

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Wednesday, February 13, 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: Randy Stumberg, Nelson Hutchinson and Dan Kirkley. The following Staff Members were present: Erin Newcomer, Planning Director. The following applicants attended: Allen P. Sandor, Darrell Boesett, Tom Nichols, Joseph Latteo, Ken and Roxane McWha.

Pledge of Allegiance- Randy Stumberg led all present.

Invocation- Dan Kirkley gave the Invocation.

1. Call To Order.

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

2. Minutes from the previous meetings.

Mr. Kirkley made a motion to approve the minutes as written. They were approved unanimously, 3-0.

3. H-13-03 Consider authorizing a Façade Improvement Grant to Darrel Boeselt, 113 North East Street.

Ms. Newcomer presented the staff report.

Mr. Stumberg asked if the windows above the door would be replaced. Ms. Newcomer explained that the windows would not be replaced and storm windows would be installed. Allen Sandor provided further details, stating that the storm windows would be in the interior of the building. Mr. Stumberg asked if the case would need to be presented to the Heritage Preservation Commission, if it was interior work being done. Mr. Newcomer explained that, even though it is interior, it is still part of the façade and would need to be presented to the Board for approval.

Mr. Hutchinson inquired on the steps that Mr. Sandor will be taking to stucco the area. Mr. Sandor explained that he will be using stucco with a mesh lab to prevent future cracks. He will be using a primer with a mesh and stucco that will have the finished color, which they will try to match as closely as they can to the original color. If not, it will be painted to match. Mr. Hutchinson asked if they will be tearing back the original stucco. Mr. Sandor stated that he doesn't believe that it will be necessary because it appears that the cracks are from stress or age. Mr. Hutchinson asked about the repairs and the paint to the front and which areas would be included. Mr. Sandor explained that it includes everything, except for the awning. He also stated that the repairs to the front are directly related to the painting because they will have to scrape the old paint that is failing. Mr. Hutchinson confirmed with Mr. Sandor that the areas that will be painted will be around the front, including the windows and the brick. Mr. Hutchinson asked about the cable that was on the side of the building. Mr. Sandor said that they would like to relocate the cable but that it is something they will be looking at in the future. Mr. Hutchinson offered suggestions on how the cable could be covered.

Mr. Stumberg made a motion to accept the Façade Improvement Grant and recommend it to City Council. Mr. Kirkley seconded the motion and it was approved unanimously, 3-0.

4. H-13-04 Consider authorizing a Façade Improvement Grant to Ken McWha, 114 East Central Street.

Ms. Newcomer presented the staff report.

Mr. Stumberg inquired about the color of the columns in front of Belton Engineering. Ken McWha stated that they would be beige and explained the colors for the remainder of the building.

Mr. Hutchinson asked which windows would be removed. Mr. McWha stated that the center window will be removed, leaving the top and bottom windows exposed. Mr. Hutchinson inquired about the color pattern on the side of the building. Mr. McWha stated that the pattern will not be there anymore, as they will paint the entire side of the building the same color.

Mr. Kirkley made a motion to recommend to City Council the approving of the Façade Improvement Grant to Ken McWha, 114 East Central Street. Mr. Stumberg seconded the motion and it was approved unanimously, 3-0.

5. H-13-05 Consider a request to construct an addition to the Bell County Engineers Office building at 206 North Main Street located in the Downtown Belton Commercial Historic District, south of 2nd Street and north of 1st street.

Ms. Newcomer presented the staff report.

Joe Latteo asked to speak and introduced Tom Nichols, the architect assisting with repairs. Mr. Nichols stated that they are not planning to take down the awning in front of the building. He proposed that his client put a stucco band around the front to replace the metal bands that are currently there. He stated that they plan to keep the structure and replace the parts that are falling apart. Mr. Nichols presented the plans to the Board, explaining the changes that would be made.

Mr. Hutchinson asked if there would be any windows in the new extension. Mr. Nichols stated that there would be new windows.

Mr. Nichols asked if the construction to the front of the building would qualify for a Façade Improvement Grant. Ms. Newcomer stated that she would check and let them know.

Mr. Latteo stated that they are considering putting greenery in the front of the building. Mr. Nichols stated they are also considering putting greenery around the south elevation. Ms. Newcomer explained that they are still discussing the landscaping options.

Mr. Kirkley made a motion to approve the addition to the Bell County Engineers Office building at 206 North Main Street located in the Downtown Belton Commercial Historic District, south of 2nd Street and north of 1st street. Mr. Stumberg seconded the motion, and it was approved unanimously, 3-0.

6. Consider reducing the Certificate of Appropriateness application fee from \$150 to \$50.

Ms. Newcomer presented the Staff Report.

After discussion on the varying price, Mr. Kirkley made a motion to reduce the Certificate of Appropriateness application fee from \$150 to \$50. Mr. Stumberg seconded the motion, and it was approved unanimously, 3-0.

With no further business, the meeting was adjourned at 6:23 p.m.

Chair, Historic Preservation Commission