

HISTORIC PRESERVATION COMMISSION Meeting Summary

January 13, 2021, 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, Darryl Coutts, Marilyn Gerdes and Dennis Hartman Rick deFlon joined the meeting at 5:07 pm.

ABSENT: David Adams and Sylvia Eales

PUBLIC PRESENT: Brenda Kilgore

STAFF PRESENT: Melinda Mehaffy, Director of Community & Economic Development, Councilmember Sonya Morgan, City Council Liaison, Laura Mize, Neighborhood Specialist, and Logan Sours, Planner and Brandon Carty Code Officer

Item 3. Approval of Meeting Summary – December 9, 2020

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

Vote: Motion passed 4-0-0

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

No: None

Abstain: None

Item 4. Comments from Visitors: None

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

Item 6. COA: HPC-21-001 - An application by Mark and Brenda Kilgore for a Certificate of Appropriateness for exterior alterations by installing Thermoplastic Polyolefin (TPO) roofing at 514 Elms Boulevard.

Chairman Bissell asked for the staff report. Logan Sours presented the staff report.

Chairman Bissell: Is this type of roofing some kind of sheet roofing or an application style roofing. Mr. Sours it's commonly used it's a plastic roofing material it's a little more durable and is typical for this style roof. We have it here at the Hall of Waters on the roof.

Chairman Bissell said if there were no more questions do we have a motion.

Commissioner Gerdes made the motion to approve Case No. HPC-21-001 for a Certificate of Appropriateness for installing a Thermoplastic Polyolefin (TPO) roof at 514 Elms Boulevard...

Commissioner Coutts second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 7. COA: HPC-21-002 – An application by Mark and Brenda Kilgore for a Certificate of Appropriateness for various exterior alterations and new signage at 405 s. Thompson Avenue.

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

Chairman Bissell Staff report show address to be 246 E. Broadway for this COA on line 6. Mr. Sours said this was a typo and would be amended.

Item 1. German Schmar Chairman Bissell this building has its original brick and German Schmar is a decorative painting type of technique and would not remedy any type of water problems and would alter the original bricks on the building. Our design guidelines to not support covering the original brick.

Commissioner Coutts asked Mrs. Kilgore if anything was going to be done to remediate the water coming in or does that do that.

Commissioner Gerdes if this is just for uniformity of the facade and isn't going to address the water issue it's not a good idea to do it. Would like to know what they can afford to do.

Chairman Bissell even if it would fix the water issue which she doesn't think it would there are better ways to handle it. Commissioner Hartman agrees and thinks tuck pointing would be the way to go.

In the past like with David Rhodus building on Broadway we provided him names of some people who could come in and make recommends what could be done. If we could provide a list of people to Mrs. Kilgore so they could give her the best suggestion to remedy the water situation.

Mr. Sours we would get the list to Brenda. Ms. Mize said she has the list and would provide that to Mrs. Kilgore. Mr. Sours said that Mrs. Kilgore had said she might do a lime wash if the German Schmar was not an option.

Chairman Bissell and Commissioner Gerdes said the lime wash was the same thing as German Schmar and they would be opposed to doing anything that would cover the brick. The brick needs to be tuck pointed they need to have someone look at how to repair it without altering the original brick.

Commissioner Gerdes asked if the outside on the brick was rough looking. Chairman Bissell said no it actually looks really good. Chairman Bissell asked Mr. Sours if had looked at the building he said yes. And Mrs. Kilgore said the Motor as has some repair work in the past but looked like the repairs were not consistent, may not have been the same material used each time it was being fixed. The brick is not a pretty color brick and it's not in the budget to redo the brick.

Chairman Bissell said the brick would need to be looked at before they could move forward. Mrs. Kilgore said on the side walls its cinder block. Chairman Bissell said the commission is concerned with the front façade of the building. Commissioner Gerdes said that if the cinder block could be seen from the street then they would be concerned about it. Mrs. Kilgore said not really because it would be seen on the creek side.

Chairman Bissell asked Mr. Sours what he thought about the appearance of the brick the inconsistency with the mortar and re tucking it seems to be a major issue, however he is not a mortar expert. Seems to be a design issue.

Commissioner deFlon said the water damage appears to be coming from behind the top parapet and damaging the brick and mortar the German Schmar would not water proof it. IF you look at it closely it doesn't really especially the head and bed joints are not stuck very well so the water runs out of the. When repairing some of the bricks may have to be replaced.

Commissioner Gerdes thinks it would just cause more issues if the water issue is not taken care of, the money would be better spent to tuck point it. Commissioner deFlon and Hartman and Chairman Bissell agree.

Chairman Bissell asked to continue this item of the COA to be looked at further and a professional opinion given.

Item 5 Installation of the awnings.

Chairman Bissell design guidelines don't allow for hard surface awnings. Commission Gerdes said they should be soft surface awning. What is pictured is more contemporary looking and takes away the Historic District appearance.

Mrs. Kilgore said she didn't like how deep it is and doesn't like the color and installation of new light above the door.

Chairman Bissell said that the design guidelines do not allow for hard surface and if Mrs. Kilgore could look around and find a soft surface one and let the commission know they would consider that at a later date. Mrs. Kilgore agreed to look for something soft surface.

Item 2, 3 and 4. Original transom windows at the store front. And painting the front door black.

Chairman Bissell loves the idea of opening up the original transom and doesn't have a problem with the black door and light fixture. Commissioner Hartman is in favor as well.

Commissioner Gerdes suggested checking with Habitat Restore in Kansas City. Mrs. Kilgore wants the glass to be all one kind, would like to have original vintage glass.

Item 6. New wall sign above the transom windows.

Mrs. Kilgore doesn't know what size the sign would be, this will be continued to a later date.

Commissioner Coutts moved to approve Case No. HPC 21-002 for the transom, door and light. And continue the brick, awning and sign to a later date.

Commissioner Gerdes second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 8. COA: HPC-21-003 – An application by Susan and Brittnei Blaser for a Certificate of Appropriateness for various exterior alterations at 216 Spring Street.

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

Commissioner Gerdes is the desired affect that the doors look the same to be more compatible. Mr. Sours that is correct. For the east roof what type of material will they be using? Mr. Sours it will be the same type roofing material that is on the roof now but the color will match the tile color on the west side of the building roof.

Commissioner Coutts do we actually have any say on the garage door. Mr. Sours yes it's actually visible from the street.

Commissioner Hartman moved to approve Case No. HPC 21-003 for 216 Spring Street.

Commissioner Counts second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 9. Comments from Staff:

Mr. Sours introduced our new Code Compliance officer Brandon Carty.

Staff will be attending HPC meeting Jan 28 what to expect from the Biden administration.

P&Z study session for the Historic Design Guidelines will be Jan. 25 (Monday) via zoom.

The Design Guidelines are scheduled to go to City Council March 1st.

Item 10. Comments from Commissioners:

Commissioner Coutts thank the staff for all they do.

Item 11. ADJOURN

Meeting was adjourned at 5:49 p.m.

The next meeting of the Commission is February 10, 2021 at 5:00 p.m.

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