

**Certified Local Government Program**  
**ANNUAL REPORT**  
**City of Excelsior Springs, MO**



**Historic Preservation Commission Activities**  
**October 1, 2006 through September 30, 2007**

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

Prepared by:  
Excelsior Springs Historic Preservation Commission  
October 2007

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Cover photo:  
Hall of Waters  
2007 Bar-B-Que Festival  
Kevin Morgan



At right, ESHPC Pride issue photo. Front row, from left: Councilman Ken Fousek, Commissioners Nile Brown, Betty Bissel, Sonya Morgan, and Jim Bowman. Standing from left: Planning & Zoning Director Frank Davis, Commissioners Darryl Coutts and Jim Bouldin. Not pictured: Commissioner Earl McElwee. (Photo by Patty Bouldin)

## *laying a historically significant foundation for our future*

Excelsior Springs Standard op-ed, June 2007

Since its creation in 1978, the Excelsior Springs Historic Preservation Commission has fulfilled its responsibilities through a number of programs and projects, such as the designation of individual landmarks on the Local, State and/or National Registers; the procurement of Certified Local Government status in February of 1991; the completion of a Comprehensive Preservation Plan in July of 1991; fostering and encouraging preservation by hosting the 3rd Annual Regional Conference in October of 1992; and surveying more than 275 properties, as well as the parks and driveway system, from 1991 to 1994.

In 2005, after a period of inactivity, the Excelsior Springs City Council reinstated the ESHPC 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. The City has undertaken the redevelopment of the historic commercial downtown with new historic lighting, brick curbs and crosswalks, and redesigned entries to the downtown area. Excelsior Springs was designated a DREAM Initiative community during 2006 in recognition of this investment.

The City of Excelsior Springs passed an ordinance establishing the Hall of Waters Historic District in March of 2007, as proposed by the ESHPC. The ESHPC is currently reviewing Certificates of Appropriateness, working on more complete design guidelines for the historic district and updating other materials for Commission use and public outreach.

Many of the activities of the ESHPC would not have been accomplished without the help of the CLG program. Today the partnership is benefiting the City of Excelsior Springs in the development of Design Guidelines for use in the Hall of Waters Historic District, so that Commissioners can meet their obligations in an atmosphere of equality and trust.

## Historic Preservation Commission Membership

Historic Preservation Commission

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

## Scheduled Meetings Held and Attendance Records

Scheduled Meetings Held and October 2006 - September 2007

[illegible]

## Subcommittees and Study Groups

### Education

The ESHPC began looking at brochure designs and discussed development of a web site to use for public education purposes. A resident's letter for the Hall of Waters Historic District was approved and mailed, providing information about the district and the Certificate of Application process.

### Budget

Following the request of the City Council, Chairwoman Betty Bissell, Vice Chairwoman Sonya Morgan and Secretary/Treasurer Jim Bowman met with City Planning & Zoning Director Frank Davis on October 7 to prepare a 2008 Budget for the Commission. The Commission approved a budget for \$5,815 on September 12, including \$2,815 for FY2008 HPFG Project for Design Guidelines match, \$1,000 for the creation of a web site, \$1,500 for Commissioner training and \$500 for printing the Design Guidelines final product. Chairwoman Bissell presented the 2008 Budget request to members of the City Council on September 17 and it was approved to be included City's Annual Budget for 2008.

## Commission Activities

### Local Landmarks Designated

None

### Local Districts Designated

<u>Date</u>	<u>Property/District</u>	<u>Recommendation/Decision</u>
March 2007	Hall of Waters Historic District	Application approved unanimously by the City Council on March 5, 2007.

### National Register of Historic Places

None

### Cases Reviewd and Decisions Reached

<u>Date</u>	<u>Property/Address</u>	<u>Recommendation/Decisions</u>
June 18, 2007	208 Spring Street	Approved Preliminary Permit to make temporary repairs to the soffitt.
June 18, 2007	106-108 W. Broadway Avenue	Approved Application for Certificate of Appropriateness for replacement of existing awning on front of the building with standing seam awning that will also cover the upper facade, replace underside of metal awning with bead board. (Case # COA-07-001)
June 18, 2007	249 E. Broadway Avenue	Approved Application for Certificate of Appropriateness for paintint front exterior of the building in a two color scheme, which

		includes the windows and main door and trim, based on color schemes presented at the meeting. (Case # COA-07-011)
July 11, 2007	321 W. Broadway Avenue	Approved Application for Certificate of Appropriateness for replacement of existing asphalt shingles with the same type of shingle material with the only change being that the color will change from black to rust color. (Case # COA-07-002)
July 11, 2007	217 W. Broadway Avenue	Approved Application for Certificate of Appropriateness for replacement of existing asphalt shingles with the same type of shingle material which is a 30 year timberline of charcoal color. (Case # COA-07-003)
July 11, 2007	311 E. Excelsior Street	Approved Application for Certificate of Appropriateness for replacement of existing asphalt shingles with the same type of shingle material, which is a 3-tab composition shingle of black color. (Case # COA-07-004)
July 11, 2007	208 Spring Street	Approved Application of Certificate of Appropriateness for replacement of the existing soffit material currently on the building with a similar type of metal material which conforms to the building's original soffit material, design and color. (Case # COA-07-005)
August 8, 2007	218 E. Excelsior Street	Approved Application for Certificate of Appropriateness for exterior painting, re-attach trim boards, replacing missing trim and soffitt and replace remaining four windows of approximately 27 windows original to the building with vinyl replacement windows. (Case # COA-07-006)
August 8, 2007	403 Concourse Avenue	Approved Application for Certificate of Appropriateness to replace damaged trim, soffitt and related wood material, replace the temporary railing on the wrap around porch on the first floor of the building, and paint the exterior of the building with colors approved by the Commission. (Case # COA-07-007)
August 8, 2007	220 W. Excelsior Street	Approved Application for Certificate of Appropriateness to replace rotted wood material on the rear porch and paint the exterior of the building with the colors approved by the Commission. (Case # COA-07-008)

August 8, 2007	106 E. Broadway Avenue	Approved Application for Certificate of Appropriateness to remove paint from the exterior brick on the lower columns of the building, remove aluminum siding and rehabilitate underlying original wood finish, tuckpoint as needed, repaint the white trim and repair the transom window woodwork. (Case # COA-07-009)
August 8, 2007	102-104 E. Broadway Avenue	Approved Application for Certificate of Appropriateness to restore the front of the building facing Broadway Avenue in a similar fashion to that shown in Exhibit Number One with the exception of awnings, replace and duplicate upper story windows and sashes, modify the northwest entrance consistent with drawings attached to application, tuck-pointing as required, rebuilding of the center brick column, and, per federal staff recommendation concerning tax credits, repaint the brick a red value and hue color to match as closely as possible the original brick color with white trim. (Case # COA-07-010)
September 12, 2007	249 E. Broadway Avenue	Approved Application for Certificate of Appropriateness for painting the front exterior of the building in a two-color scheme (cream base with medium to dark brown trim) with subsequent approval of colors to be presented to the Director of Planning & Zoning. The Commission also waived the COA fee based upon discussion concerning painting the building during the June meeting. (Case # COA-07-001 amended)

## Training and Conferences

<u>Date</u>	<u>Location</u>	<u>Description of Event/Commissioners Attending</u>
October 27-29, 2006	St. Joseph	Missouri Statement Preservation Conference attended by Director of Planning & Zoning Matt Tapp, City of Excelsior Springs.
February 3, 2007	Jefferson City	Missouri CLG Forum attended by ESHPC Chairman Nile Brown, and Director of Planning & Zoning Matt Tapp, City of Excelsior Springs. Both men served as participants on conference panels.
March 27, 2007	Arrowrock	Design Guidelines Workshop attended by Vice-Chairwoman Sonya Morgan, Commissioner Betty Bissell and Commissioner Earl McElwee.



## Public Education and Outreach

<u>Date</u>	<u>Description of Event</u>
November 20, 2006	A tour of the Oaks Hotel Apartments was held prior to the regular ESHPC meeting. Members of the Commission were taken to the top floor, where they were able to view one bedroom apartments in various stages of construction. (See article in Appendixes)

## Comprehensive Preservation Plan/Preservation Component to City Masterplan

As the City moves forward to develop a City Masterplan within the next one to two years, the ESHPC anticipates working with staff and the public to produce a Comprehensive Preservation Plan as a component to the City Masterplan.

City Manager David Haugland addressed the ESHPC during it's September meeting and stated that Marty Shukert, a representative of RDG Planning & Design, would be traveling to Excelsior Springs to present a proposal to the City Council for use of RDG's comprehensive planning services. City Manager Haugland has worked with Mr. Shukert before while in his previous position as city manager in Nevada, Iowa.

## Historic Properties Inventory

<u>Property</u>	<u>Address</u>	<u>Property Type</u>	<u>Local/HPF</u>
Hall of Waters Historic District, comprised of commercial retail, professional offices, single-family dwellings, multi-family dwellings, and government and religious institutions.			

### LEGAL DESCRIPTION:

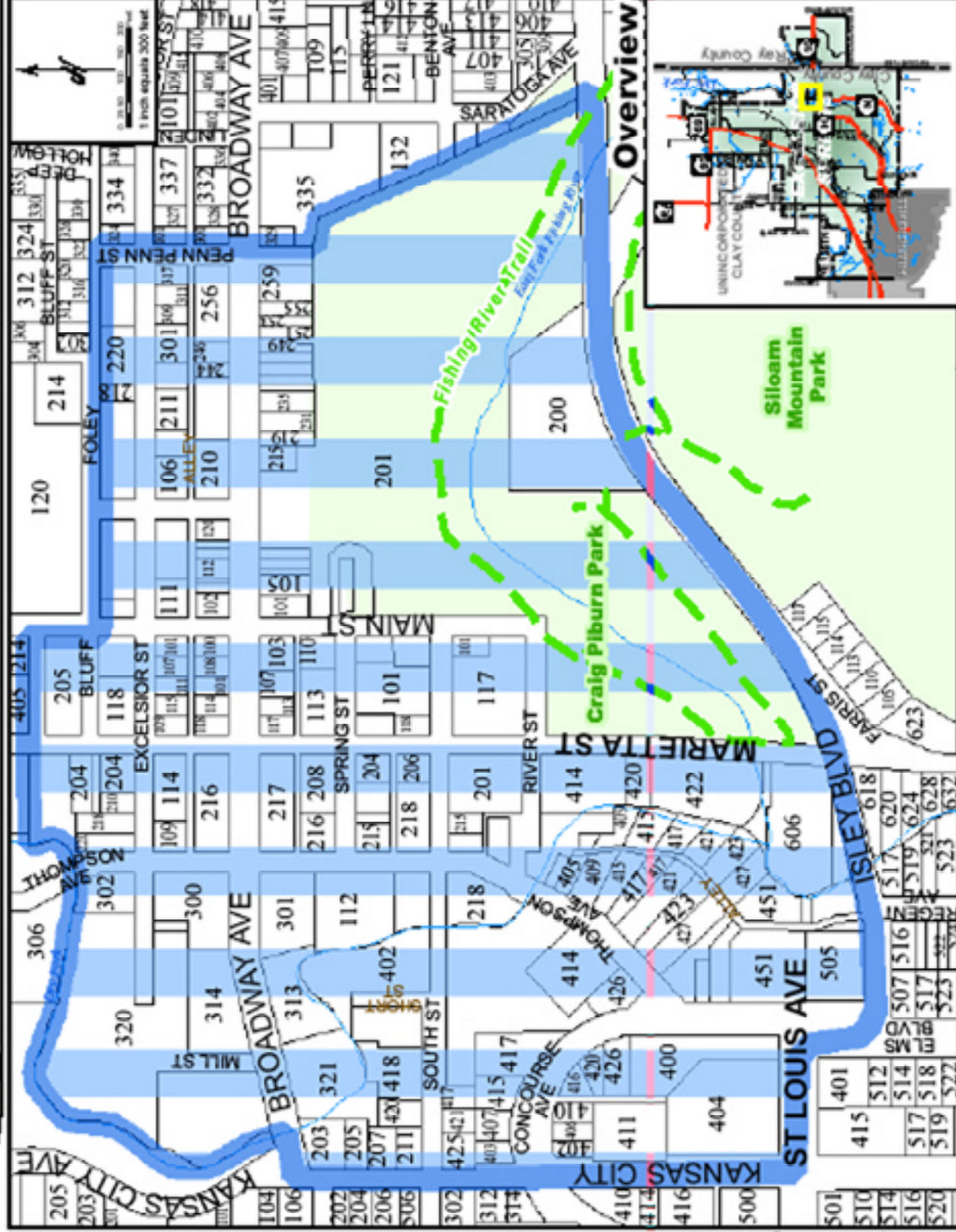
Point of Beginning: Intersection of St. Louis Avenue and Kansas City Avenue; thence commencing east along the centerline of said St. Louis Avenue to its intersection with Elms Boulevard; thence continuing east along said street centerline, now known as Isley Boulevard, approximately 2,202 feet to the South west corner of Saratoga Addition, part of Lots 19 and 20 Block 4, and part of Block 3; thence following the west line of said Saratoga Addition, approximately 676 feet to a point, said point also being the South west corner of Kugler's Addition, Lot 37 Block 10; thence continuing north along the west line of said Kugler's Addition, also known as the easterly right-of-way line of Penn Street, to its intersection with the southerly right-of-way line of Foley Street; thence west along said right-of-way of Foley Street, to its intersection with the westerly right-of-way line of N Main Street; thence north along the westerly right-of way of said N Main Street, to its intersection with Hillside Street; thence west along said right-of-way of Hillside Street, to its intersection with Marietta Street, said point also being the northeast corner of City Blocks 46; thence continuing west along said City Blocks 46 lot, to its intersection with the Dry Fork creek; thence following said Dry Fork creek through its junction with Thompson Avenue and around its bend of the Ruey Anne apartment building, to its intersection with the centerline of W Broadway Avenue; thence west along said centerline of W Broadway Avenue, to its intersection with the centerline of S Kansas City Avenue; thence south along said centerline of S Kansas City Avenue, approximately 1,022 feet to the Point of Beginning.

Containing 2,750,077 square feet, or 63.13 acres, more or less.

Map on following page.



# Hall of Waters Hist. Dist.





# Meeting Minutes



Commission members review proposed alterations of the Albany Hotel during it's October meeting. The old hotel, the only hotel which operated in the City for the exclusive use of African Americans, was purchased by the Excelsior Springs Community Theatre in February 2006 to be used as a theatre.

**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

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

October 16, 2006  
Hall of Waters, 201 E. Broadway

4 p.m.

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

**ABSENT:** Jim Bowman, Nile Brown, Earl McElwee

**GUEST:** Laura Foster, Tim Glenn, Roberta Hammer, Paulette Lake, Greg Martin, Kevin Morgan, all of the Excelsior Springs Community Theatre

Vice Chairman Sonya Morgan called the meeting to order. A quorum was present.

**MINUTES APPROVED:** Darryl Coutts motioned to approve the minutes of the September 18, 2006, Betty Bissell seconded. The motion passed.

**OLD BUSINESS:**

**Excelsior Springs Hall of Waters Historic District.** Matt Tapp reminded Commissioners that the proposed Hall of Waters Historic District will be on the Planning and Zoning Commission agenda, next evening, October 17. He urged all those who could to attend. It will then be placed on the City Council agenda for Monday, November 6.

**Excelsior Springs Community Theatre.** Greg Martin opened the discussion concerning the old Albany Hotel building on South Street. The local theatre group are considering purchasing the building and were seeking information on whether members would be able to renovate the facility to make it work for them within the guidelines of the proposed historic district.

Greg introduced Roberta Hammer, who presented an artist's rendering of the building incorporating the vision of the theatre members. "We want to recognize it's original history," she stated, drawing attention to the garage doors in the facade which would be retained, but painted with a new mural. Betty Bissell remarked that the mural would work well with what is happening in other areas of the downtown. "Since the original facade has been altered on the main floor, I like what I see visioned for improving that streetscape," said Sonya Morgan.

Matt Tapp introduced the concern of parking. Although a public parking lot is across the street from the building, City Ordinance requires off-street parking of one space per every three theatre seats. Jim Bouldin asked if a waiver could be obtained, since plenty of public parking was available. Tim Glenn, who had spoken with Matt Tapp in an earlier meeting, said that it was his understanding that the Community Theatre would only need a couple of off-street handicapped parking spaces. Matt Tapp said that he would check to see if the building was located within the Central Business District, which would exempt the building from the City Ordinance.

Laura Foster then presented a floor plan of the main floor as the theatre members would like to renovate. The main floor is open now except for a small entry room and bathroom. The members would like to place their stage along the east wall and reopen a closed in doorway to the outside. By enclosing an existing outside stairway, they could gain access to the backstage area for performers and props people. They would also like to move the heating and cooling system to the second floor. Jim Bouldin asked about seating expectations. Laura Foster said that they are anticipating creating space for 120 persons.

Kevin Morgan suggested that a representative of the Community Theatre meet with the City Building Inspector

to go over some of the details that HPC would not be involved in. Kevin also stated that help in renovating the building was possible from organizations, such as the Masons Union, and possible grants through a Clay County ethnic heritage organization, because of the buildings direct historic context to it's black history in providing services during the mineral water hey days.

Members of HPC thanked the Community Theatre members for their attendance and stated that they were thrilled to see something happening with the building.

### **NEW BUSINESS:**

**Correspondence.** Missouri Statewide Preservation Conference to be held in St. Joseph October 27-29, 2006. Matt Tapp will be attending from the City of Excelsior Springs.

A copy of the Missouri Preservation News was received from the Excelsior Springs Historical Meeting. Jim Bouldin asked if the City was receiving the magazine and Matt Tapp said he would check to see. Sonya Morgan said that the City at one time subscribed for the HPC.

Sonya Morgan said that a reminder had been received from Jo Ann Radetic concerning the 2006 Annual CLG Report. It will be due November 30th.

A Design Guidelines Workshop will be held in Arrowrock, March 27, 2007.

**Education Committee.** Darryl Coutts said that he would like to get back to work on educational materials for HPC, especially putting together information on the benefits of historic preservation and how historic districts impact property owners. Betty Bissell agreed and said that she would also like to have educational training for Commission members. Sonya Morgan has a brochure that was used in the past and will mail to Darryl Coutts.

Darryl Coutts motioned to adjour the meeting; Jim Bouldin seconded. **Next meeting is scheduled for November 20, 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**

November 20, 2006  
Hall of Waters, 201 E. Broadway

3 p.m.

Atour of the Oak Hotel Apartments was held prior to the regular HPC meeting. Members of the commission were taken to the top floor, where they were able to view one bedroom apartments in various stages of construction. There will be two apartments on the ground floor that will be two bedroom apartments, one will be reserved for handicapped. Members returned to the Hall of Waters for the regularly scheduled meeting at 4 p.m.

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

**ABSENT:** Jim Bowman

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

**MINUTES APPROVED:** Jim Bouldin motioned to approve the minutes of the October 16, 2006, meeting. Darryl Coutts seconded. The motion passed.

**OLD BUSINESS:**

**Excelsior Springs Hall of Waters Historic District.** Matt Tapp related that it was the decision of City Manager Darren Hennen and Mayor Jim Nelson to delay the Council voting on a proposed Hall of Waters Historic District in order to meet with members of the Dream Initiative team that will be coming back to Excelsior Springs. The Commission has been asked to review the design guidelines, based on the Secretary of the Interior's Standards and Guidelines for Rehabilitation, line by line. Jim Bouldin asked if the HPC was being derailed. Matt Tapp said that he did not believe so, that the HPC was just being asked to "submit the whole package."

Concern has been shown that a historic district may discourage redevelopment of the downtown instead of encourage it. An example provided by City Manager Darren Hennen per email, and voiced again by Matt Tapp during the meeting, was as follows:

"Recently, we have selected specific communities that have had successful and active downtowns. We attempt visits to these communities allowing us a first hand view of their success and to learn from their mistakes through conversations with the very officials involved in their revitalization efforts. One such trip was to Eureka Springs. From the Eureka trip we gleaned the building plaque program that will identify each of the downtown buildings unique history along with the tablet maps now available in the downtown stores.

A second trip is being scheduled Paducah, KY, to tour their area known as Lower Town. Paducah is being held out as a national success story for their ability to rejuvenate an area of their community and create a vibrant arts program. The mayor has had the opportunity to visit Paducah and was cautioned that overly restrictive design guidelines actually inhibited growth.

One local example may help illustrate our concern. The Paradise Playhouse, was the initial catalyst for our downtown revitalization, allowing the community to secure (2) grants which started our upward momentum. The playhouse has brought literally 1000's of guest to Excelsior Springs. Under the design guidelines submitted by the commission, the playhouse most likely could not have been constructed as it stands today. The surrounding neighborhoods exist of brick and limestone construction reflecting the period, whereas the playhouse was constructed with concrete, rendering it incompatible with the neighborhood and making it a challenge for the commission to support a certificate of appropriateness. Perhaps we could have worked with the owner/developer to facilitate a design compatible with the guidelines, but at the very least I want to make sure the process would not have generated an outright denial of construction."

Sonya Morgan felt that this is not necessarily so as all HPC conferences which she has attended have stressed that providing a visual difference of new infill structures and building additions to distinguish them from what is original in an historic area has more frequently been recommended. Earl McElwee said that he felt that the design guidelines should be designed to fit the history of Excelsior Springs structures. Sonya Morgan asked Matt Tapp to confirm that the City Ordinance powers and duties over Certificates of Appropriateness lie with the Office of Building Inspector and that the HPC acts only in a role to make recommendation. According to the City Ordinance the Building Inspector has the ultimate authority over construction or demolition to buildings within a historic district or listed on the local historic register. Matt Tapp confirmed that this was the case. Darryl Coutts asked if the SHPO would have a problem with us designing our own guidelines or if we could provide variances. Matt Tapp said that the SHPO would not have a problem with us developing our own guidelines. Earl McElwee said that he would prefer the Commission to adopt their own set of guidelines as opposed to granting variances.

Nile Brown asked how many cities of the 10 named as Dream Initiative communities were also CLGs. Matt Tapp said he would supposed about 75%, but was not sure. Matt Tapp will try to get a complete copy of the Secretary of the Interior's Standards and Guidelines for Rehabilitation for review.

Betty Bissell interjected a question about the parking provisions for a proposed community theatre that was discussed at the October meeting and Matt Tapp answered that the Albany building is located within the Central Business District so the ordinance waives the requirement for additional parking, except for handicapped and painting the crosswalk to the theatre from the community parking lot across the street.

**Dream Initiative Tour.** Nile Brown reported that he had been invited to serve on a local committee for the Dream Initiative. The committee met with representatives from the State. City Manager Darren Hennen talked about the history of Excelsior Springs, its image and the loss of the mineral waters. The City, along with the downtown business group, has been taking the initiative. Darren spoke about receiving financial breaks the City should receive. He spoke about negatives in the downtown area and how is Excelsior Springs is to have a downtown based on tourism there are some things that the City would not want included. The Dream Initiative committee will be getting together again after Christmas to discuss their vision. Approximately 10 persons from the state attended.

Sonya Morgan asked whether or not anyone from the SHPO was included on the Dream Initiative team and was told no. She asked what is being done with the Hall of Waters specifically. It is the building which most clearly connects Excelsior Springs to its historic context of the mineral waters and the mineral water bar has been closed and the mineral water spa will be closed as of December. Basing a downtown economy on tourism should include having the Hall of Waters available. Matt Tapp said that the City intends to remain in the Hall of Waters. Councilman Ken Fousek said that the mineral water bar and bath department would be put up for bid.

Commissions commented that they are favorable of the changes that are occurring downtown and want to be a part of the change.

## **NEW BUSINESS:**

**2006 Missouri Preservation Conference.** Matt reported on the conference, stating that it was pretty informative. He provided highlights of the sessions which he attended. The first session was on paint and colors and he received a handout. The second session concerned creating design guidelines and also promoted the Design Guidelines Workshop that will be held in Arrow Rock, Sat., March 31, 2007. The cost is \$35 per person to attend. The third session was on cleaning and repointing masonry. The fourth session on Sunday was on window treatment and repair.

Betty Bissell motioned to adjourn the meeting; Darryl Coutts seconded. **Next meeting is scheduled for December 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**

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

4 p.m.

**PRESENT:** Betty Bissell, Jim Bouldin, Nile Brown, Darryl Coutts, Earl McElwee and Sonya Morgan. Matt Tapp, City Planning Department, was also present.

**ABSENT:** Jim Bowman

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

**MINUTES APPROVED:** Betty Bissell motioned to approve the minutes of the November 20, 2006, meeting with an amendment. Minutes should have read: "Nile Brown asked how many cities of the 10 named as DREAM Initiative communities were also CLGs." The word "many" had been omitted. Jim Bouldin seconded. The motion passed.

**OLD BUSINESS:**

**2007 Missouri CLG Forum.** Chairman Nile Brown stated that he would be attending the Missouri CLG Forum to be held in Jefferson City, February 3, 2007. Nile will be participating on a panel to discuss what is happening in the community of Excelsior Springs. Matt Tapp, City Planner, will also be attending and participating in a panel discussion of the DREAM Initiative. Matt Tapp will be checking with the City Manager's office to see if there are funds available to send more Commissioners to the forum.

Nile Brown said that he had spoken with Jo Ann Radetic, CLG Coordinator, SHPO, about the panel discussions and also about the proposed Hall of Waters Historic District being postponed by City Council. "Jo Ann was disturbed that we had not gone forward with the Hall of Waters Historic District," said Nile Brown. "The SHPO is worried that the CLG would conflict with DREAM initiatives."

Matt Tapp said that he had also spoken with Jo Ann and she addressed the concern that new construction would not be allowed in a historic district unless it met rigid guidelines. Jo Ann indicated that new construction should stand out so that it is distinguishable from surrounding historic properties, but should blend in.

Jim Bouldin asked about meeting with City Manager Darren Hennen to discuss some of the issues surrounding the delay of the Hall of Waters Historic District. Matt Tapp said that Darren Hennen had indicated to him that if any of the commissioners had a problem with the decision they should contact him at his office. Nile Brown stated that he thought the HPC should be briefed, not leave it with "if you have a problem with this."

**Arrow Rock Design Guidelines Workshop.** Matt Tapp will also be checking on funds available to send commissioners to a Design Guidelines Workshop to be held in Arrow Rock on March 31, 2007. The workshop is of great interest as commissioners will be working on reviewing and developing new design guidelines for the proposed Hall of Waters District in the near future.

**Update on 2006 CLG Annual Report.** Sonya Morgan stated that the 2006 CLG Annual Report had been submitted to the SHPO and accepted. She read a portion of an email from Jo Ann Radetic, CLG Coordinator, SHPO, directed to commissioners, "I really appreciate all of your efforts on behalf of the historic preservation program in Excelsior Springs. It is really an interesting town with lots of potential. I am amazed at how far you have come in the last few years." Earl McElwee and Betty Bissell asked that a copy of the final report be emailed to them. Sonya Morgan will provide the report.

**Update on part-time Preservation Planner position.** Matt Tapp said that the City had received preliminary approval of their grant application for a part-time Preservation Planner position. The HPC will need to develop guidelines for this position for the final grant application.

## Comments:

Darryl commented about a community in Kansas that had done remarkable things through Main Street Program efforts. Betty Bissell said that the Downtown Excelsior Partnership is interested in becoming a Main Street Program participant.

Jim Bouldin said that he is hearing good things about the acquisition and renovation of the old Albany Hotel building on South Street by the Excelsior Springs Community Theatre. They now have the keys to the building and are gearing up to announce a fundraising program. "I am impressed with their desire to get information from this group (HPC) and others that will provide a quality renovation of the building," Jim Bouldin said.

Matt Tapp said that the City has heard nothing new on a proposed condominium project for the historic Wyman School building.

Jim Bouldin motioned to adjourn the meeting; Earl McElwee seconded. **Next meeting is scheduled for TUESDAY, January 16, 2007, 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**

January 16, 2007  
Hall of Waters, 201 E. Broadway

4 p.m.

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

**ABSENT:** Earl McElwee

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

**MINUTES APPROVED:** Betty Bissell motioned to approve the minutes of the December 18, 2006, meeting; Darryl Coutts seconded. The motion passed.

**OLD BUSINESS:**

**2007 Missouri CLG Forum.** Chairman Nile Brown and City Planner Matt Tapp will be attending the forum on February 3, 2007.

**Arrow Rock Design Guidelines Workshop.** Members of the HPC and Matt Tapp will attend the workshop to be held in Arrow Rock on March 31, 2007. The City's mini van will be taken and will leave from the Hall of Waters at 6:30 a.m.

**Update on part-time Preservation Planner position.** Matt Tapp said that he would be meeting with Assistant City Manager Debbie Kimsey to discuss the hiring for the part-time Preservation Planner and hoped to have the position filled within a short time, possibly by April or May. The new Community Preservation Planner will assist the HPC with design guidelines, the Hall of Waters district and public outreach. The part-time position will last until August 2008 and be for 10 hours a week. A graduate student of urban planning is being sought for the position. Jim Bouldin stated that he would like to see a representative from HPC included in the hiring process.

**NEW BUSINESS:**

There was no new correspondence to the HPC.

Jim Bouldin asked how the resignation of City Manager Darren Hennen was going to impact the HPC. "This group should not be put on hold because of a changing of the guard." City Councilman Ken Fousek stated that the City Council would be meeting that evening to discuss how city business would be handled while a new city manager is being sought. Betty Bissell and Sonya Morgan both made inquiries. "Where are we going?" "Are we still in limbo on the downtown Historic District?" "Are we waiting on Paduca trip and the DREAM Initiative?" Jim Bouldin said, "The real question is can we proceed?" Sonya Morgan motioned to send a letter to the Mayor and City Council to reaffirm the HPC's commitment to historic preservation activities and request that the Council place the proposed Hall of Waters Historic District on their agenda. Betty Bissell seconded the motion. The motion passed. HPC President Nile Brown will compose the letter and email to Commissioners prior to its presentation, which will be the first Monday in February.

Nile Brown said that he would work on a presentation that can be used by the Education Committee to print in the newspaper and present as a program to local civic groups.

Darryl Coutts motioned to adjourn the meeting; Jim Bouldin seconded. The meeting was adjourned.

**Next meeting is scheduled for WEDNESDAY, February 21, 2007, 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**

February 22, 2007  
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, and Ken Fousek, City Council liaison, were also present.

**ABSENT:** Jim Bouldin, Darryl Coutts

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

**MINUTES APPROVED:** Betty Bissell motioned to approve the minutes of the January 16, 2007, meeting; Jim Bowman seconded. The motion passed.

**OLD BUSINESS:**

**2007 Missouri CLG Forum.** Nile Brown recapped his panel participation at the state forum. He spoke about Excelsior Springs and building and maintaining a strong historical commission, "What we have done, where we have been." He discussed the council not approving the HPC's proposed Hall of Waters Historic District. Discussion with other communities centered on developing a commission that is not prohibitive for property owners, but works toward achieving what is in the best of interest of all. Matt Tapp reported on his participation on the DREAM panel. He said it was an interesting panel discussion and enjoyed getting the perspectives from the other two DREAM communities that attended -- Hermann and Cape Girardeau. "They came across the same struggle we did, in thinking that this (being named a DREAM community) is a pot of gold," Tapp said. He said that the program will provide technical assistance, specifically in undertaking additional surveys of the community for land use and building use. The surveys will rely on utilizing community volunteers to do the work, probably working with Downtown Excelsior Partnership (DEP) and others. "The bottom line is that \$220,000 will be spent on the DREAM Initiative over three years time," Tapp said. "A St. Louis consulting firm will be utilized and results are expected by December, 2009." Brown, who has been participating in the DREAM Initiative discussions, said that bottling of Excelsior Springs mineral waters would likely be part of future discussions.

**Letter Presentation to City Council.** A letter from the HPC requesting the City Council to place the proposed Hall of Waters Historic District on their agenda was presented by Nile Brown at the Monday, Feb. 5, 2007 Council meeting. Brown reported that he did read the letter to the City Council and he thought it was well received. Ken Fousek shared that he thought the presentation was effective. Matt Tapp reported that Acting City Manager Steve Marriott will review the ordinance and place the proposed historic district on the Council's agenda as soon as possible. Sonya Morgan, who also attended the City Council meeting on Feb. 5 to support the proposed historic district, noted that there are currently three redevelopment projects of historic buildings in this area: the Oaks Apartments, the stone building which will be utilized by Carolyn Schutte's business, and the redevelopment of a building on Broadway recently purchased by Matt and Amanda Mook for their law practice. "All three projects are utilizing state historic tax credits and we can be confident that they will be appropriate renovations," said Morgan. "However, at some point other historic properties are going to be undergoing renovation that are not utilizing state tax credits and we will want to work with those property owners."

**Arrow Rock Design Guidelines Workshop.** Matt Tapp announced that he would no longer be attending the workshop, as he has taken another job and his last date of employment in Excelsior Springs will be March 7. HPC members who are still planning to attend the workshop are welcome to use the City's mini van for transportation, if someone wants to drive it. Sonya Morgan and Betty Bissell are definite on attending. Earl McElwee stated that he, too, would try to attend. Jim Bowman would like to go, or perhaps see if his wife, Daphne, who works closely with DEP, would be able to attend. Ken Fousek said that he would check to see if there would be assistance from the City for Commissioner's registration and traveling expenses. Deadline for registration is March 15. The event will be held in Arrow Rock on March 31, 2007.

**Preservation Planner position.** Matt Tapp said that Assistant City Manager Debbie Kimsey would have to advise the HPC on the hiring of a part-time Preservation Planner. As yet, the position has not been advertised. Nile Brown said that he would discuss the issue with Debbie.

#### **NEW BUSINESS:**

Correspondence included the information and registration for the Arrow Rock Design Guidelines Workshop, information on the Save Our History National Honors Contest, and a special offer to preservationists from the publisher of "The Politics of Historic Districts", passed on from Jo Ann Radetic.

#### **COMMENTS:**

Sonya Morgan reported that the Excelsior Springs Community Theatre had recently received an engineer's report of the Albany building, stating that it was of sound structure and that work could proceed on its redevelopment as a theatre. Matt Tapp said that a member of the ESCT had already contacted him with the report results.

Matt Tapp told the Commission that he would be leaving for a private consultation job that was with a firm only minutes from his home. "I did enjoy my time in Excelsior Springs," he said. Commissioners expressed regret in his leaving, but were happy that he was getting employment that was closer to home and of more benefit to his family.

Jim Bowman motioned to adjourn the meeting; Betty seconded. The meeting was adjourned.

**Next meeting is scheduled for Monday, March 19, 2007, 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**

March 19, 2007  
Hall of Waters, 201 E. Broadway

4 p.m.

**PRESENT:** Betty Bissell, Darryl Coutts, Jim Bouldin, Jim Bowman, Earl McElwee and Sonya Morgan. Larry Murray, City Code Enforcement Officer, and Ken Fousek, City Council liaison, were also present.

**ABSENT:** Nile Brown

**GUESTS:** Lora Kingery and Bob Whitacre

Vice-Chairman Sonya Morgan called the meeting to order. A quorum was present.

**ANNOTATED AGENDA:** Betty Bissell motioned to approve the change to the agenda adding Public Comments/Hearings; Jim Bowman seconded. The motion passed.

**PUBLIC COMMENTS/HEARINGS:** Lora Kingery and Bob Whitacre were present to ask Commissioners about a proposed detached garage to their property, located at 118 W. Excelsior St. (Fowler's Inn), in the new Hall of Waters Historic District. They would like to construct a pole barn with metal siding approximately 20-ft. x 32 ft. on the northeast corner of their lot. It would have a garage door at each end, one that would open onto the alley behind their property and another that would open to their yard. The yard is fenced with a privacy fence. A rough sketch of the property outlining location of the house and proposed location of the garage was available, as well as a photo of the type of Morton building Ms. Kingery and Mr. Whitacre would like to construct. The building would be white in color. They would like to utilize a concrete pad where a former garage once was located, however Larry Murray said that this was in conflict with a building ordinance which stipulates that construction must be 5-ft. inside of a property line.

Concerns from the Commissioners included materials to be used. A decision had not been made on roofing material -- whether metal or shingle. Jim Bowman cited a good example of a newly construction garage within a historic area as the one located at 564 S. Kansas City Ave. The HPC would like to be as liberal as possible in what homeowners desire, but the metal siding caused concern about what is appropriate to the historic area. The house itself has been altered. There are no other garages on Excelsior St. to compare construction methods to. Betty Bissell looked up current design guidelines in the HPC ordinance and read them for clarification. Sonya Morgan asked that a committee visit the property and make a report back to the Commission. Everyone wanted to visit the property. Larry Murray will get with Ms. Kingery and Mr. Whitacre to start paperwork and schedule an appointment, then call Sonya Morgan or Chairman Nile Brown with the time. Sonya Morgan will contact Jo Ann Radetic, CLG Coordinator, to see if she has any information or recommendations about new garages in historic districts.

**MINUTES APPROVED:** Betty Bissell motioned to approve the minutes of the February 22, 2007, meeting; Jim Bouldin seconded. The motion passed.

**OLD BUSINESS:**

**Approval of Hall of Waters District.** The City Council approved the Hall of Waters Historic District on March 5, 2007. The Commission was please to have Larry Murray, Code Enforcement Officer, attend the meeting and help develop lines of communication for overseeing the new district. Discussion was held concerning how to best act on requests from the public so as not to place burden on proposed construction. Building permits are generally issued within two to three days of the request. Commissioners agreed that they would make themselves available if a special meeting needed to be called in order to accommodate a property owner.

**Arrow Rock Design Guidelines Workshop.** Betty Bissell and Sonya Morgan are registered to attend the Design



Guidelines Workshop in Arrow Rock on March 31, 2007. Others still interested in attending included Darryl Coutts and Earl McElwee. Betty Bissell said that Mayor Jim Nelson was also interested in attending. Sonya Morgan will drive.

**Preservation Planner position.** The Commission is in limbo for the time being on filling the part-time Preservation Planner position, as Matt Tapp has left the City Planning Department and his hours were used for the grant match. The position has not been advertised by the City, however, employment opportunities for the City Manager, Assistant City Manager, and City Planner have been advertised. It is anticipated that those position will be filled as quickly as possible. The Commission had hoped to be able to fill the Preservation Planner position by May.

**Education Outreach.** The Commission discussed, again, the need for a brochure explaining the role of the HPC and the Certificate of Appropriateness process. Sonya Morgan would be willing to do camera-ready art for a brochure. Darryl Coutts was given two example brochures that Matt Tapp had left for the Commission, as he is the Education Committee Chair.

### **NEW BUSINESS:**

There were a couple of new correspondences from Jo Ann Radetic that didn't require action from the Commission.

**Letter to Property Owners.** It was suggested that a letter be sent to all property owners and those living within the new Hall of Waters Historic District to advise them of the new district overlay and that a Certificate of Appropriateness would be required from the HPC for any work needing a building permit. Earl McElwee said that Interim City Manager Steve Marriott should be consulted as to whether he thinks it would be appropriate. Sonya Morgan will ask Chairman Nile Brown to check with Steve Marriott.

### **COMMENTS:**

Jim Bowman motioned to adjourn the meeting; Darryl Coutts seconded. The meeting was adjourned.

**Next meeting is scheduled for Monday, April 16, 2007, 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**

April 16, 2007  
Hall of Waters, 201 E. Broadway

4 p.m.

**PRESENT:** Betty Bissell, Nile Brown, Darryl Coutts, Jim Bouldin, Jim Bowman, Earl McElwee and Sonya Morgan. Ken Fousek, City Council liaison, was also present.

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

**MINUTES APPROVED:** Jim Bouldin motioned to approve the minutes of the March 19, 2007, meeting; Darryl Coutts seconded. The motion passed.

**OLD BUSINESS:**

**Hall of Waters District Letter.** “We need a letter sent out to the district. We probably need a brochure. I checked with Interim City Manager Steve Marriott and he said that the City will send through city mail,” reported Nile Brown. He asked for volunteers to work on the letter and brochure. Nile Brown and Sonya Morgan will work on a letter and email a draft to other Commissioners. Darryl Coutts said that he had copies of example brochures. Pictures and design guidelines should be included. Darryl Coutts and Sonya Morgan will work on a draft of the brochure. Nile Brown asked that the letter and brochure be done within the next four to six weeks. Jim Bouldin was thanked for the editorial column on the HPC that appeared in the Friday, April 6 edition of *The Excelsior Springs Standard*.

Nile Brown asked if there had been any public comments on the new Hall of Waters District. Sonya Morgan said that she had received a telephone call from Bob Belland of Woods Memorial Christian Church asking for information. Sonya Morgan told him that they would be receiving a letter.

Nile Brown asked if there had been any other contact with Lora Kingery and Bob Whitacre. The couple had a concern with paying the \$25 fee for Certificate of Approval if the Commission was going to deny it. The Commission had visited with them at the March meeting and several commissioners had driven by the property where the garage was to be built. Sonya Morgan pointed out that at the recent conference in Arrow Rock a discussion of meeting with property owners prior to holding a public meeting was frequently done to expediate the public hearing process. “How do we want to handle this as a commission?” asked Sonya Morgan. “I can understand that if we are going to tell them no they can not build a garage, they don’t want to pay the fee or do the paperwork. Our concern was not in whether or not to allow them to build the garage, but in what style it would be and whether or not it would be compatible in the historic district.” Jim Bouldin asked, “In this letter that we are going to send out, will there be any reference to the proper procedures that people should follow to obtain a Certificate of Appropriateness?” Commissioners agreed that it should be included in the letter and in the brochure to make it absolutely clear that a COA is needed when any work that requires a city permit is undertaken or when changing paint colors. Betty Bissell felt the wording should be, “If you are planning to do any work to the exterior of your home, contact the Historic Preservation Commission.” Jim Bouldin agreed. Commissioners agreed that a color chart with appropriate paint colors should be devised. “I like this idea about an early design review,” Jim Bouldin continued. “We could include -- if you would like to consult a member of the commission prior to the...” Sonya Morgan said, “I think that we need a committee of two to three persons who can be contacted for site review before hand and then report back to the Commission.” Jim Bowman will head an Early Review Committee with assistance from at least two other Commission members.

**Arrow Rock Design Guidelines Workshop.** Nile Brown asked if the Commissioners had been reimbursed for their expenses. No one had turned any expenses in yet to the City for reimbursement. Reports were heard from Sonya Morgan, Betty Bissell and Earl McElwee. Highlights reported on included the opening speaker, Ellen Beasley, along with trial and error comments from representatives of Liberty, Independence and Louisiana, Missouri, and samples of design guidelines. It was agreed that the core group of commissioners are capable of putting together a design guideline with photos. “Can we adopt the identical guidelines as Arrow Rock” asked

Jim Bouldin. Commissioners who attended the workshop felt that this was not what Excelsior Springs needed to do, as Arrow Rock is unique in one way and Excelsior Springs is unique in a different way. Betty Bissell said, "The keynote speaker suggested that we get samples of five other communities' design guidelines, because you have to look at what you are trying to do in your area, but a lot of the stuff is pretty standard."

Betty Bissell reported that design guidelines have to be reviewed periodically, as new building products come on the market and those have to be considered for their use within historic districts. "Are there no no materials?" asked Jim Bouldin. "The one thing they were all talking about is not wanting vinyl siding," said Betty Bissell. New infill within an historic district was also discussed, with the example of a building that was lost on the square in Liberty due to a tornado. Recently in Excelsior Springs, a fire had damaged the historic Wyman school building. The replacement of Excelsior Street was then discussed and some public comments had been made to the effect that it should be resurfaced in brick. Commissioners felt that Excelsior Springs was not one of the remaining brick streets, however, Concourse and Lee streets were both mentioned. Jim Bowman said that a book called "New Old House" that addressed some of these issues was a great resource. Satellite dishes and play-ground equipment were discussed. These are not permanent changes to the property and should be allowed, but perhaps ask owners to place in as inconspicuous a manner as possible.

Betty Bissell showed the original one page design guidelines of Arrow Rock and then the 80-page book that exists today. "We don't have to start out with anything this elaborate," Betty Bissell said. "They warned us that we don't want to end up with a set of design guidelines that are so sophisticated we don't know what we're talking about."

Ken Fousek suggested that commissions begin discussion of the next historic district. The Commission had already discussed the Elms Hotel Historic District. Members of the Elms Boulevard Neighborhood Association have already approached the Commission and boundaries have been discussed at previous meetings. "We have the raw framework from our surveys," said Jim Bouldin.

### **NEW BUSINESS:**

Correspondences from Jo Ann Radetic on this Historic Window Restoration Workshop was received by email. Commissioners attending Arrow Rock Design Guidelines Workshop had brought back a flyer. It will be held Sat., June 16 at Truman Memorial Building, 9 a.m. to 4 p.m.

**Dream Initiative.** Nile Brown reported that a training session had been held for doing a downtown survey. Afterwards the survey would be used to say which buildings are acceptable and which are unacceptable to the area, according to the people that are being brought in to help. Betty Bissell said that she would like to see these property owners addressed so that their properties don't deteriorate to a condition of demolition by neglect.

There was a discussion about the vacancy of the part-time person. Sonya Morgan stated that the Commission still has some time to work on filling the grant position. Originally the Commission had a goal of someone being in place by May. "There are enough things in this meeting that we just had that would keep an assistant going ... a draft of the letter, etc." said Jim Bouldin.

### **COMMENTS:**

Darryl Coutts motioned to adjourn the meeting; Jim Bouldin seconded. The meeting was adjourned.

**Next meeting is scheduled for Monday, May 21, 2007, 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**

May 21, 2007  
Hall of Waters, 201 E. Broadway

4 p.m.

**PRESENT:** Betty Bissell, Nile Brown, Darryl Coutts, Jim Bouldin, Jim Bowman, Earl McElwee and Sonya Morgan, Planning Director Frank Davis and City Councilman Ken Fousek

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

**MINUTES APPROVED:** Jim Bouldin motioned to approve the minutes of the April 17, 2007, meeting with correction of Excelsior Street to read Excelsior Springs; Earl McElwee seconded. The motion passed.

New City Planning Director Frank Davis was welcomed.

**OLD BUSINESS:**

Hall of Waters District Letter. A rough draft of a letter to residents and property owners in the Hall of Waters Historic District was discussed. Frank Davis recommended changes in the document, specifically in regards to design guidelines. It was recommended that something along the lines of "HPC is in the process of designing review guidelines for the Hall of Waters District" or "are currently reviewing design guidelines" be used in place of stating that we had developed design guidelines. Frank will work on a new draft for the Commission and also take a look at the brochure.

2007 Grant Status. Frank Davis reported on the status of the 2007 CLG Grant for a part-time HPC staff person. He said that the grant was "very aggressive for the federal match that we have." He is talking to architects and colleges, and will publicly post the application. He would like to find someone who would be able to do some building studies and make some recommendations about the Hall of Waters District. Need to be able to classify buildings for their historic context. He has spoken with JoAnn Radetic, State CLG Coordinator. She agreed that Excelsior Springs HPC would probably not be able to get a finished design guideline product when the grant is completed. "We are going to try to come up with a working draft document that basically lays the foundation for the design guidelines," said Frank Davis. "And hopefully, within there, we can get some building classifications done, at least the historically significant ones in the district, and a rough outline of the historic district boundaries for the Elms district. That's basically about all we're going to get." "I'm looking for someone who has already worked with an architect and knows a little about historic preservation," said Frank Davis. "That's why it is going to be hard to find someone who can deal with this amount of work that fast." Jim Bouldin offered to have Eric Copeland, editor of the Excelsior Springs Standard, get in touch with Frank to do "a light story" on it. Sonya Morgan said that the Chamber of Commerce has a job listing section on their web site that gets frequent traffic.

**NEW BUSINESS:**

Betty referred to a brochure that Darryl Coutts had passed around at a previous meeting. The brochure, "Qualifying a Ferguson Century Home" outlined how Ferguson Landmarks Commission honors homeowners' efforts and dedication to preserving quality neighborhoods throughout the community. She would like to see a similar program in Excelsior Springs for presenting plaques or some kind of award to property owners. "I think this would be a really good program to generate positive all-over-town input, not just the downtown, and get them excited about preservation," said Betty Bissell. "Maybe we could look at a grant to help pay for it."

Correspondences from Jo Ann Radetic included "Do We Need Design Guidelines" by Ellen Beasley, a PDF document. Also a Historic Window Restoration Workshop reminder, Sat., June 16, Truman Memorial Bldg., \$10 half day or \$20 full day, deadline June 1, 2007. The Parks Service has announced Round 2 Preserve American grants that assist local communities in finding self-sustaining ways to promote their cultural resources through heritage tourism, deadline June 29, 2007. Earl McElwee was interested in attending the Window Restoration Workshop. Sonya Morgan will email him the application. Sonya Morgan said that she had not looked at the

Preserve America grant, as the web site link included was not working. Jim Bowman said that it would be good to share the information with Ginger Nelson and Daphne Bowman of the DEP group, as they are discussing writing a grant. Sonya will forward the information to them.

Jim Bowman recapped the Downtown Excelsior Partnership (DEP) organization for Frank Davis. Is basically a Merchant/Resident group whose whole goal is to create a cultural, entertainment type of district and promote new businesses.

Frank Davis shared a letter for the Dream Initiative Focus Group meetings to be held at the Hall of Waters on May 29 and invited members of the HPC.

**COMMENTS:**

Sonya Morgan motioned to adjourn the meeting; Jim Bowman seconded. The meeting was adjourned.

**Next meeting is scheduled for Monday, June 18, 2007, Hall of Waters, 4 p.m., downstairs Conference Room**

Minutes prepared by Sonya Morgan, Excelsior Springs HPC Vice Chairman



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

June 18, 2007  
Hall of Waters, 201 E. Broadway

4 p.m.

**PRESENT:** Betty Bissell, Nile Brown, Darryl Coutts, Jim Bouldin, Jim Bowman, Sonya Morgan, and Planning Director Frank Davis

**GUESTS:** Paul Watkins, David Daniels, Daphne Bowman, and Building Inspector Larry Murray

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

**CHANGES TO THE AGENDA:** Sonya Morgan moved to make an addendum to the Agenda so that a Certificate of Appropriateness for 249 E. Broadway could be heard under the Public Comments/Hearings; Darryl Coutts seconded. The motion passed.

**MINUTES APPROVED:** Betty Bissell moved to approve the minutes of the May 21 meeting; Darryl Coutts seconded. The motion passed.

**PUBLIC COMMENTS/HEARINGS:**

**Stop Work Order - 208 Spring Street and 114 Marietta Street**

Representative: David Daniels  
208 Spring St., Excelsior Springs, MO 64024

Frank Davis explained that a Stop Work Order had been given to property owner David Daniels for work that had begun to replace an original pressed-tin soffit with close, perforated siding. Mr. Daniels said that he was repairing water damage to the trim work. After discussion, it was agreed that Mr. Daniels would use the original pressed tin soffit that had been removed during his repair work, although it was deteriorated in some areas. It was also agreed that Mr. Daniels would substitute a material, such as plyboard, to replace fabric that was not repairable to stop further damage of the building. He will reappear before the HPC with a proposed replacement material to match the original and apply for a Certificate of Appropriateness. Darryl Coutts moved to grant a preliminary permit to make temporary repairs to the soffit; Sonya Morgan seconded. The motion passed. Mr. Daniels said that he would also be looking at a replacement material for asbestos siding needed on the second story bay windows.

Excelsior Springs Historic Resources survey sheet no. 10 prepared by Deon Wolfenbarger, July, 1991 was available prior to meeting.

**COA for Roof Replacement - 106-108 W. Broadway**

Representative: Paul Watkins  
13994 "M" Hwy., Excelsior Springs, MO 64024

An application for a Certificate of Appropriateness was received from Paul Watkins, contractor for Oasis Ministries. Proposed work is to cover existing wood structure of 5-ft. x 42-ft. awning, after removal of corrugated "barn" metal, with 24-gauge premium standing seam steel, clipped on panel. An 8-ft. verticle wall behind the awning was also proposed to be covered with the same material. A sample of the bronze colored standing seam steel and diagram was presented to Commissioners. Material for the soffit was discussed, with Mr. Watkins proposing a light grey, off-white or tan colored vinyl. After discussion, it was agreed that a stained, beadboard-style soffit would be more appropriate to the historic downtown. Darryl Coutts moved to approve the COA with the beadboard soffit; Betty Bissell seconded. The motion passed.

Excelsior Springs Historic Resources survey sheet no. 60 prepared by Deon Wolfenbarger, January, 1993 was available prior to meeting.

Staff Report, HPC-07-001 - Application for Certificate of Appropriateness, prepared by Frank Davis, Director of Planning & Zoning, June 12, 2007, was available prior to meeting.

### **COA for Paint Color Change - 249 E. Broadway**

Representative: Daphne Bowman  
249 E. Broadway, Excelsior Springs, MO 64024

Daphne Bowman presented color samples and a photo of existing building to Commissioners. Painting to be done included new black-painted window frames and red doors for the facade of the commercial property. There is an existing black and ivory striped awning and brick facade. The exposed west side of the building is white stucco. Jim Bouldin moved to approve the COA for painting; Betty Bissell seconded. The motion passed with Commissioner Jim Bowman abstaining from the vote.

Excelsior Springs Historic Resources survey sheet no. 78 prepared by Deon Wolfenbarger, January, 1993 was not available prior to meeting, but was referenced during meeting.

Design Guidelines for Colors adopted by the City of Durango was made available at the beginning of the meeting for reference.

### **STAFF REPORT:**

Frank Davis reported on the status of the FY2007 CLG Grant.

### **OLD BUSINESS:**

Hall of Waters District Letter. A second draft of the Hall of Waters District letter to property owners had been received by Commissioners prior to the meeting. Frank Davis said that it would be printed on City of Excelsior Springs letterhead. Sonya Morgan moved to approve the draft of the letter; Jim Bowman seconded. The motion passed.

### **NEW BUSINESS:**

Jim Bouldin talked about confidentiality of materials and information being drafted by the Commission that had not yet been approved for distribution to the public. Jim Bouldin has been promoting the activities of the HPC in the *Excelsior Springs Standard* and had mentioned the letter to the Hall of Waters District property owners, but no specifics of its content. Frank Davis agreed that Commissioners might choose to make changes to the content and then property owners could be expecting something different than what they receive.

The FY2008 CLG Grant Pre-Application was received from Jo Ann Radetic on May 30. Frank Davis will be conferring with Jo Ann Radetic and then submit a proposal for the grant application to the HPC.

Correspondence from Jo Ann Radetic about the 3rd Annual Missouri Brownfields Conference to be held June 26, 2007 was also received. This will be a one-day workshop discussing clean-up of contaminated properties. Scholarships for attendance are available.

Nile Brown asked if the Commission about working on the Elms Hotel Historic District. Frank Davis said that he thought it might be best to wait and evaluate the response from the public on the new Hall of Waters Historic District. Commissioners discussed that the Elms Neighborhood Association had requested the HPC work with them on establishing a historic district in 2005 and held discussion of district boundaries.

Chairman Nile Brown reminded that an election of officers needed to be held. A discussion of moving the meet

ing date back to the second Wednesday of the month as designated by the By-Laws of the HPC was held. The meeting date had been changed to accomodate the schedule of previous Planning Director Matt Tapp. Jim Bowman moved to change the meeting date; Darryl Coutts seconded. The motion passed.

**COMMENTS:**

It was noted that the Oaks Hotel project was going well and apartments would soon be open. A discussion was held concerning the state of the vacant Royal Hotel. The interior is damaged and in does not meet City code in many areas. A mailer advertising pre-development pricing of condominiums in the old Wyman School building was also discussed.

Jim Bowman motioned to adjourn the meeting; Darryl Coutts seconded. The meeting was adjourned.

**Next meeting is scheduled for Wednesday, July 11, 2007, Hall of Waters, 4 p.m., upstairs Council Chamber**

Minutes prepared by Sonya Morgan, Excelsior Springs HPC Vice Chairman

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

August 8, 2007  
Hall of Waters, 201 E. Broadway

4 p.m.

**PRESENT:** Betty Bissell, Nile Brown, Jim Bouldin, Jim Bowman, Darryl Coutts, Earl McElwee and  
Sonya Morgan  
Frank Davis, Director of Planning & Zoning  
Ken Fousek, City Liaison

**VISITORS:** Laura Smidth, Ben and Amanda Mook

Chairman Betty Bissell called the meeting to order. A quorum was present.

**MINUTES APPROVED:** Nile Brown motioned to approve the minutes of the July 11, 2007, meeting; Jim Bouldin seconded. The motion passed.

**PUBLIC COMMENTS**

None taken.

**Agenda Item 3. (A)**

Application for Certificate of Appropriateness: Porch Railing, Roof Flashing, Guttering, Soffitt/Fascia Repairs -  
**403 Concourse**

Representative: Laura Smidth  
1524 Northpoint Ave., Liberty, MO 64068

An application for a Certificate of Appropriateness was received from Laura Smidth following a Stop Work Order issued by the Building Official for work to replace the porch railing which was installed without authorization by the family renting the property. The applicant described the work to be re-done which will include replacement of the porch railing to replicate its original style, light structural repairs to the roof flashing, guttering, soffits and fascia, and complete painting of the building.

Color samples were presented for the exterior paint scheme to be applied to the building indicating blue for the main body of the house with white trim. Commissioners asked that the porch railing be rebuilt compatible to a reverse twin to this house located at 415 Concourse. Frank Davis said that the Stop Work Order was due to changes being made by the tenant that did not conform to the Department of the Interior's Standards and Guidelines for Historic Structures and without the owners consent. Temporary repairs to patch the porch floor had already been approved by the Planning and Zoning Director for safety concerns since there are tenants living in the building. Jim Bowman moved to approve replacement of the porch rail with same or like materials of the adjacent property, painting, and replacement of fascia with same or like materials; Darryl Coutts seconded. The motion passed. Frank Davis, Planning & Zoning Director will be available to the property owner to consult on the porch railing design and installation. (Excelsior Springs Historic Resources survey sheet no. 110 prepared by Deon Wolfenbarger, May, 1993, was available prior to meeting.)

**Agenda Item 3. (B)**

Application for Certificate of Appropriateness: Exterior Painting and minor exteriors repairs - **220 W. Excelsior**

Representative: Laura Smidth  
1524 Northpoint Ave., Liberty, MO 64068

An application for a Certificate of Appropriateness was received from Laura Smidth for painting and minor repairs to the building. The applicant presented paint colors that would be blue for the main body of the house with white or grey trim. She stated that any wood that was rotten would be replaced. Frank Davis advised Commissioners that he and Building Official Larry Murray had visited the property and were concerned that there were only four supports for the enclosed, upper-story porch. The property had been inspected by the Building Department in April. Betty Bissell said that a barbeque grill was being used on the front porch in violation of city ordinance and Ms. Smidth said that she would advise tenants to remove the grill. Jim Bowman moved to approve the Certificate of Appropriateness for painting and making structural repairs with like materials; Darryl Coutts seconded. The motion passed. (Excelsior Springs Historic Resources survey sheet no. 22 prepared by Deon Wolfenbarger, January, 1993, was available prior to meeting.)

### **Agenda Item 3. (C)**

#### **Application for Certificate of Appropriateness: Window Replacement, Porch Restoration, Painting - 218 E. Excelsior**

An application for a Certificate of Appropriateness was received from Chad Birdsong and was presented to the Commission by Planning & Zoning Director Frank Davis.

Work currently being done by Mr. Birdsong included the replacement of 27 windows with a vinyl clad window to match existing window trim and original window size. There will also be replacement of crown molding, flashing and trim material. Mr. Birdsong is doing his own work and is removing previous paint layers on all wood trim, as necessary, with a heat gun. Wood that has been stripped and new wood to be primed and repainted. The exterior shingles which cover the exterior of the house will be painted a light grey.

There is a two-story full-length front porch that has undergone alteration with the replacement of ground level porch columns with decorative metal supports. Over the next year, Mr. Birdsong will be rehabilitating the ground floor porch to restore porch columns to original condition. Nile Brown asked how long the property owner had been working on the renovations before seeking the COA. Frank Davis said that Mr. Birdsong had responded to the letter recently sent to property owners by the HPC advising that their property was located within the Hall of Waters Historic District and that they would need to apply to the ESHPC for COA on exterior repairs. However, Mr. Davis did not believe that Mr. Birdsong had been working on the house with the intent of not applying for a COA and there had been too much work completed for Mr. Birdsong to have completed everything done to date from the time the Commission's information letter was sent out until the time of this meeting.

Nile Brown moved to issue a COA for continuance of window replacement, replacement of crown molding and other trim, and exterior painting; Darryl Coutts seconded. The motion passed. (Excelsior Springs Historic Resources survey sheet no. 38 prepared by Deon Wolfenbarger, January, 1993, was available prior to meeting.)

### **Agenda Item 3. (D)**

#### **Application for Certificate of Appropriateness: COA for Exterior Building Restoration - 106 E. Broadway**

Representative: Ben and Amanda Mook  
1524 Northpoint Ave., Liberty, MO 64068

An application for a Certificate of Appropriateness was received from Ben and Amanda Mook for restoration of a Victorian commercial property. Ben Mook said that corrugated metal sheeting and wood paneling covering the first floor of the building had been removed in January, as well as a drop ceiling in the interior. Proposed work will include tuckpointing under the windows and in the alley between 104 E. Broadway and 106 E. Broadway with Cathedral stone. There will be removal of some brick and the tuckpointing will be done by hand. Heat will be used for removal of paint. An enclosed stairwell between 104 E. Broadway and 106 E. Broadway will be renovated. The old cast iron staircase will be salvaged and reinforced with a new structural support. Missouri and Federal Historic Tax Credits are being utilized in the project. (Excelsior Springs Historic Resources survey sheet no. 69 prepared by Deon Wolfenbarger, January, 1993, was available prior to meeting.)

## Certificate of Appropriateness: COA for Building Restoration - **102-104 E. Broadway**

Representative: Ben and Amanda Mook  
1524 Northpoint Ave., Liberty, MO 64068

An application for a Certificate of Appropriateness was received from Ben and Amanda Mook for restoration of a two-part Victorian commercial property. Ben Mook provided a photo example of the building with which showed both original storefronts, a door centered in each, and restoration will be as like to original as possible. In order to bring the building up to code, there will be replacement of floor joists and a center beam installed in order to sustain a 100-sq.-ft. lb. load. The building will be power-washed to remove paint, but it is not anticipated that all paint will be removed. The building will then be painted with a brick color paint with white painted window trim. Frank Davis suggested that ProSoCo Paint Specialists, located in Kansas City, Kansas, could be contacted to investigate a "breathable paint", be looked at as a paint source.

Upstairs window sashes will be replaced with wood and will be dimensionally appropriate.

Single pane glass will be replaced with two-pane glass.

The northwest corner of the building sustained major damage in 1979 when it was struck by a car. At that time the building was repaired using concrete block. This area has been proposed to be treated with a stucco finish over the concrete block, a glass door with transom will be installed on the ground floor and a window identical to the other replacement windows will be located on the second story.

Repairs to the flat roof, unseen at street level, have previously been approved by the Planning & Zoning Director. Missouri and Federal Historic Tax Credits are being utilized in the project.

Jim Bouldin moved to approve renovations as itemized on the COA application including window and door replacement, tuckpointing, power washing, installation of window on west and exterior painting; Sonya Morgan seconded. The motion passed. (Excelsior Springs Historic Resources survey sheet no. 3 prepared by Deon Wolfenbarger, July, 1991, was available prior to meeting.)

### **OLD BUSINESS:**

#### **Agenda Item 4. (A)**

##### **Request For Proposal**

Frank Davis brought Commissioners up-to-date on discussions with the State Historic Preservation Office (SHPO) concerning the modification of the FY2007 Grant project. After discussions with CLG Coordinator JoAnn Radetic, it was agreed that the funds available for the scope of work to be completed in the FY2007 Grant Application is not realistic. The scope of work to be completed will be modified based on proposals received in response to the RFP. An RFP was then prepared and sent to three local pre-qualified consultants supplied by the SHPO office. Consultants have been asked to respond with the amount of work they can provide based on a fixed rate contract with a federal matching share of \$5,200. Two consultants have responded by phone as of the date of this meeting. The deadline for response is Tuesday, August 14, 2007. The State's scoring system and interview with respondents will be used to determine who will be offered the bid.

### **NEW BUSINESS:**

#### **FY2008 Pre-Application**

Frank Davis reported that the Pre-Application for completion of Design Guidelines for the Hall of Waters Historic District had been submitted to the State on August 2, 2007. A copy of the Pre-Application was provided to Commissioners in the August meeting packet. The State will return comments on the pre-application to applicants by August 31st and a final Grant Application will need to be returned to them by September 28, 2007. A cash match of \$3,215 is being proposed from the City for the FY2008 Grant. Ken Fousek, City Council liaison, stated

that he had previously talked to Steve Marriott, City Finance Director, about including the HPC in the annual budget. Discussion of preparing a budget and presenting to the City Council was held. Sonya Morgan asked that an informal committee be appointed to work with Frank Davis on budget requirements. Sonya Morgan, Betty Bissell and Jim Bowman were appointed as Budget Committee.

Darryl Coutts moved that the Commission go on record supporting the FY08 Pre-Application, Jim Bouldin seconded. There was no discussion. The motion passed.

Ken Fousek asked if anyone from the City had signed the pre-application. Frank Davis reported that Steve Marriott, Finance Director and Acting City Manager had signed the document prior to submission to the State. The Commission will consider adoption of a Resolution of Support for the FY2008 grant application at the September meeting and go to the City Council in September to ask for a Resolution of Support for the grant application and approval of a proposed Commission budget for the fiscal year 2008.

Betty Bissell, Commission Chairman, had prepared a letter to community organizations asking for support of the FY2008 Grant Project. A copy of the letter was included in Commission packets.

Sonya Morgan moved to approve sending the letter on City letterhead with the addition of address for return correspondence; Darryl Coutts seconded. There was no discussion. The motion passed.

### **Zoning on Concourse**

Frank Davis asked the Commissioners to think about zoning on the south side of Concourse Street from Thompson Avenue to Kansas City Avenue. The properties are residential, but they are currently zoned commercial. Ken Fousek asked if permission was needed from property owners to rezone. Frank Davis responded that this would probably be the most appropriate action. He further stated that Concourse has some of the best examples of single family residential in the downtown area. These properties would be better protected within a single family zoning than a commercial zoning. Other zoning issues being looked at in the Hall of Waters Historic District include Excelsior street for rezoning from R4 to C2A. Frank Davis said that he feels the Commission needs to look at the zoning within the historic district comprehensively.

### **Correspondence**

Betty Bissell said that correspondence had been received from Jonna Wensel, HPC Planner in Liberty, Mo., who was a speaker at the Arrow Rock Design Guidelines Workshop. Betty Bissell had asked for a copy of Liberty's Design Guidelines and Ms. Wensel had sent a copy of the revised Design Guidelines.

### **COMMENTS:**

It was suggested that making changes to the COA application would help expediate meetings.

Mayor Jim Nelson had inquired about work being done on old Washington Hotel building, South street. Does he have permits for work? It is believed he received permit prior to designation of Hall of Waters Historic District.

Darryl Coutts motioned to adjourn the meeting; Sonya Morgan seconded. The meeting was adjourned.

**Next meeting is scheduled for Wednesday, September 12, 2007, Hall of Waters, 4 p.m., Council Chambers**

Minutes prepared by Sonya Morgan, ESHPC Vice Chair



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

**September 12, 2007  
Hall of Waters, 201 E. Broadway**

**4 p.m.**

**PRESENT:** Betty Bissell, Jim Bowman, Darryl Coutts, Earl McElwee and Sonya Morgan  
Frank Davis, Director of Planning & Zoning  
Ken Fousek, City Liaison

**OTHERS PRESENT:** Frank Davis, Director of Planning & Zoning, Ken Fousek, City Liaison

**ABSENT:** Nile Brown, Jim Bouldin

**VISITORS:** City Manager David Haugland

Chairman Betty Bissell called the meeting to order. A quorum was present.

**REVIEW OF MINUTES:** Darryl Coutts motioned to approve the minutes of the August 8, 2007, meeting; Earl McElwee seconded. The motion passed.

**INTRODUCTIONS:**

Director of Planning & Zoning Frank Davis introduced new City Manager David Haugland to the Commissioners.

**Agenda Item 4.**

**PUBLIC COMMENTS**

There were no public comments.

**Agenda Item 4. (A)**

**Application for Certificate of Appropriateness: Painting - 106-108 W. Broadway**

An application for a Certificate of Appropriateness was received from Oasis Outreach Ministry for painting the bottom front facade of their building.

The work is completion of a facade renovation that the Commission approved in June. No representative was present and paint samples were not available.

Vice-Chairwoman Morgan moved to approve the COA for painting, if paint samples were agreed upon by Frank Davis and Commissioner Bowman, who will meet with property owner; Commissioner Coutts seconded. The motion passed.

**Agenda Item 4. (B)**

**Application for Certificate of Appropriateness: Relocation of door and windows in house addition. - 415 Concourse Avenue**

An application for a Certificate of Appropriateness was received from Loretta Tinoco following a Hold Order issued by the Building Official for work to relocate a door and windows within an add-on addition to the house.

Frank Davis stated that building officials had accidentally written a permit for a kitchen remodeling that would cause the relocation of a door and three windows in the addition, not realizing that it was inside of the newly designated Hall of Waters Historic District. The mistake was discovered approximately one hour later and building officials placed the Hold Order on all work, but the kitchen had already been gutted. An emergency on-site review of the property was made by Frank Davis, Vice-Chairwoman Morgan and Building Official Larry Murray. Commissioner Vice-Chairwoman Morgan confirmed that the remodeling was confined to a non-historic addition to the house. The Building Official allowed the work to continue prior to ESHPC meeting so that the family could have a working kitchen. The present exterior of the two-story house is vinyl siding. The property owner will relocate one door. Three windows will be removed and replaced with two windows. The exterior of the addition will be replaced with like siding to the rest of the house.

Commissioner McElwee moved to approve the remodeling of the addition; Commissioner Coutts seconded. The motion passed.

(Excelsior Springs Historic Resources survey sheet no. 113 prepared by Deon Wolfenbarger, May, 1993, was available prior to meeting.)

### **OLD BUSINESS:**

#### **Agenda Item 5. (A).**

#### **Recommendation of Consultant for FY2007 Historic Preservation Fund Grant.**

Frank Davis said that three bids were sent out to consultants in the Kansas City area that were pre-qualified by the State Historic Preservation Office. Mr. Davis received one response from Susan Richards Johnson & Associates, Inc. Frank Davis met with Susan Richards Johnson on August 22 for an interview process. Vice-Chairwoman Morgan attended the meeting. Susan Richards Johnson said that another of the three consultants contacted, Elizabeth Rosin of Rosin Preservation, LLC, would be sub-contracting for her on the project. Frank Davis spoke with JoAnn Radetic, State CLG Coordinator, and reported that the state is pleased the two consultants had teamed up to work on the grant project. A copy of the firm's response and qualifications for both consultants were available to Commissioners prior to the meeting.

A discussion was held on how the finished product of Design Guidelines for the Hall of Waters Historic District could be utilized for Design Guidelines for future historic districts.

Commissioner Bowman moved to recommend Susan Richards Johnson & Associates to the City Council for completing the FY2007 Historic Preservation Fund Grant; Commissioner Coutts seconded. The motion passed. Frank Davis will formerly recommend the firm to the City Council at the Council's October 1 meeting.

#### **Agenda Item 5. (B).**

#### **State comments on FY2008 Historic Preservation Fund Grant Pre-Application**

Frank Davis reported that he received comments back from the SHPO concerning their comments on the FY2008 pre-application for Historic Preservation Fund Grants. He stated that their comments would be incorporated into the final grant application. The FY2008 project is now considered Phase II, with 30% of the initial work for Design Guidelines scheduled to be completed in the FY2007 grant cycle. The City should have a full set of working design guidelines incorporated into the city code upon completion of Phase II, said Frank Davis. There has been some discussion of using the same consultant for the FY2008 grant cycle, if funding is approved by the State

Commissioner Coutts moved to approve the Phase II, FY2008 Grant Application; Commissioner McElwee seconded. The motion passed. Frank Davis will present to the City Council on September 17.

### **NEW BUSINESS:**

## **Agenda Item 6. (A)**

### **Presentation of Historic Preservation Commission FY2008 budget proposal to City Council.**

Frank Davis reported that he had met with Chairwoman Bissell and Vice-Chairwoman Morgan to develop a 2008 Budget Request. He presented the finalized budget breakdown to the Commissioners. The budget breakdown is as follows:

- FY2008 HPFG Project for Design Guidelines for the Hall of Waters Historic District, \$2,815.
- Printing and reproduction of the FY2008 HPFG Project for Design Guidelines for the Hall of Waters Historic District, \$500.
- Certified Local Government Annual Training for the Commission, \$1,500.
- Creation of Web site and one year maintenance, \$1,000.

Vice-Chairwoman Morgan noted that if any changes were going to be made to reduce the amount of funding that it should be eliminating the web site. Ken Fousek recommended that Commissioners attend the Council meeting to answer any questions or concerns, if they should arise. Commissioner McElwee said that we should be asking for twice as much, not less. Chairwoman Bissell suggested the Commission take the proposed budget to the City Council as is. There were no objections.

## **Agenda Item 6. (B).**

### **ESHPC Resolution for support of FY2008 Historic Preservation Fund Grant.**

Commissioner McElwee moved to accept the budget by resolution; Commissioner Bowman seconded. The motion passed.

## **Agenda Item 6. (C).**

### **ANY RELATED BUSINESS:**

#### **Zoning - Concourse Street**

Frank Davis reported that the ESHPC had been contacted by a property owner on Concourse about rezoning the south side of the street. Judith Stafford, owner of 410 Concourse, met with Frank Davis and Vice-Chairwoman Morgan to discuss a hardship in marketing her residential property. The houses on the south side of Concourse are zoned C3; properties on the north side of Concourse are zoned R4. Frank Davis said that he could find no documentation on why the street is zoned in this manner. Ms. Stafford had three letters of support provided for Commissioner's consideration. Those letters were from Terry Flood, Terry W. Flood Real Estate Company, 5545 N. Oak Trfwy., Suite 4, Kansas City, MO 64118; David L. Hinck, President/CEO, Kearney Commercial Bank, P.O. Box 888, Kearney, MO; and Kurt Jackson, Certified Mortgage Planner, Allied Home Mortgage Capital Corporation, 12 Westwoods Dr., Liberty, MO 64068.

Concern was shown for rezoning the property without understanding why it was originally zoned commercial or how it might affect adjacent commercial properties.

Frank Davis stated that other properties, such as the old Dragon Distributing building, would not be rezoned, only the six residential properties on the south side of Concourse. Mr. Davis stated that he was not asking the Commission to take any immediately, but to consider the matter for further discussion. And that, if the Commission felt the matter important enough that the process had to start with the Historic Preservation Commission since the area is located in the Historic District. Commissioner Coutts asked if this was within the ESHPC mission. Mr. Davis stated that any formal zoning matters within the district would have to be heard by the Historic Preservation Commission first.

Commissioner McElwee asked about current zoning around the Elms Hotel. Ken Fousek, City Council liaison,

said that as a point of reference when the Elms Hotel was taken over in the 1980s, a three-phase plan of development for a special zoning district to redevelop the area with retail shops in residential properties was created.

Chairwoman Bissell felt that the residential properties on Concourse needed to remain residential. Vice-Chairwoman Morgan agreed and said that filling the commercial vacancies on Broadway and Thompson should be a first concern over using residential properties for retail shops.

Commissioner Bowman pointed out that the City does not currently have an Economic Development plan right now and that many of the downtown commercial buildings are not tenant-ready or retail ready.

City Manager David Haugland asked to address the Commission. He then clarified that the rezoning of an area was usually initiated by the property owner. He said that there is discussion of developing a long-range plan for the community and the City will be pursuing that in the near future through a Planning Consultant that he is proposing to bring to Excelsior Springs for consultation. Chairwoman Bissell stated that the process for rezoning Concourse has been initiated by the property owner.

Vice-Chairwoman Morgan moved to contact property owners on Concourse for comments about a change in zoning from C3 to R4; Commissioner McElwee seconded. The motion passed.

#### **Agenda Item 6. (D).**

#### **CORRESPONDENCE:**

Vice-Chairwoman Morgan reported that an invitation had been received to attend the 2007 Statewide Preservation Conference, October 18-20, 2007, to be held in Jefferson City. Information had been emailed to Commissioners in their September meeting packets. Commissioner McElwee said that he was interested in attending. Commissioner Bowman stated that the conferences being held on Saturdays were always a conflict with his work schedule, but that he would like to attend some of these events.

#### **Agenda Item 7.**

#### **COMMISSIONER COMMENTS:**

Chairwoman Bissell commented that Commissioner Brown would not be able to attend the next three meetings and asked if it might be better to change the meeting time from 4:00 p.m. to 6:00 p.m, due to conflicts that it would cause other Commissioners. After general discussion, the date and time was left the same.

#### **Agenda Item 8.**

#### **ADJOURN:**

Commissioner McElwee motioned to adjourn the meeting; Vice-Chairwoman Morgan seconded. The meeting was adjourned.

**Next meeting is scheduled for Wednesday, November 14, 2007, Hall of Waters, 4 p.m., Council Chambers**

Minutes prepared by Sonya Morgan, ESHPC Vice Chairwoman

# APPENDICES



Mayor Jim Nelson, left accepted a DREAM Initiative placard from Gov. Matt Blunt in the courtyard of the Hall of Waters Tuesday, October 24, 2006. Excelsior Springs was one of only 10 communities to get the first DREAM designation. DREAM (Downtown Revitalization and Economic Assistance for Missouri) was established to help communities throughout the state to breathe new life into their downtown cores. (Photo by Kevin Morgan)



# Historic district is important

October 25, 2006  
Excelsior Springs Standard  
Opinion Page

It seemed that members of the Excelsior Springs Historic Preservation Commission were expecting more resistance Tuesday night to their proposal for the establishment of a Hall of Waters Historic District, complete with guidelines and a vetting process by which improvements to buildings in the district must be reviewed for their appropriateness.

They didn't get it. While some members of the Excelsior Springs Planning & Zoning Commission, which voted 6-1 to recommend the approval of the historic district and everything that goes with it, had some questions over how individual situations would be addressed, most of the commissioners seemed to understand the district's importance.

The downtown area of Excelsior Springs, much of which is located within the district's boundaries, has made huge strides in recent years. In so doing, many of the businesses and residents within the area have taken pride in the historic character of their buildings and turned it into an asset, rather than a liability. The proposed guidelines will help to protect their investments by guiding improvements on neighboring properties.

We hope the Excelsior Springs City Council will resoundingly endorse the commission's recommendation and establish the Hall of Waters Historic District. Our history has made us what we are today, and we should embrace our past.

## HPC gets another tour of Oaks Hotel

November 24, 2006  
Excelsior Springs Standard

By ERIC COPELAND  
Managing Editor

The rehabilitation of the Oaks Hotel is still moving full speed ahead. After the Excelsior Springs Historic Preservation Commission took a tour of the stately hotel, which is being turned into an apartment building, Monday, Excelsior Springs Planning Director Matt Tapp

said it appeared the project is still on schedule for completion next spring.

Even from the outside, it's clear that the work is progressing well. Most of the windows have now been installed, which will allow crews to continue to work through the cold winter months.

"The higher you go, the more complete it is," said Tapp. That holds true with the process explained to The Standard some time ago by Project Supervisor Doug Dahnke, who said the demolition proceeded from top to bottom and the renovations will do the same, meaning that the top floor will be complete while the floors underneath will be in various stages of completion.

Tapp said local contractor Pat Grass is currently working on the trim on the top floor, which already has most of the walls in place. Most of the third floor of the four-story building has also been roughed in, according to Tapp.

The last time The Standard toured the building, in early October, things had not progressed quite so far. Springfield development firm Carlson Gardner purchased the building from the city earlier this year, nearly 20



Project Supervisor Doug Dahnke (in blue jacket and brown hard hat) led the Historic Preservation Commission and other city leaders in the tour of the Oaks Monday afternoon.

years after it closed and 15 years after it was heavily damaged by a fire. City officials had almost given up the building as a lost cause and begun to tear it down before Carlson Gardner, which has extensive experience rehabilitating older buildings, stepped in.

The Oaks project is partially funded by Historic Preservation Tax Credits and Missouri Housing Development Commission Tax Credits. When the project is complete next year it will feature 40 apartments for adults age 55 and older.

## Community Theatre finds new site

December 8, 2006

Excelsior Springs Standard

After three years with no home and seven different locations used to hold their stage productions, the Excelsior Springs Community Theatre has finally purchased a permanent location that will meet their needs and add to the revitalization of the downtown area in the process.

ESCT Board Member Greg Martin, who was charged with finding a suitable home for ESCT, accepted the keys to the facility from local Realtors Sylvia Eales and Marie Woods.

"Today has been a long time coming," said Martin as he stood in front of the historic brick building on South Street that was originally part of the Albany Hotel.

"Today we celebrate, and tomorrow we work," added ESCT President Tanya Duncan.

The building, which will go through extensive renovation over the next year, will require a community-wide effort. Before the papers were even signed, ESCT members found enthusiasm in people who are dedicated to helping both in labor, materials, and the cash needed to make this dream a reality.

The theatre group has set a goal of raising \$100,000 over the next year to bring the building up to code, tuck-point the brick surface, renovate the interior, and beautify the surroundings.

Prior to the purchase, ESCT met with the Historic Preservation Commission to discuss maintaining the building's historic integrity while turning it into a theatre.

Mayor Jim Nelson said he was happy that the theatre group had finally found a new home, and that the move would involve a currently unused building in the historic downtown area. "I'd like to congratulate them," Nelson said. "I'm very excited; they have deserved a home for a long time, and I look very forward to seeing their first production."

He also urged members of the community to volunteer their time, labor and expertise in renovating the building.

Anyone interested in helping transform the empty building into the new home of the Excelsior Springs Community Theatre should contact Paulette Lake at (816) 651-5294 or [Penguinlady13@hotmail.com](mailto:Penguinlady13@hotmail.com). Visit [esctheatre.org](http://esctheatre.org) for further information.



At right: From left, Excelsior Springs Community Theatre Board Member Greg Martin accepts the keys to the theatre group's new facility from Marie Woods and Sylvia Eales.



# Oaks project gets closer to completion

December 20, 2006  
Excelsior Springs Standard

By ERIC COPELAND  
Managing Editor

Just eight months ago, the Oaks Hotel was still quite a mess, with crumbling brickwork on the outside and charred walls throughout the interior.

Today, any mess is the result of activity, not of remnants of those days gone by.

"The appliances are going in on the top two floors, and we're going back through and touching up the paint on the top three floors," said Doug Dahnke, who's heading up the extensive, multi-million-dollar renovation for Springfield developer Carlson Gardner.

"We're getting ready to set the cabinets on the first floor," he added.

Anyone who had been inside the Oaks anytime between 1991, when a fire heavily damaged the building's interior, through last June wouldn't recognize the place today. The basement is in the midst of framing and drywalling, while the lobby level, directly off the 100 block of South Street, has most of the drywall already in place.

The upper floors, where most of the building's 40 apartments will be located, already look much like the



The top two floors of the Oaks Hotel are very nearly finished, with just a few last touches remaining. Even on the lobby level, shown here, progress is unmistakable with new windows and drywall in place. This spring, the building will open up as apartments for adults age 55 and older.

apartments their new tenants will find when they move in this spring. Two of the apartments are two-bedroom units, while the other 38 apartments have one bedroom each.

There have been some setbacks. Dahnke said some parts of the job have been more difficult than he anticipated, but he also stated that the finish date was not too distant. Punch lists for the top floors are in the near future.

The renovation is partially funded through historic preservation and Missouri Housing Development Commission tax credits. Each apartment must have at least one resident age 55 or older, and a certain percentage of the building's overall population must be past that age as well. In addition, residents will be required to meet certain income requirements in order to rent apartments there.

Carlson Gardner has done a number of historic renovations around Missouri, and spokespersons for the company say they expect the Oaks to be another award-winning project in their line-up.

## Oaks work is truly a marvel in the making

December 20, 2006  
Excelsior Springs Standard  
Opinion

We had the opportunity Monday to take a tour of the Oaks Hotel, and let me tell you, the progress there is nothing short of amazing.

A year ago, it was difficult to imagine the hulking building as anything better than a charred mess--just the same as it had been for 15 years prior.

Even knowing that there was a developer providing us with a glimmer of hope, it was still hard to look at the rough and see the diamond inside.

Well, the rough is nearly gone. From what we saw Monday, the Oaks will be everything we've been told it will be.

Once a grand hotel, the building went through a couple of name changes -- it was Snapp's before it was called the Oaks -- before it declined and finally closed in the late 1980s. In the early 1990s, a fire gutted much of the inside of the building. At some point after that, the city accepted ownership with the belief that a buyer could be found.

After years of spinning their wheels, city leaders had finally just about resigned themselves to the fact that the Oaks was due for a date with a wrecking ball. But then Springfield development firm Carlson Gardner came on the scene, and since last June they've shown once and for all that there is still some grandeur left in the Oaks.

This spring, the building is set to open as apartments for adults age 55 and older. Already there are tenants clamoring for a space in the Oaks. We can't wait to see what the finished product will look like. If the last part of the work is equal to what we've seen so far, it will be a sight to behold.

## **Hall of Waters Historic District is finally a reality**

March 6, 2007

Excelsior Springs Standard

By ERIC COPELAND

Managing Editor

Six months after it was requested and four months after it was tabled, the Hall of Waters Local Historic District has finally been established.

The Excelsior Springs City Council voted 4-0 to approve the district, which puts in place guidelines for property owners and developers as they renovate buildings in the district, which is located generally in the downtown area.

Councilwoman Carolyn Schutte was absent from the meeting.

Mayor Jim Nelson said he had tabled the historic district request in November, after the Excelsior Springs Historic Preservation Commission and the Excelsior Springs Planning & Zoning Commission had reviewed and endorsed it.

Since that time, Nelson said, the questions he had regarding the historic district had been answered to his satisfaction.

Interim City Manager Steve Marriott was more specific. He said the item was tabled in the wake of Excelsior Springs having been chosen as one of the 10 inaugural communities chosen for the DREAM Initiative, a state-wide program to enhance efforts to redevelop downtown areas.

However, no conflicts were noted between the historic district concept and the DREAM Initiative, and in fact the Missouri State Historic Preservation Office is involved in the DREAM Initiative.

Both Nile Brown and Bruce Collins, who chair the HPC and P&Z Commission respectively, were present at Monday night's meeting but didn't have any comments to make. Both are candidates, along with Gary Taylor, Vernon Hendricks, Anthony Johnston and incumbent Councilman Ken Fousek, on the April city council ballot.

Planning Director Matt Tapp, speaking before the council for the last time before he leaves his post Wednesday for another job, said that the guidelines for renovation in the historic district will follow federal guidelines to preserve the historic integrity of each structure and the neighborhood in general. The HPC will issue certificates of appropriateness regarding projects in the historic district.

Some believe that the guidelines hinder development and place unnecessary burdens on property owners, but Tapp said other communities have seen increases in property values as a result of clear guidelines to preserve history.

In other business, the council voted 4-0 to approve the rezoning for a tract of land on the southwest corner of U.S. 69 and Tracy Avenue. The reclassification, from C-O, Non-Retail Business District, to CP-O, Planned Non-

Retail Business District, will allow Wornall Estates Development to build a multi-family project at the site.

The two eight-plexes and one four-plex received no negative comments from neighbors within 185 feet, notified as required by law. One neighbor, Carl Wilson, was enthusiastic about the project during a public hearing at February's P&Z meeting.

The council also voted 4-0 to purchase equipment for the police and fire departments.

The fire department will be buying Hurst rescue equipment to go with a new pumper truck the city recently ordered. The equipment comes with a price tag of more than \$32,000. It could not be purchased with the pumper due to franchise limitations.

Also approved was the purchase of three mobile data terminals for police patrol cars. The laptop computers, part of the durable Panasonic Toughbook line, will allow officers to file reports from the field instead of at the police department, keeping them out in the community instead of at headquarters.

The computers will cost more than \$21,000. Sgt. Clint Reno said Public Safety Sales Tax money, redirected after the planned purchase of in-car cameras was funded by grant money, will purchase the computers. Four units will still need the mobile data terminals; Reno said the department hopes to buy those computers next year.

The council also voted 4-0 to pay legal and professional fees for the Vintage Plaza Tax Increment Finance District, up to the amount collected from the TIF so far. The disbursement of TIF funds will reduce interest expenses, according to Marriott.

## **Historic preservation preserves our identity**

April 6, 2007

Excelsior Springs Standard

Opinion

By JIM BOULDIN

Publisher

The following item first appeared on September 26, 1992, in The Black Hills (South Dakota) Pioneer:

"Historic preservation involves more than just buildings. It also affects both people and business in a positive way.

"Cities like ours 'use historic preservation as an economic development tool,' according to Bernie Callan, then chairman of the National Alliance of Preservation Commissions.

"Historic preservation can also build a sense of identity for a downtown area, something that's especially important in this era of strip malls and shopping centers.

"When communities expand, the downtown – which has traditionally been the heart of the city – often suffers. So do the city's inhabitants, in that they lose that sense of a central gathering point and the community's personality."

As I was reading this 15-year-old news item the other day it occurred to me how the more things change the more they stay the same.

For as a fairly new, but passionate, member of the Excelsior Springs Historic Preservation Committee (ESHPC), I have come to better understand and appreciate the vital role historic preservation plays in defining and enhancing our local environs.

Standard readers are now aware of the fact that our city's first historic district – The Hall of Waters Historic District - was officially designated as such earlier this year, thanks in large part to pioneer members like, Kevin Morgan, Molly McGovern, Dick Moore, Georgia Moore, Sam Sherwood and Thelma Hartstock to name just a few. These early committee members set the stage for our newly defined district by establishing Excelsior's first official Landmark Register back in 1978.

That year began a process that recognized the significance of some of downtown's most distinctive landmarks; such as: Clay County State Bank (now the Excelsior Springs Museum and Archives) in March, 1981; The Hall of Waters, in July, 1981; The Superior Well and Pagoda, in May, 1982; The Carnegie Library Building, in

November, 1983; and the Rowell House, built in 1909 by Samuel Rowell as the first home (517) on what would soon become the legendary Elms Boulevard.

Today our historic legacy is in the competent hands of the following ESHPC members: chairman, Nile Brown; vice chairman Sonya Morgan, city council liaison Ken Fousek and committee members Betty Bissell, Jim Bowman, Darryl Coutts, Earl McElwee and yours truly.

In closing, I offer you a suggestion: get to know your city by walking the streets of the historic Hall of Waters District. And be sure to stop by the Museum and Archives building at 101 East Broadway for a fountain of information on our fine city.

Believe me, the more we learn about our past, the more we will be able to appreciate our bright future.

## **Oaks owner plans for mid-June opening**

April 13, 2007

Excelsior Springs Standard

By ERIC COPELAND

Managing Editor

The wait is almost over. After a decade and a half of constant decay, the Oaks Hotel is only a few months from its new life as the Oaks Apartments.

Carlson Gardner Inc., a Springfield development firm, and Mid America Management are already pre-leasing some of the apartments in the building, which is located at 117 South St. Move-ins are scheduled to begin in mid-June, but Mid-America Management is still looking to hire a local resident to act as the on-site apartment building manager.

And for those who have been watching the progress of the renovation but aren't looking to rent an apartment themselves, an open house will be held this summer as well.

On Thursday, workers were busy painting railings and installing marble baseboards on some staircases. On the lobby level, the terrazzo floors have been finished, but dust from the ongoing renovations obscures much of the ornate stone inlays. Prior to opening, the floor will be cleaned and polished.

Upstairs, the apartments are practically finished. Downstairs, where supplemental facilities for residents and visitors will be located, the drywall is in place and other work is continuing.

The building, originally known as Snapp's Hotel, was built in 1913 after an original structure that dated back to 1907 was destroyed by fire. A "First Class Hotel," during its best years it was known widely for its freestyle Spanish architecture. However, it had already closed when a fire heavily damaged the structure in 1991.

Over the next 15 years, the building came into the possession of the city, but viable rehabilitation proposals were few and far between. Its decay continued over the years, and at one point, the city was on the verge of having the Oaks demolished.

Then, a few years ago, Carlson Gardner received an allocation for low-income housing tax credits for the project from the Missouri Housing Development Commission. They started work last June, and now the interior of the building, while it's still obviously a construction site, looks nothing like the charred hulk of a building to which we had become accustomed.

The building has now been converted to 38 one-bedroom, one-bath apartments and two two-bedroom, one bath units.

Residents must be age 55 and older and fall within certain income guidelines (guidelines are available, along with floor plans and other info, at [www.midamproperties.com](http://www.midamproperties.com)). The one-bedroom units consist of between 600 and 775 square feet of living space and will rent for \$395-\$420 per month. The two-bedroom units, with about 820 square feet of living space, will rent for \$430 per month. Rental rates include water, trash and sewer.

Each unit has central heating and air conditioning, dishwasher, garbage disposal, range and oven, refrigerator, microwave, ceiling fans, carpeting, mini-blinds and washers and dryers.

The hallways in the upper floors will resemble the halls of the old hotel, and the lobby and common areas were restored using photos of the original building.

A community room in the basement will be available for activities for both residents and for others in the community, and there will also be an office for Phoenix Family Housing, which specializes in serving senior independent living communities and will be working with Mid America Management to make programs and services available to the residents.

The management company is currently accepting applications for positions at the Oaks Apartments. If you're interested in applying or have questions about the facility, you can write to Mid America Management Inc. at 205 W. Walnut, Ste. 105, Springfield, Mo. 65806. Contact the company by telephone at (877) 531-1668, or by fax at (417) 447-6145. You can also get information or contact the company on the web at [www.midamproperties.com](http://www.midamproperties.com).

The Oaks renovation is expected to be a cornerstone of the continued improvements in the downtown area. City crews are currently extending the street and sidewalk improvements that have taken place elsewhere in the downtown area to the block of South Street that fronts the Oaks.



The lobby of the Oaks is taking shape, with terrazzo flooring, new molding and lights that echo the appearance of the hotel during its grand old days. Development company Carlson Gardner plans a mid-June opening.

## Davis takes on P&Z Director's role

April 24, 2007

Excelsior Springs Standard

By ERIC COPELAND  
Managing Editor

After only about a month and a half, the Planning & Zoning Director's seat for the city of Excelsior Springs is no longer vacant. Frank Davis assumed the leadership role in the Planning & Zoning Department a week ago Monday.

Davis has spent the past 15 years working for the Independence Planning & Zoning Department, where he was the Historic Preservation Officer. That bodes well for Excelsior Springs, which has recently renewed its efforts toward historic preservation.

On Monday, Davis was in his office at the Hall of Waters, fielding calls and addressing issues. At that point, he'd been in the office for a week. He was already in place when the Excelsior Springs Planning & Zoning Commission met last Tuesday.

The commission approved a special use permit for a bed and breakfast at 1502 Tracy Ave., as well as the final plat for the single lot in the fifth plat of the Vintage Plaza commercial development off U.S. 69 and Vintage Court.

The lot will be the site of a restaurant, according to the developers. Davis said that Interim City Manager Steve Marriott served as the staff representative for the P&Z meeting last week, as he figured he would introduce himself individually to each of the members of the various boards and commissions with which he will work before stepping into the more formal setting of a meeting.

Davis's relocation to the Hall of Waters represents a pretty significant shift. At Independence, he said, there are 23 employees in the Planning & Zoning Department. In Excelsior Springs, it's pretty much a one-person show. There is an administrative assistant, as well, but that individual also works with community development and inspections.

In Excelsior Springs, Davis will be the staff liaison for three boards and commissions: the Planning & Zoning

Commission, which reviews zoning requests and makes recommendations to the council; the Historic Preservation Commission, which was instrumental in establishing the Hall of Waters Historic District and is now working to establish guidelines for property owners in that district; and the Board of Zoning Adjustment, which hears arguments in favor of variances to the local zoning ordinances.

So far, Davis says he expects to remain busy but is pleased so far with the reception he has gotten. He has already been in contact with the HPC leadership and other local residents, as well as his co-workers on the city staff. “Everyone seems to be friendly, nice and very helpful,” he said, though he admitted that stepping into the shoes of Matt Tapp, who left the post to take another job in early March, at this point seems a little “overwhelming.”

Davis is a Blue Springs resident. He commutes to Excelsior Springs every day, but pointed out that the drive is a pleasant one with nice scenery — especially since most of the traffic is going the other way.

Three other vacant positions, those of city manager, assistant city manager and public works director, are expected to be filled soon.

## **City taking right tack with new P&Z head**

April 27, 2007

Excelsior Springs Standard

Opinion

We’re pleased to see that after a rocky first quarter, our city government is off to a promising start this spring.

The recent hiring of Frank Davis as the new Planning Director is a positive step and one that clearly shows our city’s leadership is looking to the future even as they weather the trials of the departure of former Planning

Director Matt Tapp, who left to take another job, and the resignations of City Manager Darren Hennen, Public Works Director Rex Brinker and Assistant City Manager Debbie Kimsey for reasons that remain unknown.

We’ve only just met Davis, and have yet to see him in action with the Planning & Zoning Commission and other city leadership. However, his specialty at his previous job with the Independence Planning & Zoning Department was historic preservation, and the skills we expect he will bring to the table here will be vital as we continue our rehabilitation of downtown Excelsior Springs.

When making new hires, our city has often demonstrated a talent for looking forward. Tapp, who had experience with satellite mapping, was hired at a time when we had a need for such skills. And now, with the Historic Preservation Commission back in the picture after a hiatus of about a decade, a little knowledge about keeping our history intact amid progressive development will certainly come in handy.

The most important position is yet to be filled — that of our city manager. Hennen’s background was in economic development, and it shows. We’d guess our city council is looking now for a leader with talent in tourism.

## **We reside in the little town that can**

April 27, 2007

Excelsior Springs Standard

Opinion

By JIM BOULDIN

Publisher

I just finished reading a great book entitled Goliath, The life of the Reverend Robert Schuller, written by James Penner, son-in-law of the world-renowned evangelist and founder of the Hour of Power, which is broadcast every Sunday morning from the Crystal Cathedral in Garden Grove, California.

The book explores the many challenges faced by Schuller as he followed a calling he calls “preaching the positive word of God to as many of His children as possible.”

His first congregation in the mid-’50s consisted of a dozen or so Californians who hung a speaker on their car

windows and listened to him preach atop the concession stand at the Orange Drive-In Theater.

In 1961 this tiny drive-in church evolved into a 10-acre worship complex called the Garden Grove Walk-In Church - and that congregation soon swelled in ranks to create a need for what would become the magnificent, all-glass Crystal Cathedral in 1981.

What impressed me as much as this success story was the way in which Schuller tackled a great number of seemingly insurmountable obstacles on his road to success.

Most hurdles involved the lack of capital for growth, a reality shared by most churches, but, in the end all were cleared through the adaptation of faith and the determination fed by the power of positive thinking.

At several points while reading this inspiring story, I found myself thinking about the many challenges facing Excelsior Springs and just how we, as residents, are dealing with them. In the end I was left with a very upbeat feeling about where we are and where we are headed.

Here's why:

- Tourism is making a comeback, thanks in large part to the creative and tenacious team of merchants known as the Downtown Excelsior Partnership.
- Our Chamber of Commerce is bigger, better and more productive than any time in recent history, thanks to new energy from the leadership and fresh ideas from the membership.
- Our Historic Preservation Commission is carving out Historic Districts, the first being The Hall of Waters, in an effort to ensure that we preserve our past and protect our unique and colorful history.
- Reinvestment - my term for the new wave of "believers" who have invested their blood, sweat, tears and tender in the Excelsior business community. Get an infusion of the new blood in our downtown and all-around Excelsior.

Yes, I firmly believe we are destined to become one of the little towns that can, and will stay on track and enjoy a prosperous future.

## **DREAM focus sessions to be held this evening**

May 29, 2007

Excelsior Springs Standard

By ERIC COPELAND

Managing Editor

A series of four focus group meetings regarding the DREAM Initiative will be held late this afternoon and this evening at the Hall of Waters, 201 W. Broadway.

Area residents will gather at 5:30 p.m. in the council chambers upstairs at the Hall of Waters, while students and recent graduates will meet at the same time in the municipal courtroom, also on the upper level.

At 7:30 p.m., the city council and other city administrators will meet in the council chambers, while business representatives will begin their focus session in the courtroom.

Excelsior Springs was one of 10 communities chosen for the DREAM Initiative, a downtown redevelopment program administered by the state.

There was a minor controversy some time ago, after a state audit showed that two communities, Chillicothe and Maryville, had scored higher on an assessment than two DREAM communities, Excelsior Springs and Hermann.

However, the program's administrators said they used more intangible factors such as geographic location and redevelopment potential to make their selections.

## **Everyone has a stake in preserving our history**

June 1, 2007

Excelsior Springs Standard

Today my offering has to do with, in my opinion, one of the most exciting and progressive movements to hit



this town in recent decades. One that protects, honors and defends the unique and colorful history that began here in the late part of the 19th century and continues with a spark of new energy today.

I refer to the most noble actions taken recently by the Excelsior Springs Historic Preservation Committee (ESHPC) to carve-out and clearly define our community's first official Historic District, that being the Hall of Waters District.

Yes, I inserted the word first because other districts are on the drafting table and will be designated and defined as the ESHPC proceeds with their long-range preservation plan.

The plan is best described by its official "purpose," as defined in section 402.020 of our city charter:

"The purpose of this chapter is to promote the educational, cultural, economic and general welfare of Excelsior Springs by (paraphrasing):

- Providing a mechanism to identify and preserve the distinctive historic and architectural characteristics of Excelsior Springs.
- Fostering civic pride in the beauty and noble accomplishments of the past as represented in Excelsior's landmark and historic districts.
- Improving the value of property designated as landmarks or within historic districts.
- Protect and enhance the attractiveness of the city to homebuyers, tourists, visitors and shoppers.
- Fostering and encouraging preservation, restoration and rehabilitation of structures, areas and neighborhoods and thereby preventing urban blight.

So, simply stated, preservation means a great deal more than just making up a list of rules for local property owners to follow; a more accurate assessment – and the way we should all view this movement – is that the ESHPC is laying a historically significant foundation for our future that will ensure that the beauty, splendor and historic personality of this town remains alive, well and prosperous.

And just as in any such noble and worthwhile effort, certain guidelines have been drafted that we, as inhabitants and investors in this community, must follow. City fathers will be sending out an informative letter outlining the basics of the Preservation effort soon.

In closing, I would like to again salute our committee for their hard work in establishing the first of several historic districts to come: Chairman Nile Brown, Vice Chairman Sonya Morgan, council liaison Ken Fousek, members: Betty Bissell, Jim Bowman, Darryl Coutts, Earl McElwee and our newest member and highly qualified Director of Planning & Zoning, Frank Davis.

This is a great group of folks working on our future, but as a member of our community, YOU are the most important part of this entire process. YOUR proper improvements help increase the value of your investment and in turn that of our entire city.

Thanks in advance for helping to build a better Excelsior Springs.

## **HPC begins to review projects**

July 13, 2007

Excelsior Springs Standard

By ERIC COPELAND

Managing Editor

Wednesday afternoon, the Excelsior Springs Historic Preservation Commission did what it was designed to do—its members considered proposals to work on houses within the Hall of Waters Historic District, and approved the plans because they fit with guidelines established for the district.

"I'm excited that people are learning and getting a clear understanding of the process," said Betty Bissell, who was elected the commission's chairperson Wednesday. "We've been trying to tell people that it just adds one more step, and so they need to plan ahead more."

Bissell said one property owner in the district, which is bounded generally by Kansas City Avenue on the west, Foley and Bluff streets on the north, Penn Street and the western edge of Saratoga Avenue on the east and Isley Boulevard and St. Louis Avenue on the south, had been among a couple of proposals considered at the

commission's June meeting, then returned Wednesday to follow through. In all, three proposals—all for roofing jobs—were considered and approved Wednesday.

Bissell also said that a few people have been attending the meetings for information only, and she welcomes anyone who wants to learn more at any of the meetings, which are held at 4 p.m. on the second Wednesday of each month at the Hall of Waters, 201 E. Broadway.

Frank Davis took the job of planning director just a few months ago, but his expertise in historic preservation from his former job in Independence has proven valuable in the commission's work, Bissell said. "He prepares us for each of the proposals," she explained, "and there are also pictures at the museum that can help us in considering proposals."

After a year of meetings, following nearly a decade of inactivity, Bissell said she's glad the commission is fulfilling its purpose. "I'm really excited to be active and doing something," she said.

Vice Chairperson Sonya Morgan agreed. As the only current commission member that also served on the commission during the 1990s when it basically disbanded, she said the work had been a learning process for everyone. "It's still kind of new to all of us," she said.

She said letters had been sent to all the property owners in the district this week, explaining the commission's role. When maintenance, improvements or alterations to a property are planned, especially if they affect a building's outward appearance, the plans must be submitted to the Historic Preservation Commission for a certificate of appropriateness, or COA. The guidelines and the certificates of appropriateness were major points of contentions in the 1990s, when the former commissioners all resigned and were not replaced.

But Morgan said that the certificates are not as difficult to get as some may believe. "We had three to consider Wednesday, and the property owners got what they needed," she said.

She added that more meetings to gather public input will be held, and that a grant from the state will fund a part-time city employee to work on historic preservation issues, especially to help develop guidelines for review.

## **Our Recent History**

Pride 2007 • First Edition • August 29, 2007  
Excelsior Springs Standard

Over the last 15 years, Excelsior Springs has been steadily moving forward to preserve our city's history and determine our future as a vibrant, growing community.

But in the last few years, efforts have greatly accelerated with the infusion of energy generated by members of the Excelsior Springs Museum & Archives as well as the appointment of an Historic Preservation Committee in 2006. Members of the Historic Preservation Committee meet regularly to develop districts and create standards to help preserve Excelsior's historic architecture.

Excelsior Springs historic buildings are being restored and renovated while popular antique and specialty shops are attracting visitors to our burgeoning town from throughout the Midwest. The most recent major renovation, that of the Oaks Hotel (which had been condemned and was to be torn down) has been transformed into a showpiece for the town and a great place for elderly residents to call home.

The Excelsior Springs Museum & Archives has expanded beautifully into the newly renovated Francis Hotel next door, which also houses a new art gallery, Studio 105. Volunteers at the museum work diligently to preserve accurate and detailed historic records of our city's development and growth while providing tours to locals and visitors. Volunteers also present programs to school children and area service and social clubs.

The main building housing the Historical Museum is the former Clay County State Bank building, which served as a bank from 1906-1968 and was donated to the museum. The building is listed on the National Register as a part of the Hall of Waters Historic District and is individually listed on the Excelsior Springs Historic Register.