

## **HISTORIC PRESERVATION COMMISSION Meeting Summary**

March 27, 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: David Adams, Betty Bissell, Darryl Coutts, Rick deFlon, Sylvia Eales, Marilyn Gerdes and Dennis Hartman.

ABSENT: All present.

STAFF PRESENT: Councilwoman Liaison Sonya Morgan, Doug Hermes, City of Excelsior Springs Planning Consultant and Robin Curfman, Administrative Assistant, Community Development.

### **Item 3. Approval of Meeting Minutes – March 13, 2019**

Commissioner Hartman made a motion to approve the March 13, 2019 meeting minutes. Commissioner Coutts seconded the motion. Motion carried.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

### **Item 4: COA's Administratively Approved Since Last Meeting - None**

### **Item 5. COA: HPC-19-006 – An application by David Rhodus for a Certificate of Appropriateness for removing old foundation wall and floor in back of 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. Commissioners questioned the access into the building through the back door and garage door. It was explained that Mr. Rhodus would be laying a concrete slab and provide adequate access, as required by code. By code, this change will require that Mr. Rhodus pave the area in which he is planning for his tenants to park. The use of gravel will not be allowed.

Commissioner Coutts moved to approve the removal of the old foundation wall and floor in back of the business located at 461 S. Thompson for Case No. HPC-19-006. Commissioner Hartman seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

**Item 6. COA: HPC-19-007 – An application by Ryan Server for a Certificate of Appropriateness for the installation of a sign and painting of the doors and small windows above the doors at the business located at 455 S. Thompson.**

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

Applicant was not present at meeting.

Commissioner Gerdes asked about the proposed paint color. Mr. Hermes showed the Commission the proposed color from the Sherwin-Williams palette.

Commissioner Hartman moved to approve the installation of a sign and painting of the doors and small windows at the business located at 455 S. Thompson for Case No. HPC-19-007. Commissioner Coutts seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

**Item 7. COA: HPC-19-008 – An application by Tom Tinoco for a Certificate of Appropriateness for the replacement of 4 porch pillars at the residence located at 415 Concourse Avenue.**

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

Applicant was not present at the meeting. The Commissioners discussed and agreed that the pillars proposed would be appropriate.

Commissioner Hartman moved to approve the replacement of 4 porch pillars at the residence located at 415 Concourse Avenue for Case No. HPC-19-008. Commissioner Eales seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

**Item 8. COA: HPC-19-009 – An application by 401 Regent Street, LLC for a Certificate of Appropriateness for the renovation and expansion of an exterior wall adjacent to the west porch at the business located at 401 Regent Street.**

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

John Mormino, General Manager of the Elms Hotel & Spa, was present representing the applicant. The Commissioners discussed the placement of the new wall and how the expansion would affect the front façade of the building. Mr. Mormino assured the Commissioners that the owners are adamant about keeping the historic integrity and that they will do their best to make sure the new wall will match the original stone and the glass front will match the existing glass.

The Commissioners discussed the overall project scope. Commissioner Eales said she would prefer the new exterior wall match the existing stone on the rest of the building. Commissioner Adams suggested the new glass front could match the adjacent glass front to the east. Commissioner deFlon suggested the new exterior wall could be inset approximately six inches to eliminate the need for a vertical joint and to signify it is a different wall than the original. Mr. Mormino agreed with all the suggestions.

Commissioner deFlon moved to approve the renovation and expansion of the exterior wall adjacent to the west porch at the business located at 401 Regent Street for Case No. HPC-19-009. Commissioner Gerdes seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

**Item 9. COA: HPC-19-010 – An application by Mark Spohn for a Certificate of Appropriateness for the exterior renovation at the residence located at 504 Benton Avenue.**

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

Applicant, Mark Spohn, was present for the meeting. Chair Bissell shared a photo of a porch shed roof and Mr. Spohn indicated that is indeed what he plans. Mr. Spohn provided additional details on the siding, porch slats and site improvements. The Commissioners discussed and agreed that the renovations Mr. Spohn proposed would be appropriate.

Commissioner Coutts moved to approve the exterior renovations at the residence located at 504 Benton Avenue for Case No. HPC-19-010. Commissioner Eales seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

**Item 10. COA: HPC-19-011 – An application by Schwerdt Design Group, Inc. for a Certificate of Appropriateness for the reroofing and installation of metal parapet caps at the business located at 216 W. Broadway.**

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

Two representatives from the Schwerdt Design Group were present. Commissioner deFlon asked for clarification on the metal parapet caps and the applicant explained it in more detail. Chair Bissell noted this is a more modern, non-contributing commercial structure and this appears to be necessary maintenance. The Commissioners discussed and agreed that the proposed reroofing and metal parapet caps would be appropriate.

Commissioner Hartman moved to approve the reroofing and installation of metal parapet caps at the business located at 216 W. Broadway for Case No. HPC-19-011. Commissioner Gerdes seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

**Item 11. COA: HPC-19-012 – An application by Stonecrest Development for a Certificate of Appropriateness for the exterior renovation at the business located at 251 E. Broadway.**

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

Applicant was not present at the meeting. The Commissions discussed the proposed changes and agreed that the applicant would need to come back before them once the porch replacement was decided upon, to get their approval. Chair Bissell expressed interest in the condition of the original brick façade. Commissioner Gerdes expressed the same regarding the steel posts. Commissioner deFlon noted that the porch will probably need to come down as the existing veneer is removed. The Commission was very pleased to hear of the exterior renovations that the applicant plans to do.

Commissioner Adams moved to approve the exterior renovations at the business located at 251 E. Broadway for Case No. HPC-19-012. Commissioner Eales seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

**Item 12. STAFF COMMENTS**

Doug Hermes advised the Commissioners that at this time there had been no Certificates of Appropriateness applications submitted and therefore there would not be a meeting the month of April.

Councilwoman Morgan mentioned the volunteer dinner being held in April and verified that the Commissioners all received an invitation.

**Item 13. COMMENTS OF COMMISSIONERS**

None at this time.

**Item 14. ADJOURN**

Meeting was adjourned at 5:50 p.m.

**The next meeting of the Commission is scheduled for May 8, 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.