

HISTORIC PRESERVATION COMMISSION Meeting Summary

May 12, 2021, 5:00 p.m.

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:01 p.m.

Item 2. Roll Call

PRESENT: Betty Bissell, Rick deFlon (5:26), Marilyn Gerdes, Dennis Hartman and Sylvia Eales.

ABSENT: David Adams and Darryl Coutts

PUBLIC PRESENT: 15

STAFF PRESENT: Melinda Mehaffy Economic Development Director, Councilmember 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 – April 14, 2021

Commissioner Hartman made a motion to approve the April 14, 2021 meeting summary.
Commissioner Gerdes seconded the motion. Motion Carried.

Vote: Motion passed 4-0-0

Yes: Commissioners: Bissell, Eales 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-19-027 - An application by Downtown Excelsior Partnership, Inc. for a Certificate of Appropriateness for a mural on the north (rear) elevation of the Tipton Law Office Building at 402 St. Louis Avenue for the Brooke Baxter Memorial Pocket Park.

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

Chairman Bissell: Does anyone have any questions

Chairman Bissell wanted to point out this was different than any other mural it's not going to be painted onto the building. Almost have to look at it as a sign. The dimensions are slightly different than the original proposal it was 14x30 and this one is 8x16. Is the design going to still have the butterflies going off the sheet?

Ms. Baxter Executive Director of DEP as of right now the design will all be on the sheet, if there are extra panels they can affix then they will stay with the original design of the butterflies flying outside the original sheet. It has been discovered since application submittal they will be able to attach with fewer connection points.

Commissioner Eales asked if it will be away from the wall to allow water flow, if so how far away.
Ms. Baxter 1 inch away from the wall.

All Commissioners agree it's a beautiful mural.

Commissioner Hartman made the motion to approve Case No. HPC-19-027 for a Certificate of Appropriateness for a mural on the north (rear) elevation at 402 St. Louis Avenue.
Commissioner Eales second the motion.

Vote: Motion passed 3-0-1

Yes: Commissioners: Eales, Gerdes and Hartman.

No: None

Abstain: Bissell

Item 7. COA: HPC-21-012 – An application by Nelson and Corrie Willoughby for a Certificate of Appropriateness to replace windows at 111 W. Excelsior.

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

Commissioner Gerdes: Are these windows going to fit in the existing window size.
Mr. Willoughby they won't be enlarged.

Commissioner Bissell: will the windows be one over one?

Mr. Sours: there is a picture in the packet showing what the windows will look like.

Mr. Willoughby: The photo in the packet shows what they will look like coming from the manufacture.

Commissioner Gerdes: Does the manufacture have available one over one windows like what is original to the house?

Mr. Willoughby: Yes they have them.

Commissioner Eales: Will the windows open up? Mr. Willoughby no they will open as pictured opening out. Also these windows will be not facing Excelsior Street, they will be on the side and the back.

Chairman Bissell: So they are not double hung windows and will the enclosed front porch have the windows replaced? Mr. Willoughby: No. Chairman Bissell is the reason for replacement due to deterioration. Mr. Willoughby: Yes. Chairman Bissell: the windows should be replaced to come as close to the historic style can you go back to the manufacture and see if they have the one over one with no mullions available. Mr. Willoughby: Yes

Commissioner Gerdes made the motion to allow city staff to approve one over one windows when the applicant brings that to us for Case No. HPC-21-012 for a Certificate of Appropriateness to replace windows at 111 W. Excelsior Street.

Commissioner Hartman second the motion.

Vote: Motion passed 4-0-0

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

No: None

Abstain: None

Item 8. COA-HPC-21-013 - An application by Turn Key General Contracting for a Certificate of Appropriateness for various exterior alterations at 244 E. Broadway.

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

Mr. Algie (applicant) said he loves the building and is wanting to undo some of the things that had been done to the building in the past and restore the building to its original exterior appearance as much as possible.

Chairman Bissell asked if the arrows at the top of the page where it appears to be damaged is that going to be repaired. Mr. Algie said it would be repaired looking at the bullet points on the plans shows what will be done. Chairman Bissell asked about the windows on the plans. Mr. Algie the windows will be wood trimmed out with wood stops and solid glass panes, they will be custom built. They will be wood painted to match the existing.

Chairman Bissell: what is going to happen with the brick is it going to be stained to match existing?

Mr. Algie: yes it will be a custom stain match and will be a penetrating stain.

Mr. Algie showed the commission the custom trim he would be installing around the windows and doors. Chairman Bissell said they keep coming out with new product that would work in the historic districts.

Commissioner Hartman made the motion to approve Case No. HPC-21-013 for a Certificate of Appropriateness for various exterior alterations at 244 E. Broadway.

Commissioner Gerdes second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 9. COA-HPC-21-014 - An application by Cliff and Jason Van Till for a Certificate of Appropriateness for various exterior alterations at 415 S. Thompson.

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

Chairman Bissell: We will be looking at items 1, 3 and 5 on the application, the rest have been administratively approved. Item 1. Replace transom windows. Chairman Bissell said that she thought the windows in this building were replacement and not the original. Commissioner deFlon agreed he thought they were not original to the building either, he thought this would be a good opportunity to infill with something different but have the historic look. Mr. Van Till said they were not committed to any one set style yet. Chairman Bissell said this would give a clean slate and anything would be better than what is there now.

Item 3. Painting tiles Chairman Bissell; they are severely damaged then asked Mr. Van Till what his plans were.

Mr. Van Till said they were looking to painting the black ones black with an epoxy type paint. The damaged ones that had been hit by a car he has found some on EBay thinks he can come closer than the tan and white.

Commissioner Eales said she was seeing the cracked tiles under the window are they stable. Mr. Van Till yes they are stable will be putting a sealant on those so water cannot get under them and pop off. Whatever they do will stay as close to original as possible. Chairman Bissell said if he could find tile the same size and shape then paint it that might look better than what is there now. Mr. Van Till said he thought he could do a custom color match for the yellow tiles.

Ms. Mehaffy said that she would like a consultation with Strata to look at the tiles before any tiles are painted and explore some possible options. Even if its replacement tile being painted it would still need to be able to breath.

Commissioner Hartman asked Commissioner deFlon what he thought about painting the tiles, he said if you find the right kind of product it would work. Just need to make sure it's able to breath. Don't seal the mortar so the moisture as an escape path.

Chairman Bissell asked what the top part of the building was. Mr. Van Till said at one point there was an awning on it and he will be coming back at a later date with another Certificate of Appropriateness to put an awning back on the building.

Item 5. Window trim will be painted black per Mr. Van Till.

Commissioner Hartman made the motion to approve Case No. HPC-21-014 for a Certificate of Appropriateness for various exterior alterations and a discussion to be open with city staff for the treatment of the historic tile at 415 S. Thompson.

Commissioner Eales second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 10. COA-HPC-21-015 - An application by Molly Roberts for a Certificate of Appropriateness to apply signage at 253 E. Broadway.

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

Chairman Bissell asked if the COA was for a sign and bracket. Mr. Sours said yes.

Commissioner Hartman made the motion to approve Case No. HPC-21-015 a Certificate of Appropriateness for signage at 253 E. Broadway.

Commissioner deFlon second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 11. COA-HPC-21-016 - An application by Robert Smith for a Certificate of Appropriateness to replace 23 original wood windows with vinyl windows at 420 Concourse.

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

Ms. Smith had a sample of the windows she would like to put in the home.

Commissioner Hartman asked what the current windows look like.

Chairman Bissell asked what the current condition of the existing windows are. Ms. Smith said they are falling apart and being held together with nails and putty, some of them have broken glass. Chairman Bissell asked if they would be double hung with no mullions. Ms. Smith said that was correct.

Commissioner Eales made the motion to approve Case No. HPC-21-016 a Certificate of Appropriateness for replacement windows at 420 Concourse.

Commissioner Hartman second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 12. Comments from Staff:

Mr. Sours informed the commission of the training opportunities Lisa has been emailing to the commissioners for CLG credits, if someone signs up and completes the training please send Lisa an email letting her know which one you participated in.

Ms. Mehaffy said there is a great training next week on Flood Plains and Historic Property.

Item 13. Comments from Commissioners: None

Item 14. ADJOURN

Meeting was adjourned at 6:05 p.m. for the Historic Preservation awards program.

Historic Preservation awards were presented to the following:

Owner Occupied: Awarded to 403 Concourse (Larry & Lisa Krause)

Commercial: Awarded to 118 - 120 E Broadway (Brad Eales)

Investment property: Awarded to 515 Benton (Kenney Manley)

Refreshments were served after the awards ceremony.

The next meeting of the Commission is June 9, 2021 at 5:00 p.m.

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