

HISTORIC PRESERVATION COMMISSION

Meeting Summary

February 9, 2023 5:00 p.m.

Item 1. Call to Order

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

Item 2. Roll Call

PRESENT: Betty Bissell, Darryl Coutts, Marilyn Gerdes, Dennis Hartman, and Jason Van Till.

ABSENT: Susan Blaser, Rick deFlon

PUBLIC PRESENT: Tim Tipton, David Rhodus. (Dustin and Tara Fizer arrived late.)

STAFF PRESENT: Sonya Morgan, City Council Liaison, Shantele Frie, Planner, Laura Mize, Neighborhood Specialist and Melinda Mehaffy, Economic Development Director.

Item 3. Approval of meeting Summary from November 14, 2022.

Commissioner Van Till made a motion to approve the meeting summary for the November 13, 2022 meeting.

Commissioner Gerdes seconded the motion. Motion Carried.

Yes: Commissioners: Bissel, Gerdes, and Van Till.

No: None

Abstain: Commissioners Coutts and Hartman, who were both absent from the November 13, 2022 meeting.

Item 4. Comments from visitors: None

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

- a. COA: HPC-23-001 - An application by Adam Meyer for a Certificate of Appropriateness for a roof at 540 S. Kansas City Avenue.
- b. COA: HPC-23-004 – An application by David & Doreen Rhodus for a Certificate of Appropriateness for an entry door at 101 W. Broadway Avenue. This was an emergency approval existing door was coming off its hinges.

Item 6. COA: HPC-22-029-B – An application by Tara and Dustin Fizer for a Certificate of Appropriateness for windows on east side of building and change design of previously approved fencing at 501 St. Louis Avenue.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Chairman Bissell asked if the windows had already been installed. Mrs. Frie said that they have, and that they are on the east side of the building. She asked the applicants if they intend to paint or stain the fence. They answered that they do intend to paint it. Commissioner VanTill asked what color they planned to paint it. They stated they may paint it the same gray as the building.

Chairman Bissell asked if there were any further questions. There were none.

Commissioner Hartman made the motion to approve Case No. HPC-22-029B at 501 St. Louis.
Commissioner Coutts Seconded the motion.

Vote: Motion Approved 5-0-0

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

No: Commissioners: None

Abstain: None

Item 7. COA: HPC-23-002 – An application by TNG Property Investments for a Certificate of Appropriateness for a new front door at 251 E. Broadway.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Chairman Bissell asked if the glass would be tempered glass or if it needed to be approved by Codes. Commissioner VanTill commented that vendors may not sell a door without tempered glass. Mrs. Frie said she would confirm that these were allowed by code. Commissioner VanTill asked if this property already had a CoA. Mrs. Mehaffy answered that it had been approved for a back deck/balcony and removal of the façade. She noted that our new Design Guidelines state that the wood must be protected and that the commission cannot dictate color. Mrs. Mehaffy stated the building had been a grocery store in the past and had a double door at that time.

Chairman Bissell asked if there were any further questions. There were none.

Commissioner Coutts made the motion to approve Case No. HPC-23-002 at 251 E Broadway Ave.
Commissioner Gerdes seconded the motion.

Vote: Motion Approved 5-0-0

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

No: Commissioners: None

Abstain: None

Item 8. COA: HPC-23-003.- An application by Tim Tipton for a Certificate of Appropriateness for front exterior alterations at 400 St. Louis Ave.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Chairman Bissell asked if there were any questions. Commissioner Gerdes asked whether the overhang required the columns for support. Mr. Tipton stated that he plans to repair the overhang and will preserve its appearance. He stated that the columns would be installed toward the front of the overhang. The overhang is pulling away from the metal brackets. The overhang is not original to the building. Chairman Bissell asked if the aluminum structure would be removed. Mr. Tipton said he would like to remove it, but it would be too costly at this point. He is going to reinforce it and "spruce it up." He reiterated that the structure needed support. The wood in the overhang has rotted away. He proposes to replace the wood with something that will better withstand the elements. He stated that the columns came from a house in Kansas City that was built in the 19teens or 1920s.

Commissioner Gerdes stated that the style of the columns seems too large. The building appears to be art deco style. A discussion ensued about the history of the McCleary Building and when the overhang might have been added.

Mr. Tipton stated that the columns would be placed either just inside or outside where the lights are located. It would not prohibit wheelchairs from passing along the sidewalk. He said that all the metal trim would be placed back on the overhang to retain its appearance.

Commissioner VanTill asked if the structure needed the support of the columns, and Mr. Tipton said that it did. He stated that the overhang connected to the metal brackets does put stress on the building.

Chairman Bissell stated that the columns are not being attached directly to the building. Commissioner Coutts asked what the columns are made of, and Mr. Tipton stated they are made of concrete. He stated that there is damage to the base of one of the columns, but they have the piece that had broken off and it could be repaired.

Chairman Bissell asked if Mr. Tipton planned to paint the columns. He said that if he did paint them, it would be the same color as the trim, which is a light beige. Chairman Bissell noted that the main point is to protect the building, and the columns would protect it from further damage from the weight of the overhang.

Commissioner VanTill asked what Mr. Tipton was going to do about the damaged tile. Mr. Tipton said he has saved all the pieces that have broken off. He says he has enough pieces to repair.

Chairman Bissell asked if there were any further questions. There were none.

Commissioner Coutts made the motion to approve Case No. HPC-23-003 at 400 St. Louis Ave.
Commissioner Hartman seconded the motion.

Vote: Motion Approved 5-0-0

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

No: Commissioners: None

Abstain: None

Item 9. COA: HPC-23-004 – An application by David & Doreen Rhodus for a Certificate of Appropriateness for painting brick and replacing metal trim with brown siding material at 101 W Broadway

Chairman Bissell asked for the staff report.

Ms. Frie presented the information as listed in the staff report.

Commissioner VanTill asked which brick was being painted. Mr. Rhodus stated that it all will be painted the same color. Commissioner Bissell asked if Mr. Rhodus would be using a paint approved for masonry. Mr. Rhodus said that this was not his first project.

Chairman Bissell asked if there were any questions. There were none.

Commissioner Hartman made the motion to approve Case No. HPC-23-004 at 101 W. Broadway Ave. Commissioner Coutts seconded the motion.

Vote: Motion Approved 5-0-0

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

No: Commissioners: None

Abstain: None

Item 10. COA: HPC-23-005 – An application by Jason Van Till for a Certificate of Appropriateness for Signage at 415 S. Thompson Ave.

Chairman Bissell asked for the staff report.

Ms. Frie presented the information as listed in the staff report.

Chairman Bissell commented that this the only place that is appropriate to place it. Mr. VanTill said he would like to place a pedestrian sign at some point.

Chairman Bissell asked if there were any questions. There were none.

Commissioner Gerdes made the motion to approve Case No. HPC-23-005 at 415 S. Thompson Ave. Commissioner Hartman seconded the motion.

Vote: Motion Approved 4-0-0

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

No: Commissioners: None

Abstain: Jason VanTill

Item 11. Comments from Staff:

Mrs. Mize updated the commission regarding the tile on Mr. VanTill's building. Replacement tile is not readily available. Mr. VanTill has not been able to find a solution to repair the tile. Mrs. Mize asked the commission for suggestions. Commissioner Hartman said that if the tile is not repairable, it would contribute to damage to the building and could be removed. Mr. VanTill said he is not ready to abandon the tile to being removed at this point. Mr. VanTill said that the coating has come off the black tile, but the glazing is still intact on the yellow tile. He has reattached some of the tile that is below the storefront windows. He stated that he is very conscientious about preventing damage. Mr. VanTill explained that he needed some kind of resolution on this issue so that his 353 application can move forward. Chairman Bissell asked if he could remove that tile and replace it with new tile. Mrs. Mehaffy explained that the problem is that tile is not being mass produced like it used to be. Mrs. Mehaffy asked if the tile is part of what makes the building historic. She said that this is a supply chain issue and she recommended that we allow Mr. VanTill time to continue to explore solutions. Commissioner Gerdes asked if the tiles could be painted. He said that is possible.

Mrs. Mize said that the 353 application process requires that the HP Commission state that he has fulfilled his CoA requirements.

Chairman Bissell asked if the tile was structurally sound. Mr. VanTill said it was.

Mrs. Morgan asked if the cost to repair the tile would be removed from the 353 application. Mrs. Mize said that it would.

Chairman Bissell asked if a motion was required. Mrs. Mehaffy said that we would just put a note in the minutes that the CoA application is still open, but that the commission is allowing the applicant time to pursue options to repair the tile. This would satisfy the requirements for his 353 application.

Mr. VanTill said that he did consult some restorationists and they would not even bid on it; they didn't want to do it.

Chairman Bissell asked if there were any other comments from staff.

Mrs. Mehaffy shared that the Planning and Zoning commission is working on their signage requirements. A listening session will be held with the downtown businesses about the signage requirements. We are looking for a date.

An invitation was given to the commissioners for the Watershed Study presentation for March 7, 2023 at 6:00 p.m. at the museum.

A listening session was held about an entertainment district downtown. This would allow someone to carry an alcoholic beverage from a downtown business outside to shop in the district.

We are preparing to go out to bid for an RFP for a \$4 million ARPA grant that replaces the North Main Bridge and downtown stormwater work in the area of Kennedy St. and Main St.

We are still waiting to hear about another grant for the Hall of Waters work.

Soon we will have a tour of the building where the commission could see the progress of the restoration. We are working on the design for the shoring project in the north yard.

Item 12. Comments from Commissioners

Item 13. Adjourn

The meeting was adjourned at 5:59 p.m.

The next meeting of the Commission is March 8, 2023 at 5:00 p.m.

Meeting Summary prepared by Laura Mize, Neighborhood Specialist, Community Development