

**CITY OF EXCELSIOR SPRINGS
HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING**

May 12, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1. Call to Order/Roll Call.

PRESENT: Betty Bissell, Sonya Morgan, Jim Bowman, Nile Brown and Earl McElwee

OTHERS PRESENT: Councilman Jim Nelson; Larry Murry, Building Official; Nick Pappas, Planning & Zoning Director and Kathy Twitchell; secretary to the Commission

ABSENT: Darryl Coutts

VISITORS: David Haugland, City Manager; Don Miller, owner Cabinets, Vanities & More

Chairman Nile Brown called the meeting to order at 4:08 p.m. A quorum was present.

Item 2. Amendment of Agenda

No amendment to agenda.

Item 3. Approval of Minutes, April 14, 2010

Commissioner McElwee requested the April 14, 2010 minutes be changed to reflect Item 6. New Business i) COA-Hall of Waters Terrace Project that Jim Nelson requested the corner cap that would be removed be placed on the east side wall instead of Commissioner McElwee.

Commissioner Bissell motioned to approve the April 14, 2010 minutes with noted change. Commissioner Morgan seconded. The motion carried.

Item 4. Public Comments

David Haugland, 709 Sagamore requested the commission to review the COA application for a picket fence on Excelsior Street. He felt the fence that was being installed was not the same as the one requested on the COA application. Several of the commissioners had seen the fence and agreed. Commissioner Morgan asked what the next step would be. Larry Murry stated he would meet with them and see if he could resolve the problem.

Item 5. Old Business

Historic Preservation informational public meeting

Nick Pappas requested feedback from the commissioners on the informational public meeting. Commissioner Morgan stated she thought the presentation could have more of our own historic features and be made more of our own. She also thought it would be good for an educational tool and for future public meetings. Commissioner Bissell felt the meeting went too far off the path.

Item 6. New Business

COA-120 E. Broadway

David Lodwick submitted a COA request to cover the glass with wood and paint of the same color as the rest of his building at 120 E. Broadway. The wood panel would have the same design as that of the Mook & Mook Law Firm building. Remove the fake brick from front and side of building to reveal windows beneath on upper level. Mr. Lodwick was unable to attend the meeting and requested Nick Pappas to submit his request.

Nick Pappas stated that although this alteration does not fully restore the building to its former design, it does improve the building substantially. The removal of the fake rock will expose the windows that have been covered for more than 40 years, and the design of the proposed wood will tie the building in with other buildings in the district. Staff recommends approval of the COA application.

After discussion, the Commissioners requested Nick Pappas to request Mr. Lodwick to attend the next meeting to answer their questions.

Commissioner Morgan motioned to table the COA request for 120 E. Broadway. Commissioner Bissell seconded. The motion carried.

ii) Comments on Special Use request at 115 E. Broadway

Ginger Nelson was present to answer questions on the Special Use request for an apartment above their business at 115 E. Broadway.

Nick Pappas presented the staff report. Jim and Ginger Nelson have submitted an application for a Special Use Permit to have an apartment above their business. The Planning & Zoning Commission will consider this issue on Tuesday, May 18, 2010. The request is for a mixed residential and non-residential use at the above referenced property. The proposed special use is consistent with City Code, the Comprehensive Plan, and the Downtown Strategic Plan. Therefore, staff recommends that the Commission

recommend this application to the Planning & Zoning Commission.

Commissioner Morgan stated this is the way we want to go and Commissioner Bissell stated she was pleased with the request.

iii) Consideration of Historic Preservation & Revitalization Plan

Corrections were submitted to Nick Pappas on the Historic Preservation & Revitalization Plan.

Commissioner Morgan motioned to approve the Historic Preservation & Revitalization Plan with corrections supplied by the Commissioners. Commissioner McElwee seconded. The motion carried.

Comments on Historic District Guidebooks

Comments presented by the Commissioners included: when new historic districts are approved what guidelines will be used, adding a frequently asked questions section, adding to the website that hard copies are available upon request, break down the guidelines by chapters for the website and have a notation that the guidebook is a work in progress. Nick Pappas also added that Jo Ann Radetic, CLG Coordinator for the State Historic Preservation Office, reviewed the Historic District Guidebook and stated a very good job was done on explaining why the district should be designated but a couple of paragraphs should be added as to what should be saved within the districts. Commissioner Bissell volunteered to write up the Historic District and Commissioner Morgan volunteered to write up the Elms District.

Item 7. Other Business

Staff Comments-Nick Pappas

Nick Pappas notified Commissioners that work on the Hall of Waters terrace would begin on Monday and the circle drive would be closed for most of the summer.

The Elms Historic District and the Boarding House District will be presented to the Planning and Zoning Commission next and then presented to the council the first part of June.

Correspondence

No correspondence.

Item 8. Comments from Commissioners/Chairperson

Commissioner Bowman stated that COA applicants be made aware of the importance of attending the meetings to answer questions and the plans/drawings need to be very specific.

Item 9. Adjourn

Commissioner Bissell motioned to adjourn the meeting. Commissioner Morgan seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 5:10 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,
Wednesday, May 26, 2010, Hall of Waters, 201 East Broadway, Excelsior
Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

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