

**HISTORIC PRESERVATION COMMISSION  
Tuesday, March 14, 2023  
Meeting Minutes**

**Members Present:**

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

**Members Absent:**

Kenneth Wheeler.....Member

**Staff Present:**

Kelvin Knauf, Director of Planning & Community Development  
Wendy Lloyd, Planning Secretary  
Marvin Benoit, Building Official

**City Council Members Present:**

None

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

**APPROVAL OF MINUTES**

Chairman Manning asked for a motion to approve the minutes from the January 10, 2023, regular meeting

Vice Chair Craig-Hunt motioned  
Member Trawhon 2<sup>nd</sup>

**Vote: 4 – 0**

**Motion Carries**

**CITIZEN COMMENTS**

None

**DISCUSSION/ACTION ITEMS**

**Consider and possible action on an application for a Certificate of Appropriateness from Friends of the Orange Depot to construct a new building at 1210 Green Avenue**

Mr. Knauf stated we have Rob Clark here who is representing the Friends of the Orange Depot. They are requesting to construct a new building at the depot. Rob if you'd like to explain what the request is.

**Rob Clark – Beaumont, TX:** Mr. Clark stated the request is to build an accessory building to provide storage for tables and chairs so that they can be more flexible to use other than the current facility. I've come over for events and helped them move tables before. So, we want to make sure they can roll those quickly because usually they have 2 or 3 ladies do it. But also, there's an educational program that they cannot have because there is not an office facility currently. So, the other half

will be educational support for the Depot's mission statement itself. The design of the unit is to kind of play off of historical Texas depots that we've seen. There's some photos of this small project here. The color we don't want to match to the Depot. That's a unique color of the brick that was there. We want to find a unique complimentary color. It's a color that was historic and we think that would link back possibly but we'll do test areas and get the final approval. It's set back and moved away. Originally it went closer to the building but we encouraged them to move it a little further away so that we're not distracting and be able to see all of the surface of the building itself. We were the architect on record for the preservation of the Depot itself.

Vice Chair Craig-Hunt stated I think it's a nice building. It really blends beautifully with what's already there.

Chairman Manning stated what's the usable square footage of it. Mr. Clark stated it's 18.6 by 40 something. It's very small. It just gives them storage for the tables. They do have a bathroom and new state laws when we do a bathroom, it has to be assessable. It's adequate to meet both children and adults for wheelchair access.

Vice Chair Craig-Hunt stated I did notice the skin of this is different than what this is. Is this the way the skin is going to look? Mr. Clark stated yes it will be replicating and the reason for it is that a lot of the stations around the state, those buildings didn't survive. In old pictures that we found it was like this. So that was the choice to try to make it where it looks complimentary so this might have been operator or operator equipment separate from the depot itself. We're using a pattern to break it up to have some different feel. It's from the same dated period.

Chairman Manning stated so as far as the peak, I notice here it's about 16 feet and that's probably not. So as far as scale goes, is it bigger than that? Mr. Clark stated it's about the same size as this. We want to copy the roof but we adjusted it a little bit to get it a little bit lower so we weren't getting above certain points to distract from the building. We are matching with some wooden brackets which are also typical so they are exposed but also they tie back in with the detailing on the building. It's very energy efficient and designed for windstorm. Chairman Manning stated I think it is a great addition. We have some visitors in town and we just drove by the depot and we were talking about when we first moved here and what shape it was in. They just raved about the depot. I saw the agenda to improving on something that is great. Mr. Clark stated when I moved here in '76 and came here to work in Beaumont. I lived with my aunt and uncle who worked in the shipyard at the time as an electrical engineer. I drew that building and thought it was the most important building here in the city and actually I found the drawing and so it was an honor when I was called to do the restoration. Vice Chair Craig-Hunt stated and it's really good what you did because it's not going to take away from that at all. It will add to it and compliment it.

Vice Chair Craig-Hunt motioned to approve  
Member Trahan 2<sup>nd</sup>

**Vote: 3 – 0 (Member Vasquez abstained from vote due to being member at-large)**

**Motion Carries**

**Consider and possible action on an application for a Certificate of Appropriateness from Jonathan Skinner to replace the porch located at 904 8<sup>th</sup> Street**

**Jonathan Skinner – 904 8<sup>th</sup>, Orange, TX:** Mr. Skinner stated I wanted to make it look more presentable like the other homes have throughout 8<sup>th</sup> Street, Cherry Street and other streets coming back this way. I don't know if it ever had a front porch but I wanted to added one to make it look exactly like the house instead of just a flat patio across the front. It's going to match the rest of the home. It's going to have siding all the way around it. It's going to be up high. Mr. Knauf stated is it going to be similar to that. Mr. Skinner stated that's my neighbor's home there but it's going to look more presentable.

Vice Chair Craig-Hunt stated so are you going to do the flare out.

**Bob Akehurst – 904 8<sup>th</sup>, Orange, TX:** Mr. Akehurst stated I'm his stepfather. It will be straight up and down but will be the same siding that is on the house. It will be 2 feet from the level of the steps and put decking and railing around the top and then put the siding. I'm pretty sure that's 10 inch but I'm not sure. It may be 8 inch. I'll have to measure before I go back to the siding where it will match that siding on the house. Chairman Manning stated it will be a closed board porch. Mr. Akehurst stated right. I was told by the previous owner that he tore the porch off and he planned on building it back when we bought it and he ran out of money. He was a realtor and he was real happy to close.

Vice-Chair Craig-Hunt stated and are you putting new posts. Mr. Akehurst stated these posts are existing and we'll have 4x4s every 4 foot and a 2x6 frame underneath it at 2 foot which is the level height of that step. The step looks higher than that but it measured 2 foot. Then it will have the railing around the side. To be honest if it had that slope, I wouldn't have a clue how to do that. Vice Chair Craig-Hunt stated well the house itself doesn't have it so it wouldn't make sense. I don't see a problem with the flare. Chairman Manning stated I mean on the other one, the house flares so the porch flares. Mr. Akehurst stated I have some pictures of the second house down which has almost exactly what we want to build. Chairman Manning stated well my only question is, is this going to be decking or is this going to be like a porch floor. Mr. Akehurst stated it will be solid deck boards. Chairman Manning stated so like the original porch would have been the boards would have been going from the edge to the house. Mr. Akehurst stated that's what these will do. Here's a picture of one that's got a porch that looks very similar to that. Vice Chair-Craig Hunt stated that looks nice. Mr. Akehurst stated getting old and need a place to sit out and drink your coffee. Chairman Manning stated I know how valuable that is.

Mr. Skinner stated I just wanted to have it look uniform like the rest of the homes because my home is one of the beginning homes of 8<sup>th</sup> Street and so when people are pulling in it will be eye appeal. Mr. Knauf yes it gives it character. Chairman Manning stated I for one am all about putting things back the way they were.

Vice Chair Craig-Hunt motioned to approve

Member Vasquez 2<sup>nd</sup>

**Vote: 4 – 0**

**Motion Carries**

**Consider and possible action on an application for a Certificate of Appropriateness from Shaun Mayfield to construct a new home at 812 Orange Avenue**

**Shaun Mayfield – 812 Orange Ave, Orange, TX:** Mr. Mayfield stated I'm proposing to build a brand new home on the corner of 8<sup>th</sup> and Orange. Also, I would like the approval to put a sign in the yard to presell it before they construct it. Mr. Knauf stated you came before the commission a year or two ago with a design. Can you briefly explain what the changes are from what you originally proposed? Mr. Mayfield stated originally I was building a bigger home there, a 2 story home. With the influx in interest rates and housing prices going up, my realtor felt like it would behoove me to build something that was half the size. So I'm taking it from 2100 square foot to 1100 square foot. Member Vasquez stated a great starter home. Mr. Mayfield stated I agree 100 percent and that is the goal.

Chairman Manning stated where I always start as far as code and ordinance where does the plan sit as far as roofing/pitch. I'm seeing something here that doesn't necessarily speak to the historical. Mr. Benoit stated I've not seen a set of plans submitted. Have you submitted plans for review? Mr. Knauf stated he submitted for the agenda packet but not a formal set. Mr. Mayfield stated if there's any changes that need to be made just let me know. I designed the home myself. Mr. Benoit

stated what is the pitch on the roof? Mr. Mayfield stated right now it's 16'5 I think. You're talking about the tallest point? Mr. Benoit stated no the pitch, what slope? It needs to be 5 over 12. For every 12 inches of run you need 5 inches of rise. It doesn't look like its steep enough. Mr. Mayfield stated I can change that.

Vice Chair Craig-Hunt stated so one of the things that we try to do on this committee is trying to preserve a sense of historicalness. I'm an interior designer and I so appreciate this and it's pretty. But it really is not speaking to a more historic look. If you notice, you can drive around there are some new builds, some that maybe are like 20 years old or 10 years old. Is there anything we can do to that, like porches and stuff like that. We're not as concerned so much with your inside. It's just the outside façade to feel like it's historic. Like your windows are extremely small. I understand it probably can't have as many windows as a historic house has but that would be my opinion about it. It's beautiful. It's just that the elevation doesn't have a historic feel.

Member Vasquez stated is that brick. Mr. Mayfield stated correct that is brick accent on the porch. Vice Chair Craig-Hunt stated yes that has got a more modern connotation to it than it does historic. Does that make sense? Mr. Mayfield stated it makes total sense. Chairman Manning stated I'm probably more forgiving than anybody. In my mind a new home even as it sits right there is much more appealing than a vacant lot. I'm a fan of bringing folks to the neighborhood but I think it's lacking characteristics of a historic district. I'm not the guy who's going to say you have to have 6 foot tall case windows and they have to be single pane and you have to have a 40 foot porch. I'm not that guy. I think a new build like this should have more characteristics of a historic district or historic home. We've had some of the GLO homes that come in and they're a standard package build and we've said can you add a larger porch area or put shutters on it just to give it a little more characteristic. Vice Chair Craig-Hunt stated if you'd like I'm willing to even stay after or I can meet you sometime and give you some ideas on how you could tweak that. Mr. Mayfield stated sure I would love that. Vice Chair Craig-Hunt stated I'd do that for free and don't you agree if he just added a porch would maybe somehow centralize that entrance. So, there's some things that I can talk to you about after just to give you some free ideas about it if that would help you. Mr. Mayfield stated whatever I need to do to get it done. Vice Chair Craig-Hunt stated please understand I agree with Bob we're thrilled you're coming and we love to see this be done. I don't think it would take a huge tweak either. Chairman Manning stated and our goal is not to cost the thing more money either. We're here to advise. There are codes that are part of the ordinance. I believe there are siding materials. There's specified colors. Vice Chair Craig-Hunt stated did you read that? Mr. Mayfield stated I have read them. It's been a long time. I submitted those originally 2 years ago and this has just been in the making but whatever I need to do to get it done, I'm okay with. It's just simple aesthetics.

Mr. Knauf stated do you want to just table this and come back next month. Shaun is that okay with you? Mr. Mayfield stated I can do that. Mr. Knauf stated Robin if you want to sketch something out and we can email that to him. Shaun is out of Houston. Vice Chair Craig-Hunt stated I can do that and I work in Houston. I can maybe meet you up in Houston. I'm in Houston more than I'm here. Chairman Manning stated what would make a big difference to me would be a porch and even if it's larger faux cased windows. That would make a big difference to me. Mr. Knauf stated and check the pitch of the roof. You have Shaun's contact information on the application. Vice Chair Craig-Hunt stated yes so I'll contact you.

Vice Chair Craig-Hunt motioned to table

Member Vasquez 2<sup>nd</sup>

**Vote: 4 – 0**

**Motion Carries**

**Consider and possible action on an application for a Certificate of Appropriateness from Roderick Richard to place a new home at 98 John Avenue**

**Roderick Richard, Sr. – 98 W. John, Orange, TX:** Mr. Richard stated this a building 16 x 44 that I put up. The lady that used to own this property, I used to do yardwork for her. I bought the land less than a year ago when I was in California. I am military retired. So, I went in there and cleaned it up and tried to keep it beautified. This is where I'm at right now. I was told to maybe put some shutters on it and flower boxes underneath and what not. I just need to know where to go from there.

Vice Chair Craig-Hunt stated I'm just trying to understand. So, this building is already there? Mr. Knauf stated it is already there. Vice Chair Craig-Hunt stated it was not approved to be there. Mr. Knauf stated right. Mr. Richard stated I jumped the gun, I'm sorry. Mr. Benoit said the same thing. He was on me. It's my fault. Vice Chair Craig-Hunt stated so somebody lives here. Mr. Benoit stated no it's just an empty building. Roderick had come by originally and he originally wanted to put an RV which was a no go. So, we had to get him to move that. He went to another location with the RV and then we discussed kind of a smaller house. He's on a limited budget. We had talked about that we can take these smaller structures and make them into a habitable dwelling. So, he has what's necessary to make it a habitable dwelling. On the inside it's just 2x4s. There's nothing on the inside. It's just completely raw. So, we come in and the electricians and the plumbers would come in and put in all those utilities in order to make it into something he could live in. The problem is that this is just a basic white building. He's going to have to do something in order to make it fit in. He's up on the upper limits on the north side of John Street. He's still within the historic district. He's next door to the old Wallace school. His next door neighbor is not looking too good. The Wallace School is in great disrepair. Well this lot was in great disrepair until he started clearing it and making it to where he could bring that building in. The good thing about it is, there was a concrete slab there. But that building is completely on concrete. He's got to elevate the building because it is in a special flood hazard area. I told him don't do anything until he went through the proper processes. Member Vasquez stated I would hate for him to put all that work into it and it get flooded. Mr. Benoit stated oh no, he's got to raise it up. Mr. Richard stated some surveyors have to come out and let me know what that depth is after I get the approval from you. Chairman Manning stated so that's probably about 6 foot. Mr. Benoit stated yes he's at about 6 feet and needs to be 9 feet. He's going to have to raise that up a considerable amount. Vice Chair Craig-Hunt stated and then are you planning on skirting it. Mr. Richard stated yes. Vice Chair Craig-Hunt stated so this is going to be your residence. Mr. Richard stated yes. I was in California for a long time. I was disabled and away from Orange for a long time. My mom is here and in her 80's. I want to be close to her. I'm 13 years disable veteran. I came back home and that's kind of where I'm at right now.

Mr. Knauf stated would it be possible to build a front deck on the front door. Just a deck with some rails. Would that be desirable? Chairman Manning stated well there's going to have to be something because he's going to have to go up 3 ½ feet or so. Vice Chair Craig-Hunt stated which will make it look better. That will make it look more like a structure and not a trailer. Mr. Richard stated I have a nephew who's a licensed contractor and we have all kinds of plans so whatever suggestions you have. I have nothing but time.

Chairman Manning stated I think you've got the dream situation there because you're sitting on a level concrete pad. You're starting off saving yourself a lot of money. It's already there and my big question from a code perspective and obviously you've been working with him and you know the shape of the inside. Mr. Benoit stated yes it's all brand new. If you notice there's already a red tag. We had to put a stop work order on it. We actually caught him whenever they were in the process. The code enforcement officer saw it moving in but the guy needed to go somewhere else and he already had it there on the property. That's when I told him instead of having that guy raise it at all, just sit it there and leave it be until we get everything.

Vice Chair Craig-Hunt stated so are you going to have to give him a clearance of occupancy. Mr. Benoit stated yes. Vice Chair Craig-Hunt stated I'm just trying to understand everything. Mr. Knauf stated he's going to have to finish it out before he can live in it. Vice Chair Craig-Hunt stated so if you raise this up and you add the shutters, maybe paint the door like a black. Mr. Richard stated the whole building. Vice Chair Craig-Hunt stated no I'm just trying to give you some suggestions to add charm but once it's raised it will look fabulous and you skirt it. Then the window boxes, I don't think I'd do that unless your intention is to maintain flowers in the window boxes. In theory those are good but even I have a problem with those and I'm a gardener want-a-be. The shutters need to go up as a definite. I'd say no on the boxes. Chairman Manning stated you're not looking at a hardy stick built home there. You're going to have to injure the siding to put those up there and you'd have to maintain. I wouldn't go there either. Vice Chair Craig-Hunt stated yeah cute idea but the shutters are good and his idea of the stoop/deck on the front. Unfortunately with the way it's positioned you can't put landscape up close but that can be a sidewalk. But if you ever chose to landscape that would be fabulous too. Maybe a row of simple bushes across the front. I think you could make this look good and we certainly wouldn't want you to be without a home. You've come this far. I do think a suggestion of a very pretty color on the front door. Not chartreuse or hot pink. There's a list of historic colors. You could even do sage green. That would give you a lot of charm. But we do have a list of colors to pick from.

Member Vasquez stated so is going to be a 1 bedroom. Mr. Richard stated actually it's 2. One on one side and one on this side and the middle is probably going to be a dining area and there's a section in the corner for a toilet. There's sewer and water already there. Vice Chair Craig-Hunt stated but you're not doing any garage at this time. Mr. Richard stated no. I've put a lot of time into cleaning this up.

Chairman Manning stated and I'll echo what I've already said. Even though it doesn't meet the exact ordinance as it sits, I think it's going to look a whole lot better than your neighbor. It's going to beautify that property. It's only a plus and I appreciate what you're trying to do. Mr. Richard stated thank you.

Vice Chair Craig-Hunt motioned to approve with the changes discussed  
Member Trawhon 2<sup>nd</sup>

**Vote: 4 – 0**

**Motion Carries**

**Consider and possible action on an application from Lemoine Disaster Recovery on behalf of Linda Ponder to repair the structure at 905 N. 13<sup>th</sup> Street**

**Alexandra Pallis:** Ms. Pallis stated I work for Lemoine Disaster Recovery and I'm here on behalf of Linda Pinder for her GLO renovation. It's complete exterior, interior.

Vice Chair Craig-Hunt stated so is this part of the GLO. Ms. Pallis stated yes. Vice Chair Craig-Hunt stated so you're actually renovating one instead of tearing it down. Ms. Pallis stated yes we do rehabs and reconstructions. Vice Chair Craig-Hunt stated that's lovely.

Mr. Knauf stated so would you like to explain what you would like to do to it. I know there's a lot in the packet but if you can just explain. Ms. Pallis stated sure. Inside it will be completely gutted and the subfloor will be leveled and everything will be replaced like electrical, plumbing on the inside. The exterior we will be replacing the siding, the decking, the windows, the roof and everything will be going back to the way it was. Mr. Knauf stated so you're replacing like with like on the siding and the roof. Ms. Pallis stated yes. I wasn't sure about the windows if you had a 6 over 6 requirement or had to be wooden windows. Vice Chair Craig-Hunt stated not necessarily wooden, no. Ms. Pallis stated because we typically do 1 over 1 standard. Vice Chair Craig-Hunt stated I think that's fine. Mr. Knauf stated do you know what was in there originally. Ms.

Pallis stated I don't know. It might be in that scope of work. Vice Chair Craig-Hunt stated no that's sufficient. I mean we're just so thrilled. Member Manning stated you're not going back with wood siding. You're going back with cement board or Hardie. Ms. Pallis stated Hardie. Can it be like the 8 ¼ or does it have to be larger? Mr. Knauf stated we try to strive as close to like as we can but that's not always possible. As long as it has that look. Ms. Pallis stated does have to be black and white or can we do gray and white? Mr. Knauf stated there's list of approved colors.

Chairman Manning stated so you won't be changing any of the architecture like the arches in the porch. Ms. Pallis stated no just replace the roof how it is now and everything else. Vice Chair Craig-Hunt stated we're pretty excited. Ms. Pallis stated hopefully she is too. Now the garage we can't do anything with. Mr. Knauf stated yes GLO doesn't pay for that. Chairman Manning stated so obviously all of this will be going through code and inspection and all that. All you have to do with me is say you're rehabbing a historic home. Mr. Knauf stated do you have an estimate as far as how much time this will take. Ms. Pallis stated well we already have a NTP date so as soon as it's approved and we start I would say 90 days. Usually, it's between 90 and 120.

Vice Chair Craig-Hunt motioned to approve  
Member Vasquez 2<sup>nd</sup>

**Vote: 4 – 0**

**Motion Carries**

**Chairman Manning adjourned the meeting at 6:42 p.m.**