

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, June 12, 2014

---

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 Donahue and Tammie Baggerly. The following staff members were present: Planning Director, Erin Newcomer and Planning Clerk, Laura Arevalovalle.

**1. Call To Order.**

Nelson Hutchinson called the meeting to order at 5:30 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, 4-0.

**3. H-14-22 Consider a request to remove the vinyl siding, install hard plank siding and paint the entire structure at 711 North Main Street, located in the North Central Belton Historic District, on the southeast corner of North Main Street and East 8<sup>th</sup> Avenue.**

Ms. Newcomer presented the staff report.

Mr. Guess asked what was under the current siding. Ms. Newcomer and the applicant, Felix Martinez, 711 N. Main, both stated that no insulation was underneath it. Mr. Martinez stated that there is nothing under it, except the old wood pane siding that was on it before. He also noted that the house currently has thin sheet metal siding on it now and the corners are missing sheet metal. Mr. Martinez said there is nothing underneath it, except for the planks.

Ms. Donahue asked what the plan was for the supports and the handrails on the porch. Mr. Martinez stated that they will remain the same. However, they will be painted to match the trim on the house.

Mr. Guess made a motion to accept the request to remove the vinyl siding, install hard plank siding and paint the entire structure at 711 North Main Street, located in the North Central Belton Historic District, on the southeast corner of North Main Street and East 8<sup>th</sup> Avenue.

Ms. Baggerly seconded the motion and it was approved unanimously, 4-0.

**4. H-14-27 Consider a request to install flat pan standing seam metal roofing at 821 North Beal Street, located in the North Central Belton Historic District, on the southeast corner of North Beal Street and East 9<sup>th</sup> Avenue.**

Ms. Newcomer presented the staff report. Ms. Newcomer also stated that that upon first glance at the roof, she believed that it was flat pan standing seam, which is allowed in the City of Belton Design Standards, if the roof contains a baked-on neutral, muted color. However, after looking more in depth at the roof, it appears that it is not a flat pan standing seam metal roof. Also, it does not contain a baked-on neutral, muted color; therefore, it is not compliant with the Design Standards or the Secretary of Interior's Standards for Rehabilitation. Ms. Newcomer also stated that the majority of the roof has already been covered. She pointed out that flat pan standing seam metal roofing is one flat panel that bumps up, which is only a minor difference.

Mr. Hutchinson asked if the roof type approved in the City of Belton Design Standards will trump the decision of the Commission. Ms. Newcomer stated that she has authority to administratively approve variance requests to the Design Standards; therefore, the Commission can as well. Mr. Hutchinson clarified by stating if the Commission approves this, Ms. Newcomer will administratively approve it. Ms. Newcomer noted that some homeowners are not aware that they are located in a historic district until they actually try to obtain a permit. Mr. Hutchinson stated that two letters were sent to property owners and it was placed in the newspaper. He stated that he doesn't understand how it could not be known that they are in a historic district. Ms. Newcomer stated that the applicant has just recently purchased the home. When the historic districts were designated in 2012, they did not own the home. She restated that most homeowners find out that they

are located in a historic district when they submit a permit request. At that time, the Certificate of Appropriateness process is explained to them.

Ms. Baggerly stated that her biggest concern is that if it is painted, it will peel. She stated that she understands it should have been a baked color and feels that it is a lot to ask of the homeowners to paint it because it will be difficult to maintain. She stated that she understands that those are the design elements that we would like to see going forward and that hopefully it will not happen again.

Ms. Newcomer stated that she plans to send out annual letters with a brochure of the COA process. She stated that the homeowners have done great things with the property to make it look more appealing.

Ms. Donahue asked when the property was purchased and who the realtor was. The applicant, Larry Strmiska, 821 N. Beal, stated it was Heath Griffin. The co-applicant, Tina Strmiska, stated that the realtor was originally Mary Roach. However, when the applicant called her, she was in another town, so she had someone else come. Ms. Strmiska stated that the realtor believed it was not in the historic district because there was no historical marker. Mr. Strmska stated that he was told the historic district was in a different area. Ms. Strmska said that they signed for the house on February 28<sup>th</sup>, but originally tried to purchase it in November. Ms. Strmska stated that they didn't know it was in the historic district.

Mr. Guess stated that it was once suggested to have a presentation to the Temple Board of Realtors and he would like to reaffirm that statement because the realtors need to know about the Historic Districts and they do not. Mr. Guess stated that they are too far along in the roofing process to do anything different. He recommended to leave the roof as it is and let the sun take care of the shine. Mr. Guess recommended not painting the roof because it is not practical to paint every 4 years. He stated that in 2-3 years, the sun will take shine off really nicely and it will be fine. Mr. Hutchinson asked if that suggestion met Ms. Newcomer's variance approval. Ms. Newcomer stated that the Commission has the power to decide. She stated that she can have the applicant fill out the Alternative Design Compliance form and she will state that it was approved by the Historic Preservation Commission, if this request is approved.

Ms. Baggerly asked what will happen for future properties if they approve the roof as it is. Ms. Newcomer stated that it is up to the Commission. Mr. Guess stated that it will not affect anything. He stated that it is a possibility that they may run into this issue again if somebody fails to obtain a permit. He stated that the Commission would not have to approve the next one, even if this one is approved. Ms. Newcomer stated that she believes the Commission has used good judgment because roof materials can always be changed. She stated that the applicant has not changed the peaks of the roof, just the material and that is reversible.

Mr. Guess made a motion to approve the request to install the metal roofing, with the stipulation that it does not have to be painted, at 821 North Beal Street, located in the North Central Belton Historic District, on the southeast corner of North Beal Street and East 9<sup>th</sup> Avenue.

Ms. Baggerly seconded the motion and it was approved unanimously, 4-0.

With no further business, the meeting was adjourned at 5:47 p.m.

---

Chair, Historic Preservation Commission