

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

**April 12, 2017 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

**Item 1: Call to Order/Roll Call.**

**PRESENT:** Betty Bissell, Jim Beason, Dennis Hartman, Lyndsey Baxter and Marilyn Gerdes.

**OTHERS PRESENT:** Larry Murry, Building Official; Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

**ABSENT:** Pat Grass and Melissa Simmons

**VISITORS:** Brian Rice, Jim and Daphne Bowman, Pat Slusher, Gary and Kim Sanson, and Tosha Jackson.

Commissioner Bissell called the meeting to order at 5:01 p.m. A quorum was not present when the meeting was called to order but we had a quorum by the time we started items that needed a vote.

Lyndsey Baxter took Craig Bohnert's spot on the commission. She has not been sworn in but was here to participate in the meetings discussions only.

**Item 2: Comments from Visitors:**

Pat Slusher with TNG Property Investments/Construction was approached by the city to possibly take over Springdale Apartment building that was recently damaged by a fire. The current owner is looking into tearing down the historical building. Pat is willing to save the building but had a few questions for the commission. The main question being that the building has been stucco over the brick for several years and he was not sure if in a Historical District he would have to bring back the brick on the original building.

Commissioner Bissell stated that the building is grandfathered.

Pat also stated the windows have been changed throughout the building.

Commissioner Bissell said they were probably changed before the area was in a historical district and the commission cannot make you go back and change them. She hoped the original openings were the same and only the sashes were changed. The stucco can be repaired. You cannot always remove stucco from brick safely.

Pat stated he has removed stucco in a spot and the brick is not salvageable.

Lyndsey Baxter talked with Pat earlier and she thinks it's great that he is going to save the building.

Pat stated lastly the two buildings are attached with a breezeway and he wants to do away with the breezeway and add some sort of outdoor space and also add stairs up to the outdoor space.

Councilperson Morgan said the buildings have always been connected per Sanborn Maps from the 1900s and there actually three buildings connected at one time where the current Pocket Park is located. She told Pat to do what he needed to do to make it useful for today. Per Pat there is no way into the upper level going through the breezeway. She asked Pat if he was considering using Historic Tax Credits.

Pat mentioned that he has done several projects by Union Station. He always wants to make sure the project is going to work financially without tax credits but if he can get credits then it's an extra bonus. He does not know much about credits but would like to try and get tax credits.

Councilperson Sonya stated they might have other stipulations that are different than at the local level.

Lyndsey Baxter wanted Pat to know that the city is working on tax abatement and assessing properties but currently it appears that everything downtown would fit the tax abatement criteria but we do not have a timeline as to when we can start tax abatements.

**Item 3: APPROVAL OF MINUTES- March 8, 2017:**

Commissioner Hartman approved March 8, 2017 amended minutes and Commissioner Gerdes seconded. Motion carried.

**Item 4: COA: HPC-17-001, 461 S Thompson Ave, repaint front exterior door**

Chamber of Commerce at 461 S Thompson Ave would like to paint the exterior front door of the building to match the dark blue in the Chamber's logo.

Commissioner Hartman made a motion to approve COA. Commissioner Gerdes seconded. Motion carried.

**Item 5: COA: HPC-17-002, 249 E Broadway, repaint exterior window trim and door and replace existing awning**

Mercantile at 249 E Broadway would like to paint the exterior window trim and door and replace the awning. Per Daphne the colors they went with match the Hall of Waters color scheme and as soon as HPC approves the COA, she is applying for a facade grant through DEP.

Commissioner Hartman made a motion to approve paint colors and new awning. Commissioner Gerdes seconded. Motion carried.

**Item 6: COA: HPC-17-003, 427 Benton Ave, renovation**

Gary and Kim Sanson are requesting approve of COA for 427 Benton Ave.

- Replacing existing roof with weatherwood shingles.
- Replace two front windows with two new windows that will be the original size. The two presently there are not the original size. The original size was 38.5”x 80” tall. Gary Sanson stated the windows were made smaller at one point and they are returning them back to the original sizes.
- Replacing two front doors with repurposed doors that fit the era of the home. Kim Sanson stated the two front doors have always been there and they plan to find repurposed doors or they will install two custom matching doors. Commissioner Gerdes wanted to make sure the Sanson’s were familiar with the Habitat and RT stores in our area.
- Front porch will be repaired and will add corbels on each post as originally built. Kim Sanson stated the decking and posts on the porch are in good shape but missing corbels and they will match the ones there only they will be painted.
- Replacing missing or broken asbestos siding. They had to purchase some concrete siding to match the asbestos but found a stack of asbestos siding on the property. The siding will all be painted and you will not be able to tell what new vs what is the old asbestos and Kim also stated that they will always first try to save the shiplap siding if it is possible. In this case, it was not salvageable. If the inside would have been in better condition, they could have spent more on the exterior. Commissioner Bissell stated the abatement to remove the asbestos siding would have been very costly.
- Exterior paint colors: They picked colors from Sherman Williams American Heritage Historic color scheme. The body will be blue and trim will be white with the accents to be gray.

Commissioner Bissell stated that she was so happy to see someone rehabbing this home.

Gary Sanson stated he has taken all the concrete out from the back and added three loads of black dirt to make a nice yard for the future new owners of the property.

Commissioner Gerdes made a motion to approve all the bullet points on 427 Benton Ave. Commissioner Hartman seconded. Motion carried.

**Item 7: Discussion: 417 S Thompson, Standard Newspaper**

Brian Rice, publisher at Excelsior Springs Standard, asked to be added to the agenda to discuss repairs on the building at 417 S Thompson. He stated he has been working on the inside of the building and is ready to start repairing the exterior. When he gets into the repair work on the stucco on the front of the building, he wanted to make sure he can maintain the stucco and will not have to go back to original brick. He thought about

tearing the stucco off but everyone he has talked with state the damage is too far done to go back to the original brick. Before he took any steps and started making improvements, he wanted to come to the commission and ask questions. He is probably looking at repairing the front of the building. He has already removed the trees and shrubs running along the side of the building. He is looking at tuck pointing/repair work on the side of the building and sealing up broken windows. He wanted to come before the commission and state he will be doing some work on the building and repairing the front stucco wall. He said obviously he wants to change the color of the stucco to anything other color than black. He is looking at Sherman Williams American Heritage historic color chart. Plans on taking the awning down and power washing it and the four light fixtures will be fixed or completely removed. There was a historic plaque that used to hang on the front of the building stating location of well site and he wants to put it back on the front of the building. He said Molly had given him information on historic tax credits. Sonya Morgan stated that she thought the building was a non-contributing and then you could not use historic tax credits because it would not be eligible. Lyndsey Baxter stated he should look into REAP program and would fall into economic sustainability and energy efficiency. This is setup as a grant option match is 75% in a loan or 25% in a grant. You can also take advantage of the DEP Facade Grant. Sonya also said the city just approved PACE program but we cannot get Clay County to work with the city on tax abatement and you would be eligible for that. Lyndsay also said you can apply for a loan through DEP with a lower rate than what you get at the bank.

Per Brian, "There are rumors that the newspaper is moving out of town. Excelsior Springs Standard is Excelsior Springs Standard and is not moving out of town. He has been spending a lot of time in Richmond because that is where the paper is printed and always has been printed there. Somewhere the rumor got started and the office is not moving. His office is here and not going anywhere". He also stated they own the building and have no debt on the building but not sure the stockholders will want to put \$50,000 to \$60,000 into a building that might not be worth it. He has a staff of nine employees and barely use half of the square footage of the building. He obviously needs to make the repairs but needs to do the most cost effective thing. He will keep the commission updated.

#### **Item 8: Election for chairperson and vice-chairperson**

Commissioner Gerdes nominated Betty Bissell as chairperson for the board. All voted in favor of Betty as Chairperson.

Commissioner Gerdes nominated Dennis Hartman as co-chairperson for the board. All voted in favor of Dennis as co-chair.

#### **Item 9: Comments from Commissioners**

Sonya said SHPO is putting an educational program together for the region and will possibly be partnering with Liberty, MO. They want to bring Bob Yapp in to do a series of training.

There was a discussion on the CLG Forum from last week. The city received a 25 years CLG certificate from the State.

Lyndsey Baxter had a question about her training she receives with Main Street and if that would count towards training for Historic Preservation. She was told to just email the SHPO office and ask.

Discussion on Legacy Awards. No decision was made.

We are moving forward with National Nomination for the Boarding House District. RFP will be sent to SHPO for approval by end of May.

**Item 10: Adjourn:**

Commissioner Hartman made a motion to adjourn at 6pm. Commissioner Gerdes seconded. Motion carried.

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

Minutes prepared by Jaime Blackburn, Secretary to the Commission.