

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, March 10, 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, Tammie Baggerly, Leo Camden Jr. and Sheila Donahue. The following Staff Members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Chair Nelson Hutchinson was absent.

1. Call To Order.

Ms. Sheila Donahue called the meeting to order at 5:02 P.M.

2. Minutes from the previous meetings.

Mr. Dave Covington made a motion to approve the minutes from the February 11, 2016 meeting. Ms. Tammie Baggerly seconded the motion. The minutes were approved unanimously with 4 ayes, 0 nays.

3. H-16-05 Consider a request to demolish the existing house at 202 Shine 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.

Ms. Donahue asked the Commission to direct questions to Ms. Smith as the applicant was not present at the meeting.

Mr. Camden said he was unsure of this request to demolish a historic home. It could potentially cost between \$60 to \$70 a square foot to remodel this house and bring it up to code, so by the time that much money is invested it would cost more than \$100,000 to complete the needed renovations. Mr. Camden suspected the applicant wouldn't be able to make a return on her investment because the cost to remodel would be too high. Mr. Camden said the only historic element of the home are the braces under the eaves of the house as it's the only detail that shows the home was Craftsman style.

Ms. Baggerly asked if the applicant wants to demolish the home because she wants to move the home farther back on the lot. Ms. Smith stated she was referring to the applicant's preference to construct the new home farther back on the lot than where the existing home is located.

Ms. Baggerly asked about why the property owner name listed on a map is different than the property owner stated in the staff report? Ms. Smith replied that the ownership likely had not been changed with the Bell County Tax Appraisal District since the purchase was recently done. Ms. Smith said the applicant Dorothy Coppin has wanted to purchase this home for years to remodel it and so she purchased the home as soon as it was on the market. Ms. Baggerly complimented Ms. Coppin for her really good work in that neighborhood and on Penelope Street.

Mr. Covington said he supported demolition of the home since it would be an undue financial burden. He was also concerned with the home appearing as an eyesore in that community. He didn't believe keeping the home would be helpful to the neighborhood. Based on the amount of work that needs to be done, the amount of investment needed to become a good quality home and whether it was the best use for the neighborhood, he is supportive of this demolition request.

Ms. Smith commented that if a home does have historic elements and value, it would be worth saving. Mr. Camden responded which is why these recommendations are made on a case-by-case basis. He told Ms. Smith that she is correct in regard to the lack of historic architecture on this home.

Ms. Baggerly asked that if the existing home is torn down and a new home is built, will it fall under the same requirements for homes within the historic area? Ms. Smith said The Design Standards requires all new construction to be compatible with other homes in the area.

Mr. Camden made a motion to approve the item H-16-05 Consider a request to demolish the existing house at 202 Shine Street, located in the Lower West Belton Historic District, on the southwest corner of Shine Street and North Pearl Street. Ms. Baggerly seconded the motion. The item was approved unanimously with 4 ayes, 0 nays.

Ms. Smith did not have any administrative news to share, but did announce that Mr. Covington is part of a committee for Belton's Comprehensive Plan update as an Historic Preservation Commission member and from a real estate perspective. So far, 348 surveys have been submitted to the City, which is great progress Ms. Smith said. She explained how the Comprehensive Plan can contribute to supporting Belton's historic districts through promoting tourism and elevating the attractiveness of the districts. Residents have until the end of March to submit their responses to the survey, which can be found on the homepage of www.belontexas.gov and has been widely promoted online and by word of mouth.

Mr. Covington said he hoped Ms. Smith would encourage Ms. Coppin to submit plans for the demolition before the home is torn down.

With no further business, the meeting was adjourned at 5:26 p.m.

Chair, Historic Preservation Commission