

**HISTORIC PRESERVATION COMMISSION
Thursday, June 25, 2020
Special Call Meeting Minutes**

Members Present:

Alan Mesecher.....Chairman

Members Present Via Telephonic/Video Conference:

Suzanne Perry Vice Chairman

Ben Meadows. Member

Robin Craig-Hunt.....Member

Members Absent:

None

Staff Present:

Kelvin Knauf, Director of Planning & Community Development

Wendy Lloyd, Planning Secretary

Marvin Benoit, Building Official

City Council Members Present Via Telephonic/Video Conference:

None

Chairman Mesecher called the meeting to order at 5:30 p.m.

Chairman Mesecher called an identification of quorum (roll call).

CITIZEN COMMENTS

None

REGULAR BUSINESS - APPROVAL OF MEETING MINUTES

Chairman Mesecher asked for a motion to approve the June 9, 2020 meeting minutes

Vice Chair Perry motioned

Member Craig-Hunt 2nd

Members Voting Aye: Chairman Mesecher, Vice Chair Perry, Member Craig-Hunt &

Member Meadows

Members Voting No: None

Motion Carries

NEW BUSINESS

- a. **Consider an application for a Certificate of Appropriateness from Wilson and Shann Lewis to place a portable building for use as a drive-through daquiri shop at 84 Green Avenue**

Shanna Lewis – 2207 Spring Oak Ln, Orange, TX: Mrs. Lewis stated you all have the new papers that Ms. Robin did.

Mr. Knauf stated yes in your packet you have some revised drawings that Commissioner Craig-Hunt did with the applicants on some revisions to what they originally submitted and so Robin do you want to talk about those briefly? You have the information in your packet.

Member Craig-Hunt stated so basically it was sort of really hard to understand where they actually wanted to place it and what their vision was. So, upon meeting with Shanna Lewis and Wilson Lewis, basically everything you see that I put together in a document for them was all their vision. So, those were pictures they submitted to me. That wasn't anything that I came up with and then they kind of gave me their vision and then I tried to put it together in a fashion that you could kind of see. Then, I went to the site and I measured it, just very rough measurements and I put it to eighth inch scale so you could actually see the proportion of the parking spaces, where the landscape was going to go and so forth. Later, someone did a beautiful color rendition. It was fabulous. I did not do that. I can't take credit for that one, but someone did a fabulous job showing what their vision was and what they wanted to do. I did make a mistake. Mr. Lewis did tell me twenty-foot parking spot as an option, nine foot by twenty. I only represented nine by eighteen when I was taking notes. I had to just go online and find it, but he had expected to do nine foot by twenty all along, parking spaces. I read on there that was mentioned and the only thing I can say that I maybe did not go over was their trash. Where were they planning to put their trash and how to hide that was one thing, I did not address that we might want to talk about.

Mrs. Lewis stated I'm glad you liked it. He took what you had and built off of that.

Member Craig-Hunt stated but, I addressed with them what were they going to do with all the rubble concrete because it's a pretty unsightly looking location right now. They addressed all that. They were planning to either put concrete or asphalt for the drive and to fix all that rubble that will go along with it and then with sufficient landscaping. Again, I was just putting their vision together so that it could be a little clearer for us to see what it was.

Member Meadows stated I have no problem with it. Everything looks good to me.

Member Craig-Hunt stated I do too. If they do everything as it looks, I think it looks very attractive and even as the color now. Now, your rendering shows it's yellow. Are you going to change it? Mrs. Lewis stated I like the yellow better. I have right here with me, and I know it's going to be hard for you to see it, but I can show you what I'm talking about. It can come in the yellow. I just think it looks more of the shotgun, Louisiana historical type and the just the

aesthetics look better. Originally, we started out wanting the red, but I like the yellow better, so we are going to go with the yellow if that's okay. Member Craig-Hunt stated I agree, I like the yellow. What's everybody's thoughts on it?

Vice Chair Perry stated I like it.

Chairman Mesecher stated are you going to do the awnings and flowerboxes the same color? Mrs. Lewis stated they can be where they have the stripes or just the plain red. So, they can be any of those colors but with the red on this drawing, it looks really good to me also. So, if we can keep it kind of close to the drawing as we can, I think it looks really good.

Member Craig-Hunt stated I like it. I think with the drawing with the colors was very attractive. And if you could get a red truck, an antique one.

Chairman Mesecher stated are you going to have public bathrooms in this? Mrs. Lewis stated the city says the requirements are that either we will put a bathroom inside or we would get a signed notarized letter from the convenience store next door stating we were able to use it if we needed to. That's the two stipulations from the code enforcement. Our plans are to put a bathroom in there, but we are going to get a signed letter from the store owners as well, just to have both. Member Meadows stated you plan on having some sanitation connections to the building anyway, aren't you? Mrs. Lewis stated yes. We already had the plumbers come out and give us an estimate and told us what he had got to do to get it going again.

Member Craig-Hunt stated was there any problems or do we need to address the trash? Member Meadows stated you said you own the property next door to it. Mrs. Lewis stated no not yet. We had talked to the owner about possibly getting it. Chairman Mesecher stated and how are you handling the trash. Mrs. Lewis stated well we kind of went around in circles after I thought about it. The lady that handles the commercial bins actually hasn't gotten back to us yet about that. We just aren't really sure as far as the rules for the historical part of it where it needs to be. I don't know if that is something the city addresses or what. They weren't sure if you had a certain place that it needed to be. Member Meadows stated as far as I know it needs to be behind a covering of some sort. I can't remember if the fence around the dumpster was to seclude it from neighboring or to seclude it from the street. Mr. Knauf stated all dumpsters are required to be screened with a seven-foot fence under the city ordinance. So, is the commission good with the applicant and city staff just working it out? Member Meadows stated yes. Member Craig-Hunt stated yes, I am. Vice Chair Perry stated yes, I am.

Chairman Mesecher asked for motion to approve

Member Craig-Hunt motioned

Vice-Chair Perry 2nd

Members Voting Aye: Member Meadows, Member Craig-Hunt, Vice Chair Perry & Chairman Mesecher

Members Voting No: None

Motion Carries

b. Consider an application for a Certificate of Appropriateness from Christine Vermeulen to install three lamp posts at 711 8th Street

Member Craig-Hunt stated it was my understanding that we were to table that until we had a workshop or some discussion where we could set guidelines, new ordinances for that before we could move forward to see if its appropriate or not from the last meeting.

Chairman Mesecher stated yes that is where we left it. Mr. Knauf stated it was discussed but the motion was to table it for two weeks. So, that is why it's back on the agenda, but you can approve it, you can disapprove it, you can table it and set a date to have the public hearing. You have all kinds of options.

Vice Chair Perry stated I do not have a problem with it. I don't have a problem with Christine's lights. Member Craig-Hunt stated I do with three. I do have a problem with there being that many. I also have a problem that we don't have any guidelines really set or that we've talked about in those minutes. In that meeting that you weren't at the last time, there were a lot of criteria about them that I think we should discuss in a workshop before we just step off and say yeah hey, put that many up because then, everybody that comes along. It just needs to have better guidelines I feel like for us to talk about it. Vice Chair Perry well that 's a very large lot that she has. I don't have a problem with three lights, and I think anybody else that wants to come along, they need to approach the board with their problem, and we'll discuss that. Member Craig-Hunt stated well I disagree. I think that the lot is not large enough to hold three lights. Also, her paperwork doesn't reflect. It says two, it shows a picture of two but then says three in where it's pointed, and I feel like that it is not as clear cut. I just feel like we need to have those guidelines. I don't want to tell her no because that wouldn't be appropriate, but I don't think just jumping off and saying yes put those three up wherever those little points are. I don't feel like it's clear enough and I feel like you're keeping this open ended without really discussing guidelines.

Christine Vermeulen – 711 8th Street, Orange, TX: Ms. Vermeulen stated I would like to say something. I told myself I wouldn't, but I couldn't help myself. You're wanting to do guidelines retroactively. So first I come before Kelvin and he says no we don't have any ordinances. Let me put it before the Historic Commission. So here we are before the Historic Commission. No, we don't have any guidelines. Well let's hurry up and go make some guidelines and come back and we'll apply it to her. No, that don't work like that. The only thing that you can do as far as I'm concerned, is to let me have my poles and they will not be overwhelming on that lot. Trust me. I live there. They are not going to be overwhelming. That's all I'm going to say for right now.

Vice Chair Perry stated well I totally agree with her. It has to be on an individual basis. You

can't just go start throwing up guidelines. Somebody may come up with two. Somebody may come up want fifteen. You can't just limit how many we are going to have. It depends on the individual. Member Craig-Hunt stated that's kind of why we are here to limit and to uphold the whole historic beauty. My vote is we table it until we can have a workshop and really put some guidelines and ordinances. That's my vote. Ms. Vermeulen stated, and you should do that. Member Craig-Hunt stated I'm not trying to say no. That's not what this is about. Ms. Vermeulen stated I understand your position. But you can't do it after the fact. You can't say oh no wait she wants three poles. Oh, we're going to have to go make up some guidelines real quick. Member Craig-Hunt stated that is not what this is. Chairman Mesecher stated it is not retroactive.

Member Meadows stated we are running a fine line here on having an HOA. I'm kind of in the same boat on this. When it gets to the point where I have to go through a Historic Commission for everything that I do in my yard as far as what I want to put up as a decoration. We are running a fine line here. There's three lights that she's putting up in her yard. Two of which can be seen simultaneously, the other one is around the back. But we are going to get too restrictive here. If I decide I want to put a light in my yard to highlight something, it's an area light. It's not a streetlight. It's not on city property. It's in my yard. If I'd like to put a light in my yard and it does what I need it to do, I really don't care what it looks like if it's appropriate. These lights are appropriate for what she is trying to do. My vote would be yes. I'm sorry if that rubs you the wrong way but I don't have an issue with this because I'm looking ahead at things that I might want to do in the future too. To be quite honest, we shouldn't be arguing this much about two area lights. The other one is literally in the back yard. I don't think that we need to table this. We can have a workshop on it maybe later on for things that are in multiples of more than five or six or whatever. But we're running a real fine line here. Member Craig-Hunt stated I disagree. In her yard she has some beautiful ornamental pots and angels and things like that. That has never come before the board because that has nothing to do with the historic value. That is her ornamentation. Nobody has questioned her on that. There was no problem. Electric lights that are being installed are a permanent feature of the yard. We are not trying to nitpick and verbally what she is saying and what is on the paperwork also doesn't match up and that gets into, it needs to represent the same thing. All your verbiage and your drawings need to represent each other. That may seem nitpicky, but I think that is very important because that is what we're doing is trying to uphold things. I don't want to go into the past about the painted fence. I'm going to bring up how that did not match up from what she verbally said from what she showed us and then what she did in the end, which is fine, it's done. This is a permanent fixture. This is not being nitpicky about every little thing in her yard because we are not doing that. That has not been done and it is not being done. Vice Chair Perry stated well I agree with Ben. I think it is perfectly fine and if I want to put up a light in my yard, I pay the taxes here and this is my house, I'm going to put up a light. As long as it follows the codes. I don't think with Christine's, there is a problem there whatsoever. I tell you what you need to be nitpicking about is all this trash and garbage around here. You all don't even what to address that. You want to address some woman that has got a really nice yard that wants to put up three lights for security and decoration. I don't have a problem with it. I think

you need to get over it. Member Craig-Hunt stated you make it sound like it's some personal issue. The whole thing is that there are no guidelines. All we want to do and maybe the guideline is yeah you can put two, you can put three. We don't know. We haven't had that discussion. Vice Chair Perry stated we don't need to table anything. I say go ahead and do it. Member Craig-Hunt stated I disagree. My vote is that it needs to be tabled. It's not a no but I think that we need to talk about the guidelines for it so that when this does come up, each individual basis, we have something to go by. Vice Chair Perry stated when it comes up on each individual basis, we will go by that. Member Craig-Hunt stated I disagree. We are just here to help the historic district stay historic. That's all. Putting up those light fixtures and the way that she wants to do it, isn't quite historic but nonetheless, we've never had a complete discussion about it. Member Meadows stated well, we can have a complete discussion about this later on. The light she has are appropriate for the neighborhood. They are doing a function versus some symmetry or anything you want to call it in that respect. They are being put up for a purpose and now you're talking permanent. This is not like a structure. If something were to happen, these lights can be taken down or they can be moved. It's not that big of a deal. As far as I'm concerned, I have no issue with it

Chairman Mesecher asked for motion to approve lights

Vice Chair Perry motioned to approve the lights

Member Meadows 2nd

Members Voting Aye: Member Meadows, Vice Chair Perry & Chairman Mesecher

Members Voting No: Member Craig-Hunt

Motion Carries

c. Consider an application for a Certificate of Appropriateness from Tramena Horn to demolish a structure located at 1003 Park Avenue

Member Meadows stated this is the old Rouse Meat Market on Park. I'm all in favor of getting rid of it.

Member Craig-Hunt stated I was just curious; it made a comment about a project coming to enhance the beauty of the city. Is that something that will come to us afterwards?

Mr. Knauf stated yes, their plans are to build a new building and they will have to submit those plans to the commission for approval since it's in the Historic District. The design and everything, you will have the opportunity to review and it will have to get your approval before they can get a building permit to construct the new building.

Consider an application for a Certificate of Appropriateness from De Leon Construction to construct a new house at 1905 Hart Avenue

Member Meadows stated is this a spec home? Mr. Knauf stated yes, it's a spec home.

Jamie De Leon – 6025 Terrell, Groves, TX: Mr. De Leon stated it is a spec home.

Member Meadows stated it appears to be appropriate for that neighborhood.

Member Craig-Hunt stated it's an attractive design. The colors are appropriate. Mr. De Leon stated it's all going to be hardy siding. The city told me it should look similar to houses in the historical and from the street and so that's what we are trying to do. It's got a front porch with four posts. We are thinking of painting it all white and maybe with some black contrast shutters and barn looking garage doors. Member Meadows stated have you talked with Kelvin on color palette? Mr. De Leon stated yes sir. I turned in my colors and we picked them out of the color chart from the city.

Member Craig-Hunt stated I thought it looked appropriate.

Vice Chair Perry stated I don't have any problem with it.

Member Meadows stated I think that will be a nice addition to that area. Mr. De Leon stated thank you and we also have the lot next door to it so once that house sells, we would probably like to build another one right next to it right away. Member Meadows stated so there's that lot and another lot on the corner. Mr. De Leon stated yes. There's three lots including the one on the corner. I don't own the one on the corner just the other two in the middle.

Chairman Mesecher asked for motion to approve

Member Meadows motioned

Member Craig-Hunt 2nd

Members Voting Aye: Member Meadows, Vice Chair Perry Member Craig-Hunt & Chairman Mesecher

Members Voting No: None

Motion Carries

d. Consider an application for a Certificate of Appropriateness from Joe Mires to replace damaged siding and windows at 812 Cherry Avenue

Member Meadows stated Joe, are going to go back pretty much the same. You're not changing structure or anything?

Joe Mires – 1402 Waterford, Orange, TX: Mr. Mires stated it started out as a project where I was just changing out wood that was rotten and termite damaged but it got into the windows. Do you all have the pictures? You can see how bad off the windows were and I think that was Kelvin's biggest concern. We are going back with the exact same kind of siding as what was on there before and he just wanted you to look at the windows. Member Meadows stated those are aluminum windows that are in there already. Mr. Mires stated well like I said, I wasn't aware. Back when I was Fire Marshal, it was my impression that if we were repairing damaged stuff that you don't have to get a permit or anything like that. So, I had gone forward, and

those windows were in such bad shape. Most of them were broken or we even had one window that was boarded up it was so bad. The air conditioners had rotted out several of them, so I had already bought the windows and most of them are already in place except for two of them. Member Meadows stated are they multi-light windows like the ones that were in there? Mr. Mires stated yes sir. I don't know if he included the picture of the house across the street, the Victorian house that is next to the sign shop. They're exactly like those. They're a six-panel window. Chairman Mesecher stated that picture was emailed today to you. Member Meadows stated oh yeah, I do have it. If they are multi-light windows like the houses that are around it, even though they are aluminum, that would help match. They don't look like they were multi-light windows to begin with. It looks like they were single pane top and bottom. But anyway, most of the residences around there do have multi-light windows, six lights per sash. Mr. Mires stated correct. Member Meadows stated and you're going to go back with like kind all the way around the house and do them all. Mr. Mires stated yes sir. We are replacing everyone of the windows so that they all match. Member Meadows stated so you're really not changing much of anything. Mr. Mires stated no sir. Member Meadows stated anytime you repair a home, I'm happy about that. Member Craig-Hunt stated I don't have a problem with it. It looks like it will be a good improvement. Member Meadows stated are you going to keep the garage. Mr. Mires stated yes, we are going to repair the siding on the garage. Member Meadows stated they actually put that in at some point. It never came before us and they closed it in. I don't know how they did it or what it looks like inside. Mr. Mires stated the garage is unfinished inside. So, we are thinking about what we are going to do with that. My mother actually lives next door and so my goal is to get to a point so maybe one of her friends or something would want to move in next door. I want somebody next door that she can visit with. Member Meadows stated next door to the right. Mr. Mires stated on Cherry. Member Craig-Hunt stated I do have one question. You said you were going to do it white with black trim. Where's the black trim going to be? Mr. Mires stated I'm not hung up on anything in particular. As a matter of fact, I told Kelvin if you all have a particular color you wanted me to paint it, I'm fine with that. It really doesn't make any difference to me. Member Meadows as long as it's on the chart. Mr. Mires stated yes, we are going with the chart. I'll probably try to match that house on 8th Street across the street over there.

Chairman Mesecher asked for motion to approve

Member Meadows motioned

Vice Chair Perry 2nd

Members Voting Aye: Member Meadows, Vice Chair Perry, Member Craig-Hunt & Chairman Mesecher

Members Voting No: None

Motion Carries

- e. **Consider an application for a Certificate of Appropriateness from the City of Orange to demolish a structure located at 802 John Avenue**

Member Meadows stated I hate to see any house torn down but this one looks like it is falling

down. Kelvin is this something Tom had looked at?

Mr. Knauf stated we have had complaints and there's holes in the roof, broken windows and it's just too far gone to be salvaged. Member Meadows stated how long has the roof been open. Mr. Knauf stated years and the owner has consented to have it demolished. You can tell at one time it was a beautiful house, but it's just so far gone now. I don't see where it can be salvaged economically.

Chairman Mesecher stated it's been vacant over ten years.

Chairman Mesecher asked for motion approve demolition

Member Meadows motioned

Member Craig-Hunt 2nd

Members Voting Aye: Chairman Mesecher, Vice Chair Perry, Member Craig-Hunt &

Member Meadows

Members Voting No: None

Motion Carries

Member Meadows motioned to adjourn

Vice Chair Perry 2nd

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