

**EASTLAND HISTORIC PRESERVATION BOARD****August 15<sup>th</sup>, 2019****Minutes**

On the 15<sup>th</sup> day of August, 2019, the Eastland Historic Preservation Board (the “Board”) for the City of Eastland, Texas, convened in Open Session at Eastland City Hall, as scheduled, and notice was posted 72 hours in advance and prior to the meeting.

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|---------------------------|--------------------------|--|
| <b>Members Present:</b>   | <b>Kelly Skinner</b>     | <b>Place 2</b>                           |
|                           | <b>Debbie Wharton</b>    | <b>Place 3</b>                           |
|                           | <b>Rhyne Hobbs</b>       | <b>Place 4</b>                           |
|                           | <b>Patti Dolen</b>       | <b>Place 5</b>                           |
|                           | <b>Terry Slavens</b>     | <b>Place 1</b>                           |
| <b>Staff Present:</b>     | <b>Ron Duncan</b>        | <b>City Manager</b>                      |
|                           | <b>Terry Simmons</b>     | <b>Code Enforcement Officer</b>          |
|                           | <b>Tony Stubblefield</b> | <b>Director of Planning &amp; Zoning</b> |
|                           | <b>Roma Holley</b>       | <b>City Secretary</b>                    |
| <b>Guests: Bill Dolen</b> |                          |  |

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**I. Meeting Called to Order**

Terry Slavens called the meeting to order at 12:10 p.m.

**II. Invocation and Pledge of Allegiance**

Terry Slavens offered the invocation and Rhyne Hobbs led the Pledge of Allegiance.

**III. Public Comment**

None

**IV. Approve Minutes of the July 17, 2019 Meeting**

Rhyne Hobbs made a motion, seconded by Debbie Wharton, to approve the minutes of the meeting held on July 17, 2019 as corrected. Motion carried by a vote of four (4) in favor and none (0) opposed.

**V. The Historic Preservation Board May Discuss and Take Action on the Following Agenda Items:****1. Discuss and Consider Use of Remaining 2019 Grant Funds**

Terry Simmons stated that the remaining funds, after all grants are finalized, will be \$11,762.85. Tony Borino, owner of the Carousel building, has not requested reimbursement of the \$4060 so there is a possibility that those funds will be unclaimed. He has been notified that he has until September 15, 2019 to make the request. If not claimed, we will be seeking a project we can use the funds for before October 1.

Discussion was held regarding the Eastland Community Foundation and their request for funds for the replacement of the second-floor windows. Their original request was for the grant year 2020. However, because we have these funds available this year, we can choose to award them for grant year 2019, on the contingency that work has not started yet.

Discussion revolved around the fact that the windows near the fire escape will need to be UL rated. Debbie Wharton assured the board that this was the case.

Rhyne Hobbs made a motion, seconded by Kelly Skinner, to award the remaining \$11,762.85 to Eastland Community Foundation for replacement of second floor windows. Motion carried by a vote of three (3) in favor and none (0) opposed, Debbie Wharton abstained due to conflict of interest.

## **2. Discuss and Consider Eastland Community Foundation Request for Additional 2019 Grant Funding**

## **3. 2020 Historic Preservation Grant Workshop**

No Workshop needed.

## **4. Discuss and Consider 2020 Grant Applications**

**Eastland Centre for the Arts, Inc** requested funds of \$9574.12 to repair and replace wood trim, sills and framing around exterior windows at the Lyric Theatre 107 S. Lamar.

Terry Simmons showed photos of the original windows at the Lyric Theatre. He also showed an artist rendering of the windows replaced with Vinyl Windows.

McClure Building Co submitted an estimate of \$14,939.42 for Vinyl windows that does not include angled windows that are under the entryway porches.

McClure Building Co submitted an estimate of \$17,339.48 for a Vinyl window with split mull system to blend with original window design. This does not include replacement of the “ticket window”.

Airtite Windows submitted an estimate of \$17,813.00 for a Vinyl window system. They also included a CAD drawing of the windows along with choices of paint color.

Terry Slavens will be the board member in charge of follow-up.

**Michael & Anne Zoellick** requested 50/50 matching funds of \$1100 for repair of all exterior windows at The Eastland, a hotel located at 112 N. Lamar. They will be doing the work themselves. The funds are for purchase of materials and rental of equipment.

Rhyne Hobbs will be the board member in charge of follow-up.

**Eastland Fine Arts Association** requested 50/50 matching funds of \$5443.50 for paint and repair and concrete work on the Eastland Majestic Theater at 108 N. Lamar.

Rhyne Hobbs stated that the ramp will be ADA compliant. He obtained a bid for the concrete work and repair on the back door from Ronnie Barton for \$3900. Mr. Barton gave a verbal bid of \$6500 on the façade stucco work. Mike McClure gave a bid of \$6987 for the façade stucco work. The request is for 50% of funds totaling \$10,887 which is the bid from Mr. Barton for the Concrete work and Mr. McClure for the façade stucco work.

Kelly Skinner will be the board member in charge of follow-up.

**H. V. O'Brien**, requested unknown amount of funds for additions and repairs to the building located at 110 W. Commerce.

**H. V. O'Brien**, requested unknown amount of funds for additions and repairs to the building located at 215 S. Seaman. Patti Dolen will be the board member in charge of obtaining more information.

Patti Dolen stated that she went by the Eastland Telegram and dropped off the questions in printed form along with the two meeting dates. Neither H.V. nor Amy were there. Patti Dolen and her husband, Bill Dolen, also went back by there twice and H.V. nor Amy were there. When the meeting date was changed, Patti wrote them a letter and told them the new meeting date along with her personal phone number. She said for them to call her if they had any questions while updating their grant request and answering the questions that were left for them earlier. Patti also emailed them yesterday reminding them about today's meeting. She has had NO response from either H.V. or Amy.

There is not enough information to process the requests. The deadline for submitting the information has passed.

The following action was taken regarding the grant funds. All action will be subject to Eastland City Commission approval.

Debbie Wharton made a motion, seconded by Patti Dolen, to award the \$5443.50 to **Eastland Fine Arts Association** for the ramp, door and façade repairs. Motion carried by a vote of three (3) in favor and none (0) opposed. Rhyne Hobbs abstained due to conflict of interest.

Kelly Skinner made a motion, seconded by Rhyne Hobbs to reject both applications from **H.V. O'Brien** due to lack of completed applications. Motion carried by a vote of four (4) in favor and none (0) opposed.

Debbie Wharton made a motion, seconded by Rhyne Hobbs to award \$17,813 for the Airtite Windows to the **Eastland Centre for the Arts, (Lyric Theatre)**. This is funding of 100%. Motion carried by a vote of four (4) in favor and none (0) opposed.

**Michael & Anne Zoellick** requested 50/50 matching funds of \$1100 for repair of all exterior windows at The Eastland, a hotel located at 112 N. Lamar. This request was approved at the meeting on July 17, 2019.

## **VI. Staff Update**

### **1. Discuss and Consider 2019 Grant Applications**

Terry Simmons stated that everything has already been discussed.

## **VII. Adjournment**

Debbie Wharton made a motion, seconded by Rhyne Hobbs, to adjourn at 12:49 p.m. Motion passed unanimously.

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Terry Slavens  
Eastland Historic Board

Attest

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Roma Holley, City Secretary