

HISTORIC PRESERVATION COMMISSION

Meeting Summary

March 8, 2023 5:00 p.m.

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:02 p.m.

Item 2. Roll Call

PRESENT: Betty Bissell, Susan Blaser (arrived at 5:06), Darryl Coutts, Rick deFlon, Dennis Hartman and Jason Van Till.

ABSENT: Marilyn Gerdes

PUBLIC PRESENT: Scott Elder, Ashley Carter, Mark Sphon and Marcus (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 February 9, 2023.

Commissioner Hartman made a motion to approve the meeting summary for the February 9, 2023 meeting.

Commissioner Coutts seconded the motion. Motion Carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, 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-23-010 - An application by Rebuilding Together KC for a Certificate of Appropriateness DEMO a Garage at 518 Isley Blvd.

Ms. Frie said this was an emergency application for DEMO, City staff administratively approved, photos are attached to the application so the Commission can see the need for urgency in this application being approved.

Ms. Mize said Rebuilding Together provided the photos and they plan on painting the house on rebuilding day in September. The homeowner will get to choose the house colors from the Sherwin Williams Historic color pallet.

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

Item 6. COA: HPC-23-007 – An application by Katrina Becker for Certificate of Appropriateness for windows on second floor of building at 110 S. Main.

Chairman Bissell asked for the staff report.

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

Chairman Bissell asked what type of windows are being installed.
Commissioner Van Till said the photo shows double hung vinyl window but the applicant's application describes metal windows.

Lisa Morgan said when the application was submitted the applicant told her the windows being installed would look like the existing windows on the third floor of the building.

Commissioner Coutts said it's a double pane window.

Ms. Mehaffy said since the applicant is not in attendance and the commission has questions the case can be continued to the next meeting.

Chairman Bissell said she was just a little confused about what the applicant is doing, as long as the windows can open she is okay with them, and the application does state they will be able to open the windows.

Chairman Bissell asked if it's just the windows that are bricked closed, she will be replacing? Ms. Frie yes.

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

Commissioner Van Till made the motion to approve Case No. HPC-23-007 with the stipulation the windows being installed be able to open at 110 S. Main St.
Commissioner Hartman Seconded the motion.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissell, Blaser, Coutts, deFlon, Hartman, and Van Till.

No: Commissioners: None

Abstain: None

Item 7. COA: HPC-23-008 – An application by Ashley Carter for a Certificate of Appropriateness for signage at 463 S. Thompson.

Chairman Bissell asked for the staff report.

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

Chairman Bissell asked if the sign would be on building? Ms. Carter said yes. Chairman Bissell asked if the sign is going to be metal. Ms. Carter yes with a white background and black writing with the business name.

Commissioner Van Till asked if the sign would be on the brick or over the transom. Ms. Carter said it would not be on the brick, it will be on the face of the building where the previous sign was.

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

Commissioner Coutts made the motion to approve Case No. HPC-23-008 at 463 S. Thompson Ave. Commissioner Hartman seconded the motion.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissell, Blaser, Coutts, deFlon, Hartman, and Van Till.

No: Commissioners: None

Abstain: None

Item 8. COA: HPC-23-009.- An application by Mark Spohn for a Certificate of Appropriateness for exterior alterations at 436 E. Broadway.

Chairman Bissell asked for the staff report.

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

Chairman Bissell said since there are so many items for this application, they will address them individually:

1. Regrade the north side of the lot to prevent erosion into the house; install 130 linear feet of retaining wall made of limestone and re-tuck point the retaining wall.
2. Install a 20x24 ft driveway on the east side of the house with a sidewalk connecting to the north door with an 8x12 patio. Install pad from driveway to rear door.
3. Remove evergreen trees on the west frontage.
4. Remove Masonite siding, and repair the sill plate and framing on the north and east side of the house.
5. Repair and paint shiplap siding, repair and paint shutters, and reinstall.
6. Install vinyl windows to scale and similar to existing one over one.
7. Reframe the front porch to correct the pitch and install new 1x3 porch boards.
8. Install new gutters and downspouts. These will be white in color.
9. Repair and re-roof (rolled asphalt shingle to match the color of the rest of the roof-weathered wood) the rear porch and flash chimney.
10. Replace the rear 32" with a 36" door.
11. Replace the front 32" door with a more historically accurate 32" door.
12. Install an 18"x24" hanging sign in the front yard with the logo (The Bates/Jewel House)

Chairman Bissell asked on number 4 what does it mean to remove Masonite siding and what is he going to put in place of it.

Mr. Spohn said it currently has Masonite siding on the house and he will be removing it, underneath the Masonite is the original ship lap siding which he will restore to look like it originally did.

Chairman Bissell for number 5 what historic colors will he be using to paint the exterior of the house. The shutters are not original to the house they can be kept if he would like or be removed.

Mr. Spohn said the trim will be white the fish scale accent was going to be red but he has changed his mind it will now be yellow and the main body of the house will stay green. The exterior will be re-stored as much to the original look as possible. He plans to keep the shutters. Chairman Bissell told Mr. Spohn when he has his final paint choices to bring them to staff for approval.

Chairman Bissell number 6 vinyl windows will they fit existing openings. Mr. Spohn yes. Chairman Bissell asked if it will be full house replacement of windows. Mr. Spohn said yes several of the windows do not match, there are several that have rotten wood. The replacements will be one over one.

Chairman Bissell number 7 the front porch what is wrong with the pitch of the porch. Mr. Spohn the pitch is slanted forward, in other words it's not level, and will be leveling the porch floor. Chairman Bissell will you be painting or staining the porch floor. Mr. Spohn painting it.

Commissioner asked if the porch will be wheel chair accessible. Mr. Spohn No.

Commissioner deFlon asked what is that running down the front of the house. Mr. Spohn said it's a down spout that is painted a different color it is now painted white and not as noticeable.

Chairman Bissell asked about number 9 Mr. Spohn said this was an addon that wasn't done correctly and the roof has leaked into the sheet rock on the inside and will have to be gutted and re-sheet rocked. The flashing on the chimney was also done incorrectly and will need to be fixed.

Chairman Bissell asked for number 10 Why is he increasing the size of the doors from 32" to 36". Mr. Spohn said so he could get appliances in the house. And number 11. Is the photo he provided the actual door is installing. Mr. Spohn said that was a photo he had it will be similar to, but he would like to find a full-length beveled glass front door. Chairman Bissell asked if the door he finds will fit the original opening. Mr. Spohn said yes.

Chairman Bissell for number 12 the hanging a sign in the front yard. Mr. Spohn said it's just a simple sign that will say the Bates/Jewell House and the date the house was built.

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

Commissioner Hartman made the motion to approve Case No. HPC-23-009 at 436 E. Broadway. Commissioner Coutts seconded the motion.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissell, Blaser, Coutts, deFlon, Hartman, and Van Till.

No: Commissioners: None

Abstain: None

Item 9. COA: HPC-23-011 – An application by William and Cindy Moline for a Certificate of Appropriateness for removing door, replacing balusters on ramp and patio and paint Classical Yellow with white trim at 406 E. Broadway.

Chairman Bissell asked for the staff report.

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

Chairman Bissell said normally we don't alter the penetrations on houses windows or doors when they are original to the house however the problem with this door the original historic door was still there, we would say you have to board up from the inside the original door. There are several houses downtown that we have not allowed to close up an original door.

Ms. Mehaffy asked Chairman Bissell for permission to speak, she said what the historic guidelines say is that you don't want to eliminate the penetration, so maybe there is way to delineate it from being a door. The understanding is that in the future it may be a bedroom. Mr. Elder said that was the intention. One of the options they have come up with is that it's not an original door it is a six panel, and the door on the north east corner of the house that is an original door and they would be open to putting that door on the front then putting the six-panel door on the back so it would not be seen from the street. We were even thinking of a picture window. Or just closing it off from the inside make the door inoperable. Ms. Mehaffy said that would be the more appropriate approach per the design guidelines and not lose that penetration but that doesn't mean it has to be accessible.

Chairman Bissell said in most cases what they do is leave the original door so from the outside it looks like both doors are still there but from the inside you can't tell there was a door there and she thinks that would be the most acceptable.

Commissioner Van Till said that is one of the things that make the Boarding house district unique is seeing the multiple entries.

Commissioner deFlon asked if the storm door were going to stay on the house. Mr. Scott said the storm doors are in great shape and there is no intention to replace them. Chairman Bissell said they are grandfathered in and not much they can do about them.

Chairman Bissell asked if they were going to keep the ramp on the front of the house? Ms. Scott said as of right now they are but are planning on replacing the balusters and paint the trim and balusters the same color as the trim on the house leaving the decking natural.

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

Commissioner Van Till made the motion to approve Case No. HPC-23-011 with the condition that the original door from the back of the house be installed at the front door and keep the front door opening at 406 E. Broadway Ave.

Commissioner Hartman seconded the motion.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissell, Blaser, Coutts, deFlon, Hartman, and Van Till.

No: Commissioners: None

Abstain: None

Item 10. Comments from Staff:

Ms. Mize presented a slide presentation for historic properties eligible for Historic Preservation awards, we will be taking nominations until April 3rd and at the April meeting we will decide on winners and then present the awards in the May meeting.

Ms. Mehaffy said she has to present an annual report to Council about the projects completed and also needs this information.

Updates of things going on in the community, the awnings are up at the museum and they look amazing.

It's very nice to see our partners and volunteers on this board receive nominations and awards locally and from the state level. Many congratulations to Casa Di Veta' For receiving a state historic preservation award in April, Susan, Laura, Betty and Sonya will be attending the awards ceremony in Jefferson City. It speaks to our organization as a city and preservation department. We know of at least one that we will be nominating next year also.

On February 20th the LCRA renewed the Peppered Seed Company redevelopment agreement, to bring you up to speed it's for the redevelopment of the E. Broadway area with Kim and Gary Sanson that was started back in 2017. They said we don't want you to tear down at the east end of Broadway. We now see how it can work with 407 E Broadway as an example it was set to be demolished and it's now a single-family home that is occupied. So, as they are doing this some of the historic pieces like doors and trim are being saved and reused. So Peppered Seed owns 401 and they sold 407 and they also own 409 they have put \$34,000 into it so far. They can apply for neighborhood historic tax credit, it's a lottery so they are going to apply for it again this year.

The city owns 418 and 408 on E. Broadway they are not pretty and we know that. Right now, we don't have any money to work on them. But we are continuing to work on trying to obtain more funding so we can begin working on them. The pandemic and supply chain issue have hindered the process.

The update on the Hall of Waters, they are working on the terrazzo floors, we will do a tour sometime in May so you can see the improvements we have made so far. We have a long way to go yet. We have a grant out for five million dollars, it's an ARPA grant through Missouri Preservation, we were asked if we could complete projects with less money, we told them we would take what we can get. So we are still in the running for some of the money. We check every day for the Governor to announce the disbursement

of the money. One of the things you will get to see when we tour the hall in May the fountain at the end of the water bar is now working.

There is a restaurant grant that is available now and that information has been sent to Ray's Dinner and Morgan said she is working on the paperwork to apply for it. The grant is in the amount of thirty thousand dollars.

Last evening we had a Watershed Study presentation at the museum, it went really well, we had around 50 people in attendance.

The demo at 109 N Thompson is complete.

SHPO will be doing a CLG evaluation with the City of Excelsior Springs June 14th, the last one was done July 10, 2017. They will want to spend an hour with you in June and they will have a meeting with Chair, staff and one other commissioner for one hour earlier in the day so keep that in mind.

Sonya Morgan suggested this might be a good time to update the surveys along Kennedy Street.

April 15th The Missouri Cultural workshop will be held here in Excelsior Springs from 9:00 to 3:00 here, Lisa sent the link to the commissioners for them to sign up for it. You must print off the ticket for admittance, they will scan the QR code.

Just today we received an email saying the University of Missouri received a 1.7-million-dollar grant to study hydrology in community's and Sonya is working on speaking with them.

Item 11. Comments from Commissioners

Commissioner Coutts said the standard building was looking good. And he was very pleased with the turnout at the museum for the Water Shed meeting.

Item 12. Adjourn

The meeting was adjourned at 6:10 p.m.

The next meeting of the Commission is April 12, 2023 at 5:00 p.m.

Meeting Summary prepared by Lisa Morgan, Community Development Administrative Assistant