

HISTORIC PRESERVATION COMMISSION

Meeting Summary

September 13, 2023 5:00 p.m.

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:05 p.m.

Item 2. Roll Call

PRESENT: Betty Bissell, Darryl Coutts, Rick deFlon, Anna Sue Spohn and Jason Van Till.

ABSENT: Susan Blaser and Marilyn Gerdes

PUBLIC PRESENT: Thom and Melissa Morrow, Mark Spohn, Marcus McCreary, Alex Amez and Elizabeth Brant

STAFF PRESENT: Sonya Morgan, City Council Liaison, Shantele Frie, Planner, Laura Mize, Neighborhood Specialist, Melinda Mehaffy, Economic Development Director and Lisa Morgan Administrative Assistant.

Item 3. Approval of meeting Summary from July 12, 2023.

Commissioner Van Till made a motion to approve the meeting summary for the July 12, 2023 meeting. Commissioner Coutts seconded the motion. Motion Carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Bissel, Coutts, deFlon, Spohn and Van Till.

No: None

Abstain: None

Item 4. Comments from visitors: None

Item 5. Administratively approved COA's since last meeting:

- a. COA: HPC-23-029 - An application by Aaron Collins for a Certificate of Appropriateness for a TPO roof not seen from the street at 311 S. Thompson Ave.
- b. COA: HPC-23-025 – An application by JPA Roofing for a Certificate of Appropriateness for a roof at 409 E. Excelsior St.
- c. COA: HPC-23-032 – An application by Rebuilding KC (Marty) for a Certificate of Appropriateness for paint at 518 Isley Blvd.
- d. COA: HPC-23-033 – An application by Thomas & Melissa Morrow for a Certificate of Appropriateness for a roof at 522 Elms Blvd.
- e. COA: HPC-23-021 – An application by Brandon Martinez for a Certificate of Appropriateness for updates to the interior and exterior of the residence located at 525 Benton Avenue. The applicant re-submitted plans

which were presented via email to the commission. The commission approved the re-submission after an email vote due to the applicant not being able to wait until the next meeting in September.

Chairman Bissell asked if there were any questions about the administratively approved applications. There were none.

Item 6. COA: HPC-23-026 - An application by Mark and Anna Sue Spohn for a Certificate of Appropriateness for the replacement of siding, the paint has been administratively approved at 436 E. Broadway Avenue.

Commissioner Anna Sue Spohn abstained from the vote for this application.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Chairman Bissell asked Mr. Spohn if he was able to find any smooth siding. Mr. Spohn said yes you can find anything that money can buy. However the siding he was able to find was white pine and would only last 10 years. The other challenges are the product you can purchase today the profile of the sidings doesn't match, his thought was, take some of the siding off the back and patch or fill in with the original siding. To have the product milled to match the existing siding would have to be done out of state and would not be cost effective due to shipping cost. What is made today is not hard wood and is made of short maple pine and would not be hard wood and bugs love it. He has found cottage five and the commission approved it when he was restoring Payne Jail House.

Chairman Bissell responded saying that since that time the new Historic Guidelines have been adopted. Is some of the original ship lap siding still on the house is that what you are saying? Mr. Spohn said yes some of it is good but he cannot match it. Chairman Bissell said she knows he cannot match it. She told him that Home Depot has a smooth ship lap siding named Kimberly Bay that was the only thing she could find in a smooth finish. Mr. Spohn said that they only come in an eight-foot length, he needs sixteen-foot lengths.

Chairman Bissell asked Commissioner deFlon if he had any suggestions.

Commissioner deFlon said he was unsure of what the applicant is asking for. Mr. Spohn said he is asking for approval to use the product he found that emulates the original siding. Commissioner deFlon said the problem with that is it has a texture on it.

Chairman Bissell said part of the issue is the front of the house faces Broadway, would it be possible for you to scab the front of the house with the siding from the back of the house, putting the smooth siding on the front of the house and putting the other siding on the rest of the house not visible from the street? Mr. Spohn said due to deterioration he didn't think he has enough siding to scab the front in. He said the front siding isn't in that bad of shape, the issue is the door he uncovered when he removed the first layer of siding.

Mr. Spohn thinks he will put in a screen door with trim where the second entry door use to be so it would go back to the original look this would help with the siding issue and block the door off from the inside.

Chairman Bissell pointed out the design guidelines plainly state that no wood grain is to be used. Mr. Spohn said they are design guidelines not the law.

Commissioner deFlon asked Mr. Spohn if he had tried Shootie for the siding and he said that he had already check with them and they said the same thing about the pine. Commissioner deFlon then asked if he had checked with Steve at Jamesport lumber. Mr. Spohn said he had not. Commissioner deFlon said that he had just purchased some from them on a job he is working on. Mr. Spohn said that he has waited to come before the commission and it's getting close to winter and he needs to get the house closed up so he can work in it through the winter.

Commissioner deFlon said he didn't want to go against the design guidelines and asked how he was going to paint the siding. Mr. Spohn said spray paint it then back brush it. Commissioner deFlon asked if it would be two coats of paint? Mr. Spohn said it would be and he would be using Sherwin Williams super paint. Commissioner deFlon recommended using Sherwin Williams Duration paint it's a little thicker and it would hide the wood grain look. Chairman Bissell asked if he would be using flat paint that would also hide the wood grain look, if he uses paint with a sheen, it would draw the wood grain out.

Commissioner Van Till asked if the applicant said he could keep the original siding on the front of the building? Mr. Spohn said yes, he could do that.

Commissioner Van Till made a motion to approve HPC-23-026 with the stipulation the front of the house is to be the original siding patched in as best as possible and the facade of the original front door opening and the wood grain siding be approved with the paint treatment to be a flat paint and back brushed to lower the appearance of wood grain that will be used to cover the wood grain texture siding on the remainder of the house.

Commissioner Coutts seconded the motion. The motion carried.

Vote: Motion to continue 4-0-1

Yes: Commissioners: Bissell, Coutts, deFlon, and Van Till.

No: Commissioners: None

Abstain: Anna Sue Spohn

Item 7. COA: HPC-23-027 - An application by Marcus McCreary for a Certificate of Appropriateness for various exterior alteration and regrading/fill at 311 S. Thompson Avenue.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Commissioner Van Till asked on the application the front side mock up you have A, B&C are these the different options you are asking about? Mr. McCreary said yes that A is windows, B is clear finish over siding and C would be paint over siding. Commissioner Van Till asked is your first choice would be the

windows. Mr. McCreary said yes. Chairman Bissell said if he went with option B or C per the design guidelines it would have to be painted not stained.

Commissioner Van Till made a motion to approve HPC-23-027.

Commissioner deFlon seconded the motion. The motion carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Spohn, and Van Till.

No: Commissioners: None

Abstain: None

Item 8. COA: HPC-23-028- An application by Thomas & Melissa Morrow for a Certificate of Appropriateness for a shed at 522 Elms Boulevard.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Commissioner deFlon asked how will you exit the back door? Mr. Morrow said that the exit is actually at the side of the house, what you are seeing in the photo are really long windows.

Commissioner Coutts made a motion to approve HPC-23-028.

Commissioner deFlon seconded the motion. The motion carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Spohn, and Van Till.

No: Commissioners: None

Abstain: None

Item 9. COA: HPC-23-031 – An application by Valoa Solar for a certificate of Appropriateness for roof mounted solar panels at 402 E. Broadway Street.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Chairman Bissell said this is the first time we've had an application for solar panels. There is a large tree that shades the front of the house, is the tree going to be cut down? Mr. Amez said they will try to avoid cutting down the tree, that is a homeowner choice. The way the panels will be placed they will be able to produce enough energy for the home with the tree in its current location.

Chairman Bissell asked if the solar panels will be flush with the roof? Mr. Amez said they would be, they will look like skylights.

Commissioner deFlon made a motion to approve HPC-23-031.

Commissioner Coutts seconded the motion. The motion carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Spohn, and Van Till.

No: Commissioners: None

Abstain: None

Item 10. Comments from Staff:

Ms. Mehaffy thank you all for coming, also a thank you for Anna Sue for stepping in on short notice, Marilyn is no longer on the Historic Preservation commission because she has termed out. On our commissions you can only serve a certain number of terms then you have to be off the commission for one year before re-applying to a commission. We greatly appreciate all the time she gave participating on the commission and the guidance.

Thank you for those that participated in our popcorn party training event that was held in council chambers last month. If you were not able to attend Lisa has sent all the links to you, so let her know if have viewed any of them we keep track of those to fulfill the CLG training requirements.

We as staff will be going to Jeff City October 20th for the state CLG training. Melinda will be speaking on one of the panels with the City of Liberty and Columbia.

We have two grants that are due October 2nd which is on defendable decision-making next fall or early spring of 2025. The other grant we are waiting to hear back about is for a neighborhood plan much like what we did for the boarding house district to see what the neighborhoods would like to see. We have identified Isley as the next neighborhood to do that in part because the City owns 410 Superior and we need to determine what should happen at that property.

Furthermore, we are getting ready to go out to bid our Comprehensive Plan in the next 30 days so we will be updating the one from 2009.

Item 11. Comments from Commissioners:

Chairman Bissell asked if there was an update for the Royal Hotel. Ms. Mehaffy said we have not heard anything; our Code officer is asking for it to be boarded back up. It is back on the market.

Chairman Bissell asked about the Standard building. Ms. Mehaffy said that it has been purchased and they are working on replacing a TPO roof that has been administratively approved since it cannot be seen from the street. The applicant is trying to find someone to put a business in there. The Fishing River building was sold and a retail store will be going in there. And the Wood Chux building is going to have a retail store in it soon.

Sonya Morgan let the Commission know she spoke about the mineral wells at the Capital Improvements meeting Monday. Friends of the Wells have been working for the past several years to get the waters tested to test the nitrogen level. If the nitrogen level is too high, we should choose a different well. The test kits have been ordered to test the wells. We will be able to do the preliminary testing ourselves. We did get the Our Town grant written so hopefully we will get one of those so we work on a couple of our wells.

The other question is they have re-opened Missouri CDBG grants September 19th should we participate in that one. Ms. Mehaffy said that was one DEP is going after that and the Hall of Waters is to apply for one as well. It will allow us to work the front yard.

Item 12. Adjourn

The meeting was adjourned at 6:04 p.m.

The next meeting of the Commission is October, 2023 at 5:00 p.m.

Meeting Summary prepared by Lisa Morgan Historic Preservation Secretary