

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, August 11, 2016

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

1. Call To Order.

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

2. Minutes from the previous meetings.

Ms. Sheila Donahue made a motion to approve the minutes from the June 9, 2016 meeting. Ms. Tammie Baggerly seconded the motion. The minutes were approved unanimously with 5 ayes, 0 nays.

3. H-16-13 Consider a request to construct a 30'X 40' detached garage in the southern side yard at 508 Shine Street, located in the Lowest West Belton Historic District, on the southwest side of Shine Street, west of North Pearl Street, east of Nolan Creek and south of West 7th Avenue.

Ms. Smith presented the staff report.

Ms. Shelia Donahue asked if the façade facing Shine Street would be brick. Ms. Smith answered yes. The homeowner, Ms. Dorothy Coppin of 518 Shine Street, said it would match the underpinning of the home. Ms. Baggerly asked if the brick would be around the bottom of the house to which Ms. Coppin answered yes, it will be white-washed red brick. Mr. Hutchinson, asked to clarify which sides would be metal. Ms. Smith answered the street-facing side will be brick and all other sides will be metal.

Ms. Donahue asked for the distance from the home to the proposed detached garage. Ms. Coppin said it would not be far. She added that a tree will need to be removed to accommodate the driveway. Ms. Donahue asked if the proposed garage will be setback the same distance as the home. Ms. Coppin said no, it will be much farther back; 120 feet off the street. She explained she will have a sidewalk that connects from the garage to her back porch to enter into her house.

Mr. Covington made a motion to approve the item H-16-13, a request to construct a 30'X 40' detached garage in the southern side yard at 50 Shine Street, located in the Lowest West Belton Historic District, on the southwest side of Shine Street, west of North Pearl Street, east of Nolan Creek and south of West 7th Avenue. Mr. Leo Camden Jr. seconded the motion. The item was approved unanimously with 5 ayes, 0 nays.

4. H-16-14 Consider authorizing a Façade Improvement Grant to Nancy Boston, 100 South East Street.

Ms. Smith presented the staff report.

Ms. Baggerly said the estimate from Robert Young Construction says they will try to repoint and salvage the stone and she wanted to know if the stone can be salvaged. The building owner Ms. Nancy Boston, 12435 FM 2305, said they will not salvage the stone at the bottom of the building but rather have a contractor construct the proper support once they see what needs to be done. A fabricator will construct a steel beam if needed. This will be done with jacks to give the building support and prevent it from collapsing. This project will be completed diligently and with care, Ms. Boston said.

Tanya Mikeska Reed, the architect for 100 South East Street, explained that the north wall is in decent shape and will need some repointing. There is no stone from the beam to the ground on the west-facing wall. A temporary wall will ensure the building won't collapse, she added. Ms. Boston said she's spent \$10,000 repointing the stone already. At one time when there were display windows, the storefront also had brick but they prefer to restore the exterior to a stone façade. Ms. Boston explained some of the historic characteristics of the building and the area.

Mr. Hutchinson asked if this renovation will make the building ready to occupy. Ms. Boston answered no, this will make it stable. She is still unsure what the plans are for the building.

Ms. Mikeska Reed said discussions have included making the building mixed use with office, retail, restaurant space, and other potential uses. The types of use proposed is needed to determine the required number of exits, occupancy loads and other pertinent building information. An elevator will also be added, she said.

Mr. Hutchinson asked when they plan to begin work, as the grant funds won't be available until October 1. Ms. Boston said she will start right away as she's not depending on the FIG to begin the renovations, beginning with the deconstruction of the exterior and moving to the fabricator to replicate the historic facade.

Ms. Baggerly asked if the building does become a restaurant, is a fire escape stairwell needed? If so, on which side will it be placed? Ms. Mikeska Reed said a staircase is not desirable on the north side because firstly, it's not historically correct. Ms. Smith added that it would cut into the sidewalk. A drop ladder is possible, Ms. Boston said, but Ms. Smith said they have not yet discussed the details with the fire marshal and the use should be determined first. Ms. Baggerly said she's concerned because the Commission was presented a historic building that required a fire escape and it is at the front of the building. She said she wanted to address this so it does not impede foot traffic. Ms. Boston said a fabricator has designed a pull-down ladder for the building that will be mostly hidden. Mr. Leo Camden Jr. said he knows of a fire ladder that appears to be a rain gutter down spout; it can be matched to the awning and is fairly inexpensive.

Ms. Boston said the reason for not wanting a permanent staircase is so it's not misused. Mr. Camden said for that reason is why he uses the pull-down spout ladder because it can only be opened from the top and in the case of an emergency people can climb down from the second story. Ms. Mikeska Reed said two means of egress are required per the fire code and they will have more discussions as the project moves along. Ms. Smith said if it were a significant change, it would come before the Commission.

Ms. Smith asked to clarify a question posed by Mr. Hutchinson, that reimbursement can't be granted until the façade improvements are complete or until \$20,000 is spent. Mr. Hutchinson said he wanted to know how soon would they see work begin on the building once the FIG is approved. Ms. Boston said she is not going move quicker than she's comfortable with and she is not in a hurry to secure these funds and can extend the timeline if necessary. She said she appreciates that this grant is available.

Mr. Camden asked about the windows. Ms. Boston said they are looking at a composite window but no final decision has been made at this point. Ms. Mikeska Reed said they were presented with partial estimates, not a full bid. Ms. Smith said this grant would be verified through receipts based on direction from the City's finance director.

Ms. Donahue made the motion to approve H-16-14 to authorize a Façade Improvement Grant to Nancy Boston, 100 South East Street. Ms. Baggerly seconded the motion. The item was approved unanimously with 5 ayes, 0 nays.

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

Ms. Smith described the administrative approvals to the Historic Preservation Commission.

In reference to 617 North Beal Street and the new purple paint job, Ms. Baggerly said she would like to revisit the discussion regarding "appropriate paint colors" at some point. She referred to the King William Historic District in San Antonio and its rules on historic home colors. Ms. Baggerly said "it's a very bright color." Ms. Smith said it's considered a neutral color and she does want to be mindful about property rights when reviewing these requests. She said she is happy to look into paint colors for the Commission if everyone feels strongly about it. Ms. Donahue asked if the City has heard from any nearby property owners regarding the purple paint and Ms. Smith answered no. Commission members discussed appropriate paint colors with Ms. Smith. Mr. Covington said he personally feels the purple paint color is unattractive, but he airs on the side of property owner's rights. Ms. Donahue said if neighbors were upset about the paint color then the discussion may shift, but no one has complained to the City about the home.

Mr. Hutchinson asked about the two of four duplexes on North Wall Street that have been painted. Ms. Smith said they were not administratively approved and the owner was recently given Certificate of Appropriateness applications. A building official was asked to put Stop Work Order signs on the duplexes and a meeting has been called with the new owner. Ms. Smith she is excited to see them renovated, but there is a proper procedure to follow.

Ms. Baggerly asked for an update of the gravel driveways on Penelope Street. Ms. Smith said the owner plans to request a variance before the Zoning Board of Adjustments.

Ms. Donahue asked about a fence that is located outside the historic district and Ms. Smith stated she would look into it.

With no further business, the meeting was adjourned at 5:55 p.m.

Chair, Historic Preservation Commission