

AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JANUARY 13, 2026 5:30 P.M.
303 N. 8TH STREET
ORANGE, TEXAS 77630

NOTICE IS HEREBY GIVEN that the Historic Preservation Commission of the City of Orange will conduct a meeting scheduled for January 13, 2026 at 5:30 p.m. at 303 N. 8th Street, Orange, Texas.

The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

1. Call to Order

2. Citizen Comments

- a. At this time comments will be taken from the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of three minutes for each speaker. Your comments are appreciated. As the Texas Open Meetings Act does not allow the Historic Preservation Commission to respond to items not listed on the agenda, your comments will be duly noted by the Historic Preservation Commission and forwarded to the appropriate department for prompt consideration. A member of the audience who desires to speak during the Historic Preservation Commission's consideration of any specific agenda item is requested to notify City staff prior to the start of the meeting.

3. Minutes

- a. Approval of the October 29, 2025 meeting minutes

4. Action/Discussion Items

- a. Consider and possible action on a request for a Certificate of Appropriateness from Leobardo Castro to construct a new home at 412 W. Park Avenue
- b. Consider and possible action on revising the boundaries of the Old Orange Historic District and the Dupont Homes/Bennett Addition Historic District

- c. Consider and possible action on historic preservation projects
- d. Consider and possible action on maintenance and repairs of historical sites and markers

5. Adjournment

If, during the course of the meeting and discussion of any items covered by this notice, the Historic Preservation Commission determines that a Closed Executive Session is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 deliberation regarding a prospective gift; Section 551.074 personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed Executive Session is held in accordance with the Texas Government Code as set out above, the Historic Preservation Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Texas Penal Code 30.06:

“Pursuant to Section 30.06, Penal Code (trespass by license 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”

“De conformidad con la Sección 30.06 del código penal (entrada de persona con licencia de portar o llevar armas de mano oculta), una persona licenciada bajo el subcapítulo H, capítulo 411 del código de gobierno (ley de licenciación para portar o llevar armas de mano) no se permite entrar en esta propiedad con “ninguna armas de mano oculta”

No Firearms Allowed / No se permite ninguna armas de fuego

Texas Penal Code 30.07:

“Pursuant to Section 30.07, Penal Code (trespass by license 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”

“De conformidad con la Sección 30.07 del código penal (entrada de una persona con licencia de portar o llevar armas de mano visible), una persona licenciada bajo el subcapítulo H, capítulo 411 del código de gobierno (ley de licenciación para portar o llevar armas de mano visible) no se permite entrar en esta propiedad con ninguna “armas de mano visible”

HISTORIC PRESERVATION COMMISSION
Wednesday, October 29, 2025
Meeting Minutes

Members Present:

Robert Manning.....	Chairman
Bridget Luna	Vice Chair
William Hannan	Member
Kenneth Wheeler.....	Member
Codie Vasquez.....	Member

Members Absent:

None

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary
Marvin Benoit, Building Official

City Council Members Present:

None

Chairman Manning called the meeting to order at 5:30 p.m.

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Chairman Manning asked for a motion to approve the minutes from the October 14, 2025 meeting

Vice Chair Luna motioned to approve

Member Vasquez 2nd

Vote: 5 – 0

Motion Carries

DISCUSSION/ACTION ITEMS

Election of Chairman

Member Luna motioned to nominate Robert Manning as Chairman

Member Vasquez 2nd

Vote: 5 – 0

Motion Carries

Election of Vice Chairman

Member Vasquez motioned to nominate Bridget Luna as Vice Chairman

Member Wheeler 2nd

Vote: 5 – 0

Motion Carries

Consider and possible action on an application for a Certificate of Appropriateness from David Frenzel to make changes to the exterior of the house located at 1905 Burton Avenue

Mr. Frenzel briefed the commission on his application.

- He purchased the house in 1980, built in 1946.
- An addition was added to the back of the house 30 years ago (den, master bedroom, and bath).
- Requesting to complete the wrap of the house with hardy plank siding, keeping the trim and colors the same.
- Shutters were custom remade from Spanish cedar.
- The siding reveal will be the same as the original (4 1/2 inches).
- The goal is to reduce maintenance and prevent rot.

Member Vasquez motioned to approve

Member Wheeler 2nd

Vote: 5 – 0

Motion Carries

Consider and possible action on an application for a Certificate of Appropriateness from Phillip Roberts to demolish an accessory structure at 808 6th Street

Mr. Roberts briefed the commission on his application.

- The structure had rotted out and was damaged by termites.
- The house had a termite problem when purchased four years ago.

Demolishing the Back Building

- The back part of the building wasn't salvageable because the roof had collapsed, and rain had damaged the interior.
- The beams were the only part of the roof that were in good condition.
- The plan is to salvage the beams.

Member Vasquez motioned to approved

Vice Chair Luna 2nd

Vote: 5 – 0

Motion Carries

Consideration and possible action on an application for a Certificate of Appropriateness from Phillip Roberts to install a new accessory structure at 808 6th Street

Mr. Roberts briefed the commission on his application.

- They needed somewhere to put their stuff that wasn't already destroyed that was in previous structure while new one was being built.
- Chairman Manning noted the shed is not visible from the street because a tree is in front of it.
- Mr. Knauf mentions the shed has to be 5 foot off the side property line as well the back property line.
- Mr. Roberts stated he can move it over 2 more feet.

Rules for Accessory Structures

- Member Wheeler states he understands the rule is that the structure has to be directly behind the existing structure or not visible from the front view.
- Member Vasquez stated she thought if it's hidden by the house from the front, they can put whatever they want.
- The driveway is on the left side of it.
- Mr. Roberts demoed the carport or the existing structure behind the house and there is no room at this time to put it back there.

Temporary Structure

- The structure is only temporary until they build the new structure.
- Mr. Phillips stated that they will move it in a couple of months.
- Member Wheeler was concerned because it has to be the color of the house, which it is not, and it's supposed to be directly behind the house, not visible from the street.

Color of the Structure

- Mrs. Roberts mentions the color is an issue because they can't paint it because they are just leasing it temporarily.
- Mr. Roberts stated that they will start working on it tomorrow once they get the permit and it will take approximately 3 months to do everything.

Mr. Benoit explained the Issues

- This was done without any permits.
- The building company's contract states the owner is responsible for the building permit.
- The company will be fined \$100 for bringing the building in without permits or the owner pays fines when they get permit.
- The building wasn't set correctly and is in a special flood hazard area.
 - The floor should be 10 feet above base flood elevation.
 - Options to meet the requirement: elevate the building or install vents.
- The building companies are supposed to ensure the homeowner has a permit.

Vice Chair Luna motioned to approve

Member Hannan 2nd

Vote: 4 – 1

Motion Carries

Consideration and possible action on an application for a Certificate of Appropriateness from Phillip Roberts to make changes to the exterior of a primary structure located at 808 6th Street

Mr. Roberts briefed the commission on his request.

- The plan is to build a back deck.
- Some wood from demo will be used for the deck.
- The deck will be on the back of the house.
- The old structure extended past the house but this structure will not extend past.
- The new deck will be directly connected to the house.
- The tree and car will be removed, and a 24-foot deck will be built.
- The previous structure was 30 foot by 24 foot.
- Code considerations:
- The deck cannot exceed the size of the house or encroach into the side setback.
- It needs to be ensured that the 24-foot depth doesn't encroach into the rear setback.
- The setback is either 10ft. or 15ft – will verify when permit is released.
- The deck will be open air, potentially with screening for mosquitoes.
- The roof will be a gable pitch.
- The house is a two-story house with rear windows.
- The deck will be at the same height as the raised house.
- Access and egress will be on the side, with potential stairs and a ramp.
- A ramp is needed for accessibility.

ADA Ramp Question

- A question was raised about whether a permit is needed for an ADA ramp.
 - The answer is yes, due to specific specifications on rise and height.

Siding and Columns

- The siding will be replaced with the same siding all the way down the side of the house.
- The columns will be wooden.

Painting and Columns

- Paint everything white, like the front porch.
- Columns will be square, like the ones in the front.

Member Vasquez motioned to approve

Vice Chair Luna 2nd

Vote: 5 – 0

Motion Carries

Chairman Manning adjourned the meeting at 6:01 p.m.

MEMORANDUM

To: **Historic Preservation Commission Members**

From: **Kelvin Knauf, Director of Planning and Community Development**

Subject: **Consider and possible action on an application for a Certificate of Appropriateness from Leobardo Castro to construct a new house at 412 Park Avenue**

Date: **January 5, 2026**

Attached for your consideration is an application for a Certificate of Appropriateness from Leobardo Castro to construct a new house at 412 Park Avenue. Currently, there is a substandard structure on the property that Mr. Castro intends on tearing down and constructing a new house on the property.

Included in your agenda packet are an application, an aerial photo of the property, a plan for the front of the proposed house, and an interior plan. The Commission will need to discuss the application and decide on whether or not to approve the application.



City of Orange, Texas
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
NEW PRIMARY BUILDING

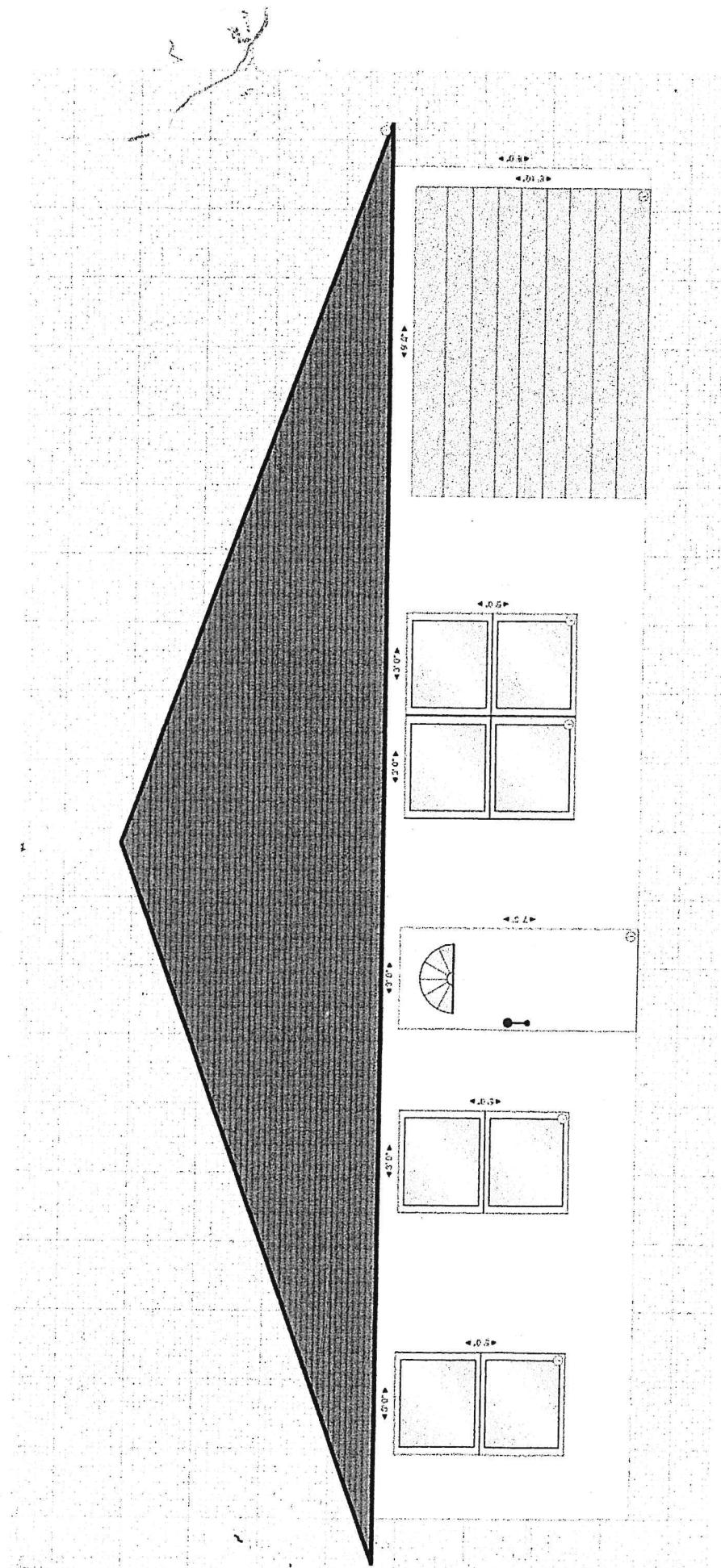
Applicant Information and Requested Action		
Applicant:	Has request been made before?	
Name: <u>Leobardo Castro</u> Mailing Address: <u>401 N 5th St</u> City, State, ZIP: <u>Alvin TX 77511</u> Telephone: <u>832 627 8080</u> Email: <u>Leobardo.castro@outlook.com</u> Property Address: <u>412 W park Avenue Orange Tx</u>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Architectural Elements		
Architectural style:		
Roof form: <u>6/12</u>		
Other roof elaboration: <u>Composition Shingles</u>		
Chimney:		
Roof covering: <u>C Shingles</u>		
Dormers:		
Roof/wall junction:		
Railings around porch, along roofline, on rooftop:		
Porch: <u>Yes</u>		
Exterior doors: <u>Front 1</u>	Rear	Side
Windows: <u>Front 4</u>	Rear 4	Side 1
Shutters: <u>5 window w/shutters</u>		
Exterior wall covering: <u>Smart siding 4X8 sheet</u>		
Decorative elements:		
Driveway (length in feet): <u>50 ft</u>	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt
Attached garage: <u>No</u>	<u>Yes</u>	
Detached garage: <u>No</u>	Yes	Square footage:
Carport: <u>No</u>	Yes	Square footage:
A set of architectural plans and a site plan of the property must be submitted along with this application.		

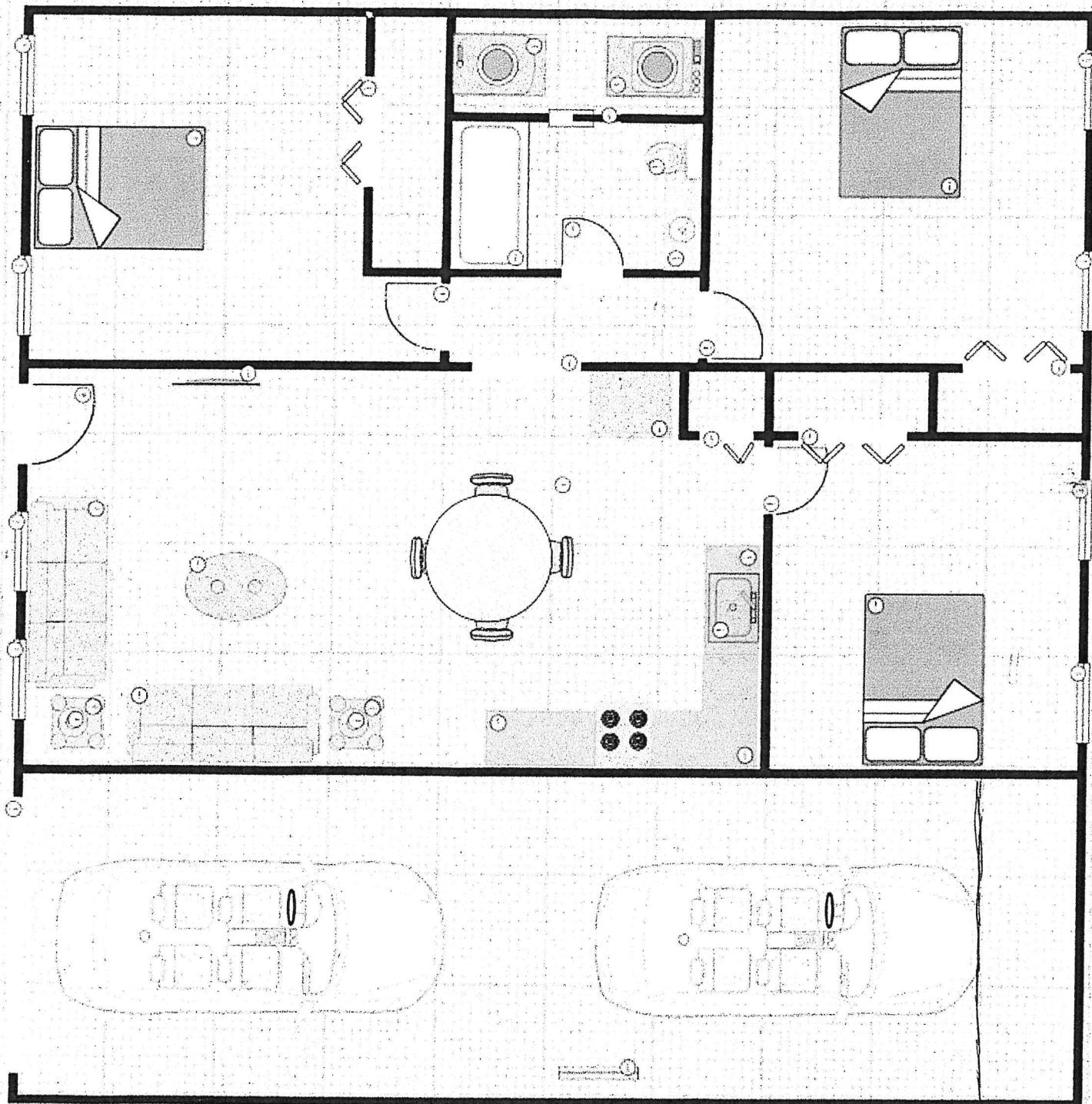
Historic district regulations are found in Chapter 12, Section 606(6)(c)(1) of the City Codes.

Applicant's signature:		Date:	
For office use only			
Date Received and Staff:	<i>1/5/26 RER</i>		
Historic Preservation Commission meeting date:	<i>1/13/26</i>		
Commission action:	Approved as requested	Modified	Denied
Director Signature and Date:			
Comments:			

Approval of a Certificate of Appropriateness does not exempt the need for a building permit or other permits required by the City of Orange. Submit this form at 303 N. 8th Street during regular business hours or email to permits@orangetexas.gov

Historic district regulations are found in Chapter 12, Section 606(6)(c)(1) of the City Codes.





412 W. Park Avenue



MEMORANDUM

To: **Historic Preservation Commission Members**

From: **Kelvin Knauf, Director of Planning and Community Development**

Subject: **Consider and possible action on revising the boundaries of the Old Orange Historic District and the Dupont Homes/Bennet Addition Historic District**

Date: **August 6, 2025**

Attached for your consideration are a map that zooms in on the Old Orange Historic District (cross-hatched area) and a map that zooms in on the Dupont Homes/Bennett Addition Historic District (cross-hatched area). The Historic Preservation Commission will discuss revising the boundary of one or both of the historic districts. Should the Commission want to revise the boundary of either or both districts, the Commission needs to vote on a recommendation to the City Council on how the boundar(ies) should be revised.

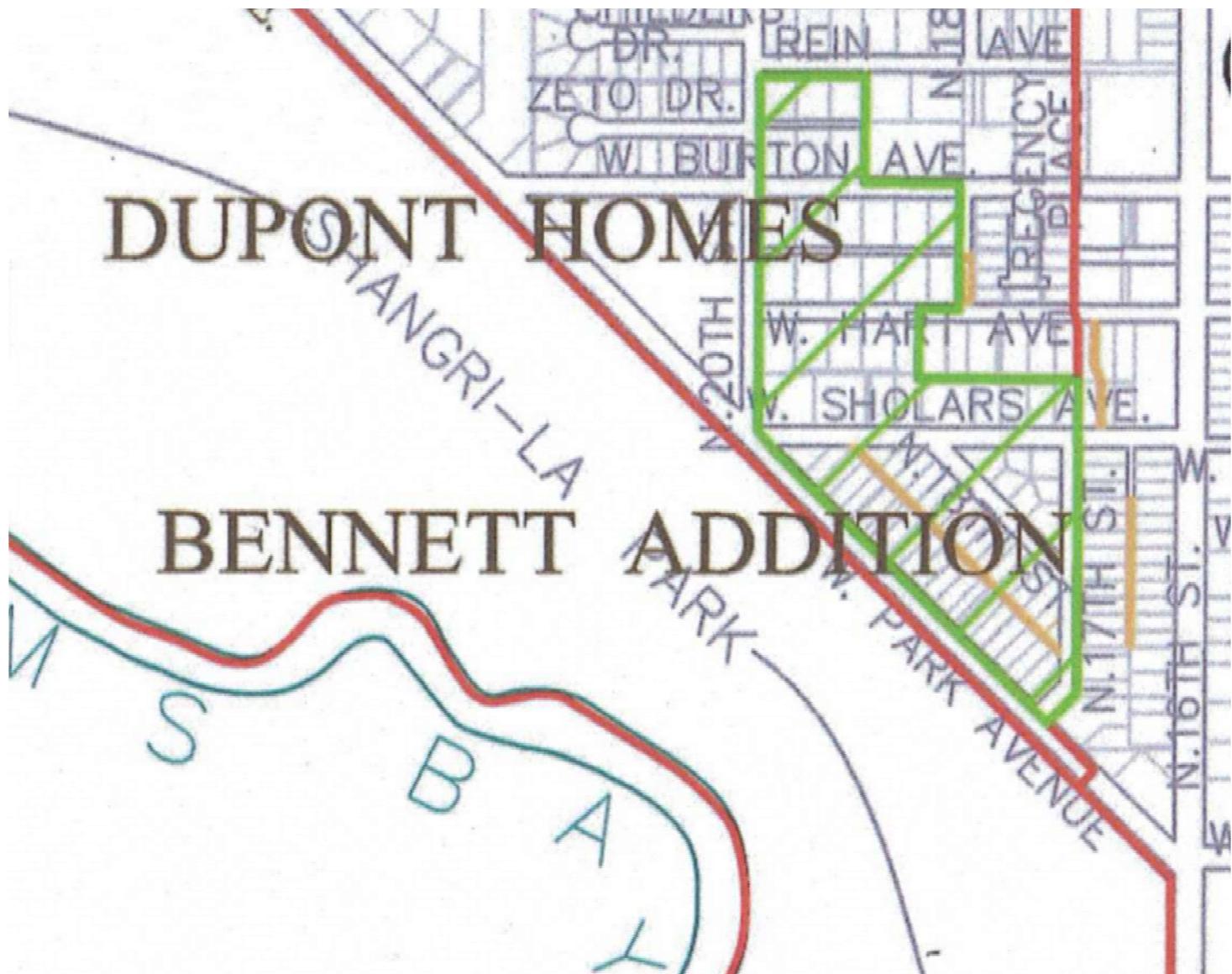
However, since the historic districts are part of the zoning ordinance, the Planning and Zoning Commission will need to conduct a public hearing (which must be published at least 15 days before the date of the hearing and letters must be sent to property owners within 300 feet of the proposed changes at least 10 days before the date of the hearing). After the public hearing, the Planning and Zoning Commission will need to vote on a recommendation to the City Council on whether or not to revise the boundar(ies) of the district(s).

The recommendation from the Historic Preservation Commission and the recommendation from the Planning and Zoning Commission will both be forwarded to the City Council. The City Council will then need to adopt an ordinance revising the boundar(ies) on two readings, if that is the City Council's desire. While preferable that the recommendation from each Commission be identical, there is no legal requirement that they be so. If the recommendations are different, the City Council would need to make a decision on which recommendation to adopt or, the City Council could make its own decision on the boundar(ies) of the historic district(s).

Old Orange Historic District



Dupont Homes Bennett Addition Historic District



MEMORANDUM

To: **Historic Preservation Commission Members**

From: **Kelvin Knauf, Director of Planning and Community Development**

Subject: **Consider and possible action on historic preservation projects**

Date: **October 2, 2025**

The Commission will discuss and take possible action on historic preservation projects.

MEMORANDUM

To: **Historic Preservation Commission Members**

From: **Kelvin Knauf, Director of Planning and Community Development**

Subject: **Discuss and possible action on maintenance of historical sites and markers**

Date: **October 2, 2025**

The Commission will discuss and take possible action on the maintenance of historical sites and markers.