

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, November 16, 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 Sheila Donahue, Dorothy Coppin, Ty Hendrick and Diane Pressley. Commission member Tammie Baggerly was absent. The following Staff Members were present: Planning Clerk, Laura Livingston, Planner, Kelly Trietsch, and Grants and Special Projects Coordinator, Bob Van Til.

1. Call To Order.

Ms. Donahue called the meeting to order at 5:00 P.M.

2. Minutes from the previous meetings.

Ms. Coppin made a motion to approve the minutes from the October 19, 2017 meeting. Ms. Pressley seconded the motion. The minutes were approved unanimously with 4 ayes, 0 nays.

3. H-17-09 Consider authorizing a Façade Improvement Grant to Gunter Real Estate Holdings, 204 North Penelope Street.

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

Chair Donahue opened the public hearing, with no one requesting to speak the public hearing was closed.

Ms. Pressley asked to see photos of the building and then asked if the applicant will change the roof materials? Ms. Trietsch said the roof materials will remain the same. Ms. Pressley asked if the suspended awnings will be above the transom windows or doors? Ms. Trietsch stated the suspended awnings will be installed above the doors and not the transom windows on the side facade.

Mr. Hendrick made a motion to approve item H-17-09 to authorize a FIG to Gunter Real Estate Holdings for 204 North Penelope Street. Ms. Coppin seconded the motion. The item was approved with 4 ayes, 0 nays.

4. H-17-10 Consider authorizing a Façade Improvement Grant to Gunter Real Estate Holdings, 206 North Penelope Street.

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

Chair Donahue opened the public hearing and asked if the applicant would like to comment. Matt Gunter, the managing member for Gunter Real Estate Holdings, 306 East Central Avenue, said he appreciates the Commission's approval of 204 North Penelope Street. With 206 North Penelope Street, they do have a tenant who has signed a lease and is ready to bring Belton its first nano-brewery. Mr. Gunter said with the winery right next door, this is a very exciting addition to the city. We are trying very hard to improve the historic downtown area with some really neat businesses

coming in. Changing the color slightly may not necessarily be what you want to see, but as Ms. Trietsch mentioned with the proposed paint color of 204 North Penelope and the white color of Blends exterior next door, the yellow brick color that is currently there will not match going forward. Gray cloud is a really neat color and the project is going to be a great addition to the city.

With no one else requesting to speak, Chair Donahue closed the public hearing.

Mr. Hendrick made a motion to approve item H-17-10 to authorize a FIG to Gunter Real Estate Holdings for 206 North Penelope Street. Ms. Coppin seconded the motion, which was approved unanimously with 4 ayes, 0 nays.

5. H-17-11 Consider a request to construct a roof top addition for an elevator and stairway access at 100 South East Street, located in the Downtown Belton Commercial Historic District, on the southeast corner of South East Street and East Central Avenue.

Ms. Trietsch presented the staff report (Exhibit C).

Chair Donahue opened the public hearing, with no one requesting to speak the public hearing was closed.

Mr. Hendrick asked if the existing stucco will be removed to expose the original stone? Ms. Tanya Mikeska-Reed, the architect for the project, 1708 Club Circle, Salado, Texas, said they came before the Commission previously to receive approval for the exterior renovations. All of the stucco will be removed and the first two floors will be constructed with new stone. When they began the design process, the building's owner, Ms. Nancy Boston, along with encouragement by staff decided it would be great to have a rooftop deck. At this meeting, we are requesting approval to modify the plans that were submitted to allow a rooftop addition with an elevator shaft.

With no one else requesting to speak, Chair Donahue called for a motion. Mr. Hendrick made a motion to approve item H-17-11, the request a rooftop addition for an elevator and stairway access at 100 South East Street, located in Downtown Belton Commercial Historic District, on the southeast corner of South East Street and East Central Avenue. Ms. Coppin seconded the motion, which was approved unanimously with 4 ayes, 0 nays.

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

Ms. Trietsch updated the Commission on the most recent administrative approvals (Exhibit D).

With no further business, the meeting was adjourned at 5:24 p.m.

Chair, Historic Preservation Commission