

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

December 13, 2017 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, Dennis Hartman and James Beason.

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

ABSENT: Sylvia Eales.

VISITORS: Andy Starkebaum and T.R. Kennedy.

Commissioner Bissell called the meeting to order at 5:00 p.m.

Item 2: APPROVAL OF MINUTES- November 8, 2017:

Commissioner Hartman approved November 8, 2017 minutes and Commissioner Beason seconded. Motion carried.

Item 3: Comments of Visitors

No comments.

Item 4: COA: HPC17-008, 415 S. Thompson Ave., exposing original brick and windows on the exterior of the building. Repairing tile on the bottom front. This was tabled from October meeting.

Applicant was present for any questions. Commissioner Gerdes asked if he will be able to match the tile on the building. Mr. Starkebaum wants approval first then he plans to find someone to repair the tile. He also just received a bid to replace the roof on another project. The roof is a flat roof and not visible. He plans to remove the siding/sign board the hides the original brick and transom windows. He will repair them if needed. Looking back at old postcards he believes 1940s. Andy mentioned he will come back with the front doors at a later time. He is hoping to be able to repair the tile if possible in the areas that are concrete filled.

Commissioner Baxter made a motion to approve COA for 415 S Thompson. Commissioner Hartman seconded. Motion carried.

Item 5: COA: HPC17-011, 526 Elms Blvd., discussion only on roof color change:

Chairperson Bissell stated the commission had some email communication regarding this roof color change before the weather got cold. Secretary Jaime Blackburn stated they came in with the COA filled out and stated they were in a rush to replace the roofing before the weather

changed. She asked members of the commission what their thoughts were on the color. She stated the color was going from Green to a Driftwood, which the commission has approved in the past and asked if City Staff could go ahead and approve the color change instead of holding a special meeting. The board agreed and the roofing was changed. The question asked was in the future if we come across a color that the commission has already approved in the districts then can the staff sign off administratively. Council liaison Sonya Morgan stated they might look at the Matrix. Chairperson Bissell stated that was one of the things she wanted to bring up in the comments section tonight. Commissioner Baxter stated she is already working with City Staff to make changes to the Matrix and bring it back to the commission to review and make changes. They all agreed.

Item 6: Discussion: 201 South St., Royal Hotel Emergency Repair on Canopy only:

December 1, 2017, there was a meeting with developer and the city. Commissioner Baxter was present from HPC. This is only to repair the damaged canopy area. The detailed plans show them using all same or like material. They are using Historic Tax Credits and have to follow the guidelines set by the State. They mentioned a chimney that is on the roof that is only visible from the secondary façade of the building. Their plan is to remove the chimney and reuse the bricks on the columns on the porch area. If the State does not dictate the colors they come up with then we will bring those to you at a later time. They are hoping this will be a 3-month project and plans will be ready by spring 2018 for the entire renovation. Melinda Mehaffy mentioned that they will be putting a temporary banister for the workers to use for construction and safety.

Item 7: Discussion: Outline on active grants: Boarding House District National Nomination:

Jaime Blackburn typed up an outline for the commission so they know the milestones and dates they are due. April will be the second public meeting for the Boarding House District nomination.

Item 8: Comments of Commissioners

Commissioner Bissell asked about where we are on making Isley Blvd/Park Ave a local district. Sonya mentioned that the commission will need to decide if they want to make it a local district and take it to Planning and Zoning Commission. We will add this to the January meeting for a vote and discussion. There was not enough to make it a National District. Jaime has the completed survey in her office and Sonya will get it on the website as soon as possible. Sonya also stated the Commission needs to review the surveys before they are sent back to the State.

Commissioner Gerdes asked if anyone has been down S. Kansas City Ave to see the changes made to the front with the added window and matching siding. They also mentioned a house on Benton that is being painted. Jaime stated HPC approved the color in 2015. Sonya mentioned the Annual Report has been filed with the State.

Item 9: Adjourn

Commissioner Baxter made a motion to adjourn. Commissioner Gerdes seconded. Meeting adjourned at 5:29 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, January 10, 2017 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.