

Minutes of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, July 22, 2021

The Historic Preservation Commission met at 5:00 P.M. in the Wright Room, Harris Community Center. The following Commission members were present: Chair TC Lipe, Barrett Covington, Ann Carpenter and Ann West. The following staff members were present: Director of Planning Bob van Til, Planner and HPO Tina Moore, Planning Clerk Laura Livingston and Director of IT Chris Brown.

1. Call To Order.

Commission Chair Lipe called the meeting to order at 5:00 p.m.

2. Public comments.

Commission Chair Lipe invited the public to speak and with no requests, the public comment period was closed.

3. Approve the minutes from the previous meeting. (Audio 00:48)

Commission Member Ann Carpenter made a motion to approve the minutes from the May 20, 2021 meeting. Commission Member Barrett Covington seconded the motion. The minutes were approved with 4 ayes, 0 nays.

4. H-21-07 Consider a Certificate of Appropriateness (COA) and Façade Improvement Grant Application to renovate the property at 206 E. Central Avenue, located in the Downtown Belton Commercial Historic District, on the north side of East Central Avenue, west of North Penelope Street and east of North East Street. (Audio 1:25)

Planner and Historic Preservation Officer Tina Moore presented the staff report. (Exhibit A)

Chair Lipe opened the public hearing and with no speaker the public comment period was closed.

Chair Lipe asked the applicant if they were aware of the requirement to use clear glass in the store front windows. Ms. Taylor Strmiska represented the owner of the property addressed the commission stating the requirement is understood and they plan to re-use most of the existing glass and replace broken glass with similar glass.

Chair Lipe asked why they chose to use Spanish Cedar to frame the windows. Ms. Strmiska said it's because of its longevity and sustainability.

Ms. West asked Ms. Moore for clarification on the awing that was removed. Ms. Moore contacted the Texas Historical Commission was advised that the awning was not historic and could be removed.

Ms. Moore stated was discovered there is interior demolition being done and City Staff are investigating and will require permits if necessary.

Chair Mr. Lipe made a motion to approve the Certificate of Appropriateness and Façade Improvement Grant for 206 East Central Avenue with the condition based on compliance with city ordinance. Commission Member Ms. West seconded the motion, which was approved with 4 ayes, 0 nays.

5. H-21-08 Consider a Certificate of Appropriateness (COA) application to construct a new parking lot at 503 N. Wall Street, in the Central Belton Historic District, located in the northeast corner at the intersection of North Wall Street and East 5th Avenue. (Audio 12:09).

Planner and Historic Preservation Officer Tina Moore presented the staff report. (Exhibit B)

Chair Lipe opened the public hearing and with no speaker the public comment period was closed.

Applicant Heather Pressley, 109 Water Street, said they are renting out the space next door to their office to Water Street Waffle Company, and the restaurant is needing more space, so Pressley Design Studio is searching for a new location.

Chair Lipe commended the fact that the property at 503 N. Wall Street façade has not been changed and has maintained its historic qualities.

Ms. West asked about their plans. Ms. Pressley said the location is a much larger space than they need for their staff of four people and potentially they might rent out rooms for office space in the future. The interior does not need major renovations, just a bathroom conversion to accommodate a wheelchair, Ms. Pressley said.

Commission Member Ms. Carpenter made a motion to approve the Certificate of Appropriateness for 503 N. Wall Street. Commission Member Mr. Covington seconded the motion, which was approved with 4 ayes, 0 nays.

6. Receive an update regarding administrative approvals granted by the Historic Preservation Officer. (Audio 20:11)

Ms. Moore presented the administrative approvals since last meeting. (Exhibit C)

With no further business, the meeting concluded at 5:22 p.m. (Audio ends at 22:16)

Chair, Historic Preservation Commission