

HISTORIC PRESERVATION COMMISSION

Meeting Summary

October 11, 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, Rick deFlon, Dennis Hartman, Anna Sue Spohn and Jason Van Till.

ABSENT: Susan Blaser

PUBLIC PRESENT: Elizabeth Brant, Doreen Rhodus, Reggie St. John, Scott Elder, William Molini

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 September 13, 2023.

Commissioner Coutts made a motion to approve the meeting summary for the September 11, 2023 meeting.

Commissioner Spohn seconded the motion. Motion Carried.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissel, Coutts, deFlon, Hartman, Spohn 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-23-034 - An application by Rezzy Rentals LLC -Chuck Duckworth for a Certificate of Appropriateness for a TPO roof not seen from the street at 417 S. Thompson Ave.
- b. COA: HPC-23-035 – An application by Penny Beers for a Certificate of Appropriateness for paint at 513 Benton Avenue.
- c. COA: HPC-23-038 – An application by Cheryl Boos for a Certificate of Appropriateness moving an approved sign to 259 E. Broadway.
- d. COA: HPC-23-039 – An application by Tom Krier for a Certificate of Appropriateness for paint at 117 Saratoga Avenue.
- e. COA: HPC-23-040 – An application by Free State Roofing for a Certificate of Appropriateness for a new roof at 407 Benton Avenue.

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

Item 6. COA: HPC-23-036 - An application by Scott Elder for a Certificate of Appropriateness for exterior Improvements and new construction located at 406 E. Broadway Avenue.

Chairman Bissell asked for the staff report.

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

Chairman Bissell said there in one thing she would like to point out about the door, she did go by and look at the house. The door is at the back of the house and cannot be seen from the street. Previously when this case was brought before the Commission, they were going to take the back door and place it as a front door, so the applicant would have to go purchase another door to fill in the opening. The door being brought to the front is an antique door. We already approved moving that door to the front. There is another door on the east side of the house that goes to the basement. The door asking to be removed goes into the kitchen.

Ms. Mehaffy asked if there were five or six exterior doors currently on the house? Chairman Bissell said there are currently five doors on the house.

The applicant Mr. Elder said it's not wide enough to move a refrigerator through.

Commissioner Hartman said he lives across the street from the house and he didn't know there was a door back there on the house.

Commissioner Coutts said he didn't see anything wrong with letting him close the opening, since there are still several other doors showing.

Commissioner Van Till said he remembers the discussion from the last time about the front doors remaining as they are. He doesn't have an issue with closing one of the doors on the side of the house since they are not seen from the street.

Chairman Bissell asked if the deck on the back would be wooden. Mr. Elder said yes it would be. Chairman Bissell said it looks to be pretty low to the ground also.

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

Commissioner Coutts made a motion to approve HPC-23-036

Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to continue 6-0-0

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

No: Commissioners: None

Item 7. COA: HPC-23-037 - An application by Rhodus Properties for a Certificate of Appropriateness for several exterior updates to the storefront at 455 S. Thompson Avenue.

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 about the curtains?

Commissioner Coutts said he is questioning the curtains and the wind, would they hit someone walking on the sidewalk if there was high wind?

Applicant Doreen Rhodus said they are not going to be that big and will be tight to the building. It will be a home décor shop and she would like to make it look homey. The brackets would be attached to the wood not the mortar. If that is not something that can be approved, she would like to put a tension rod in, if that would allow her to do the curtains. The curtains will be temporary and would only be on the building a few months.

Chairman Bissell said that it would be similar to a canopy and the commission has approved that before. In her opinion it's a decorative detail and not an architectural detail. But she would want to make sure the building was not damaged to put up a curtain. Is there going to be a valance?

Ms. Rhodus said originally, she was going to but now wants to put a light between the two entry doors and doesn't want to block the view of the light, so no valance will be installed. There are four lights above entry doors downtown already, and will make sure there is door clearance so as not to hit the light when opening the door.

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

Commissioner Hartman made a motion to approve HPC-23-037.

Commissioner Van Till seconded the motion. The motion carried.

Vote: Motion Approved 6-0-0

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

No: Commissioners: None

Abstain: None

Item 8. COA: HPC-23-041- An application by Robin Wilkins for a renewal of Certificate of Appropriateness (HPC-21-004) for various exterior alterations at 116 E. Broadway.

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, there were none.

Commissioner Van Till made a motion to approve the renewal for HPC-23-041.

Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion Approved 6-0-0

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

No: Commissioners: None

Abstain: None

Item 10. Comments from Staff:

Ms. Mehaffy thanked the commissioners for being at the meeting this evening and we appreciate them taking time out of their day to attend.

On October 20, 2023 Melinda, Shantele, Lisa and Sonya Morgan will be attending the CLG training in Jefferson City. Sonya and Melinda will be sitting on a panel with the City of Columbia and Liberty to answer questions for the panel.

We have made a couple of requests for grants through state historic preservation office and received an email back from Andrew Dial that John Peterson is working with another community that want to apply to be another CLG community because they wanted to be like Excelsior Springs.

Tonight's applicants' area great examples of people interested in investing in Historic properties and making great improvements to the downtown area.

Lisa Morgan advised the Commission that the CLG report for 2023 has been received and is due in November. Work will begin on it soon.

Item 11. Comments from Commissioners:

Chairman Bissell said from our last meeting solar panels had been approved facing the south side of the home. The Design Guidelines on page 89 detail said they have to be close to the roof line and that is what the commission went by, then on page 70 it says are not allowed on the primary facade. It contradicts what is on page 89.

Ms. Mehaffy said city staff will check into that and will bring it back next month for discussion.

Chairman Bissell said she was asked at the Boarding House meeting where we were at on getting the engineers reports for the two houses on Broadway?

Ms. Mehaffy said were out for bids on finding someone to do the inspection.

Item 12. Adjourn

The meeting was adjourned at 5:32 p.m.

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

Meeting Summary prepared by Lisa Morgan Historic Preservation Secretary

