

**CITY OF EXCELSIOR SPRINGS
HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING**

January 10, 2018 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: David Adams, Betty Bissell, Lyndsey Baxter, Marilyn Gerdes, Sylvia Eales, Dennis Hartman and James Beason.

OTHERS PRESENT: Jaime Blackburn, Secretary; Larry Murry, Building Official; Sonya Morgan, Councilwoman Liaison and Melinda Mehaffy, Economic Development.

ABSENT: None.

VISITORS: Shawna Mull, Christy & Neil Wilkerson, Molly McGovern, and Wayne Davidson

Commissioner Bissell called the meeting to order at 4:59 p.m.

Item 2: APPROVAL OF MINUTES- December 13, 2017:

Commissioner Baxter approved December 13, 2017 minutes and Commissioner Gerdes seconded. Motion carried.

Item 3: Comments of Visitors

No comments.

Item 4: COA: HPC17-009 (part 2), 449-451 S. Thompson, Signage approval and Lighting:

Larry Murry presented application to the commission.

Chairperson Bissell explained there are two signs to vote on. One is a five foot in diameter pedestrian sign and the other is lettering to go across the front of the building on the brick. Per the Design Guidelines signs should be scaled to pedestrians and not to use oversized large signs for automobile traffic. In her opinion, the lettering sign will be a problem but is opening it up for discussion.

Commissioner Hartman stated the design guidelines seem pretty specific on what is appropriate and not appropriate. States to attach signs to windows or sign freezes above the storefronts, if signage is attached to the building then it should leave the least damage to the building as possible. He does not have a problem with the five foot pedestrian sign, but the other sign is too large.

Commissioner Gerdes thought the lettering sign was out of scale. She wondered how the lettering will be attached to the building and what happens when it is removed.

Shawna Mull, stated there will be small studs 3/16" studs with a small hole made. She uses soft

epoxy and basically it is silicone that will hold the letter in place. The silicone will pull back out and the small hole can be filled.

Commissioner Eales asked if the studs will go in the brick or in the mortar joints.

Shawna stated she recommends using the mortar joints and not damaging the brick. From a design perspective she is using the space on the building allowed per code.

Neil Wilkerson, owner of business, states if you look at where the letters are going you can tell in the past there was a sign where they are adding the lettering.

Commissioner Gerdes was just concerned with what holes would do to the original brick if they are removed.

Commissioner Adams asked if the signs were made out of aluminum.

Shawna Mull stated they are made out of aluminum and very light.

Commissioner Hartman stated it did not meet the design guidelines, so he asked if the commission was wanting to go outside of the design guidelines.

Chairperson Bissell stated the lettering sign is not pedestrian friendly. All the signs on Broadway are pedestrian friendly signage.

Neil Wilkerson stated that all the signs on Thompson Ave. weren't pedestrian friendly.

Chairperson Bissell stated because they are all grandfathered.

Commissioner Adams stated going back to historical signs, he thinks of Bennett's Garage or Crowley Furniture signs that were all lettered above the storefront.

Shawna Mull stated this sign falls within the percentage allowed by code. Chairperson Bissell stated that the commission does not use code specifications, but rather ESHPC Design Guidelines.

Commissioner Beason stated he did not think it looked historic, large, bold and gaudy.

Chairperson Bissell asked for a motion to be sectioned in three sections.

- 1. The 5ft in diameter pedestrian sign
- 2. The block lettering sign
- 3. Lighting for the building

Commissioner Hartman made a motion to approve the 5 ft. hanging pedestrian sign. Commissioner Beason seconded. Motion carried.

Commissioner Hartman made a motion to deny the large block letter aluminum sign since it does not meet the design guidelines. Commissioner Beason seconded. Commissioner Eales, Adams and Gerdes opposed (nay). Commissioner Baxter abstained. Motion failed.

Commissioner Adams made a motion to approve the block lettering sign because it looks better on the building with black letters. Reminds him of historic downtown like Bennett Garage, Old

Crowley Furniture and Brunke's Hardware. Looks classy and historic compared to the rest of Thompson Ave with the transom glass covered with plywood and large signs. He does not see in the design guidelines where it says a specific size of sign and does not know the difference between pedestrian and automobile traffic.

Commissioner Eales seconded. Commissioners Eales, Adams and Gerdes in favor (yay) and Commissioners Hartman and Beason opposed (nay) and Commissioner Baxter abstained. Motion carried.

Commissioner Gerdes made a motion to approve installing eight lights on the building like Leatherman's at the other end of the building. Commissioner Adams seconded. Commissioners Hartman, Gerdes, Eales and Adams in favor (yay) and Commissioner Beason opposed (nay). Motion carried.

Item 5: COA: HPC18-001, 109 Saratoga Ave., removal of deteriorating rear deck and installing new rear deck:

The rear deck at 109 Saratoga in the Boarding House District. The old deck was torn off and they are wanting add a new deck that is code compliant.

Chairperson Bissell stated the only concern she had was the lattice on the drawing that builder would like to add on the railing/balusters is not appropriately/ historically used in that way. Normally you would use wooden spindles. Lattice work was appropriate for screening porches and houses and for privacy. She opened it up for discussion.

The commissioners agreed that square balusters would look more appropriate than vinyl lattice. Codes Department will approve the build of the deck.

Commissioner Gerdes made a motion to approve deck as drawn with the exception of removing lattice and using square spindles/balusters instead.

Commissioner Hartman seconded. Motion carried.

Item 6: Reviewing: Isley Blvd Survey for Local District

No one had a chance to look at the Isley Survey on the city website.

Chairperson Bissell stated that Rhonda did an excellent job with the research done on the area.

Councilperson Morgan stated we are missing the photos online and Rhonda is sending them to us. She will attach the photo with the survey sheet on each property and you will be able to go online to view or Jaime has a hard copy in her office.

Chairperson Bissell stated the commission knew there was not enough to make it a National Designation but the commission can make it a Local District. The commission just needs to decide if they want to go that route.

Commissioner Baxter stated she would support moving forward with the survey of the area if it would help with the appearance. Homeowners would not be eligible for tax credits but the commission would have a say in what improvements are made to a building if it is designated locally.

Sonya stated the commission can come up with design guidelines for the neighborhood. There are several historic sites like ticket office, hospital, Brenda Joyce birth home and brick street and all are significant findings in the area for preserving. She stated the commission can take their time designating this locally. Read over the material and visit this again next month.

Chairperson Bissell stated the next step would be public forum with the neighborhood, Planning and Zoning and then Council. But the commission needs to read the survey first.

Commissioner Gerdes said with the Boarding House District, you see an improvement since it was designated and neighbors having pride in their homes.

Item 7: CLG Forum scheduled for February 2, 2018

The commissioners filled out the forms for the CLG forum and handed them to Jaime to send in for the February 2nd meeting.

Item 8: Comments of Commissioners

Chairperson Bissell stated a resident of the Boarding House District is very proud of their property and asked when there will be a sign down by the district.

Sonya stated she thinks the redevelopment on Broadway is planning to add sign to the area where a pocket park will be going in the future.

Commissioner Hartman mentioned changing the design guidelines to rewrite the sign section. Bissell stated the commission will need to have a subcommittee to come up with new wording in sections and then it will go to Planning and Zoning then to Council.

Item 9: Adjourn

The meeting was adjourned at 5:50 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, February 14, 2017 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.