

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, July 11, 2013

The Historic Preservation Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair, Nelson Hutchinson, Larry Guess, Sheila Donohue, Randy Stumberg and Tammie Baggerly. The following Staff Members were present: Planning Director, Erin Newcomer, City Manager, Sam Listi, and Planning Clerk, Laura Arevalovalle.

1. Call To Order.

The meeting was called to order at 5:32 P.M.

2. Minutes from the previous meetings.

Mr. Guess made a motion to approve the minutes as written. Mr. Stumberg seconded the motion and they were approved unanimously with 5 ayes, 0 nays.

3. H-13-16 Consider a request to level the house; demolish the rear addition; construct a wood deck in the rear; demolish and reconstruct a concrete porch in the front; install a HVAC unit; remove an existing side door and back door, then cover those openings with hardy plank; remove 3 dead hackberry trees; construct a concrete circular driveway; remove the carport; and repaint the house at 905 North Main Street, located in the North Central Belton Historic District, south of East 10th Avenue and north of East 9th Avenue.

Ms. Newcomer presented the staff report.

Mr. Guess asked if the house was in a historic district and Ms. Newcomer stated that it was in the North Central Belton Historic District. Mr. Guess inquired if the applicant was going to take off the back of the house. Ms. Newcomer stated that they would demolish only the addition and construct a porch in the same location. Mr. Guess asked what zoning district the house was in and Ms. Newcomer explained that it was zoned University Campus, which allows for residence and ministry services. Mr. Guess asked if it was a shared access driveway. Ms. Newcomer explained that it was a shared access driveway to the south. Mr. Guess asked if it was formerly a duplex and Ms. Newcomer responded that it was. Mr. Guess inquired if the parking was in the rear. Ms. Newcomer explained that parking is still under discussion.

Ms. Baggerly asked if the students would be able to park at UMHB, which is across the street from the house. Ms. Newcomer stated that the students would be able to walk from UMHB to the house and that staff will ensure that there is adequate parking on site. Reverend James Misko, 210 E. 24th Street, stated when the new traffic light is installed at the intersection of 9th Avenue and Main Street, there will be a cross walk that will allow students to go back and forth from the school. The house will be used as a social fellowship for prayer service and studies on the southern side and the northern side will be the Campus Minister's residence. Ms. Baggerly expressed concern with the property getting too congested with cars. Ms. Newcomer stated that the backyard is deep enough to contain the amount of parking required. Reverend James Misko stated the backyard can fit six cars. Ms. Newcomer reiterated that staff will look at the site to ensure that there will be adequate parking when the building permit is issued. Reverend James Misko stated that he would like students to feel free to walk there if they wish.

Mr. Guess asked what type of siding is the original house. Ms. Newcomer stated that it was wood siding. Mr. Guess asked if they were being encouraged to salvage the siding from the side and use it for the door openings, rather than hardy-plank. Ms. Newcomer stated that it was the same width as what they have now and that she was the one who suggested they utilize the siding on the addition. Mr. Guess stated that he was in favor of that because it would match the existing wood siding. Reverend James Misko stated that they are not completely sure if they will close in the door opening yet, they just want it to be an option if they choose to do so. Ms. Newcomer explained that Father James Misko originally wanted to close in the door opening in the rear to create a division between the residence and the fellowship unit. Reverend James Misko also stated that it would be more accommodating for the neighbors to just have the front and back door as an entrance.

Mr. Hutchinson inquired about the internal use of building and if it would be converted back to a home in the future. Reverend James Misko stated that it could be converted back into a house and he explained that the unit on the left (northern side) will remain living quarters for the Campus Minister, while the unit on the right (southern side) will be used for the Campus Ministry. The back door will have access to the Campus Ministry, while the living quarters will not, to have better separation between them. Reverend James Misko also stated that there will be set hours of operation for the Ministry and by-laws created. Ms. Newcomer added that the house was not originally a duplex when it was constructed.

Mr. Guess made a motion to approve the request to level the house; demolish the rear addition; construct a wood deck in the rear; demolish and reconstruct a concrete porch in the front; install a HVAC unit; remove an existing side door and back

door, then cover those openings with hardy plank; remove 3 dead hackberry trees; construct a concrete circular driveway; remove the carport; and repaint the house at 905 North Main Street, located in the North Central Belton Historic District, south of East 10th Avenue and north of East 9th Avenue. Mr. Stumberg seconded the motion and it was approved unanimously with 5 ayes, 0 nays.

4. H-13-17 Consider authorizing a Façade Improvement Grant to B.K. Blair, 103 North Main Street.

Ms. Newcomer presented the staff report.

Mr. Guess asked if the area in consideration was behind the building and Ms. Newcomer stated that it is adjacent to the public alley. Ms. Baggerly asked if the walls being built will be under the existing roof line. B.K. Blair, 1414 Ridgway, stated that it would only extend as far as the existing roof line. Mr. Blair stated that the existing roof will remain and the proposed block will match the existing block on the building.

Mr. Guess asked if it falls within the guidelines for a Façade Improvement Grant and Ms. Newcomer explained that it does because it is an area that is visible to traveling public. She stated that the applicant will clean up the area by installing the split faced CMU block and removing the vines.

Ms. Baggerly asked what would happen to the tires that are currently by the fence. Mr. Blair explained that they will either be in the same location or back to the side. The tires are scheduled to be picked up weekly; however, the company's truck is currently broken down.

Mr. Hutchinson asked if it still qualifies for the Façade Improvement Grant even though the fenced area was not part of the original building. Ms. Newcomer stated that it qualifies due to the site constraints of the buildings within the CBD area.

Mr. Guess asked if the decision was a staff or City Council decision. Mr. Sam Listi explained that it is ultimately a City Council decision; however, because the building is in the Historic District, it must come before the Historic Preservation Commission first.

Ms. Donohue made a motion to approve authorizing a Façade Improvement Grant to B.K. Blair, 103 North Main Street.

Mr. Guess seconded the motion and it was approved unanimously with 5 ayes, 0 nays.

5. H-13-18 Consider a request to demolish the existing parapet and canopy at 204 East Central Avenue, located in the Downtown Belton Commercial Historic District, east of North East Street and west of North Penelope Street.

Mr. Stumberg abstained from the case.

Ms. Newcomer presented the staff report.

Mr. Guess asked if the space was going to be cleared and Ms. Newcomer responded that it would be. Mr. Guess asked if there was a guarantee that a building will be built there. Ms. Newcomer stated that there is no guarantee; however, the structure is currently not safe and removing it will be an enhancement. Mr. Guess stated that he is worried that nothing will be built there because the applicant would have to come before the HPC again before building a project. Mr. Listi explained that the applicant is actively involved in the process and has met with Ms. Newcomer and the Fire Department, which is the first step to the process.

Mr. Guess stated he is surprised that the applicant is not utilizing the 16 inch setters because they look sturdy and are not sagging more than an inch. Ms. Newcomer stated that they are rotting and the Building Official has stated they are not in good condition. Mr. Hutchinson stated that he likes the idea of a building being there, but not a gaping hole.

Ms. Newcomer stated that the applicant has indicated that this is timely matter because of the time that it takes to demolish the canopy and parapet. She also stated that the applicant would like to bring the building plans to the HPC meeting next month.

Ms. Baggerly stated that she has been in some of the other projects that the applicant has done, such as the Gin, and he does phenomenal work. She stated that a nice clean hole would be better than the current structure, because it could be a spot for trouble.

Ms. Baggerly made a motion to approve the request to demolish the existing parapet and canopy at 204 East Central Avenue, located in the Downtown Belton Commercial Historic District, east of North East Street and west of North Penelope Street. Mr. Guess seconded the motion. The motion was approved with 4 ayes, 0 nays, and 1 abstention.

6. H-13-14 Consider a request to construct a storage addition at 219 South East Street, located in the Downtown Belton Commercial Historic District, south of Water Street and north of Nolan Creek.

Mr. Stumberg abstained from the case.

Ms. Newcomer presented the staff report. Ms. Newcomer also added that she administratively approved windows for Weigh Station, which is on the same property as this building, to allow for indoor seating.

Ms. Baggerly asked what the metal will look like. Mr. Guess asked if it was consistent with the metal currently on the building and if it was visible from the bridge. It was concluded that this area is visible from the bridge. Ms. Newcomer stated that there is a mixture of metal and masonry on the current building.

Ms. Donohue asked what the percentage requirement is for masonry. Ms. Newcomer explained that the City of Belton Design Standards requirement is 90% masonry; however, it is staff judgment to ensure that it matches the area. For example, in a historic area where most homes are constructed with wood siding, staff would not recommend utilizing 90% masonry on an infill structure. Instead, staff would recommend utilizing wood siding like the surrounding homes. Ms. Donohue asked if the metal was corrugated galvanized metal siding. Ms. Newcomer referred to the pictures for clarification and it was determined that it was corrugated galvanized metal siding.

Ms. Baggerly asked if the addition would strictly be used for storage purposes and Ms. Newcomer stated that it would be. Mr. Guess asked if the metal was consistent with the other buildings. Mr. Hutchinson pointed out a picture that showed a metal roof. Ms. Baggerly pointed that there was also brick. Ms. Donohue asked if the metal would be painted and Ms. Newcomer stated that it would not. Ms. Donohue asked if it would be the same metal that is seen on the roof and also visible from the bridge. Ms. Newcomer stated that it would be visible from the bridge and the applicant has indicated he will construct the addition with the same metal that is currently on the front of Coronas. She stated that split faced CMU is currently on the back of the building now. Ms. Donohue asked if the applicant indicated to Ms. Newcomer why they did not want to use the same masonry as what was used on other portions of the building. Ms. Newcomer stated that the applicant was not asked that question because staff felt metal was acceptable since the front of the building currently has the same metal.

Mr. Hutchinson inquired about the possibility of requiring masonry on the (western) wall facing Main Street. Ms. Newcomer stated that it would be up to the HPC. Ms. Donohue stated that she could be more supportive of that and expressed concern with the appearance. She stated that there has been a great deal of effort improving this area.

Mr. Hutchinson inquired about stucco and Ms. Newcomer explained that if the HPC is concerning about the applicant abiding by the 90% masonry requirement, according to the design guidelines, stucco is not masonry and only 20 percent of the building can be stucco. Ms. Donohue asked if there was a cause for concern with joining a stucco wall to a wall made of corrugated metal. Mr. Guess responded that it was not.

Mr. Guess asked if the item could be tabled so that Ms. Newcomer could meet with the applicant and ask why they are not considering matching the other walls, especially with the wall that is facing Main Street.

Ms. Baggerly stated that there should be more consistency since the rear walls visible to the traveling public will be concrete block, metal, and colored red. Ms. Newcomer stated that there is a mixture of different wall materials on the front of the buildings that are connected.

Mr. Hutchinson stated that this area is part of the first impression people get driving downtown and that it should be Belton's priority to make sure it is visually appealing. Ms. Baggerly stated with the new overpass being completed, there may be more traffic coming down Main Street.

Mr. Hutchinson asked if there was time sensitivity for this case as well. Ms. Newcomer stated that she was not aware of any time constraints.

Mr. Guess made a motion to table the item until there is further discussion with the applicant concerning the western wall. Ms. Baggerly seconded the motion, and it was approved with 4 ayes, 0 nays, and 1 abstention.

With no further business, the meeting was adjourned at 6:15 p.m.

Chair, Historic Preservation Commission