

## **HISTORIC PRESERVATION COMMISSION**

### **Meeting Summary**

**August** 11, 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, Darryl Coutts, Rick deFlon, Dennis Hartman and Sylvia Eales.

**ABSENT:** David Adams and Marilyn Gerdes

**PUBLIC PRESENT:** Tim Tipton, Richard Sassone

**STAFF PRESENT:** Melinda Mehaffy Economic Development Director, Sonya Morgan Mayor Pro-tem, City Council Liaison, Laura Mize, Neighborhood Specialist, Logan Sours, Planner and Lisa Morgan Administrative Assistant Community Development.

#### **Item 3. Approval of Meeting Summary – June 9, 2021**

Commissioner Hartman made a motion to approve the June 9, 2021 meeting summary.  
Commissioner Coutts seconded the motion. Motion Carried.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

#### **Item 4. Comments from Visitors: None**

#### **Item 5. COA's administratively approved since last meeting:**

- a. COA: HPC-21-0021 – An application by Ron Prewitt for a Certificate of Appropriateness for painting house, repair outside trim and broken spindle with like & kind at 522 Elms Blvd.
- b. COA: HPC-21-024 – An application by Ameristar Roofing for a Certificate of Appropriateness for a new roof at 111 Temple Ave.
- c. COA: HPC-21-025 – An application by Matt Tweedie for a Certificate of Appropriateness for a new roof at 423 E Broadway.

**Item 6.** COA: HPC-21-020 - An application by Keith Bowen for a Certificate of Appropriateness for a fence located at 520 S. Kansas City Avenue.

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

Chairman Bissell has an issue with the fence, there originally wasn't a fence so there is no historic value. The design guidelines say front fences shall be no more than 2 ½ feet tall and the dog ear fencing is not appropriate. Also the fence would need to be painted or sealed. Chairman Bissell suggested submitting different choice.

Commissioner Eales said the gothic fence has a better look for the home.

Commissioner Coutts made the motion to approve Case No. HPC-21-020 for a Certificate of Appropriateness for fencing at 520 S. Kansas City.  
Commissioner deFlon second the motion.

Vote: Motion Disapproved 2-3-0  
Yes: Commissioners: Coutts, deFlon.  
No: Commissioners: Bissell, Eales and Hartman  
Abstain: None

**Item 7.** COA: HPC-21-023 – An application by Richard Sassone for a Certificate of Appropriateness to modify first floor rear doors with pine trim and replace the window trim on the front of the storefronts with pine wood at 213 and 215 South Street.

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

Chairman Bissell told Mr. Sassone she was happy to see the building being rehabbed. Chairman Bissell asked if he would be willing to paint the pine instead of staining it. Mr. Sassone said that he was open to options and had not really looked at paint options. He said that other City's allow it. Chairman Bissell pointed out that the City of Excelsior Springs Design Guidelines do not support stain and the pine wood cannot be rough cut wood. Mr. Sassone said that it would not be rough cut wood and he would be sealing it with a polymer coating.

Chairman Bissell also asked about the brick on the front part of the building, it looks like it's not original to the building. Mr. Sassone said he thinks it was brick used to repair damage that was done to the building.

Chairman Bissell: Does anyone have any more questions.

Commissioner Hartman made the motion to approve Case No. HPC-21-023 for a Certificate of Appropriateness for modified first floor rear doors with pine trim & replace window trim on the front of the storefronts with pine wood at 213 & 215 South Street.  
Commissioner Eales second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

**Item 8.** COA: HPC-21-026 – An application by Timothy Tipton for a Certificate of Appropriateness for a TPO roof and window replacement on the second floor at 400 St. Louis Avenue.

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

Chairman Bissell asked if anyone had any questions about the roof, there were none.

Commissioner deFlon asked if the parapets were solid. Mr. Tipton said no, also the windows are held in place with foam. Commissioner deFlon said that he thought most of the damage was due to water.

Chairman Bissell and Commissioner Eales asked what type of windows would be used on the second floor of the building. Mr. Tipton said he was working with David Adams on the window replacement and they would be as close to original as possible, he would like to replace with wood windows but depends on David Adams bid.

Mr. Tipton also stated that his Grandmother worked at the McCleary has a nurse back in the day so he has a sentimental attachment to the building and is wanting to preserve it.

Commissioner Hartman made the motion to approve Case No. HPC-21-026 for a Certificate of Appropriateness for a TPO roof and window replacement on the second floor located at 400 St. Louis Avenue.

Commissioner Coutts second the motion.

Vote: Motion Approved 5-0-0

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

No: Commissioners:

Abstain: None

**Item 9. Comments from Staff:**

Melinda Mehaffy: Updated the Commission about the Royal Hotel, also the Fowler Inn.

There are also several investors interested in the Wyman School and one of those is also interested in the Roosevelt School.

Laura Mize: Past Forward on line conference is in November, Lisa sent the link if you would like to sign up. Also a Historic Preservation outreach booth was done August 10 at the Excelsior Springs museum for Missouri's 200<sup>th</sup> bicentennial. Laura, Lisa and Logan created handouts for the booth and other

Historic information. Chairman Bissell also provided additional handouts. Dennis Hartman, Betty Bissell and Darryl Coutts worked the booth.

**Item 10. Comments from Commissioners:**

Commissioner Hartman asked about the status of 253 E. Broadway

Laura Mize said that she had spoken with Pat Slusher and he has stopped working on the outside of the building.

Chairman Bissell said she would like to do another outreach event and we could discuss that at another meeting.

**Item 11. ADJOURN**

Meeting was adjourned at 6:13 p.m.

**The next meeting of the Commission is September 08, 2021 at 5:00 p.m.**

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