

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, May 28, 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, Tammie Baggerly, Leo Camden, and Sheila Donahue. The following Staff Members were present: Director of Planning, Erin Newcomer and Planning Clerk, Laura Livingston. Larry Guess arrived at 5:29 P.M.

1. Call To Order.

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

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 4 ayes, 0 nays.

3. H-15-07 Consider authorizing a Façade Improvement Grant to Scott Rowe, 112 East Central Avenue.

Ms. Newcomer presented the staff report.

Ms. Baggerly asked if the plan included any type of exterior service ledge. Ms. Newcomer answered no, just merely changing out the window.

Mr. Camden stated the picture in the packet is a residential sliding window, not a commercial grade store front or service window. Is the picture of the window reflecting what the applicant is proposing to install? Ms. Newcomer stated the proposed window will be the same dimension and size as it is now. The two outer glass panels will be fixed and the center panel will slide.

Mr. Camden stated the applicant is going to take the storefront glass and create three different pieces, with aluminum slide rails. The window in the picture is a residential window that cannot be utilized for commercial use. Ms. Newcomer stated the quote from JWJ Glass has an addition for heavy duty commercial glass window. The picture is most likely a representation of what it will look like.

Mr. Hutchinson stated this is a neat idea for the concept of the business. The walk up service would give a unique kind of feel and helps with the revitalizing of downtown. If this business does not survive, we are stuck with mismatched windows for the next resident of the building. If the next person comes in, and chooses to do nothing with the window because they have no purpose for it, then we are stuck with that. Ms. Newcomer stated she does not believe it should be associated with a business and whether it is utilized or not we just need to determine whether it is appropriate or not for the store front.

Ms. Baggerly stated she feels the bigger issue is if this sliding window is acceptable for this storefront, then it is acceptable for other storefronts. Ms. Newcomer stated it depends if the other storefront windows are character defining features, then replacing the window with a sliding window would not be appropriate. The windows on this building are not character defining elements.

Mr. Camden stated that because the window has been replaced with an aluminum window and is not the original wood window, it is not considered a character defining feature. Ms. Newcomer stated that is correct. The storefront and windows have been altered.

Ms. Donahue asked for clarification on the other window that is cracked. Ms. Newcomer stated the window on the west side is cracked and needs to be replaced.

Mr. Camden stated his concern is the estimate states this is a standard aluminum residential sliding window and an additional \$725 may be added for a heavy duty commercial, but the applicant is only asking for the \$900 window, so that means the applicant is requesting to install a residential window into a commercial application. The proposed residential window will not be able to be mounted there properly, and it is going to require wood work, studs and other necessary items. Installing a residential window will change the front of the building because they will have to build a wall to mount a residential window.

Ms. Baggerly stated for her, the issue is that the proposed sliding window will only be on one side of the building and there's no balance for this storefront. Mr. Camden stated he does not like the way it is going to look, but it will be installed in a non-historic window. The issue is that the applicant is proposing to install the wrong type of window (residential).

Ms. Donahue asked if the Commission could move on this today with the understanding it would be a commercial grade window? Ms. Newcomer answered, yes.

Mr. Camden stated if the window is a commercial grade storefront glass, two aluminum slates can be installed in the center to create a slider without any extra framing required.

Ms. Donahue asked if the Commission could make a motion today with the requirement that the sliding window is commercial grade, not residential. Ms. Newcomer stated she could make such a motion.

Mr. Camden stated personally he does not like the way it is going to look, but it is a non-historic window. What they are doing is not changing the historic appearance of the property. They are not doing anything to harm the integrity of the building. Ms. Newcomer stated she has utilizes the Secretary of Interior Standards and the historic preservation consultant to determine if a request will harm the historic nature of the building historically and does not provide recommendations to the Commission based on her personal opinion.

Ms. Donahue stated she understands another one of the applicants reasons for wanting to do this is because they are going to be a 24-hour business, and this would allow them to have some measure of security in that area.

Ms. Donahue made a motion to approve the request to construct a sliding glass window with the stipulation that it is the commercial application not the residential. Mr. Camden seconded the motion and it was approved with 3 ayes, 1 nay with Ms. Baggerly voting in opposition.

4. H-15-06 Consider a request to demolish the rear addition at 110 East 11th Street, 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.

Ms. Newcomer presented the staff report.

Ms. Baggerly asked if a timeline was given on how soon the structure would be moved and is it correct that this is a Better Belton Foundation project. Ms. Newcomer stated this is a Better Belton Foundation project and no timeline has been given at this time.

Ms. Baggerly asked if the applicant has stated what will be done with the structure until it is moved. Ms. Newcomer stated the applicant has not indicated when the structure will be moved; however, the Building Official is well aware of this and several other projects to rehabilitate older homes. We are extremely diligent in ensuring that these projects become completed in an adequate amount of time and are safe. Once the demolition is complete, staff will ensure the site is cleaned up and safe. Ms. Newcomer stated that if this is approved, she will contact the applicant and update the Commission regarding the length of time before it the house will be moved at one of the upcoming meetings.

Ms. Baggerly stated there may have been confusion in regard to the location of this property being in a historic district because of the house just west of this one, on Main Street, is not in a historic district and was demolished not too long ago. Ms. Newcomer stated that is a possibility.

Ms. Baggerly stated her concern is the safety of the kids in the neighborhood. She wants to make sure if that building is left in its current state while we wait for the Better Belton Foundation to move it, it needs to be secure. There are buildings on Wall Street that are supposed to be demo and it has been several months.

Ms. Donahue made a motion to approve the request to demolish the rear addition at 110 East 11th Street as requested. Ms. Baggerly seconded the motion and it was approved unanimously with 4 ayes, 0 nays.

5. Update the Historic Preservation Commission regarding Administrative approvals granted by the Historic Preservation Officer.

Mr. Guess arrived at 5:29 P.M.

Ms. Newcomer stated there were two administratively approved permits this month: 128 North Main Street, the old Belton Printing building to repair the façade and paint and 407 North Pearl Street to reroof the structure with compensation shingles.

With no further business, the meeting was adjourned at 5:44 p.m.

Chair, Historic Preservation Commission