

HISTORIC PRESERVATION COMMISSION

Meeting Summary

February 10, 2021, 5:00 p.m.

Item 1. Call to Order

Vice-Chairman Hartman called the meeting to order at 5:01 p.m. Via Zoom

Item 2. Roll Call

PRESENT: Darryl Coutts, Sylvia Eales (by phone), Marilyn Gerdes, Dennis Hartman and Rick deFlon joined the meeting at 5:27 pm.

ABSENT: David Adams and Betty Bissell

PUBLIC PRESENT: Scott Claypole and Mike Wilkins, Lyndsey Baxter at 5:20 pm.

STAFF PRESENT: Melinda Mehaffy, Director of Community & Economic Development, Councilmember Sonya Morgan, City Council Liaison, Laura Mize, Neighborhood Specialist, and Logan Sours, Planner and Lisa Morgan Administrative Assistant Community Development.

Item 3. Approval of Meeting Summary – January 13, 2021

Vice Chairman Hartman asked that the agenda be amended to reflect the meeting summary date be changed to the year 2021 instead of 2020. Also the case number to be changed to HPC-21-004 instead of HPC-21-001.

Commissioner Coutts made a motion to approve the January 13, 2021 meeting summary. Commissioner Gerdes seconded the motion. Motion Carried.

Vote: Motion passed 4-0-0

Yes: Commissioners: Eales, 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-21-004 - An application by Scott Claypole for a Certificate of Appropriateness for exterior alterations at 116 E Broadway.

Vice-Chairman Hartman asked for the staff report. Logan Sours presented the staff report.

Vice-Chairman Hartman asked if there were any questions concerning this application.

Commissioner Eales asked if the windows will stay the same size and character. Mr. Sours, Yes they will, the only thing different with these windows is the material they will be using.

Commissioner Gerdes said due to the proximity of Brad Eales building they should look similar for consistency so it looks like a whole unit on that side of the street. Mr. Sours said that he spoke with Brad Eales earlier that day and when he purchased the building it had existing vinyl windows in it, they just cleaned them up at 120 E Broadway.

Commissioner Gerdes asked if they would be changing just the front windows or all the windows. Mr. Sours said that it would be all of the windows, they are only changing the glass in the existing windows. The Bay windows would remain so the character will not change.

Commissioner Eales said that if they are doing the same as Brad's building the vinyl wouldn't change the look, it should keep the consistency of the building and look fine. Are they doing this in preparation of finishing off the upstairs? Mr. Sours Yes.

Vice-Chairman Hartman said it would look the same he didn't see any issue with it.

Commissioner Coutts we have approved some vinyl windows in the past all up and down the street.

Commissioner Eales she understands with the wear and tear the vinyl it's much more desirable to be able to put in as long as they keep the same size and are symmetrical, she doesn't see how you can say no vinyl.

Ms. Mehaffey asked Vice Chairman Hartman or Sonya Morgan Council Liaison to provide some guidance using vinyl windows on second floor and higher for example like the Oaks Apartments.

Sonya Morgan said the Oaks was state approved in partnership with the State of Missouri due to tax credit being used. And they allowed vinyl above the second floor and up. We do have some in the Commercial District on Broadway has replacements on the second floor because we didn't feel a person would notice if they were wooden or vinyl at that level. It's a little more critical on our street scape first floor Commercial store we want to maintain the integrity has great as we can however the commission has allowed them when the windows were not salvageable and have to be replaced we have allowed vinyl.

Commissioner Eales said Sonya was correct no one is walking along the store front looking to see if the windows are wood or vinyl. As long as they keep the integrity of the windows she can see allowing the vinyl.

Sonya Morgan said if someone was to buy a building downtown and do a major renovation they would want to use the Historic tax credits and if the building had not been altered too much away from being a contributing building you would still be able to do that. If you make alterations that it's no longer contributing you have them cut off from some financial funding for yourself or someone else. Were just trying to protect that.

Commissioner Eales made the motion to approve Case No. HPC-21-004 for a Certificate of Appropriateness for Windows in the front as long as the keep the same size and consistency and the alterations on the back elevation at 116 E Broadway.

Commissioner Coutts second the motion.

Vote: Motion passed 4-0-0

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

No: None

Abstain: None

Abstain: None

Item 7. Consideration of the Elms Historic District into the 353 Tax Abatement Plan District.

Ms. Laura Mize presented the 353 Tax Abatement Plan which allows property owners to make improvements to their properties within the District, which allows them to get a rebate on their property taxes over the next 10 years for improvements they have made to the property. The City would like to expand the 353 District to include the Elms Historic District. This will be taken before the City Council to vote on. We just wanted to make the commission aware of what was happening.

Vice-Chairman Hartman and Commissioner Eales said this would be a wonderful thing.

Item 8. Comments from Staff:

Ms. Mize: preservation month is coming up, just wanted to get everyone thinking about awards for the month of May. Laura will create a power point presentation of possible nominations to present at the March meeting.

Ms. Mehaffy has also asked the Yelton's for an update on the Fowler Inn

Item 10. Comments from Commissioners:

Commissioner Coutts thanked the staff for all they do.

Vice-Chairman Hartman said he had seen some post about the Royal and wants to know if anything is going to be done with it. Ms. Mehaffy has requested a meeting with owners of the Royal for February 19 to discuss the future and what we will be doing to move forward. Will most likely have to hold 3 or 4 meetings before we really know.

Commissioner Coutts asked about the building west of the Royal. Ms. Mehaffy said Mr. Sassoon owns that building he resides in the New York area, he has indicated that he will be returning to this area to start a renovation project on that site. He would like to renovate the first floor to be used as an event site. And the upstairs as a short term rental. This would possibly happen around April, depends on conditions.

Item 11. ADJOURN

Meeting was adjourned at 5:37 p.m.

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

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