

**HISTORIC PRESERVATION COMMISSION
Tuesday, August 8, 2023
Meeting Minutes**

Members Present:

Robert Manning.....Chairman
Robin Craig-Hunt..... Vice Chair
Bridget Trawhon..... Member
Codie Vasquez.....Member
Kenneth Wheeler.....Member

Members Absent:

None

Staff Present:

Kelvin Knauf, Director of Planning & Community Development
Divon Williams, Deputy Director of Planning & Community Development
Wendy Lloyd, Planning Secretary
Marvin Benoit, Building Official
Mike Kunst, City Manager
Alison Clary, Communications/Marketing Coordinator

City Council Members Present:

None

Chairman Manning called the meeting to order at 6:00 p.m.

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Chairman Manning asked for a motion to approve the minutes from the July 11, 2023, regular meeting

Member Vasquez motioned

Member Trawhon 2nd

Vote: 5 – 0

Motion Carries

DISCUSSION/ACTION ITEMS

Consider and possible action on an application for a Certificate of Appropriateness from the Pheryl Horst on behalf of the Church of Christ to make changes to the exterior of the annex building located at 410 10th Street

Mr. Knauf stated the Church of Christ, they have the annexation building and they would like to do some remodeling to the exterior of the building. Dr. Dileo is here and if you'd like to explain your request.

Kevin Dileo – Orange, TX: Mr. Dileo stated I'm head of the committee for the Church of Christ for this project and a deacon also at the church. We applied for a permit back in June to start remodeling that building that we have across the street. I want to say it was built probably in the early 70's. It's totally outdated and we are doing an entire remodel job on the inside, new electrical, AC, new kitchen, new interior and part of the bid was the doors but we also if we can find it in the budget, we might also want to consider doing some outside changes as well. If you can look, we have lattice work now. These are the standard doors. I think we have 10 or 11 of them and we want to change a majority of those doors to French doors with one main door that's a decorative door. Right now, when you look at these you don't know which is the main door. There's just doors all the way around. Back in the day they had individual classrooms and so there was a door for every individual classroom. Those dividers are no longer there inside and so the need for every functioning door is not necessary and we were thinking about just putting the French door for look just to give us some more light with one decorative door as far as the main entry. As you can see with the lattice work with the brick, we wanted to update that with maybe a round column or a wooden column of some sort that would be brought out a little closer. If you look here, you can see this walkway is super narrow and we wanted to bring these columns out a little further. Not all the way to where these parking blocks are but just a little bit further out to give us some more room. We want to bead the ceilings all the way down and then either a round column or wooden column, whether its one solid piece of wood or a custom column. A color change as well probably to match closer to the roof. It's exciting to see the inside change and so we wanted to bring it to the outside too a little bit.

Vice Chair Craig-Hunt stated I think it's going to look fantastic. Good taste, done well. I think it looks fabulous and I'd go as wide as you could or as the code allows. Mr. Dileo stated the eave won't be brought out further. It's going to go to the end. Then down the road we're hoping to maybe pave it if we have enough in the budget.

Member Wheeler stated are you replacing the doors with new style doors and leaving all the doors in place. Mr. Dileo stated the doors are going to stay where they're at but some of the doors will be French doors that will not function and we're thinking about putting some shutters around those as well. Now some of them are functioning and will have a functioning French door at that point. One will be a decorative door that's more of the main door. Member Wheeler stated the bigger door more toward that end, correct? Mr. Dileo stated it's like on the 4th or 5th door. It's almost 50/50 on it. Now there's going to be a set of French doors that we're going to widen toward the west end of the building. There's a storage area and then the next set of doors where there's a handicap ramp. It's just a single door and I think we're going to put a double French door there. The reason is in our area, we're kind of a point of disaster relief assistance. So, we need bigger entry to get things in that place. We're updating it with showers, with washers for any of those visitors that need it or for anyone coming from out of town to work the area. Vice Chair Craig-Hunt stated you'll have to let us know when it's all done and we can come and see it. Member Wheeler stated is anything going to be done with the brick. Mr. Dileo stated we haven't decided yet. We are thinking about painting the brick and we can always get your comments on that as well. I think it would be great to be honest with you but I'm only doing a little at a time. The old timers in that church, they're having a hard time just with the change we have now. Member Wheeler stated I don't know if just cleaning it would help. Mr. Dileo stated it definitely needs a spray wash. Vice Chair Craig-Hunt stated but all that orange is going away. Mr. Dileo stated yes we're going to get rid of that and is going to be more of the color bronze is my guess. Once again, we'll submit anything if it's really different than that.

Chairman Manning stated I'm assuming it is all within code and I had a question about the walkway. Is there a code in relation to the walkway for a public building? Mr. Benoit stated well it should be a minimum of 44 inches but we're going to have to check once they take down and whatever that plywood on top, we've got to make sure if that he moves the columns out that it's actually supporting the canopy and we're not just putting the column out there. Something has got to support the canopy. They might have to design some type of 45 degree angle or something off that column to make sure we're still under the beam and not just out in the middle of the eave. Mr. Dileo stated so once we open up that soffit we'll let you come take a look and you're right we want to make sure it's something good.

Vice Chair Craig-Hunt motioned to approve with either style column

Vice Chair Craig-Hunt motioned to approve COA as stated
Member Wheeler 2nd

Vote: 5 – 0

Motion Carries

Consider and possible action on a finding of no historic significance for a structure located at 906 Cooper Drive as part of the Orange County Housing Buyout Program

Mr. Knauf stated if you remember a few months ago we had our consultants that are working on the buyout program come and explain the program to the commission and now there are several properties that are on your agenda tonight that applied for the buyout program. So, since these are with federal funds, there are a part of the federal regulations that require a historical review. That is just part of the environmental review report. Chairman Manning stated whether they are in or out of the district. Mr. Knauf stated or if they have any historical significance. Did a famous person live there? Was that instrumental in the development and growth of the community? Did some other historical event happen here?

Chairman Manning stated I think Kenneth and I hit on this at the same time. These properties were entered into the buyout program months ago. This isn't a new petition. Mr. Knauf stated right. Chairman Manning stated reading through this initially I was remembering that we were told that program has been closed and no new. Mr. Knauf stated right that is my understanding. These have been months in the mill.

Member Wheeler stated is the council the next step. Does it go to council to make a decision or not? Mr. Knauf stated no. Your decision gets forward back to the consultants and they continue to work on it and put it all together and submit it to the federal agency. Member Wheeler stated so it's a done deal. The city is going to be responsible for maintenance for all these lots. Mr. Knauf stated yes.

Chairman Manning stated so our charge is to determine there is no historical significance to the properties. Mr. Knauf stated right whether or not there is and there's no historical markers on the properties. They're not in a historical district. I don't know of any historical events that happened there. I don't know of any famous people that lived in any of these. Chairman Manning stated they look like your standard mid-century.

Member Vasquez motioned to approve no historical significance
Member Trawhon 2nd

Vote: 5 – 0

Motion Carries

Consider and possible action on a finding of no historic significance for a structure located at 908 Cooper Drive as part of the Orange County Housing Buyout Program

Vice Chair Craig-Hunt motioned to approve no historical significance
Member Wheeler 2nd

Vote: 5 – 0

Motion Carries

Consider and possible action on a finding of no significance for a structure located at 1409 Main Avenue as part of the Orange County Housing Buyout Program

Member Wheelers stated I know it's an eyesore going down Main Street but what can we do or who can do any type of research on that location? Would that be up to us to do the research on that location because that building has been there a long time. Mr. Knauf stated I'm not sure. We would try to do it as staff but I don't know as we really have the resources to do that. Member Wheeler stated in my opinion before we move on this we should do our due diligence and confirm that there's no historical value to this particular location.

Chairman Manning stated I'm trying to place where that is. Member Wheeler stated it's on Main Street right behind Robert's Ford. Member Trawhon stated that picture Bob, that's the dealership. Mr. Knauf stated here's Robert's Ford right here and then the lot that is outlined in blue is the one. Member Wheeler stated it's the last house on the left before you get to Lion's Park. You all know that at one point in time the swimming pool was over there and a lot of things around that location. For that address on Main street I'm a little bit curious and just making sure that there is no historical value to it and that nothing has ever happened there, no general store or whatever. We should do our due diligence for that location. If there is a way I think we should. Chairman Manning stated I think that was the original function of the Heritage House group. They've got a lot of resource materials. Vice Chair Craig-Hunt stated we have one here. My question is if we don't approve this and say we are looking for historic value and it is found, then what happens to the building? Mr. Knauf you would put in your recommendation. Chairman Manning stated I recall us having that conversation and the answer wasn't good but it wasn't horrible either. We could send a recommendation to deem there is some historical significance to the property or building and then they could choose to put a marker on the property. They can tear the thing down and it would be a green space but they could choose to put some sort of marker there. The bottom line is we really have no say in whether it's in the program or not. That's already been decided. Mr. Knauf stated this is the buyout program because the federal government doesn't want to have to keep paying for flood losses. So, by participating in the program, the city takes possession of it and then the city has to maintain it as an open space. Member Wheeler stated so we can motion to table it. Member Vasquez stated well what is the benefit of that? Vice Chair Craig-Hunt stated because once it's gone it's gone. Member Vasquez stated so if we table it, they just take that into consideration because they still may proceed through. Mr. Knauf stated well I think they would be waiting on our decision but at some point you have to move. It's either going to be move on with your recommendation or move on without it. Member Wheeler stated I think it's worth looking in to.

Member Wheeler motioned to table for further research
Vice Chair Craig-Hunt 2nd

Vote: 5 – 0

Motion Carries

Consider and possible action on a finding of no significance for a structure located at 6205 Rosewood Drive as part of the Orange County Housing Buyout Program

Member Vasquez motioned to approve no historical significance

Vice Chair Craig-Hunt 2nd

Vote: 5 – 0

Motion Carries

Consider and possible action on historical landmark signs

Mr. Knauf stated you had asked us to look into maybe creating little signs that people could put in front of their house to show the date that the structure was built. So, we've gotten with Alison Clary here. Alison has come up with several examples or designs for you to look at.

Member Vasquez stated I love these. My question is that they say historical landmark so it would only be for those homes designated as a historical landmark? Mr. Knauf stated or do you want to make it available where anybody could put this sign out or do we just need to think about that and maybe work on wording? Chairman Manning stated I think the original discussion was more related because historical landmark is more historical significance and the state bestows on what it takes on what it takes to become a historic landmark. There's all this research that goes into it. So, to say a house that was built in 1937 by a famous person but didn't go through all of the work to call it a historic landmark might be a historical structure. It might be a historical property but it isn't a historical landmark. Even a historical landmark has a specific significance. I love the design.

Member Wheeler stated are these made out of wood. Mr. Knauf stated metal is I think what we were looking at. But these were things that people would buy themselves because the city doesn't have the funds to buy them for people. But maybe we could coordinate the design, the location where they could go buy it and then put it front of their house or business. Chairman Manning stated so this is something where we'd come up with a design, approve a design and then they could go to a link on the city's page and it would take them to the vendor. Mr. Knauf stated yes something like that.

Vice Chair Craig-Hunt stated so is there just going to be one or you can do different ones? Mr. Knauf stated I would think we would want just one to make it uniform and that their part of a program. Member Vasquez stated I think so and getting a mold for different ones would be more expensive. I love it. I love the very first one. It's just landmark was my only thing.

Member Wheeler stated so these would be made out of flat tin not embossed. Mr. Knauf stated that's what I would anticipate. Member Wheeler stated similar to what we have marking the historic district. Mr. Knauf stated exactly like the historic district signs where it's aluminum and then there's an overlay that they lay on top of it. Chairman Manning stated so their UV protected. I love the idea but the last thing I want to do is buy into something that goes through 2 summers like this and things faded out and peeling and cracking. Vice Chair Craig-Hunt stated how big is it? Mr. Knauf stated it's about 18 inches. Vice Chair Craig-Hunt stated on the house? Mr. Knauf stated no on a little stake. Vice Chair Craig-Hunt stated but could you put it on the house? Mr. Knauf stated I suppose you could. Chairman Manning stated what I envisioned came from our trip to Vermont where in front of every house there's

those like real estate signs where the sign hangs. So, it would be up to the homeowner how they put it up with maybe a little article on the deal that would say suggestions of how to display the sign.

Mr. Knauf stated so on the wording, what do you think it should say? If it shouldn't say historical landmark, what? Member Wheeler stated maybe homestead. Chairman Manning stated would there ever be a potential for a business? Vice Chair Craig-Hunt stated why is landmark not ok? Member Vasquez stated well it's confused with historical landmark on registry. Mr. Knauf stated or would it be better for people in the Old Orange Historic District to say Old Orange Historic District built 1927 Orange, Texas and then Dupont-Bennett Homes to say Dupont-Bennett Homes Historic District? Vice Chair Craig-Hunt stated I like that. Member Wheeler stated or just Historic District or historic structure. Vice Chair Craig-Hunt stated I wouldn't want my house to be considered a historic structure. It's my home. I would think historic district. Member Wheeler historical Orange. Mr. Knauf stated that's a good idea. Chairman Manning stated would it be historical Orange or historic Orange? Member Trawhon stated it's historic. Mr. Knauf stated this is the design you really like. Vice-Chair Craig-Hunt stated yes but does it have to have the color or you could do it with or without color. On my home I would not want the color. Some people want it and some won't. Can you do it both ways? Mr. Knauf stated I think it's best if it's all uniform just to show it's part of a program. Vice Chair Craig-Hunt stated yes and this color does go with the Garden Club who's doing the banners. Member Wheeler stated I think color is pretty but at the same time it will fade. Do the oranges really look like oranges in black in white? Vice Chair Craig-Hunt stated I think so and it's the same as the banners I know because I designed them and it has this exact same look and that's fixing to go down our main street or Green and it's the same with or without color. Member Vasquez stated and we said historic not historical. Mr. Knauf stated I heard historical. Member Vasquez stated yes and we were talking that it should be historic. Chairman Manning stated grammatically is it historic? Member Vasquez stated while they're working on that what about taking the word Orange out of that block and not have Orange twice and just have Texas. Member Trawhon stated now will everyone's built be different because that will be based on the homes? Mr. Knauf stated yes the year will be different. Member Trawhon stated yes it historic like historic downtown Galveston. Historic Hollywood Cemetery. Mr. Knauf stated so you want to go with historic and then color or no color. Member Trawhon stated yes and no color. It goes with the Texas landmarks also. Chairman Manning stated black and white I think is good. Vice Chair Craig-Hunt stated well I'm with her and as much close as it can look like an actual plaque whether it be like black with silver or something like that. Chairman Manning stated and in your research did you see how they mounted them. Ms. Clary stated some of them had kind of where the 2 offsets are there would be 2 screws there if you were going to the house and if it were on a pole it would just be affixed to that. I guess if we talk to whatever vendor does it to ask for their best recommendation for overtime and weather. But I have seen the ones that you're talking about that hang. Member Vasquez stated but a lot of the homes with the porches the doors are set back and you won't really see it. I like having the yard option. Vice Chair Craig-Hunt stated I know in Galveston on their home tours and a lot of them were on the house by the door. Ms. Clary stated my only other question is with the design itself for each one to put the year your own house was built. So, I guess when they do the overlay like that, they'll just switch out the design. Mr. Knauf stated yes. Member Wheeler stated has the vendor been decided. Ms. Clary stated we were going to get more design approval and then get quotes. Mr. Knauf stated we'll check with OCARC and some others and just see what it would cost. Chairman Manning stated just because this is a defector city thing, we really want to make sure that the quality, the UV protection and all that. If somebody is going to spend the money on this, then it peels and cracks then they're going to yell at the city. Vice Chair Craig-Hunt stated well maybe there's a way to like clear coat it to protect it more. Would the vendor maybe have options? Like my house I would want it on the house and it may not need as much UV protectant where if it was in the yard. Ms. Clary stated I can ask for sure. Chairman Manning stated I pretty sure there's just going to be one way these signs come. I don't think we want to give a whole lot of these different options out there. Member Vasquez stated it would be my fear that someone would not want to spend as much money and

buy the one without the protections in their yard and they're still going to complain to the city that it didn't last. Vice Chair Craig-Hunt stated well I don't want the price to be so high that not everybody can buy it either. If the price is too high then we won't have as good a response. Member Wheeler stated well on the designs today we need to decide which one we want. Member Trawhon stated I thought we liked the one that said built on the right.

Chairman Manning stated once we decide on a vendor most of the time they might provide a sample, maybe not with our mockup. Mr. Knauf stated we can get a sample. Member Wheeler stated on this particular one I like the lettering but on built, it's only going to be like half inch. Chairman Manning stated it's not going to say built. It'll just have 1927. Mr. Knauf stated the other side just says Texas and this side just say the year. Member Wheeler stated I think that would work. Mr. Knauf stated can we just recap to make sure we're all on the same page. Ok we're going with this first design saying Historic Orange, the year only here, Texas only here and in black and white, black and silver or black and gray but that kind of color scheme. Vice Chair Craig-Hunt stated and the only other thing is just ask the vendor about options and if they only have one then just one. Chairman Manning stated but they should be able to speak to the UV quality and things for clearcoats, etc.

Member Trawhon motioned to approve move forward with design as discussed
Vice Chair Craig-Hunt 2nd

Vote: 5 – 0

Motion Carries

Discussion concerning the Texas Open Meetings Act

City Manager, Mike Kunst discussed the Texas Open Meetings Act with commission.

Chairman Manning adjourned the meeting at 7:03 p.m.