

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



Meeting Notice

August 11, 2021 at 5:00 PM

Hall of Waters Council Chambers

Agenda

1. Call to Order
2. Roll Call
3. Approval of Meeting Summary
 - a. Meeting Summary June 9, 21
4. Comments from Public
5. Administratively Approved COAs:

COA: HPC-21-021 – An application by Ron Prewitt for a Certificate of Appropriateness for painting house, repair outside trim and broken spindle with like & kind at 522 Elms Blvd.

COA: HPC-21-022 – An application by Ameristar Roofing for a Certificate of Appropriateness for a new roof at 111 Temple Ave.

COA: HPC-21-024 – An application by Juree Short for a Certificate of Appropriateness for a new roof at 517 Elms Blvd.

COA: HPC-21-025 – An application by Matt Tweedie for a Certificate of Appropriateness for a new roof at 423 E Broadway.
6. COA: HPC-21-020 – An application by Keith Bowen for a Certificate of Appropriateness for a fence located at 520 S Kansas City Avenue.

COA: HPC-21-020
7. COA: HPC-21-023 – An application by Richard Sassone for a Certificate of Appropriateness has modified first floor rear doors with Pine trim at 213 and 215 South Street.

COA: HPC-21-023
8. COA: HPC-21-026 – An application by Timothy Tipton for a Certificate of Appropriateness for a TPO roof and window replacement on the second floor at 400 St. Louis Avenue.

COA: HPC-21-026
9. Staff Comments

10. Comments of Commissioners

11. 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: August 2, 2021 at 2:30



Community Development
Historic Preservation Commission Meeting - 8/11/2021

To: Commission Members
From:
Date
RE: Meeting Summary June 9, 21

ATTACHMENTS:

Description	Type	Upload Date
Meeting Summary June 9, 21	Exhibit	8/6/2021

HISTORIC PRESERVATION COMMISSION

Meeting Summary

June 9, 2021, 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, Marilyn Gerdes, Dennis Hartman and Sylvia Eales.

ABSENT: David Adams and Rick deFlon

PUBLIC PRESENT: Lyndsey Baxter and Chris Kimball

STAFF PRESENT: Melinda Mehaffy Economic Development Director, Laura Mize, Neighborhood Specialist, Logan Sours, Planner and Lisa Morgan Administrative Assistant Community Development.

Item 3. Approval of Meeting Summary – May 12, 2021

Commissioner Hartman made a motion to approve the May 12, 2021 meeting summary.
Commissioner Eales seconded the motion. Motion Carried.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 4. Comments from Visitors: None

Item 5. COA's administratively approved since last meeting:

- a. COA: HPC-21-017 – An application by Buck Roofing & Construction, LLC for a Certificate of Appropriateness for a TPO roof at 100 W. Broadway Avenue. (Atlas Saloon)

Item 6. COA: HPC-21-018 - An application by Charles Rohde for a Certificate of Appropriateness for restoring lettering saying The Albany on front elevation of the building by painting the brick and a TPO roof at 412 South Street.

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

Chairman Bissell: Does anyone have any questions

Commissioner Gerdes said she see's painting the brick is it just painting the sign. Mr. Sours Yes just the sign is being repainted onto the brick.

Commissioner Coutts is the sign going to just be painted the two colors. Mr. Sours Yes it will be just like the original as in the photo.

Chairman Bissell is the painting going to be professionally done. Mr. Sours said he would verify the applicant know he will need to use breathable paint and it be professionally done.

Commissioner Coutts made the motion to approve Case No. HPC-21-018 for a Certificate of Appropriateness for restoring lettering saying The Albany on the front elevation of the building and a TPO roof at 412 South Street.

Commissioner Gerdes second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 7. COA: HPC-21-019 – An application by Chris Kimball for a Certificate of Appropriateness to tuck point and repair loose bricks remove stucco from the rear elevation, repair and fix brick that is under the stucco. Remove old flue pipe, exhaust fan and vent from the side of building filling in pipe hole with brick. When all work is complete will seal the brick and mortar with clear sealant at 246 and 248 E. Broadway.

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

Commissioner Hartman said before the one story burnt there was a second story and it burnt.

Commissioner Gerdes what will the consistency of the mortar be. Mr. Kimball said it will be a general mortar mix. Ms. Mehaffy said it should be N grade mortar.

Commissioner Eales has the building been painted on the brick. Mr. Kimball said no someone tried to tuck point it.

Chairman Bissell asked if all of the work was just going to be done on the east side or the whole building. Mr. Kimball said the whole building.

Mr. Kimball said someone had already contacted him about putting a mural on the side of the building, he is going to wait and see how the repairs go before making a decision on a mural. Chairman Bissell said that would be a good place for one for people coming into town from the east.

Commissioner Eales asked when he takes the stucco off the building what is the condition of the brick going to be in. And is there brick under the stucco. Mr. Kimball said he won't know until he removes the stucco and yes there is brick under it. Mr. Kimball has found matching brick to replace with if needed.

Chairman Bissell: Does anyone have any more questions.

Commissioner Hartman made the motion to approve Case No. HPC-21-019 for a Certificate of Appropriateness for various exterior alterations at 246 and 248 E. Broadway.
Commissioner Eales second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 8. Comments from Staff:

Laura Mize let the Commission know some of them may have seen a post on Facebook about a poll for 216 Spring St (Casa Di Vite) for window trim color between brown and white. The owner Susan Blazer came into the office today and said she was staying with the color white.

Logan Sours: There is a special use application for 512 Elms Blvd for a short term rental that's coming before the Planning and Zoning Commission for an extended use it's going to be in perpetuity. We have not had any complaints about it. The meeting will be June 28th at 6:00 pm if any of the Commissioners would like to attend and give testimony.

Melinda Mehaffy: 424 Isley has started doing work without a COA and the City staff has Stop Worked him and are working through this with him.

This coming Sunday from 4 to 6 pm we will be at the Community Center talking about Safe Streets and Sidewalks on the west side of town.

Save America's Treasures as started the grant process so some activity will be seen for the Hall of Waters it's a two year construction process.

Royal Hotel two weeks ago (Friday) we had a call from a Police officer that there was a hole in the building and it was discovered the building was partially falling, the street was blocked off and phone calls were made to assess the damage. The owner is working with the City and plans on continuing to work on the project. He is working with Rosin Preservation and hoping to start construction in August or September.

We have an applicant Mr. Keith Bowen located at 520 S. Kansas City who has a wood fence that has a gothic top on it, he is bringing a COA that will be coming before you next month (July) wanting to replace the fence to match the fence on either side of him and is wanting to do shadow boxing that is a dog eared fenced six feet on the sides and back and four feet on the front. The City will need to check building code to see if this would meet the 50% perforated requirement. He is asking for approval due to medical reasons he will be having surgery and not be able to do it if he waits till July. Ms. Mehaffy would like have Logan create a staff report and email to the Commissioners and respond to the email their thoughts.

Item 9. Comments from Commissioners:

Chairman Bissell said that several of the Commissioner received a letter that Laura had sent out to Historic property owners.

Also think about some ideas of how to better educate the public about preservation.

Item 10. ADJOURN

Meeting was adjourned at 5:57 p.m. for the Historic Preservation awards program.

The next meeting of the Commission is August 11, 2021 at 5:00 p.m.

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



Community Development
Historic Preservation Commission Meeting - 8/11/2021

To: Commission Members

From:

Date

RE: COA: HPC-21-021 – An application by Ron Prewitt for a Certificate of Appropriateness for painting house, repair outside trim and broken spindle with like & kind at 522 Elms Blvd.



Community Development
Historic Preservation Commission Meeting - 8/11/2021

To: Commission Members

From:

Date

RE: COA: HPC-21-022 – An application by Ameristar Roofing for a Certificate of Appropriateness for a new roof at 111 Temple Ave.



Community Development
Historic Preservation Commission Meeting - 8/11/2021

To: Commission Members

From:

Date

RE: COA: HPC-21-024 – An application by Juree Short for a Certificate of Appropriateness
for a new roof at 517 Elms Blvd.



Community Development
Historic Preservation Commission Meeting - 8/11/2021

To: Commission Members

From:

Date

RE: COA: HPC-21-025 – An application by Matt Tweedie for a Certificate of Appropriateness for a new roof at 423 E Broadway.



Community Development
Historic Preservation Commission Meeting - 8/11/2021

To: Commission Members
From:
Date
RE: COA: HPC-21-020

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-21-020	Exhibit	8/6/2021

**Community Development Department
Historic Preservation Commission**

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



August 11, 2021

To: Chairman and Commissioners
Historic Preservation Commission

Re: COA: HPC-21-020 – An application by Keith Bowen for a Certificate of Appropriateness to replace the French gothic style fence with dog ear style picket fence at 520 S. Kansas City Avenue.

Historic District: Elms Historic District

Background: The 1911 built prairie craftsman structure was once used as a boarding house just like many of the other two story apartment houses in the historic districts, this is where the structure primarily obtains its historical significance.

The applicant is applying to replace the French gothic style picket fence with a dog eared fence at the same height, perforation and location.

The last time the commission was notified about this application the owner of the property was experiencing health issues and the commission granted staff the ability to temporarily approve the certificate of appropriateness.

Staff Review: The Historic Preservation Design Guidelines highly encourages restoration of original historic elements of a structure. It is not clear that the fence is original to the structure and the historical survey of 1993 does not identify the fence as a notable architectural element of the structure.

It is important that new elements do not detract from the historical integrity of the building or the district and with such a subtle change to the fencing it does not appear to be detrimental to the historical value of the property.

Staff Recommendation/Action Requested:

City staff finds the application is consistent with the Excelsior Springs Historic Preservation Guidelines.

Staff recommends approval of the COA application.

Respectfully Submitted,
Logan Sours
City of Excelsior Springs -City Planner

Attachments: Exhibit A – COA Application



Community Development
Historic Preservation Commission Meeting - 8/11/2021

To: Commission Members
From:
Date
RE: COA: HPC-21-023

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-21-023	Exhibit	8/6/2021

**Community Development Department
Historic Preservation Commission**

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



August 11, 2021

To: Chairman and Commissioners
Historic Preservation Commission

Re: COA: HPC-21-023 – An application by Richard Sassone for a Certificate of Appropriateness has modified first floor rear doors with Pine trim and replace the window trim on the front of the storefronts with pine wood at 213 and 215 South Street.

Historic District: Hall of Waters District

Background: The two-part commercial building is a brick building built sometime in the first 5 years of the 1900's is a classic example of commercial building at the turn of the century with a subtle Victorian style. This structure is historically significant as it was once known as The Washington Hotel with commercial space on the first floor and several boarding rooms on the second floor for long term leases. While the building itself is not exceptionally architecturally significant, the previous hotel and boarding house use of the building is identifiably important in context of the history of Excelsior Springs.

The structure has undergone several exterior alterations since the owner has been in possession of the building and many of those alterations and improvements have been made to the guidelines standards but have not received certificates of appropriateness, the applicant is now bringing the application forward to the commission to obtain a certificate of appropriateness for future work to be done to the building.

While many alterations have been made to this structure over the years, especially to the storefront, it is now in a relatively historic neutral position. The transom windows and prism glass are intact as well as one of the recessed door entries remains in place. The current framing of the storefront is a modern storefront with little to no historic integrity.

The applicant is applying to apply a new pine wood trim with a clear natural colored stain to the existing store front and repair and replace elements of the storefront in disrepair with like kind materials. These proposed improvements are to be of the same dimensions as the existing storefront.

Staff Review: The Historic Preservation Design Guidelines state "Do not replace a storefront with a system that gives a false historic appearance" and that "Rough-sawn lumber is not permitted storefront trim." The trim should be compatible with the building and the historic district as well as maintain the dimensions of the original storefront. Replacement of the storefront should be appropriate for the style and age of the building.

The guidelines state regarding with the trim, "Rough sawn lumber with wood graining is not permitted for siding or trim on any historic building"

Based upon the time period of construction, painting was the most common option for sealing wood on the exterior of buildings, stain and lacquer were not commonly used of facades.

Staff Recommendation/Action Requested:

City staff finds the application is not consistent with the Excelsior Springs Historic Preservation Guidelines.

Staff recommends opening a conversation between the commission and applicant to discuss the appropriateness of the application.

Respectfully Submitted,

Logan Sours

City of Excelsior Springs -City Planner

Attachments: Exhibit A – COA Application



Community Development
Historic Preservation Commission Meeting - 8/11/2021

To: Commission Members
From:
Date
RE: COA: HPC-21-026

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-21-026	Exhibit	8/6/2021

**Community Development Department
Historic Preservation Commission**

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



August 11, 2021

To: Chairman and Commissioners
Historic Preservation Commission

Re: COA: HPC-21-026 – An application by Timothy Tipton for a Certificate of Appropriateness for a TPO roof and window replacement on the second floor at 400 St. Louis Avenue.

Historic District: Hall of Waters District

Background: Historically most notable as the McCleary Hospital, the brick building that sits on the corner of St. Louis avenue and Thompson avenue was built in 1910 and was a place that left many historic impressions on the community. The south facing front of the building is three windows wide, and the east facing wall sports six original windows. All of the second story windows are triple hung 1/1/1 aluminum framed non historic windows. The roof is primarily flat with a decorative louvered cupola on the south front facing façade.

The applicant is applying for a certificate of appropriateness to apply a seamless TPO roof to the structure and to replace the windows on the second floor with wood framed windows with matching dimensions and design.

Staff Review: The Historic Preservation Design Guidelines highly encourages restoration of original historic elements of a structure. The guidelines also recommend maintaining and restoring original architectural elements whenever possible and replacing with like kind materials if needed. With the commercial style of this structure, the roof is not a defining architectural element. The overhang of the roof and the cupola hide most of the covering surface and it is not easily seen from surrounding streets and sidewalks.

Replacement of unoriginal aluminum windows to a more historically accurate wood window is highly encouraged in the design guidelines.

Staff Recommendation/Action Requested:

City staff finds the application is consistent with the Excelsior Springs Historic Preservation Guidelines.

Staff recommends approval of the COA application.

Respectfully Submitted,
Logan Sours
City of Excelsior Springs -City Planner

Attachments: Exhibit A – COA Application