

Excelsior Springs Historic Preservation Commission 2006 Annual Report

October 1, 2005 through September 30, 2006



Proposed Wyman Heights Condominiums

For submission to
Missouri Department of Natural Resources
State Historic Preservation Office
P.O. Box 176
Jefferson City, MO 65102

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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.

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.

During 2006, the Commission has worked diligently to designate its first local historic preservation district. The first proposed district, the Hall of Waters Historic District, was approved by the Planning and Zoning Commission in October. The City Council has since then made the recommendation that specific design guidelines should be presented at the same time as the historic district recommendation.

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

October 2006 - September 2007

[illegible]

Subcommittees and Study Groups

Public Education and Outreach

Diane Montague, a representative of the Elms Boulevard Neighborhood Association, presented a request to the HPC for placement of the Elms Boulevard Neighborhood on the National Register of Historic Places at the January 17, 2006, meeting. She brought materials that had already been put together by neighborhood residents including correspondence with the SHPO and history. A committee to review the materials and make recommendation to the HPC was formed and included Sonya Morgan, Betty Bissell, Jim Bowman and Diane Montague. The committee brought back a recommendation at the February 16, 2006, meeting that the HPC develop a plan for designating local historic districts, including a local Hall of Waters Historic District. Public discussions and development of districts in accordance with recommendations by Deon Wolfenbarger, who surveyed historic properties for the HPC, was suggested before moving forward with a National Register Nomination.

The Excelsior Springs City Council on Mon., March 6, 2006, to approve a contract with Firefly Marketing of Kansas City for development of a series of displays around the Hall of Waters Water Bar that will provide visitors a self-guided tour. For a total of \$84,385, Firefly will provide a hanging display detailing the history of the Hall of Waters, as well as 16 museum-quality panels recounting the events in Excelsior Springs' past.

HPC Chair Nile Brown appointed Darryl Coutts chairman of a Public Education Program committee at the March 20, 2006 meeting. Sonya Morgan will assist.

Carolyn Schutte attended the June 19, 2006 HPC meeting to discuss renovation of the old Gowing Funeral Home building, located in the National Register Hall of Waters Historic District, as a dinner club. She and her husband will be utilizing historic tax credits for the project. On Fri., August 25, 2006, members of the HPC were invited to tour the building with Elizabeth Freese, SHPO. On September 24, 2006, Carolyn advised that the Missouri Department of Economic Development has received the application. Case number is 47633 and contemporary name is listed as Stone House.

On July 25, 2006, the Downtown Excelsior Partnership, formed in March, met with local community leaders back from a recent road trip to Eureka Springs, Ark. The trip was made by Excelsior Springs Area Chamber of Commerce Executive Director Terry Smelcer, Excelsior Springs Mayor Jim Nelson, Excelsior Springs City Manager Darren Hennen and The Elms Resort, Spa & Conference Center General Manager Keith Winge to study how other communities similar to Excelsior Springs promote themselves as a tourism destination. Several members of the HPC are also members of the Downtown Excelsior Partnership.

A new neighborhood association was formed this past summer in the Boarding House District, east of the downtown commercial district. Residents have held several block parties and honor a neighborhood resident with special signage designating a Yard of the Month for making improvements to their yard or home. Those honored also receive a gift certificate from local business Olde English Garden Shoppe. One of the projects neighbors are interested in is redeveloping a vacant lot which has a lithia water mineral water on it as a small park.

Greg Martin, representative of the Excelsior Springs Community Theatre, attended the September 18, 2006, meeting to discuss the possibility of the ESCT purchasing the old Albany building on South Street and redevelop as a community theatre. The building is in the proposed local Hall of Waters Historic District and in the National Register Historic District. Representatives of the theatre will attend the October HPC meeting to show the Commissioners their ideas for renovation.

During the September 18, 2006, Earl McElwee suggested that the HPC develop a Historic Tax Credit Seminar to help inform owners of historic property of the advantages of utilizing Historic Preservation tax credits.

Commission Activities

Cases Reviewed and Decisions Reached

In February 2006, the HPC toured the Oaks Hotel with developers from Carlson Gardner, a Springfield development company, and Jo Ann Radetic of the State Historic Preservation Office. The Oaks Hotel is being renovated into senior housing using historic preservation tax credits. The hotel building is located in the Hall of Waters National Register Historic District and is located individually on the local historic register. After the tour, a brief presentation was made by developers. (A presentation of other Carlson Gardner projects had been viewed on Nov. 28 by Commissioners, presented by City Manager Darren Hennen.) During the regular business meeting of the HPC, a Certificate of Appropriateness was requested by the developers and approved by the Commission so that work could move forward on the project. (See news article in Appendices.)

Training and Conferences

Nile Brown, HPC Chairman, attended the CLG Forum held in Jefferson City, Sat., February 4, 2006.

Jo Ann Radetic, SHPO CLG Coordinator, attended the HPC meeting held Thurs., February 16, 2006, at the Hall of Waters in Excelsior Springs. She passed out orientation materials for Commissioners which included Federal & Missouri State Tax Credits for Rehabilitation of Historic Buildings information, an article on creating historic districts, guidelines for participation in Missouri's Certified Local Government program, and contact information. (See news article in Appendices.)

Proposed Historic Districts

The HPC hosted a public forum on the proposed Hall of Waters Historic District, Tues., September 12, at the Hall of Waters Water Bar. Approximately 20 persons who reside or own property or businesses in the area attended the forum. Jo Ann Radetic, SHPO CLG Coordinator, was present to help facilitate the meeting with City Planner Matt Tapp. (See news article in Appendices.)

Grant Applications

A committee of Betty Bissell, Sonya Morgan and City Planner Matt Tapp was appointed at the July 17, 2006 meeting to prepare the 2007 CLG Pre-Application Grant requesting funds for a part-time staff planner to assist Matt Tapp and the HPC. The application was accepted by the SHPO and recommendations for change were discussed by Commissioners. Committee members submitted the same grant application with the recommended changes for the final 2007 grant application in September. The Pre-Application Grant Committee approved the recommended changes and the grant was resubmitted to the SHPO in September.

Excelsior Springs Historic Preservation Commission Minutes

Proposed Albany Theatre, artist rendering by Roberta Hammer



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.

HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

January 17, 2006

4:00 p.m.

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

ABSENT: Earl McElwee

GUESTS: Diane Montague and Dennis Hartman

MINUTES APPROVED: Jim Bouldin motioned to approve minutes from the November 28, 2005, meeting, Darryl Coutts seconded; motion passed.

OLD BUSINESS:

CLG Orientation meeting with Jo Ann Radetic. February 16, 2006 has been confirmed as a date to meet with Jo Ann. The meeting will be held at the Hall of Waters, 11 a.m., in the form of a work luncheon. Betty Bissell motioned to hold a short, regular HPC meeting prior to the luncheon, at 10:30 a.m., Jim Bouldin seconded; the motion passed.

Correspondence. Sonya Morgan reported that correspondence in the form of two grants were received from Jo Ann Radetic -- the Johanna Favrot Fund For Historic Preservation and Cynthia Woods Mitchell Fund For Historic Interiors. Both application deadlines were February 1, 2006. Sonya recommended that grants such as these be shared with other historic preservation organizations, such as the Museum, that might be able to take advantage of them.

Correspondence regarding CLG submission of an information form to the National Park Service was also received from Jo Ann Radetic. Sonya asked Matt to check and see if the City of Excelsior Springs had submitted the form.

HPC Work Materials. Jim Bouldin asked if the commissions work materials had been found in the files, i.e., survey plans, National Register nomination form, etc. Sonya reported that she had gone through the record boxes and found the original survey plan recommendations from Deon Wolfenbarger, historic planner. She asked that Matt Tapp make a copy for each commissioner to have. She also reported that the original nomination form for placing the Hall of Waters commercial districts on the National Register had not been found. Ken Fousek said that he would check on the records through the planning department.

NEW BUSINESS:

CLG Forum. The CLG Forum will be held in Jefferson City on Saturday, Feb. 4, 2006. Nile Brown, HPC Chairman, will be attending from the Excelsior Springs HPC. Sonya Morgan motioned that the City of Excelsior Springs be asked to cover his \$25 registration fee, Betty Bissell seconded; the motion passed. Matt will check with City Manager Darren Hennen regarding the request.

Elms Hotel National Register Historic District Application. Diane Montague, a resident of Elms Boulevard, brought an application for the Elms Boulevard properties to be placed on the National Register. "We are very visible," Diane said of the Elms Hotel residences and stated that the Elms Boule-

vard Homes Association would like for their properties to be recognized in a historic way. Materials provided the HPC included a letter dated December 22, 2005 from the Missouri Department of Natural Resources SHPO confirmed that, based on a review, the Elms Addition to Excelsior Springs would be eligible for nomination to the National Register. Additional materials included correspondence and maps of George E. Kessler, a National Register nomination form and research work compiled by Diane.

A committee was formed to work on the nomination process. Appointed were Betty Bissell, Jim Bowman, Diane Montague and Sonya Morgan.

Comments. Jim Bouldin asked about fundraising in order to work more effectively as a commission. Ken Fousek said that the City would need to look into establishing some kind of funding for HPC. Nile Brown provided the example of the kids calendar being used as a fundraiser by the Museum and thought that something like that could be worked on with the High School art department. Sonya Morgan stated that a Christmas ornament was used as a fundraising activity in the past.

Darryl Coutts made a motion to adjourn, Jim Bouldin seconded.

Next meeting is scheduled for February 16, 10:30 a.m., Hall of Waters.

HISTORIC PRESERVATION COMMISSION MINUTES OF MEETING

February 16, 2006

10:30 a.m.

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

ABSENT: Darryl Coutts

GUESTS: City Manager Darren Hennen, State CLG Coordinator Jo Ann Radetic, Kevin Morgan, and developers from Carlson Gardner, Inc.

Commissioners and guests toured three floors of the Oaks Hotel with developers from Carlson Gardner, Inc. After returning to the Hall of Waters, building floor plans and site plans were presented to the Commission by representatives of Stark Wilson Duncan Architects with a question and answer session followed. Finalized plans are expected by the end of March. Matt Tapp said that he would need to meet with developers to issue building permits and discuss a variance for apartments on main floor. Commissioners and guests were treated to a barbecue luncheon provided by the City of Excelsior Springs during a break in the program. Developers were thanked for their presentation.

Following, Matt Tapp passed out new Commissioner handbooks and explained their contents.

Jo Ann Radetic passed out orientation materials for Commissioners which included Federal & Missouri State Tax Credits for Rehabilitation of Historic Buildings information, an article on creating historic districts, guidelines for participation in Missouri's Certified Local Government program, and contact information. She stated that in 1990 the state passed a local ordinance act that empowers local governments (town, city, county) to have HPC programs and pass ordinances to protect historic properties.

Jo Ann talked about the importance of public outreach and education. She recommended that talk about why their area is important should include details of history, architecture, what sets them apart from other neighborhoods and makes them worthy of preservation. Private owners of historic properties need to understand the benefits of being inside a historic district. "Studies conducted all over the United States on benefits of local historic designation have shown that where local designation takes place and is properly maintained, in some cases property values go up," she stated. "Owners know that if they invest in their property their neighbor is going to have to comply also."

Uses of property within a historic district are governed under Planning and Zoning boards, design review is governed under HPC. Tax credits for some property owners of historic buildings can recover up to 45% of their costs.

Sonya Morgan asked about the outlook of funding for historic preservation activities through the State. Jo Ann said that next year's grant opportunities will probably be a lot like 2006. "This year we had to cap grants to CLG at \$10,000, as opposed to \$25,000," said Jo Ann. "This is the first time we have had to cap grant funds." She explained that money for Brick and Mortar programs come from the Federal government.

Discussion of the Excelsior Springs Museum's eligibility for the Save America's Treasures grant was held. Jo Ann advised that Tiffany Patterson with the State's office be contacted for determination.

Chairman Nile Brown called the regular business meeting to order. Jim Bouldin was absent for the regular business meeting.

MINUTES APPROVED: Betty Bissell motioned to approve minutes from the January 17, 2006, meeting, Earl McElwee seconded; motion passed.

OLD BUSINESS:

Oaks Hotel Apartments Certificate of Appropriateness. Sonya Morgan moved to issue a Certificate of Appropriateness for the Oaks Hotel redevelopment, Betty Bissell seconded; motion passed. Matt Tapp will take care of the appropriate paperwork.

CLG Forum. Nile Brown reported on the CLG Forum that was held in Jefferson City, Saturday, Feb. 4. "It was a fabulous meeting. The people were enthusiastic. There was a lot of energy in the room," said Nile. He said that emphasis was placed on educating the public.

Elms Blvd. Historic District Committee. Sonya Morgan reported that the committee had met and would like to develop a historic district with boundaries that include other areas around the Elms Hotel property, such as Kansas City Ave. down to the Wabash BBQ. The committee also looked at a map of the Hall of Waters National Register Historic Commercial Districts. It was felt that the HPC should propose a Historic District to Planning and Zoning for local designation. The committee recommended that public meetings be held to discuss historic district nominations for both the downtown and the Elms Blvd. area. Sonya said that Vicky Bates has a map of the mineral water wells and that map would be incorporated into district planning.

NEW BUSINESS:

Funding Preservation Activities. Jim Bowman asked Jo Ann Radetic what the best sources for funding preservation activities might be. Jo Ann said that Community Development Block grants could be used, but local funding most usually comes from fraternal organizations or rich patrons. She suggested that students of vocational schools might also be a source for working on preservation projects.

Sonya Morgan made a motion to adjourn, Jim Bowman seconded.

Next meeting is scheduled for March 20, 4:00 p.m., Hall of Waters.

HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

March 20, 2006

4 p.m.

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

ABSENT: Earl McElwee

GUESTS: David Rhodus

Chairman Nile Brown called the meeting to order.

MINUTES APPROVED: Betty Bissell motioned to approve minutes from the February 16, 2006, meeting, Jim Bowman seconded; motion passed.

OLD BUSINESS:

Development of Public Education Program. Nile Brown said that less than 4% of the population knows there is a Historic Preservation Commission, according to information that he received during the CLG Forum held in Jefferson City in February. He recommended that the HPC set up a program for educating the public, especially those who own historic properties, and asked for suggestions. Suggestions offered included editorials in the local newspaper, speaking at civic and service organizations, communicating with the area realtors, and development of a brochure to explain the role of HPC in the community. David Rhodus suggested that information on how the historic tax credits work would also be helpful to property owners. A committee was established to work on a Public Education Program. Darryl Coutts was appointed as Committee Chair. Sonya Morgan will assist.

Historic District Hand-out/Discussion of local Historic Districts designation. Matt had a copy of the material that Jo Ann Radetic provided during the February meeting that detailed the National Historic Commercial Districts. A copy of the National Register application of the Elms Hotel was included. Sonya Morgan was interested in the maps of the historic districts and would like to make use of them in establishing local historic districts. Matt Tapp will work on a local historic district map for the Historic District Committee. It is the goal of the HPC to incorporate Historic District planning into the City Master Plan. Matt Tapp said that a committee has now been established to begin work on the new City Master Plan. Sonya Morgan said that a Historic District could also be thematic in scope, i.e., historic parks which could include the Golf Course.

NEW BUSINESS:

Correspondence. Correspondence was received in relation to the Preserve America grant.

Smithsonian Institution traveling exhibition "Between Fences". Nile Brown updated the HPC on a traveling exhibit to be held October 28-December 9, hosted by the Excelsior Springs Historical Museum. Gail Brown and Joyce Green traveled to St. Louis to receive training and materials related to the exhibit. They will also be traveling to Hannibal, where the exhibit will first be located. The exhibit must be free to the public, but good will donations can be accepted. Nile Brown also said that more room for displays would be needed. The Hall of Trees will be taking up space at the Hall of Waters. The Elms Hotel had offered to sponsor a place for the Hall of Trees, but that committee was reluctant to move it's

activities. There was discussion of what would be needed in order to renovate the first floor of the Francis Hotel property for use during the exhibit. The building is located adjacent to the Museum and owned by the Museum. Sonya Morgan had discussed the possibility of a grant opportunity, "Save America's Treasures", that may provide some funding for renovation. She had spoken with Tiffany Patterson in the State Historic Preservation Office about a determination on whether or not the Museum would qualify for the grant. She had not heard back from the SHPO yet. David Rhodus said that he might be able to put together a budget for the work that would need to be done, i.e. flooring, electrical. Other local help may be available through the Excelsior Springs Career Center and Excelsior Springs Job Corps Center.

Other - Hall of Waters Repairs. Sonya Morgan said that she had noticed cracks in the floor at the end of the water bar. She said that apparently pipes in the old swimming pool area, directly below the floor of the water bar had broken, been patched, and have broken again are releasing steam directly onto the floor. There was a concern about structural damage to the building. Jim Bowman suggested that the "Save America's Treasures" grant could be used for structural repairs to the Hall of Waters, as recommended by Jo Ann Radetic, State CLG Coordinator, at the February meeting. Jim Bowman made the motion that the City prepare a grant, Darryl seconded. The motion passed.

Jim Bouldin made a motion to adjourn, Darryl Coutts seconded.

Next meeting is scheduled for April 17, 4:00 p.m., Hall of Waters.

HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

April 17, 2006

4 p.m.

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

ABSENT: Earl McElwee

Chairman Nile Brown called the meeting to order.

MINUTES APPROVED: Jim Bouldin motioned to approve minutes from the March 20, 2006, meeting, Darryl Coutts seconded; motion passed.

OLD BUSINESS:

HPC District. Matt Tapp made a slide presentation to the HPC which outlined the proposed historic districts, as prepared by Deon Wolfenbarger, historic preservation consultant to the City in 1991. Jim Bowman asked what criteria is used to establish what is historic. Sonya Morgan said that the criteria was set by the National Register of Historic Places and was generally known to be any structure 50 years or older, but that some of the regulations had been changed during the past few years so that some structures less than 50 years old might be acceptable. Jim Bouldin asked what procedure the HPC should use to get historic districts approved. Sonya Morgan recommended first finalizing the historic district plan and get it approved by Planning and Zoning and then the City Council. After that individual district nominations could be made as surveys are completed. It was noted that several district surveys are already complete. Sonya Morgan had a map of mineral water springs and wells designed by the Main Action Group that she passed out copies of. Matt Tapp will incorporate into the proposed historic districts plan. Ken Fousek said that a historic plat timeline would be good to see as part of the historic district plan so that development of the early city could be recognized. Nile Brown asked that a workshop be set up to discuss the historic district plan. All agreed.

Education Committee. Darryl Coutts said that he had not called a meeting for the Education Committee yet.

Clay County State Bank (Museum). Sonya Morgan read a letter from Tiffany Patterson, State Historic Preservation Office, concerning whether or not the Clay County State Bank building owned by the Excelsior Springs Museum was individually listed on the National Register of Historic Places and if it would qualify for funds through the Save America's Treasures grant. According to Patterson, the building is listed on the National Register as part of the Hall of Waters Commercial District, but not individually. Also, she felt that, although the building is worthy of preservation and would likely be accepted for an individual nomination to the National Register, it probably would not qualify for the SAT grant, due to alterations to the building during 1920 and 1950. She did recommend that local HPC contact their state representatives for information on other funds which might be available.

NEW BUSINESS:

Correspondence. Correspondence was received in relation to The History Channel's Save Our History Grant Program. The program is designed for historic preservation organizations to partner with a teacher or youth group leader in the community for a community preservation project that teaches students about

their local history and engage them in its preservation. Darryl Coutts took a copy of the information and said that it might be used next year to continue to coloring book project established through the Excelsior Springs Historical Museum.

Other:

It was reported that Diane Montague would like to do a symposium locally on Louis Curtiss for students and architects in the fall.

Matt Tapp passed out a proposed copy of the Hall of Waters Historic District signage and benches from City Manager Darren Hennen.

Jim Bowman asked about the possibility of marking the downtown well next to his store in time for the Excelsior Days events. Betty Bissell and Darryl Coutts reported on the 125th Anniversary Committee plans for rebuilding some of the downtown well houses. A portion of the money from the anniversary activities has been dedicated to that cause. Jim Bowman was referred to that committee for information on construction, since they were the organization that had funds to work with. The well is not owned by Jim Bowman, but is located on land owned by the City of Excelsior Springs.

It was decided that the historic district plan work session would be held at the next regularly scheduled meeting date, Monday, May 15, 3 to 5 p.m. in the downstairs meeting room.

Nile Brown adjourned the meeting.

Next meeting is scheduled for May 15, 3 p.m., Hall of Waters downstairs meeting room.

HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

May 15, 2006

4 p.m.

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

ABSENT: Darryl Coutts and Earl McElwee

Chairman Nile Brown called the meeting to order.

Meeting agenda will be amended so that City Manager Darren Hennen could make a presentation. Sonya Morgan motioned to amend the agenda, Jim Bowman seconded; motion passed.

MINUTES APPROVED: Jim Bouldin motioned to approve minutes from the April 15, meeting, Betty Bissell seconded; motion passed.

DIRECTION OF HPC:

Nile Brown said that he and Jim Bowman had spoken with Darren about attending a HPC meeting to discuss the direction that the City Council would like to see the Commission taking. Darren said that the HPC was reinstated as the City started being aggressive in the downtown and discussed who the standard developers would be. He said that the City decided the HPC was a necessary component in the enforcement of design standards. At the same time, Jo Ann Radetic, Missouri SHPO, met with city officials to discuss whether the City would like to activate the HPC or decline its Certified Local Government (CLG) status. The City Council initially wanted an active HPC to help get support of city projects happening in the downtown and to establish strict protocols in the Hall of Waters district. Darren said that updating current inventories and expanding the historic district would be good projects to include. He said that the HPC might want to overlay commercial historic districts first and then residential. The HPC said that public input would be sought and an Education Committee is in place to begin work on materials.

OLD BUSINESS:

Historic District Mapping. General discussion was held about the proposed historic districts and changes were made to the original HPC district plan. Jim Bowman motioned that the HPC begin with designation of the Hall of Waters district for local designation, Betty Bissell seconded; motion passed. Jim Bouldin moved that the Hall of Waters district be accepted with the alterations designed in yellow marker, Betty Bissell seconded; motion passed.

Education Committee. No report.

Correspondence. Sonya noted the email received from Jo Ann Radetic concerning a Design Guidelines Workshop to be held in Arrow Rock, March 2007.

NEW BUSINESS:

Design Guideline Workshop. The HPC set a special Design Guideline Workshop for Tues., May 30, 4 - 5 p.m. at the Hall of Waters.

Nile Brown adjourned the meeting. **Next meeting is scheduled for May 30, 4 p.m., Hall of Waters .**

HISTORIC PRESERVATION COMMISSION

MINUTES OF MEETING

June 19, 2006

4 p.m.

PRESENT: Jim Bouldin, Nile Brown, Earl McElwee and Sonya Morgan. Matt Tapp, City Planning Department liaison, Ken Fousek, City Council liaison, and Carolyn Schutte, City Council, were also present.

ABSENT: Betty Bissell, Jim Bowman and Darryl Coutts

Chairman Nile Brown called the meeting to order.

MINUTES APPROVED: Jim Bouldin motioned to approve minutes from the May 15, meeting, Sonya Morgan seconded; motion passed.

OLD BUSINESS:

Design Guidelines. Matt Tapp referred the Commission to Section 402.90 of the Municipal Code which already established a foundation for design guidelines based on the Secretary of Interior Standards. He provided "The Secretary of the Interior's Standards for Rehabilitation published by the National Park Service for members to include in their work manuals. An additional handout, "Working On the Past in Local Historic Districts", was also provided with the topic of Creating and Using Design Guidelines, also published by the National Park Service. Commissioners will be developing design guidelines for the individual local historic districts. Sonya Morgan had compiled a CD with examples of design guidelines used by other communities and gave it to Matt Tapp. She will make additional CD's for other members of the commission.

Update of Hall of Waters Historic District designation. Matt Tapp presented the slide of the amended Hall of Waters Historic District recommendation. Discussion was held and it was agreed that the district was ready for submission to the Planning and Zoning board. Matt Tapp will prepare the recommendation in a text format and will try to have it available at the next regularly scheduled HPC meeting for final approval. Earl McElwee asked about the wells located within the historic district. Sonya Morgan has a brochure and map that she will get to him.

2005 CLG Report. Sonya Morgan said that she will finish up the report and submit to the state. The only items still needed were resumes for Jim Bouldin, Earl McElwee and Darryl Coutts. It was noted that Darryl Coutts was presently away because of a family medical emergency and it was not known when he would be back in Excelsior Springs.

NEW BUSINESS:

2007 CLG Grant Pre-Application. Because of the time restrictions on Matt Tapp as City Planner, discussion was held to make an application for funds to provide a staff planner for the HPC. Sonya Morgan moved to make pre-application for 2007 funding to support a staff planner; Jim Bouldin seconded. The motion passed. It will be further discussed at the July meeting.

Comments. Carolyn Schutte will be meeting with her architecture to begin the design phase for the old Gowing Funeral Home building renovation. The Commission will schedule a Public Meeting for discussion of the Hall of Waters Historic District recommendation after the final approval. The meeting will be held before submitting to the Planning and Zoning board.

Jim Bouldin moved to adjourn the meeting; Earl McElwee seconded. **Next meeting is scheduled for June 17, 4 p.m., Hall of Waters .**

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

July 17, 2006
Hall of Waters, 201 E. Broadway

4 p.m.

PRESENT: Betty Bissell, Jim Bowman, Nile Brown, Earl McElwee and Sonya Morgan. Matt Tapp, City Planning Department liaison, Ken Fousek, City Council liaison, and Shawna Mull, downtown business owner, were also present.

ABSENT: Jim Bouldin and Darryl Coutts

Chairman Nile Brown called the meeting to order. A quorum was present.

MINUTES APPROVED: Sonya Morgan motioned to approve the minutes of the June 2006 meeting, Nile Brown seconded. The motion passed.

OLD BUSINESS:

2007 CLG Pre-Application Grant. A committee of Betty Bissell, Sonya Morgan and City Planner Matt Tapp was selected to write the pre-application grant. The deadline is August 4, 2006. The Commission will be applying for a part-time staff planner.

2005 CLG Report. Earl McElwee submitted his resume for the report. Sonya Morgan said that the only one left to gather was from Jim Bouldin, who was on vacation. She will file report as soon as she has all resumes.

Hall of Waters Historic District approval. Matt Tapp said that he needed to go over boundaries with the Commission again, due to the area previously designated being hard to define in legal description. He said that formal survey plats did not exist for a portion of the area within the proposed historic district. The old Pepsi Plant on 10 Hwy., the Colony senior housing, and portions of Excelsior Street previously omitted will be included within district. Betty Bissell motioned to approve the new district boundaries with the second revisions, Earl McElwee seconded. The motion passed.

NEW BUSINESS:

Public Meeting. The Commission discussed holding a public meeting prior to sending the Hall of Waters Historic District nomination to the Planning and Zoning Commission. A date of Tuesday, August 29, 2006, at 6 p.m. was set for the public forum. The HPC will hold their next regularly scheduled meeting on Monday, August 21. It was noted that Public Notice should be made two weeks prior to date. Property owners of record will be mailed notices from the City. Program ideas were discussed including presenting something on the Oaks Hotel housing redevelopment project and Carolyn Schutte's commercial redevelopment of the old Hope Funeral Home, both of which are utilizing tax credits. A handout with information explaining the role of the HPC was also discussed. Sonya Morgan said that she will try to get some information together before the next meeting for the Commission to look at.

Sonya Morgan motioned to adjourn the meeting; Jim Bowman seconded. **Next meeting is scheduled for August 21, 2006, Hall of Waters, 4 p.m.**

Minutes prepared by Sonya Morgan, Excelsior Springs HPC Vice Chairman

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

August 21, 2006
Hall of Waters, 201 E. Broadway

4 p.m.

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

ABSENT: Darryl Coutts

VISITOR: Greg Martin

Chairman Nile Brown called the meeting to order. A quorum was present.

MINUTES APPROVED: Jim Bouldin motioned to approve the minutes of the July 17, 2006 meeting, Betty Bissell seconded. The motion passed.

OLD BUSINESS:

2007 CLG Pre-Application Grant. Matt said that the pre-application grant had been accepted by the SHPO with a few recommendations for changes in the final grant application. A new round of pre-application grants were being sought due to there being additional funds available. The Commission is agreed that the grant application for Excelsior Springs remain at the same funding level. Betty Bissell, Sonya Morgan and Matt Tapp will remain on the grant planning committee and finalize the grant application.

Hall of Waters Historic District public forum. The public forum for the proposed Hall of Waters Historic District was scheduled for Tuesday, September 12, 6 p.m. at the Hall of Waters. It is anticipated that the recommendation will be heard by the Planning and Zoning Commission in October and the City Council in November. Nile Brown and Earl McElwee will meet with Matt Tapp to work on handout information for the public forum. Jo Ann Radetic, CLG Coordinator, will be able to attend.

NEW BUSINESS:

Correspondence. Sonya Morgan said that an email from Jo Ann Radetic had been received notifying the Commission of available grant funds. Matt Tapp said that the grant was for funding through the Land and Water Conservation Fund (LWCF) to assist in financing outdoor recreation projects.

Jim Bouldin motioned to adjourn the meeting; Sonya Morgan seconded. **Next meeting is scheduled for September 18, 2006, Hall of Waters, 4 p.m.**

Minutes prepared by Sonya Morgan, Excelsior Springs HPC Vice Chairman

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

September 18, 2006
Hall of Waters, 201 E. Broadway

4 p.m.

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

ABSENT: Darryl Coutts

GUEST: Greg Martin, Excelsior Springs Community Theatre

Chairman Nile Brown called the meeting to order. A quorum was present.

MINUTES APPROVED: Earl McElwee motioned to approve the minutes of the August 21, 2006 meeting with corrected attendance, Betty Bissell seconded. The motion passed.

OLD BUSINESS:

Hall of Waters Historic District public forum. Matt Tapp recapped the Hall of Waters District public forum, saying it was a respectable turn out. The proposed district will be heard by the Planning and Zoning Commission Tues., October 17, 7 p.m. He strongly urged all Commissioners to attend. It should be heard by the City Council on Mon., November 6.

2007 CLG Pre-Application Grant. Matt Tapp will make alterations to the pre-grant application based on recommendations by the SHPO. Sonya Morgan and Betty Bissell will review prior to submission. The grant is due September 29.

2006 CLG Annual Report. The next annual report will be due shortly. Sonya Morgan will prepare it.

NEW BUSINESS:

Correspondence. None.

Creation of future Historic Districts. A short discussion was held on what method of historic district development.

Excelsior Springs Community Theatre. Greg Martin discussed the possibility of the ESCT purchasing the old Albany building on South Street to redevelop as a community theatre. The building is in the proposed Hall of Waters Historic District. Representatives of the theatre will attend the October HPC meeting to show the Commissioners their ideas for renovation.

Information. Matt Tapp handed out copies from information that was sent by Jo Ann Radetic. Earl McElwee suggested that the HPC develop a Historic Tax Credit Seminar to help inform owners of historic property of the advantages and how to utilize Historic Preservation tax credits.

Jim Bowman motioned to adjourn the meeting; Sonya Morgan seconded. **Next meeting is scheduled for October 16, 2006, Hall of Waters, 4 p.m.**

Minutes prepared by Sonya Morgan, Excelsior Springs HPC Vice Chairman

Excelsior Springs Historic Preservation Commission Appendices

Elms Boulevard Neighborhood is an important historic area, photo by Kevin Morgan



Rezoning for Wyman still possible

By ERIC COPELAND, Managing Editor

Excelsior Springs Standard, Published October 7, 2005

A proposal to renovate the historic Wyman Elementary School as condominiums may still have life in it, despite the fact that the Excelsior Springs Planning & Zoning Commission voted unanimously in July to deny a rezoning request to make the project possible.

The Excelsior Springs City Council heard an updated proposal by developer Jimmy Dumas Monday night, and tabled the matter until their next meeting.

In the interim, city officials will try to draft an ordinance that will ostensibly protect the city and the neighborhood around Wyman, which is located at 108 Dunbar Ave., by forcing the building to revert to its present zoning if Dumas's project never comes to fruition.

Circumstances changed somewhat from the time the planning group rejected rezoning the property, currently C-1 (Local Business District), to R-3 (Cluster, Townhouse or Garden Type Residential District). The commission turned down the application because of concerns regarding parking at the site, the condition of a wall at the north end of the property and the project's cost.

But Dumas presented a plan Monday night that increases the number of parking spaces to 66 by using not only the west parking lot but a parking area to the building's south. Fifty-six spaces, two for each of the 28 condos (22 would be inside the main building; another six would be in a nearby boiler room building), are all that city ordinances require. Further, he determined through a survey that the wall in question is not actually part of the property. The \$2.5 million price tag, on the other hand, represented his own investment in the project.

The meeting Monday night was well-stocked with supporters of the project. Several local residents and business owners spoke about the effects the condos would have on the city's re-emergence as a destination spot.

There were detractors at the meeting, too. Nancy McKinney, who lives across from the building and at the base of Bellmere Avenue, which runs along the north side of the property, expressed again—as her husband, Paul, had in July—the fear that increased traffic would hurt the neighbors' quality of life.

Dumas showed how his redesigned plan makes access from Bellmere entrance-only, while all exiting traffic would use an access on Henrie Avenue, to the south. The Henrie access would be an entrance, as well. McKinney said she needed more of a guarantee that the project would be done as presented, but she still was unhappy with the proposal. "I have no problem with something being done (with the property), but I have a problem with the density," she explained.

Mary Lou Mitchell, another neighbor whose husband, Earl, testified in July, said that her concern was with the increase in traffic, especially since the neighborhood is full of children.

But the council's primary concerns were with overriding the Planning & Zoning Commission's recommendation, as well as with the idea that if Dumas, for some reason, didn't complete the project the new zoning would stick, allowing apartments or other high-density use to come in.

Councilman Chad Taylor, especially, focused on whether the city and the neighbors could be protected with a guarantee.

The idea of overriding the recommendation was more easily dispelled.

Councilwoman Joy Fines, who is the council liaison for the commission, said several of her fellow commissioners said if their concerns were addressed they had no qualms about the council giving the project the nod.

Commission member Robert Endsley backed that up. "It's not going to hurt my feelings," he said of the possibility that the council would override the recommendation. "I would stand by this plan."

However, Dumas said there were issues with timing. The contract on the purchase has been pending since March, and its second extension is due to expire this Saturday, Oct. 8. He thought another extension was possible, but wasn't certain.

However, the council insisted upon better protection. Taylor said he wanted the "crack closed, so that it cannot ever, ever, ever become low-income housing." He continued: "I love this plan," he said, "but I have a vested interest in the community and the people that live around Wyman."

City Manager Darren Hennen said Thursday that he was pretty sure language offering just such protection

could be drafted by Oct. 17, when the council will adopt the new ordinance—and could approve the rezoning, as well.

Rezoning for Wyman condos okayed

By ERIC COPELAND, Managing Editor

The Excelsior Springs Standard, October 18, 2005

After three months on the drawing board, a proposal to turn the former Wyman Elementary School into condominiums is moving forward. The Excelsior Springs City Council voted 5-0 Monday night to rezone the building, located at 108 Dunbar Ave., from C-1, Local Business District, to R-3, Cluster, Townhouse or Garden Type Residential District.

Developer Jimmy Dumas sat in on the meeting remotely via speakerphone after having traveled from New Jersey to attend two other meetings in Excelsior Springs. However, his input was not requested as council members who had some concerns about the project had those issues addressed.

Some members of the council had expressed a worry that if Dumas was unable to complete his project, the new zoning would allow future developers to turn the building into apartments for rent, instead of condos for sale.

After reviewing the matter, city officials decided that a condominium plat, which is required to legally describe the boundaries of the units to be sold, would prohibit rental of the spaces in the building.

Councilwoman Joy Fines said the plan satisfied her concerns.

Councilman Chad Taylor, who was most vocally opposed to any chance of apartments, asked for more assurance. "I want someone to go on record to say this will never become low-income housing," he said.

City Manager Darren Hennen said the condominium declarations, a traditional requirement for condos, would ensure that.

No input was sought from three neighbors of the proposed project in the audience. The three, Paul and Nancy McKinney and Earl Mitchell, had, along with Mitchell's wife, Mary Lou, opposed the project both at the Excelsior Springs Planning & Zoning Commission level and more recently at the City Council level. Their concerns about the project ranged from traffic worries to the density of the housing proposal, and from the overall cost of the project to its potential effect on property values.

After the rezoning was approved, the opponents quietly left the meeting.

Mayor Sonny Parker expressed enthusiasm. "We look forward to getting the project started," he told Dumas, joking that today, Tuesday, would be fine.

"We appreciate your patience, and look forward to this being a nice facility."

Dumas's plan would turn the main Wyman building, which has been empty since Wyman Fitness Center and the Excelsior Springs Community Theatre closed, into 22 condos, and another six units would be built in the former boiler building. A penthouse level would be added to the top of the building to accommodate more units.

The Planning & Zoning Commission had rejected the zoning change in July, but when Dumas brought the proposal to the council early this month he had addressed that body's concerns about parking and access. The more recent concern regarding the possibility of rental units caused the council to delay its decision by two weeks, forcing Dumas to extend his contract on the building's sale again (the contract had been in effect since March).

But the project had proponents, too. When the council first considered the matter in early October, a number of property owners and merchants spoke in favor of the condos.

At the meeting's close, both Parker and Mayor Pro Tem Ken Fousek called the proposal "one more piece of the puzzle" in improving Excelsior Springs.

Developers, locals take latest look at Oaks

By ERIC COPELAND, Managing Editor

The Excelsior Springs Standard, Published February 17, 2006

By next summer, local residents can expect to see the long-empty Oaks Hotel refashioned into apartments for residents age 55 and older.

After a tour of the still-decrepit building Thursday, the Excelsior Springs Historic Preservation Commission gave its approval to the project by issuing the first certificate of appropriation the group has had since it was reinstated last year after a hiatus of nearly a decade.

The commission members and their guest for Thursday's meeting, Jo Ann Radetic of the State Historic Preservation Office, took a look through most of the Oaks building. The structure was damaged by fire several years ago, and after the city of Excelsior Springs ended up as the owner of the building they tried for some time to find a buyer. City officials were about to give up the effort as a lost cause and begin looking for demolition funds when Carlson Gardner, a Springfield-based development company, stepped forward to take on the project.

Carlson Gardner bought the building for \$1, and will be starting demolition this spring. Construction will take approximately a year.

Approval for the project will also be coming from the Missouri Historic Preservation Office and the Parks Service, since the Oaks renovation is using historic preservation tax credits and so must adhere to the standards of the Department of the Interior.

During the HPC's business meeting following the tour, they also received an update on the application to place the Elms Boulevard area on the National Register of Historic Districts, as well as information about the Certified Local Government designation.

Radetic also had a special meeting with the HPC members, specifically addressing issues about the CLG designation from the Missouri Department of Natural Resources.

Members of the Excelsior Springs Historic Preservation Committee and others toured the Oaks Hotel with developers Carlson Gardner Thursday. The commission then issued a certificate of appropriateness for the project, their first such certificate.



First 4 pieces of new Hall of Waters exhibit in place

By ERIC COPELAND, Managing Editor

The Excelsior Springs Standard, Published August 25, 2006

The Excelsior Springs Historical Museum has for many years been the primary repository of artifacts related to the history of Excelsior Springs. But starting this fall, visitors will be able to get a brief but concise "snapshot"-style history through a self-guided tour at the Hall of Waters, after which they can continue to the museum for more in-depth study and research.

The first five pieces of the Hall of Waters Cultural Exhibit, designed and installed by Firefly Marketing, were put in place last week. Consisting of a large stand-alone display in the atrium of the Hall of Waters, detailing the history of the building itself, and four additional displays that are positioned between windows starting at the northeast corner of the water bar, then proceeding clockwise around the room.

The displays feature photographs and information about the city and its past, designed to answer questions for both first-time visitors and lifelong residents.

The remainder of the displays will arrive in Excelsior Springs and be positioned in their places by about the end of September.

City officials plan to host an open house for the exhibit when it is complete, but many visitors to the Hall of Waters have already poked their heads in to see the new features.

At night, lighted portions of the displays glow through the water bar's windows.

In a related bit of news, the Downtown Excelsior Partnership is possibly working on a contract that would place volunteer workers in the water bar to answer questions, give tours and offer samples of mineral water. More on that as it develops.



The first five pieces of a cultural exhibit at the Hall of Waters, detailing the history of Excelsior Springs, have been installed in the atrium and the water bar area. The finished exhibit is expected to premiere in its entirety this fall.

Public, city talk historic preservation

By ERIC COPELAND, Managing Editor

The Excelsior Springs Standard, Published September 15, 2006



More than a dozen people attended a public forum this week regarding the proposed Hall of Water Historic District. After a public hearing next month, the city council could put in place guidelines for building and demolition in the downtown area by November.

If things go as planned, there will be a set of guidelines in place by the time the holiday season begins that will help preserve the historic identity of Excelsior Springs' downtown area.

An early step in that process happened Tuesday, when about 20 people attended a public forum regarding the proposed Hall of Waters Local Historic District.

"We had a pretty good turnout," said Excelsior Springs Planning Director Matt Tapp. "We achieved our purpose, which was to provide and gather public information, going in both directions."

Those who attended had an opportunity to learn something about the guidelines and how they will likely be implemented; they were also allowed to ask questions and have their individual concerns addressed.

In turn, city officials and members of the Excelsior Springs Historic Preservation Commission gathered the public's input on the plan and how it would impact the way they operate their businesses or keep their homes.

The Hall of Waters Local Historic District is located in the downtown area, and includes 98 distinct properties and their owners.

The Historic Preservation Commission has two primary powers: To establish historic districts like the one discussed Tuesday, and to review certificates of appropriateness for construction, alteration, removal or demolition that affects certain landmarks or structures in those historic districts.

According to HPC member Sonya Morgan, work like tuckpointing and window replacement would require review, while interior alterations would not need to be reviewed.

Among those who attended the meeting were both residential and commercial property owners, as well as potential buyers of property within the district.

Jo Ann Radetic, Certified Local Government (CLG) Coordinator for the Missouri State Historic Preservation Office, was also present, as were five of the seven members of the Historic Preservation Commission.

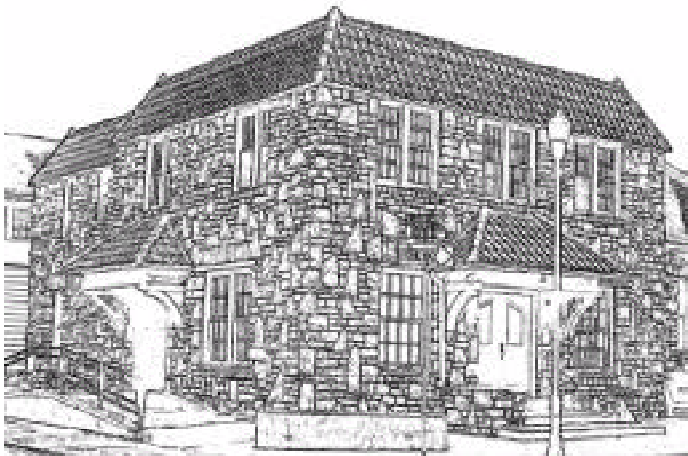
Tapp told those at the meeting that the process involves some level of review, there are also benefits. "So many buildings in Excelsior Springs are unique, and we would like to keep as many of them as we can," Tapp said.

A public hearing on the matter will be held at the Oct. 17 Planning & Zoning Commission; City Council action in establishing the local historic district is expected as early as Nov. 6.

Private participation helps promote Excelsior Springs history



Members of the Excelsior Springs Community Theatre set off to tour the old Albany Hotel property on South St. They are hoping to purchase and renovate the building for local community theatre productions. The building is what remains of a annex to the Albany Hotel, the only hotel locally built to serve an African American community that came to Excelsior Springs for the mineral waters.



Residents Jim and Carolyn Schutte seek to use historic tax credits for their Stone House Dinner Club.



The home of Betty Bissell on Linden St., listed on the local historic register, will be featured in the 2006 Christmas Homes Tour.



In cooperation with the City of Excelsior Springs, historic enthusiast and downtown merchant Jim Bowman rebuilt the Lithia Well #1 gazebo on Broadway.