

**HISTORIC PRESERVATION COMMISSION**

**Tuesday, June 8, 2021**

**Meeting Minutes**

**Members Present:**

Alan Mesecher.....Chairman  
Susan Pennington.....Member  
Kenneth Wheeler.....Member

**Members Absent:**

Robin Craig-Hunt..... Vice Chair  
Robert Manning.....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 May 11, 2021, meeting

Member Pennington motioned to approve

Member Wheeler 2<sup>nd</sup>

**Vote: 3 – 0**

**Motion Carries**

**CITIZEN COMMENTS**

**Todd Howard – 800 W. Bilbo, Orange, TX:** Mr. Howard stated my concern is 802 W. Bilbo address. I saw you all were having a meeting and I just wanted to see what was going on and I’m all for demo. I heard a comment made that the house was over 45 years old. I know mine is closer to 60 years old, 70 years old almost and this is a run down situation. I’ve had rodent problems. I’ve had transient problems and request that you go forward with demolition.

**DISCUSSION/ACTION ITEMS**

**Consider a finding of no historical significance for structures at the following addresses:**

- **1507 4<sup>th</sup> Street**
- **1131 5<sup>th</sup> Street**
- **2912 17<sup>th</sup> Street**
- **1730 Barkins Avenue**
- **414 Bridal Wreath Avenue**
- **502 Bridal Wreath Avenue**
- **1712 Barkins Avenue**
- **96 Green Avenue**
- **807 Levingston Street**
- **1205 Main Street**
- **414 Middle Street**
- **1408 Sabine Avenue**
- **1303 Sholars Avenue**
- **909 Texas Street**
- **3031 16<sup>th</sup> Street**
- **802 Bilbo Street**
- **2310 7<sup>th</sup> Street (rear)**
- **2310 7<sup>th</sup> Street (front)**

Ms. Monson stated these properties we have already done the environmental reviews all of these. CDBG requires any house that is over 45 years old that is going to be using CDBG funds has to go before the Historic Commission to get approval before we can demo.

1507 4<sup>th</sup> Street – 80 years old, open to predation and vagrancy, overgrown

1131 5<sup>th</sup> Street – 89 years old, open to predation and vagrancy

Mr. Knauf stated it looks like it has some roof damage

Member Wheeler stated let me just clarify something. Are these on the tax roll and when was the last taxes paid and what prework goes in front of this? Mr. Knauf stated it is either people complaining about them or us spotting them ourselves and we start checking them out. We put them on a list to investigate. We start working it for property owner information. We have to see if there are any liens or mortgage holders, so we do a lien search through a title company. We schedule them for a hearing before the hearing officer and through the hearing officer we present our case. It's very similar to a court case. The property owner can come and speak at the hearing also and then the hearing officer will decide whether or not to order it demolished at that point. We don't normally go in and see if there's any back taxes owed or anything like that. Member Wheeler stated so then has the hearing already taken place or is that after we do our part. Mr. Knauf stated most of them are done before. All of these were done before. I don't recall any of these that are pending a hearing because I think it's easier for

you if it's already been considered demolished. Your whole role is to now decide, does it have any historical value. Member Wheeler stated I didn't know how the system worked so I appreciate that. Mr. Knauf stated now if you were to decide that it does have historical value and the city still wants to tear it down, then we would have to use general funds, city monies instead of CDBG money. Ms. Monson stated all of these properties have been before the Texas Historical Commission. Charles Peveto has already okayed all of these on their end to be demolished.

2912 17<sup>th</sup> Street – 75 years old, open to predation and vagrancy

1730 Barkins Avenue – 75 years old, falling down, open in back, inside not much left to it, mold throughout and some hazardous materials in the buckets

Member Pennington stated so hazardous materials would be paint. Ms. Monson stated right old paint is considered hazardous. It hasn't been told to me that there is any asbestos in there. The hazardous materials were the old paint buckets, and they didn't take the lids off so they are assuming there's paint in there, but it could be something else. Mr. Knauf stated a lot of times these real old houses it's lead based paint.

414 Bridal Wreath – 67 years old, hazardous materials and mold throughout, ceiling in breezeway coming down

502 Bridal Wreath – 65 years old, open to predation and vagrancy

Chairman Mesecher stated that house is full of termites. I know the woman that lived there, and I did some work in that house almost 20 years ago and it was horrible.

1712 Barkins – 75 years old, deteriorating vinyl, molding

96 Green Avenue – 82 years old, open to predation and vagrancy, part of roof missing, overgrown, debris scattered throughout yard

807 Levingston – 91 years old, mold on outside, wires dangling, siding falling off house

1205 Main – 71 years old, deteriorating

414 Middle – 81 years old, open to predation and vagrancy, overgrown and deteriorating

1408 Sabine – 80 years old, overgrown, and deteriorating, open to predation and vagrancy

1303 Sholars – 73 years old, deteriorating, open to predation and vagrancy

909 Texas – 81 years old, deteriorating, open to predation and vagrancy, visible mold on outside of house

3031 16<sup>th</sup> Street – 73 years old, visible mold on outside of house, open to predation and vagrancy

802 Bilbo – 76 years old, open to predation and vagrancy

2310 7<sup>th</sup> Street (rear) – 56 years old, open to predation and vagrancy

2310 7<sup>th</sup> Street (front) – unknown age, older model trailer home, open to predation and vagrancy

Mr. Howard stated at the 802 Bilbo, there are 2 structures on that property. There's another trailer house that sits on the property line that you can't see. It's wide open. It's not attached to the other home. Member Wheeler stated can we preapprove that one. Mr. Knauf stated it's not on the agenda so you can't. Ms. Monson stated it's going to depend on what it looks like, and they will have to take that part back to court. Mr. Howard stated that part is more of a

concern to me than the house. Ms. Monson stated we will get the code enforcement officer to look at it.

Chairman Mesecher stated how soon do you think you will be taking these down. Mr. Knauf stated it depends. I've asked for a lot more money in next year's budget. We are almost out of money this year. We had some unexpected expenses with the Cove School so we have just a few more houses we can do. I've asked for some additional funds in next year's budget. So, we will just have to go through the budget process and just see how much we are allocated. Chairman Mesecher stated so it could be sometime in a year. Mr. Knauf stated maybe it just depends on how the budget goes. Ms. Monson stated, and the budget doesn't start until October. Mr. Knauf stated now we are getting some CDBG funds next year so that will help. It's \$55,000 so that's going to help with a portion. I don't know that it's going to cover all of them but there will be a portion of them that will be torn down.

Chairman Mesecher asked for a motion

Member Pennington motioned to approve finding no historical significance to properties

Member Wheeler 2<sup>nd</sup>

**Vote: 3 – 0**

**Motion Carries**

**Consider an application for a Certificate of Appropriateness to demolish a structure located at 96 Green Avenue**

Chairman Mesecher asked for a motion

Member Wheeler motioned to approve COA to demolish

Member Pennington 2<sup>nd</sup>

**Vote: 3 – 0**

**Motion Carries**

Member Pennington motioned to adjourn

Member Wheeler 2<sup>nd</sup>

**Chairman Mesecher adjourned the meeting at 5:49 p.m.**