

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, July 13, 2017

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, Sheila Donahue, Dorothy Coppin and Tammie Baggerly. Member Leo Camden Jr. was absent. The following Staff Members were present: Director of Planning/Historic Preservation Officer, Erin Smith, Planning Clerk, Laura Livingston and Planner, Kelly Trietsch.

1. Call To Order.

Ms. Donahue, serving as chair in the interim before Mr. Hutchinson arrived at 5:31 p.m., called the meeting to order at 5:03 P.M.

2. Minutes from the previous meetings.

Ms. Baggerly made a motion to approve the minutes from the June 22, 2017 meeting. Ms. Donahue seconded the motion. The minutes were approved unanimously with 3 ayes, 0 nays.

3. H-17-03 Consider a request to construct three 6-plex buildings at 440 North Penelope Street, located in the Central Belton Historic District, on the south side of East 5th Avenue, west of North Penelope Street and east of North East Street.

Ms. Smith presented the staff report (Exhibit A).

Ms. Donahue asked if anyone in the audience would like to speak before the Commission. Ms. Jeanne Stowell, representing Belton Fine Arts, 306 E. 5th Avenue said their organization is not necessarily for or against the new construction, but they do have questions. They are concerned about traffic and parking, issues they are already facing at their location on 5th Avenue. Ms. Stowell said when they hold meetings, attendees must park on Wall Street and Penelope Street due to lack of parking spaces. If apartments are developed, there will be more parking problems, adding she is particularly concerned after hearing they will be 2- or 3-bedroom apartments. If students from UMHB are living in these apartments that will mean more cars than there is room for in these areas. Ms. Donahue asked Ms. Stowell how often they have meetings at Belton Fine Arts Association? Ms. Stowell said at least three times a week, sometimes five times a week.

Ms. Donahue asked Ms. Smith to address the parking and go over the parking schematic again please. Ms. Smith said there will be 36 parking spaces with one driveway leading to each of the parking lots and that is exceeding the required parking spaces for this development. Ms. Stowell said that is two parking spaces per apartment; so if there are three students living in a 3-bedroom apartment you are going to have more than two cars, so they are going to be parking out on the streets. Ms. Stowell said they are also concerned because there are several elderly people in this area and increased traffic on 5th Avenue is a safety concern. They are concerned about increased crime and drug activity and possibly loitering.

Ms. Kimberli Gray, 6774 Cedar Cove Road, said they are concerned with parking on 5th Avenue, a narrow roadway and because of the Planet Fitness location people are cutting through the street and going the wrong way down that street. Ms. Gray described how motorists are traveling through the parking lot to avoid traffic on Main Street. Ms. Donahue said she believed that area is part of the funeral home. Ms. Smith said unfortunately TxDOT likely would not allow two streets that close together. Ms. Stowell asked that the police sit at 5th Avenue and catch a few of the motorists going the wrong way.

Michel Bocttcher, homeowner of 422 N. East St., asked if this could adversely or positively affect property values in the neighborhood? Ms. Smith said they wouldn't be able to address property values. Ms. Bocttcher asked about the entrances to the driveways. Ms. Smith referred to the exhibit showing three driveway entrances. Ms. Bocttcher said they are parking in the street because of a drainage ditch that runs alongside them, so only one car can fit in the driveway and the others must park on the street.

Ms. Donahue asked if the dumpsters would be located along 5th Avenue only? Ms. Smith said yes, the dumpsters are proposed to be located adjacent to 5th Avenue in the parking lot. Ms. Donahue asked which direction the front of the complex be facing? Ms. Smith said three directions: one building will face east, one building will face north and one building will face west. Ms. Baggerly asked if there is a courtyard in the back. Ms. Smith said yes, an open space area. Ms. Donahue asked if the courtyard is on Penelope Street? Ms. Smith said no, it is between the 6-plexes and the existing single family homes. Ms. Donahue asked if the property will be fenced? Ms. Smith said yes, fencing between this development and the existing single family homes can be required.

Martha Trevino-Berry, homeowner of 429 N. Penelope St., said her mother's house is located next door and on the other side is her son's house. The parking plan does not sound adequate because across from her house is a duplex where college students reside. There are six to eight cars in that duplex driveway and on the street. Two parking spaces per unit is not adequate for college students. She said her son's car was just totaled when it was parked by the curb by somebody passing by. Traffic is not good in this area. There are apartments on 4th Avenue and those tenants are always fighting, the police are always called and there was a young man killed in the parking lot. With the brand-new apartments going up on 2nd Avenue and Loop 121, do we really need these apartments? She didn't think apartments would fit in with the historic district. Her husband was trying to build a shed behind their house, but it was halted because it doesn't match the color or the historical standards, so now they're having to do things over. Ms. Trevino-Berry said she is against the apartment plans because it would bring traffic and she's concerned about the safety of her grandchildren playing in the area and senior citizens walking nearby. The City destroyed Tyler Elementary which she attended, for an HEB that the City had to have right there. Where is HEB now? Ms. Trevino-Berry said she is against it totally.

Ms. Donahue asked Ms. Smith to consider possibly gating for the complex since parking seems to be such a huge issue to prevent people who should not be parking in there. She asked Ms. Smith that it be discussed with the builder.

Ms. Donahue asked if anyone else would like to speak. Jane Garrett, who lives at 322 N. Pearl Street, said she is 9 years old and working on a Civics and Government Record Book for Tiger Town 4-H. She said she doesn't think 18 housing units is right for the neighborhood. She is familiar with the neighborhood because she used to walk home from school when she attended Tyler Elementary. Eighteen housing units means even more than 18 cars on the streets without enough sidewalks.

Ms. Smith asked to speak to the comment. The builder will be installing sidewalks on Penelope Street and East Street. They will also be repairing and installing new curb and gutter along 5th Avenue.

Ms. Stowell said if sidewalks will be installed, even more visitors will be encouraged to park there because there are sidewalks.

Ms. Baggerly said the sidewalk won't be connected to another sidewalk and there is a pre-K center around the corner. She drives down Penelope Street every morning to go to work and she sees parents with strollers cutting through 5th Avenue to get to Belton Early Childhood Center. She hears the concerns about parking and traffic and Ms. Baggerly said that tabling this can hopefully lead to addressing those concerns.

Mr. Joe Trevino Jr. said he was speaking on behalf of his mother Martha Trevino-Berry, 433 N. Penelope Street, and this request is not an appropriate land use; it doesn't go with the neighborhood. 5th Avenue had to be turned into a one-way street because of traffic. What needs to be there are single family homes. Mr. Trevino Jr. mentioned two incidents that makes him concerned with increased traffic in their neighborhood. Penelope Street seems to be a main thoroughfare into downtown and people don't adhere to the law. We've seen it too many times, he said adding he's been rear-ended there as well. That is a big issue and is just going to add to the existing problem. These apartments are not in harmony with the majority of what's in the area there. As his sister said, the requirements for a yard shed is so stringent to fit with the historical requirements. He said he doesn't see fourplexes coming anywhere close to meeting certain guidelines; a four-plex sure isn't going to fit there. Mr. Trevino Jr. said his mom would like to see single family homes there; neighbors, people who can watch out for you, watch your stuff. Good neighbors. That's where we grew up, that's where we learned to help senior citizens. Mr. Trevino Jr. mentioned his former neighbors said it's not an appropriate land use, so his mother is against it, he is against it, and his sister is against it.

Ms. Gray, also a member of Belton Fine Arts, said as she was sitting there thinking about the aesthetics of it fitting into the neighborhood. Staff stated they are going to use brick, but all of the neighborhood homes are made of wood siding with exception of the 1874 Church, which is a limestone building. The gym and those buildings were painted a solid color to match the neighborhood, so brick wouldn't fit in at all and then even though there are multiple family dwellings down the street, there are not really any multi-family homes or huge, two-story buildings. There may be a couple of Victorian homes, but they are all constructed of wood. As the historic commission, you want to keep the neighborhood aesthetically correct.

Ms. Baggerly made a motion to table the item to the next regularly scheduled Historic Preservation Commission meeting on August 10. Ms. Coppin seconded the motion. The item was approved unanimously with 3 ayes, 0 nays.

4. Receive a proposal to replace 5 historic property identification signs.

Ms. Smith presented the staff report (Exhibit B).

Ms. Donahue asked if other homeowners who have previously not participated in the program would be eligible to now request signage? Ms. Smith said they can speak with the Parks and Recreation Director as she's not sure how the funding came about. This wasn't initially a city project and was all done by the nonprofit organization known as the Historic Preservation Society. Ms. Smith said

she can check on this. The Parks Department wants to begin with these five signs and will then complete others on the list as funds become available. Ms. Smith said they need to look at funding but there could be opportunities if someone wants to purchase a sign.

Ms. Baggerly asked if the signs will be the organic shape as the example showed, or rectangle? Ms. Smith said she did not believe it's 100 percent decided. The Parks Department told Ms. Smith it would look something like this. Ms. Trietsch said it will be organic and roughly 2-by-2 feet.

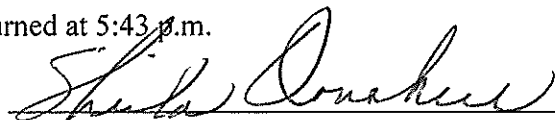
Mr. Hutchinson asked if there is an example of the sign elsewhere in front of an actual historic home? He said his opinion is that the sign would not be visible and he would drive right past it without noticing it. He said the more organic it is, the less one might see it. Mr. Hutchinson suggested a different sign design other than the stone that is similar to what it was before, but not made of wood. Ms. Smith asked what type of material would be compatible? Mr. Hutchinson said wrought iron would be awesome. Mr. Hutchinson asked if it was a conservation issue with the wood rotting? Ms. Smith said yes, the signs are basically falling apart. Ms. Coppin said the wrought iron would also match the new signage around town. Ms. Baggerly said she thinks the stone is beautiful, but when she thinks of an organic shape like that, she thinks of new construction. Ms. Baggerly said she thinks it should be a traditional shape with a traditional look. Ms. Baggerly said wrought iron would be great too. Mr. Hutchinson suggested vinyl on metal. Which then could be changed, Ms. Coppin added. Mr. Hutchinson said if constructed with the correct type of adhesive vinyl, it will wear well with the summer heat. He added that type of signage can be changed if needed and is incredibly inexpensive to replace. Much less expensive than the rock, Ms. Coppin added. Ms. Coppin asked if the large rock was going to be used for bases? Ms. Smith said yes.

Ms. Baggerly said it would be nice if the same signage is used for the businesses and residences. Ms. Baggerly said a lot of these homes are on Main Street, so if we are asking businesses to adhere to these guidelines then maybe these signs should also adhere to those guidelines as well. Ms. Baggerly said it might be a nice place to start and then that way we are consistent. Ms. Coppin said when you go over the bridge and you see all the wrought iron, it would look nice to carry that through. Ms. Donahue asked if they would allow a revised motion. Ms. Smith said a motion isn't necessary since there is no action request, but she will take the Commission's feedback, present it to the Parks Director and return with an update.

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

Ms. Smith updated the Commission on Administrative approvals.

With no further business, the meeting was adjourned at 5:43 p.m.



Chair, Historic Preservation Commission

Staff Report – Historic Preservation Commission



Date: July 13, 2017
Case No.: H-17-03
Request: New Construction
Address: 440 N. Penelope Street

Agenda Item

Consider a request to construct three 6-plex buildings at 440 North Penelope Street, located in the Central Belton Historic District, on the south side of East 5th Avenue, west of North Penelope Street and east of North East Street.

Originating Department

Planning Department - Erin Smith, Director of Planning/Historic Preservation Officer

Case Summary

The applicant has submitted this request to construct three new 6-plex buildings on this vacant property.

Historic District

Central Belton Historic District

Background Information

This vacant property is located in the Central Belton Historic District. The Central Belton Historic District contains an excellent range of buildings constructed between 1895 and 1959. Sixty-seven percent of the buildings in this district are Contributing. Most of the buildings that are Non-Contributing have been classified that way due to inappropriate alterations that have covered or removed historic building materials and details.

Findings

The applicant has submitted this request to construct three new 6-plex buildings on this vacant property, located just south of the rear side of Ace Hardware/Planet Fitness. This property is zoned Multiple Family and allows for the construction of 6-plex multi-family residential buildings. This property is located in the Central Belton Historic District and all new construction is required to go before the Historic Preservation Commission for approval. All three buildings are proposed to be 2 stories with a brick exterior. The end units of Building A (interior building) will be 3 bedrooms with 1 bathroom and the middle units will be 2 bedrooms with 1 bathroom.

Buildings B and C (exterior buildings) will each have one end unit on each floor that is 3 bedrooms with 1 bathroom and the remaining units will be 2 bedrooms with 1 bathroom.

The applicant is proposing to construct a driveway to each building from North Penelope Street, East 5th Avenue, and North East Street. Each building will have 12 parking spaces, a total of 36 parking spaces for all three 6-plex buildings. There will also be two dumpsters for the residents to utilize on this property. The dumpsters will have a brick enclosure on three sides and the fourth side will have an opaque gate. The applicant will also preserve several mature trees along the property perimeter and install new landscaping to meet the Design Standards requirements. The applicant will also install new curb and gutter along East 5th Avenue and 4-foot wide sidewalks along North Penelope Street and North East Street with ADA ramps at the intersections.

Since this property is on the edge of the Central Belton Historic District and is zoned Multiple Family, this proposal appears to be appropriate, and a Certificate of Appropriateness may be granted pending Historic Preservation Commission approval.

Recommendation

Recommend approval of this request to construct three 6-plex buildings at 440 North Penelope Street.

Attachments:

1. Certificate of Appropriateness Application
2. Location Maps
3. COA notice to owners
4. Site Plan
5. Landscape Plan
6. Elevations
7. Floorplans

Staff Report – Historic Preservation Commission

Date: July 13, 2017
Case No.: H-17-04
Request: Replace Signage

Agenda Item

H-17-04 Receive a proposal to replace five historic property identification signs.

Originating Department

Planning Department - Erin Smith, Director of Planning/Historic Preservation Officer
Kelly Trietsch, Planner

Case Summary

The City of Belton and the Historic Preservation Society are working with five property owners to replace the existing wooden historic property identification signs with stone signs. One of the signs proposed for replacement is located within the Lower West Belton Historic District

Findings

Several years ago the Historic Preservation Society installed signage on historically significant properties in Belton. There are several historically significant properties within the City of Belton that currently contain wooden property identification signs that state the historical name associated with the property or structure, significant dates, and other pertinent historic information. The wooden signs currently displayed at these historic locations are in disrepair and in need of replacement. City of Belton Parks and Recreation Director, Matt Bates has identified a total of 5 historic property identification signs in need of replacement. Mr. Bates is working with the property owners to replace the current wooden signs with new signage. Only one property is located in a local historic district. The five properties selected for replacement signage are as follows:

- 400 S. Main Street
- 3110 N. Main Street
- 1500 N. Main Street
- 410 N. Main Street – Located in the Lower West Belton Historic District
- 218 Alexander Street

The proposed signs will be made of limestone with an approximate size of 2' x 2'. Each sign is proposed to contain a limestone base that will be approximately 3' wide and approximately

12 to 18 inches tall. These limestone signs and bases will be more durable and less subject to weathering than the wooden signs.

After careful review of the Secretary of the Interior's Standards for Rehabilitation, this proposal appears to be consistent with the Lower West Belton Historic District, and a Certificate of Appropriateness may be granted pending Historic Preservation Commission approval.

Attachments:

1. Location Map
2. Photo of current historic property sign in the Lower West Belton Historic District
3. Photo of proposed new historic property sign (sample)