

**HISTORIC PRESERVATION COMMISSION
Tuesday, March 9, 2021
Meeting Minutes**

Members Present:

Alan Mesecher.....Chairman
Robin Craig-Hunt..... Vice Chair
Susan Pennington.....Member
Robert Manning.....Member
Kenneth Wheeler.....Member

Members Absent:

None

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Wendy Lloyd, Planning Secretary
Leigh Ann Dallas, Event Manager & EDC Assistant

City Council Members Present:

None

Chairman Mesecher called the meeting to order at 5:31 p.m.

APPROVAL OF MINUTES

Chairman Mesecher asked for a motion to approve the minutes from the February 9, 2021 meeting

Chairman Mesecher motioned to approve
Vice Chair Craig-Hunt 2nd

Vote: 5 – 0

Motion Carries

CITIZEN COMMENTS

None

NEW BUSINESS

- a. **Consider a Certificate of Appropriateness application from Michael Spencer to demolish the existing structure and construct a new structure at 609 West Park Avenue**

Mr. Knauf stated this is a house that has been damaged through the storms. They are eligible for a GLO house and we have numerous GLO houses throughout the historic district. This is an application from Michael Spencer. There are just a limited number of styles of GLOs that are allowed. I think in the past we have pretty much allowed all the styles to be placed in the historic district. We have Ronnie Blum here who is representing the applicant.

Ronnie Blum – Tegrity Homes: Mr. Blum stated like you said he is qualified to get a new home through the GLO Harvey. It is a 2 bedroom 2 bath but this option here is elevation 1. They chose elevation 3 so if we could scroll up, I'll actually show you which one they're actually getting. It's an all siding house with 6 ½ inch lath siding. It will have 2 toned paint with the body 1 color and all the trim another. It will have 2 louvers at both of these gables here. So, you'll have a louver above the window and above the little shed roof on the porch. His house will be elevated, and he will be on pilings. So, his finished floor, I think is going to be close to 4 feet. He'll have 2 feet below under there that you'll have stringers and floor joists, but our siding will come all the way down to cover the stringers and you'll have the open space on the bottom. I didn't see what color they chose but there's only like 6 colors they can chose from. Mr. Knauf stated the colors they chose are within the range. Mr. Blum stated ok, so they got the grey with the white trim and the dark blue front door. We didn't know what we had to do so we wanted to hurry and jump on this meeting. We hadn't sent the plans because we didn't know if we would have to redraw and add some little details. I know in Galveston they have all kind of stuff. So, before we submitted our plans we wanted to jump on this meeting and then I'll get back with them and let them know if we need to do something. They actually signed a contract already. Mr. Knauf stated they will have to build at or above the flood plain. It's normally like 8 feet above mean sea level but when we review the building plans, we will check all that. Mr. Blum stated right. Right now, it's going to be where it's at now plus 4.2. We also have an internal free board that we do an additional foot just so we are never low. The last thing we want to do is rip out piling and redo it. It gets kind of costly.

Member Pennington stated are all these GLO houses on piers. Mr. Blum stated no, it just depends upon the area and the specs. If the did have water damage, it's that plus 2 feet or like out here we are talking you have to be at least 8 feet above sea level and 2 feet above that. But, we have all the different areas where we either follow the GLO specs or if a county or city exceeds that or flood area, you go by that whatever the highest one is. 90% of them are piling houses that have been going up, but we do have some in different areas that are on a slab. I haven't built 1 slab house down here in Orange, Port Arthur, Beaumont or any of those areas.

Member Wheeler stated I know this is the spec for the GLO home that we are looking at but is there any way that as a committee here that we can ask to add artificial shutters such as this has. It could be the PVC. All these houses look identical and plain. I think a little more detail on the ones in the historical district, I'm just wondering if there's a possibility as a committee that we can request that. Mr. Knauf stated yes. Mr. Blum stated and that's why I'm here.

Member Pennington stated the style like the little craftsman houses are very attractive, but they look really plain.

Vice Chair Craig-Hunt stated and every time this has come before when I've been on it, that's been the first thing I've said is they all start looking the same. We would just love to see it have some differential between them. My question is about skirting, do we not require skirting around them. Mr. Blum stated yeah you will have that gap around there. I've had to put it on a couple locations for insurance purposes but now they don't make us put it on unless it's something by an ordinance. Mr. Knauf stated I don't know of a regulation that requires skirting on a site built house. Now on trailer houses, they have to be skirted but not on a site built because we want the water flow. We don't want the skirting to act like a dam.

Mr. Knauf stated so you would like some shutters added. Member Wheeler and Vice Chair Craig-Hunt stated yes I think so. Mr. Blum stated yes the vinyl shutters we screw on and the shutters would be the accent and match the front door. So, on this it would be the dark blue.

Chairman Mesecher stated this is a 2 bedroom. Mr. Blum stated yes 2 bedroom 2 bath.

Member Wheeler motioned to approve demo of existing structure and approve new construction with the addition of the accent shutters to the front and side windows

Member Pennington 2nd

Vote: 5 – 0

Motion Carries

Mr. Blum stated we have these big trees right there by the power pole. Mr. Knauf stated we hope that you can save it. Vice Chair Craig-Hunt stated we all agree you need to save the tree.

Vice Chair Craig-Hunt motioned to adjourn

Member Manning 2nd

Chairman Mesecher adjourned the meeting at 5:47 p.m.