

Minutes of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, August 9, 2018

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The Historic Preservation Commission met at 5:00 P.M. in the Kinchion Room at the Harris Community Center. The following members were present: Chair Sheila Donahue, Dorothy Coppin, Diane Pressley and Barrett Covington, Commission member Tammy Baggerly was not present. The following staff members were present: Director of Planning Cheryl Maxwell, Planner and HPC Officer Kelly Atkinson, IT Specialist Ryan Brown, and Planning Clerk Laura Livingston.

**1. Call To Order.**

Chair Donohue 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 June 19, 2018 meeting. Ms. Presley seconded the motion. The minutes were approved unanimously with 4 ayes, 0 nays.

**3. H-18-07 Consider a request for exploratory demolition to evaluate damage and pull sample material to replicate at the Curtis Mansion, 1004 North Main Street, located outside of a designated Belton Historic District but listed on the National Register of Historic Places, on the northwest corner of North Main Street and West 10th Avenue.**

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

Chair Donohue opened the public hearing. Mr. Dean Winkler, CRW Construction, 2730 Airport Road, Temple, said he is the contractor for the project and has been in business for 40 years. His company has completed a variety of historic structures; the White house in Temple and the 12 Oaks Mansion in Salado among others. They are accustomed to dealing with historic structures and have done a lot of this type of work. UMHB has had a hard time finding anyone to do this type of work and so the residence has been deteriorating for years. Repair of the inside will be started at a later date. Their plan is to stop the water from leaking in and preserve the wood. The main goal is to get the exterior back into shape, repair the damage and repaint with the same colors. There is a lot of detail trim work that cannot be bought right off the shelf. These items will have to be custom made. Exploratory demo will allow them to see what's inside and determine what size floor beams and ceiling beams will be needed to make the building structurally sound.

With no one else requesting to speak, Chair Donahue closed the public hearing.

Ms. Donahue said that the boards on the front porch are cypress wood and that is why they are in such terrific condition. She is hopeful that they will be able to retain those boards. Mr. Winkler said they are going to take up a small section of the porch and one or two boards may become damaged in the process. They have to get under the porch to get a good view of the underneath. The other option is to take off some stone. He would rather take off the porch than stone because the stone is harder to replicate.

Ms. Donahue noticed that the replicas may be made from pine. Ms. Donahue asked if they have considered using fiberglass. Mr. Winkler said they are looking at all options and they have been in conversation with a fiberglass company. The fiberglass holds paint well but may be easily damaged with a sharp object. They are considering using some fiberglass replicas on the upper level of the house. Mr. Winkler said there is still a lot of investigating to be done. Ms. Donahue said she mentioned it because of the work that had been done at the Bell County Museum.

With no other questions from the Commission, Chair Baggerly entertained a motion. Ms. Presley made a motion to approve item H-18-07, to perform exploratory demolition to evaluate damage and pull sample material to replicate at the Curtis Mansion, 1004 North Main Street, located outside of a designated Belton Historic District but listed on the National Register of Historic Places, on the northwest corner of North Main Street and West 10th Avenue. 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 Officer.**

Ms. Atkinson presented the staff report (Exhibit B).

No questions from the Commission.

**5. Update the Historic Preservation Commission and hold a discussion on the status of the Local Historic Landmark Designation medallion options and the Historic Placard Program signage options.**

Ms. Atkinson said she has been talking to different companies for quotes on the different medallions they had discussed previously. It looks like aluminum is going to be just as sustainable and durable as brass. Brass is much more expensive so aluminum is going to be the best route for a 12" medallion. She has been looking at other cities and this seems to be what other cities are doing. The quote is for \$300.00 to \$350.00 each. She has also been pricing the historic placards that will contain pictures and text. These quotes are coming at \$1,200.00 to \$1,500.00 each. Ms. Atkinson said she checked with the Director of Parks and Recreation and the few they have helped with did cost about \$1,500.00 each. Unless the applicant is willing to fund the full amount, the most the city may be able to do is one or two a year. It would be a great addition but it's also an expensive one that will have to be evaluated as they come in. The placards have not officially been taken to council so we will have to wait and see how they progress. The price of the medallion is about average. This will also need council approval. Ms. Atkinson said she will be attending CLG training with hopes of getting some ideas about grant funds to kickstart the program.

With no further business, the regular meeting concluded at 5:18 p.m.



Chair, Historic Preservation Commission



## Staff Report – Historic Preservation Commission

**Date:** August 9, 2018  
**Case No.:** H-18-07  
**Request:** Exploratory Demo – Evaluate extent of damage and pull sample material to replicate  
**Address:** 1004 North Main Street  
**Applicant:** Dean Winkler / UMHB

### Agenda Item

H-18-07 Consider a request for exploratory demolition to evaluate damage and pull sample material to replicate at the Curtis Mansion, 1004 North Main Street, located outside of a designated Belton Historic District but listed on the National Register of Historic Places, on the northwest corner of North Main Street and West 10<sup>th</sup> Avenue.

### Originating Department

Planning Department – Kelly Trietsch, Planner/Historic Preservation Officer (HPO)

### Case Summary

The applicant has submitted this request to remove certain materials from the building for the purpose of evaluating the extent of damage from rot and deterioration, measuring for the retrofitting of steel beams for structural support, and matching the size and profile of significant architectural features such as trim, tongue and groove decking, and clay tile roof materials.

Ordinance 2012-18, the Belton Historic Preservation Ordinance, replaced Section 29 of the Zoning Ordinance. Section 29.5.8, Responsibilities of the Commission, requires the HPC to monitor and report to the Texas Historical Commission all actions affecting any Recorded Texas Historic Landmark, State Archaeological Landmark, National Register Property, and any locally designated property, as deemed necessary. Now that the City of Belton has gained Certified Local Government status, an annual report is due to the Texas Historical Commission outlining such reviews and recommendations of the Commission.

### Historic District

Listed on the National Register of Historic Places (1983)  
Recorded Texas Historic Landmark (1977)

## **Background Information**

This present building at 1004 North Main Street was built in 1902 and is listed on the National Register of Historic Places and is a Recorded Texas Historic Landmark. The Miller-Curtis House is a two-story structure of load-bearing masonry characterized by the basic plan of a Queen Ann mansion yet incorporates Colonial Revival expressions. A few of the basic features of the house include the hipped roof composed of clay tile, the low basement of rough-cut ashlar limestone blocks topped with smoothly finished ashlar limestone masonry and walls of red brick laid with rolled mortar containing a pigment similar in hue to the brick. Some of the finer details of the exterior include the 12 squared columns which taper from top to base and stand on slim consoles at the height of the balustrade's railing and the scrolled brackets located in the eaves above the architrave, each adorned with a ball pendant on the extremity of the bracket. Most of the windows are double-hung, wooden-sash construction with limestone lintels and sills. The original dormers consist of single-light, wooden-sash casements. There have been alterations to a few of the dormers.

## **Findings**

In the 1970's, a previous owner made some alterations to the Miller-Curtis House to accommodate the addition of apartments on the second floor and in the attic. The alterations to the exterior were mostly concentrated on the west façade and were not structural in nature. Overall, this building has retained most of the significant exterior architectural features.

The applicant is requesting approval to conduct exploratory demolition to investigate the amount of damage and deterioration to the exterior of the house. Damage has been noted to the tongue and groove decking on the porch, wood rot to the fascia, crown, soffit, siding, trim and columns, as well as significant sagging in the beams supporting the porch area. Some of the brackets in the eaves will be removed to evaluate the extent of damage. The removed brackets will be used as a template to create replicas to replace the brackets too badly damaged for repair. Portions of the clay tile roof will also be removed and replaced. All materials removed from the house will be used to replicate the profiles of the original composition and arrangement of the structure's design.

Where structural issues are present, the applicant is proposing to add additional support with steel beams and columns. The steel beams and columns would be wrapped in wood replicate of the unique design to give the appearance of the original intention in design.

After review of *The Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings*, this proposal appears to be appropriate and a Certificate of Appropriateness (COA) may be granted pending Historic Preservation Commission approval.

**Recommendation**

Recommend approval of this request for exploratory demolition to evaluate damage and pull sample material to replicate at the Curtis Mansion, 1004 North Main Street.

Any future COA applications proposing work within the bounds of ordinary maintenance as outlined in Section 29.9 shall be considered for administrative approval. The HPO will provide updates to the Commission on the progress of work at this location.

**Attachments:**

1. Certificate of Appropriateness Application
2. Location Map
3. COA notice to owners
4. Photograph Exhibits
5. National Register of Historic Places Nomination Form

COA Administrative Approvals		Exhibit B
Date	Address	Type of Repair
07/16/2018	604 North Penelope Street	Replace 5 damaged boards front porch eaves
07/26/2018	206 North Penelope Street	Fence and Repair Concrete
07/31/2018	703 North Penelope Street	Residential Irrigation System