

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, September 22, 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, Sheila Donahue, Tammie Baggerly and Leo Camden Jr. The following Staff Members were present: Director of Planning/Historic Preservation Officer, Erin Smith and Planning Clerk, Laura Livingston.

1. Call To Order.

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

2. Minutes from the previous meetings.

Mr. Camden made a motion to approve the minutes from the August 11, 2016 meeting. Ms. Baggerly seconded the motion. The minutes were approved unanimously with 5 ayes, 0 nays.

3. H-16-15 Consider a request to construct a 42.25' X 19.5' X 18' metal solar carport in the rear of the property at 217 East Central Avenue, located in the Downtown Belton Commercial Historic District, on the southern side of Central Avenue, west of South Penelope Street and east of South East Street.

Ms. Smith presented the staff report.

Mr. Camden asked if the proposed carport is free-standing or attached to the building? Ms. Sabrina Arnold representing Solar Centex, 1901 E. FM 2410, Harker Heights, Texas, answered that the carport will be free-standing and will not connect to the building. Ms. Smith added that there is some electrical that may need to be moved and Ms. Arnold is working with Oncor on that. Ms. Arnold said the electrical will be moved 3 feet to the left to allow Oncor to have access.

Chair Hutchinson asked Ms. Smith to give him an idea of how tall the proposed 18 feet carport is compared with the building. Ms. Smith said the carport will extend to the top of the building. Chair Hutchinson asked about the building to the east. Ms. Arnold said that building is about a foot shorter than the applicant's building.

Chair Hutchinson asked if the electrical service running down the side of the building will still be accessible? Ms. Arnold answered yes; it will have 3 feet of space between the carport and the electrical service. There will be sufficient space on both sides to ensure it does not interfere with the electrical service.

Ms. Baggerly asked if Greenbriar is planning to allow for customers to park under the solar carport? Ms. Smith answered no; the applicant has stated that the carport is for employee parking only.

Ms. Donahue said she is curious about the building to the east since this carport would inhibit any future repairs to the building's exterior wall. She asked if there was any objection to the placement

of the carport? Ms. Smith said the City did not receive a response from the property owner of the building to the east. Mr. Hutchinson asked if that's sufficient? Ms. Smith answered that the carport will be on the applicant's property and there is no access easement between the two buildings. It would be between property owners to discuss the plans, Ms. Smith said. Ms. Smith asked to clarify the width of the driveway to which Ms. Arnold answered it is 24 feet wide.

Chair Hutchinson asked if the energy feeds into a storage battery with a meter? Ms. Arnold said it is called an inverter which is hung next to the meter box and the additional 3 feet around it will provide sufficient space to access the electrical. Ms. Arnold said all wiring will be buried beneath the ground and follow up to the meter box. She said it will look very clean and nothing will be sticking out from the ground. Chair Hutchinson asked about the wiring and where it will be placed? Ms. Arnold said the lines will be buried and conduit will go up to the inverter and interconnect to the meter.

Ms. Baggerly made a motion to approve the item H-16-15, a request to construct a 42.25' X 19.5' X 18' metal solar carport in the rear of the property at 217 East Central Avenue, located in the Downtown Belton Commercial Historic District, on the southern side of Central Avenue, west of South Penelope Street and east of South East Street. Mr. Covington seconded the motion. The item was approved unanimously with 5 ayes, 0 nays.

4. H-16-16 Consider a request to paint the southern and eastern brick facades at 221 East Central Avenue, located in Downtown Belton Commercial Historic District, on the southwest corner of East Central Avenue and South Penelope Street.

Mr. Camden recused himself from this item.

Ms. Smith presented the staff report.

Mr. Robert Potts, 221 East Central Avenue, said he chose paint colors from the Sherwin Williams website and found a "historical collection," which is where he found those paint colors. Mr. Camden said they are Craftsman paint colors from the 1920s-1930s era. Ms. Baggerly commented she thought the gray would look great with the blue signs.

Chair Hutchinson looked at one photo and asked about the brick closes to the roof which is very textured and the bottom brick is smooth. Mr. Camden said it is because it is two different types of brick that were put on this building several years ago. Painting the brick will make the exterior walls one consistent color and it will look much better than the stain.

Chair Hutchinson asked if the sign is neon. Mr. Camden answered yes, the new sign is neon.

Mr. Covington made a motion to approve the item H-16-16, a request to paint the southern and eastern brick facades at 221 East Central Avenue, located in the Downtown Belton Commercial Historic District, on the southwest corner of East Central Avenue and South Penelope Street. Ms. Baggerly seconded the motion. The item was approved unanimously 4 ayes, 0 nays.

With no further business, the meeting was adjourned at 5:18 p.m.

Chair, Historic Preservation Commission