

HISTORIC PRESERVATION COMMISSION

Meeting Summary

April 12, 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 and Rick deFlon

PUBLIC PRESENT: Brenda Kilgore, Thomas and Melissa Morrow, and Lyndsey Baxter (via Zoom).

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

Item 3. Approval of meeting Summary from March 8, 2023.

Commissioner Hartman made a motion to approve the meeting summary for the March 8, 2023 meeting. Commissioner Van Till seconded the motion. Motion Carried.

Vote: Motion Approved 5-0-0

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

No: None

Abstain: None

Item 4. Comments from visitors: None

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

- a. COA: HPC-22-005-B - An application by JAST LLC for a Certificate of Appropriateness for exterior paint at 417 S. Thompson.

Ms. Frie said this was an application for paint that was administratively approved, the paint colors are in the packet, to see the approved colors.

Chairman Bissell asked if there were anymore questions about the administratively approved application. There were none.

Item 6. COA: HPC-22-005-B – An application by JAST LLC for Certificate of Appropriateness for various exterior alterations at 417 S. Thompson.

Chairman Bissell asked for the staff report.

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

Chairman Bissell said she drove by there today and it looks like he has almost completed it, he has covered the lower brick. Commissioner Van Till said there is no brick on the lower portion any more. The brick is gone. Chairman Bissell said there is now wood, he has used bead board on the front of the building which in her opinion is not appropriate. She wishes he would have discussed it with the commission prior to doing the work. The building does look nice.

Ms. Mehaffy said the reason he put the wood in was when the elevation was put in the brick was removed, he could not put the glass all the way to the ground level due to IBC codes.

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

Commissioner Van Till made the motion to approve Case No. HPC-22-005-B at 417 S. Thompson. Commissioner Coutts Seconded the motion.

Vote: Motion Approved 4-0-1

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

No: Commissioners: Bissell

Abstain: None

Item 7. COA: HPC-23-006 – An application by Mark and Brenda Kilgore for a Certificate of Appropriateness for signage at 405 S. Thompson.

Chairman Bissell asked for the staff report.

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

Commissioner Gerdes asked if there was going to be a border around the sign? Ms. Kilgore no.

Commissioner Hartman asked how the sign was going to be hung, would new holes be drilled into the brick. Ms. Kilgore said they were going to use masonry bolts putting the bolts in existing holes when possible.

Commissioner Coutts said he didn't have an issue with the sign, but would like to know how many bolts would be used to hold the sign in place. Ms. Kilgore said eight (8).

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

Commissioner Coutts made the motion to approve Case No. HPC-23-006 at 405 S. Thompson Ave. Commissioner Van Till 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-23-012- An application by Hanna Hoy for a Certificate of Appropriateness for signage at 461 S. Thompson.

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 further questions.

Commissioner Gerdes asked which store front is this application for? Ms. Frie it was previously the family Video store.

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

Commissioner Hartman made the motion to approve Case No. HPC-23-012 at 461 S. Thompson.

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 9.

Laura Mize presented the properties that we nominated for Historic Preservation awards.

From the numerous nominations the following were awarded:

Owner Occupied: 420 Concourse

Commercial: The Atlas 100 W. Broadway and Parings, 417 S Thompson Ave.

Investment Property: 522 Elms Blvd.

The awards will be presented at the May 10, 2023 Historic Preservation meeting.

Item 10.

Ms. Mehaffy April is volunteer appreciation month and we would like to thank all of you for the work you do on the commission and the decisions you make and the sometimes-tough decisions. There will be a volunteer dinner on April 20th at the Hall of Waters and we hope you all will be able to attend. We will be opening the Hall of Springs back up for that event, you will see the fountain will back on and running for that event.

On April 25th Sonya and Melinda will be going to Missouri Preservation awards to celebrate with Susan Blaser for the award she will be receiving at the capital.

The month of May is Historic Preservation month and the theme this year is people saving places. We would like to highlight people working on buildings in the historic district we would like to have a copy of those type photos if you have any. We will be doing a social media blast of people working hard to save these places.

Moving forward we will have photos on the screen of what the current project looks like for the COA applications.

Hall of Waters update:

We are nearing the end of the Save Americas Treasures grant and the final walk down with the team will be tomorrow at 1:30. There is not a lot of money left and what we think we will be doing is purchasing dehumidifiers for the basement to keep this from happening again. Sadly, we were not awarded the DED grant for five million dollars. We have made an application for ear mark with Congressman Graves office.

One of the Capital Improvements that we have not done is the shoring of the front yard. We are looking at the cost of the load limits we can shore to. Shore to 100 PSI people can walk on the lawn again. Shore to 50 PSI people cannot walk on the yard and it will have to be fenced off. To fence off the yard would be around \$19,000.00. We want to be able to use the front yard given that opportunity.

We are anticipating Pullman will be done with the construction the first part of May.

Going forward Melinda will not be managing the construction grants, the city has hired Andy Starkebaum to manage the grant work. Right now, we have forty million dollars in grant money that will need to be managed.

This Saturday will be the Cultural Heritage Workshop here at the Hall of Waters Beginning at 9 AM and ending at 3 PM we look forward to seeing all of you there, it should be a really good event, 24 people have signed up to attend.

The Colony will be installing a generator at the back of there building and we wanted to make sure you are aware of it. It is a life safety issue. We administratively approve these.

The annual Community Development report that was presented to the city council reported this commission had 37 Certificate of Appropriateness last year. One of the things we will do this year is revise the comp plan and the development guide and hopefully updating the historic surveys, some of them are over 40 years old.

Lisa Morgan reminded the commission she sent an email for National Alliance of Preservation Commissions educational training save the date that will be available August 23 & 24th. The commission is required to have 2 training credits a year and this session will count for 9 CE credits.

Item 11. Comments from Commissioners

Chairman Bissell asked if city staff had a COA application for 418 Concourse. If not, someone needs to check on it.

Commissioner Van Till thanked city for the volunteer dinner, but he would not be able to attend due to a prior commitment.

Item 12. Adjourn

The meeting was adjourned at 5:58 p.m.

The next meeting of the Commission is May 10, 2023 at 5:00 p.m.

Meeting Summary prepared by Lisa Morgan, Community Development Administrative Assistant