

## **HISTORIC PRESERVATION COMMISSION**

### **Meeting Summary**

October 14, 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 Coutts, Rick deFlon, Sylvia Eales, Marilyn Gerdes and Dennis Hartman

**ABSENT:** David Adams

**PUBLIC PRESENT:** Pat Slusher, John Sheil

**STAFF PRESENT:** Doug Hermes Planning Consultant, Sonya Morgan, City Council Liaison, Melinda Mehaffy Office of Community & Economic Development, Laura Mize, Neighborhood Specialist, Logan Sours, Planner, Lisa Morgan, Administrative Assistant, Community Development & Paul Campo, City Attorney.

#### **Item 3. Approval of Meeting Summary – September 9, 2020**

Commissioner Coutts made a motion to approve the September 9, 2020 meeting summary. Commissioner Hartman seconded the motion. Motion Carried.

Vote: Motion passed 6-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, 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 Mr. Sours to review the administratively approved COA's. Mr. Sours then reviewed the administratively approved COA's.

- a. COA: HPC-20-028-An application by John Sheil for painting at 211 Temple.
- b. COA: HPC-20-025-An application by Pat Slusher for painting at 253 E Broadway.

**Item 6.** COA: HPC-20-028 – An application by John Sheil for a Certificate of Appropriateness for New windows and modify porch with black metal railing at 211 Temple

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

Chairman Bissell addressed Mr. & Mrs. Sheil saying she was very familiar with this house, her aunt and uncle lived there, and she played there as a little girl. Chairman Bissell said anything would be an improvement. Chairman Bissell asked if the size of the windows would be changed. Mr. Sheil said they would not, he would only be replacing with white vinyl windows the same size.

Commissioner Gerdes asked if the applicants had checked into restoring current windows and the energy value of repairing the wood windows. Mr. Sheil said he had, and he owns a window company. It just did not seem feasible to him.

Commissioner Hartman asked if they would be removing the storms. Mr. Sheil yes, they will be coming off, cleaned, repainted white and hung back up.

Chairman Bissell asked if the front porch rail would have any sort of design to it. Mr. Sheil said there will be no intricate design for the porch rail. It is nothing over the top as the area doesn't justify it.

Commissioner Coutts asked if they were planning on keeping the awning. Mr. Sheil said they are not. Commissioner Eales it was not original to the house, so it is really not an issue.

Commissioner Eales said she was excited to see the improvements.

Commissioner Eales moved to approve Case No. HPC 20-028.

Commissioner Hartman seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

**Item 7.** COA: HPC-20-025 – An application by Pat Slusher for a Certificate of Appropriateness for removal of one deck then building two decks smaller in size on the back of the building at 253 E Broadway.

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

Chairman Bissell noted that it is a door to nowhere in the photo.

Commissioner Eales said on the top of the photo it says no paint or stain and she was wondering if the applicant had any intentions to stain the deck or stairs later. Mr. Slusher said he currently has no intention of painting or staining it.

Chairman Bissell noted that the Commission has not been real consistent about the paint or staining of wood fencing and railing in the past for commercial areas, but in the past if it is in a residential area the Commission has required those items to be painted or stained.

Commissioner Eales asked if the stairs would come down to the lower deck and tie in and then go down again. Mr. Slusher said no, it will not tie into the lower deck but will go down next to it and go all the way down to the basement floor. Commissioner Eales asked if the stairs will be big enough for a person to go down. Mr. Slusher they will be rather good size. Mr. Slusher noted that he has done several lofts projects downtown and that this will be one of the nicer ones he has done.

Commissioner Coutts asked Mr. Slusher if he was moving the electrical. Mr. Slusher said yes, it is going underground. Commissioner Eales said that will be nice.

Chairman Bissell said the new paint color on the front of the building looks good and that she is much happier with the metal awning. Commissioner Hartman agreed that it looks good.

Commissioner Coutts moved to approve Case No. HPC 20-025 for a Certificate of Appropriateness for removal of one deck then replacing with two decks smaller in size on the back of the building at 253 E Broadway.

Commissioner Gerdes seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

**Item 8.** COA: HPC-20-026- An application by Tom Popson for a Certificate of Appropriateness for various exterior alterations at 432 Isley Blvd.

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

Commissioner Gerdes said it looks like the existing siding just needs to be scraped and painted or replaced with hard wood siding. Commissioner Gerdes asked for clarification on where the proposed sample siding is being proposed to go. Chairman Bissell all over the house: one type for the bottom floor the other type for the top floor. Commissioner Gerdes noted that the proposal is for two different colors and two different designs of siding. Chairman Bissell said that the current design guidelines don't allow for vinyl siding and that it would totally change the appearance of the house and cover the original wood siding.

City Council liaison Sonya Morgan asked Chairman Bissell if she could comment.

Chairman Bissell gave the floor to Ms. Morgan.

Ms. Morgan said that the builder that built this craftsman style house quite possibly is the same builder that built her house which is one block to the east so that's two homes on Isley Blvd that are very similar in construction including the windows where they have used the 9 over single pane and the windows in her home are all still original. She sees this as a streetscape and at this point perhaps the Commission should be trying to preserve this design character. She also noted that there are other homes in the area that may have been built by the same craftsman and carry that same theme.

Chairman Bissell noted that this is a contributing property in the National Historic District which makes it more valuable. Commissioners Gerdes and Eales said it is on the main thoroughfare going through town. Chairman Bissell said as of now it has many of its original elements and would like to have more information on the true condition of the windows and the siding and would prefer to see the siding repaired. Commissioner Gerdes said that even if there is deterioration perhaps the siding could even be spot repaired. Commissioner Hartman walked by the house and said it looks like it just need minor repair. Commissioner Hartman said it is a wonderful house and if the siding is changed it will alter the character of the house. He said he thinks the damage to the siding could be from the window sills water running down and rotting the wood, so if they fix the window that would go a long way to fixing that problem on the front.

Commissioner deFlon said it is difficult to tell from the photos about the condition of the windows, but the front ones look to be worse off and the others not as bad. He said the damage could also be from snow build up on the roof and he agreed more information was needed. Commissioner Gerdes said if the pulls on the windows are broken, they can even be repaired. Commissioner deFlon asked about the fascia; Commissioner Hartman said it was in pretty bad shape

Chairman Bissell said it appears the Commission is needing some additional information on the current condition of both the existing windows and the siding before it can render a decision on those elements. Mr. Hermes said City staff can ask the applicant to provide some additional detail and perhaps visit the house with the applicant to review those elements of the application.

Chairman Bissell said it appears that the wrought iron fencing and gate would be appropriate per the design standards. Commissioner Eales agreed.

Commissioner Hartman moved to approve the wrought iron fencing and gate installation on the northwest corner of the lot for Case No. HPC 20-026 for a Certificate of Appropriateness, and to continue consideration of the window and siding elements at a later date until additional information can be provided on the existing condition, for 432 Isley Boulevard.

Commissioner Counts second the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

**Item 9.** COA: HPC-20-027 – An application by the Historic Preservation Commission for adoption of the “Historic Preservation Design Guidelines” dated August 28, 2020.

Chairman Bissell thanked Laura for providing the commission with a copy of the Design Guidelines then asked Mr. Hermes for the staff report. Mr. Hermes presented the staff report.

Chairman Bissell said that she would like for the staff report to say clearly that these would apply to every historic district so everyone would know who needs to be following the new Design Guidelines. Commissioner deFlon suggested that it could say “for all subsequent and future districts”.

Commissioner Hartman asked when will the application be formally considered by the Planning & Zoning Commission. Mr. Hermes replied that pending Commission approval, the application will be scheduled for Planning & Zoning Commission at its November 30 regular session. He noted that the application will be a formal “zoning text amendment” and as such the Planning & Zoning Commission will conduct a formal public hearing on the item.

Chairman Bissell it would be good if all HPC Commissioners could be in attendance for the November Planning and Zoning meeting, and then for the City Council meeting as well.

Commissioner Gerdes moved to approve Case No. HPC 20-027 for adoption of the Historic Preservation Design Guidelines.

Commissioner Hartman second the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

### **Item 10. Comments from Staff**

Mr. Sours asked the Commissioners to look over the copy of their resumes that are in front of them to see if any changes need to be made then give them to Lisa after being reviewed for the CLG report.

Mr. Sours also told the Commissioners the Golf Course was going to be 105 years old on Friday.

### **Item 11. Comments from Commissioners**

Commissioner Eales would like for the real estate offices in the area to have a copy of the Design Guidelines. She said it would help immensely when selling property.

Sonya Morgan suggested putting a copy in the Library as well.

### **Item 12. ADJOURN**

Meeting was adjourned at 5:39 p.m.

**The next meeting of the Commission is November 18, 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