

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, December 4, 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: Vice Chair Larry Guess, with arrival at 5:45 p.m., Sheila Donahue, Randy Stumberg 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 5:30 P.M by Randy Stumberg, acting as Vice Chair.

2. Minutes from the previous meetings.

Ms. Donahue made a motion to approve the minutes as written. Ms. Baggerly seconded the motion and they were approved unanimously with 3 ayes, 0 nays.

3. H-14-42 Consider a request to install a steel stairway and connect it to the northern exterior wall; construct a 4' X 4' concrete landing under the stairway; install steps on the roof; install a ground sign; construct an asphalt parking lot; and install an exterior door on the eastern elevation at 1003 North Main Street, located in the North Central Belton Historic District, on the northeast corner of East 10th Avenue and North Main Street.

Mr. Guess arrived at 5:45 p.m.

Ms. Newcomer presented the staff report. She also stated that the applicant informed her that the steps on the roof are no longer needed because the second means of egress has moved to the northern wall.

Ms. Donahue asked what the window will look like with the door addition in the back. Rick Graham, 5823 Alexandria Drive, Temple, Texas, stated that the window is 6 feet long by 3 feet wide, so it is not necessary to enlarge the opening. His plan is to remove the window and build a custom frame. Mr. Stumberg stated that the frame can remain in place and the door will fit inside that opening. Mr. Graham agreed. Ms. Donahue asked if the measurement is for the single window or both. Mr. Graham stated that it is for one window. Ms. Donahue inquired about the appearance of the remaining window. Mr. Graham stated that the second window will not change. He stated that the window is 2.5 feet from the ground. His plan is to use the existing space so there is no need to enlarge the opening. Ms. Donahue asked if the windows were double hung with weights. Mr. Graham stated that they are connected with a rope. Mr. Stumberg noted that they may have been painted and nailed shut and Mr. Graham confirmed that is correct. Ms. Donahue asked if the window and pulley system will be removed, and if the existing window will remain intact and carefully stored. Mr. Graham answered yes.

Ms. Donahue asked Ms. Newcomer what the precedent was in regard to the vinyl coating on the chain link fence. Ms. Newcomer answered fence design requirements along roadways is a City-wide regulation. Chain link fences are permitted along local roadways and must be coated with black vinyl. Mr. Stumberg stated that the vinyl may be safer in a child care environment because it covers the metal, preventing the metal from getting hot in the summer. He also stated that the crimped wire vinyl will cover the edges to prevent punctures. Mr. Graham asked if the chain link could be taken down and replaced with the vinyl coated. Ms. Newcomer asked if the applicant was suggesting painting the post and replacing the chain link and the applicant agreed. Mr. Stumberg stated the posts are not hazardous to the children since they do not have sharp edges.

Ms. Baggerly asked if the stairs on the northern elevation are permanent. Ms. Newcomer stated that the stairs will have a concrete landing and will need to be permanently attached in accordance with Fire Code requirements. Mr. Graham stated that there will be a 2 inch ladder board on top that will separate the stairs from the house. The stairs will also be bolted in place. He stated that the concrete landing will have 2 bolts on top to secure the stairs to the house and will also be bolted to the ground. Ms. Baggerly asked if the stairway is under the window and the applicant stated yes. Mr. Stumberg asked if the exit included the stairs leading to a concrete landing and to the window, so the children can crawl out of the window onto the landing. Mr. Graham stated that the idea is to have the bottom of step flush with the window. He stated that from the inside, they will use a step to access the window since it is raised. There will be a step out to the stairs to walk down the railing. Ms. Baggerly asked if the stairs are going to be painted. Mr. Graham stated that the stairs are beige, but he would prefer to paint them black. Ms. Newcomer stated that if the stairs are painted without using a baked-on color, the paint may peel. In her opinion, the lighter color is less visible. Mr. Graham stated that there is a tree on the corner of the house and 5 feet tall bushes that will remain. Ms. Baggerly asked if the window was original and Mr. Graham stated the window is not the original and is vinyl. Ms. Donahue asked if the staircase will block the downstairs windows. Mr. Graham stated that the stairs will extend straight down and will be constructed 6-8 inches on top of the window. Ms. Donahue stated that she thought the stairs would be placed on the side of the house. Mr. Graham stated that the stairs are suspended. Ms.

Newcomer verified with the applicant that the only part of the stairs connected to the structure is near the window and the bottom of the ground. Mr. Graham confirmed that is correct. Ms. Baggerly asked if the stairway would extend into the driveway. Ms. Newcomer stated that the Fire Marshall met with the applicant and stated there is adequate space between the proposed stairway and the existing driveway. Mr. Graham stated 2-4 feet of spacing is required. He stated that there is 14 feet of space available for the stairs it extends into the driveway. Ms. Newcomer stated that the Fire Marshall revisited the property and determined there was adequate space for the stairway.

Mr. Sumberg asked if the lower landing was even with front porch and new drive, as well as what direction the landing will be facing. Mr. Graham stated that the new 4' X 4' landing will be 2 to 3 feet from the end of the stairs and concrete. He stated that the landing will be flush with the end of the building. Ms. Donahue asked if the correct exit strategy is to step out of the window and go down the stairs into the driveway. Mr. Graham stated that was correct. Mr. Graham stated there is about 10-12 feet of space from the existing bushes to the house.

Ms. Baggerly asked if there was an issue with lead paint in the house. Ms. Newcomer asked Mr. Graham about the state inspection results. Mr. Graham stated that they were inspected by a state representative and the business is approved at this location, pending issuance of a Certificate of Occupancy. He stated that they are excited to provide services and take care of community.

Mr. Guess asked Ms. Newcomer if the childcare facility met zoning requirements. Ms. Newcomer stated a daycare is a permitted use in the University Campus District and is permitted at this location. He asked if HPC can determine if the daycare fits into the historic nature of neighborhood. Ms. Newcomer stated that the Commission should review the request as presented.

Ms. Donahue made a motion to approve the request as proposed by staff to install a steel stairway and connect it to the northern exterior wall; construct a 4' X 4' concrete landing under the stairway; construct an asphalt parking lot; and install an exterior door on the eastern elevation at 1003 North Main Street, located in the North Central Belton Historic District, on the northeast corner of East 10th Avenue and North Main Street.

Ms. Newcomer asked if the Commission had any further questions. Mr. Guess stated that he has no further questions. Ms. Newcomer encouraged the Commission to make a decision at this meeting. She stated that the applicant has worked with staff to meet the requirements and maintain the historic appearance of this structure. In her opinion, the proposed stairway location will not be visible from Main Street. She stated that this proposal is consistent with other historic properties that have converted to businesses along Main Street. She stated that she has spoken with the Historic Preservation consultant in reference to the parking lot in the rear and she stated that this is typical when residences convert to commercial uses. The consultant stated the main concern is the front appearance of a historic property and the applicant has complied with this request by locating the stairway on the northern side of the house instead of the primary façade along North Main Street. Ms. Newcomer stated the applicant is proposing to install the stairway with minimal damage to the exterior. She also stated that in the future the stairway may be removed and the window can be installed as it was originally. She stated that the applicant is not creating any new openings on the structure.

Ms. Baggerly said that she has many reservations. She stated that she was under the impression that the stairway will be installed in the rear of the property. She asked if that was a correct assumption. Mr. Stumberg stated no because there is not a window in the back. Ms. Baggerly feels that if the stairway is not permanent, the Commission cannot say no. Ms. Newcomer stated that the stairway is referenced as permanent because it is permanently affixed, but can be removed.

Ms. Baggerly seconded the motion, and it was approved with 3 ayes, 1 nays.

With no further business, the meeting was adjourned at 5:58 p.m.

Chair, Historic Preservation Commission