

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, August 13, 2015

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The Historic Preservation Commission met at 5:00 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair, Nelson Hutchinson, Tammie Baggerly, and Sheila Donahue. The following Staff Members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Absent was member Leo Camden.

**1. Call To Order.**

Nelson Hutchinson called the meeting to order at 5:00 P.M.

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

Ms. Donahue made a motion to approve the minutes as written. Ms. Baggerly seconded the motion and the minutes were approved unanimously with 3 ayes, 0 nays.

**3. H-15-12 Consider a request to replace the vinyl siding with hardi plank, paint the exterior, replace the windows, and construct a new front porch at 508 Shine Street, located in the Lower West Belton Historic District, on the southwest side of Shine Street, west of North Pearl Street, east of Nolan Creek, and south of West 7th Avenue.**

Ms. Smith presented the staff report.

Ms. Donahue asked if the new windows will be white. Ms. Dorothy Coppin, the applicant, answered, yes. Ms. Smith stated the white on the windows will brighten up the house.

Ms. Smith asked Ms. Coppin what color the porch posts will be. Ms. Coppin stated the new porch posts will be white.

Ms. Donahue asked what material will be used on the new porch roof. Ms. Coppin stated the new porch roof will be constructed with compensation shingles to match the existing house.

Mr. Hutchinson asked if new soffits will be installed. Ms. Coppin answered, yes.

Mr. Hutchinson asked if the siding will be 8" in width. Ms. Coppin stated the siding will be 8" wide because it is more cost effective. Mr. Hutchinson asked if the historic consultant had any comments about the 8" wide siding. Ms. Smith stated she did not ask the consultant. She is very pleased that the vinyl will be removed and replaced with hardi siding.

Ms. Baggerly stated she is very familiar with the work Ms. Coppin has done restoring houses and in her opinion, she does a very nice job with every project. Ms. Coppin stated this will be her fourth house on Shine Street to restore.

Ms. Donahue asked if the board and batten pattern under the porch will change. Ms. Coppin stated the pattern under the porch will be the horizontal hardi siding.

Ms. Donahue asked about the exterior treatment around the windows. Ms. Coppin stated the current trim around the windows is set in the vinyl and looks really bad. There will be new trim around the windows. She would like to install gingerbread or decorative trim that goes with the nature of the house in the space from the top of the windows to the roof. If she decides to move forward with that feature, she will bring that request to the Commission for approval at a later date.

Ms. Baggerly asked if the window trim will be the same color as the porch post. Ms. Coppin stated the house will be a soft gray color, trimmed in white with a black door.

Mr. Hutchinson asked if anyone else would like to speak on this item. Hearing none, he asked for a motion.

Ms. Donahue made a motion to approve the request to replace the vinyl siding with hardi plank, paint the exterior, replace the windows, and construct a new front porch at 508 Shine Street. Ms. Baggerly seconded the motion and it was approved with 3 ayes, 0 nays.

**4. H-15-13 Consider authorizing a Façade Improvement Grant to Marcus Schneider, 211 East Central Avenue. (J.A.I.L. Ministry)**

Ms. Smith presented the staff report.

Ms. Baggerly asked if all three doors will be the same. Ms. Smith stated all three areas will have the same door and the same look.

Mr. Hutchinson asked if the old doors were in the building and not hung, could they be installed without complying with ADA requirements? Ms. Smith stated she is unsure.

Mr. Hutchinson asked if the transom windows will remain in place and if the new doors installed underneath them will all be painted? Ms. Smith answered, yes.

Ms. Smith stated the applicant would like to paint the upper window frames white.

Mr. Hutchinson asked if the stone will be painted? Ms. Smith stated the stone will not be painted, but it will be repointed. Mr. Marcus Schnedier, the applicant, stated the upper stone will be cleaned and the lower stone will be repointed.

Ms. Donahue asked for clarification regarding the height of the doors. Mr. Schnedier stated the doors will be 84" tall.

Ms. Baggerly asked if it is cost prohibitive to make a door as tall as the picture on the left? Mr. Schnedier stated taller doors would be more expensive.

Ms. Donahue asked if the style of doors at Arusha's are no longer considered appropriate? Ms. Smith stated the existing doors are fine as long as they are not removed.

Mr. Hutchinson stated there really is no choice in his opinion, the doors are gone and have to be replaced with something that meets the size. Ms. Smith stated if the original doors were still there, then staff would strongly recommend repairing, instead of replacement.

Chair Hutchinson asked if anyone would like to speak on this request. Hearing none, Chair Hutchinson asked for a motion.

Ms. Baggerly made a motion to approve the request for a Façade Improvement Grant to construct doors, paint, and repaint stone. Ms. Donahue seconded the motion and it was approved with 3 ayes, 0 nays.

**5. H-15-14 Consider a request to construct an upstairs patio and stairway at 219 South East Street, Suite B, located in the Downtown Belton Commercial Historic District, south of Water Street and north of Nolan Creek. (Scores Pizza)**

Ms. Smith presented the staff report.

Mr. Hutchinson asked how the west side of the patio will look up against the wall. Mr. Dominguez, the owner, stated a wall will not be built in that location. They plan to install a 18" tall wrought iron fence on top of the wall.

Ms. Donahue asked if a bar area is proposed on the rooftop patio. Mr. Dominguez stated he is not sure if there will be a bar area or not. Ms. Smith stated the applicant's proposed use is for additional seating.

Mr. Hutchinson asked if the patio will still be covered. Ms. Smith answered, yes.

Mr. Hutchinson asked if the patio roof will slope and if so, in which direction? Mr. Dominguez stated there will be a slope for drainage, but you won't be able to see the slope. The water will drain to the east or to the front of the patio.

Ms. Donahue asked are there any plans for the existing tree. Mr. Dominguez stated part of the tree will be trimmed to have room to construct the roof. They will leave as much of tree intact as possible.

Mr. Hutchinson asked if the tree was interfering with the original proposed roof patio. Mr. Dominguez stated yes, it was and tree trimming would have been needed in that case as well. There is an 8' limb that must be removed. When they first built the Gin years ago, that tree was trimmed substantially and has done much better since then. The tree has gotten taller and has healed very well.

Chair Hutchinson asked if anyone would like to speak on this request. Hearing none, Chair Hutchinson asked for a motion.

Ms. Donahue made a motion to approve the request to construct an upstairs patio and stairway at 219 South East Street. Ms. Baggerly seconded the motion and it was approved with 3 ayes, 0 nays.

**6. Update the Historic Preservation Commission regarding Administrative approvals granted by the Historic Preservation Officer.**

Ms. Smith stated three Certificate of Appropriateness applications were approved administratively within the last month.

**7. Discuss 200 feet property owner notifications for Certificate of Appropriateness applications requiring Historic Preservation Commission approval.**

The Commission stated that if it is not too much expense and responses are received, they recommend staff continue with the property owner notifications. If the expensive becomes too much or the property owner responses become null, they suggest eliminating the notifications.

With no further business, the meeting was adjourned at 5:26 p.m.

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Chair, Historic Preservation Commission