

HISTORIC PRESERVATION COMMISSION

Meeting Summary

November 08, 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: Susan Blaser, Betty Bissell, Anna Sue Spohn, and Jason Van Till. Darryl Coutts arrived at 5:12 p.m.

ABSENT: Rick deFlon, Dennis Hartman

PUBLIC PRESENT: Pam Myers, Scott Elder,

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 October 11, 2023.

Commissioner Van Till made a motion to approve the meeting summary for the October 11, 2023 meeting.

Commissioner Spohn seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

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

No: None

Abstain: None

Item 4. Comments from visitors: None

Item 5. Administratively approved COAs since last meeting: None.

Item 6. COA: HPC-23-042 - An application by Susan Blaser for a Certificate of Appropriateness for exterior mural at 216 Spring Street.

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 HPC-23-042.

Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to approve 3-0-1

Yes: Commissioners: Bissell, Spohn and Van Till.

No: Commissioners: None

Abstain: Commissioner Blaser.

Chairman Bissell asked about the number of signs and recommended that Ms. Blaser confirm with city staff that her signs are compliant with code.

Item 7. COA: HPC-23-043 - An application by Scott Elder for a Certificate of Appropriateness for alteration and replacement of front window of the residence located at 406 E Broadway.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report. A current photo of the structure and a photo from the 1994 survey were displayed.

Chairman Bissell commented that this property is in a national register district and is a contributing property. In order to maintain the listing, a percentage of the properties must be contributing. She believes this property is at risk of losing its designation as a contributing property because of the alterations that have been done and are being done.

Mr. Elder stated that they have decided to keep the window opening its existing size. They are going to replace the window and it will be double hung. They would be fine with withdrawing the application.

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

The application was withdrawn because the owner is going to replace the window with like and kind.

Item 8. Comments from Staff:

Ms. Mehaffy stated that Watkins Wollin Mill is applying for a National Landmark Designation and has requested that the Commission sign a letter of support. The Commission is asked to approve the letter and authorize Chairman Bissell to sign it.

Commissioner Blaser made the motion for Betty to sign the letter.

Commissioner Van Till seconded the motion. The motion carried.

Vote: Motion to approve 4-0-0

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

No: Commissioners: None

Ms. Mehaffy stated that the RFQs for an on-call structural engineer have been received. On November 20th, 2023 council will receive a recommendation from staff to sign an agreement for an on-call structural engineer. Once approved, we will then have 237 E Broadway, 408 E Broadway and 418 E Broadway evaluated for structural integrity. The structure of 408 E Broadway has already been abated for lead-based paint and asbestos. It is noncontributing, but could be made contributing if the porches were added back on. Ms. Mehaffy lamented the fact that 410 E Broadway, which was a contributing building, had to be demolished.

Ms. Mehaffy also commented that 101 W Excelsior has been purchased and the new property owner obtained a structural report, so she knows what needs to be done about the wall that is bowing out.

Councilwoman Morgan asked about the property of 210 E Excelsior, which had recently experienced a fire. Ms. Mehaffy stated that the attic apartment was affected and is not habitable at this time, but the other tenants have been able to return to the building. The Community Development Department will be following up on the rehabilitation process.

Commissioner Coutts asked about the property of 560 S Kansas City Avenue, which had also experienced a fire last year. Mrs. Mize commented that the property owner has obtained a permit for remodel, but has not completed the work at this time.

Ms. Mehaffy stated that Mrs. Mize is in contact with landlords in the Boarding House district attempting to get compliance with property maintenance violations. The property of 115 Saratoga is preparing a COA application for paint, and will also be applying for a tax abatement for that property as well.

Chairman Bissell stated that there are several properties that are still not pulling their trash bins off the sidewalk when it is not trash pickup day. This is a code enforcement issue that the code officer is aware of and is working on.

Ms. Mehaffy shared that the property of 525 Benton had been stop worked due to the fact that they had painted the structure in a manner that was not consistent with the Design Guidelines. The color had been changed without obtaining a COA, and paint had been applied to the original foundation stone and a window painted over. The inspector and code officer will be following the process for enforcement of a Stop Work order. A discussion ensued about possible ways to remove paint from the limestone.

Ms. Mehaffy stated that there is a property owner in the district that wishes to change the color of the awning in front of her business on Broadway. Ms. Mehaffy asked if that was something that required a CoA application. She stated that the Commission would need to determine what the correct process is for requesting this change. Ms. Mehaffy stated that city staff would bring a policy proposal before the commission regarding this situation.

Ms. Mehaffy stated that the Royal Hotel has been placed for sale. Commissioner Coutts asked about the Roosevelt School. Ms. Mehaffy stated that the property has changed hands and she is attempting to meet with the new owner. Chairman Bissell asked about the Wyman School. Ms. Mehaffy stated that we had contacted Missouri DNR about some grant money and we have been awarded \$250,000 to do lead-based paint and asbestos removal at the Wyman School. City Council passed a resolution that

approved acceptance of this grant. Ms. Mehaffy also stated that we have cleaned up around the property and replaced the boards on the windows. This building is listed on the national register.

Ms. Mehaffy stated that at the Hall of Waters we are coming to the end of the Saving America's Treasure grant. The front yard has been shored up and can be used again. Additionally, Pullman Construction will be refacing the cement steps in front of the building adjacent to the front lawn. We are also working on dehumidification in the basement and well room, as well as plaster repair on the second floor.

Ms. Mehaffy stated that DNR is helping us with obtaining planning components for various properties. They are helping us utilize every free resource that is available. Next year, we will be applying for a one-million-dollar clean-up grant to address 410 Superior and other properties. DNR stated that we would not be allowed to use the funds to demolish this building. We plan to have a charette with the Isley neighborhood to find out what the neighborhood would like to see on that property. She stated that Ms. Frie is working on the comprehensive plan.

Councilwoman Morgan stated that Lisa Morgan had sent the commissioners a survey from SHPO that needs to be completed, and also a link for some training was sent to the commissioners. She asked Ms. Mehaffy about other grant applications that are pending with DNR. One would assist the commission with obtaining training that would be open to other commissions. Ms. Mehaffy stated she would notify the commission as soon as we hear the results of those applications.

Mrs. Lisa Morgan is working on the Certified Local Government Report, which is due at the end of the month.

Item 11. Comments from Commissioners:

Commissioner Coutts thanked the staff for their hard work.

Chairman Bissell reminded everyone about the Annual Museum Dinner being held at Pairings by Van Till on Thursday evening.

Item 12. Adjourn

The meeting was adjourned at 5:49 p.m.

The next meeting of the Commission is December 13, 2023 at 5:00 p.m.

Meeting Summary prepared by Laura Mize, Neighborhood Specialist