

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, February 13, 2014

---

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, Nelson Hutchinson, 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 5:32 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-14-05 Consider a request to construct a fence at 616 North Beal Street, located in the North Central Belton Historic District, on the southwest corner of North Beal Street and East 7<sup>th</sup> Avenue.**

Ms. Baggerly abstained from the case.

Ms. Newcomer presented the staff report and referred to the email correspondence between herself and the applicant. She stated that the applicant was not able to attend the meeting to represent themselves but the applicant still wanted the case to go forward because they believe that the fence they are requesting to install is historically relevant.

Mr. Stumberg asked if a chain link fence would be more appropriate, being that there is already one in the area, and if it would have been administratively approved if the applicant had requested it. Ms. Newcomer stated that if the applicant would have requested a chain link, she would have been recommended and approved it since it is compatible with the other fences in the North Central Belton Historic District.

Rae Schmuck, 2200 East Legacy Lane, Apt 511, the previous owner of the home, stated that she believes the fence with the finished posts is a better option than a chain-link fence.

Ms. Newcomer stated that she asked the applicant why they wanted the fence and they stated that they wanted something different, so she recommended a fence that was suggested by Steph McDougal, the Historic Preservation Consultant, which had finished posts and a top rail with wire paneling.

Mr. Guess stated that he is opposed to the unpeeled cedar and a fence without a bottom and top rail. He stated that if the cedar was peeled and stained it would be better.

Mr. Stumberg stated that if we are trying to maintain the historic integrity of the area, the applicant would need to find a fence that matches other fences in that vicinity, whether it is chain link fence or a small fence. He stated that the Commission would need to decide if they would allow them to have a different type of fence or one that matches the other style of fences in the area.

Ms. Newcomer stated that she liked the applicant's idea to have a non-opaque fence versus a privacy fence because you can maintain the visual appearance of the entire lot.

Mr. Hutchinson asked if not having a fence would maintain the historic integrity of the lot and Ms. Newcomer stated yes, it would. Ms. Newcomer stated that Ms. McDougal recommended the finished fence for this area. Ms. Newcomer also stated that the fence would not alter the historic property in a way that it could not be restored, because a fence can be removed. Ms. Newcomer also stated that she researched the Secretary of Interior's Standards for Rehabilitation and the information she found about fences was in new construction where it stated new construction should be compatible with the neighborhood.

Ms. Newcomer asked the Commission's opinion on the wire ornamental mesh the applicant has proposed for the fence. Mr. Hutchinson stated that he preferred the ornamental mesh that the applicant has proposed.

Mr. Guess made a motion disapprove the construction of the proposed fence at 616 North Beal Street, located in the North Central Belton Historic District, on the southwest corner of North Beal Street and East 7<sup>th</sup> Avenue.

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

---

Chair, Historic Preservation Commission