

HISTORIC PRESERVATION COMMISSION

Meeting Summary

May 10, 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, Susan Blaser, Marilyn Gerdes and Jason Van Till.

ABSENT: Darryl Coutts, Rick deFlon and Dennis Hartman

PUBLIC PRESENT: Brenda Kilgore, Emery and Ruth Edward, Elizabeth Barnt 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 April 12, 2023.

Commissioner Blaser made a motion to approve the meeting summary for the April 12, 2023 meeting. Commissioner Van Till seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

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

No: None

Abstain: None

Item 4. Comments from visitors: None

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

- a. COA: HPC-23-014 - An application by Shawn Thomas for a Certificate of Appropriateness for exterior paint at 424 Isley Blvd.
- b. COA: HPC-23-016 – An application by Lauren Olker for a Certificate of Appropriateness for a roof at 554 S. Kansas City Ave.
- c. COA: HPC-23-017 – An application by Jill and John Clark for a Certificate of Appropriateness for a roof and gutters at 519 S. Kansas City Ave.
- d. COA: HPC-23-013 – An application by Susan Blaser for a Certificate of Appropriateness for a fence at 216 Spring Street

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

Item 6. COA: HPC-23-015 – An application by Edward Emery for Certificate of Appropriateness for a Terra Cotta Style Spanish roof at 530 Elms Blvd.

Chairman Bissell asked for the staff report.

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

Chairman Bissell said she drive by there today and it's such a unique property, there is a photo in the packet if you are not familiar with which one it is. It's great that they are wanting to go back to the original look of the tiles and is sure the product is improved for weather resistances.

Commissioner Gerdes said she thinks it will be an improvement and this style of roof is more historic in appearance.

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

Commissioner Gerdes made the motion to approve Case No. HPC-23-015 for 530 Elms Blvd.
Commissioner Van Till Seconded the motion.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Bissell, Blaser, Gerdes and Van Till.

No: Commissioners: None

Abstain: None

Item 7. COA: HPC-23-018 – An application by Mark and Brenda Kilgore for a Certificate of Appropriateness for painting brick and repair mortar at 405 S. Thompson.

Chairman Bissell asked for the staff report.

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

Chairman Bissell asked who was the Architect? Mrs. Frie stated Strata (Angie).

Ms. Kilgore asked if the Architect came in person to look at the building, Mrs. Frie said yes, she came in person to look at the building.

Commissioner Gerdes said that she understood the desire for continuity in the look instead for the splotchy look. What did the Architect recommend? Mrs. Frie said re-tuck pointing. Commissioner Gerdes is that where the holes/ damage is? Ms. Kilgore said there are approximately 20 holes in the building from previous signs and thinks it's just poor repairs through the years.

Commissioner Van Till asked if the applicant had spoken with a masonry person about it? Ms. Kilgore said no. Commissioner Van Till said he had work done on his house and the mason person did a wash treatment on the brick and it smoothed the look of the stone so it didn't look blotchy, he also re-tuck pointed the stone, and would be happy to give her his contact information and have him look at it and see what he could do.

Commissioner Blaser said there is a design in the brick but you can't even see it because of the mismatched repairs that have been done. To re-tuck point they would have to grind all of that out and it would be so expensive.

Chairman Bissell said the issue is that it's the original brick and it cannot be painted. Staff has done their homework and consulted with an Architect.

Commissioner Gerdes asked if there was an urgent reason this needs to be decided today? Ms. Kilgore said she just wants to get it done. Commissioner Gerdes said it seems like there might be other options out there so the brick would not be painted.

Chairman Bissell said like it or not the Historic Design Guidelines are very specific that original brick cannot be painted. Once it's painted it's a continual maintenance issue. Then later on down the road with another possible owner they decided to remove the paint and sand blast the paint off the brick then the brick is not salvageable.

Commissioner Gerdes asked if there were saying no to the entire application. Chairman Bissell said she thought they should be saying no to just the paint.

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

Commissioner Van Till made the motion to deny painting the brick for Case No. HPC-23-018 at 405 S. Thompson Ave.

Commissioner Gerdes seconded the motion.

Vote: Motion Deny 0-3-1

Yes: Commissioners: None

No: Commissioners: Bissell, Gerdes and Van Till.

Abstain: Blaser

Item 8. Ms. Mehaffy Comments from Staff: May 24th NAPC will hold a webinar Local Preservation Efforts & Strategies in Action. This would count as an education credit.

HPC camp is August 23-24 they will be conducting a model commission meeting and walk us through that, it will be exceptional. We will be hosting that here in Council Chambers so you can watch it and have a conversation about it.

Thank you, Betty, for being present Monday evening (May 1st) at the City Council meeting to accept the Historic Preservation proclamation. And the theme is people saving places, so if you could send any photos you have, we would like to post them on social media. Please text them or email them to Melinda.

The Cultural Heritage Workshop went really well. We will be hosting another meeting June 8th at 6:00 pm here in the Hall of Waters, talking about how we get the reuse of the waters and what the next steps will be.

Just to let you know we have done an emergency approval for a repair at the Montgomery, nothing is changing they are putting in a new I-beam and replacing window with like and same and adding a patio on the back which was previously approved.

At the June 14th HPC meeting the State will be here for an audit so they will be attending the meeting and also do a presentation.

Ms. Mize said that she had spoken with Bill Griffey today and called the Missouri state insurance office about the asbestos siding and the lady she spoke with had no idea. She suggested to speak with brokers. The state cannot regulate insurance companies but brokers should be able to help you.

Chairman Bissell said she drove through the Historic Districts and counted 38 houses with asbestos siding on them.

Chairman Bissell presented the Historic Preservation awards.

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.

Item 10. Comments from Commissioners

Commissioner Van Till thanked everyone for coming to the meeting.

Item 12. Adjourn

The meeting was adjourned at 5:30 p.m.

The next meeting of the Commission is June 14, 2023 at 5:00 p.m.

Meeting Summary prepared by Lisa Morgan, Community Development Administrative Assistant