

Minutes of the meeting of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, October 19, 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, Tammie Baggerly, Ty Hendrick and Diane Pressley. The following Staff Members were present: Director of Planning/Historic Preservation Officer, Erin Smith, City Manager, Sam Listi, Planning Clerk, Laura Livingston and Planner, Kelly Trietsch.

1. Call To Order.

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

2. Minutes from the previous meetings.

Ms. Baggerly made a motion to approve the minutes from the September 14, 2017 meeting. Ms. Coppin seconded the motion. The minutes were approved unanimously with 5 ayes, 0 nays.

3. H-17-06 Consider a request to construct steps and an ADA ramp, and remove lattice from the existing doorway opening for the installation of a new door at 1003 North Main Street, located in the North Central Belton Historic District, on the northeast corner of East 10th Avenue and North Main Street.

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

Chair Donahue opened the public hearing with no one requesting to speak she asked if the applicant could answer questions of the Commission. Mr. Matt Gunter, 306 East Central Avenue, an organization of which he is the president purchased the property with the intent to restore it to the once lovely building it was and it obviously has a lot of hard use over the previous years. With the handicap accessible ADA ramp they are proposing to build, it will give access and will be the only access for a person in a wheelchair would be able to use to enter the building. In addition, they will be spending some funds to ensure there is ADA access in one of the restrooms in order to better serve those with those type of needs. The ramp is in compliance with ADA standards, Mr. Gunter said, it is 26 inches off of the ground at the top and it is 26 feet in length as required by ADA standards. The slope of the steps on the other side matches the slope of the steps at the front of the building. The similar type of construction with the lumber is being used. The railing that is around the building currently is not the initial railing when it was built but they are doing their best to make sure everything matches. They are painting the building with the same color to match the rest of the building, Mr. Gunter said.

Ms. Baggerly asked what was behind the lattice work? Mr. Gunter said it is a door. Ms. Baggerly said oh, it's a door? Mr. Gunter said yes ma'am. Ms. Baggerly asked if it was not the same style door that is located on the Main Street side? Mr. Gunter said it is not. There is much more glass on that door, he said, it was installed later and it's not original. Mr. Hendrick said one can see the glass panes of the door on the printout included in the packet. Mr. Gunter said neither one is the front door, as there is a main entrance. Ms. Baggerly said right, the front door is an orange/peach color.

Mr. Gunter said right, and they already received permission to paint the door, and that has been painted a deep purple color that looks very nice so they will be doing the same with the other doors as well if it's approved. Ms. Pressley asked if they will have three doors instead of two? Mr. Gunter said one is covered by the lattice. Ms. Pressley asked if it's usable? Mr. Gunter said when you go into the main entrance through the orange door, that is a living room, if it was for a business it would be a common area or an entrance perhaps a desk for a secretary or office administrator. When you enter the door with the lattice, it's an entrance into the same room from a different side. The third door in the picture with the lattice and the existing door actually goes into a different living area which could potentially be an office area as well. Chair Donahue asked if there was anyone else in the audience who is in favor or opposition, with no one requesting to speak she closed the public hearing.

Mr. Hendrick asked if there was any consideration to place the ramp at the rear of the building. Mr. Gunter said they did consider putting it in the rear, however the rear entrance was a window that was made into a door and considerably higher off the ground so the ramp would have to be 35 feet long in his estimation and currently there are two large humps of dirt work that are back there and making it impossible to build it under the current conditions. With someone entering in a wheelchair at the back of the building, which is a small bedroom and would not provide them the same experience as someone that did not have to use a wheelchair.

Ms. Baggerly asked about the chain link fence. Ms. Trietsch said that it's been removed. Chair Donahue asked if there were any other questions, seeing none she asked for a motion. Mr. Hendrick made a motion to approve item H-17-06 and Ms. Pressley seconded the motion. The item was approved with 5 ayes, 0 nays.

4. H-17-08 Consider a request to remove the fabric awnings from the second story windows at 219 East Central Avenue, located in the Downtown Belton Commercial Historic District, on the south side of East Central Avenue, west of South Penelope Street and east of South East Street.

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

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

Mr. Hendrick asked if the awnings were original to the building or constructed later? Ms. Trietsch said yes; she believed they were added in 2009. Documents show the awnings were not on the building previously, she added.

With no further questions, Chair Donahue called for a motion. Ms. Baggerly made a motion to approve item H-17-08 to remove fabric awnings from the second story windows a 219 East Central Avenue. Mr. Hendrick seconded the motion, which was approved unanimously with 5 ayes, 0 nays.

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

Ms. Trietsch presented the list of administrative approvals (Exhibit C).

6. Discuss the November meeting date for the Historic Preservation Commission meeting.

Ms. Trietsch said she and Ms. Smith will be attending a conference in November so they proposed moving the meeting day to the following week, Nov. 16. Chair Donahue asked if anyone had any issue with meeting on Nov. 16. Ms. Smith said they will send out an email confirming the meeting date and meeting room.

Ms. Smith informed the Historic Preservation Commission that she has resigned from Planning Director with her final day being Dec. 1. She said Ms. Trietsch has done a great job so she is sure the Commission will enjoy working with her. Chair Donahue said on behalf of the Commission she thanked Ms. Smith for her time as a “newcomer” and then as a Smith, for her support and the expertise she has brought to the job has been invaluable. Chair Donahue wished her well as she moved on to bigger and better things, and as Ms. Smith said she will still be a part of the community.

With no further business, the meeting was adjourned at 5:20 p.m.

Chair, Historic Preservation Commission