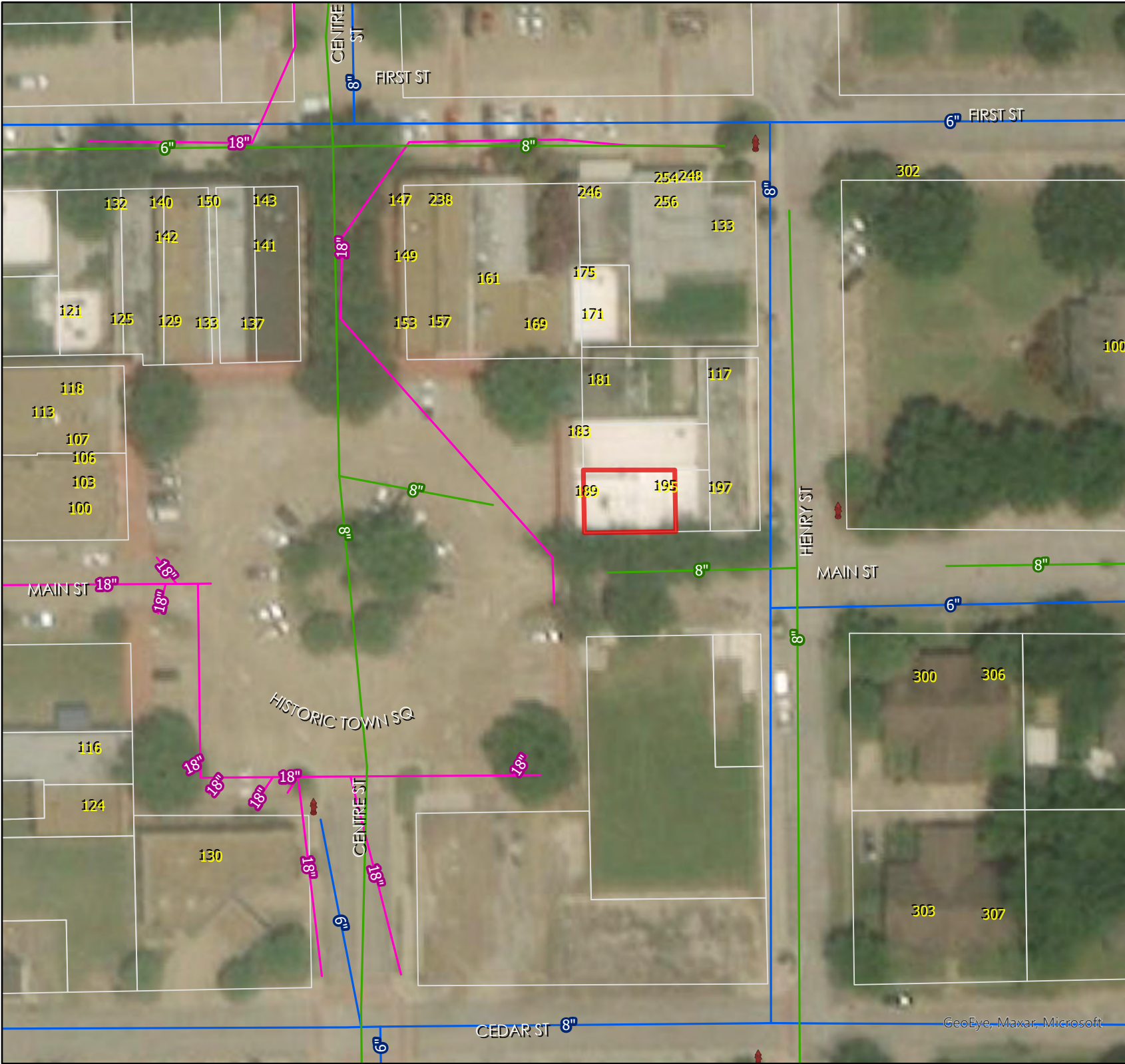
Town Square Sub-District

- Hydrants
- Sewer Lines
- Storm Lines
- Water Lines
- Parcels
- City Limits
- 100 Year 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.

0 0 0.01 0.02 Miles

date: 9/24/2020





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Business Personal Property Account #99830970000165250

[Location](#) [Owner](#) [Value](#) [Exemptions](#) [Estimated Taxes](#) [History](#)

Property Location (Current 2021)

Address: 189 HISTORIC TOWN SQUARE

Mapsc: 86-G (DALLAS)

[DCAD Property Map](#)

[View Photo](#)

[2020 Appraisal Notice](#)

[Electronic Documents \(ENS\)](#)

[FILE YOUR BPP RENDITION ON-LINE](#)

Owner (Current 2021)

ROSELLINI MICHAEL DDS INC

PO BOX 528

LANCASTER, TEXAS 751460528

DBA: ROSELLINI MICHAEL DDS

Value

2020 Certified Values

Total: \$12,080

Exemptions (2020 Certified Values)

No Exemptions

Estimated Taxes (2020 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.840925	\$1.52835	\$0.2531	\$0.124	\$0.2695	N/A
Taxable Value	\$12,080	\$12,080	\$12,080	\$12,080	\$12,080	\$0
Estimated Taxes	\$101.58	\$184.62	\$30.57	\$14.98	\$32.56	N/A
Tax Ceiling					N/A	N/A

Total Estimated Taxes:	\$364.32
------------------------	----------

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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Existing Windows

Existing Windows

Pedestrians Only
No Riding of Bicycles,
Roller Skates, Roller Blades,
Skateboards, or Similar
Vehicles on Sidewalk.
City Ord. No. 4-89

EARLY MEDICAL HISTORY

Lancaster's first physician, Dr. Samuel T. Bledsoe, a Peters colonist emigrating here prior to 1848, set up practice in the Moffett Hotel. Dr. James H. Swindells began practice in 1850. In 1852, Dr. Henry Jackson Moffett served Lancaster as a pharmacist in his drug store on town square after many years practice in Kentucky. Dr. J.M. Briceland established here in 1856 but left his practice to Dr. Thomas Briceland McCurdy in 1859. Dr. J. A. Lindsay, 1869, apparently limited practice. In 1881, Dr. George Clayton was here. Dr. Thomas Little had a successful general practice until his death in 1880's. During this decade three hometown boys returned from Eastern medical schools to begin practice — Dr. R. E. (Gene) Taylor, Dr. George Parks, and Dr. B. F. Lyon. Doctors Taylor and Parks were partners for several years.

The first qualified dental surgeon was Dr. Edwin G. Stuart, although Dr. McCurdy had done dental work earlier as his general surgery practice. After the Civil War, Dr. Stuart, Swindells opened a general surgery office. Dr. McCurdy and cated and a constant student in surgery advances, drew patients from all over the state. With the discovery of germs as the cause of infection and development of medical asepsis, Dr. McCurdy performed appendectomies, skin grafts, and other operations, the patient often laid out on a table in his own home.

Willard Fisk, a graduate of Nourse Seminary in Sparta, worked as a store clerk and school teacher in this area after his arrival in 1875. He returned to Tennessee to receive a medical education. Returning in 1884 to set up practice, he became Lancaster's most beloved citizen. Never married, his patients were his concern. Dr. Fisk kept no books, never sent a bill, cared absolutely nothing for money, took nothing from the poor and constantly exasperated the affluent with only nominal fees for services. As a cook no one could equal him. He fished and hunted whenever possible. Each year he raised the sweetest biggest watermelons on someone's vacant lot and gave all them away. He as an excellent doctor and his death in 1934 evoked universal mourning that one was gone whose like would never be seen again.

Existing Windows



Existing Windows

LANCASTER, TEXAS

SETTLED 1852



AGRICULTURE

The Lancaster area was early called "the garden spot of Texas." Without easy access to outside markets, however, the original settlers were subsistence farmers, growing what they required for food and little more. They broke the prairie soil with large, heavy "prairie" or "sod" plows, drawn by four to six yoke of oxen, and planted corn, vegetables and, in few cases, flax and cotton for home spinning and weaving. Cotton grew well here, but there was no way to get it to market at a profit in the absence of either water or rail transportation. About 1850, however, Samuel Keller, who had built a grist mill on Keller's (or Ellis's) Branch, now in East Lancaster, equipped it with the sick screens required to "bolt" ground wheat into white flour. There was a steady demand for flour in East Texas. Within a year or two the settlers, broadcasting wheat by hand, harvesting it with scythes wielded by strong arms and backs, and threshing it with flails, were hauling it in the form of flour to East Texas, returning with wagons loaded with rough sawn lumber and gold and silver money to spend at Pleasant Run, Lancaster or Dallas.

With no stock laws, all crops had to be grown behind rail fences. From 1865 until the coming of barbed wire many of these were replaced by boys' arc hedges, the evidence of these still visible in many places. On the open range cattle multiplied, and some "trail driving" from Lancaster of both cattle and horses antedated the Civil War.

With the arrival of the H. & T. C. Railroad in 1872, with its depot at Huchins, the cultivation of cotton, still "king" of all crops in the South, became a possibility, and all farmers turned to it. Cows sprang up all over the country to serve the requirements of a soil which, until depleted, yielded two and even three bales to the acre.

Cotton remained the basis of the Lancaster economy for many decades. Depleted soil, the boll worm and boll weevil, all leading to reduced production, and the price collapse accompanying the Great Depression of the 1930's, finally ended its reign as the primary crop around Lancaster. Since World War II, such farmers as remain in the area dedicate their efforts to soil conservation and a variety of diversified agriculture.



HOURS
Mon. -
8:00am - 1:00pm
2:00pm - 5:00pm
8:00am - 1:00pm
2:00pm - 4:00pm

DR. MICHAEL ROSELLINI

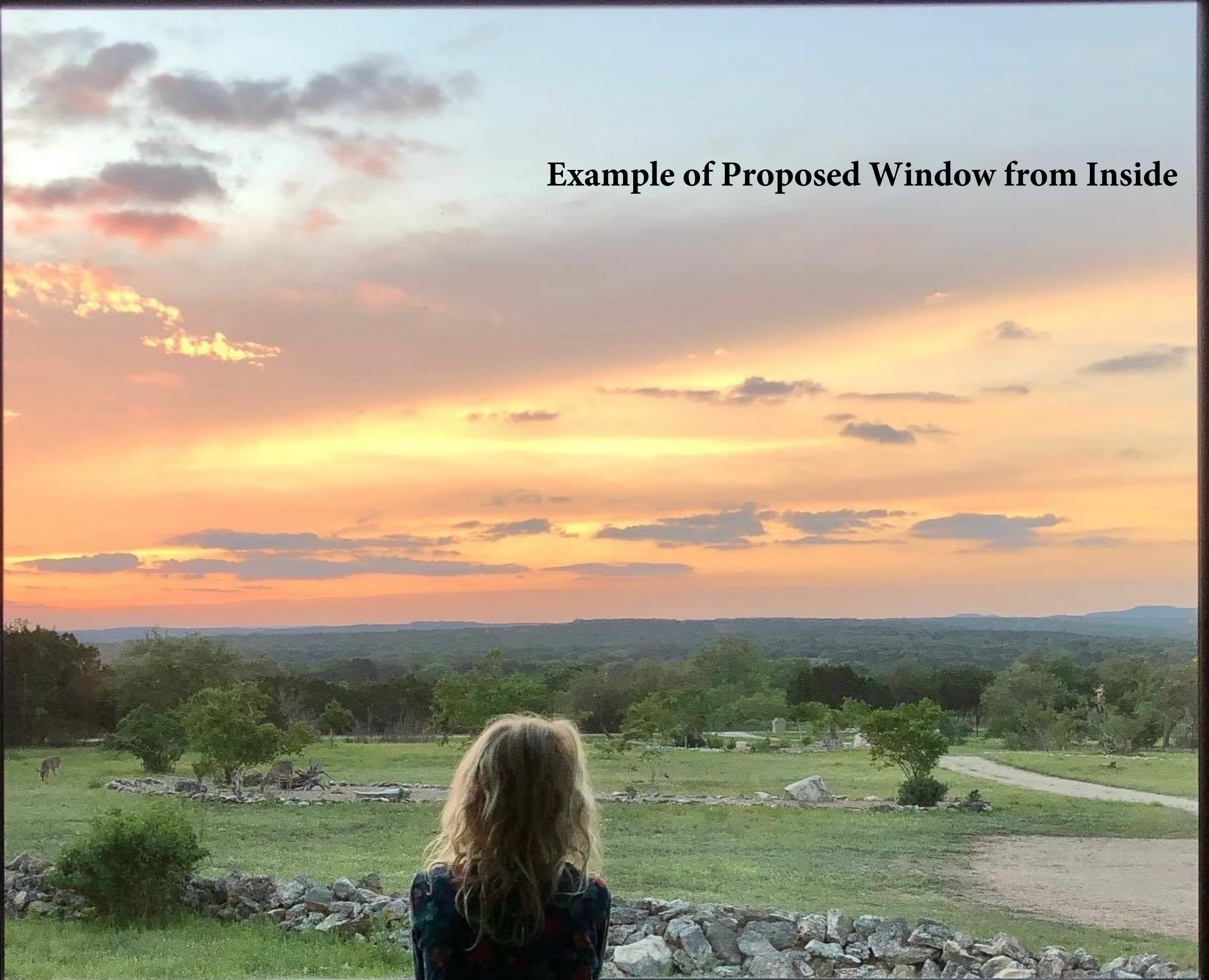
DENTIST





Example of Proposed Window from Outside

Example of Proposed Window from Inside



Energy Star Rating Picture

ENERGY STAR[®] Certified in Highlighted Regions Certifié ENERGY STAR dans les régions en surbrillance	
Canada energystar.gc.ca  ENERGY STAR U.S. / É.U. energystar.gov	ER/RE 21 
<small>DO NOT REMOVE THIS. FINAL INSPECTION/REPAIR REQUIRED BEFORE FINAL INSPECTION</small>	
 National Fenestration Rating Council[®] CERTIFIED	Renewal by Andersen.  WINDOW REPLACEMENT an Andersen Company AND-N-3638-00001 Vinyl/Wood Composite Material Double-Pane HP SmartShade Tempered with Argon Product Type: Picture
ENERGY PERFORMANCE RATINGS	
U-Factor 0.26 1.48 <small>(U.S./I-P) (Metric/SI)</small>	Solar Heat Gain Coefficient 0.23
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance 0.53	-
<small>Manufacturer stipulates that these ratings adhere to applicable NFRC procedures for determining window product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the reliability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org</small>	



Order Summary

dba: RENEWAL BY ANDERSEN OF DALLAS

Legal Name: Cashion Home Services, LLC | License #

1215 West Crosby Rd, Suite 180 | Carrollton, TX 75006

Phone: 214-545-0612 | Fax: 972-446-7777 | SalesDFW@thebestwindow.com

Measure Tech: Russell Carawan, (512)815-5109

DR MICHAEL ROSELLINI

189 Historic Town Square

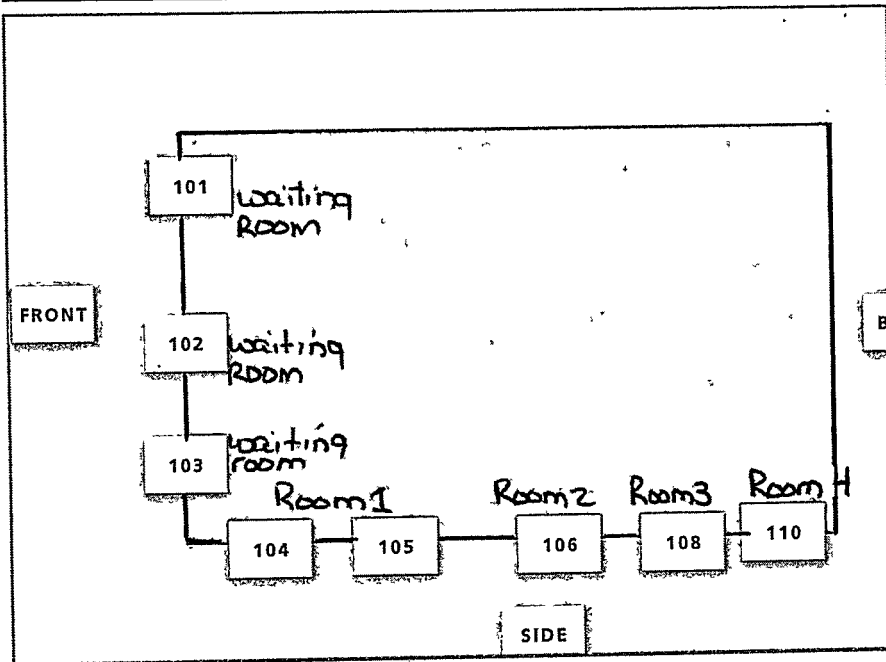
Lancaster, TX 75146

H: (214)641-1465 | C: 9729790590

JOB NOTES

Estimated Duration:

FLOORPLAN - 1ST FLOOR



UNIT NOTES

JOB PHOTOS

ADVANTAGES & APPLICATIONS

The Renewal by Andersen® Picture Window and Specialty Window consists of a fixed light of glass in a frame with fusion-welded corners. This unit profile complements Renewal by Andersen® DB Double Hung windows.



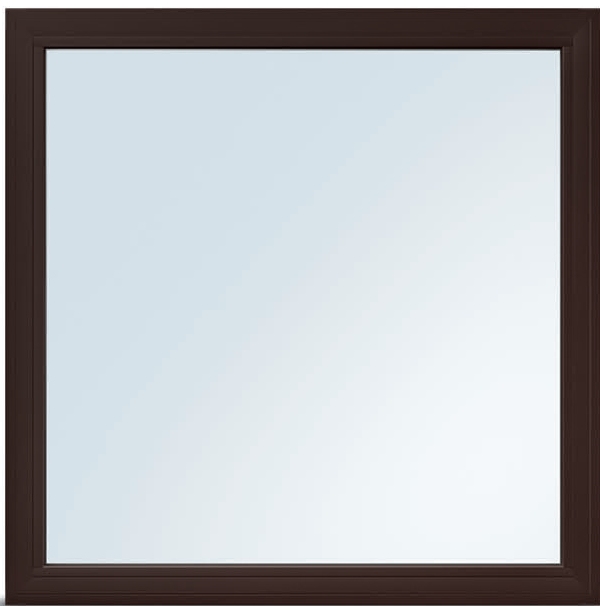
Specialty Window – Interior View

ADVANTAGES:

- Full-perimeter silicone bed glazing provides a strong seal between glass and frame.
- Patented Fibrex® material is stronger than vinyl, allowing more glass area to show.
- Fibrex material with low-maintenance capstock gives a rich, low-luster finish to sash and frame, similar to painted wood.
- Smooth radius surfaces on the interior frame covers are pleasing to the eye and easier to clean.
- Designed for mulling compatibility with Renewal by Andersen® DB Double-Hung window product lines.

APPLICATIONS:

- Picture and specialty windows are the first choice when large viewing areas and daylight are desired and ventilation is not required.
- Effective in very large openings that cannot be filled with other styles of windows.
- Used extensively as stationary windows next to vent windows.
- Visually compatible with other Renewal by Andersen® products



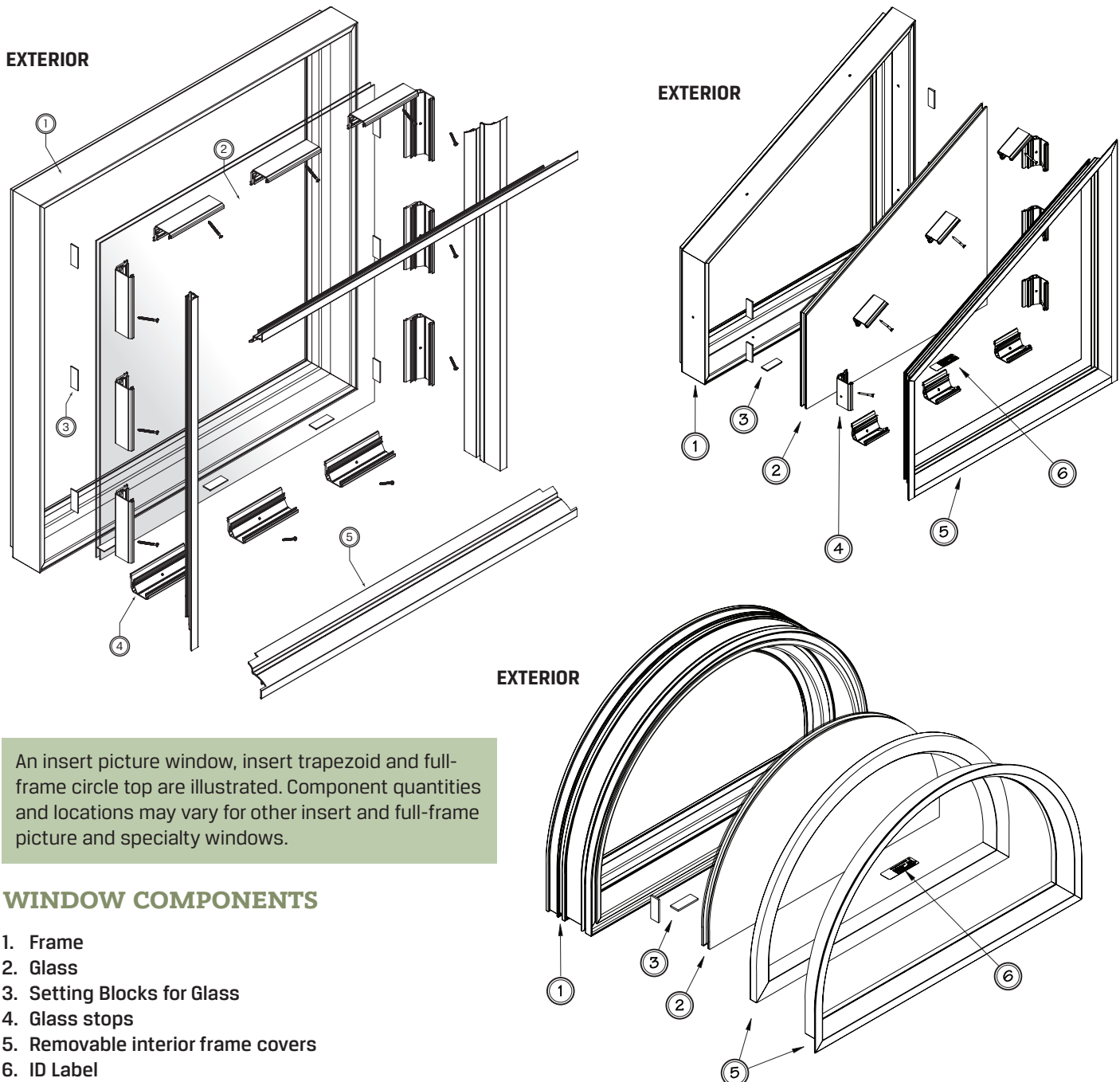
Picture Window – Exterior View

PICTURE AND SPECIALTY EXPLODED VIEW

The following features contribute to the Picture Window and Specialty Windows low maintenance, energy efficiency, ease of operation, and pleasing appearance.

Made of rigid Fibrex® material which is a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen®, Fibrex combines the strength and stability of wood with the low-maintenance features of our time-tested Perma-Shield® cladding.

FRAME FOR PICTURE AND SPECIALTY UNITS



An insert picture window, insert trapezoid and full-frame circle top are illustrated. Component quantities and locations may vary for other insert and full-frame picture and specialty windows.

WINDOW COMPONENTS

1. Frame
2. Glass
3. Setting Blocks for Glass
4. Glass stops
5. Removable interior frame covers
6. ID Label

Rosellini

Job _____ Address 189 Historic Town Square City Lancaster State TN Zip 37146
 Home Phone # 214-641-1465 Cell Phone # 972-979-0590 Work Phone # _____ Email address Rosellini5@gmail.com

Customer Init.	Window #	Product Style	Frame Type	Width	Height	Sash Ratio	Color Exterior	Color Interior	Glazing S1	Glazing S2	Sash Lifts/Pulls	Sash Locks	CW Sash Op	Hardware Option	Screen Type	Grille Pattern	Grille Type	S1/S3 # of Lites Wide	S1/S3 # of Lites High	S2 # of Lites Wide	S2 # of Lites High
Front	1	PW	Full Frame	35 1/4	53 3/4	NA	BK	BK	S2T	NA	NA	NA		NA	NA		None				
Front	2	PW		35 1/4	53 3/4																
Front	3	PW		35 1/4	53 3/4																
Side	4	PW		39 5/8	63 3/8																
Side	5	PW		39 5/8	63 3/8																
Side	6	PW		67 5/8	64 3/8																
Side	7	PW		59 5/8	64 3/8																
Side	8	PW	Full Frame	59 5/8	64 3/8	NA	BK	BK	S2T	NA	NA	NA		NA	NA		None				
* Commercial * application				Set replacements at least 3/4" into interior. Bring 24 pcs. of 1x6x8 treated for interior structure to have something to set screws Use a liquid nail or other quick set adhesive to apply 1 1/4" screws to set windows. Interiors are to be cased out with 3 1/2" casing picture framed												* Interior extension* jamb and casing to be painted to match existing trim *					
																Any stucco repair or rotted wood behind stucco is sole responsibility of Proprietor of Building.					

Notes:
 Conf. of contract change order _____
 Conf. of original contract _____
Traditional Style Brickmold Factory applied.
Order 8 1/2" extension jamb 4/4 24 pcs. to be field applied.

****CUSTOMER SIGNATURE INDICATES APPROVAL TO FORWARD MEASUREMENTS AND SPECIFICATIONS TO THE FACTORY FOR WINDOW PRODUCTION....** Signature _____ Date _____

South



West



DR. MICHAEL ROSSELLINI

DENTIST



Pedestrian
Warning
Batteries
Skateboard
Vehicle
City



Up Close Image

Proposed Location

Address: 189 HISTORIC TOWN SQUARE

or Subdivision: ORIG TOWN SQUARE Block#: 2 Lot#: 9-10

Proposed Work

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

AND SIGNED WORD DOCUMENT.

REPLACE 8 WINDOWS - DRAWING IS ATTACHED AND THE MEASURE SHEET (SIZES STAY THE SAME)

EXISTING WINDOWS ARE ALUMINUM AND WE WILL BE PUTTING IN FIBREX WINDOWS THAT MEET ENERGY CODE COMPLIANCE. I HAVE ALSO ATTACHED A STICKER WITH THE U FACTORS AND SOLAR HEAT GAIN ON THE NEW WINDOWS.

EXISTING WINDOWS ARE A 2 PANEL (SINGLE HUNG) AND WE WILL BE GOING BACK WITH SINGLE PANEL (PICTURE WINDOWS).

Carly Good

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"