HISTORIC PRESERVATION COMMISSION
Meeting Summary

July 8, 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: Betty Bissell, Darryl Couts, Sylvia Eales, Marilyn Gerdes and Dennis Hartman

ABSENT: David Adams, Rick deFlon

PUBLIC PRESENT: TR Kennedy & Lora Kingery

STAFF PRESENT: Doug Hermes Planning Consultant, Melinda Mehaffy, Economic Development Director, Sonya Morgan, City Council Liaison, Laura Mize, Neighborhood Specialist, Logan Sours, Planner, and Lisa Morgan, Administrative Assistant, Community Development.

Item 3. Approval of Meeting Summary – June 10, 2020

Commissioner Gerdes made a motion to approve the June 10, 2020 meeting summary. Commissioner Hartman seconded the motion. Motion Carried.

Vote: Motion passed 5-0-0
Yes: Commissioners:  Bissell, Couts, Eales, Gerdes and Hartman.
No: None
Abstain: None

Item 4. Comments from Visitors: None

Item 5. COA’s administratively approved since last meeting:

Chairman Bissell asked Ms. Mehaffy to review the administratively approved COA’s. Ms. Mehaffy then reviewed the administratively approved COA’s.


COA: HPC20-016 – An application by Joshua Nunez for a Certificate of Appropriateness to paint at 111 Temple.
Item 6. COA: HPC-20-014 – An application by The City of Excelsior Springs for a Certificate of Appropriateness to add a roof at the North side elevation of the Hall of Waters to prevent water damage at 201 E Broadway.

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

- Commissioner Rick deFlon entered the meeting at 5:07 p.m. -

Chairman Bissell asked if the color would be ivory. Mr. Kennedy said yes, that was the closest color to match the existing color, Chairman Bissell also stated it would not be visible from the street.

Commissioner Gerdes said she sees the wisdom in doing this.

Commissioner Couts moved to approve Case No. HPC 20-014 for a Certificate of Appropriateness for adding a roof at the North side elevation of the Hall of Waters to prevent water damage. Commissioner Eales seconded the motion.

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

Item 7. COA: HPC-20-015-An application by Lora Kingery for a Certificate of Appropriateness for various exterior alterations at 107 W. Excelsior Street.

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

Chairman Bissell said the fence could not be seen from the street. She said it appears the decking on the porch is plywood, and since it is “grandfathered in” it should be ok to repair it since that is just maintenance. Chairman Bissell also noted that the trim will be painted white. Chairman Bissell asked if the windows were badly rotted and not functioning. Ms. Kingery answered yes, saying the windows were in fact rotted and not functional.

Commissioner Eales asked if the windows would stay the same size. Ms. Kingery said yes.

Chairman Bissell thanked Ms. Kingery for attending the meeting and answering the commission’s questions.

Commissioner Hartman moved to approve Case No. HPC 20-015 for a Certificate of Appropriateness for the five exterior alterations at 107 W Excelsior Street. Commissioner Couts seconded the motion.

Vote: Motion passed 6-0-0
Yes: Commissioners: Bissell, Couts, deFlon, Eales, Gerdes and Hartman.
No: None
Abstain: None
**Item 8. STAFF COMMENTS**

Melinda Mehaffy thanked the Commission for being considerate to everyone and wearing masks. She also mentioned that she is currently working on the City’s Capital Improvement Budget by reviewing the Comprehensive Plan, and this is something the commission will be hearing about in the future.

Ms. Mehaffy reminded the Commission that July 22, 2020 will be the next public meeting on the design guidelines with the Strata consultant team. She asked that the Commissioners continue to track their volunteer time working on the design guidelines project for purposes of grant administration.

Ms. Mehaffy let the commission know that an application for the redevelopment of the old Roosevelt High School into an elderly apartment complex is being considered by the Planning and Zoning Commission and City Council.

Laura Mize announced that Scott Bush, an experienced preservation contractor, will conduct a public workshop on August 22, 2020, on historic preservation window repair.

Councilmember Sonya Morgan said she will post the links to the various preservation webinars on the City’s website. Ms. Morgan also said that a “Our Town” grant partnership between a not-for-profit and local government is being developed between the historic museum and the City. The museum would be the partner for development historically accurate “storytelling”. The grant application is due in August and the grant writers are working on virtual meetings and obtaining letters of support from local merchants.

**Item 9. COMMENTS OF COMMISSIONERS**

Commissioner Hartman asked about the status of the old Royal Hotel building.  
Ms. Mehaffy said that the current owners have arranged a potential sale of the building. She also mentioned that a warrant is being prepared so the City can enter the building to assess its current condition.

Chairman Bissell asked if the structure has been formally declared a dangerous building. Ms. Mehaffy said yes.

Commissioner deFlon asked what the potential new owner’s intentions are for the building. Ms. Mehaffy replied the potential new owner is considering rehabilitating the building for apartment housing.

**Item 10. ADJOURN**

Meeting was adjourned at 5:34 p.m.

The next meeting of the Commission is August 12, 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