

## **HISTORIC PRESERVATION COMMISSION**

### **Meeting Summary**

March 13, 2019, 5:00 p.m.

#### **Item 1. Call to Order**

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

#### **Item 2. Roll Call**

**PRESENT:** Betty Bissell, Darryl Coutts, Rick deFlon, Sylvia Eales, Marilyn Gerdes and Dennis Hartman.

**ABSENT:** David Adams

**STAFF PRESENT:** Councilwoman Liaison Sonya Morgan, Melinda Mehaffy, Economic Development Director, and Doug Hermes, City of Excelsior Springs Planning Consultant.

#### **Item 3. Approval of Meeting Minutes – January 9, 2019**

Commissioner deFlon made a motion to approve the January 8, 2019 meeting minutes. Commissioner Gerdes seconded the motion. Motion carried.

Vote: Motion passed 5-0-1

Yes: Commissioners Bissell, Coutts, deFlon, Eales and Gerdes.

No: None

Abstain: Commissioner Hartman.

#### **Item 4. Election of Officers**

- a. Commissioner Gerdes made a motion to re-elect Betty Bissell as Chair of the Historic Preservation Commission. Commissioner Eales seconded the motion. Motion carried.
- b. Commissioner Eales made a motion to re-elect Dennis Hartman as Vice-Chair of the Historic Preservation Commission. Commissioner Gerdes seconded the motion. Motion carried.

#### **Item 5: COA's Administratively Approved Since Last Meeting:**

- a. COA: HPC-19-002 – 409 Ellsworth Street – Cell Tower.

Melinda Mehaffy described the cell tower and noted while it was outside of a historic district the City was provided the opportunity to review for appropriateness as it can be seen from historic district neighborhoods.

**Item 6. COA: HPC-19-003 – An application by Angel Snapp for a Certificate of Appropriateness for removing styrofoam faux brick exterior on main floor, replacing it with thin brick at the business located at 253 E. Broadway.**

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

The applicant brought a sample of the upper floor brick and brought to samples of what she would like to replace the main floor with. It was decided the Rose-blend sample matched. Ms. Snapp said once the faux brick is replaced with the Rose-blend brick, the awning will be adhered. The temperature must be 50-55 degrees to set the brick so mid-April is the planned start date.

Commissioner Hartman moved to approve removing styrofoam faux brick exterior on the main floor, and replacing it with thin brick at the business located at 253 E. Broadway for Case No. HPC-19-003. Commissioner Coutts seconded the motion.

Vote: Motion passed 6-0-0

Yes: Commissioners Bissell, Coutts, deFlon, Eales, Gerdes and Hartman.

No: None

Abstain: None

**Item 7. COA: HPC-19-004 – An application by Emily Haha for a Certificate of Appropriateness for installing 3 or 4 lights above exterior sign at the business located at 461 S. Thompson.**

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Applicant was not present at meeting. There was discussion regarding how the light fixtures would be adhered to the brick. Commissioner deFlon noted the proposed fixtures do not necessarily match the adjacent lighting at the Leatherman Clinic but several commissioners noted those adjacent lights were installed prior to establishment of the historic district. The Commission decided to approve subject to the spacing and alignment being similar to the Leatherman clinic.

Commissioner deFlon moved to approve, subject to the lights being aligned and spaced similar to neighboring property, at the business located at 461 S. Thompson for Case No. HPC-19-004. Commissioner Coutts seconded the motion.

Vote: Motion passed 6-0-0

Yes: Commissioners Bissell, Coutts, deFlon, Eales, Gerdes and Hartman.

No: None

Abstain: None

**Item 8. COA: HPC-19-005 – An application by Builders Development Corporation for a Certificate of Appropriateness for door replacement and door removal; replacement of all windows with vinyl energy-efficient windows; and front porch repairs at the residence located at 411 Benton.**

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Adrienne Fight was present for Builders Development Corporation. Commissioners discussed the door removal and thought maintaining the door frame was a wise design approach provided the lower section would be painted a similar white to the exterior of the house. Commissioner Eales asked the applicant and staff to ensure the porch railing and spindles meet current city codes. Commissioner deFlon pointed out the need for front porch gutter repairs and installation.

Commissioners Hartman and Gerdes questioned what type of vinyl-clad windows are proposed. Ms. Fight said double-hung windows except for the large picture window on the front of the house. She asked if the Commission would prefer a grid on the upper glass. The Commission agreed to just a plain glass.

The Commission indicated their agreement with repainting the main body of the building white and possibly using a more acceptable blue from the Sherwin Williams palette for certain areas of trim, including the porch railing spindles. Ms. Fight showed an example of the trim style for the porch railing. Ms. Fight said the replacement front door would be a standard six-panel door with a clear storm door. The Commission requested a door with an upper window.

Commissioner Coutts moved to approve subject to porch railing code compliance, paint color approval from the Sherwin Williams palette, and an upper window in the replacement front door, at the residence located at 411 Benton for Case No. HPC-19-005. Commissioner Eales seconded the motion.

Vote: Motion passed 6-0-0

Yes: Commissioners Bissell, Coutts, deFlon, Eales, Gerdes and Hartman.

No: None

Abstain: None

### **Item 8. STAFF COMMENTS**

Melinda Mehaffy verbally shared the 2018 Community Development Annual Report and said a digital copy would be sent to each Commissioner. She thanked Commissioners for all their hard work this past year and said 2019 looks to be like another busy one. Melinda discussed the Special Meeting schedule for March 27<sup>th</sup>; gave an update on the City's grant applications to the State Historic Preservation Office and on 410 E. Broadway. Melinda also briefly previewed the upcoming special study session topic of how to deal with "no COA work" within historic districts.

Councilwoman Morgan mentioned the City Council was reconstituting the Hall of Waters Steering Committee and Commissioner Adams was asked to serve on the committee to represent the HPC. They will be meeting in the near future to discuss the needs of the Hall of Waters.

### **Item 9. COMMENTS OF COMMISSIONERS**

None at this time.

### **Item 10. ADJOURN**

Meeting was adjourned at 6:08 p.m.

**The next meeting of the Commission is scheduled for March 27, 2019 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Robin Curfman, Secretary of Historic Preservation Commission.