



CITY OF BELTON

Historic Preservation Commission Meeting
Thursday, May 5, 2022 – 5:00 p.m.
Wright Room, Harris Community Center
401 N. Alexander, Belton, Texas

AGENDA

1. Call to order.
2. Public Comments

Citizens who desire to address the Commission on any matter may do so during this item. Please state your name and address for the record, and limit your comments to three minutes. Please understand while the commission appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.

3. Consider minutes from the April 7, 2022, meeting.
4. H-22-05 Consider a Local Historic Placard Placement application for The Beltonian Theatre located at 219 E. Central Ave, east of North East Street and west of South Penelope Street.
5. Receive an update regarding administrative approvals granted by the Historic Preservation Officer.

If interpreter services for the deaf or hearing impaired are required, please contact the City Clerk at least 48 hours in advance at 254-933-5817.

Minutes of the
Historic Preservation Commission (HPC)
City of Belton, City Hall
333 Water Street
Thursday, April 7, 2022

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, Vice Chair Tammie Baggerly, Ann Carpenter and Barrett Covington. Commission member Ann West was absent. The following staff members were present: Planner and HPO Tina Moore, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

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 0:58)

Vice Chair Baggerly made a motion to approve the minutes from the March 3, 2022 meeting. Commission Member Barrett Covington seconded the motion. The minutes were approved with 4 ayes, 0 nays.

4. H-22-04 Consider a Certificate of Appropriateness (COA) application to construct a new detached garage and add a new kitchen window at 703 N. Penelope Street, located at the northeast corner of North Penelope Street and East 7th Avenue. (Audio 2:04)

Planner and Historic Preservation Officer Tina Moore presented the staff report.

Chair Lipe opened the public hearing. Mr. Bill Sherman, the contractor for this project, spoke to the Commission. With no one else requesting to speak, the public hearing was closed.

Vice Chair Baggerly made a motion to approve the COA application for 703 N. Penelope Street. Commission Member Carpenter seconded the motion, which was approved with 4 ayes, 0 nays.

5. **H-22-02 Consider a Certificate of Appropriateness (COA) to demolish the primary façade, construct a new façade and build a two-story addition at 206 East 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 11:01)**

Planner and Historic Preservation Officer Tina Moore presented the staff report.

Chair Lipe opened the public hearing. Tracy McLoud, 1207 North Beal, spoke to the Commission about her historical research related to 206 East Central Avenue.

Roxanne Patrick, 1207 North Beal, continued with comments supporting the approval of a COA for 206 East Central Avenue to the Commission.

Thomas Kam, a structural engineer who reviewed the building, said the only way to know more is to do demolition. He's supportive of removing the façade and it's out of scale with the new façade next to it.

Roman Esparza, 2006 River Run Road, explained his journey with this building and his plans for 206 East Central Avenue. He discussed his reasoning for presenting his case to the HPC and his disagreement with the recommendation by Stephanie McDougal, the principal consultant for the McDoux Preservation LLC. (Audio 29:22)

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

Chair Lipe made a motion to table the COA application for 206 E. Central Avenue. Commission Member Carpenter seconded the motion to table, it was approved with 4 ayes, 0 nays.

6. **Receive an update regarding administrative approvals granted by the Historic Preservation Officer. (Audio 45:28)**

Ms. Moore presented the administrative approvals since last meeting.

With no further business, the meeting concluded at 5:48 p.m. (Audio ends at 48:07)

Chair, Historic Preservation Commission



Staff Report – Historic Preservation Commission

Date: May 5, 2022
Case No.: H-22-05
Request: Local Historic Placard
Applicant: Zechariah Baker
Address: 219 E. Central Avenue

Agenda Item #4

H-22-05 Consider a Local Historic Placard Placement application for The Beltonian Theatre located at 219 E. Central Ave, east of North East Street and west of South Penelope Street.

Originating Department

Planning – Tina Moore – Planner/HPO

Case Summary

Zechariah Baker, the owner of the Beltonian Theatre, has submitted this application to commemorate the 100th year anniversary of the theatre in Belton.

Criteria and Procedures:

In November 2018, the City Council, with support from the Historic Preservation Commission, adopted a resolution to implement a Historic Placard Program to establish criteria and procedures for the placement of historic markers. The proposed placard would generally meet one of the following criteria:

1. To commemorate local history, places, events or culture;
2. To strengthen historic district identity;
3. To recognize natural features that are historically relevant to the City of Belton;
4. To recognize persons, places or events of state or national significance.

The approval process included staff review and report to the “Friends of the Historic Placard Program, which was never established. In lieu of the Friends of the Historic Placard Program, staff contacted Bell County Museum Executive Director, Coleman Hampton, for input during the review of this application.

Basis for Designation

The Beltonian Theatre has submitted this application, to commemorate local history, by recognizing the opening of the Beltonian Theatre in 1922. For the grand opening, a community wide naming competition was sponsored by the Belton Area Chamber of Commerce. The winning name, "The Beltonian Theatre" was selected from over 300 entries. Miss Bernice Bible and Mrs. C. E. Metcalfe unknowingly submitted the same name. Both were awarded season passes to the theatre for their efforts.

The Beltonian has been in operation, showing movies and hosting live events, since 1922. Over the century, there has been closures for changes in ownership, management, and even fire restoration after sustaining damages in 1926. Talking pictures made their debut at the Beltonian in 1929 with a "hefty investment to remodel and add a new box office, foyer, comfortable seats, and the best new sound equipment on the market". (Source: Karimkhani, Denise. "The Beltonian Theatre." Clio: Your Guide to History. January 11, 2022. <https://www.theclio.com/entry/143245>).

The Beltonian is currently owned by Zechariah Baker, who purchased the property in 2017.

Placard Text

The proposed text was provided by the applicant and edited by staff and Mr. Hampton during the review process:

The Beltonian Theatre

The Belton Area Chamber of Commerce declared "The Beltonian" as the winner in a naming contest for the new theatre in town on May 10, 1922. The theatre, owned by Lee Walker, became a hub of activity in Downtown Belton, debuting talking pictures in 1929. Marking the centennial in 2022 is owner Zechariah Baker who has revitalized the Beltonian with treasured classic movies and live events.

Recommendation

Recommend approval of a Local Historic Placard placement at the Beltonian Theatre located at 219 E. Central Ave.

Attachments

1. Historic Placard Application
2. Location Map
3. Source article



Historic Placard Placement Program
Application for Nomination

DATE: 3-17-2022

Applicant Contact Information:

NAME: Zechariah Baker
ADDRESS: 219 E. Central Ave., Belton, TX., 76513
PHONE: 254-338-0750 cell 254-831-3161 work EMAIL: zechariahbaker@hotmail.com

Nomination Information:

NOMINEE FOR DESIGNATION: The Beltonian Theatre, LLC

JUSTIFICATION FOR DESIGNATION AS A LOCAL HISTORICAL ELEMENT (include all pertinent information concerning the nominee): On May 10, 1922 the Belton Chamber of Commerce declared a winner from more than 300 entries in the naming contest for the new theatre in town. The Beltonian was the winning entry. Since that time, The Beltonian Theatre has changed hands many times while faithfully serving the Central Texas community through affordable movies and other live events and private rentals.

PROPOSED LOCATION OF PLACARD (specific information and a site map required): front sidewalk to the left of the door on Central on the brick (picture attached)

SPECIFIC WORDING PROPOSED FOR PLACARD: ***Please Attach to Application***

Owner of Proposed Placard Site:

NAME: Zechariah Baker
ADDRESS: 219 E. Central Ave., Belton, TX., 76513
PHONE: 254-338-0750 cell 254-831-3161 work EMAIL: zechariahbaker@hotmail.com

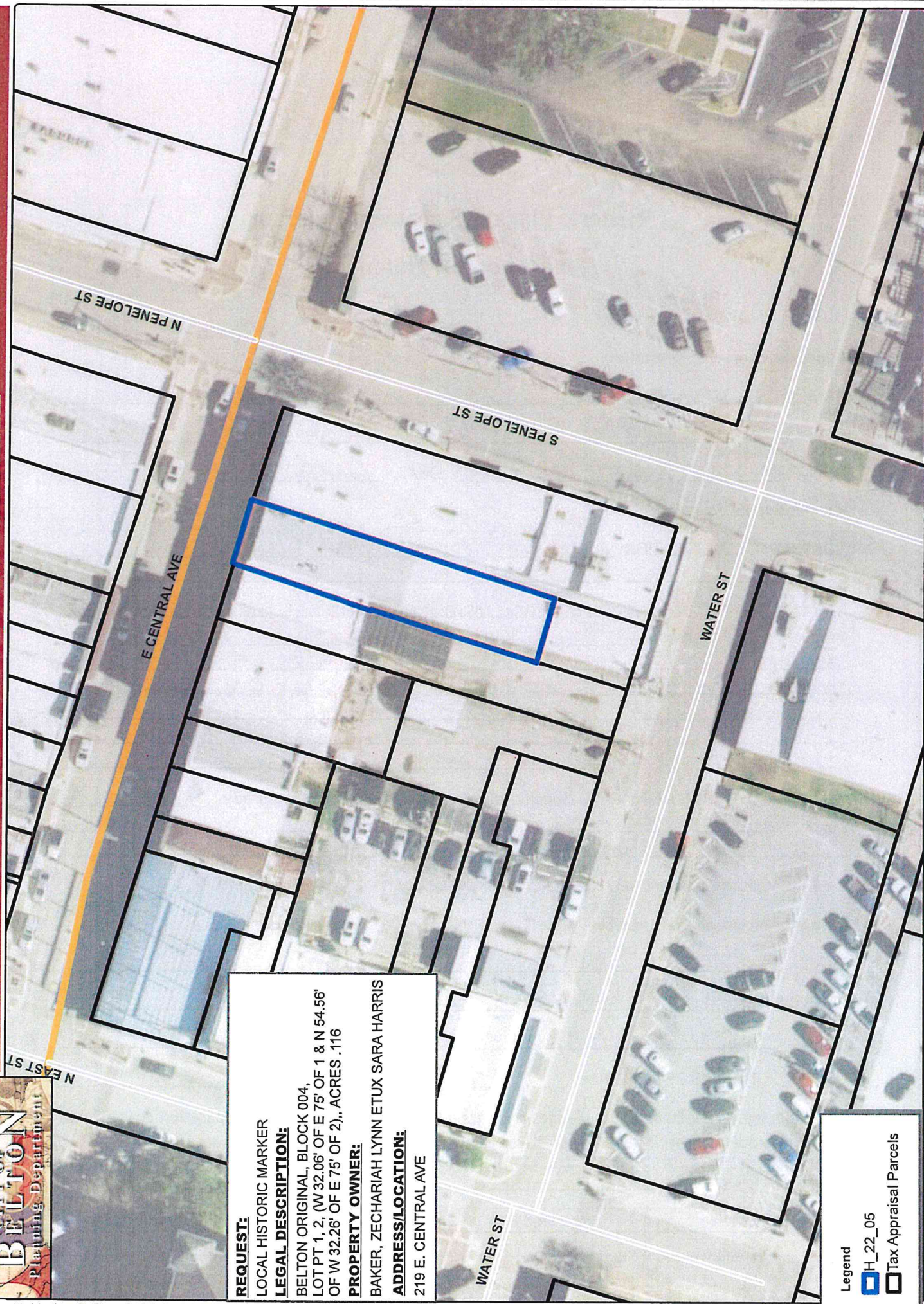
OWNER SIGNATURE OF APPROVAL: [Signature]

The undersigned applicant acknowledges and agrees to the criteria, standards, application process, and approval process governing the City of Belton Historic Placard Placement Program.

Signature of Applicant: [Signature] Date: 3-22-2022

Date Received	Received By	Complete	Review By Date

HPC CASE # H-22-05 AERIAL



REQUEST:
LOCAL HISTORIC MARKER

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 004,
LOT PT 1, 2, (W 32.06' OF E 75' OF 1 & N 54.56'
OF W 32.26' OF E 75' OF 2), ACRES .116

PROPERTY OWNER:
BAKER, ZECHARIAH LYNN ETUX SARA HARRIS

ADDRESS/LOCATION:
219 E. CENTRAL AVE

Legend

☒ H_22_05

☐ Tax Appraisal Parcels



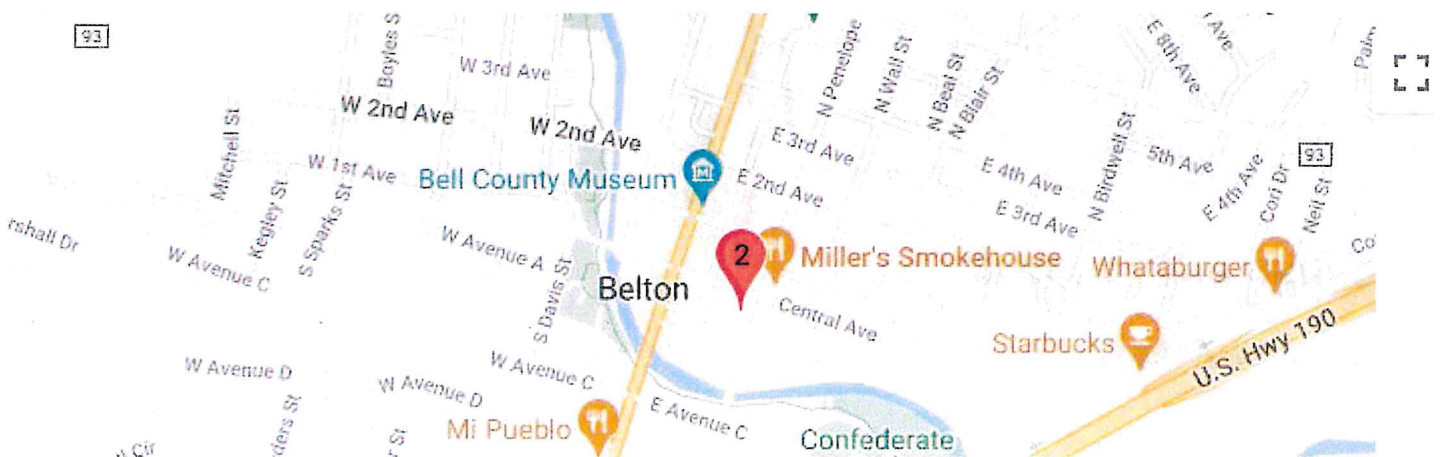
The Beltonian Theatre

Introduction

Text-to-speech Audio



In May 1922, the Temple Daily Telegram announced the name of Belton's new picture show house as "The Beltonian." From a list of over three hundred suggestions, members of the Chamber of Commerce Board of Directors selected the name submitted by two different people, each without the other's knowledge. Miss Bernice Bible, a student at Baylor College, and Mrs. C. E. Metcalfe chose the name, and for their entries received season passes to the theatre. Mr. Lee Walker, owner, reportedly was pleased with the name. The name stuck and the Beltonian has been in operation, showing movies and hosting live events since 1922.



Google

Map data ©2022 Google

[DIRECTIONS](#)

199 Penelope St
Belton, Texas
[View on Google Maps](#)





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Images



TELL ME WHY
Dealing With
BIRTH CONTROL
Who Shall Decide?

Every
Father
Mother
Son and
Daughter
Should See!

THE MOST UNIQUE PHOTOGRAMMA OF MOTHER LOVE.
A True Story of Real Life That Will Make You Think and Reflect
Approved and Endorsed by Pulpit, Press and Public.

**DOES IGNORANCE MEAN VIRTUE—
IS BIRTH CONTROL RIGHT OR WRONG—
WHO SHALL DECIDE THESE QUESTIONS—**

LEARN THE NAKED TRUTH!
Nothing of Its Kind or Counterpart Has Ever Been Seen or Anticipated
on the Screen Before.
BECAUSE OF THE DELICATE NATURE OF THE SUBJECT—SPECIAL
SHOW.

Vision
Of Life
Before
Birth.
Shows All,
Tells All.

The Belton Rotary Club presents this Educational Talkie at the Beltonian Theatre

Thursday and Friday, Nov. 13-14
Special Matinees for children Thursday and Friday Afternoons

This Picture Portrays
Drama that will stagger and grip you; thrills that will startle and
amaze you; mystery that will enthrill and baffle you

This Ad Made Possible By The Following Concerns And Individuals

Backstory and Context

Text-to-speech Audio



The Beltonian soon became a hub of activity in downtown Belton. In addition to showing movies, the theatre hosted live acts such as Ches Davis' all-star vaudeville revue, sponsored community-wide Christmas parties/movies for local children, and even served as the meeting place for the Business Men's Class of the Baptist church. Lee Walker was commended for "showing the best films out." High quality films such as "The Hunchback of Notre Dame," "Scaramouche," "The Fighting Blade," "The Ten Commandments," and "Anna Christie" were shown in Belton before larger cities had access to them. During World War II, "war loan premieres" were often held at the popular location, and the "Miss Belton" beauty pageant took to the stage in 1941. The Belton Journal praised the Beltonian as a real asset to the city.

Two notable educational films came to the theatre. A birth control film entitled "Tell Me Why," endorsed by local club women as well as the Child Conservation League of America and the Women's Athletic Club of Illinois, was shown in 1925. The film told the story of a "self-indulgent woman who refused her birthright to become a mother." Owing to the delicate nature of the subject matter, afternoon showings were limited to women only and evening showings were reserved for men only. Children under 16 were not admitted unless accompanied by a parent. In 1930, the Belton Rotary Club sponsored "Africa Speaks," an all-talkie picture of an exploring party led by Paul L. Hoefler that spent fourteen months in unexplored regions of Africa, filming natives and hunting wild animals. The

proceeds benefitted the student loan fund and the Belton Carnegie Library. In 1973, a film called "The Romance of Belton" premiered at the theatre. Set in 1930s Belton, the cast featured well-known Belton children such as Betty George Eads, Wilbur Carl Flewellen, Gladys Bailey, Roy Cochran, Arthur Neale Potts, Susan Sanderford, Nora Mae Cluck, and others. Scenes of Yettie Polk Park, the Belton Yarn Mill, students of Belton High School, Tyler Ward and Tarver Ward Schools, and the 1929 Belton Tiger football team were included.

In 1924 the management of the Beltonian changed. Lee Walker remained the owner, but the day-to-day operations were carried out by Furman L. Wolf, formerly of Lampasas. A fire in December 1926 destroyed the structure at a cost of \$10,000; however, the theatre was up and running again by April 1927 with the showing of a comedy called "See You in Jail." In 1928, the owners of the Beltonian took over the Palace Theatre from Mrs. W. E. Crow. A considerable amount of remodeling added a new box-office, foyer, and more comfortable seating. Both the Palace and the Beltonian featured De Luxe screens with the latest in projection equipment. When talking pictures made their debut at the Beltonian in 1929, Wolf installed the best new sound equipment the market afforded at the time. Synchronized music, amplified and cued to the pictures, markedly improved the viewing experience. The Belton Journal was effusive in its praise: "For the past two weeks the house has been the scene of a bustling but well organized activity to hasten completion of every detail in connection with the new equipment for the opening next Wednesday night, when 'The Virginian,' an all-talkie, and other talkie features will furnish the first sound picture for Belton. One of the greatest problems confronting theatre architects and engineers since the advent of sound pictures is the acoustical treatment of the theatre. Special treatment has been given the auditorium of the Beltonian, and patrons will find it almost acoustically perfect." In 1930, Wolf sold his interest in the Wolf-Walker picture shows of Belton to H.H. Cluck of San Antonio. Cluck was formerly a traveling representative for the Universal Film Exchange. Under Cluck's management, an "air washing and cooling machine" was installed to keep theatre patrons cool, and Western Electric sound equipment was introduced. The quality of the sound reproduction was so outstanding that the theatre received an award in the form of a bronze plaque from the Exhibitors Herald Magazine that read, "A mark of honor bestowed on this theatre for its perfect reproduction of sound pictures." By the 1950s, the Beltonian needed sprucing up. Originally built in the Art Deco style popular in the 1920s, the building was modified when the stucco front was replaced with blonde tile bordered in green, the doors received a blonde finish, and the marquee was refurbished. A confectionary bar with leatherette upholstery and striped awning was added to the lobby.

Over the years, the ownership of the Beltonian changed frequently. After being closed for decades, the theatre was purchased in 2006 by Copperas Cove businessmen, Johnny Ward and Brandon Sanders. In 2010 Wes Riddle bought the theatre but sold it a year later when he decided to run for Congress; in 2012, Roy Bufis purchased the venue which closed after only five months. It remained closed for four years and reopened in 2017 by Zechariah Baker. A Halloween event sponsored in 2021 claimed the theatre is haunted by "Mary," a thirteen-year-old girl who was hit by a car outside the Beltonian. The century-old theatre continues to attract new crowds and offer classic entertainment for local residents.

Cite This Entry



Karimkhani, Denise. "The Beltonian Theatre." Clio: Your Guide to History. January 11, 2022. Accessed April 27, 2022. <https://www.theclio.com/entry/143245>

Sources

"Beltonian to Present 'Romance of Belton.' Belton Journal, July 19, 1973.

Sanchez, Jacob. "Bringing Back the Beltonian." Temple Daily Telegram, October 14, 2017.

Mendoza, Nohely. "Beltonian Theatre Offering Historic Scares with Haunted House." Fox44news.com

"Giant Epic of Savagery Coming to Beltonian Theatre." Belton Journal, November 6, 1930.

"Talking Pictures for Beltonian: Will Open Next Wednesday Nite." Belton Journal, November 14, 1929.

"The Beltonian' Name of Theatre." Temple Daily Telegram, May 11, 1922.

"Walker Shows Best Films Out." Belton Journal, April 28, 1924.

> Image Sources (Click to expand)

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Address

219 East Central Avenue

Belton, Texas 76513

Tags

Music and Entertainment History

This entry has been viewed **327** times.

This entry has been edited 5 times.

Created by [Denise Karimkhani](#) on December 10th 2021, 2:38:35 pm.

Last updated by [Denise Karimkhani](#) on January 11th 2022, 4:25:18 pm.



Major Funding Provided By:



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Additional Support Provided By:



Designed By:



**Certificate of
Appropriateness
Administrative
Approvals**

COA Administrative Approvals

Date	Address	Type of Repair	Tracking Number
4/1/2022	445 N. Wall Street	Modification to existing carport and accessory structure	HA-22-11
4/5/2022	508 Shine Street	Reroof - composition shingles	HA-22-12
4/6/2022	520 S. Main Street	Reroof - composition shingles	HA-22-13
4/28/2022	104 S. Main Street	Weatherization of building/removal of windows	HA-22-14

