

HISTORIC PRESERVATION COMMISSION
Tuesday, September 13, 2022
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
Divon Williams, Planning Intern

City Council Members Present:

None

Chairman Mesecher called the meeting to order at 6:15 p.m.

APPROVAL OF MINUTES

Chairman Mesecher asked for a motion to approve the minutes from the August 9, 2022, regular meeting

Member Pennington motioned
Member Wheeler 2nd

Vote: 3 – 0

Motion Carries

CITIZEN COMMENTS

None

DISCUSSION/ACTION ITEMS

Consider an application for a Certificate of Appropriateness from the Greater Orange Area Chamber of Commerce to replace roof tiles at 1012 Green Avenue and repair one corner of the roof

Mr. Knauf stated the Chamber suffered some roof damage during Laura to part of their building. They have tried and tried to find tiles that match the existing tiles but apparently they just don't make them anymore or something. Ida do you want to explain.

Ida Schossow – Orange, TX: Ms. Schossow stated this is what we are proposing. It looks a lot similar to basically what we have. It's just the composite material. Even in the very beginning our insurance company because those are Ludowici tiles and that's just on the front part. The front roof where you see the blue tarp. The back part is something totally different anyway. It is not the same thing. So, they couldn't source the tiles. We have gone round and round with the insurance company. We finally hired a third party adjuster. Dearing Justice Claims helped us. Now they may can find a few here and a few here and a few here but now they don't know if they can find enough. They're not going to find enough to match anyway because they're just different and they're not going to. Most of the damage is on kind of the whole back side of that is gone so we have tried to source other materials and this is what it is. It looks exactly like what we had there. It's just not Ludowici clay tiles. We literally have tried. It's been what 3 years that we've been working on this. This is our 4th blue tarp. First of all, for the first 2 years we couldn't even find any and even the insurance adjuster couldn't find them. They might could find a little here and a little here but they might be sourcing them from all over the country from salvage yards. That's kind of where we are. If you'll notice the back part of the roof is not the same anyway. So, we're proposing to use this material with a contractor to be able to replace the roof. We did find that it will withstand a 150 MPH wind and has a 50 year guarantee on it.

Steve Jones – Orange, TX: Mr. Jones stated if we put the tiles back we are no better than we were before and they're used tiles anyway. Ms. Schossow stated if we can find enough. Mr. Jones stated and the price is about 10 times more. Ms. Schossow stated and even if you can find enough at different salvage yards around the country. So that is what our request is.

Member Wheeler stated are you just replacing the front. You're not replacing the back. Ms. Schossow stated no as you can see it's different. We didn't even get enough money from insurance probably to be able to do that. When we very first thought we could replace the Ludowici tiles, I was able to save just about a whole tile off and we got a \$250,000 bid. But that is when they thought that they could even find some. Mr. Jones stated the ones on the side are just there for looks, the façade. There's a roof behind them. Ms. Schossow stated there's a flat roof behind. Mr. Jones stated yes there's a flat roof and it was not damaged to the point that it leaks. They're going to have to do some type of repair to it cause when the tiles flew across it nicked it but it's not leaking so the insurance company won't replace it. They'll just do some repairs. Ms. Schossow stated the only place to repair is just right there on the corner but those tiles are different anyway. Mr. Jones stated where it's leaking is right there on the edge. It runs down the edge, then it comes in the windows. Ms. Schossow stated so we've tried and we really just need a new roof. That's my 4th blue tarp. I've spent about \$8,000 on blue tarps. Mr. Jones stated we're not going to change anything. We're just going to get a new roof. Ms. Schossow stated because you can't nail into it because it's clay tiles so we just have to wrap it around and it's ripping on the top. As a matter of fact, Kelvin came and took a picture and you can see where it's starting to rip there. We're going to have to replace the tarp if we don't get a roof. That is our request. Member Wheeler stated the ridge row, how is that going to be done. Mr. Jones stated I think they do make a product out of this stuff but we just don't have a sample of it. Ms. Schossow stated our insurance company did this bid for us and put exactly everything they needed to ask for. We tried to do an RFP saying it needs to be exactly the same with material that looked as close to what we have.

Chairman Mesecher stated DaVinci is a real good product. Mr. Jones stated that is what the Justice Claims is

telling us. Ms. Schossow stated they brought us several other things to look at and it just didn't look to close as it is now.

Member Pennington stated who put that roof on there. Ms. Schossow stated this part right here was an old gas station and somebody did at one point and I don't know what they were thinking because they were so expensive. Member Pennington stated I thought there was a gas station there. Ms. Schossow stated yes and it's been added on to through the years. It's been like this ever since I've been involved with the Chamber for 25-30 years. But, then they've just added on several times. Mr. Jones stated we still use one of the restrooms that was outside when it was an old gas station.

Member Pennington motioned to approve
Member Wheeler 2nd

Vote: 3 – 0

Motion Carries

Member Pennington motioned to adjourn
Member Wheeler 2nd

Chairman Mesecher adjourned the meeting at 6:25 p.m.