

HISTORIC PRESERVATION COMMISSION
Tuesday, October 11, 2022
Meeting Minutes

Members Present:

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

Members Absent:

Alan Mesecher.....Chairman

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 6:00 p.m.

APPROVAL OF MINUTES

Vice Chair Craig-Hunt asked for a motion to approve the minutes from the September 13, 2022, regular meeting

Member Pennington motioned

Member Wheeler 2nd

Vote: 4 – 0

Motion Carries

CITIZEN COMMENTS

None

DISCUSSION/ACTION ITEMS

Consider an application for a Certificate of Appropriateness from Leaza Greenroad-Ford to demolish the primary structure located at 1108 W. Cherry Avenue

Mr. Knauf stated Ms. Greenroad-Ford actually owns the house next to 1108 W. Cherry Avenue and owns 1108 W. Cherry Avenue as well. This is a house that has had several structural problems with it. It isn't on our substandard building list but it's one that she would like to tear down. Then, her ultimate plan is to combine the lot that her house is on with this lot and combine it into one lot because under the city zoning ordinance you can't have 2 primary structures on the same lot. So, she cannot combine the lots unless one of the structures

are torn down and then she could proceed with the lot consolidation.

Leaza Greenroad-Ford – 1106 W. Cherry, Orange, TX: Ms. Greenroad-Ford stated the house is not a historic landmark. It's less than 80 years old. It has had multiple structural issues with termites and then they haven't taken care of it. It was a rent house for a lot of years. You can see daylight through in between the walls and the floors. Originally when I purchased it, I had originally bought it because I was going to try to save it and move it to the back of the property but the salvage of it is way too big of an undertaking and everybody that I talked to you can see the yard right out there. I talked to a couple of house movers and they said it couldn't be moved, that it wouldn't stay together. It's 29x29 square is how big the house is. So, it's not significant but none of them would guarantee that if they picked it up that it wouldn't fall apart. A lot of the structural damage is underneath and in the walls and obviously the ceilings. I did have the ceiling tiles tested to make sure that they were not asbestos. I sent you the testing form as well. My house is 1106 W. Cherry and the house was originally built at 9th and Elm or 9th and Pine, I'm not sure in 1879 and then in 1920 when the city was annexed it was moved to 10th and Cherry. When they set it down, she's kind of crooked so the front part of the house sits 3 foot over the easement and then the back part of the house is just and this has kind of been the issue and tension with the previous owner for many, many years. There was a giant red oak tree that was eating my house and went through a whole to-do with that with the chimney. I've seen you all one other time with this house. Anyway, the deed for this house, this happened in the mid 1920's and they figured out when they started to annex that the house is not squarely on the lot. But it was a dollar and it had the right to sit there as long as nothing ever happened to it. If it burned down or blew down or whatever and it was rebuilt, then it had to be back on its easement but it did have the legal right to sit there. Me and the previous owner argued and argued for many years. So, I paid way too much for this lot but it when it became available for sale to avoid future whatever about the property if I own both lots and they become one lot, the house sits there and it's not longer an issue. On that side of the road each lot would be a quarter acre. There's 3 houses there that would each be. The corner house there at 10th & Cherry, 1106 & 1108 if we are able to combine those and then the one right next to it by the railroad track. The want is to demo the house and then just extend my fence line. There's a slab on the back in one of those pictures and possible Cajun kitchen in the future. I had looked at tiny houses and all this other to do to put on the back part of the property but those tiny houses do not come with a tiny price tag.

Member Manning stated so your residence is the one closest to 10th. Ms. Greenroad-Ford stated yes, it's 1106. Member Manning stated I don't have any opposition to this. It certainly is an eyesore. Vice Chair Craig-Hunt stated I don't have a problem with it and it would make that whole street more balanced too. Mr. Knauf stated yes because those houses are crammed in there pretty tight. Vice Chair Craig-Hunt stated is the slab coming up or no. Ms. Greenroad-Ford stated no. Vice Chair Craig-Hunt stated so you are keeping the slab. Ms. Greenroad-Ford stated the house is pier and beam but the slab was added sometime in the 80's I think. It was like maybe a sunporch but it was falling down. That was one of the structures that wasn't safe and we had to tear that part down. It had a lot of damage from Ike. I'm sorry not Ike but after Laura. Member Pennington stated you can just say a hurricane. Ms. Greenroad-Ford stated we had a lot of hurricane damage so we had to tear that part of it down. So, I want to move the fence over and then do a Cajun kitchen, kind of an outdoor area on that side.

Member Manning m motioned to approve
Member Pennington 2nd

Vote: 4 – 0

Motion Carries

Consider an application for a Certificate of Appropriateness from Elizabeth Campbell to demolish the primary structure at 1010 6th Street

Mr. Knauf stated Ms. Campbell is the owner of this property. This is property that I think you inherited is that right. Ms. Campbell stated yes. Mr. Knauf stated there are pictures in your packet of the property.

Elizabeth Campbell – 4314 Pinemont, Orange, TX: Ms. Campbell stated what has happened is that we were notified by the insurance company that they were not going to renew our insurance on the property due to the structure of the property and the damage that has happened to the property. Underneath it always had a water issue. It didn't have proper drainage and so the water whenever a flood came would sit there longer than it should have which caused the beams underneath to start shifting. So, we called out a private person to come out and tell us what we were looking at to remodel the house or not. He said that because of the status of the beams, that the house is not going to stay up much longer. They've shifted off the covering of the beam and he said it's just barely sitting there. He suggested that get it down and have it demolished because you won't be able to build back because the water sits and there's mold under the house that we weren't aware of until we had the inspection done. That mold is because of the water and moisture that has sit there. Mr. Knauf stated so you can't even elevate it because you would have to replace the piers and beams and everything underneath. Ms. Campbell stated no and in the front bedroom the floor is already moving away from the wall. It would cost too much to try and it's not even valued enough to be able to spend that kind of money to redo the outside of the house and the backside where it's already eaten up by termites. We were not aware of that because we get the yard cut so when he showed us what the back of the house looked like, he said you would have to redo this whole back side. What we're doing is we made a decision that's probably better to go ahead and tear it down, maintain the land by mowing it and keeping it cut and everything and in the future if we decide to build something else there, we will. But right now, we just can't put money into it. I don't know if you can see the front of the house but you can see where that mold is already on the front side too and right where that porch was built underneath is where most of that moisture stays because our neighbor on the right side, she built her land up but we never did anything with our land so that's why the water just kept coming into it.

Member Manning stated is that brick on the front, is that original to the house. Ms. Campbell stated my dad put that on there. Member Manning stated so that was put on to it because I don't see any vents. Ms. Campbell stated and you know that's the problem, they didn't vent the house properly when they did all that remodeling.

Member Wheeler stated in your demo process are you going to demo the slab and the concrete as well. Ms. Campbell stated that porch that is built there is not on a slab. The way that they built it, they built it as a porch and decorated the top as a façade. It's not a slab but all that is going to come down and that carport and everything is going to go. Like I said we are going to spread it out and have loads of dirt brought in and spread it out and then we're going to maintain it. Vice Chair Craig-Hunt stated and you'll be taking up the sidewalk. Ms. Campbell stated now you know I didn't talk to him about that. I didn't even think about it but that's probably

going to come up too because I can't see us leaving that there. Our goal is to make it look nice in the neighborhood and keep it well cut and maintained.

Member Manning motioned to approve

Member Wheeler motioned to amend that to include the removal of the sidewalk

Vice Chair Craig-Hunt 2nd

Vote: 4 – 0

Motion Carries

Member Pennington motioned to adjourn

Member Manning 2nd

Chairman Mesecher adjourned the meeting at 6:16 p.m.