

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, October 10, 2013

The Historic Preservation Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Larry Guess, Randy Stumberg, Sheila Donahue, Tammie Baggerly and Nelson Hutchinson, Chair. The following Staff Members were present: Planning Director, Erin Newcomer, and Planning Clerk, Laura Arevalovalle. Ms. Donohue arrived at 6:36 p.m.

1. Call To Order.

The meeting was called to order at 5:34 P.M.

2. Minutes from the previous meetings.

Mr. Guess made a motion to approve the minutes as written. They were approved unanimously, 4-0.

3. H-13-20 Consider a request to install a storage building at 203 North East Street, located in the Downtown Belton Commercial Historic District, west of North Penelope Street and north of East 1st Avenue.

Ms. Newcomer presented the staff report.

The item was previously tabled. Mr. Hutchinson inquired if there was any consideration for other options on where to place the storage building. The applicant, Billie Messer, 215 North East Street Suite A, stated that there were no other options and pointed out where the proposed storage building will be located. Mr. Hutchinson asked why it could not be placed between the bay doors. Ms. Messer stated that the owner prefers for it be located between the 2 poles, so that it would not be in anyone's way and still easily accessible.

Ms. Newcomer stated that she spoke with Building Official and that the storage building is able to be on skids. The applicant stated that they would paint the building and that it is still in good condition. She also stated that if she had known that she would have had to go through the Historic Preservation Commission for approval, they would not have purchased the building. Ms. Messer stated they bought the building at a good price and that they could no longer afford to use the current storage building since they are a non-profit organization.

Mr. Hutchinson asked if the storage building would be on skids, and Ms. Newcomer responded that it would. Mr. Stumberg mentioned that in the previous meeting, it was stated that the storage building would be there a number of years before being removed. Ms. Messer stated that the building will be there for at least 5 years. If the request is denied, Ms. Messer asked that if the HPC would allow her to have to have it for a couple of years because they do plan on purchasing the other building, should it become available. Ms. Newcomer explained that the HPC cannot put a time restraint on how long the storage building is utilized. Ms. Messer stated that she was not aware that a time restraint could not be an option.

Ms. Baggerly asked if there were any other options for storage in the area. Ms. Messer stated that they could rent a building, but having a storage building so close would be convenient and they think it would be perfect solution. Ms. Baggerly asked if there was any room in the Depot, but Ms. Messer stated that there was not. Ms. Messer stated that there was a parking issue brought up in the previous meeting, but there is no parking in that area. Ms. Newcomer explained that the storage building could potentially eliminate parking spaces. Even though the area is solely owned by Bargain Barn, people that visit the other stores park there as well. Ms. Baggerly mentioned that the BBQ restaurant near the building is expanding; therefore, more parking may be needed. Mr. Stumberg stated that the issue is bringing in a temporary building in this area that is not historically, which could set a precedent. Ms. Messer stated that she drove around and saw temporary building, but after researching it she found they were not in historic districts. Ms. Donohue asked if there was any space available in the building that was previously Peacock (Real Deals on Home Décor). Ms. Messer stated that she doesn't know who the owner of the building is. She stated that they have this storage building now and are not sure what to do with it. She stated that they have tried to sell it, but have not received any offers. She explained that she was not aware that this would be an issue when she purchased the building and had she known, she would not have purchased it.

Mr. Guess made a motion to deny the request to install a storage building at 203 North East Street, located in the Downtown Belton Commercial Historic District, west of North Penelope Street and north of East 1st Avenue. Mr. Stumberg seconded the motion and it was disapproved unanimously, 5-0.

4. H-13-23 Consider a request to install a carport at 209 East 11th Avenue, located in the North Central Belton Historic District, south of 3rd Avenue and north of 2nd Avenue.

Ms. Newcomer presented the staff report.

Mr. Guess asked if the roof would maintain the style of house, not a flat roof. The applicant, Lois Summers, 209 East 11th Avenue, explained that she removed the old carport. She stated that she purchased the house for her son to live in while he attended school, but he ended up moving to another state. Ms. Summers stated that she has been remodeling the house for 5 years. She would like to extend the roof line and use the same Craftsman style poles for the carport. Ms. Summers also stated that everyone on her street has a carport, so she opted for a carport instead of a garage.

Mr. Stumberg noted that the pieces of the carport that will be reproduced, the columns and the roof are noncontributing, so adding a carport would add another non-contributing structure to this property. Ms. Newcomer stated that the house has already been altered, so she felt the carport was acceptable. She also stated that Ms. Summers has maintained a majority of the original siding. The applicant stated that she had repairs completed, such as a new roof. She chose metal because it was sturdier for the higher winds. Ms. Summers stated that she drove through town and looked at older houses, which gave her the idea of adding columns, but noted that she maintained the Craftsman style. Ms. Summers also stated all the work that was done on the house: maintained the siding and windows, added a new door, added shutters, and a Texas star. Mr. Guess stated that she did a good job with the house.

Mr. Stumberg made a motion to approve the request to install a carport and fence at 209 East 11th Avenue, located in the North Central Belton Historic District, south of 3rd Avenue and north of 2nd Avenue. Ms. Baggerly seconded the motion, and it was approved unanimously, 5-0.

With no further business, the meeting was adjourned at 5:50 p.m.

Chair, Historic Preservation Commission