

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, December 14, 2017

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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: Dorothy Coppin, Ty Hendrick, Tammie Baggerly and Diane Pressley. Commission Chair Sheila Donahue was absent. The following Staff Members were present: Planning Clerk, Laura Livingston, Planner, Kelly Trietsch, and City Manager Sam Listi.

**1. Call To Order.**

Ms. Baggerly called the meeting to order at 5:00 P.M.

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

Ms. Coppin made a motion to approve the minutes from the November 16, 2017 meeting. Mr. Hendrick seconded the motion. The minutes were approved unanimously with 4 ayes, 0 nays.

**3. H-17-12 Consider a request to demolish an existing brick wall and reconstruct a new western exterior wall on rear of the building at 114 North Main Street, located in the Downtown Belton Commercial Historic District, on the west side of North Main Street, south of West 1<sup>st</sup> Avenue, and north of West Central Avenue.**

Ms. Trietsch presented the staff report (Exhibit A).

Vice Chair Tammie Baggerly opened the public hearing, with no one requesting to speak. The public hearing was closed.

Ms. Pressley asked to review the first photo, and asked if it would be a solid wall because it looked as if there was an opening for a vent. Ms. Trietsch said that was for a system that was no longer in use; it will be replaced with a solid wall.


Ms. Coppin said that it is stated in the application that the back of the building could be used as a main entrance. Ms. Trietsch said they wanted to make sure it's open for that possibility and that's why this is a temporary structural fix and they will bring plans forward at a later date for permitting. Since the new parking lot is in place, Ms. Trietsch said they have seen other properties are starting to use the back of these buildings as the main entrance to a business.

Mr. Hendrick made a motion to approve item H-17-12, to authorize the request to demolish an existing brick wall and reconstruct a new exterior wall at 114 North Main Street. Ms. Coppin seconded the motion. The item was approved with 4 ayes, 0 nays.

**4. Update the Historic Preservation Commission regarding administrative approvals granted by the Historic Preservation Office.**

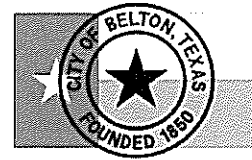
Ms. Trietsch updated the Commission on the most recent administrative approvals (Exhibit B).

With no further business, the meeting was adjourned at 5:09 p.m.

A handwritten signature in cursive script, appearing to read "Sheila Dowd", is written above a solid horizontal line.

Chair, Historic Preservation Commission

## Staff Report – Historic Preservation Commission



**Date:** December 14, 2017  
**Case No.:** H-17-12  
**Request:** Demolish and Replace  
Exterior Wall  
**Address:** 114 North Main Street

### Agenda Item

H-17-12 Consider a request to demolish an existing brick wall and reconstruct a new western exterior wall on rear of the building at 114 North Main Street, located in the Downtown Belton Commercial Historic District, on the west side of North Main Street, south of West 1<sup>st</sup> Avenue, and north of West Central Avenue.

### Originating Department

Planning Department – Kelly Trietsch, Planner

### Case Summary

The applicant has submitted this request to demolish a deteriorated exterior brick wall on the rear of the building and replace the wall at 114 North Main Street.

### Historic District

Downtown Belton Commercial Historic District

### Background Information

This building at 114 North Main Street was built in 1895 as a two part commercial block with Romanesque Revival stylistic characteristics. The Downtown Belton Commercial Historic District contains an excellent range of buildings constructed between 1870 and 1959. Forty-six percent of the buildings in this district are Contributing historic structures. Most of the buildings that are Non-Contributing have been classified that way due to inappropriate alterations that have covered or removed historic building materials and details. The owner of 114 North Main Street needs to make repairs to the rear of the building in order to prevent further deterioration. The crumbling bricks have become a safety concern and the applicant is making these temporary repairs to mitigate against further damage to the building or injury to persons using the alleyway.

**Findings**

The applicant has presented drawings of the proposed wall design, a list of proposed materials, and a sample of the proposed paint color. The new wall will be identical in design and materials to the adjacent wall to the north and both walls will be painted to match. Since this proposed reconstructed wall will be located on the rear elevation it will not be visible from Main Street. The installation of this new wall on the rear elevation of this building will not affect the architecturally significant features of this building.

**Recommendation**

Recommend approval of this request to demolish the deteriorated exterior wall and replace the wall at 114 North Main Street within the Downtown Belton Historic District.

**Attachments:**

1. Certificate of Appropriateness Application
2. Location Map
3. Photo of current rear elevation
4. Rendering of proposed new wall
5. Paint swatch

EXHIBIT B		
COA Administrative Approvals		
Date	Address	Type of Repair
11/21/2017	1000-1020 North Wall Street	Paint Front and Rear Exterior Doors
11/27/2017	206 North Penelope Street	Front Fence and Repair Ramp
12/08/2017	128 North Main Street Suite B	Install Light Fixture on Rear Exterior