

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, May 9, 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: Larry Guess, Nelson Hutchinson and Dan Kirkley. The following Staff Members were present: Erin Newcomer, Planning Director and Laura Arevalovalle, Planning Clerk.

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-13-11 Consider a request to construct an addition at 124 East 9th Avenue, located in the North Central Belton Historic District, east of North Main Street and west of North Penelope Street.

Ms. Newcomer presented the staff report.

Mr. Guess asked if the porch was concrete. Ms. Newcomer explained that it is made with wood and painted gray. Jovanny Jimenez, 124 E. 9th Avenue, spoke on behalf the applicant, Juan Jimenez, 124 E. 9th Avenue. Mr. Guess asked if the roof would gable into the other roof and Mr. Jovanny Jimenez responded yes, it will.

Mr. Guess asked if the addition was going to have vinyl siding. Ms. Newcomer stated that it is proposed to be constructed with vinyl siding. Mr. Guess asked if there was a need to distinguish between the original house and the new construction, since the original house has been altered and contains vinyl siding. Ms. Newcomer explained that there is a blue trim on the side of the house, which is the original wood. The blue trim will not be on the addition; therefore, it will serve as the vertical groove, which would normally be recommended by staff to identify the difference between the original structure and addition. Ms. Newcomer also stated that she informed the applicants that removing the vinyl siding would make their house a Contributing historic structure. She also stated that the applicant mentioned that in the future they would like to have vinyl windows on the rest of the house and she suggested that they could replace the glass in the window with LOW-E glass instead of the entire window.

Mr. Hutchinson asked what the distance is from the proposed addition to the back yard fence. Mr. Jovanny Jimenez stated that it is about 135 feet to the end of the property line. Ms. Newcomer stated that the property extends much further than the fence; therefore, the applicants will not encroach into the 20' required rear yard setback. Mr. Hutchinson asked if the addition will be lower than the original house, since the original house is pier and beam and the proposed addition will contain a slab. Ms. Newcomer said that the applicant stated that the slab will be the same height as the pier and beam portion of the original house. Mr. Jovanny Jimenez confirmed that it would be the same level, but it will not be entirely concrete.

Mr. Guess asked if the exterior walls will be sheet rocked once the addition is built since they will become interior walls. Mr. Jovanny Jimenez stated that they will take the vinyl siding off and put sheet rock on top. Mr. Guess suggested that if the applicants do decide to remove the vinyl siding from the exterior of the original house to expose the wood, they could use wood windows in replacement of the proposed vinyl windows, so the windows match the wood exterior. From there, the applicants can install storm windows on top of the wood windows, unless they are rotted. Ms. Newcomer stated that the existing wood frame windows are in good condition and she suggested replacing just the windows with LOW-E glass. Mr. Guess advised that it is more expensive to put new glass in old window frames, in particular LOW-E glass. Mr. Guess stated that his prior comments were just suggestions, not requirements.

Mr. Guess made a motion to approve the construction of an addition at 124 East 9th Avenue, located in the North Central Belton Historic District, east of North Main Street and west of North Penelope Street. Mr. Kirkley seconded the motion, and it was approved unanimously, 3-0.

With no further business, the meeting was adjourned at 5:42 p.m.

Chair, Historic Preservation Commission