

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, April 10, 2014

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The Historic Preservation Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair, Nelson Hutchinson, Larry Guess, Randy Stumberg, and Tammie Baggerly. The following staff members were present: Planning Director, Erin Newcomer and Planning Clerk, Laura Arevalovalle.

**1. Call To Order.**

Nelson Hutchinson called the meeting to order at 5:30 P.M.

**2. Minutes from the previous meetings.**

Mr. Stumberg made a motion to approve the minutes as written. Mr. Guess seconded the motion and they were approved unanimously, 4-0.

**3. H-14-11 Consider a request to replace the windows and doors at 102 East Central Avenue, located in the Downtown Belton Commercial Historic District, on the northeast corner of North Main Street and East Central Avenue.**

Ms. Newcomer presented the staff report.

Mr. Hutchinson asked about the timeframe for the completion of the project. The applicant, Larry Gaines, 1217 West Avenue J, stated that he would like to start construction immediately because water is getting into the building. He stated that he believes it would be a great advantage to the City to approve this so that they may move forward with the project.

Mr. Guess made a motion to approve the request to replace the windows and doors at 102 East Central Avenue, located in the Downtown Belton Commercial Historic District, on the northeast corner of North Main Street and East Central Avenue. Ms. Baggerly seconded the motion and it was approved unanimously, 4-0.

**4. H-14-10 Consider a request to remove a portable wood storage shed at 420 East 7<sup>th</sup> Avenue, located in the North Central Belton Historic District, on the northwest corner of North Beal Street and East 7<sup>th</sup> Avenue.**

Ms. Newcomer presented the staff report.

Mr. Guess asked if they planned to move the building out or demolish it. The applicant, Charlene Mings, 6859 Cedar Cove, would like to move it to another property. She said that the previous owner needed extra storage; however, the house is a rental property and there is adequate storage without this additional wood storage.

Ms. Baggerly made a motion to accept the removal of a portable wood storage shed at 420 East 7<sup>th</sup> Avenue, located in the North Central Belton Historic District, on the northwest corner of North Beal Street and East 7<sup>th</sup> Avenue. Mr. Guess seconded the motion and it was approved unanimously, 4-0.

**5. H-14-12 Consider a request to construct an addition at 908 North Beal Street, located in the North Central Belton Historic District, north of East 9<sup>th</sup> Avenue and south of the railroad.**

Ms. Newcomer presented the staff report.

Mr. Stumberg inquired if the house was a contributing structure. Ms. Newcomer stated that it is noncontributing due to the metal roof. Mr. Guess asked what type of siding is currently on the house. Ms. Newcomer stated that it is wood siding. She said the new siding is similar. New additions should be a little different and she believes, the siding proposed is slightly smaller.

Ms. Newcomer stated that the applicant originally requested to close the front porch. She discussed this with them and explained that the front of the house should remain how it looked historically. The applicant then discussed completing an addition in the rear of the home instead.

Mr. Hutchinson inquired about the present addition in the rear of the property and if it would go away. Ms. Newcomer stated that the existing addition would remain. Mr. Guess asked if the new addition would be parallel to the rear and Ms. Newcomer stated that it would be parallel and match to where the existing addition ends.

Ms. Baggerly asked how the new roof will be connected. The applicant's daughter spoke on behalf of the applicant, Narciso Grimaldo, 908 North Beal. She stated that the new roof will be under the existing roof. Mr. Stumberg asked if they would continue the existing roof line or if it would be a different level. Ms. Grimaldo stated that it would be a different level. Ms. Baggerly asked if it would be similar to the front and Mr. Guess asked if the roof would be gabled. Ms. Grimaldo stated that there would be a one inch difference between the new and existing roof. Mr. Stumberg inquired if it were going to be a shed roof. Mr. Guess noted that rolled or rubber roof would work, but metal would not work. Ms. Newcomer asked if the Commission was concerned with architectural appearance and their response was no. Mr. Stumberg stated it was mainly a code question. Ms. Newcomer stated that the Building Official will review the plans and ensure they are in compliance with applicable building codes.

Mr. Stumberg made a motion to approve the request to construct an addition at 908 North Beal Street, located in the North Central Belton Historic District, north of East 9<sup>th</sup> Avenue and south of the railroad. Mr. Guess seconded the motion and it was approved unanimously, 4-0.

With no further business, the meeting was adjourned at 5:45 p.m.

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Chair, Historic Preservation Commission