

**Historic Preservation Commission
Court Room
Hall of Waters Building
201 East Broadway
Excelsior Springs, MO**



December 12, 2018 at 5:00 PM

1. Roll Call
2. Approval of Minutes
3. COA's Administratively Approved Since Last Meeting
4. COA: HPC-18-033 - An application by Beth Anne Cordova for a Certificate of Appropriateness for a commercial sign for her business at 401 St. Louis Avenue.
5. COA: HPC-18-035 - An application by Victoria Pelis for a Certificate of Appropriateness for the replacement of windows and front door of her residence at 608 Benton Avenue.
6. COA: HPC-18-037 - An application by Emily Brown for a Certificate of Appropriateness for the signage and painting at her business at 461 S. Thompson Avenue.
7. Comments of Staff
8. Comments of Commissioners
9. Adjourn

Copies of this notice are available by contacting the Community Development Department at 201 E. Broadway, Excelsior Springs, MO 64024. 816-630-0756

Date and time posted: Thursday, December 6, 2018, 9:00 a.m.



COMMUNITY DEVELOPMENT
PLANNING & ZONING
201 East Broadway
Excelsior Springs, MO 64024
Phone: (816) 630-0756

FOR OFFICE USE ONLY	
Fee:	<u>25-</u>
Date Received:	_____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. <u>HPC-18-033</u>
Administrative <input type="checkbox"/> HPC <input checked="" type="checkbox"/>
(for office use only)

Date: 11-6-18 Property Address: 401 St. Louis Ave
Applicant: Beth Anne Cordova Telephone No.: (816) 785-3272
Applicant's Mailing Address: 414 N Clark, Lawson MO 64062
Email: bethamecordova@yahoo.com
Owner (if different from Applicant): _____

Historic District: ☐ Hall of Waters ☒ Elms ☐ Boarding House

• If Federal or State permits, licensing, or monies are included in the project, a review by the State Historic Preservation Office (SHPO) may be required in conjunction with city review. If applicable, attach a list of Federal or State permits, licensing or funds involved.

Check all that apply:

☐ Contributing ☐ Non-contributing ☐ Commercial ☐ Residential

Type of work proposed (Check applicable categories)

<input type="checkbox"/> EXTERIOR ALTERATION	<input type="checkbox"/> NEW CONSTRUCTION
<input checked="" type="checkbox"/> SIGNAGE	<input type="checkbox"/> DEMOLITION
<input type="checkbox"/> BUILDING RELOCATION	<input type="checkbox"/> REGRADING/FILL

Beth Anne Cordova
Applicant Signature

Reviewed, Planning & Zoning Director

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official



PROJECT DESCRIPTION: Describe, in detail, the work to be performed. Attach additional sheets if necessary.

Business sign - Double sided
Not lighted
Made by Ashlock Signs
70 1/2" x 78 1/2"

**Community Development Department
Historic Preservation Commission**

Phone: 816-630-0756; Fax: 816-630-9572



December 12, 2018

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. HPC-18-033 – An application by Beth Anne Cordova for a Certificate of Appropriateness for commercial signage at the business located at 401 St. Louis Avenue.

Historic District: Elms

Background: The applicant is requesting a COA for a commercial pole sign for her automotive and transmission service business. The sign has already been installed and the applicant has been advised a COA is required before a sign permit can be issued. The sign complies with the City's sign regulations.

Staff Review: Signage in a commercial historic district should be complementary to the type of business and in scale to the targeted customer view. This business is located in a commercial area comprising more automobile focused customers. A pole sign appears appropriate for this location and type of business.

Staff Recommendation/Action Requested: Staff recommends approval of the COA application.

Respectfully Submitted,

Doug Hermes
City of Excelsior Springs
Planning Consultant



COMMUNITY DEVELOPMENT
PLANNING & ZONING
201 East Broadway
Excelsior Springs, MO 64024
Phone: (816) 630-9594

FOR OFFICE USE ONLY
Fee: \$25-
Date Received: 11-21-18

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-18-035
Administrative ☐ HPC ☒
(for office use only)

Date: 11-21-18 Property Address: 608 Benton Ave, Excelsior Springs, MO 64024
Applicant Victoria Pelis Telephone No.: 816-848-4353
Applicant's Mailing Address 608 Benton Ave, Excelsior Springs, MO 64024
Email: victoria@tempmaintenance.com
Owner (if different from Applicant) _____
Historic District: Boarding House

• If Federal or State permits, licensing, or monies are included in the project, a review by the State Historic Preservation Office (SHPO) may be required in conjunction with city review. If applicable, attach a list of Federal or State permits, licensing or funds involved.

Check all that apply:

☐ Contributing ☒ Non-contributing ☐ Commercial ☒ Residential

Type of work proposed (Check applicable categories)

☒ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION
☐ SIGNAGE ☐ DEMOLITION
☐ BUILDING RELOCATION ☐ REGRADING/FILL

Victoria Pelis
Applicant Signature

Reviewed, Planning & Zoning Director

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

AFFIX PROJECT RELATED
PICTURE HERE

PROJECT DESCRIPTION: Describe in detail the work to be performed. Attach additional sheets if necessary.

Replace complete front door system with new dark mahogany stained fiberglass door. (jambs, weatherstrip, sills, etc.)

Replace windows with white vinyl windows

Old Door



New Door



Estimate/Contract

11/20/18

Z Home Restoration
PO BOX 163
Quenemo, Kansas 66528
(785) 806-0846

Victoria Pelis
608 Benton
Excelsior Springs, Mo. 64024
(816) 848-4353

Scope:
Window sash and storm window replacement.

Solar Blocker Series 7200 Vinyl Window Units (8)
White Color
Low E/Argon Insulated Glass
Double Hung – Both sashes tilt for cleaning
½ Screen
Replacement/No Fin
Installed:

Pull aluminum storm windows and wood sashes. Install new replacement window as an insert into existing wood frame. Seal perimeter and re-use interior stops. All original trim will remain in place. On bathroom window the sill and bottom sides of jamb are rotted out. Z Home will rebuild sill and lower frame as needed to accept new replacement window for same appearance as other window units. Finish and touch up of frame and surrounding walls by homeowner. No haul off of replaced material.

1962.00 Window Units
120.00 Estimated Material Costs
775.00 Installation
200.00 (4) hour round trip drive time and fuel

3057.00 Total Add: Full screens 160.00

Accept: _____ Date: _____

2/3 down with balance due day of completion. Price good for 20 days.

Thank you for the opportunity to bid your project. Please feel free to contact me with any questions. Homeowner will be responsible for any permits needed for work. Any additional material or labor needed will be added to final invoice.

Alex Zerbe



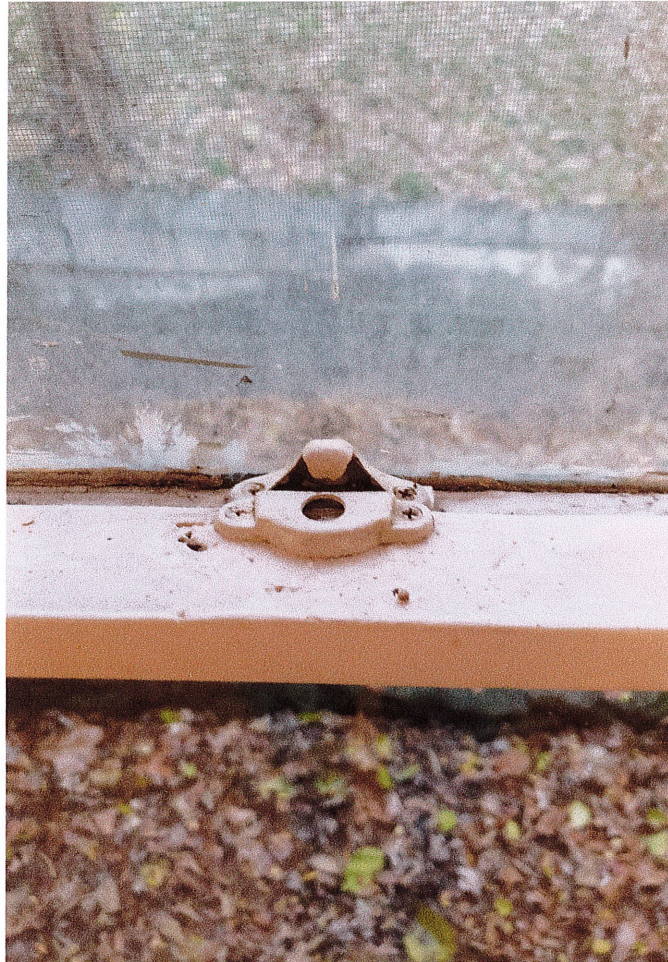
old
window





old
window

Old window



Old
window



Old
window



**Community Development Department
Historic Preservation Commission**

Phone: 816-630-0756; Fax: 816-630-9572



December 12, 2018

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. HPC-18-035 – An application by Victoria Pelis for a Certificate of Appropriateness for the replacement of windows and front door of her residence located at 608 Benton Avenue.

Historic District: Boarding House

Background: The applicant is requesting a COA for window and door replacement at her residence. The house currently has two vinyl windows on the front, both tan in color but mismatched in design. The house also has two matching white vinyl windows on the rear. A total of six other existing wood windows exist on both sides of the house. The applicant is requesting approval to replace the six side windows and two front windows with vinyl windows that match the two existing white windows on the rear.

The existing door is solid. The applicant is requesting approval to replace the door with one that has a leaded glass window on the top.

Staff Review: Design guidelines encourage keeping original doors and windows but in this case none of those elements appear to be original on the house. In those instances, replacement should be accomplished in a manner that respects and complements the surrounding building elements, materials and colors. The proposed new door appears appropriate in that regard. However, that would not include the further installation of vinyl windows.

Being that the existing front two mismatched windows are already vinyl, perhaps it would be an enhancement to replace those with the white vinyl window style that currently exists on the rear of the house. It appears appropriate that the six side wood windows be repaired or replaced with appropriate wood windows to maintain that material consistency within the historic district.

Staff Recommendation/Action Requested: Staff recommends approval of the COA for the front door replacement and for the replacement of the two front vinyl windows with vinyl windows that match the design of the existing rear windows.

Respectfully Submitted,

Doug Hermes
City of Excelsior Springs
Planning Consultant



COMMUNITY DEVELOPMENT
PLANNING & ZONING
201 East Broadway
Excelsior Springs, MO 64024
Phone: (816) 630-0756

FOR OFFICE USE ONLY	
Fee: \$25-	pc
Date Received: 11-21-18	

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. <u>HPC-18-037</u>
Administrative <input type="checkbox"/> HPC <input checked="" type="checkbox"/>
(for office use only)

Date: 11-21-18 Property Address: 461 S. Thompson Ave
Applicant: Emily Brown Telephone No.: _____
Applicant's Mailing Address: 1005 Old Time Dr. Excelsior Springs, Mo.
Email: contact @ bluebirdcature .com
Owner (if different from Applicant): _____

Historic District: ☐ Hall of Waters ☐ Elms ☐ Boarding House

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Check all that apply:

☐ Contributing ☐ Non-contributing ☒ Commercial ☐ Residential

Type of work proposed (Check applicable categories)

<input checked="" type="checkbox"/> EXTERIOR ALTERATION	_____ NEW CONSTRUCTION
<input checked="" type="checkbox"/> SIGNAGE	_____ DEMOLITION
_____ BUILDING RELOCATION	_____ REGRADING/FILL



Applicant Signature

Reviewed, Planning & Zoning Director

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

AFFIX PROJECT RELATED
PICTURE HERE

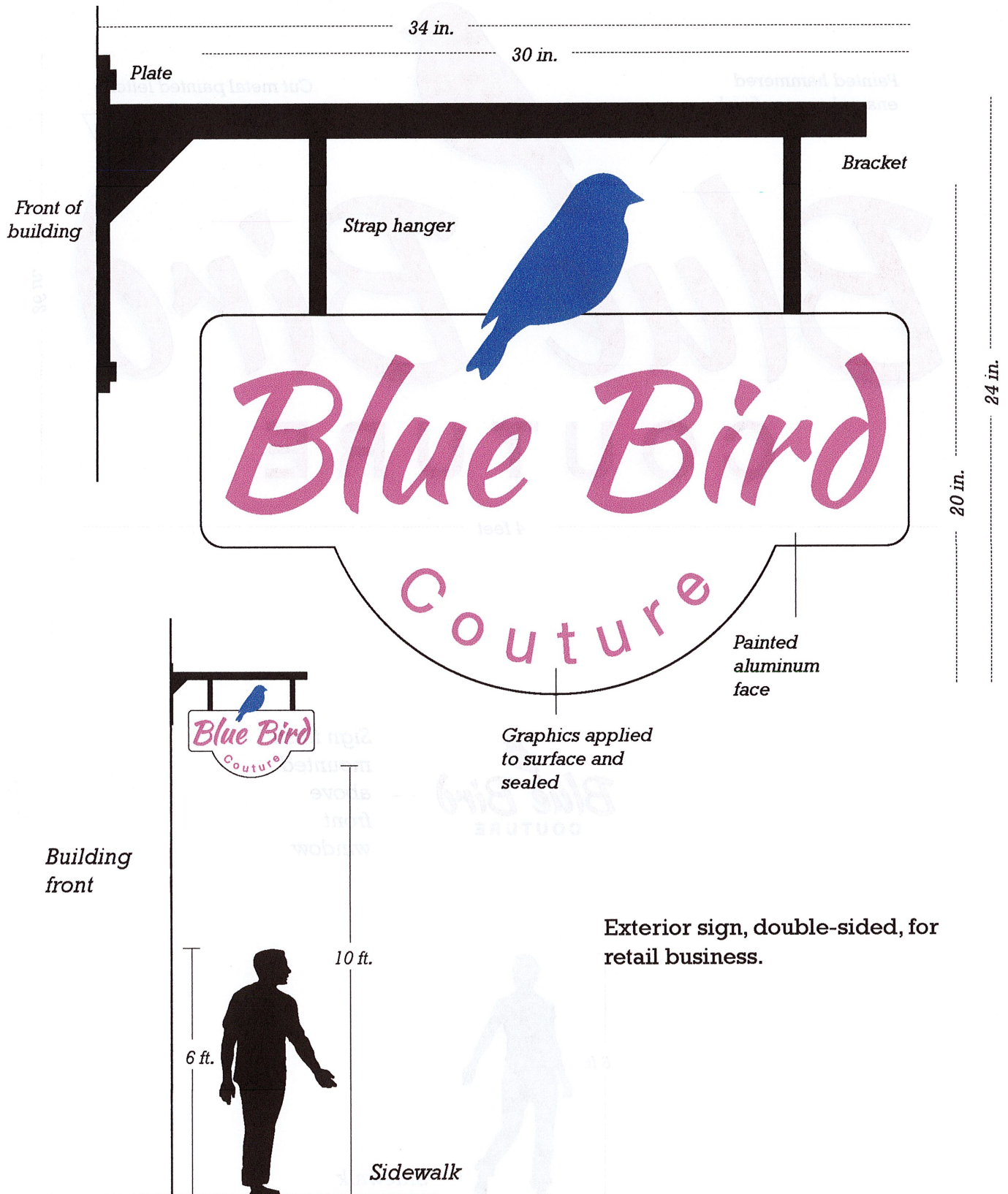
PROJECT DESCRIPTION: Describe, in detail, the work to be performed. Attach additional sheets if necessary.

Sign approval

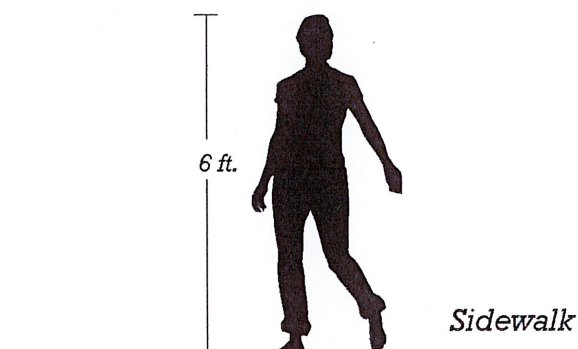
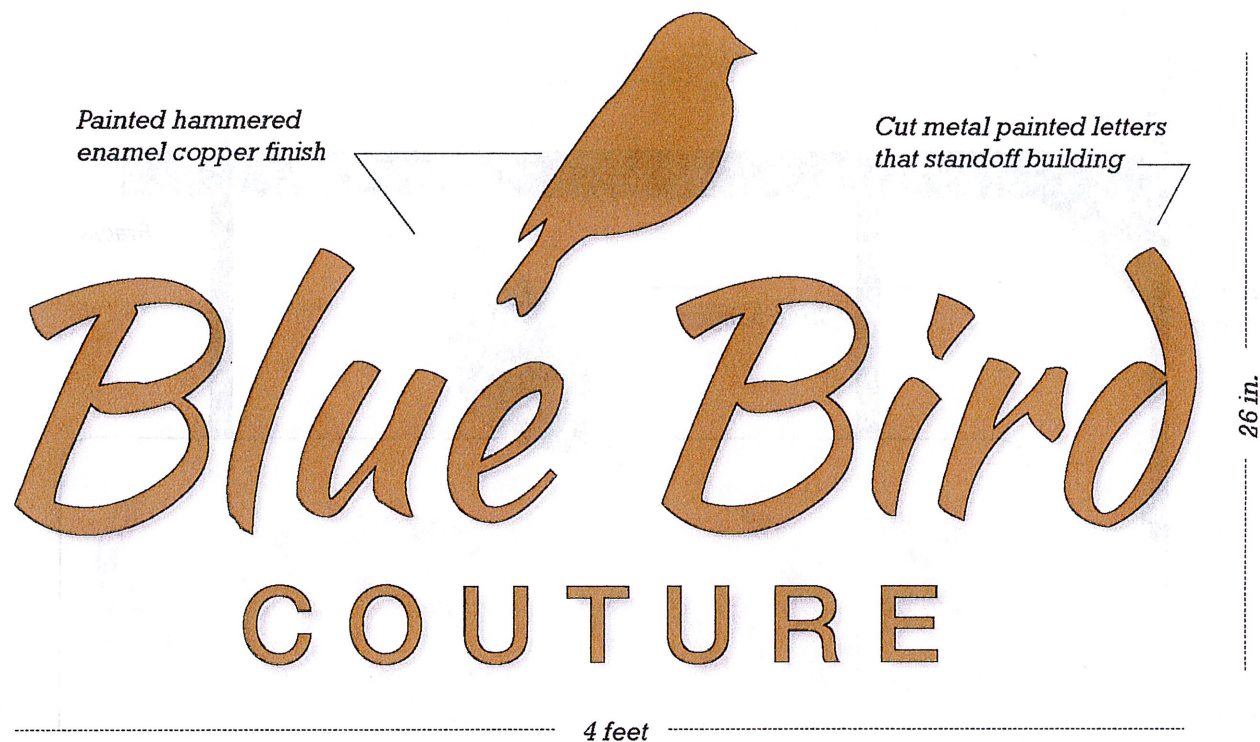
Paint approval

> see attached

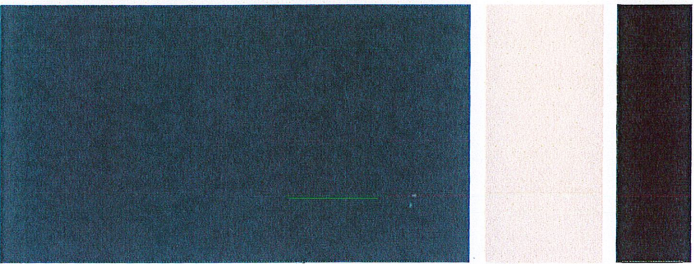
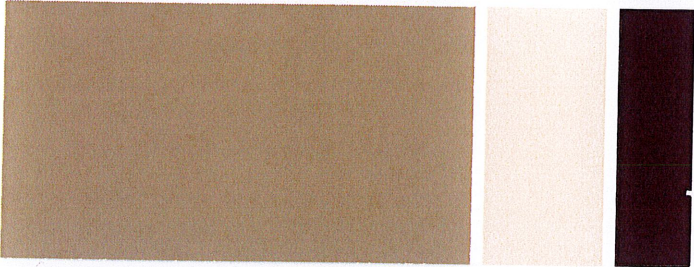
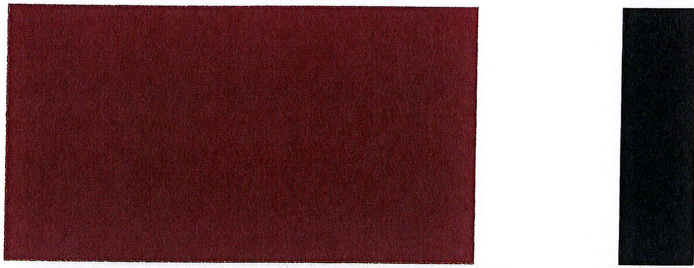
Blade sign



Facade sign



B - Blue



*

(B)

(T)

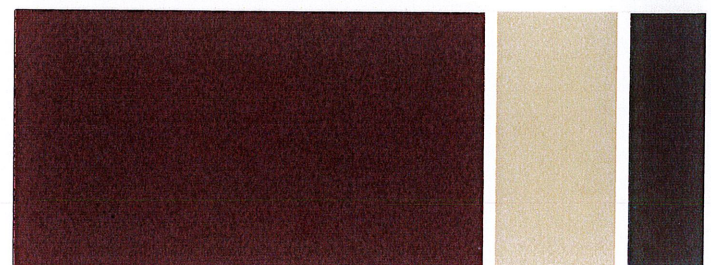
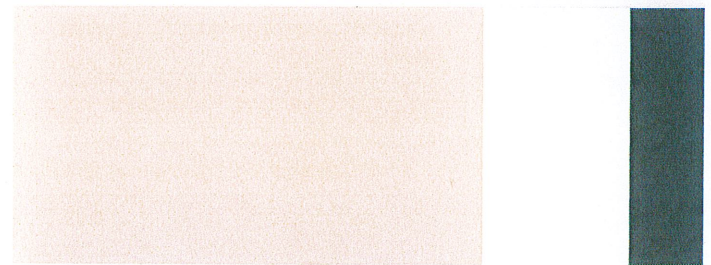
(A)



BODY	TRIM	ACCENT
Red Barn SW 7591	Alabaster SW 7008	Domino SW 6989
Dormer Brown SW 7521	Patience SW 7555	Cordovan SW 6027
Slate Tile SW 7624	Grecian Ivory SW 7541	Manor House SW 7505



BODY	TRIM	ACCENT
Softer Tan SW 6141	Foothills SW 7514	Darkroom SW 7083
Maison Blanche SW 7526	Alabaster SW 7008	Dried Thyme SW 6186
Carriage Door SW 7594	Windsor Greige SW 7528	Thunder Gray SW 7645



(B)

(T)

(A)

**Community Development Department
Historic Preservation Commission**

Phone: 816-630-0756; Fax: 816-630-9572



December 12, 2018

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. HPC-18-037 – An application by Emily Brown for a Certificate of Appropriateness for signage and painting at the business located at 461 S. Thompson Avenue.

Historic District: Hall of Waters

Background: The applicant is requesting COA approval to install a projecting sign and a wall sign for her business in the old Excelsior Springs Chamber of Commerce building. Both proposed signs meet the City's sign regulations.

Staff Review: The proposed signage appears appropriate to the commercial neighborhood and to the pedestrian focus of businesses along the street. The proposed color schemes are from the pallet of historic colors and appear consistent and in harmony with surrounding properties.

Staff Recommendation/Action Requested: Staff recommends approval of the COA application.

Respectfully Submitted,

Doug Hermes
City of Excelsior Springs
Planning Consultant