

HISTORIC PRESERVATION COMMISSION

Meeting Summary

November 18, 2020, 5:00 p.m.

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:00 p.m. Via Zoom

Item 2. Roll Call

PRESENT: Betty Bissell, Rick deFlon, Marilyn Gerdes and Dennis Hartman

ABSENT: David Adams, Darrell Coutts and Sylvia Eales

PUBLIC PRESENT: Tom Popson joined the Zoom call at 5:09 p.m. and Juree Short joined the Zoom call at 5:10 p.m.

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

Item 3. Approval of Meeting Summary – October 14, 2020

Commissioner Gerdes made a motion to approve the October 14, 2020 meeting summary. Commissioner deFlon seconded the motion. Motion Carried.

Vote: Motion passed 4-0-0

Yes: Commissioners: Bissell, deFlon, 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-20-029-An application by Karla Coellner for painting of wood covered transom and door at 459 S. Thompson
- b. COA: HPC-20-030-An application by Brenda Fudge for painting rear exterior at 231 E Broadway.

Item 6. COA: HPC-20-026 - An application by Tom Popson for a Certificate of Appropriateness for various exterior alterations at 432 Isley Blvd.

Chairman Bissell noted consideration of the window and siding replacement elements of this application were continued from the last commission meeting and asked for the staff report. Mr. Hermes presented the information as listed in the staff report. Mr. Sours presented recent photos from the onsite visit to the property and photos from the property owner showing the existing condition of the windows and siding.

Chairman Bissell asked that each item be discussed individually starting with the windows. Chairman Bissell said the second story windows looked to be in worse condition. She said that if the windows are replaced, in order to meet design guidelines they would need to be the original size and configuration of the existing windows. She noted that most of the windows appear to be 12 over 1.

Commissioner Gerdes asked if the windows are not 9 over 1. She said she thinks the windows on the south side a different size than the ones on the east side of the home. Mr. Popson said the replacement windows would stay the same size as the original windows. Commissioner Gerdes said that as long as the windows and trim are going to be the same size and appearance, they should meet design guidelines.

Ms. Morgan noted that the windows on the east side are 12 over 1 and the ones on the front facade are 9 over 1. She noted the windows on the upper lever are different.

Chairman Bissell said unfortunately the window do appear to be in bad enough condition to justify replacement.

Moving on to the proposed new siding, Chairman Bissell said that she understands Mr. Popson would be open to using a replacement composite siding that is close to appearance to the original lap siding which would be preferable to using a stone siding. Commissioners Gerdes and deFlon agreed.

Mr. Popson said he is willing to use what is required by the commission and will work with Logan and Doug on what he can use.

Chairman Bissell asked if there was any more discussion about the windows and siding. Hearing none, she called for a motion.

Commissioner Gerdes made the motion to approve Case No. HPC 20-026 for a Certificate of Appropriateness for window and siding replacement with the condition that the replacement windows match the same size and appearance as the existing windows and that the replacement siding is a composite siding that is close to appearance to the original lap siding, subject to City staff review and approval prior to installation, at 432 Isley Boulevard.

Commissioner deFlon second the motion.

Vote: Motion passed 4-0-0
Yes: Commissioners: Bissell, deFlon, Gerdes and Hartman.
No: None
Abstain: None

Item 7. COA: HPC-20-031 – An application by Ramon Robles for a Certificate of Appropriateness to enclose two windows at 402 South Street.

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

Chairman Bissell asked if there were any questions about this application

Commissioner deFlon asked if the masonry blocking the window openings would be painted after installation. He said that would be less obtrusive. Mr. Hermes said yes, it would be painted to match the rest of the building.

Commissioner Gerdes moved to approve Case No. HPC 20-031 for approval enclosing the two windows and paint to match the rest of the building.

Commissioner deFlon second the motion.

Vote: Motion passed 4-0-0
Yes: Commissioners: Bissell, deFlon, Gerdes and Hartman.
No: None
Abstain: None

Item 8. COA: HPC-20-032 – An application by Juree Short for a Certificate of Appropriateness to replace rear door of home and remove storm windows from back porch and installing vinyl windows in place of storm windows at 517 Elms Blvd.

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

Chairman Bissell asked if there were any questions.

Commissioner Gerdes said it looks like a good improvement. Chairman Bissell said it was exciting to find an original door and is pleased the applicant is wanting to reinstall it.

Commissioner Gerdes moved to approve Case No. HPC 20-033 for approval at 517 Elms Blvd.

Commissioner deFlon second the motion.

Vote: Motion passed 4-0-0
Yes: Commissioners: Bissell, deFlon, Gerdes and Hartman.
No: None

Abstain: None

Item 9. Comments from Staff

Ms. Mehaffy informed the commission that the CLG report has been sent to the state and can now be found online. She also noted that the building at 118/120 E Broadway has been nominated for a Keystone Award with the Clay County Economic Development Council.

Ms. Morgan mentioned that the Buckley building was being recognized by the Missouri Preservation office during their online award presentation in December.

Item 10. Comments from Commissioners: there were none

Item 11. ADJOURN

Meeting was adjourned at 5:33 p.m.

The next meeting of the Commission is December 9, 2020 at 5:00 p.m. via Zoom

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