

Minutes of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, June 7, 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 and Planner, Kelly Trietsch.

1. Call To Order.

Chair 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 May 10, 2018 meeting. Ms. Coppin seconded the motion. The minutes were approved unanimously with 5 ayes, 0 nays.

3. H-18-04 Consider a request to relocate a gas line, add a balcony, and authorize a Façade Improvement Grant at 107 North East Street, located in the Downtown Belton Commercial Historic District, on the east side of North East Street, south of East 1st Avenue, and north of East Central Avenue.

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

Chair Donahue opened the public hearing. Mr. Brent Snyder, 512 Marshall Drive, said he's excited to get started and appreciates the support. The purpose is to provide more seating in the restaurant with the addition of the balcony, he said. Mr. Antonio Gonzales, 10 Belle Starr Drive, is one of the owners of 107 North East Street. He said they are working hard to restore the front facade and remove the stucco. He said this will bring something new to Belton and attract more people to Belton and North East Street.

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

Ms. Pressley asked about the balcony and if it was like a pergola? Ms. Trietsch said the pergola is allowed to extend to the front facade of the building and from the street you still will see very little of the pergola. Ms. Baggerly said there was another use of the Façade Improvement Grant on Central Avenue and the balcony required a ladder that could be dropped down. Mr. Gonzales said they discussed the ladder and found one that looks like a downspout for emergency use. The fire marshal said they can use that as an emergency escape route, he said. Ms. Baggerly asked if it's hidden or visible from the street? Mr. Gonzales said it will be placed nearer to the building or the front of the building where there is access. Ms. Trietsch said that item would fall under an administrative approval. Ms. Baggerly said a previous request was similar, but Ms. Trietsch said as it is appearing like the guttering it can be administratively approved. Mr. Snyder said there was some discussion between the fire marshal about the use of a ladder as an exit at a location that serves alcohol. Ms. Trietsch said this building will have fire sprinklers which is a great improvement to the safety of the building.

With no other questions from the Commission, Chair Donahue entertained a motion. Ms. Baggerly made a motion to approve item H-18-04, to relocate a gas line, add a balcony and authorize a Façade Improvement Grant at 107 North East Street. Mr. Covington seconded the motion. The item was approved with 5 ayes, 0 nays.

- 4. H-18-05 Consider a request to install an ADA ramp on the north side of the building located at 815 North Main Street on the southeast corner of the intersection of North Main Street and East 9th Avenue.**

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

Chair Donahue opened the public hearing, with no one requesting to speak she closed the public hearing.

Ms. Baggerly asked whether the ramp will be painted to match the business? Ms. Jonathan Striclyn, 1107 Westbury, Temple, said it will remain pre-treated lumber with no paint or stain.

Ms. Baggerly made a motion to approve item H-18-05, to install an ADA ramp on the north side of the building located at 815 North Main Street on the southeast corner of the intersection of North Main Street and East 9th Avenue. Ms. Coppin seconded the motion. The item was approved with 5 ayes, 0 nays.

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

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

Chair Donahue asked about 618 North Penelope Street and the skirting that has been removed. Ms. Trietsch said the property is on the radar and they have reached out to them. Chair Donahue said paint has been scraped from the contributing structure and thought to bring it to Ms. Trietsch's attention. She said she will give an update at the next meeting.

Ms. Trietsch said café lights have been installed at the Bold Republic Brewery and the City has released a temporary COA as they continue their research. The concern had to do with Belton's Scenic City status, which is no longer a concern, she said. They are working to define café lights and for it to become acceptable within the language of the local standards.

- 6. Update the Historic Preservation Commission on the status of the Historic Placard program, the Local Historic Landmark Designation program, and the City of Belton's new Certified Local Government status post to the National Park Service Heritage & Historic Preservation Facebook page.**

Ms. Trietsch received some feedback from last month's meeting and asked for review of the documents before it is presented to the City Council. This included reviewing the medallions for the Local Historic Landmark Designation program. City Staff suggested the Belton Standpipe as a Local Historic Landmark with the City intending to restore the structure that was constructed in

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1913. She asked the Commission if the Belton Standpipe would be a good first choice for designation. It was also recommended to use the standpipe as the design on the proposed Local Landmark medallion. The Commission seemed to agree.

Chair Donahue suggested a red, white and blue enamel (Montgomery County) for its medallions and it is eye-catching.

With no further business, the regular meeting concluded at 5:30 p.m.

A handwritten signature in black ink, appearing to read "S. Donahue", written over a horizontal line.

Chair, Historic Preservation Commission



Staff Report – Historic Preservation Commission

Date: June 7, 2018
Case No.: H-18-04
Request: Relocate Gas Line, Add Balcony, Authorize FIG
Address: 107 North East Street
Applicant/Owner: Antonio Gonzalez

Agenda Item

H-18-04 Consider a request to relocate a gas line, add a rooftop balcony, and authorize a Façade Improvement Grant at 107 North East Street, located in the Downtown Belton Commercial Historic District, on the east side of North East Street, south of East 1st Avenue, and north of East Central Avenue.

Originating Department

Planning Department – Kelly Trietsch, Planner/HPO

Case Summary

The applicant has submitted this request to relocate a gas line, add a rooftop balcony, and request authorization of a Façade Improvement Grant at 107 North East Street (dba Oakfire Pizza and Brew).

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 has performed restoration work on the interior of the structure. Previous approval by the HPC was given for the removal of 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 has since begun the process 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. Previously, the HPC granted approval for the applicant to remove the aluminum frames and replace these with wood framed glass windows and doors, reflective of the original 1895 storefront. Also, the applicant is in the process of restoring the original transom windows, currently covered with plywood, to wood framed, glass transom windows, also reflective of the original storefront of 1895.

Since the HPC meeting in February, the applicant has evaluated the condition and location of the utilities serving this location. The current location of the gas line is an area proposed for the placement of a set of custom, wooden double doors. The gas line needs to be relocated to accommodate the appropriate restoration of the storefront. ATMOS will leave the meter below grade in the public right-of-way. The service line extending from the meter to the building is the responsibility of the property owner. The applicant will remove the line entering the building just above the floor level and place a new line below grade to enter the building inconspicuously and provide a covered access to a cutoff valve just inside the building.

The applicant has applied for a Façade Improvement Grant which includes much of the work outlined above as well as an addition to the rooftop with a balcony. These additions and work to the façade of the building are estimated at a total cost of \$39,473.87 and the applicant is requesting the maximum grant amount of \$10,000.

The addition of this balcony will allow for more dining space and provide an awning over the sidewalk. The balcony will extend approximately 7'-0" from the front of the building and is proposed to mimic the placement of the awning currently found at 300 East Central Avenue (Miller's). The balcony is proposed to be placed above the decorative cornice as to not distract from or damage the most architecturally significant element of the façade. The columns are to be constructed of steel and painted with Behr 'Night Club #N-500-7'. The underside of the balcony visible to the traveling public will be steel and the railing above will be vertical and painted to match the steel columns similar to other balconies found along Central Avenue and consistent with the overall style and architecture of the Downtown Belton Commercial Historic District.

The rooftop addition will have a setback of 13'-6" for the stairwell area and 24'-0" for the main rooftop structure. The façade of the addition will consist of reclaimed brick from the interior of the original building, minimal frame glass sliding doors, a window consistent with the size and look of the rebuilt transom windows below, and stucco. A small portico constructed of wood is proposed to connect to the new rooftop addition not to extend further than the original façade. The addition has been designed in a manner consistent with the *SOI Standards for Rehabilitation* where it is stated, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic

integrity of the property and its environment.” Staff referred to the guidance provided in the National Park Service’s Preservation Brief 14 *New Exterior Addition to Historic Buildings: Preservation Concerns* to address the sensitivities of a project requiring a rooftop addition for adaptive use of an historic structure.

Findings

The applicant has presented architectural drawings and a scope of work outlining the relocation of the gas line, rooftop addition, and balcony. The proposed restoration of the front elevation of this structure and the proposed rooftop addition and balcony 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, consistent with the Secretary of Interior’s Standards for Rehabilitation.

After careful review of the Secretary of the Interior’s Standards for Rehabilitation, this proposal appears to be consistent with and compatible within the Downtown Belton Commercial Historic District and a Certificate of Appropriateness may be granted pending Historic Preservation Commission approval. The applicant’s request for a Façade Improvement Grant in the amount of \$10,000 meets the criteria for a favorable recommendation to City Council.

Recommendation

Recommend approval of this request to relocate a gas line, add a balcony, and authorize a Façade Improvement Grant 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. Façade Improvement Grant Application and supporting documents
5. Photo of current front facade
6. Architectural renderings of the proposed façade work, rooftop addition and balcony
7. Photo of current gas line location
8. Rendering of proposed windows and doors
9. Paint exhibit
10. Photo of rebuilt transom windows

Staff Report – Historic Preservation Commission



Date:	June 7, 2018
Case No.:	H-18-05
Request:	Install ADA Ramp
Address:	815 North Main Street
Property Owner:	Christi Lichota
Applicant:	Jonathan Striclyn

Agenda Item

H-18-05 Consider a request to install an ADA ramp on the north side of the building located at 815 North Main Street on the southeast corner of the intersection of North Main Street and East 9th Avenue.

Originating Department

Planning Department – Kelly Trietsch, Planner/HPO

Case Summary

The applicant has submitted this request to install an ADA ramp on the north side of the building to provide access from the parking area to the main entrance of the building.

Historic District

North Central Belton Historic District

Background Information

The building at 815 North Main Street was constructed in 1925 and is located in the North Central Belton Historic District. The North Central Belton Historic District contains an excellent range of buildings constructed between 1870 and 1959. Seventy percent of the buildings in this district are Contributing. 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 2012 City of Belton Historic Resources Survey states that the architectural style associated with this residence is Bungalow front gabled with Craftsman stylistic influence. An alteration to the building to add a rear second story addition was undertaken around the year 1960.

Findings

The applicant proposes to install a wooden ADA ramp on the north side of the main building to provide accessibility to the porch and main entrance to Blooming Tree Maternity. The proposed ADA ramp on the north-facing side of the building will be constructed of pre-treated wood and designed to match the existing railings of an exterior wooden staircase located on the property. The addition of the ADA ramp will show a distinct designation from the original porch area, and will have a minimal impact to the façade of the structure.

The applicant has presented a site plan and pictures of the proposed materials and design of the ADA ramp. The ADA ramp is proposed on the north side of the structure to allow for full accessibility to the front and main area of the structure from the parking area. The proposed ADA ramp is planned for construction on a street-facing façade but will not alter the look of the building's primary façade facing Main Street. The ADA ramp has been designed to be free from the building and can be removed without damage to the façade.

After careful review of the Secretary of the Interior's Standards for Rehabilitation, this proposal appears to be consistent with the North Central Belton Historic District and a Certificate of Appropriateness may be granted pending Historic Preservation Commission approval.

Recommendation

Recommend approval of this request to install an ADA ramp on the north-facing façade of the building.

Attachments:

1. Certificate of Appropriateness Application
2. Location Map
3. Photo of current elevations - west (primary) elevation and north elevation
4. Site plan showing new additions
5. Photo representative of proposed material and design of ADA ramp

COA Administrative Approvals

Exhibit C

Date Address

Type of Repair

05/29/2018

503 East 8th Avenue

Expand Concrete Parking, Shed Addition in Backyard