

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, January 14, 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: Chair Nelson Hutchinson, Dave Covington, Leo Camden Jr. and Tammie Baggerly. The following Staff Members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Sheila Donahue 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.

Ms. Tammie Baggerly made a motion to approve the minutes from the December 10, 2015 meeting. Mr. Dave Covington seconded the motion. The minutes were approved unanimously with 4 ayes, 0 nays.

3. H-16-01 Consider a request to extend an uncovered front porch, construct a covered rear porch, and construct a concrete slab in the side yard at 404 East 9th Avenue, located in the North Central Belton Historic District, on the northeast corner of East 9th Avenue and North Wall Street.

Ms. Smith presented the staff report.

Ms. Baggerly asked if the second floor was used as a second residence at one time. Mr. Richard Brewer, 3302 Blackstone Run, San Antonio, Texas, who owns the home at 404 East 9th Avenue, said he didn't know if it was used as a second residence. He said the former owner said it was used as a single family residence, but he is not aware of a second residence. Mr. Brewer said he does believe Professor Wedemeyer owned this home and the exterior stairs may have been easy access to get upstairs from his academy, which was just north of this home. The home was Mr. Birdwell's first contracting job in the City of Belton. It was owned by the Wall family for several decades, Ms. Smith said. Mr. Brewer said a portion of the second story is made of different wood. It appears new wood was constructed where the door was originally, Mr. Brewer said.

Mr. Hutchinson said that when he was considering purchasing this home about 10 years ago when it was on the market, the people who were occupying the home told him there was a very large fire on the eastern side of the home in the 1910-1920 timeframe. Ms. Smith agreed and said it's possible they did not reconstruct the side porch and exterior stairway after the fire. Mr. Hutchinson said the rear addition was constructed after the fire.

Ms. Smith went onto the next request for the home. She described the renovations Mr. Brewer has made to the home, including a back porch that was in disrepair. The area is a 9' X 11' covered porch. When the applicant purchased the property, a moratorium had been established for the historic districts, so a majority of the renovations Mr. Brewer completed did not require HPC approval at that time. Mr. Brewer worked with Ms. Smith on the repairs and porch plans, despite

not being required to at that time. Mr. Brewer is also requesting approval of the back porch, even though Ms. Smith said it's been constructed. Ms. Smith wanted to give the Commission the opportunity to review the porch new construction.

Mr. Brewer would also like to construct an uncovered 8 foot by 12 foot concrete landing in the side yard, Ms. Smith said. Mr. Leo Camden Jr. asked if the concrete landing is proposed to be located behind the fence. Ms. Smith answered yes. She described its location and told the Commission she recommended approval of H-16-01 as presented. Ms. Baggerly said thank you for finding the old photos of the property as it helped explain the reason for the request much better. Mr. Brewer said it was a lucky find.

Mr. Camden asked if he would be using the same wooden materials, spindles and underpinning so everything will match what's there existing. Mr. Brewer answered that he will do his best to ensure all items match the historic materials on this home.

Ms. Baggerly asked if this is currently a residence. Mr. Brewer said it is and the former residents moved out a couple months ago. He is completing renovations to the home and then will either rent it again or sell it. Ms. Baggerly asked about a ghost hunter business that was operated at the home at one time. Ms. Smith said it was the previous renter that had a ghost hunter business.

Mr. Camden made a motion to approve the item H-16-01, a request to extend an uncovered front porch, construct a covered rear porch, and construct a concrete slab in the side yard at 404 East 9th Avenue, located in the North Central Belton Historic District, on the northeast corner of East 9th Avenue and North Wall Street. Ms. Baggerly seconded the motion. The item was approved unanimously with 4 ayes, 0 nays.

4. H-16-02 Consider authorizing a Façade Improvement Grant to Diana Arldt-Roberts, 115 North East Street.

Ms. Smith presented the staff report.

Mr. Camden said he knows that typically wooden windows are preferred, but since the windows are already aluminum it makes sense to go ahead and replace the windows with aluminum construction. Ms. Smith said that is the only reason why she is recommending approval to remove the existing windows and replace those windows with aluminum construction. Mr. Camden asked if the front wooden doors will be re-stained and if the owner plans to reuse everything existing screen doors as well? Mr. Dean Winkler, 2703 Airport Road, Temple, Texas, said they will not use the screen doors, but they will re-stain and use the front wooden doors.

Mr. Winkler asked about the American Disabilities Association requirements for the entry doors from the sidewalk. He stated a ramp will be needed to enter this business because of a there is a 5-6 inch drop to the sidewalk. To meet the request by the Historical Preservation Commission the drop in the door would have to remain and something would need to be done to meet ADA requirements. Ms. Smith suggested a ramp on the interior of the building by the front door. Ms. Diana Arldt-Roberts, 4805 Lakeaire Circle, Temple, Texas, the owner of 115 North East Street, said she plans to install a temporary ramp or have a ramp available if someone needs help. Ms. Smith said the City asks that all owners comply with ADA; however, the City is not responsible for enforcement.

Mr. Covington moved to approve H-16-02 authorizing the Façade Improvement Grant to Diana Arldt-Roberts, 115 North East Street. Mr. Baggerly seconded the motion. The item was approved unanimously with 4 ayes, 0 nays.

5. H-16-03 Consider a request to demolish the northern and western exterior facades at 100 South East Street, located in the Downtown Belton Commercial Historic, on the southeast corner of East Central Avenue and South East Street.

Ms. Smith presented the staff report.

Mr. Hutchinson commented that the building one was utilized as an arcade. Ms. Smith said Ms. Nancy Boston, the owner of 100 South East Street, would like to rehabilitate the historic building. In Ms. Smith's and the Building Official's opinion, the facade must be demolished to figure out the exterior wall issues that are causing the wall to bow. Once the façade is safely removed, plans will be developed based on the historic elements of the building. Ms. Smith said this will most likely be a future Façade Improvement Grant request.

Mr. Camden said his biggest concern when he first read the request was the structural aspect, but since then he has reviewed the engineering plans that specify how the façade will be stabilized and removed safely. Mr. Camden said the plans show the wall sheering up on the interior.

Ms. Boston said she visited with Robert Young about completing the demolition. She said she is going to make sure everything is done safely and appropriately. She explained further while showing the Commission photographs of this historic building. Ms. Smith said she will keep the Commission informed regarding the demolition timeline.

Mr. Hutchinson asked about the appearance of the building during the demolition process. Ms. Smith responded since the exterior proposed for removal is just the stucco portion of the building, the stone will be exposed until a new façade is constructed.

Ms. Baggerly made a motion to approve H-16-03 requesting the northern and western exterior facades at 100 South East Street, located in the Downtown Belton Commercial Historic District, on the southeast corner of East Central Avenue and South East Street. Mr. Camden seconded the motion. The item was approved unanimously 4 ayes, 0 nays.

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

Ms. Smith updated the Commission about a single administrative approval in December for a re-roof at 216 East Central Avenue (Central Business District).

With no further business, the meeting was adjourned at 5:40 p.m.

Chair, Historic Preservation Commission