



***Excelsior Springs
Historic Preservation Commission
2005 Annual Report***

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The Oaks Hotel, listed on the local historic register and included in the National Register Hall of Waters Commercial East district, is now under the ownership of Oaks Apartment LP, a subgroup of Springfield developments firm Carlson Gardner Properties LLC. The redevelopment of the five-level building is being made possible through state historic preservation tax credits.



A proclamation was issued at the April 4, 2005 council meeting in recognition of the 125th Anniversary of the founding of Excelsior Springs. Several events occurred during 2005 to celebrate this important milestone.

City Council reinstates Historic Preservation Commission

In 1978, the Excelsior Springs City Council passed an ordinance providing for the establishment of an Historical Preservation Commission. In April 1989, the Commission passed an in-depth ordinance “providing for the preservation of the heritage of, and significant historical features and landmarks within, the City of Excelsior Springs, Missouri.” In 1990, the City of Excelsior Springs entered into a partnership with the State Historic Preservation Office as a Certified Local Government.

In July 1991, an Excelsior Springs Historic Resources Survey Plan and 20 individual survey sheets were completed by Deon Wolfenbarger of Three Gables Preservation. The plan was funded by the State of Missouri Department of Natural Resources, Division of Parks, Recreation and Historic Preservation by a grant under provisions of the Historic Preservation Act of 1966, as amended, from the National Park Service, U.S. Department of the Interior and the City of Excelsior Springs, Missouri.

The survey plan identified the following property types which are unique to Excelsior Springs and reflect its special history. They are:

- Hotels, 1st class
- Hotels, 2nd class
- Boarding houses, apartments
- Health clinics
- Mineral water structures & objects (springs, wells, pagodas)
- Commercial structures
- Residential structures
- Parks and Parkways
- Institutional and religious structures
- Motels/Motor Courts/Camps

To date the following surveys have been completed within Excelsior Springs:

- The Hall of Waters District
- The Elms Hotel (Central Park) District
- The Boarding House District
- Parks and Parkways System

In 2005, after a period of inactivity, the Excelsior Springs City Council reinstated the HPC to fulfill the preservation ordinance and to participate with the Missouri Certified Local Government program in the designation and protection of historic properties within Excelsior Springs.

Historic Preservation Commission Membership

<u>Member</u>	<u>Position</u>	<u>Term Expires</u>
Betty Bissell	Member	5/1/2008
Nile Brown	Chairman	5/1/2008
Jim Bouldin	Member	5/1/2008
Jim Bowman	Secretary/Treasure	5/1/2008
Darryl Coutts	Member	5/1/2008
Earl McElwee	Member	5/1/2008
Sonya Morgan	Vice Chairman	5/1/2008

Scheduled Meetings Held and Attendance

<u>Member</u>	<u>June 21</u>	<u>July 19</u>	<u>Oct. 5</u>	<u>Nov. 28</u>
Betty Bissell	X	X	X	X
Jim Bouldin				X
Jim Bowman		X	X	X
Nile Brown		X	X	X
Darryl Coutts			X	X
Earl McElwee	X		X	X
Sonya Morgan	X	X	X	X

Commission Activities

The HPC experienced a rather slow start to becoming an active commission, partly due to the long period of time since the commission had met and partly due to staff changes. Within the first two months, City Planner Dawn Crawford left Excelsior Springs for other employment, leaving the Commission with no staff representative. Meetings were not held during August and September. City Planner Matt Tapp was hired to replace Crawford and the commission began to meet again in October.

In November, the HPC met with City Manager Darren Hennen to discuss the Oaks Hotel renovation project and presented a hand-out. A slide presentation was also viewed. If the project qualifies for funding, the HPC will be asked for a Certificate of Appropriateness sometime after December. At the same time Darren Hennen presented a slide presentation of new downtown signage and display to be installed around the Hall of Waters water bar.



Minutes

Hall of Waters, above. The magnificent Art Deco-styled building houses the world's longest mineral water bar.

The historic Excelsior Springs Golf Course, at right, was designed by Tom Bendelow, and features a club house built around a 1825 walnut log cabin.



The Elms Resort Hotel, left, was built in 1912 and is listed individually on the National Register, and operates as a hotel today. The hotel is the third Elms Hotel in Excelsior Springs.

The barrel-vault ceiling of the Louis Curtiss-designed Clay County State Bank building, at right, has been cleaned and restored. Today the building houses the Excelsior Springs Historical Museum.

All properties have been surveyed by grants made possible through the Missouri State Historic Preservation Office.



HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

June 21, 2005

6:00 p.m.

PRESENT: Betty Bissell, Earl McElwee, Sonya Morgan

ABSENT: Nile Brown, James Bowman

MINUTES APPROVED: Minutes were not reviewed due to this being the first meeting in several years.

Discussion - Distribution of Paperwork: Dawn Crawford, Director of Planning and Zoning and Director of the Historic Preservation Commission gave Commissioners a Missouri State Historic Preservation Packet. The packet includes guidelines, e-mails from Joann, Director of The Historic Preservation Commission Board in Jefferson City, Missouri, and listings of websites for Commissioners to review. The packet requests each Commissioner to create a brief statement why they chose to serve on the Historic Preservation Commission and list specific future goals. These are to be turned into Dawn Crawford at the next meeting. Originals will be forwarded to Joann and copies kept in the City's file.

Earl McElwee would like to know what can be done to bring the Historic Preservation Commission up to date and what procedures will be followed? Dawn Crawford explained after the Historic Preservation Commission approves an issue, it's forwarded to the Planning and Zoning Commission for approval and then forwarded to the City Council for approval. The Historic Preservation Commission needs a place to start since it has not been in existence for several years. Dawn Crawford was asked to bring information to the next meeting regarding buildings, houses, parks and anything that would assist the commission in getting started, also a list of everything currently on the Historic Register. A large box of old documents marked Historic Preservation Commission was found and will be brought to the next meeting. Commissioners reviewed what factors determine a historic structure, age and architecture.

Discussion - Election of Officers: Dawn Crawford recommended an election of officers for this Commission. The members in attendance will wait until the two appointed, absentee Commissioners are present. This Commission currently has five appointed Commissioners. Two additional people are needed to serve on this Commission.

Discussion - Future Meetings: The third Tuesday of each month at 6:00 p.m. is the time set for the Historic Preservation Commission. Commission members would also like to have a Council Representative appointed.

Adjourn: The meeting adjourned at 6:55 p.m.

Shannon Stroud
Secretary to the Commission

**HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING**

June 19, 2005

6:15 p.m.

PRESENT: Betty Bissell, James Bowman, Nile Brown, Sonya Morgan, and Ken Fousek

ABSENT: Earl McElwee

MINUTES APPROVED: Sonya Morgan motioned to approve minutes from the June 21, 2005 meeting; Betty Bissell seconded.

Discussion - Distribution of Paperwork: Dawn Crawford, Director of Planning and Zoning and Director of the Historic Preservation Commission gave Commissioners a hand out entitled Chapter 4: Preservation and the Comprehensive Plan. It gives details that works with the writing of the Master Plan. Dawn Crawford informed the Commission this would be her last meeting due to accepting a position as Assistant Planning Director with the City of St. Joseph. Sonya Morgan asked Dawn Crawford for the large box of Historic Preservation paperwork, and the location of any other information she had obtained.

Election of Officers: Sonya Morgan motioned for Nile Brown as Chairman; James Bowman seconded. Motion unanimously approved. Betty Bissell motioned for Sonya Morgan as Co-Chairman; Nile Brown seconded. Motion unanimously approved.

Discussion - Future Meetings: The third Tuesday of each month at 6:00 p.m. is the time set for the Historic Preservation Commission. Sonya Morgan recommended John Teale for a new commission member.

Adjourn: The meeting adjourned at 6:37 p.m.

Shannon Stroud
Secretary to the Commission

HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

October 5, 2005

6:00 p.m.

PRESENT: Betty Bissell, James Bowman, Nile Brown, Darryl Coutts, Earl McElwee, Sonya Morgan and Ken Fousek

ABSENT: Jim Bouldin

MINUTES APPROVED: Sonya Morgan motioned to approve minutes from the July 19, 2005 meeting; Jim Bowman seconded.

AGENDA AMENDMENT: City Council Liaison Ken Fousek asked to amend the meeting agenda to allow him to address the commission. He stressed the HPC should carefully read the content of the HPC Ordinance outlining offices and duties. The commission will need to elect a secretary and a treasurer as it is an independent board of the City. Also, copies of the HPC minutes, reports and decisions of the HPC need to be distributed to the City Council, Planning Commission, and, possibly, the Zoning Variance Board. Ken Fousek had asked that a copy of the HPC Ordinance be available at the meeting and it was provided in the commissioner packet.

OLD BUSINESS:

Status of orientation meeting with Jo Ann Radetic, Missouri CLG Coordinator. Sonya Morgan said that Jo Ann Radetic had been on vacation, had other meeting obligations and wouldn't be able to meet until some time in October or later. Sonya Morgan motioned that Director of Planning Matt Tapp contact Jo Ann Radetic to schedule a meeting; Betty seconded. Nile Brown said that he would speak with Matt Tapp.

Status of 2006 Department of Natural Resources HPC grant. Nile Brown will check with Debbie Kimsey to talk about 2006 grant funding opportunities and deadline.

NEW BUSINESS:

Darryl Coutts motioned to set a **meeting date for the HPC** at 4 p.m. on the Monday opposite of the week that Capital Improvement Authority meets, before a regular City Council meeting (either the first or third Monday); Sonya Morgan seconded. The motion passed.

There was no **new correspondence** to report.

Review of Survey Outcomes and Recommendations, accept or amend. New Commissioner Darryl Coutts had not had the opportunity to read survey outcomes and recommendations. He was given a copy. Nile Brown asked that it be reviewed at the next meeting.

Goal Development: Nile Brown has spoken with Matt Tapp and Matt suggested that the commission begin to develop goals. Betty Bissell had spoken with Chamber of Commerce Director Terry Smelcer about the possibility of having a list of historic properties for sale made available. He has had several inquiries and would probably provide space on the Chamber's web site.

Sonya Morgan said that it might be possible for the HPC to utilize the City's web site for communication purposes. Jim Bowman suggested looking at the web site <http://www.oldhouses.org> for ideas. It is the web site of St. Joseph Preservation, Inc. Jim Bowman suggested that the HPC develop design guidelines for the review process of properties located within historic districts. Sonya Morgan said that design guidelines are included in the Historic Preservation Ordinance. Jim Bowman also suggested signage for historic buildings, sites and districts as a goal. Other commissioners agreed. Nile Brown said that City Manager Darren Hennen was interested in input from the HPC in regards to discussion of vacant buildings. The interest was voiced from downtown merchants during a recent meeting to address loitering issues. Sonya Morgan said that many of the suggestions from that meeting were long-range planning tools and should be considered with development of a historic preservation comprehensive plan to the City's master plan. Earl McElwee asked if it would be appropriate for the HPC to restore/recreate historic properties that have significance to the community. Sonya Morgan said that continuing with the surveys would help to identify properties of historic value, then pursue protection. Mineral water well pavilions were used as an example. Betty Bissell said that a committee is already working toward that goal. Nile Brown cautioned the HPC to work slowly in development of goals. Sonya Morgan agreed and said that communication with other community groups, such as the Museum, should be initiated to help avoid duplication of projects. Sonya Morgan said that she would like to see an updated HPC brochure be made available to the public.

Other Discussion: The Hyder family cabin was discussed and Sonya Morgan reported that the ad-hoc committee of the Museum Board had undertaken the cabin as a project for relocation and restoration. She will provide a report at the next meeting. Ken Fousek suggested getting with Gina Frye in the Finance Department so that the HPC Commission could be added to the City Departments in the City's web site. He also suggested that commissioners obtain the email addresses of city staff for communication purposes.

Darryl Coutts made a motion to adjourn, Betty Bissell seconded.

HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

November 28, 2005

4:00 p.m.

PRESENT: Betty Bissell, Jim Bouldin, Jim Bowman, Nile Brown, Darryl Coutts, Earl McElwee, and Sonya Morgan. Matt Tapp, City Planning Department liaison, and Ken Fousek, City Council liaison, were also present.

GUESTS: Darren Hennen and Kevin Morgan

AGENDA AMENDMENT: Darryl Coutts motioned to amend the agenda so that a presentation could be made by City Manager Darren Hennen; Sonya Morgan seconded.

Darren Hennen provided a hand-out prepared in February 22, 2005 on the **Oaks Hotel renovation**. The hand-out included floor plans for all five levels of the building, which is to become the Oaks Apartments. The first floor is to retain as much historic character as possible. A slide presentation on projects that have been completed by Carlson Garner, Inc., developers of the Oaks Apartments project, was also presented which shows before and after renovation of historic properties in other communities. The project hinges upon financing through state historic preservation tax credits. The announcements of those credits are anticipated around December 9, 2005. If the project proceeds, the HPC will be sought for a Certificate of Appropriateness, as the building is on the local register singularly and within a historic district. The Commission asked for a tour of the building before renovation begins. Darren Hennen said that he would make arrangements.

Darren Hennen also presented slides of a **branding/promotion plan** for the Hall of Waters and to provide signage in the downtown historic district. The plan would call for displays around the Hall of Waters water bar referencing the history of Excelsior Springs from birth to today. Signage would incorporate a copper and brass wall located at the intersections of Elms Boulevard, Thompson Avenue and Highway 10, leading to the Hall of Waters Historic District. Banners for poles within the circle drive at the Hall of Waters are also contemplated. Jim Bouldin and Kevin Morgan, both committee members of the Chamber of Commerce Marketing Committee stated that the Chamber is also working on branding ideas and felt that it would benefit all for the Chamber to see what the City is working on. Darren Hennen also presented a Phase II plan, which would involve an educational exhibit on water. He will be presenting Phase I to the City Council and will return to the HPC to act on a Certificate of Appropriateness at a later date.

MINUTES APPROVED: Jim Bowman motioned to approve minutes from the October 5, 2005 meeting; Betty Bissell seconded.

OLD BUSINESS:

Election of officers: Secretary and Treasurer. Sonya Morgan motioned to elect Betty Bissell as Secretary; Jim Bowman seconded. After discussion that the Secretary and Treasurer positions could be held by a single person, Darryl motioned to elect Jim Bowman as Secretary/Treasurer; Betty Bissell seconded and the motion passed.

Develop goals for Historic Preservation Commission. Major goals will be the identification,

evaluation and protection of historic properties, as outlined by the Certified Local Government program requirements. Specifically, the HPC will review and update the three completed survey projects through volunteer efforts. Completed projects are the Hall of Waters/Elms Hotel District, the Boarding House District and the Parks and Parkway System, which includes the Golf Course property. A future survey would be of the Beacon Hill and Forest Park subdivisions, to be accomplished as funding becomes available. Sonya Morgan reported that 2006 funding through state tax credits was not an option as the grant deadline was in August.

CLG Orientation meeting with Jo Ann Radetic status. Matt Tapp reported that he had spoken with Jo Ann Radetic and she would be available to meet with Commissions Thurs., February 16, 2006. Commissioners asked that Matt set up a meeting for that date. HPC will decide whether this will be a special meeting in addition to their regular meeting at a later date.

NEW BUSINESS:

There was no **new correspondence** to report.

Annual CLG Report status. Nile Brown and Sonya Morgan spoke with Debbie Kimsey and she said that the report has been filed with the state.

National Register Historic District Boundaries. The HPC needs a map which clearly defines the two historic districts of the Hall of Waters district and the Elms Hotel district. Commissioners asked Matt Tapp if he could try and locate a map or the original National Register application, which would have included a map.

2006 State Historic Preservation Office priorities. Sonya Morgan said that the SHPO provides priorities each year and that it would be good for the HPC to make note of any priorities so that they can be incorporated into local preservation activities if possible.

Excelsior Springs Historic Museum Tax. Nile Brown and Darryl Coutts provided background information on a possible local property tax which would be used to support the Museum and its activities. Darryl Coutts noted that most Museums have some kind of funding source from the government, the Clay County Museum as an example. Clarification of the wording of the new law which makes the taxation possible needs to be made in order to know if the tax would require a simple majority or a 2/3 majority passage. The funds would secure the redevelopment of the Francis Hotel, now owned by the Museum, as well as provide operating funds. The item is not expected to be included on a ballot until April 2007, if the Museum Tax Committee seeks to move forward with it.

Hyder family cabin report. Sonya Morgan provided background information on the Hyder family cabin, located just outside the Excelsior Springs city limits. She provided a brief history of the Hyder family and the historic significance of the Clay County pioneer family to the city. It is desired that the cabin can be acquired and, eventually, displayed within the Frances Hotel.

Sonya Morgan made a motion to adjourn, Darryl Coutts seconded.

Next meeting is scheduled for December 19, 2005.

Resumes



Creating a pleasing, pedestrian friendly historic district is presently under way, including directional signage, above, enhancing elements such as the fountain, at left, and brick commemorative walkway to be built on Broadway in front of the Hall of Waters, below, which will also raise funds for the Historic Museum.



Betty Bissell

Professional Restoration

porcelain — pottery — stoneware

July 6, 2005

Dawn Crawford
Director of Planning & Zoning
City of Excelsior Springs

Re: Historic Preservation Commission

Regarding your request for my qualifications to serve on the Historic Preservation Commission, I am submitting this letter for your files.

I am a lifelong, fifth generation resident of Excelsior Springs. My great grandfather settled here on April 1, 1881. My great grandparents brought with them her uncle, who was in need of treatment for his arthritis. The waters attracted them to Excelsior Springs and they remained.

For many years, I have collected old Excelsior Springs post cards and other items related to the history of the town. I am presently on the Board of Directors of the Excelsior Springs Historical Museum and serve as secretary. I am also on the 125th Anniversary Committee, which was formed to organize events to celebrate the town's birthday.

While working as a volunteer at the Historical Museum, I have researched several buildings in the older parts of town and found the history to be fascinating.

In April of this year, I purchased one of the few remaining Victorian homes in Excelsior and am in the process of restoring the property. In addition to being my residence, I am hoping to have the house open for tours and special events. I am excited about the possibility of saving as many of the old buildings as possible and documenting their age and history for future generations.

Sincerely,



Betty Bissell

612 Beverly Ave.
Excelsior Springs
Missouri 64024
(816) 630-7826

E-mail: BettyBissell@aol.com

To: Jo Ann Radetic, CLG Coordinator

From: Jim Bouldin

Re: Excelsior Springs Historic Preservation Committee

Date: July 24, 2006

Dear Jo Ann,

This letter is in response to your request for background information on members of the Excelsior Springs Historic Preservation Committee. As a new member of this vital group, I am honored to serve to preserve and enhance this rich history of our community and work alongside other leaders of our community on this committee.

As publisher of our local newspaper, *The Excelsior Springs Standard*, I consider it my duty to protect the heritage of Excelsior Springs as best I can – and I feel there is no more noble cause or effort than to be a part of our local ESHPC.

I appreciate being a member of this organization and I look forward to the vital projects our group will undertake on behalf of our great city.

Best regards,

James F. Bouldin
Publisher
Excelsior Publishing Company

James Bowman
Willow Spring Mercantile, LLC

112 Garland
Excelsior Springs, MO 64024

July 6, 2005

Ms. Dawn Crawford
Director of Planning and Zoning
City of Excelsior Springs

Dear Dawn:

Per your letter requesting a brief statement of my demonstrated positive interest, expertise in historic preservation and any education or experience I may have, I have compiled a short resume below.

EDUCATION

1994-1998 Studied Natural Resources/Forestry/Commercial Recreation and Tourism at Colorado State University

HISTORIC PRESERVATION EXPERIENCE

2003-2004 Restored 100 year old home in Historic Excelsior Springs (current place of residence)

2004-2005 Restored 100 year old building in Historic Downtown Excelsior Springs (current Business)

2004-current Restoring 100+ year old home in Historic Downtown Excelsior Springs

2004-current Restoring 100+ year old building in Historic Downtown Excelsior Springs

HOBBIES/INTERESTS (as related to Historic Preservation)

Travel and tour extensively cities, towns and communities throughout the United States historical areas examining specifically: architecture, commerce, tourism & economic development

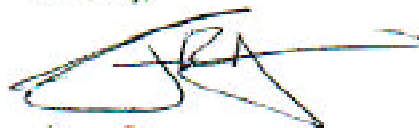
Build and create custom reproduction furniture out of historic/old salvage materials

BUSINESS INTERESTS

2005 Owner : Willow Spring Mercantile, LLC – Antiques, Etc.

Please let me know if you need any additional information.

Sincerely,



James Bowman

Cc: Jo Ann Radetic

1904 Karlton Way
Excelsior Springs MO 64024
July 20, 2005

Jo Ann Radetic
CLG Coordinator
P.O. Box 176
Jefferson City, MO 65102

Dear Ms. Radetic:

I would like to thank the City of Excelsior Springs and the State Historic Preservation committee for the opportunity to serve on this committee.

I grew up in Excelsior Springs during the 50's and 60's when the town was a booming spa. Later as an adult, I taught history and government for 37 years, teaching the history of Missouri and Excelsior Springs in many of my classes.

My academic background is a Bachelor's and Master's degree from Central Missouri State University. I am an avid reader about the history of Missouri and Excelsior Springs.

It is one of my main desires to serve in the preservation of history and culture of Excelsior Springs and the state of Missouri and I consider it a privilege to be allowed to serve on this committee.

Sincerely

Nile Brown

May 15, 2006

Excelsior Springs Planning Dept.
Hall of Waters
201 E. Broadway
Excelsior Springs, MO 64024

Re: Historic Preservation Commission

I am a long time member of the Excelsior Springs community and a retired elementary teacher. I have a deep interest in the history of Excelsior Springs and history in general.

I currently serve on the Excelsior Springs Historical Museum board of directors and am a past president. Through the museum I have chaired various activities including an annual antiques show and more recently, helped to produce a coloring book featuring historic buildings. I am involved in a project to renovate the old Francis Hotel, which the Museum has purchased for additional display and archival purposes.

I was involved in the 125th Anniversary Celebration of the community this past year, am working with an organization to rebuild several of the mineral water pagodas/well houses in town, and will be helping to promote a Smithsonian traveling display that will be in Excelsior Springs this fall.

I look forward to serving on the Historic Preservation Commission.

Thanking you,

Darryl Coutts
2117 Lynn Rd.
Excelsior Springs, MO 64024
Phone 816-630-7877

Sonya Morgan

526 Isley Blvd.

Excelsior Springs, MO 64024

Phone 816-630-8480

Excelsior Springs Historic Preservation Commission

Reappointed April 18, 2005

Past Board Member 1990-1994, Past Chairman

During my past membership on the Excelsior Springs Historic Preservation Commission I was able to attend several state conferences, including Liberty, Hannibal, Sedalia, and Kansas City, and was one of the preservation conference planners for the state convention held at the Hall of Waters in Excelsior Springs in 1992. I participated in all local activities of the HPC.

I was employed by preservation consultant Deon Wolfenbarger of Three Gables Preservation to research the Excelsior Springs Parks, including the Golf Course property, during 1994.

Excelsior Springs Historical Museum

Business Membership

Currently serve on the Ad Hoc Committee

Past Board Member, Past President

Excelsior Springs Chamber of Commerce

Member

Past Board Member, Past Treasurer

Maintain <http://exspgischamber.com> for members including coordinating a section on Excelsior Springs history and tourism.

Main Action Group

Was a founding member, with the original goal of becoming a Missouri Main Street Project.

Personal Interest in Historic Properties

My husband and I own a 1-1/2 story Craftsman built between 1910-1913 by Samuel Henderson, who became president of the North Missouri Power & Light Company. We have business offices here and also share a historic commercial storefront on Broadway in downtown Excelsior Springs. In the past we have been owners of a historic row of commercial buildings on Thompson Ave. and the Wabash Railway Station on Kansas City Ave., Excelsior Springs.

Preservationist

Personal enthusiasm for historic preservation has led me to conduct research and publish historical articles on Excelsior Springs. I have a personal web site, <http://www.theidlehour.com>, dedicated to the history of Excelsior Springs including many photos and articles on the buildings. My husband and I served on the 100th Anniversary Committee as events chairpersons for the City of Excelsior Springs, and are again participating in activities during the 125th Anniversary Celebration. Another project I am involved with is to save the Hyder family log cabin, located north of the city limits.