

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, May 11, 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: Chair Nelson Hutchinson, Sheila Donahue and Dorothy Coppin. The following Staff Members were present: Director of Planning/Historic Preservation Officer, Erin Smith and Planning Clerk, Laura Livingston. Members Tammie Baggerly and Leo Camden Jr. were absent.

**1. Call To Order.**

Chair 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 from the February 2, 2017 meeting. Ms. Coppin seconded the motion. The minutes were approved unanimously with 3 ayes, 0 nays.

**3. H-17-02 Consider a request to complete exterior renovations at the Bell County Museum, located at 201 North Main Street in the Downtown Belton Commercial Historic District, on the northeast corner of North Main Street and East 1<sup>st</sup> Avenue.**

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

Ms. Donahue asked where Bell County was able to find the brick for the exterior wall? Mr. Phil Goodwill, Project Management Director for Bell County, said they found brick to match on the interior of the building where the walls join into the original Carnegie building. A hole was cut for an entrance into that building and the original brick is accessible to be utilized on the exterior of the building.

Ms. Donahue asked what will be used as the base stone for the cheek wall? Mr. Goodwill said a casting will be made from the other cheek wall. Some of the stones are broken and cannot be utilized. The areas with broken stone will have a rubber casting made to have those stones cast. Ms. Donahue asked from what material will the stones be cast? Mr. Goodwill said it will be a solid stone material. Ms. Donahue asked if the top of the cheek wall is concrete? Mr. Goodwill said he believes so. The casting will be made to match the other cheek wall. He stated that a ledge made of galvanized steel will be constructed on the inside of the cheek wall.

Chair Hutchinson asked why the balustrades are proposed for removal? Mr. Goodwill said some of the balustrades are rotted. When the roof was put on, the balustrades were not removed so over time water has gotten underneath that ledge. The new balustrades will be made of fiberglass. Chair Hutchinson asked what will be done with the discarded balustrades? He stated that he would hate to see those balustrades lost or thrown away. He added that he thought it is unfortunate that Bell County is removing the balustrades. Mr. Goodwill said he could speak with Commissioner Brown as there has not been any discussion about what will be done with the rotting balustrades that are being

removed. Mr. Goodwill referred to a photo of the rotting balustrades, saying the only thing holding them together is the paint.

Ms. Donahue asked if it was investigated to have new spindles turned. Mr. Goodwill said no; the restoration architect recommended using fiberglass based on other projects he has done. Ms. Smith said Steph McDougal, the City's historic preservation consultant recommend against using wood because it is an inferior material. Ms. McDougal highly recommended fiberglass. Mr. Goodwill said all windows were taken out of the museum and replaced about 5 years ago. Ms. Donahue said it's one of the challenges we see with an historic structure.

Chair Hutchinson asked further about the cheek wall construction. Mr. Goodwill said rubble has settled inside the cheek wall, so the cheek wall is not being supported as it should. A galvanized steel plate will be added to the inside the cheek wall to ensure it is supported. Chair Hutchinson asked about the cornerstone and if it will be disturbed in any way? Mr. Goodwill said no and that they have stabilized the foundation, which is what created all of the cracks.

Ms. Donahue made a motion to approve the item H-17-02, approving the request for renovations at the Bell County Museum, 201 North Main Street. Ms. Coppin seconded the motion. The item was approved unanimously with 3 ayes, 0 naves.

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

Ms. Smith updated the Commission on administrative approvals.

Ms. Smith gave an update to the Commission on the duplexes on Wall Street. The permit expires in August and a new owner has taken over and is continuing the remodel.

With no further business, the meeting was adjourned at 5:22 p.m.

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Chair, Historic Preservation Commission