

## **HISTORIC PRESERVATION COMMISSION**

### **Meeting Summary**

July 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, Susan Blaser, Rick deFlon, Dennis Hartman, Marilyn Gerdes and Jason Van Till.

ABSENT: Darryl Coutts

PUBLIC PRESENT: Thom and Melissa Morrow, Jim Wesley, Cindy Spellman. Applicant Brandon Martinez attended via Zoom.

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

#### **Item 3. Approval of meeting Summary from June 14, 2023.**

Commissioner Hartman made a motion to approve the meeting summary for the June 14, 2023 meeting. Commissioner Van Till seconded the motion. Motion Carried.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissel, Blaser, deFlon, Gerdes, Hartman 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-23-020 - An application by Jill and John Clark for a Certificate of Appropriateness for paint and a mini split for electrical at 519 S Kansas City Ave.
- b. COA: HPC-23-025 – An application by the City of Excelsior Springs for a Certificate of Appropriateness for a garage door at 201 E Broadway.

Chairman Bissell asked if there were any questions about the administratively approved applications. There were none.

**Item 6.** COA: HPC-23-021 - An application by Brandon Martinez for a Certificate of Appropriateness for updates to the interior and exterior of the residence located at 525 Benton Ave.

Chairman Bissell asked for the staff report.

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

The commission had several questions regarding this addition. The applicant was attending via Zoom and Ms. Mehaffy relayed some of the questions to the applicant. He indicated that the addition would be used for a laundry closet and would not have windows. He would place a roof that was similar to what was there. He would match the siding to the rest of the house.

There was also a discussion about what the house looked like originally. It had a wrap-around porch on three sides. Shantele read an excerpt from the guidelines that indicated the purpose is not to return the house to the original state.

It was determined that further discussion needed to occur between the applicant and city staff. Ms. Frie collected questions from the commission and stated she would meet with the applicant to get more information about the project. Some of the questions were: What kind of foundation will be under it? What exactly would the addition look like? Would the applicant be open to using an opaque stain instead of natural color stain on the deck and railings? Chairman Bissell has a photo of what the house looked like before the 1994 survey. She proposed that it might help the property owner in deciding what the addition should look like.

Ms. Mehaffy requested that any further questions be submitted to city staff by Tuesday morning. City staff will meet with the applicant to get answers to the commissioner's questions and may send out an email to request approval.

Commissioner Van Till made a motion to continue HPC-23-021 until further information could be gathered about the project.

Commissioner Hartman seconded the motion. The motion carried.

Vote: Motion to continue 6-0-0

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

No: Commissioners: None

Abstain: None

**Item 7.** COA: HPC-23-022 - An application by Ann Loveall for a Certificate of Appropriateness for the replacement of front and side porches located at 415 East Excelsior Street.

Chairman Bissell asked for the staff report.

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

Mr. Jim Wesley of 432 High Bluff was present on behalf of the property owner. He will be doing the work. Chairman Bissell informed Mr. Wesley that Cabot makes a solid color stain for decks. He said the property owner would be open to using an opaque stain, possibly white if that is what is recommended. He plans to remove the lattice work.

Commissioner Gerdes pointed out that the columns supporting the porch roof appear narrow. Mr. Wesley stated the applicant would be open to installing wider pillar supports, perhaps 6x6. Chairman Bissell suspected that the house originally had turned columns, but those are very expensive to replace, so 6x6 square columns would be acceptable. The house was built in 1907 and has a Queen Ann form. Commissioner Gerdes indicated the supports should be consistent with the style of the house. Mr. Wesley stated that the spindles would match the spindles on Chairman Bissell's house.

Commissioner Blaser inquired why they were removing concrete and replacing it with wood. Mr. Wesley explained that it is cracked and pulling away from the house. She inquired also about the roof. Mr. Wesley stated they would like to adjust the roof to the new porch.

Commissioner Gerdes insisted that the porch should be returned to a look that is more consistent with the period that the house was built. She asked if city staff had architectural books that could be loaned to the applicant so he could see what it should look like. Chairman Bissell said that the commission is not in a position to make such a request. Chairman Bissell stated that these improvements would be a nice improvement to the house. She complimented the applicant for taking on this challenging project.

Commissioner Blaser made a motion to approve HPC-23-022.

Commissioner Gerdes seconded the motion. The motion carried.

Vote: Motion Approved 6-0-0

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

No: Commissioners: None

Abstain: None

**Item 8.** COA: HPC-23-023 - An application by Doreen Rhodus for a Certificate of Appropriateness for the placement of a new sign for a new business at 101 West Broadway Avenue.

Chairman Bissell asked for the staff report.

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

Commissioner Blaser asked about the sign material. Ms. Mehaffy stated that the sign will need to be permitted through the Community Development Department and at that point the materials will be verified and the planner and inspector will ensure they are compliant with sign code.

Commissioner Van Till made a motion to approve HPC-23-023.

Commissioner Hartman seconded the motion. The motion carried.

Vote: Motion Approved 6-0-0

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

No: Commissioners: None

Abstain: None

**Item 9.** COA: HPC-23-024 – An application by Shaun McBride for a certificate of Appropriateness for exterior repairs and alterations at 426 Isley Blvd.

Chairman Bissell asked for the staff report.

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

At this point it was discovered that the incorrect photos were saved on the flash drive, and there were not photos available of the completed work. Ms. Frie indicated that everything done was within the guidelines.

Commissioner Van Till indicated that the only concern would be whether the gutters were placed on the front of the house over the ornate fascia.

Commissioner Blaser made a motion to approve HPC-23-024.

Commissioner Hartman seconded the motion. The motion carried.

Vote: Motion Approved 6-0-0

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

No: Commissioners: None

Abstain: None

**Item 10.** Comments from Staff:

Ms. Mehaffy shared information about the NAPC Mini Preservation Camp Aug 23-24 and encouraged the commissioners to attend as it meets CLT training requirements. Commissioners may come to the Hall of Waters to view the sessions.

Ms. Mehaffy thanked the commission for attending last month for the SHPO audit. She shared that the SHPO audit went very well. SHPO and they are directing other communities in the state to us as a model. We got an outstanding audit review.

SHPO grant applications are due. We are talking about doing a Preservation plan for mineral waters and are writing a grant for that. Also possibly the grant could fund defensible decision making training. We are planning a listening post for Isley neighborhood, possibly a charette.

Shantele and Melinda attended Brownfield training Sunday and Monday this week. They met David Doyle, the EPA director from the KC office. The EPA offers direct technical assistance. Consultants are available to discuss 410 Superior. The technical assistance could help us determine what could go there.

On August 3, we are applying for an Our Town grant for the wells.

We will be going to City Council in August for shoring project in north yard. It will cost approximately a half million dollars, but is necessary because the well room is significantly damaged. We need to get the shoring completed. Hopefully this can be part of the Saving America's Treasure grant.

Sonya asked if it would be appropriate if the commission would write a letter of support for the Our Town grant for the restoration of the wells testing. We start with testing of site and see if those are suitable for restoration and there is a process for funding for doing that.

Commissioner Hartman made a motion to authorize Chairman Bissell to compose a letter of support for the Our Town Grant application.

**Item 11.** Comments from Commissioners:

Commissioner Hartman presented some tiles that he has obtained that were the work of Ernest Batchelder. We believe he is the artist who did the tile work at the Hall of Waters.

**Item 12.** Adjourn

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

**The next meeting of the Commission is August 9, 2023 at 5:00 p.m.**

Meeting Summary prepared by Laura Mize, Neighborhood Specialist