

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, December 10, 2015

The Historic Preservation Commission met at 5:00 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair, Nelson Hutchinson, Dave Covington, Tammie Baggerly, and Sheila Donahue. The following Staff Members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Leo Camden Jr. was absent.

1. Call To Order.

Chair Nelson Hutchinson called the meeting to order at 5:00 P.M.

2. Minutes from the previous meetings.

Mr. Dave Covington made a motion to approve the minutes as written. Ms. Tammie Baggerly seconded the motion and the minutes were approved unanimously with 5 ayes, 0 nays.

3. H-15-16 Consider a request to move the house at 110 East 11th Avenue, located in the North Central Belton District, on the north side of East 11th Avenue, east of North Main Street and west of North Penelope Street to 206 South Burnet Street.

Ms. Smith presented the staff report.

Ms. Baggerly said she has been inside this house and asked whether a part of it was on slab. The applicant Mr. Jack Folsom, 10 West Avenue B, Temple, Texas said yes. Ms. Baggerly asked what will happen to the remaining slab if that home is removed. Mr. Folsom said they will demolish the slab and install grass since it will become the owner's backyard.

Mr. Folsom formerly introduced himself as the treasurer of the Better Belton Foundation and said they are trying to do a lot of things in town. The home was originally planned to be torn down, but he was able to work out a deal to move it to a new location. He said he believes Burnet Street will be a good location for the home and Belton will have another house back in the rotation.

With no other questions, Ms. Sheila Donahue motioned to approve the item H-15-16 request to move the house at 110 East 11th Avenue to 206 South Burnet Street, and Ms. Baggerly seconded the motion. The item was approved unanimously with 4 ayes, 0 nays.

4. H-15-17 Consider a request to demolish the rear storage room and construct an addition at 600 South Main Street, located in the South Main Street Historic District, on the southwest corner of West Avenue E and South Main Street.

Ms. Smith presented the staff report.

Chair Hutchinson asked how the roof line on the addition will be constructed. Mr. LaCanne, 4949 Royal Street, Salado, Texas, said it's not going to be a shed roof like it is now it's going to kind of come down and hit the back.

Mr. Covington asked to clarify if the siding on the new addition will match the siding on the existing structure? Ms. Smith stated yes. Initially the applicant proposed to cover the existing exterior with 10-inch wide hardi plank. Ms. Smith said she spoke with the consultant, Steph McDougal and the existing siding should remain and be repaired where needed.

Chair Hutchinson said this is not the first time this has happened, and that he believes there is most definitely a solution. Mr. LaCanne said that the condition of the wood may be due to age or because it wasn't sanded properly prior to painting.

Chair Hutchinson asked where the electric service will be moved. Mr. LaCanne said the existing meter is on the exterior and the panel will located inside.

Ms. Baggerly asked if the paint is peeling all over the exterior of the house. Mr. LaCanne answered yes. Ms. Smith said that perhaps sanding was the issue because a textured surface is needed prior to painting. Also, exterior non-oil based paint should be utilized. Mr. LaCanne said the exterior walls under the porch covering are fine, so that may help determine the issue.

With no other questions, Ms. Baggerly motioned to approve the item H-15-17 to demolish the rear storage room and construct an addition at 600 South Main Street, which was seconded by Mr. Covington. The item was approved unanimously with 4 ayes, 0 nays.

5. H-15-18 Consider a request to construct an addition at 410 North Pearl Street, located in the Lower West Belton Historic District, on the southwest corner of Shine Street and North Pearl Street.

Ms. Smith presented the staff report.

Mr. Covington asked if the roof line on the addition will match existing roof line? The applicant, Ida Rendon, 410 North Pearl Street, said they are going to change it to a gable roof. Mr. Covington asked if the pitch on the addition will match the pitch on the existing home? Ms. Rendon said, yes.

Ms. Smith said the rear window will remain as well. When the addition is constructed, the window will be installed on the rear wall. Ms. Donahue asked if there will be any other windows installed in the back of the house. Ms. Rendon said no additional windows will be installed.

With no other questions, Mr. Covington motioned to approve the item H-15-18 construct an addition at 410 North Pearl Street, which was seconded by Ms. Donahue. The item was approved unanimously 4 ayes, 0 nays.

6. H-15-19 Consider a request to construct a horizontal metal awning at 111 North East Street, located in the Downtown Belton Commercial Historic District, on the east side of North East Street, north of Central Avenue and south of East 1st Avenue.

Ms. Smith presented the staff report.

Chair Hutchinson asked if the removal of the awning was administratively approved. Ms. Smith said that the applicant asked to paint the exterior, so removal of the awning was necessary to do so. She added that if the HPC denies this request, the applicant is required to re-install the existing awning in the same location.

Ms. Baggerly asked if the proposed awning was similar to one approved by HPC recently. Ms. Smith stated yes, the awning at The Salon and Spa at Greenbriar is black and this awning is proposed to be a darker gray.

Chair Hutchinson asked what the awning clearance will be and Ms. Smith answered 8 feet.

Ms. Donahue motioned to approve the item H-15-19 a request for a horizontal metal awning with 12:1 pitch R panel with baked-on dark gray color, at 111 North East Street. Ms. Baggerly seconded the motion. The item was approved unanimously 4 ayes, 0 nays.

7. Update the Historic Preservation Commission regarding administrative approvals granted by the Historic Preservation Officer.

Ms. Smith went over the COA administrative approvals since September 2015. She listed a re-roof at 718 North Beal Street; a new storage building at 610 North Blair Street; plumbing and a water sewer line were replaced at 617 North Beal Street; 420 East 7th Avenue completed exterior repairs and maintenance due to rotting wood; 815 North Main Street constructed a privacy fence; and two other re-roof requests were approved with no change in material and colors.

Ms. Smith said she was encouraged by the interest in redevelopment in the historic districts as shown by the requests for renovations.

With no further business, the meeting was adjourned at 5:35 p.m.

Chair, Historic Preservation Commission