HISTORIC PRESERVATION COMMISSION
Meeting Summary

September 9, 2020, 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 Couts, Rick deFlon, Sylvia Eales, Marilyn Gerdes and Dennis Hartman

ABSENT: None

PUBLIC PRESENT: Marcus Saiker, Robert Smith, Brad Eales & Ryanne Wilkins.

STAFF PRESENT: Doug Hermes Planning Consultant, Sonya Morgan, City Council Liaison (arrived at 5:17 pm), Laura Mize, Neighborhood Specialist, Logan Sours, Planner, and Lisa Morgan, Administrative Assistant, Community Development.

Item 3. Approval of Meeting Summary – August 12, 2020

Commissioner Couts made a motion to approve the August 12, 2020 meeting summary. Commissioner Gerdes seconded the motion. Motion Carried.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Item 4. Comments from Visitors: None

Item 5. COA’s administratively approved since last meeting: None


Chairman Bissell asked for the staff report. Mr. Hermes presented the information as listed in the staff report.

Commissioner Gerdes asked what the colors for the lettering would be used for the sign. Ms. Wilkins said page two is the correct color for the circular then gold or brass lettering and the stucco is white not gray as the photo is showing.
Chairman Bissell asked if the letters will be 18” and how will they be affixed to the building. Ms. Wilkins stated the letters will be 18” and she will have to find out from the contractor how they will be affixed and let the commission know.

Commissioner Adams moved to approve Case No. HPC 20-021 for a Certificate of Appropriateness for store front and hanging signage 116 E. Broadway.

Commissioner Couts seconded the motion.

Vote: Motion passed 7-0-0
Yes: Commissioners: Adams, Bissell, Couts, deFlon, Eales, Gerdes and Hartman.
No: None
Abstain: None


Chairman Bissell asked for the staff report. Mr. Hermes presented the information as listed in the staff report.

Chairman Bissell thanked Mr. Smith for coming to the meeting, and the commission would be going through the alterations with him item by item:
1. Stucco repair: whole house portion of stucco will be painted Randolph Gray and the fascia will be bright white.
2. Two columns beside the stairs are currently stucco and have begun to flake would like to repair with Next Stone in an Ashford charcoal faux stone veneer on the bottom.
Chairman Bissell asked how the stone would be attached.
Commissioner Adams said different types possibly mortar or a tight cut stone. He feels this will be an improvement from what is currently there.
Commissioner Couts said he has no issue with the stone.
(3.) Chairman Bissell asked if the porch pillars were going to be replaced. Mr. Smith said he needs to replace one of the pillars due to a leak causing dry rot. Mr. Smith also that leak has caused rotting on the porch ceiling and would like to replace the ceiling with Bead Board. Chairman Bissell asked if it would single slats or sheets. Mr. Smith said it would be sheets. Commissioner Adams said the average person could not tell the difference.
(4.) Chairman Bissell asked about the porch decking. Mr. Smith had a sample of Timber Tech.
Chairman Bissell asked if that was going to be the actual width of the board and what would the end look like, will it have an end cap. Mr. Smith, yes that is the actual width. Commissioner Adams said it looks like porch board, composite is the same look. Chairman Bissell said she wanted it to look like a porch not a deck.
(5.) Front door and screen door: Chairman Bissell said the door in the photo looks more appropriate to the home than the one that is currently on the home. Mr. Smith stated they would be painting the new door Mustard Yellow and the screen door would be white.
(6.) Lattice under the porch Commissioner Couts asked what material would be used, Mr. Smith wood lattice and painted same color of white.
(7.) Convert back window to door Commissioner Eales and Chairman Bissell asked if the door would be at the back of the house, Mr. Smith said it would be.

Commissioner Eales moved to approve Case No. HPC 20-022 for a Certificate of Appropriateness for various exterior alterations at 420 Concourse.

Commissioner Gerdes seconded the motion.
Vote: Motion passed 7-0-0
Yes: Commissioners: Adams, Bissell, Couts, deFlon, Eales, Gerdes and Hartman.
No: None
Abstain: None

Item 8. COA: HPC-20-023- An application by the St. Lukes Episcopal Church for a Certificate of Appropriateness to add a roof to the East side elevation of the church to prevent water damage at 412 Regent Street.

Commissioner Eales stated she would abstain from HPC-20-023 due to being a member of the church at 412 Regent St.

Chairman Bissell asked for the staff report. Mr. Hermes presented the information as listed in the staff report.

Commissioner Adams asked if it was going to be closed in or roof only and if roof would it be flat or a pitched roof. Mr. Spiker it’s going to be a pitched roof with shingles to match the existing roof and it would be attached to the limestone part of the building, in order to do so some grinding may have to be done. When we had the last heavy rain, it flooded the basement which had just been redone. It is hard to find someone to do the work.

Chairman Bissell asked if Mr. Spiker was comfortable that this will fix the issue, he said yes and the church is also looking at getting the tree trimmed. Also, what side of the building? Mr. Spiker facing parking lot, not highly visible.

Commissioner deFlon asked how they would deal with the blowing rain. Mr. Spiker they are going to have to make sure the drain stays open, trimming the tree should help. Commissioner Adams said the roof should help keep the drain clear. Mr. Spiker also advised the Bishops committee feels this will work.

Commissioner Couts how far out will it be. Mr. Spiker 11 ft. how much of an overhang, guttering and 10” of overhang. Commissioner Adams if the roof sticks out 7ft. more of an overhang would keep the water away from the drain more. Chairman Bissell said need to improve the overhang.

Commissioner Gerdes what is the pitch going to be. Mr. Spiker not for sure akin to the shed maybe 30 degrees. Will have to check with the contractor to be sure.

Commissioner Couts moved to approve Case No. HPC 20-023 for a Certificate of Appropriateness to add a roof to the east side elevation of the church at 412 Regent Street.
Commissioner Hartman second the motion.

Vote: Motion passed 6-0-1
Yes: Commissioners: Adams, Bissell, Couts, deFlon, Gerdes and Hartman.
No: None
Abstain: Eales

Item 9. COA: HPC-20-024 – An application by Brad and Brenda Eales for a Certificate of Appropriateness for a projecting sign on the east elevation at 102 Elizabeth Street.

Commissioner Eales stated she would abstain from HPC-20-024 due to her family relations with the applicant.

Chairman Bissell asked Mr. Hermes for the staff report

Mr. Hermes explained the addressing for the building being 102 Elizabeth Street due to the entry door to the loft is facing Elizabeth Street not Broadway. Then Mr. Hermes presented the staff report.

Chairman Bissell asked Mr. Eales when everyone would be able to see the completed building, he said the plan was to have an open house October 15th.

Commissioner Adams moved to approve Case No. HPC 20-024 for a Certificate of Appropriateness for a projecting sign at 102 Elizabeth Street.

Commissioner Hartman second the motion.

Vote: Motion passed 6-0-1
Yes: Commissioners: Adams, Bissell, Couts, deFlon, Gerdes and Hartman.
No: None
Abstain: Eales

Item 10. Comments from Staff

Doug Hermes stated Strata completed Design Guidelines and the formal approval will be at the next meeting.

Laura Mize: Sanson open house at 407 E Broadway will be September 10 at 4:00 pm all are invited to attend. Also 522 Elms Blvd. house is going on the market the end of the month. Commissioner Adams is that the old Doctor Gabel house? Sonya Morgan Yes.
The Missouri Preservation webinars were attended by Melinda, Lisa and Sonya Laura was able to do one of them.

Sonya Morgan said the state is still trying to find a way to have the awards at the state capital maybe in November, they now have a sponsor to pay for the event.
Melinda Mehaffy: The Hall of Waters was awarded the Save Americas Treasures grant in the amount of half a million dollars that will go towards repair of the building. Another national award is coming but cannot tell anyone about it yet.

**Item 11. COMMENTS OF COMMISSIONERS:**
Commissioner Couts: October 6 and 7th the preservation architect will be going through things at the museum and let them know what they need to do.

**Item 12. ADJOURN**
Meeting was adjourned at 5:52 p.m.

The next meeting of the Commission is October 14, 2020 at 5:00 p.m. at the Hall of Waters City Council chambers, 201 E Broadway, Excelsior Springs, Mo 64024

Meeting Summary prepared by Lisa Morgan, Administrative Assistant, Community Development