

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, July 25, 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 and Tammie Baggerly. The following Staff Members were present: Planning Director, Erin Newcomer 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. Ms. Baggerly seconded the motion and they were approved unanimously with 4 ayes, 0 nays.

3. 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.

Ms. Newcomer presented the staff report.

Mr. Guess asked if the applicant was using metal because of the expense and the applicant, Robert Dominguez, 703 N. Main, responded that metal is actually an expensive material to use. Mr. Dominguez also stated that during the construction of the building, they removed the old metal and re-used it. He stated that when the building was built in 1927, metal was the main material for construction, similar to the Gin. It wasn't until the building was used as the Farmer's Co-op that glass block was added, which has since been removed. Mr. Dominguez stated that they used a small amount of stucco around the restaurant; however, they chose metal as the main exterior material because it is a similar material to the existing buildings. Mr. Guess asked if there was a brick ledge and Mr. Dominguez stated that there is not. Mr. Guess asked if there was any old metal remaining. Mr. Dominguez said that they have used all of it and there is none remaining. They will use vinegar to acidize the metal to help the aging process. Mr. Guess asked if the metal was a corrugated or arc panel style. Mr. Dominguez stated that it was corrugated metal. He stated that there is one spot on the roof that was arc panel, but the rest is corrugated, as this was the principle building material in the 1920's.

Ms. Baggerly stated the main concern at the previous Historic Preservation Commission meeting was that the back of this building faces Main Street and as traffic increases that way, the back of these businesses are visible to the traveling public into Belton. If metal is approved on the back of this building, all of the surrounding businesses in this area could potentially be constructed with metal and may not look as nice as the front of the building. Mr. Dominguez appreciated her concern, but stated that every business has a front and back door, having two front doors is impossible to maintain. He stated that they attempt to maintain the back door on all of their businesses to ensure they are visually appealing. Most people say the lights that are strung in the front of the building bring them to the restaurant. Mr. Dominguez further stated that unfortunately the business is not positioned toward the bridge on Main Street; however, if it were, they would have lost the quality of the courtyard. Mr. Dominguez referenced the materials that the other buildings in this vicinity are utilizing and stated that by using metal on this

building, it will restore the historical integrity of the building. Ms. Baggerly stated that in the prior meeting the Commission discussed the possibility of having a mixture of materials, like the front of the building and the accents on the Weigh Station. Ms. Baggerly stated that she understands this is the back door; however, the back door is visible as well. She asked the applicant if there was a way to add detail or accent to match the front, so that it is not a single pane of corrugated metal.

Mr. Guess suggested constructing metal on one half and a different material on the other half. Mr. Dominguez responded that if he were to only install metal on one half, you might as well construct a different material on the entire wall. Mr. Dominguez asked the Commission what the other half would be. Mr. Guess suggested a break in the middle to give it character or a band to break up the long wall, such as a 6 inch piece of metal. Ms. Baggerly remarked that it would visually increase the interest by adding detail and asked the applicant if it was a possibility. Mr. Dominguez stated that if there was a band in the middle, it would not be seen without color. He stated that it is simply a storage facility for them. He stated that an L flashing is simple to install, but he doesn't believe that it will have the effect that the Commission desires.

Mr. Hutchinson remarked that the property is the front porch coming into the Downtown Belton area and it is the motive of the Committee to make it as aesthetically pleasing as possible. He stated that he understands that it is a storage unit and the applicant may not want to invest a lot of money into the façade of a storage unit; however, it is a welcome mat to Belton. Mr. Hutchinson stated that there is metal utilized in the courtyard, but it is used only as an accent to the other materials being used; whereas, it appears that in this request, the applicant is requesting to construct the entire wall with metal. He suggested that the applicant could install a band or break the metal up, using the existing brick or stucco. Mr. Hutchinson asked if the applicant would consider using a different material on the backside of the building to make it more aesthetically pleasing.

Mr. Guess suggested stripping the bottom with another 2 x 4 board, install L flashing and offset the flashing with boards on the top with a break in the middle. Mr. Dominguez asked if the suggestion was for a red band in the middle, L flashing on top, L flashing on bottom and then metal sheets along the remainder of the wall. Mr. Guess agreed and stated that it would add more detail to the building. Ms. Baggerly stated that it would be appropriate and visually appealing next to the other buildings.

Ms. Newcomer asked if the Commission is requiring a brick band in the middle. Mr. Dominguez stated that he would put a wood band in the middle and paint it the same color as the red brick on the front of the building. He will install metal sheets along the remainder.

Mr. Guess made a motion to approve the construction of the storage addition to include a red band in the middle, L flashing on the top and bottom with metal sheets along the remainder, at 219 South East Street, located in the Downtown Belton Commercial Historic District, south of Water Street and north of Nolan Creek.

Ms. Baggerly seconded the motion, and it was approved unanimously with 4 ayes, 0 nays.

With no further business, the meeting was adjourned at 5:49 p.m.

Chair, Historic Preservation Commission