

**HISTORIC PRESERVATION COMMISSION  
Tuesday, April 13, 2021  
Meeting Minutes**

**Members Present:**

Alan Mesecher.....Chairman  
Robert Manning.....Member  
Kenneth Wheeler.....Member

**Members Absent:**

Robin Craig-Hunt..... Vice Chair  
Susan Pennington.....Member

**Staff Present:**

Kelvin Knauf, Director of Planning & Community Development  
Wendy Lloyd, Planning Secretary  
Rita Monson, Grants Planner

**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 March 9, 2021 meeting

Member Manning motioned to approve

Member Wheeler 2<sup>nd</sup>

**Vote: 3 – 0**

**Motion Carries**

**CITIZEN COMMENTS**

None

**DISCUSSION/ACTION ITEMS**

**Consider a Certificate of Appropriateness application from Joiner Investments LLC to replace the windows and the front door on the structure and construct a carport at 601 4<sup>th</sup> Street**

Mr. Knauf stated this is a former doctor’s office that Joiner Investments has purchased, and

they received a variance from the Board of Adjustment to actually convert it into a duplex. So that's been approved. This is at 601 4<sup>th</sup> Street and to make it meet building code they are having to replace some windows and they want to replace the front door. The windows with double hung windows and you have a picture in your packet of the double hung windows and then replace the front door with French double doors and you have a picture of the French double doors in your packet as well.

**Chrystal Carter – Joiner Investments Beaumont, TX:** Ms. Carter stated and we may not put in the French doors because my boss would really like to keep them the same as much as possible and we were looking at it again and he says we can just put in a newer solid door in and put the glass blocks back in of the big glass area that's broken out already because you can still get those. Member Manning stated those are the old prismatic blocks. Ms. Carter stated yes the old glass blocks like they would put in the bathroom windows. He likes the historic and likes to keep them as close to original as possible. The reason why the windows have to be changed is because of we would have families living in it, they would need to come down and be regular windows so if a fire or something breaks out, that a fireman can get in. The only other thing we would like to do is leave all of the stone like it is on the front, but we would like to bring the stucco like on the bottom and just make the whole building stucco. It just looks weird like it is and trying to make it a home we want to make it look as much like a home as possible. Mr. Knauf stated and then there is also a carport as well. Do you have a picture of the carport? Ms. Carter stated yes, it's on my phone and I was told by a woman here in Orange that that used to be a building that was torn down so we just have the slab and we were going to use that area for parking for the front duplex because there's an entrance off of Pine Street right there with a driveway so we would put a concrete driveway in for 2 cars and they could just pull up and park under the carport/awning because the duplex on the other side has a carport over the driveway so they won't block each other in and they won't be on the street. We don't like a lot of cars parked on the street. It's just the awning on top and the metal poles like the picture on the bottom and then we will have a sidewalk that walks to the house.

Member Manning stated didn't we have an issue with a similar carport. Mr. Knauf stated yes at 10<sup>th</sup> & Park. Chairman Mesecher stated we had a similar situation at 10<sup>th</sup> & Park with a metal carport and it doesn't fit in with the historic district. Ms. Carter stated how would you like for me to build it. Mr. Knauf stated it needs to have a pitched roof and also at that one you wanted them to put up a façade or something at the front to where it doesn't look like a flat roof. Chairman Mesecher stated or some kind of decorative front to it so from the street it doesn't look like a square box. It has no historic value or appeal. If there was some way you could make it pitched. Ms. Carter stated I could make it like a detached garage if you want it. Member Manning stated I don't know the code, but we are talking about a square stucco building that isn't historical in sense so if it were something that matched the historical intent of the building, but I don't think it would be the metal flat roof thing. Ms. Carter stated well what if we proposed to close in the sides and make 3 sides and stucco it to match the building. Member Manning from a construction perspective I don't know how stucco would work. Ms. Carter stated well you know I'm calling it stucco but. Member Manning stated I would say

something of similar style to the main building. Member Wheeler stated something that doesn't look like a tin shed sitting back there. It really needs to fit as Bob said the description with either the stucco or brick. Ms. Carter stated well we are going to take that brick off or stucco over it. Well, we call it stucco but it's really not stucco but like stucco. It has a concrete base to it but it's kind of a spongey. I have a building right there by the railroad tracks there on Green with the Orange Nutrition and it's the same material as that. Member Wheeler stated you think you could do the sides of the carport with that. Ms. Carter stated yes you would just have to put the base on. Member Manning stated even if have to do a cinder block base but as long as it fit with the design of the building somehow. Member Wheeler stated I think yeah and not just solid but maybe something to break it up, maybe a planter. Ms. Carter stated well we could paint it the same colors and believe me I'm the one that does it and I don't like mismatched or stuff that looks stupid. I'm very particular. Member Wheeler stated well then you understand what we are asking. We want something that mimics how you are going to finish that, and I like your idea, but we just don't want it tin. Ms. Carter stated we've had this building for probably 4 years and actually my boss's son bought it first. Nobody could figure out what to do with it because we bought it and it was sold to us as a commercial building and he's really into commercial buildings. Same thing as the Garth house, the pink house right behind there, we buy it and then it's no longer a commercial building it has to be a house but it's almost 4000 square feet and Orange doesn't support a house that size so that's when we asked for a variance to put a duplex in there.

Member Wheeler stated I like the idea because we have several corporate rentals going on in our district right now which has been very beneficial to bringing people in. I think it would be great if you could and keep it on that level. Ms. Carter stated yes and that's why we asked for the variance so we could put a duplex in. The pink house, we've owned in since 2017 and it's rented for the 2<sup>nd</sup> time.

Mr. Knauf stated so are you good with the windows being replaced with the double hung windows and the front door with replacing with what's there now. Ms. Carter if we do the double door it would be the one with the blinds built in the glass but if we don't do the double door then the prism glass and a new solid door. Member Wheeler stated either that or a single door with glass on each side of it. Ms. Carter stated I don't like the square glass so that's going to be something we will have to fight over. I'm thinking it's going to be original from the last couple of conversations we've had.

Member Wheeler stated so is there going to be 2 entrances. One in the front and one on the carport side. Ms. Carter stated yes. One goes this way, and one goes the other way. The kitchen is in the front and the opposite in the other one. Mr. Knauf stated so you are good with that either the double door or the original with the prism glass. Member Wheeler stated either the prism glass or you can glass on each side and put the door in the center. Ms. Carter stated if I keep the solid door, I personally would like the door centered with the windows on each side of some sort. Mr. Knauf stated are you good with stuccoing the whole thing and then have her come back with designs for the carport. Ms. Carter stated I think it will be a 2-car garage.

Member Wheeler motioned to approve the stucco, double hung windows and front door more residential

Member Manning 2<sup>nd</sup>

**Vote: 3 – 0**

**Motion Carries**

Mr. Knauf stated and then bring me a design for the garage, and we will schedule a future meeting.

**Consider a finding of no historical significance for structures at the following properties: 1110 13<sup>th</sup> Street, 1202 13<sup>th</sup> Street, 3031 16<sup>th</sup> Street, 414 Bridal Wreath Avenue, 502 Bridal Wreath Avenue, 95 Cherry Avenue, 6 Colburn Avenue, 404 Cypress Avenue, 506 Dogwood Avenue, and 909 Texas Street**

Mr. Knauf stated this is Rita Monson. She is our grants administrator, and she took Sandy Wilson's place. We are constantly working on a list of substandard properties that we try to work with people to try and bring them up to code but some of them are just so far gone that either the property owner has no interest or it's just not economically feasible to bring them up to code. Under the federal guidelines, we get community development block grant funds and those are federal funds that are given as a grant to the city. But as part of that, then we have to go through what is called an environmental review and part of that environmental review is historical in nature. There're other things involved but as far as the commission is concerned is historical. So periodically we bring properties before the historical preservation commission for you to make a determination as to whether or not any of these properties have what you believe to be historical significance. None of the properties have historical markers but a couple of them are in the historic district and we'll go back and consider the certificates of appropriateness to demolish those. We would like to give you a presentation and explain to you why these properties are coming before you with the condition that they are in. You are not being asked to decide whether or not the properties should be demolished. That is for the hearing officer who also doubles as the municipal court judge to decide. So, this commission doesn't decide whether or not to demolish these. This commission only decides for the purpose of the environmental review, whether or not they have any historical significance and if you believe that they do then we will have to make a decision whether to use city funds to demolish them. If you decide that they have no historical significance then we can use federal funds to demolish them.

Ms. Monson stated these properties are being brought to you because they are over 45 years old so anything that it is over 45 years old we bring to you. We have also sent these to Charles Peveto already and gotten his approval, but we still have to have your approval.

- 1110 13<sup>th</sup> Street – 72 years old, open to predation, hole in ceiling, inside moldy, unsafe, flooring caving in, not secure

- 3031 16<sup>th</sup> Street – 73 years old, open to predation, mold on outside, wiring exposed and lot stolen, mold and numerous holes & accessory structure with wall missing and owner has signed consent to demolish, trash throughout house and vagrants
- 506 Dogwood – collapsed wall, mobile home, open to predation, vagrants
- 404 Cypress – 101 years old, 2 structures – back building has fallen, open to predation, not secure, mold throughout
- 1203 13<sup>th</sup> – 89 years old, bad condition, open to predation, hole in roof and starting to cave in, mold
- 909 Texas – 81 years old, open to predation, several holes, vagrants
- 6 Colburn – 83 years old, open to predation, ceiling fall in, mold throughout
- 502 Bridalwreath – 65 years old, open to predation
- 414 Bridalwreath – 66 years old, open to predation, vagrants, full of mold, hole in ceiling
- 95 Cherry – 91 years old, open to predation, no electrical wiring – all stripped out, full of tires

Member Wheeler stated do you have interior of the Cypress house. Ms. Monson stated just that one shot. Our code enforcement officer has been into all the ones she has been able to get into. Member Wheeler stated why does the owners not have accountability. Ms. Monson stated they do. They will be charged if we demo the houses, they get a lien against the property. Mr. Knauf stated a lot of the owners just don't care. Ms. Monson stated, or the parents have passed, and the kids have moved off and the kids have no interest in the property whatsoever.

Member Wheeler motioned that all properties have no historical significance

Member Manning 2<sup>nd</sup>

**Vote: 3 – 0**

**Motion Carries**

**Consider a Certificate of Appropriateness application from the City of Orange to demolish the existing structure at 95 Cherry Avenue**

Member Manning motioned to approve

Member Wheeler 2<sup>nd</sup>

**Vote: 3 – 0**

**Motion Carries**

**Consider a Certificate of Appropriateness application from the City of Orange to demolish the existing structure at 404 Cypress Avenue**

Member Manning motioned to approve

Member Wheeler 2<sup>nd</sup>

**Vote: 3 – 0**

**Motion Carries**

Member Manning motioned to adjourn

Member Wheeler 2<sup>nd</sup>

**Chairman Mesecher adjourned the meeting at 6:10 p.m.**