

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

November 8, 2017 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: David Adams, Betty Bissell, Sylvia Eales, Lyndsey Baxter, Marilyn Gerdes, Dennis Hartman and James Beason.

OTHERS PRESENT: Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: No one absent.

VISITORS: Neil and Christy Wilkerson, Christi Dimes

Commissioner Bissell called the meeting to order at 5:00 p.m.

Item 2: APPROVAL OF MINUTES- October 11, 2017:

Commissioner Gerdes approved October 11, 2017 minutes and Commissioner Hartman seconded. Motion carried.

Item 3: Comments of Visitors

No comments.

Item 4: COA: HPC17-009, 449-451 S. Thompson Ave., exterior trim paint, signage and window replacement:

Neil and Christy Wilkerson were present to answer any questions the commission had about the plans for the building. Commissioner Bissell stated she drove by and appears the glass panels have been exposed and replaced already. She asked about the issue with the door. Neil stated per code the door need to swing out instead of in and they have already fixed that problem with using the existing door. Commissioner Adams explained all public building doors should swing out instead of in because of fire code.

The paint choices were from the Sherwin Williams historic section. They are painting the trim a dark gray color and the door is a black color.

Neil Wilkerson wanted to have a discussion on signage with the commission. He gave the commission a mockup of what he would like to have on the building. The sign would be hang pedestrian friendly and would be a marquee type sign. The commission did not see any issues with the type of sign but will have to come back to them when he has the sign ready for approval. He asked them about anything he does to the back of the building and per commission they stated the back of the building was not visible and they had no issues with anything on the back of the building. Neil stated the some of the glass on the front has cracked and needed to be replaced.

Commissioner Bissell stated that falls under repair of the building.

Commissioner Adams made a motion to approve exterior paint colors for the trim/door and glass panels. Commissioner Baxter seconded. Motion carried.

Item 5: COA: HPC17-010, 205 S Kansas City Ave., removing siding and adding a window on the left side where applicant removed door.

Commissioner Gerdes asked the property manager of the above address what size the window would be replacing the door that was removed earlier this year. She said 36 x 60 and/or 24 x 39. There was a discussion on the size of window. Commissioner Gerdes concern was the windows should balance the front of the house and thought they should be the same size as the right side. Dimes asked if she could put the door back that she removed. Commissioner Bissell stated their preference would be to add two windows to match the other side.

Dimes explained that she is trying to understand the balance of keeping it historical and getting into trouble for taking the door out without permission versus her goal of bringing in new money, buy houses and get the drugs out of Excelsior Springs. She stated she was at the mercy of the commission to get this passed. Put the door back or add a window?

Commissioner Bissell would rather have the door go back if the windows do not match. The window should be compatible with the other side. Doors are not always centered on the front of a house. Dimes stated that if she puts the door back, it is not the original door anyway.

There was more discussion on the door versus the windows.

Commissioner Bissell said a single window with the same height as the other side would look better than the door. It was agreed that 36 x 40 with trim and original siding back up to match the rest of the siding on the house.

Commissioner Baxter approved adding 36 x 40 window where the previous door was and siding to match the existing siding on the rest of the house. Commissioner Gerdes seconded. Motion carried.

Item 6: Discussion on moving existing sign to another location on S. Thompson for The Standard Newspaper.

Commissioner Baxter stated that it is a flat sign and the commission is wanting more pedestrian friendly signs on Thompson like Broadway. It is not grandfathered if you move it. Commissioner Bissell was not sure if this was a codes thing or an HPC thing with the sign. Commissioner Baxter wondered with the awning at the new location, if the flat sign would be seen by a pedestrian standpoint. Commissioner Bissell also mentioned that this is not a sign that HPC would approve with today's guidelines in the district.

Councilperson Morgan said maybe HPC needs to have a discussion with City Staff and go over the matrix that was designed a couple years ago and take time to go through issue by issue and discuss some concerns that the commission has. It has been a while since HPC has changed some things that staff could make an administrative decision to help ease the burden of the commission.

Item 7: Comments of Commissioners

Sonya discussed the annual report for the state she is completing. She was happy to report that all commissioners had training this year for the first time since 2005. Molly, City Manager will write the cover letter again this year. Sonya added the cabin on the cover page. This was saved when the old golf course clubhouse was demoed and will be part of the new clubhouse being built this year. Another thought on training would be the times we have meetings that do not have COAs that we do trainings at our regular scheduled meeting on the projector. Discussion on the historical tax credits that are in jeopardy for historic districts statewide and federally. Urged everyone to call the representatives.

Item 8: Adjourn

Meeting adjourned at 6:03 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, December 13, 2017 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.