

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, November 14, 2013

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The Historic Preservation Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Larry Guess, Randy Stumberg and Sheila Donahue. The following Staff Members were present: Planning Director, Erin Newcomer, and Planning Clerk, Laura Arevalovalle.

**Pledge of Allegiance-** Larry Guess led all present.

**1. Call To Order.**

Larry Guess called the meeting to order at 5:34 P.M.

**2. Elect from Vice Chair.**

Ms. Donohue made a motion to elect Larry Guess as Vice Chair. Mr. Stumberg seconded the motion and it was approved unanimously, 3-0.

**3. Minutes from the previous meetings.**

Mr. Stumberg made a motion to approve the minutes as written. Mr. Guess seconded the motion and they were approved unanimously, 3-0.

**4. H-13-24 Consider authorizing a Façade Improvement Grant to Erendira Garner, 106 and 108 North Main Street.**

Ms. Newcomer presented the staff report.

Mr. Stumberg asked if the paint color, Collonade Gray, would be used and Ms. Newcomer responded that it will not be used. The only color of paint that will be used is Panda White. Mr. Stumberg asked if the second story windows were painted over. The applicant, Erendira Garner, 108 North Main Street, responded that the windows were covered when they moved into the building. She also explained that they dropped the ceiling down inside of the building and the windows are unusable. The co-applicant, Ron Garner, 108 North Main Street, explained that the windows are hardy board. Mr. Stumberg noted that this area may have contained windows at one time, as they match the windows in the adjacent building. Ms. Garner agreed and said that she has seen similar buildings in other towns that have the second story windows exposed. Ms. Newcomer asked the applicant if the windows were exposed on the inside of the building and Ms. Garner stated they were not.

Ms. Newcomer noted that there is currently a modern awning at BeYoutiful salon and it would be a nice addition to have a horizontal awning. Mr. Guess asked if it was one building. Ms. Garner responded that they are two buildings. Mr. Garner stated they share the same roof. Mr. Guess asked if it is the original brick and Ms. Garner stated that she believes that it is. Mr. Guess inquired on the condition of the brick. Mr. Garner stated that it has been painted and noted the condition of the other surrounding buildings. Ms. Garner explained that when they first moved into the building, the stone wall was leaning and was being held up by a tree, so they removed it. She also noted the condition of the back of the other buildings on this block that are in need of repair.

Mr. Guess inquired on the maximum amount of the Façade Improvement Grant. Ms. Newcomer responded that the City will match up to \$10,000.00 pending City Council approval. Mr. Guess asked the applicant if they are asking for the maximum amount. Ms. Garner said that she is not requesting the maximum amount because it is not needed at this time. She stated that they originally wanted a cloth awning because it was more cost-effective. When she was informed by Ms. Newcomer that a metal awning is preferred to maintain the historic appearance of the property, she agreed since the grant would help cover the additional cost. Mr. Guess asked if the awning would extend along the entire building and Ms. Garner responded that it would. She stated that BeYoutiful Salon had raised some concerns and wanted the awning along their entire building.

Mr. Guess suggested that the applicant could expose the second story windows. Mr. Garner asked if he was suggesting exposing them for the exterior look of the building and Mr. Guess stated that he was. Ms. Garner expressed concerns about exposing the windows since they raised the ceiling. Mr. Guess stated that they could have the same ceiling level. Mr. Garner commented that it would be just for the look of the outside of the building. Mr. Stumberg stated that it does not change anything for this case; it was just a suggestion for the future and would be a great enhancement for the street. Ms. Garner stated that they would have to get estimates. Mr. Guess encouraged the applicant that she could use the remainder of the Façade Improvement Grant for such changes. Mr. Stumberg asked if she could apply for another grant to reach the maximum amount. Ms. Newcomer stated that she could and also advised the applicant that if it is cost prohibitive, she could wait 5 years and apply for another grant with the maximum amount allowed. Mr. Garner asked if the windows could be tinted, like the ones they currently have. Mr. Guess stated they could and Mr. Stumberg stated that there are several options, if this is something they want to pursue.

Ms. Donohue asked if the entire façade would be the painted the color, Panda White and Ms. Newcomer stated that it would. Ms. Donohue asked if there was going to be any detail color for the brick work along the top the building. Ms. Garner stated that the existing color of the detail has more of a yellow tint, so the trim will still be visible when the walls are painted. Mr. Garner stated that only the orange on the building will be painted. Ms. Donohue asked if the detailing on the top of the building will be painted. Ms. Garner stated that it would not be painted. Ms. Donohue inquired on the condition of it and noted that when the building is painted white, it could look unappealing. Ms. Newcomer asked if it had been painted. Ms. Garner stated that when they painted the building orange, they also painted the trim. She stated that they will be maintaining the same color on the trim, because it has a yellow tint. Mr. Guess asked if it was brick and Ms. Garner stated that it was. Mr. Garner stated that the top is brick and the box for the windows is hardy board.

Ms. Newcomer asked the applicant why they chose the color, Panda White. Ms. Garner stated that she wanted to make the building more visible, as it gets lost amongst the other older buildings. She restated that with the building being painted white with a black awning, it will make the building stand out and appear to be more updated. Ms. Donohue asked if the applicant could come back if they find that the detail color is not a good match after painting the façade Panda White. Ms. Newcomer stated that if they do paint it and are not happy with the color, they could discuss it with her and she could approve it administratively. The applicants could also apply for the remainder of the Façade Improvement Grant to cover the additional costs. Ms. Donohue asked if they would add the black metal awning, instead of the canopy and Ms. Newcomer stated that they are. Ms. Garner stated that the color of the awning is actually called Bronze. Ms. Donohue asked if the Bronze would oxidize over time. Mr. Stumberg stated that it would be Bronze, like the windows. Mr. Guess asked what the proposed awning looks like and Ms. Garner showed a picture of the awning they prefer.

Ms. Donohue made a motion to approve authorizing a Façade Improvement Grant to Erendira Garner, 106 and 108 North Main Street. Mr. Stumberg seconded the motion, and it was approved unanimously, 3-0.

With no further business, the meeting was adjourned at 5:50 p.m.

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Chair, Historic Preservation Commission