

Minutes of the meeting of the  
**Historic Preservation Commission (HPC)**  
City of Belton  
333 Water Street  
Thursday, June 9, 2016

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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 and Chair Nelson Hutchinson. The following Staff Members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Members Tammie Baggerly and Leo Camden Jr. were 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. Sheila Donahue made a motion to approve the minutes from the April 20, 2016 meeting. Mr. Dave Covington seconded the motion. The minutes were approved unanimously with 3 ayes, 0 nays.

**3. H-16-11 Consider a request to construct exterior stairs extending from the first floor to the second floor on the east side of the house at 404 East 9<sup>th</sup> Avenue, located in the North Central Belton Historic District, on the northeast corner of East 9<sup>th</sup> Avenue and North Wall Street.**

Ms. Smith presented the staff report.

Mr. Hutchinson asked where the bottom of the stairs would be located. The homeowner, Mr. Richard Brewer of 404 E. 9<sup>th</sup> Street, showed where it would be placed.

Ms. Donahue asked the purpose for restoring the door opening. Mr. Brewer said to simply restore an original feature of the home and for safety purposes as an exit for the second story.

Mr. Hutchinson asked if he had the second story door that was original to the home and Mr. Brewer answered no, but that they would find a vintage door to install that is compatible with the home.

Ms. Donahue made a motion to approve the item H-16-11, a request to construct exterior stairs extending from the first floor to the second floor on the east side of the house at 404 East 9<sup>th</sup> Avenue, located in the North Central Belton Historic District, on the northeast corner of East 9<sup>th</sup> Avenue and North Wall Street. Mr. Covington seconded the motion. The item was approved unanimously with 3 ayes, 0 nays.

**4. H-16-12 Consider authorizing a Façade Improvement Grant to Cedon Realty, 209 East Central Avenue.**

Ms. Smith presented the staff report.

Mr. Hutchinson asked about the requirements for FIG requests. Ms. Smith said facade grants are available on a 50/50 matching basis with a cap of \$10,000 per façade adjacent to a public street or alley, with a maximum two facades eligible for a grant. A downtown building with two street facing facades is eligible for a maximum grant of \$20,000. Since the rear façade of this building is adjacent to Water Street, it is eligible for a FIG.

Ms. Donahue asked Ms. Smith to explain what is proposed along the wall beneath the awning. Ms. Smith answered there will be 1X8 cedar lap and gap siding installed on the exterior walls. Mr. Dean Winkler, the contractor for the project, explained that the cedar lap and gap siding will be installed vertically, not horizontally. Ms. Donahue asked if siding will be painted. Mr. Winkler said the siding will remain the natural cedar.

Mr. Dave Covington made the motion to approve H-16-12 to authorize a Façade Improvement Grant to Cedon Realty, 209 East Central Avenue. Ms. Donahue seconded the motion. The item was approved unanimously with 3 ayes, 0 nays.

**5. 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 Lower West Belton Historic District, on the southwest side of Shine Street, west of North Pearl Street, east of Nolan Creek and south of West 7<sup>th</sup> Avenue.**

Ms. Smith presented the staff report.

Mr. Hutchinson asked the height of the structure. Ms. Smith said she would need to ask for that measurement. Mr. Hutchinson asked what type of roof material is proposed. Ms. Smith said it would be similar to the porch with a metal roof. Mr. Hutchinson asked about the driveway to which Ms. Smith said the homeowner will be required to construct an asphalt or concrete driveway.

Ms. Donahue said she would like to review elevations prior to moving forward. She commented that the site plan does not provide adequate information. Ms. Smith suggested tabling the item to the next Historic Preservation Commission meeting. Ms. Donahue said she would be more comfortable if she had a better idea of what this detached garage will look like.

After some discussion on tabling the item, Ms. Donahue made a motion to table item H-16-13 to the next Historic Preservation Commission meeting. Mr. Covington seconded the motion. The item was approved unanimously with 3 ayes, 0 nays.

With no further business, the meeting was adjourned at 5:25 p.m.

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Chair, Historic Preservation Commission