

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Wednesday, April 20, 2016

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The Historic Preservation Commission met at 5:02 P.M. in the Wright Room at the Harris Community Center. The following members were present: Dave Covington, Tammie Baggerly, Leo Camden Jr. and Sheila Donahue. The following Staff Members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Chair Nelson Hutchinson was absent.

**1. Call To Order.**

Ms. Sheila Donahue called the meeting to order at 5:02 P.M.

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

Mr. Leo Camden Jr. made a motion to approve the minutes from the March 10, 2016 meeting. Mr. Dave Covington seconded the motion. The minutes were approved unanimously with 4 ayes, 0 nays.

**3. H-16-06 Consider authorizing a Façade Improvement Grant in the amount of \$10,000 to Cedon Realty, 209 East Central Avenue.**

Ms. Smith presented the staff report.

Mr. Camden said he appreciated the opinion of the consultant, but he doesn't agree with using a window to access the balcony. The door won't change the look of the building. He said it didn't make sense to use the window for access due to safety reasons.

Ms. Baggerly asked about salvaging the brick from the façade. Dean Winkler, the builder with CRW Construction, 2703 Airport Freeway, Temple, Texas, said it will be knocked out piece by piece. Ms. Baggerly asked about the drainage onto the balcony to which Mr. Winkler said it will be constructed to not drain to the building.

Ms. Donahue asked if there was any issue regarding the door in relation to building codes. Ms. Smith answered no, the door is allowed because it is a residence.

Ms. Baggerly asked what is behind the bricks at the bottom. Mr. Winkler said limestone, but that the bricks have been taken off and they are proposing to restore the facade to its original look.

Mr. Camden made a motion to approve the item H-16-06, a request for a Façade Improvement Grant in the amount of \$10,000 to Cedon Realty, 209 East Central Avenue. Ms. Baggerly seconded the motion. The item was approved unanimously with 4 ayes, 0 nays.

**4. H-16-07 Consider a request to move an exterior wall and construct a metal roof at 126 North East Street, located in the Downtown Belton Commercial Historic District, on the southeast corner of North East Street and East 1<sup>st</sup> Avenue.**

Ms. Smith presented the staff report.

Ms. Baggerly asked if there was an existing door at the side. Ms. Smith answered no.

Mr. Camden asked about the height of the wall. Mr. Ernest Jacques, 126 North East Street, said they are trying to prevent vandalism of that area and the AC unit. Mr. Camden asked where the AC unit will be placed. Mr. Jacques said the AC unit will be placed on top of the new roof.

Mr. Covington made a motion to approve the item H-16-07, a request to move an exterior wall and construct a metal roof at 126 North East Street, located in the Downtown Belton Commercial Historic District, on the southeast corner of North East Street and East 1<sup>st</sup> Avenue. Ms. Baggerly seconded the motion. The item was approved unanimously with 4 ayes, 0 nays.

**5. H-16-08 Consider authorizing a Façade Improvement Grant to Cochran, Blair and Potts, 221 East Central Avenue.**

Mr. Camden recused himself from this item.

Ms. Smith presented the staff report.

Mr. Camden, representing Fine Line Design & Build, said they do not know how the yellow brick is going to take to an antique red brick stain. Where they will remove the decaying Wrangler sign and that is where they will test the stain. If they can make it appear to be the red brick color, they will stain the rear portion and the second half of the building, Mr. Camden said. Ms. Smith said she agreed with trying the stain at the rear before moving to the primary façade. They are requesting a maximum match amount of \$50,000.

Ms. Donahue asked about the doors and the plans for entrances. Mr. Potts, 221 East Central Avenue, said it's proven difficult with customers because they have several doors leading into the building. After the renovation they will have the boot shop entry at the rear and the existing front entry, which will help on several levels.

Ms. Baggerly said that to her the Wrangler sign is like the Coca-Cola sign in downtown and rings "historic Belton." Mr. Camden said they hoped to put a new sign back there and other historic elements will maintain the look of downtown Belton.

Ms. Donahue asked if the stain doesn't work, what will happen? Mr. Camden said they will have to clean the existing brick to make it visually appealing. They're hoping to make it as historical appearing as possible and Ms. Donahue would prefer for Ms. Smith to take a look at the test spot before they move forward with the rest of the building.

Ms. Donahue asked about the original front doors. Mr. Camden said they will keep them and revitalize those doors. Brand-new doors will be put into the new door cut-out.

Mr. Covington asked the timeline of the renovation. Mr. Camden said the goal is to have this complete by the Fourth of July. It's about a 6- to 8-week project, he added.

Mr. Covington made a motion to approve the item H-16-08 to authorizing a Façade Improvement Grant to Cochran, Blair and Potts, 221 East Central Avenue. Ms. Baggerly seconded the motion. The item was approved unanimously with 3 ayes, 0 nays.

**6. H-16-09 Consider authorizing a Façade Improvement Grant to Camden Enterprises, 112 North Main Street.**

Mr. Camden recused himself from H-16-09.

Ms. Smith presented the staff report.

Mr. Covington asked how the staircase will be constructed at the exterior. Mr. Camden said there will be exposed metal stairs to the outside with the plans to make the second floor a residence; however, the use could change if a business wants to rent the entire building. Mr. Covington asked about the existing plan. Mr. Camden said with the current plan there will only be an outside staircase, but if a business leases the entire building they will rebuild the interior staircases.

Mr. Covington asked if the windows facing Main Street will open. Mr. Camden said no, they will be fixed as a safety precaution.

Mr. Covington made a motion to approve the item H-16-09 to authorize a Façade Improvement Grant to Camden Enterprises, 112 North Main Street. Ms. Baggerly seconded the motion. The item was approved unanimously with 3 ayes, 0 nays.

Ms. Smith spoke about two administrative approvals, including L&R Meat Market's new sign and approval for homeowners on Penelope Street to replace their fence.

With no further business, the meeting was adjourned at 5:48 p.m.

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Chair, Historic Preservation Commission