

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, May 14, 2015

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, Larry Guess, Sheila Donahue and Randy Stumberg. The following Staff Members were present: Director of Planning, Erin Newcomer and Planning Clerk, Laura Arevalovalle.

1. Call To Order.

Nelson Hutchinson called the meeting to order at 5:00 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 with 4 ayes, 0 nays.

3. H-15-05 Consider a request to construct a rear addition at 208 East Sixth Avenue, located in the North Central Belton Historic District, on the north side of Water Street, east of North Main Street and west of North Penelope. (6th Street Antiques)

Ms. Newcomer presented the staff report.

Mr. Guess asked if the addition is constructed of 4 inch x 8 inch sheets of hardi plank and Ms. Newcomer stated that it is. Mr. Guess asked if 4 inch wood siding is available to purchase. Ms. Newcomer stated that the 4 inch wood siding is more expensive, but is available. Mr. Guess inquired about the size of the hardi plank on the rear of the house. Mr. Oler stated the rear is 4 inch wide T1-11 wood siding. He stated that he will construct hardi plank on the proposed addition. Mr. Guess commented that he would prefer for the siding to be 4 inches wide, unless the price is significantly more expensive. He inquired if there is a certain reason to construct 4 inch wide hard plank instead of 8 inches as proposed. Ms. Newcomer stated in her opinion, there is no need to utilize 4 inch wide hardi plank since this is a non-historic addition, but noted that would be a decision of the Commission. Mr. Stumberg stated that the applicant has already purchased the hardi plank. Mr. Guess asked if the 8 inch hardiplank is already on the addition and the applicant stated that it is, but it is not painted or trimmed. Mr. Guess stated that he withdraws all his objections. Mr. Stumberg noted that this is an addition constructed onto another addition, so the tie-in is not an issue.

Mr. Guess made a motion to approve the request to construct a rear addition at 208 East 6th Avenue, located in the North Central Belton Historic District, on the north side of Water Street, east of North Main Street and west of North Penelope. (6th Street Antiques)

Mr. Stumberg seconded the motion and it was approved unanimously with 4 ayes, 0 nays.

4. H-15-06 Consider a request to construct two exterior doors on the north side of the Belton Journal building at 210 North Penelope Street, located in the Downtown Belton Commercial Historic District, on the southwest corner of the East 2nd Avenue and North Penelope Street.

Ms. Newcomer presented the staff report.

Mr. Stumberg inquired if there is an existing door into the alley. The applicant, Robin Doyal, P.O. Box 180, Belton, Texas, stated that there is a roll-up door in the rear leading to the alley. Ms. Newcomer stated that roll-up doors do not meet the current Fire Code requirements for a required exit door; however, the door exists as a non-conforming element until it changes. Mr. Stumberg asked if the second door is near the restroom. Ms. Newcomer stated that it is and also noted that the Building Official is requiring a restroom for each lease space.

Mr. Hutchinson explained there are double doors with slats that lead to a rear area that is shared with Miller's BBQ with a restroom and a storage facility, and then the roll-up doors actually exit the building. Mr. Hutchinson asked if the double doors or the roll-up doors would be considered the original exit. He then noted that it would be difficult to determine without seeing historic photos and Ms. Newcomer agreed. She asked Mr. Hutchinson if he is referring to the second means of egress for the Belton Journal. He stated that he did want to include it in the discussion for the second means of egress. Mr. Stumberg stated that a second means of egress could also be in the shared space for both lease space in the rear. Ms. Newcomer stated that the Fire Marshal advised the applicant that the egress is required to discharge directly to the exterior and cannot lead into another room or occupancy. Mr. Stumberg stated that it can lead them into an interstitial space that is fire-rated. Ms. Newcomer asked if the exit could be lead into the shared room if it were fire-rated. Mr. Stumberg confirmed that is correct, but there would need to be a fire exit door. Mr. Guess stated that he would prefer for the applicant to look into the option provided by Mr. Stumberg or for both the doors to match with glass windows, as they are both facing 2nd Avenue. Ms. Newcomer stated that the applicant did not want to make the second door glass because they did not want the public to think it is a means of egress, as it is only used for emergency purposes. Mr. Guess stated that he is only thinking about the appearance versus how it works. He stated that a sign could be put up for the public to use the other door.

Mr. Stumberg stated that his suggestion is legal, but may not be feasible. A fire exit is still required leading into the space and will only work if it is a single interstitial space. Ms. Newcomer inquired where the storage area is. Mr. Hutchinson stated that the entire rear area is a breezeway where Miller's BBQ can exit into a storage area on the north side. He noted that the drawing provided may not be correct. He stated that if the exit for the new addition is out of the back wall, the storage area would not exist. The applicant concurred and noted that the area is locked from the outside. Mr. Stumberg stated that the storage area is not depicted on the drawing. Mr. Hutchinson stated that the storage area is a large thick plywood enclosure with a lock. Ms. Newcomer asked about a fire-rated corridor leading to the exterior. Mr. Stumberg stated that there would need to be two exits because of the storage area. He stated that if there is a large open space, it would be feasible; however, if there are partitions, it may not be feasible. Mr. Hutchinson asked the applicant if they would prefer not proceed if it was required that they exit out of the rear of the building. Ms. Doyal stated that is correct. She stated initially preferred this alternative rather than having two doors on the north side; however, there is electricity and water on the western wall that would need to be moved. The contractor, Horst Loechel, 1816 Cedar Lane, Temple, Texas, stated that the

line is a primary water supply line that runs from the water heater, over the roll-up doors, down to the concrete sidewalk, and into the kitchenette area. He stated that the water line would need to be removed if the rear is utilized as the fire exit.

Mr. Hutchinson asked if the only other option would be to have both doors located on the north side and both be glass. Mr. Guess stated that the second doorway isn't required to be glass, but noted that commercial glass doors suggest entry and the solid metal door suggests storage. He stated that the added advantage to a glass door is to make the wall look better and uniform. Mr. Stumberg mentioned the option to paint the door to match the brick.

Mr. Hutchinson asked if there were any more questions from the Commission. Mr. Guess stated that he is fine with a painted door to match the brick or a glass door, although a glass door is his preference.

Mr. Guess made a motion to approve the request to construct two exterior doors on the north side of the Belton Journal building, with the option of installing a glass door rather than a metal door, at 210 North Penelope Street, located in the Downtown Belton Commercial Historic District, on the southwest corner of the East 2nd Avenue and North Penelope Street.

Mr. Hutchinson seconded the motion and it was approved unanimously with 4 ayes, 0 nays.

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

Ms. Newcomer stated there is an exciting amount of downtown revitalization occurring in Belton.

She also stated that the next meeting will be May 28, 2015.

Ms. Newcomer thanked HPC member, Randy Stumberg, for his service as a member of the Commission and wished him the best in his move. She also thanked Planning Clerk, Laura Arevalovalle for her service with the HPC and wished her the best in regard to her move to Washington.

With no further business, the meeting was adjourned at 5:36 p.m.

Chair, Historic Preservation Commission