

HISTORIC PRESERVATION COMMISSION
Tuesday, January 11, 2022
Meeting Minutes

Members Present:

Alan Mesecher.....Chairman
Robin Craig-Hunt..... Vice Chair
Kenneth WheelerMember
Susan Pennington.....Member

Members Absent:

Robert Manning.....Member

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary

City Council Members Present:

None

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

APPROVAL OF MINUTES

Chairman Mesecher asked for a motion to approve the minutes from the November 9, 2021, special call meeting

Member Pennington motioned to approve
Member Wheeler 2nd

Vote: 4 – 0

Motion Carries

CITIZEN COMMENTS

None

DISCUSSION/ACTION ITEMS

Consider an application for a Certificate of Appropriateness to install a drive through window on a primary structure at 1011 Park Avenue

Mr. Knauf stated this is the Mr. Burger and Seafood place at 10th and Park and what they would like to do is install a drive through window on the south wall so that people can just drive around and place their order and get their order and pull out on Park. You have in your packet diagrams of the proposed drive in window. I called the applicant this morning and she said she would be here but she hasn't made it yet. I think they are still working on it to get it open to where people can go inside and order and sit down and eat but they just haven't quite gotten there yet. I believe they are still working on that part too.

Member Wheeler stated I've got a couple of concerns about that personally. Number one, that's not a concrete driveway. I don't know what the thickness of that concrete there is but it looks relatively thin and that might be an issue and is there an actual turn in from 10th Street onto that. It's right at an intersection and I don't know if you can actually have a driveway that close to an intersection. I don't know what the rules are on that. It's less than 50 feet from the Park street intersection. Mr. Knauf stated I don't know if the city has any rules on that. Is that even wide enough. I think it's less than 8 feet, it appears to have a drive through. Chairman Mesecher stated it looks like they have poured something but it's a real tight corner to make around there for a turn. Member Wheeler stated it looks like something they are trying to rush into. Mr. Knauf stated we will have to check the codes and see if it does meet the minimum requirements. I don't recall if the city has any requirements on driveways near an intersection. I know the state does but I don't know if the city does as well as the driveway width. Member Wheeler stated and if they have to expand that, is that actually their property they have to get into width wise. Mr. Knauf stated that's another thing is can they fit a wider driveway on their property. Member Wheeler stated I couldn't see a duly truck going on through there. Vice Chair Craig-Hunt stated and then on the side that they go all the way around, is that their property or there's that little bitty shop that is right next to it. Mr. Knauf stated where they poured the driveway is on their property. Vice Chair Craig-Hunt stated so they are coming to us just for the window basically. They are not coming to us to say, I mean they have obviously had to go to the city for the driveway and so forth. It's kind of a moot point if they meet those standards right. We have to either say yes they can. Member Pennington stated but what department is that that would say they meet the requirements. Mr. Knauf stated that is our department, planning and building. Member Pennington stated I guess I'm wondering if we are putting the cart before the horse. Are they asking to put in a drive through window before they've been approved to have a drive through? Mr. Knauf stated well they can't put in a drive through without a drive through window so if you don't approve that, then it's a moot point. We are waiting to see if the window is approved because if there's no drive through window approved then, what is there now is legal. Vice Chair Craig-Hunt stated so where would the trash go then since it is so tight there.

Chrystal Carter – Beaumont, TX: Ms. Carter stated I don't know, hadn't thought about that.

But it can go wherever they want it to go. Vice Chair Craig-Hunt stated well we are concerned about the room for the cars to go through. Ms. Carter stated well can we put it on the side right here? Vice Chair Craig-Hunt stated no because it supposed to be concealed. Ms. Carter stated nobody had mentioned in the 2 years that we've been working on this that we had to have a dumpster concealed. Vice Chair Craig-Hunt stated it is code. Chairman Mesecher stated you can look across the street and see the convenience store and all those. Ms. Carter stated it's not concealed. Vice Chair Craig-Hunt stated right that's an issue. Ms. Carter stated well I have an issue with the prostitutes and drug addicts across the street in your historical district. Vice Chair Craig-Hunt stated unfortunately that's everywhere. I don't think that is just here. Ms. Carter stated so you wanted it around a little cage. We own this property too and there is a driveway. Vice Chair Craig-Hunt stated well that will solve your problem there then. Ms. Carter stated we will put it on this property somewhere where it can be accessible. Mr. Knauf stated it has to have a 6 foot screen, opaque. Member Wheeler stated where were you planning to put the window. Ms. Carter stated right here, well somewhere on this wall because the kitchen is right here on the back side. It can be anywhere in this area or even on the other side of the bathroom. Chairman Mesecher stated entering from 10th Street. Ms. Carter stated the only way they will be able to enter is off of 10th Street. They can't drive down that sidewalk and I don't want them to. They go out and exit Park. Chairman Mesecher stated and is your driveway wide enough. Ms. Carter stated yes. We've had 1 tons, we've had ¾ tons, regular pickups, my jeep, and we've tried with a bunch of cars. It looks small on here but it is wider. Member Wheeler stated is it wider than 8 foot. Ms. Carter stated I don't know but it has to be. I'm thinking probably it's maybe 12 but if we need be, we can make it a little wider over here. We were even talking about if it's acceptable to if we needed excess parking to maybe rock some of that. Mr. Knauf stated no you can't rock it. It has to be impervious either asphalt, concrete, or pavers. Vice Chair Craig-Hunt stated is there a certain amount of parking she has to have for an inside restaurant. Mr. Knauf stated yes. Ms. Carter stated it really wasn't designed for sit down. I think there's like 3 tables. Mr. Knauf stated it depends on how many seats. You control the number of parking spaces by number of seats. Ms. Carter stated when we turned in the plan, it was only for 3 tables. If they want to sit there an eat they can, but it is really basically for them to wait for their food. They're not going to have waitresses.

Member Wheeler motioned to approve contingent upon city approval of driveway, dumpster and meeting all other city ordinances

Member Pennington 2nd

Vote: 4 – 0

Motion Carries

Consider an application for a Certificate of Appropriateness to repair the roof and change the siding of a primary structure located at 504 W. Park Avenue

Mr. Knauf stated these are all very similar. There's different addresses. Do you just want to explain either Chadwick or Taurian what you want to do with these properties.

Taurian Brue (Siblings Helping Siblings, LLC) – Houston, TX: Ms. Brue stated this is my contractor and I had him come just in case I ran late but basically I'm getting these back up and refurbished. This particular house that you're looking at now, I got grandfathered into this property because I purchased it last year and I got grandfathered with some tenants that were already in it. The previous owner, Mello family, they fell in love with the tenants there and they asked that I keep them. It wasn't a big deal. But, the houses definitely need a lot of repairs, a lot of restoration just in that area. This house, well all of them really, they need update on the outside. So, my intent is to do the siding, the leveling. We already have 1 house up that we started leveling. Now we are getting to the point where we need to do the siding and the roof. Once we found out that we are in a historical district, I ended up having to retract and we are sitting stationary. I have a house open that has complete new wood on the floors and the leveling that I've had to sit for 2 months because I'm waiting to get this cleared. I'm going up to date with Hardie plank siding. The colors of the house I wanted more light. I don't want this pink look. I don't want the old gloomy historical look either with the burgundy, the antique colors. I'm actually going with a grey. The roof, the 2 that have tenants, the roofs are good so I'm going to go with tin but I'm redoing it with the tin and the other ones which are going to cost a little bit more but it will still be with like type materials. The siding will be Hardie plank because that's what they have now up to date. They don't have the old wood anymore. The other houses that are around, they will be completely from the inside to the out restored. I can't give you a timeframe because we are talking about 7 houses. It was a total of 9 but for the most part everything on the outside, I take care of the landscape, I kind of keep it maintained and low. I have done a lot yet because this is a lot of traffic. On the front street, I've had 2 houses demoed. I just don't want to much dragging and pulling dumpsters and then having to redo it. For the most part I think it's the paint color. The color I gave Mr. Kelvin is gray for the outside Hardie plank and I think it was like a brown but it comes off of the color scheme that you guys already have. It has accent colors because I think 2 houses or maybe 1 has shutters. If I do go back with shutters or maybe the door, it will have the accent color which I think is a dark gray or they had a very dark blue. Vice Chair Craig-Hunt stated are you painting them all the same or are you going to do them different. Ms. Brue stated no they will all be the same. Mr. Knauf stated yes I think you were doing gray as the main color and white

trim and either cream or blue accent for the shutters, doors, or things like that. Ms. Brue stated yes. Next to the houses I have is some fairly new brick houses and they stick out so I definitely didn't want to have anything dark and gloomy. Mr. Knauf stated I think shutters on the windows would really set it off. Ms. Brue stated they had some on the other 2 houses. I just didn't want to be stuck with colors I can't find. I know I can't find these colors. I tried to pull out enough so it's kind of basic colors that are standard. Member Wheeler stated I'm just curious during your restoration process, are you going to replace windows. Ms. Brue stated definitely if you've actually been to the property and not seen pictures, these houses have not been kept up at all. So yes some windows are definitely going to have to be replaced. Member Wheeler stated are you going back with a full window. Ms. Brue stated yes same that is on there. I have 1 tenant, she is in housing so pretty much all the requirements that HUD requires you to have, I know what to replace. Member Wheeler stated I think that the group here would like you to have similar windows as that is rather than just a window from the box store. We would like the full size window. Ms. Brue stated I think that is the only windows that they have. I don't think they have the windows with the little squares. Member Wheeler stated no I don't mean that, I'm just talking about size. Vice Chair Craig-Hunt stated some people will try to put in smaller windows or shorter windows. Ms. Brue stated no because if I'm redoing a window that means I'm completely redoing a house. All I'm doing is refurbishing a house. Everything that you see here is going to remain the same, I just don't want my investment to go to waste because I put a lot into a whole block. Most of them for the most part all have good windows. Member Pennington stated that one looks like it has good windows but this 1009 looks like it's been burnt. 1005 has boards over the door. Ms. Brue stated it show boards over all the windows and doors from when I purchased it. Every house except for this one and 1003 have boards because in order for us to not have to go to court or receive notices, everything had to be boarded up and not allowed to be entered. Member Wheeler stated I don't know how old that particular picture is but someone has removed the porch and just put steps there. Are you going to go back with a porch there? The other ones all have porches. Ms. Brue stated I don't know how old those pictures are but that house has always had those particular stairs since I've owned it so which ever house has stairs or if it has the incline. I know 1003 has the ramp type. I would not put an incline on his. For the most part because these are rental houses, unless I get someone who either has a disability or not because from what I was explained facing this part was business that facing this part was residential. Mr. Knauf stated your question is what's the zoning. Ms. Brue state yes. Mr. Knauf stated I believe it's commercial special which is a mix of residential and commercial. I can go check. Yes, the 504 Park is commercial but down the other way is residential. With these being rent houses, I wouldn't want to show somebody a house where you're walking up a ramp. Member Pennington stated we aren't talking about the ramp. We are talking about the porch. See how this house has a porch. Ms. Brue stated yes that comes with a porch so exactly what you're looking at is what I will replace with. That has a concrete slab. It's sitting down on a slab. Vice Chair Craig-Hunt stated it looks like on that one

there's a partial banister, so is your intention to redo the posts or are you just going to leave the posts like that, leave the one little piece of banister and then you're just going to paint it. Ms. Brue stated someone stays in this house. If I disturb the integrity of those beams, it would disturb the integrity of that 1949 house. I will definitely refurbish if need be

the banisters but I would not disturb the integrity of that beam. The things that are on there without disturbing it, will take the painting off of that, redo the whole front, if the banister needs redid, the whole front is concrete so I would not put a porch there but I will come back with a banister. This resident has been there a long time. I will definitely redo it so it's up to code and safe and it will be redone so it's up to my standards and looking nice. We will be taking of the siding, changing the whole color. His tin is fine but if I go in and he sees anything that is unstable, it will be changed out. I cannot afford to make him move into another house and do that because it wouldn't be feasible. Member Wheeler stated a couple things concern me. Number 1 you don't have handrails on the steps. That is something that needs to be done. The other thing is we just don't want you to band aid it. We want you to go the right way with it. That's our direction to you. Hardie plank siding is great but we don't want those rusty old posts sticking out there. Ms. Brue stated hold on what rusty posts. I'm not going to put my name on something ratty. But these houses before I purchased them had been sitting there for years and no one said anything about it. My whole thing is ask me and don't assume. What my money will afford is for these houses to be brought up to not just par but to my liking. I have a resident who pays \$350 a month for rent. Now, I will not move him from this house and put him in another house that is going to cost him regular rent because he doesn't have that money. I'm going to fix what I can to keep him safe in a place for everything else to be done. Let's not concentrate on this house. Let's pay attention to the other houses that will be fixed perfectly fine and bring this city to being beautified out of my money but also I'm not going to be doing something in a hurry. I'm not going to leave it rusty. Vice Chair Craig-Hunt stated I so commend you that you are doing this. I'm thrilled. We've had so many houses torn down and these unattractive GLO houses get put in and so I just want to commend you. Please don't misunderstand us. Ms. Brue stated the whole house, the intent is not just the inside which you cannot see but the outside to be completely redid and everything with like will be replaced with like. The paint colors will be different. The siding will be Hardie plank because that is what is in stores right now. Member Pennington stated that house looks like well I call it a skirt around it at the bottom. Ms. Brue stated I don't like that. Member Pennington stated ok but that's the historic part of that house. That is what I want to be maintained. I don't want to see that house go straight to the ground with Hardie plank because that is the only historically redeeming factor of that whole house. Member Wheeler stated that and the brackets. Chairman Mesecher stated the brackets that help support the roof line. Ms. Brue stated okay all of that should have been stated first. Chairman Mesecher stated these are the rafters, these are the brackets and these 5 posts is the concern. Are they going to remain the same or was

there a porch there at one time? Ms. Brue stated I don't know what was there before I got it but I can tell you this is how it was when I got it. Member Pennington stated our job is to make sure you maintain the historical significance of that house. The historical significance of that house is that skirt around it, those brackets at the top and the porches. So, like this 1001 has a porch. So, that is what I think makes historically significant. Ms. Brue stated this is what I said in the beginning. Nothing will be removed. It is just being fixed. The porches are perfectly fine so we are going back with like material. The porches are staying. If I remove that porch, do you know that those boards run into that house and that would mean I would be completely redoing the whole house. Vice Chair Craig-Hunt stated they don't make houses like that anymore. Ms. Brue stated they don't and the wood was immaculate so that is why I keep emphasizing the only thing I'm doing is just roof, siding, color. Member Pennington stated so my concern is that you tell us that you are going to maintain that skirt around and not go straight down. Ms. Brue stated I understand what you are telling me. Vice Chair Craig-Hunt stated I would be willing to move on this but something I noticed is that the wording needs to change because it just says general repairs, roofing, and siding property appearance within city codes. I just think we need a little more specific on here to say Hardie board and what your intent is to change it with because I noticed on property 1011 4th Street you say TZ11 siding and that is not historical. Those are those panels. Ms. Brue stated this is my first time on a historical so exact verbiage I'm not clear on but when you're asking me what I'm going with, I'm telling you what I'm going with. Vice Chair Craig-Hunt stated ok all we need is what your verbiage says and what you say because if we leave here today and leave it with this verbiage that is not quite correct. It's not specific enough. How do we go about that? Mr. Knauf stated in my memo is based upon my discussion with her. Wendy has got in in her notes and we will incorporate them to the comment section of the COA.

Member Wheeler motioned to approve with the following:

- *Maintain the historic integrity of the building; and
- *Hardie board siding approved; and
- *Keep the flare, skirting around the bottom as currently exists; and
- *Keep the "little" board trim as currently exists; and
- *Keep the brackets (decorative), and posts; and
- * Keep the porch if a porch currently exists on the structure; and
- *Replace windows with same size windows; and
- *Replace the doors with same size doors; and
- * Roof – replace tin roof if necessary; and
- * Ramps that were not part of the original structure may be removed, if allowed by law; and
- *Primary color is grey with white trim and cream/blue accents consistent with the official color chart for the historic districts.

Vice Chair Craig-Hunt 2nd

Vote: 4 – 0

Motion Carries

Consider an application for a Certificate of Appropriateness to repair the roof and change the siding of a primary structure located at 1001 4th Street

Member Pennington motioned to approve with the following:

- *Maintain the historic integrity of the building; and
- *Hardie board siding approved; and
- *Keep the flare, skirting around the bottom as currently exists; and
- *Keep the “little” board trim as currently exists; and
- *Keep the brackets (decorative), and posts; and
- * Keep the porch if a porch currently exists on the structure; and
- *Replace windows with same size windows; and
- *Replace the doors with same size doors; and
- * Roof – replace tin roof if necessary; and
- * Ramps that were not part of the original structure may be removed, if allowed by law; and
- *Primary color is grey with white trim and cream/blue accents consistent with the official color chart for the historic districts.

Vice Chair Craig-Hunt 2nd

Vote: 4 – 0

Motion Carries

Consider an application for a Certificate of Appropriateness to repair the roof and change the siding of a primary structure located at 1003 4th Street

Vice Chair Craig-Hunt motioned to approve with the following:

- *Maintain the historic integrity of the building; and
- *Hardie board siding approved; and
- *Keep the flare, skirting around the bottom as currently exists; and
- *Keep the “little” board trim as currently exists; and
- *Keep the brackets (decorative), and posts; and
- * Keep the porch if a porch currently exists on the structure; and
- *Replace windows with same size windows; and
- *Replace the doors with same size doors; and
- * Roof – replace tin roof if necessary; and
- * Ramps that were not part of the original structure may be removed, if allowed by law; and
- *Primary color is grey with white trim and cream/blue accents consistent with the official color chart for the historic districts.

Member Pennington 2nd

Vote: 4 – 0

Motion Carries

Consider an application for a Certificate of Appropriateness to repair the roof and change the siding of a primary structure located at 1005 4th Street

Member Wheeler motioned to approve with the following:

- *Maintain the historic integrity of the building; and
- *Hardie board siding approved; and
- *Keep the flare, skirting around the bottom as currently exists; and
- *Keep the “little” board trim as currently exists; and
- *Keep the brackets (decorative), and posts; and
- * Keep the porch if a porch currently exists on the structure; and
- *Replace windows with same size windows; and
- *Replace the doors with same size doors; and
- * Roof – replace tin roof if necessary; and
- * Ramps that were not part of the original structure may be removed, if allowed by law; and
- *Primary color is grey with white trim and cream/blue accents consistent with the official color chart for the historic districts.

Member Pennington 2nd

Vote: 4 – 0

Motion Carries

Consider an application for a Certificate of Appropriateness to repair the roof and change the siding of a primary structure located at 1009 4th Street

Member Pennington motioned to approve with the following:

- *Maintain the historic integrity of the building; and
- *Hardie board siding approved; and
- *Keep the flare, skirting around the bottom as currently exists; and
- *Keep the “little” board trim as currently exists; and
- *Keep the brackets (decorative), and posts; and
- * Keep the porch if a porch currently exists on the structure; and
- *Replace windows with same size windows; and
- *Replace the doors with same size doors; and
- * Roof – replace tin roof if necessary; and
- * Ramps that were not part of the original structure may be removed, if allowed by law; and
- *Primary color is grey with white trim and cream/blue accents consistent with the official color

chart for the historic districts.

Member Wheeler 2nd

Vote: 4 – 0

Motion Carries

Consider an application for a Certificate of Appropriateness to repair the roof and change the siding of a primary structure located at 1011 4th Street

Vice Chair Craig-Hunt motioned to approve with the following:

- *Maintain the historic integrity of the building; and
- *Hardie board siding approved; and
- *Keep the flare, skirting around the bottom as currently exists; and
- *Keep the “little” board trim as currently exists; and
- *Keep the brackets (decorative), and posts; and
- * Keep the porch if a porch currently exists on the structure; and
- *Replace windows with same size windows; and
- *Replace the doors with same size doors; and
- * Roof – replace tin roof if necessary; and
- * Ramps that were not part of the original structure may be removed, if allowed by law; and
- *Primary color is grey with white trim and cream/blue accents consistent with the official color chart for the historic districts.

Member Pennington 2nd

Vote: 4 – 0

Motion Carries

Mr. Knauf stated one thing you’re going to have to look at is the cost of the repairs versus the value of the building. Depending on that and depending on the floodplain, you may or may not have to raise the houses. We need to get with Marvin and talk about the floodplain requirements.

Chairman Mesecher motioned to adjourn

Member Pennington 2nd

Chairman Mesecher adjourned the meeting at 6:39 p.m.