



City of Troy, Missouri
Historic Preservation Commission
Troy City Hall
800 Cap-Au-Gris, Troy, Missouri 63379

MEETING MINUTES

October 5th, 9:30 a.m. Regular Meeting

1. **Call to Order:** Patrick Flynn, Chairman, called the meeting to order at 9:32 a.m.
2. **Roll Call:**

Patrick Flynn, Chairman	present
DeeAnn Aydelott, Co-Chairman	present
Janet Bass, Alderman	present
Judy Hechler	present
Margaret Clare	absent
George Giles	present
Toni Meyer	absent (entered 9:38)
Vera Weltmer	present
Kim Ingersoll	present

Staff:	Rhonda Wagner, HPC Secretary	present
	David Lindsey, Building Commissioner	present
	Mark Cross, Mayor	present

Patrick Flynn declared a quorum was present and the meeting began.

3. **Approval of Agenda:**

- A. Consideration of requests to adjust, table, or withdraw items.

Chairman Patrick Flynn made a motion to approve the agenda. All ayes, motion passed.

4. **Approval of Minutes:**

- A. Minutes of the September 7, 2010 meeting.

Chairman Patrick Flynn made a motion to approve the September 7, 2010 meeting minutes. All ayes, motion passed.

5. **Citizen Comments:** No speakers in citizen comments.

Chairman Flynn addressed the citizens present for the meeting. Attending were Mike and Donna Dunard, and Margaret Travis-Jaspering, along with her project manager and general contractor. Mr. Flynn stated he knew it was an extra burden for property owners within the district to complete a Certificate of Appropriateness and appear before the Commission, however, it is important to maintain and preserve the City of Troy's historic downtown area. Currently Troy

is a Certified Local Government, and future plans are for the historic district to be placed on the National Historic Register.

Toni Meyer entered the chamber at 9:38 a.m.

6. Old Business:

Mr. Sheller was not present to discuss his Certificate of Appropriateness Application. Chairman Flynn stated they would pass over the application and revisit it, in case Mr. Sheller appeared at the meeting.

7. New Business:

Mr. Gary Sheller entered the chamber at 9:40 a.m.

A. Certificate of Appropriateness Application

Donna & Michael Dunard, property owners, submitted a Certificate of Appropriateness Application for The Treasure Shop, which is located at 175 & 185 East Cherry Street. They would like to replace the wood around the door on the west side of the building located in the alley. They would also like to do some maintenance repairs to the windows. The owners would like to use vinyl as a replacement for some of the wood, which will be bone in color, or to match the brick and paint where needed. The Dunards submitted six (6) pictures showing where they would like repairs to take place. These pictures show there have been no changes in at least 10 to 15 years. Picture one (1) shows a section of painted plywood that faces the alley, which Mr. Dunard would like to replace with vinyl in a bone color. Picture two (2) shows two windows facing the alley and shows the wood surrounding the windows, which is badly deteriorating. Mr. Dunard would like to paint the wood a mustard color if the wood can be saved, or replace the wood with vinyl in a bone color if saving the wood is not an option. Picture three (3) shows a deteriorating door which faces the alleyway. At this time, there is a leakage problem with this door. Mr. Dunard inquired if they could remove the door in its entirety, and replace it with vinyl. David Lindsey stated the issue would have to go before the City building department as well as the fire department due to egress issues. Picture four (4) shows windows encased with wood. Donna and Michael Dunard would like to paint this wood a mustard color. Picture five (5) shows the frontage facing East Cherry Street. They would like to paint the wood above the windows a mustard color. Picture six (6) shows more of the frontage facing East Cherry Street, and would be repainted a bone color.

Chairman Flynn stated he had reservations about the use of vinyl on buildings within the historic district. In regards to the historic signage on both the Dunard Building, and the Margaret Travis-Jaspering building, Mr. Flynn asked if the owners would be interested in monetary assistance from the Troy Convention and Visitors Bureau in regards to restoring the signage. Both expressed an interest. George Giles asked if the section in picture one (1) was not replaced with vinyl, what other material could be used? Discussion was made in regards to the use of cedar board for the replacement of the wood that is currently deteriorating on the building. This would require upkeep and continued painting. None of the renovations on pictures one (1), two (2), and three (3) would be seen from street sides of the building. Dee Ann Aydelott stated should they then

amend standards to say on an alleyway the use of vinyl siding is approved, but back or street sides it would not? A vinyl policy should be addressed at the next meeting. Kim Ingersoll asked if the deteriorated wooden areas could be replaced with cedar and painted brown or white, instead of using vinyl. The use of a white aluminum wrap was also discussed. Patrick Flynn stated white or brown aluminum wrap was more appealing than vinyl in regards to the ally windows. Mayor Cross stated the Dunard's should see what materials need to be replaced verses what just needs to be repainted. They also need to look into options besides vinyl. Patrick Flynn addressed Mike Dunard, and stated if they were performing routine maintenance, not replacing the lumber, and painting it the bone color, they would not have to come before the Commission.

The question was presented as to whom owns the alley in between The Treasure Shop and Harke's. Staff has looked into this, and the alley is the property of the Dunards.

Motion by: Dee Ann Aydelott, second by Kim Ingersoll to approve the Certificate of Appropriateness Application for the location of 175 & 185 East Cherry Street on pictures four (4), five (5), and six (6) only as there is not enough information to approve pictures one (1), two (2), and three (3).

Patrick Flynn – yes	Kim Ingersoll – yes	Judy Hechler – yes
Margaret Clare – absent	DeeAnn Aydelott – yes	George Giles- yes
Toni Meyer – yes	Vera Weltmer – yes	Janet Bass - yes

Eight (8) yes, zero (0) nay, motioned passed.

Pictures one (1), two (2), and three (3) are to be tabled, until Mike and Donna Dunard gather more information on the work that needs to be done. The Dunards need to reapply within 90 days or their request will be rejected.

Mike Dunard requested the Commission to make a motion on pictures one (1), two (2), and three (3) with the following improvements made:

Picture one (1) – Replace wood and paint with same materials, so picture one (1) is to be withdrawn from the application.

Pictures two (2) and three (3) – Replace deteriorating materials located on the alley way with a textured bone vinyl siding. Mr. Dunard feels this would blend in with the concrete blocks currently there.

Commission member Toni Meyer stated she believes they need a vinyl policy before any action is taken.

Motion by: Toni Meyer, second by Dee Ann Aydelott to table pictures two (2) and three (3) of the Certificate of Appropriateness Application until a policy concerning the use of vinyl has been discussed.

Patrick Flynn – yes	Kim Ingersoll – yes	Judy Hechler – yes
Margaret Clare – absent	DeeAnn Aydelott – yes	George Giles- yes
Toni Meyer – yes	Vera Weltmer – yes	Janet Bass - yes

Eight (8) yes, zero (0) nay, motioned passed.

B. Certificate of Appropriateness Application

Margaret Travis-Jaspering, property owner, submitted a Certificate of Appropriateness Application for the Turnbull Building, which is located at 180 E. Cherry Street. She would like to replace all existing windows and doors with double glaze glass. She would also like to reconfigure garage doors to serve as windows and entry doors for businesses, as well as adding a stucco and metal courtyard to the building which would add green space. The brick exterior and signage on the building is to remain unchanged. Dee Ann Aydelott asked Ms. Travis-Jaspering what the building was going to be. Ms. Jaspering addressed the Commission and stated it would house three commercial spaces for office or general retail. This would include an emporium which would sell art, antiques, and gifts. Currently, the windows are damaged, uninsulated, and possibly have lead paint. There would be bronze material separating the new double paned windows. Mr. Lindsey inquired as to the footage of the building. The footage is currently 5,000 square feet. He then inquired as to available parking. Ms. Travis-Jaspering stated they will have parking in the rear of the structure and all spaces will be handicapped accessible. They will also create a courtyard with a two foot stucco wall for privacy, and refurbish the existing sidewalk. Stucco would also be used as trim on some of the windows and doors to blend in with the stucco wall. Ms. Travis-Jaspering is hoping to bring in artwork for an annual exhibit.

Motion by: Dee Ann Aydelott, second by Vera Weltmer to approve the Certificate of Appropriateness Application for the location of 180 East Cherry Street.

Patrick Flynn – yes	Kim Ingersoll – yes	Judy Hechler – yes
Margaret Clare – absent	DeeAnn Aydelott – yes	George Giles- yes
Toni Meyer – yes	Vera Weltmer – yes	Janet Bass - yes

Eight (8) yes, zero (0) nay, motioned passed.

Old Business:

A. Certificate of Appropriateness Application

Gary Sheller, applicant, is requesting a Certificate of Appropriateness for the property located at 481 Main Street. Mr. Sheller submitted a better plan and detailing for construction of the awning located in the rear of the building. He will enclose the sides and add decorative trim so the structure is more aesthetically pleasing. Mr. Sheller was asked what materials he would be using, and he stated the structure would have a white metal roof line with ribbed metal on the sides and back. Vinyl soffit materials would be used with decorative details and possibly hangers for plants. Chairman Flynn stated the structure would need to be vented and said vinyl would be prone to mold issues. Gary Sheller asked if an aluminum material would work. Dee Ann Aydelott said she had no problem with metal or wood. Chairman Flynn stated he had reservations on using metal as it would make the structure look like a Morton building. Member Aydelott then stated a metal roof with the fabricated pebbled shingles would be an option. Mr.

Sheller stated the structure would be part of a roof extension so he would like to bring the same materials down on the new construction.

The structure will be a composite of wood and vertical siding with nothing lapped. Wood or hardy board will be used down to the edge. The ceiling will be an aluminum white soffit material and ventilated. The color will be a brick red to blend in with the rest of the building.

Motion by: Toni Meyer, second by Judy Hechler to approve the Certificate of Appropriateness Application for the location of 481 Main Street.

Patrick Flynn – yes	Kim Ingersoll – yes	Judy Hechler – yes
Margaret Clare – absent	DeeAnn Aydelott – yes	George Giles- yes
Toni Meyer – yes	Vera Weltmer – yes	Janet Bass - yes

Eight (8) yes, zero (0) nay, motioned passed.

The Commission inquired as to when the renter, Mr. Weikal, will be finished with the changes to the front of the building. Mr. Sheller stated it should be completed by the later part of October.

8. Staff Reports:

A. CLG Training for Staff & Commission Members

Staff informed the Commission members they would have to book their own rooms and conference seats for the CLG training to be located in Washington, MO, and St. Genevieve, MO. All receipts of expenditures must be turned in to the City along with a Travel Expense report in order to get reimbursed.

B. 301 Main Street Status

David Lindsey addressed the Commission, and stated Karen Curt has been contacted for failure to obtain a Certificate of Appropriateness in regards to a new sign erected on the side of the building located at 301 Main Street. Ms. Curt has filled out a Certificate of Appropriateness application and will be present at the next meeting scheduled for November 9, 2010.

C. Grant Survey Changes

Chairman Flynn commended Judy Hechler, George Giles, and Jim Duncan for the work they performed in regards to changes made on the grant survey submitted by Ruth Keenoy. All forms and changes have been forwarded to the State. Judy Hechler had a few corrections and questions in regards to the survey comments submitted from Michelle Diedrich with the State Historic Preservation Office. Staff is to email Ms. Hechler with the contact information for Michelle Diedrich.

D. CLG Grant Report

David Lindsey passed out copies of the CLG Grant Report submitted to the State Historic Preservation Offices. In this report, the city had to document all Commission members meeting attendance. Per city ordinance, all members must attend 4 meetings per year or 50%, unless the absences are excused. Discussion was made in regards to contacting Commission member Margaret

Clare and inquiring if she wishes to continue her seat on the Commission. If Ms. Clare declines, the Commission would like the vacant seat offered to Charles or Mary Ann Kemper. Mayor Cross is to contact Margaret Clare and if needed, the Kempers. Discussion was also made in regards to public awareness in regards to the HPC and its duties and authority. A possible way to inform the public could be around the same timeframe as the grand opening of the property located at 180 E. Cherry St.

9. Historic Preservation Commission Reports:

Discussion was made in regards to the building on Main Street recently known as Peanuts and Company. The building was painted a hot pink, and is now being painted a neutral color. David Lindsey is to check in to ownership of the property, and if any additional changes will be taking place that would require a Certificate of Appropriateness Application.

Judy Hechler inquired if the Old Jail which is located in the historic district; would need a Certificate of Appropriateness Application to replace an outside railing. Chairman Flynn stated they did not.

10. Next Meeting Date: November 9, 2010 at 9:30 a.m.

11. Adjourn: Motion by: Kim Ingersoll, second by Toni Meyer to adjourn at 11:31 a.m. All ayes, motion passed.

Approved by the City Of Troy Historic Preservation Commission ____ day of _____, 2010:

Patrick Flynn
Chairman, Historic Preservation Commission

Rhonda Wagner
Secretary, Historic Preservation Commission