

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, February 15, 2018

The Historic Preservation Commission met at 5:00 P.M. in the Wright Room at the Harris Community Center. The following members were present: Sheila Donahue, Dorothy Coppin, Barrett Covington, Tammie Baggerly and Diane Pressley. The following Staff Members were present: Director of Planning, Cheryl Maxwell, Planning Clerk, Laura Livingston, Planner, Kelly Trietsch, and Director of IT, Chris Brown.

1. Call To Order.

Ms. Donahue called the meeting to order at 5:00 p.m.

2. Minutes from the previous meetings.

Ms. Baggerly made a motion to approve the minutes from the December 14, 2017 meeting with a correction to the name of who called the meeting to order from Ms. Donahue to Ms. Baggerly. Ms. Coppin seconded the motion. The minutes were approved unanimously with 4 ayes, 0 nays.

3. Administer Oath of Office to Historic Preservation Commission appointee, Barrett Covington.

Barrett Covington was sworn-in as the newest HPC member.

4. H-18-01 Consider a request to remove stucco from the exterior wall, repair the brick façade, and replace the doors and windows of the building at 107 North East Street, located in the Downtown Belton Commercial Historic District, on the east side of North East Street, south of West 1st Avenue, and north of West Central Avenue.

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

Chair Donahue opened the public hearing. She asked if the applicant was present at the meeting. Mr. Antonio Gonzales, 10 Belle Starr Drive, Morgan's Point Resort City, said as Ms. Trietsch explained he wants to restore the storefront and replace the windows and doors. They were able to salvage old brick from the interior. Mr. Gonzales has more than 4,000 bricks he salvaged, so if anything is broken or bricks are deteriorated we can replace them with these bricks. Mr. Gonzales said they are very excited and if they can receive approval they will move forward.

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

Ms. Baggerly said often in our downtown, the buildings have awnings. She asked if the applicant was planning to add awnings? Ms. Trietsch replied no, not at this time. The request right now is only to make repairs and replace the windows and doors. In the future, they will submit plans that may include things such as awnings. Ms. Baggerly said, so this is the first step? Yes, Ms. Trietsch replied.

Ms. Baggerly made a motion to approve item H-18-01, to remove stucco from the exterior wall, repair the brick façade, and replace the doors and windows of the building at 107 North East Street. Ms. Pressley seconded the motion. The item was approved with 5 ayes, 0 nays.

- 5. H-18-02 Consider a request to construct a new residential structure at 202 Shine Street, located in the Lower West Belton Historic District, on the southwest corner of Shine Street and North Pearl Street.**

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

Chair Donahue opened the public hearing. Ms. Rhonda Carpenter, 101 North East Street, said she will be building the house with the applicant Mr. Wagner who was not able to attend the meeting, so she can answer any questions of the Commission.

Ms. Ida Rendon, 410 North Pearl Street, which is next to 202 Shine Street, offered comments. She said she was a bit concerned about her privacy since the second story windows will face her home. Ms. Carpenter showed Ms. Rendon the plans and the side facing her home which includes the master bathroom window that is composed of translucent glass for more privacy. No other windows are located on that side of the home, Ms. Carpenter said, and it's because they wanted to respect the neighbor's privacy. Ms. Rendon asked if she had any suggestions about the fence. Ms. Carpenter said they can figure it out. Chair Donahue asked Ms. Rendon if she was satisfied with those answers? Ms. Rendon responded yes; it's just been vacant for so long. With no one else requesting to speak, Chair Donahue closed the public hearing.

Ms. Baggerly made a motion to approve item H-18-02, to construct a new residential structure at 202 Shine Street. Mr. Covington seconded the motion. The item was approved with 5 ayes, 0 nays.

- 6. Update the Historic Preservation Commission regarding administrative approvals granted by the Historic Preservation Officer.**

Ms. Trietsch updated the HPC on administrative approvals (Exhibit C).

With no further business, the meeting was adjourned at 5:27 p.m.



Chair, Historic Preservation Commission

Staff Report – Historic Preservation Commission



Date: February 15, 2018
Case No.: H-18-01
Request: Remove Stucco, Repair Wall, Replace Doors and Windows
Address: 107 North East Street
Applicant/Owner: Antonio Gonzalez

Agenda Item

H-18-01 Consider a request to remove stucco from the exterior wall, repair the brick façade, and replace the doors and windows of the building at 107 North East Street, located in the Downtown Belton Commercial Historic District, on the east side of North East Street, south of West 1st Avenue, and north of West Central Avenue.

Originating Department

Planning Department – Kelly Trietsch, Planner

Case Summary

The applicant has submitted this request to remove the stucco from the exterior brick wall on the front of the building, repair the brick wall, and replace the doors and windows at 107 North East Street.

Historic District

Downtown Belton Commercial Historic District

Background Information

This building at 107 North East Street was built in 1895 as a one part commercial block with a cast iron storefront. 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 107 North East Street needs to remove the stucco from the façade of the building to assess the condition of the brick façade and make any necessary repairs in order to prevent further deterioration of the structure. The applicant is proposing to repair and restore the original brick façade. A major renovation took place at this location in the 1960's and the windows and doors were replaced with aluminum framed glass windows and doors. The applicant

proposes to remove the aluminum frames and replace these with wood framed glass windows and doors, reflective of the original 1895 storefront. The applicant proposes to uncover the original transom windows, currently covered with plywood, and restore the wood framed, glass transom windows, also reflective of the original storefront of 1895.

Findings

The applicant has presented a scope of work outlining the careful removal of the stucco, appropriate repair of the mortar and brick, and a rendering of the wood-framed windows and doors. During the removal of the stucco from the brick, the white paint on the steel columns will also be carefully removed and the applicant will reseal the columns with black paint. The proposed removal of the stucco and the restoration of the front elevation of this structure will not negatively affect the architecturally significant features of this building. The applicant is working to restore the original brick façade and highlight the key historical architectural elements of this building, such as the horizontal design detail element of the parapet.

Recommendation

Recommend approval of this request to remove the stucco from the exterior wall, repair the brick façade, and replace the doors and windows of the building at 107 North East Street, located in the Downtown Belton Commercial Historic District.

Attachments:

1. Certificate of Appropriateness Application
2. Location Map
3. Property Owner Notification Letter
4. Photo of current front facade
5. Rendering of proposed wood doors and windows

Staff Report – Historic Preservation Commission



Date: February 15, 2018
Case No.: H-18-02
Request: New Residential Construction
Address: 202 Shine Street
Applicant: Adam Wagner & Ronda Carpenter

Agenda Item

H-18-02 Consider a request to construct a new residential structure at 202 Shine Street, located in the Lower West Belton Historic District, on the southwest corner of Shine Street and North Pearl Street.

Originating Department

Planning Department – Kelly Trietsch, Planner

Case Summary

The applicant has submitted this request to construct a new residence at 202 Shine Street.

Historic District

Lower West Belton Historic District

Background Information

Located in the Lower West Belton Historic District, 202 Shine Street is currently an empty residential lot located near the southwest corner of Shine Street and North Pearl Street. A Craftsman-style house built in 1925 once occupied this lot but it was demolished due to deterioration and unsafe conditions. The Lower West Belton Historic District contains an excellent range of buildings constructed between 1870 and 1935. Sixty-one percent of the buildings in this district are Contributing. Most of the buildings that are Non-Contributing have been classified that way because of the replacement of wood siding and windows with vinyl. A few buildings are Non-Contributing because they were constructed after the period of significance. New construction that strives for compatibility with the surrounding structures contained within the Lower West Belton Historic District is an appropriate use for this vacant lot.

Findings

The applicant is requesting approval to construct a new residence on this lot. The proposed house is a two-story, 3 bedroom, 2.5 bath layout with approximately 1,855 square feet. There is a proposed attached 2 car, side-entry garage measuring 22' by 23'. The driveway and walkway will be cement.

The proposed design of the house takes into consideration the surrounding housing characteristics and integrates similar materials and colors such as 7" horizontal Hardie Plank siding, 7'10" windows framed in bronze, black composition roofing, and bright white window trim with creamy white as the dominant paint color for a subtle contrast. The base of the house will have a brick façade reaching up to two feet where it joins with the horizontal siding. A vertical Hardie Plank batten board will serve as an accent feature in three of the front gables. All proposed façade coverings are durable, low-maintenance, masonry-like materials. The wooden accent pieces in the gables will be stained Espresso. The exterior doors are proposed to be constructed of solid wood and stained espresso in coordination with the solid wood exterior accents found in the gables and porch posts.

It is staff's judgment that this request for new construction be approved. The applicant and their contractor have taken great care to present a design that is complementary to the housing stock of the Lower West Belton Historic District and support the integrity of the district and its unique architectural characteristics.

Recommendation

Recommend approval of this request to construct a new residential structure at 202 Shine Street, located in the Lower West Belton Historic District

Attachments:

1. Certificate of Appropriateness Application
2. Location Map
3. Property Owner Notification Letter
4. Elevations Renderings
5. Examples of Proposed Materials
6. Photographs of surrounding area

COA Administrative Approvals		
Date	Address	Type of Repair
01/25/2018	406 North Beal Street	Roof Replace Composition
02/09/2018	418 North Pearl Steet	Sewer Yard Line and Partial Sidewalk