

**Historic Preservation Commission
Council Chambers
Hall of Waters Building
201 East Broadway
Excelsior Springs, MO**



Meeting Notice

May 13, 2020 at 6:00 PM

Agenda

1. Call to Order
2. Roll Call
3. Approval of Meeting Summary from April 22, 2020
 - a. April Meeting Summary
4. Comments from Public
5. COAs Administratively Approved Since Last Meeting: None
6. COA: HPC-20-009 An application by Gary & Kim Sanson for a Certificate of Appropriateness for a 6-foot white Dog-Eared vinyl fence at 407 E. Broadway Avenue.
COA: HPC-20-009
7. COA: HPC-20-010 An application by Brad Eales for a Certificate of Appropriateness for exterior alterations at 118-120 E Broadway Avenue.
COA: HPC-20-010
8. Staff Comments
9. Comments of Commissioners
10. 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: May 8, 2020 at 2:30 pm



Community Development
Historic Preservation Commission Meeting - 5/13/2020

To: Commission Members
From:
Date
RE: April Meeting Summary

ATTACHMENTS:

Description	Type	Upload Date
April Meeting summary	Cover Memo	5/8/2020

HISTORIC PRESERVATION COMMISSION

Meeting Summary

Meeting held Virtual via Zoom

April 22, 2020, 5:00 p.m.

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:05 p.m.

Item 2. Roll Call

PRESENT: David Adams, Betty Bissell, Darryl Coutts, Rick deFlon, Sylvia Eales, Marilyn Gerdes and Dennis Hartman

ABSENT: None

PUBLIC PRESENT: 1 in attendance virtually

STAFF PRESENT: Doug Hermes, Planning Consultant, Melinda Mehaffy, Economic Development Director, Laura Mize, Neighborhood Specialist, Councilmember Liaison Sonya Morgan, and Lisa Morgan, Administrative Assistant, Community Development.

Item 3. Approval of Meeting Summary – March 11, 2020

Commissioner Hartman made a motion to approve the March 11, 2020 meeting summary. Commissioner Gerdes seconded the motion. Motion Carried.

Vote: Motion passed 7-0-0

Yes: Commissioners: Adams, Bissell, Coutts, deFlon, Eales, Gerdes and Hartman.

No: None

Abstain: None

Item 4. COA's administratively approved since last meeting: COA: HPC-20-008 - An application by Mark Spohn for a Certificate of Appropriateness for a wooden fence and 10'x10' shed, tan with white trim, at 504 Benton Ave.

Ms. Mehaffy presented the information regarding the COA administratively approved. Chairman Bissell said she was made aware of the shed and the reasoning for needing administrative approval but did not know about the wood fence. She asked if the fence is to be painted. Ms. Mehaffy replied yes.

Item 5. COA: HPC-20-006 – An application by Bob & Marilyn Gerdes for a Certificate of Appropriateness for a 12'x20' shed on the southeast corner at 321 W Broadway.

Commissioner Gerdes recused herself from Commission discussion on this matter as she owns the property.

Chairman Bissell asked for the staff report. Mr. Hermes presented the information as listed in the staff report.

Commissioner Hartman moved to approve Case No. HPC 20-002 for the 12'x20' shed on the southeast corner at 321 W Broadway.

Commissioner Coutts second the motion.

Vote: Motion passed 6-0-1

Yes: Commissioners: Adams, Bissell, Coutts, deFlon, Eales and Hartman.

No: None

Abstain: Gerdes

Item 6. COA: HPC-20-007 – An application by Laurie Ahart for a Certificate of Appropriateness for 2'x4' projecting storefront signage at 106 E Broadway Avenue.

Chairman Bissell asked for the staff report. Mr. Hermes presented the information as described in the staff report.

Commissioner Hartman moved to approve Case No. HPC-20-007 for the 2'x4' projecting sign above the door at 106 E Broadway.

Commissioner Gerdes second the motion

Vote: Motion passed 7-0-0

Yes: Commissioners: Adams, Bissell, Coutts, deFlon, Eales, Gerdes and Hartman.

No: None

Abstain: None

Item 7. STAFF COMMENTS

Melinda Mehaffy thanked the commission for agreeing to do their first virtual meeting.

Laura Mize noted that due to circumstances HPC Preservation Month activities planned by the Commission will have to be delayed until a later time.

Item 8. COMMENTS OF COMMISSIONERS

None

Councilmember Sonya Morgan announced to the commission the Buckley hotel building is going to receive an historic award at Jefferson City and instead of the presentation being in April it will be awarded at the yet to be re-scheduled Certified Local Government meeting sometime in the future.

Also Ms. Morgan said since May is Historic Preservation Month photos may be taken through the month for submittal.

Item 9. ADJOURN

Meeting was adjourned at 5:21 p.m.

The next meeting of the Commission is May 13, 2020 at 5 p.m. via Zoom (virtually).

Meeting Summary prepared by Lisa Morgan, Administrative Assistant, Community Development



Community Development
Historic Preservation Commission Meeting - 5/13/2020

To: Commission Members
From:
Date
RE: COA: HPC-20-009

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-20-009	Cover Memo	5/8/2020

**Community Development Department
Historic Preservation Commission**

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



May 13, 2020

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. HPC-20-009 – An application by Gary & Kim Sanson for a Certificate of Appropriateness for a 6-foot white Dog-Eared vinyl fence at 407 E. Broadway Avenue.

Historic District: Boarding House District

Background: The applicant's property is occupied by a one and one-half story Queen Anne style house restored by the applicant. While contemplated for demolition at one point, the applicant and the City entered into a Development Agreement to help restore and stabilize this house and parts of the neighborhood area. The adjacent lot to the south, on the corner of Broadway Avenue and Saratoga Street, is currently owned by the City but the applicant and the City have intentions to review and update the existing Development Agreement to possibly transfer ownership of the adjacent lot to the applicant with future plans for a neighborhood pocket park.

The applicant is proposing a 6-foot white dog-eared vinyl fence along both the west property line (rear yard) and south property line (side yard). The rear yard fence would be located entirely upon the applicant's property; the side yard fence would encroach upon the adjacent lot currently owned by the City. The purpose of the fencing is to create a more visually appealing entranceway into the historic neighborhood and to prevent vehicular access from crossing this property to the multi-family residence to the west.

Staff Review: The City's Design Guidelines suggest that new fencing be placed and scaled in a manner which does not cover, block or damage significant building facades, and should be of a style or period that corresponds with the style or period of the building that it serves. It appears that a dog-eared style fence would be an appropriate style for the house and neighborhood. And as the new fence would be placed along the rear and side property line, not passing the front yard (building line), the placement and scale appear appropriate as well. The proposed white color also appears consistent for the neighborhood.

City staff is comfortable with the proposed location of the side yard (south) fence that would encroach upon the adjacent City owned lot. The applicant is agreeable to exploring landscape enhancements along that length of fencing that they would install and maintain. And the City will proceed with applicant discussions on updating the Development Agreement that encompasses this site.

The Historic Preservation Commission has, in the past, approved a vinyl fence in the vicinity of this lot. The Commission may want to discuss the appropriateness of the fencing material for this location.

The proposed fencing appears appropriate in design, location and scale for the house and surrounding properties and can be considered consistent with the Excelsior Springs Historic Preservation Design Guidelines and it would comply with the City's Zoning Code fencing regulations.

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

Respectfully Submitted,

Doug Hermes
City of Excelsior Springs
Planning Consultant

Attachments



Community Development
Historic Preservation Commission Meeting - 5/13/2020

To: Commission Members
From:
Date
RE: COA: HPC-20-010

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-20-010	Cover Memo	5/8/2020

**Community Development Department
Historic Preservation Commission**

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



May 13, 2020

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. HPC-20-010 – An application by Brad Eales for a Certificate of Appropriateness for exterior alterations at 118-120 E. Broadway Avenue.

Historic District: Hall of Waters District

Background: This two-part commercial block structure, built in 1902 at the corner of East Broadway Avenue and Elizabeth Street, has elements of the Victorian Commercial style on the second story of the front (south) elevation while the first story storefronts have been greatly altered. This building is part of a significant continuous block of two-story, commercial block structures along East Broadway. The two storefronts have brick piers separating the bays and the storefronts themselves had been closed down with perma-stone. The second story has five 1/1, double-hung windows and a three-sided oriel with hip roof, decorative wood panels, and three 1/1 windows. The east elevation facing Elizabeth Street has a few entryways and several window openings in various condition. The second story on this side has six 1/1, double-hung windows and a matching three-sided oriel on the northern end. It appears that the existing brick has been painted.

The applicant is proposing certain exterior alterations focusing on the lower level windows and door openings. On the north (rear) elevation of the building, the applicant is proposing to remove and brick-in the one window and one door opening. On the east (side) elevation, the applicant is proposing to remove and brick-in one of the two doors and two of the existing window openings on the first story. Windows above the doorways that are currently boarded up or have glass blocks will be returned to glass windows. Two of the doors will be replaced with similar door designs to the existing white temporary door. On the south (front) elevation, the windows will be replaced with full glass to match the adjacent window types.

The second story windows and features, including the two three-sided oriels, would not be modified.

The applicant is also proposing to paint the entire building in a needle-point navy color with a classic light buff trim.

Staff Review: The proposed project will be a nice enhancement to this important block of commercial structures on East Broadway Avenue. The proposed alterations on the north (rear) elevation of the building appear appropriate. And the proposed window replacement on the south (front) elevation will bring a better design consistency to the building.

The City's Design Guidelines suggest that original doors and windows should not be replaced and, in general, existing openings should not be covered or relocated. However, in the case of the east (side) elevation, the first-floor openings have experienced significant alterations over the years. The proposed project would eliminate certain openings that have been boarded up or covered in glass block but improve others. This will help comply with current building code standards and should maintain a certain design

consistency. The second story windows on both the front and side elevations, including the two matching three-sided oriels, are not proposed to be modified and will maintain their historic character.

Exterior walls should be well maintained and preserved though the first story of the building has already been greatly altered and it appears the existing brick has been painted. The applicant is proposing an exterior paint color that is identified on the Sherwin-Williams historic palette for exterior colors. When evaluating the proposed paint and color, the Commission will want to consider that the appropriate type of paint is used for brick surfaces and how the proposed color will appear complementary to the surrounding properties and commercial neighborhood.

City staff finds that the application can be found consistent with the Excelsior Springs Historic Preservation Design Guidelines and it should result in a nice restoration improvement to the commercial historic district.

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

Respectfully Submitted,

Doug Hermes
City of Excelsior Springs
Planning Consultant

Attachments