

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, May 8, 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 Sheila Donohue. 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. Guess made a motion to approve the minutes as written. Mr. Stumberg seconded the motion and they were approved unanimously, 4-0.

**3. H-14-18 Consider a request to complete exterior repairs, paint, and install finished porch railing at 501 North Penelope Street, located in the Central Belton Historic District, east of North Penelope Street and north of East 5<sup>th</sup> Avenue.**

Ms. Newcomer presented the staff report.

Mr. Stumberg inquired about the roof color and Ms. Newcomer advised that it will be the same color that it is now (gray). Mr. Stumberg asked if it would match the big house. Ms. Newcomer stated that she can check with the applicant.

Mr. Guess stated that the applicant will have an issue with asbestos siding. Ms. Newcomer stated that the applicant informed her that he would abate the portions proposed for removal. Mr. Guess stated that he cannot do that. Ms. Newcomer asked if he could complete the abatement in portions or would he have to abate the entire structure? Mr. Guess noted that asbestos siding is available for purchase. Ms. Newcomer asked if the applicant would need to abate and replace all of the siding. Mr. Guess stated that the applicant will need to get a report from an abatement expert. If the applicant takes off the siding, he will disturb it. The applicant can leave the existing siding and paint it, without disturbing it. Ms. Newcomer stated a building permit will be required and the permit will be reviewed by a Building Official. Ms. Newcomer asked if the Commission would have an issue with the applicant replacing the siding with the same size, if it is needed. She also asked if the applicant could simply paint portions. Mr. Stumberg said that the applicant could infill and paint as long as he encapsulates it. Mr. Guess stated that the applicant can install 12 inch hardi plank and the appearance would be similar to the existing asbestos siding. Mr. Guess stated that the applicant would not be able to remove the asbestos siding. The applicant will need to match the siding and look into the issue further. Ms. Newcomer stated that the applicant is aware of the issue.

Ms. Donohue inquired about the type of material that the skirting is made of. Ms. Newcomer stated that it is metal skirting. Ms. Donohue inquired about the color of paint for the skirting and the plans for it. Ms. Newcomer stated that the applicant is proposing to paint the skirting Deep Caviar (black). She stated that she can ask the applicant what his plans are with the skirting, but he may be replacing it with similar metal material, even though it is not the preferable material to utilize. She stated that she can recommend other types of material to utilize instead. Ms. Donohue inquired what the normal process is to fix the appearance of the skirting. Mr. Guess stated that there is a ledge above the skirting. Mr. Guess noted that he is not opposed to the applicant replacing the skirting with the same material; however, the preference would be for the applicant to install a different material.

Mr. Guess mentioned that if the applicant has to replace the entire siding, he may want to use a different type of siding, instead of 12 inch hardi plank. Ms. Newcomer asked the Commission if they would prefer to see the proposed siding prior to installation if the applicant chooses to do that. Mr. Stumberg and Mr. Guess stated that they would like the case to come before the Commission again if the applicant chooses to install a different type and width of siding. Ms. Newcomer stated

the applicant will be required to install horizontal siding of similar width. She will bring the case back to the Commission if the applicant proposes to install a different type or width of siding.

Mr. Stumberg made a motion to accept the request as presented with a condition that if he has to replace the siding that it be replaced with like profile and look.

Mr. Guess seconded the motion and it was approved unanimously, 4-0.

**4. H-14-17 Consider a request to install handrails and stain the concrete porch stairs at 608 North Penelope Street, located in the North Central Belton Historic District, west of North Penelope Street and north of East 6<sup>th</sup> Avenue.**

Ms. Donohue abstained from the case.

Ms. Newcomer presented the staff report.

Mr. Guess made a motion to request to install handrails and stain the concrete porch stairs at 608 North Penelope Street, located in the North Central Belton Historic District, west of North Penelope Street and north of East 6<sup>th</sup> Avenue. Mr. Stumberg seconded the motion and it was approve unanimously, 3-0.

With no further business, the meeting was adjourned at 5:47 p.m.

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Chair, Historic Preservation Commission