

HISTORIC PRESERVATION COMMISSION Meeting Summary

October 10, 2018, 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, Rick deFlon, Marilyn Gerdes and Dennis Hartman.

ABSENT: Darryl Coutts and Sylvia Eales

STAFF PRESENT: Councilwoman Liaison Sonya Morgan, Molly McGovern, City Manager, Melinda Mehaffy, Economic Development Director, Doug Hermes, City of Excelsior Springs Consultant, and Robin Curfman, Community Development Administrative Assistant.

Item 3. Approval of Meeting Minutes – September 12, 2018

Commissioner Adams made a motion to approve the September 12, 2018 meeting minutes. Commissioner Gerdes seconded the motion. Motion carried.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 4. COA's Administratively Approved Since Last Meeting

Melinda Mehaffy reviewed the list of COA's that had been administratively approved since the last meeting, which included the following:

- a. HPC-18-020 – 106 Saratoga – Roof
- b. HPC-18-028 – 259 E. Broadway – Roof
- c. HPC-18-022 – 528 Benton Avenue – Ramp removal and roof

Item 5. COA: HPC-18-021 – An application by Melissa Norton for a Certificate of Appropriateness for exterior alterations to the residence located at 103 Temple for exterior alterations such as removal of one door, new concrete drive, siding repair, replace deck, repair concrete stairs, retaining wall to replace rocks along drive, and repair of existing retaining walls at stairs, reroof, guttering, new window trim, repair existing windows and soffit, and painting, and the demolition of the 2-car garage outbuilding.

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

The homeowner explained what they would be doing to the property at 103 Temple, explaining all repairs and improvements. The retaining wall along the driveway was discussed in length so all would understand the process of how the existing rocks would be used to build this retaining wall. Chairman Bissell asked for a motion.

Commissioner Hartman moved to approve the all exterior improvements at 103 Temple for Case No. HPC-18-021. Commissioner Adams seconded the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 6. COA: HPC-18-023 – An application by Angela Snapp for a Certificate of Appropriateness for exterior alterations to the building located at 253 E. Broadway for an awning replacement, window signage, paint of door and trim, along with exterior lighting modifications.

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

Ms. Snapp explained the new awning and who would be making/installing it, along with the signage being on the inside of the front windows. The paint color was pointed out in the application.

Commissioner Gerdes moved to approve the exterior alterations to the building located at 253 E. Broadway for Case No. HPC-18-023. Commissioner Hartman seconded the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 7. COA: HPC-18-024 – An application by Larry and Lisa Krause for a Certificate of Appropriateness for the residence at 403 Concourse for a new roof and exterior painting.

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

Mr. and Mrs. Krause explained that they would like to replace the roof with green shingles to take it back to the original shingle color. They also provided an example of the yellow paint color and the shake shingle material that would be used for a portion of the exterior.

Commissioner Hartman moved to approve the roof shingle color and paint color for the residence located at 403 Concourse for Case No. HPC-18-024. Commissioner Gerdes seconded the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 8. COA: HPC-18-025 – An application by Kenny Manley for a Certificate of Appropriateness for the residence at 515 Benton Avenue for a variety of exterior alterations.

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

Mr. Manley provided each commissioner with a handout showing pictures of the various exterior items he would like to change. This handout provided the paint color, front door, porch lighting, a picture of the overhang that once was above the back door, and the existing shed. Mr. Manley explained that he would like to put the overhang back on the back of the home and would be painting the shed the same color as the home. Mr. Manley explained he would be adding gutters and making repairs to the roof.

Commissioner Adams moved to approve the exterior alterations/repairs for the residence located at 515 Benton Avenue for Case No. HPC-18-025. Commissioner Hartman seconded the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 9. COA: HPC-18-027 – An application by The City of Excelsior Springs for a Certificate of Appropriateness for the demolition of property located at 410 East Broadway.

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

Molly McGovern, City Manager, began the discussion by passing out an aerial view of the neighborhood to give the commissioners a better idea of the total project. Ms. McGovern explained each phase of rehab and explained the importance of the demolition of 410 East Broadway as part of a bigger renovation project.

Chairman Bissell explained that before a motion was made, due to previous discussions and meetings regarding this property, she would be abstaining from the vote.

Commissioner Adams moved to approve the demolition of the residence located at 410 East Broadway for Case No. HPC-18-027. Commissioner Hartman seconded the motion.

Vote: Motion passed 4-0-1

Yes: Commissioners Adams, deFlon, Gerdes and Hartman.

No: None

Abstain: Chairman Bissell

Item 10. Resolution of Support for Historic Preservation Grant.

Melinda Mehaffy explained that the City has applied for a Planning and Outreach Grant for Historic Preservation training. The grant is through the Missouri Department of Natural Resources. They have requested a resolution of support for the grant, from the Historic Preservation Committee.

Commissioner Gerdes moved to approve the Resolution of Support for the Historic Preservation Grant. Commissioner Hartman seconded the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 11. COMMENTS OF COMMISSIONERS

Commissioner Gerdes updated everyone on the September 21st training in St. Joseph. She enjoyed the topic and learned a lot. Melinda Mehaffy agreed and advised the commissioners that after talking to a masonry expert, he confirmed that the museum repair is being done correctly.

Chairman Bissell asked if the staff had an update on the Royal. Melinda Mehaffy advised that the City is as concerned as they are about this project and are working with the property owner and taking next steps. As soon as Melinda has more information, she will update the commissioners.

Item 12. STAFF COMMENTS

Melinda Mehaffy welcomed Rich deFlon as a new committee member.

Melinda also updated the commissioners on the number of COA's they have reviewed this year. They have increased by approximately 300% and she wanted to thank them for their hard work.

Sonya Morgan advised the commissioners that Robin Curfman would be compiling the annual report for the Missouri Department of Natural Resources State Historic Preservation Office and may be requesting information.

Sonya asked the commissioners to look at the new HPC website and let her know if anything is missing or if they have any questions or concerns.

Item 13. ADJOURN

Meeting was adjourned at 6:18 p.m.

The next meeting of the Commission is scheduled for November 14, 2018 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Courtroom.

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