



Certified Local Government Annual Report  
**EXCELSIOR SPRINGS, MO**

October 1, 2008 through September 30, 2009

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

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### on the cover

Superior pagoda was placed on the local landmarks register May 10, 1982. It is the last remaining original spring pagoda in Excelsior Springs.

In 2009, the newly formed Excelsior Springs Bottling Company included artwork of the pagoda created by renowned local artist Cathy Johnson on its new mineral water bottle label, next page.

All photos by Kevin Morgan unless otherwise stated



Located in Clay County, approximately 33 miles north-east of Kansas City, Excelsior Springs is a growing city of approximately 10,847 residents. The City was incorporated in 1881 and owes its unique and historic nature to one historic context, "Excelsior Springs -- Missouri's National Health Resort: 1880-1963," as quoted in the Excelsior Springs historic survey plan completed in July of 1991.

The original town site covered 40 acres, and was platted on September 1, 1880. Within a year, 200 houses were built on the hillsides and valleys surrounding the original spring, the "Excelsior" (later Siloam), while hundreds of other visitors had to camp in tents or covered wagons. In 1881, Excelsior Springs became first a village (in February), and later a city of the fourth class (in July).

As Siloam spring became famous, people started noticing the numerous other springs in the area. The promotion and development around these other springs quickly followed, with the most prominent being the "Empire" (later the Regent), Relief, Superior and Saratoga springs. The springs were popular gathering places for the locals and visitors alike. Twenty separate springs or wells were eventually discovered, releasing four distinct varieties of water.

In 1935, a loan and grant were approved through the Public Works Administration for the city to purchase the main mineral water springs, and piping of the waters to bottling facilities within the Hall of Waters, a building to house a complete mineral water system for Excelsior Springs. In addition to the bottling facilities, the Hall of Waters housed a water bar, mineral water swimming pool, and separate men's and women's hydrotherapy departments.

Until the early 1960's, the town prospered solely on the fame of its waters. However, legislation was passed in 1963 which prohibited the clinics from advertising cures with their treatment of conditions such as arthritis and rheumatism. In addition, unfavorable articles began ap-

pearing about mineral water clinics. In 1967, the Hall of Waters closed for repairs, and in 1971, the state health agency ordered the City to stop bottling mineral water.

The Excelsior Springs Historic Preservation Commission was created in 1978 and became a Certified Local Government in February of 1991. More than 275 properties were surveyed from 1991 to 1994, as well as the parks and driveway system. In 2005, after a period of inactivity, the ESHPC was reinstated by the Excelsior Springs City Council. The Hall of Waters Historic District was established in March of 2007.

A renewed interest and enthusiasm for preserving and promoting the unique historic resources of the town has been evident during the past several years. Most recent accomplishments include a contract between the City of Excelsior Springs and the Excelsior Springs Bottling Company to put our calcium water back on store shelves, a new Master Plan which includes redevelopment of the Hall of Waters Historic District, and the achievement of the Preserve America Community designation.

Restoration of the Hall of Waters began through a FY09 Historic Preservation Fund grant for rehabilitation/restoration of the west and north elevation terraces of the Hall of Waters after a partial collapse during mid-winter 2008-2009. The terraces provide public access for the building. There was a particular emphasis on exterior stone work including all applicable architectural and engineering specifications.

In addition, through the City's participation in the DREAM Initiative, the city has received \$235,000 for low income housing redevelopment over the past two years and was awarded \$250,000 in community development block grant funds to administer activities through a local downtown organization to promote and assist in any way possible the efforts focused on revitalization of the downtown area.

In May, the ESHPC received the final draft of the Design Guidelines for the Hall of Waters Historic District. The guidelines are the product of a FY07 and FY08 preservation fund grant project. The guidelines were approved by the ESHPC. A Committee to develop a new Certificate of Appropriateness application recommended one change to the guidelines for purposes of consistency. The new COA was approved by Commissioners in October. The guidelines will be presented to the City Council for approval in the near future.

In August, the ESHPC hired the consultant firm of Winter & Company to produce a City Wide Preservation Plan that will dovetail with the other major planning efforts under way, and enhance those efforts in the area of historic preservation in all of its forms. Phase I of this three phase project was completed in September.



Excelsior Springs calcium water is again available at the Hall of Waters water bar, in local stores and for shipping anywhere in the world.

## Historic Preservation Commission Membership

<u>Member</u>	<u>Position</u>	<u>Appointed</u>	<u>Term Expires</u>
Betty Bissell	Chairwoman	5/1/2008	5/1/2011
Jim Bowman	Member	5/1/2008	5/1/2009
Nile Brown	Secretary/Treasurer	5/1/2008	5/1/2009
Darryl Coutts	Member	5/1/2008	5/1/2011
Kevin King*	Member	4/1/2009	5/1/2011
Earl McElwee	Member	4/1/2008	5/1/2010
Sonya Morgan	Vice Chairwoman	4/1/2008	5/1/2010

\* Mr. King has moved from city limits, creating a vacancy on the commission.  
A local builder will be sought to replace him.

## Scheduled Meetings Held and Attendance

Note: No meetings were held in October or December of 2008; or March, June or September of 2009.

### **November 2008**

Present: Betty Bissell, Nile Brown, Jim Bowman, Kevin King, Sonya Morgan

Absent: Darryl Coutts, Earl McElwee

### **January 2009**

Present: Betty Bissell, Nile Brown, Jim Bowman, Darryl Coutts, Kevin King, Earl McElwee, Sonya Morgan

### **February 2009**

Present: Betty Bissell, Nile Brown, Jim Bowman, Darryl Coutts, Kevin King, Earl McElwee, Sonya Morgan

### **April 2009**

Present: Betty Bissell, Nile Brown, Darryl Coutts, Kevin King, Sonya Morgan

Absent: Jim Bowman, Earl McElwee

### **May 2009**

Present: Betty Bissell, Nile Brown, Darryl Coutts, Sonya Morgan

Absent: Jim Bowman, Kevin King, Earl McElwee

### **July 2009**

Present: Betty Bissell, Nile Brown, Jim Bowman, Kevin King, Sonya Morgan

Absent: Darryl Coutts, Earl McElwee

### **August 2009**

Present: Betty Bissell, Nile Brown, Jim Bowman, Darryl Coutts, Kevin King, Earl McElwee, Sonya Morgan

### **August 2009 - special meeting**

Present: Betty Bissell, Nile Brown, Jim Bowman, Darryl Coutts, Sonya Morgan

Absent: Kevin King, Earl McElwee

### Design Guidelines

Several work sessions of the entire Commission were called throughout the past year in order to develop a set of Design Guidelines for the Hall of Waters Historic District. Commissioners met on January 14 and February 11, in addition to meetings held with Susan Richards Johnson and public meetings held.

### City-wide Master Plan

Commissioner Sonya Morgan served as a representative of the ESHPC on the steering committee to develop a new City-wide Master Plan for the City of Excelsior Springs. In May, Commissioner Morgan presented a downtown design plan for the City's comprehensive plan prepared by

RDG Planning & Design during the HPC regularly scheduled meeting. Discussion included potential new residential development of Excelsior Street, a reconfiguration of Concourse Street that would provide a new residential development, enhanced entrance to the downtown historic district from St. Louis Ave. and Isley Blvd., and the impact on historic preservation activities within the district. The comprehensive plan is expected to be completed by Fall of 2009, according to City Planner Frank Davis, who was also a member of the steering committee. In July, Commissioner Morgan invited members of the ESHPC to attend a final public meeting for the City-wide Master Plan.

### Certificate of Appropriate Committee

In July, Chairwoman Betty Bissell appointed a committee to update the COA application. Committee members are Commissioners Nile Brown, Sonya Morgan and Kevin King. In August, the COA Committee brought back a recommendation to the Commission. Generally, the Committee added a place to put a related picture, instructions for completing the form, and requesting additional information upon which the Commission could review and make more informed decisions. The goal was to keep the application simple, but supply the Commission with enough information to support the COA request. Commissioner Bissell requested that the Committee meet again with City Planner Frank Davis to discuss and recommend a time frame to submit the application. (Note: the COA application was approved with final recommendations from the Committee during the October 2009 meeting, as no meeting was held in September.)

### City-wide Preservation Plan Committee

In August, Frank Davis reported to the commission that the COA Application Committee was also called upon to serve as a committee for recommendation of a firm for the City-wide Preservation Plan. The committee reviewed two applications, one from Winter & Company and one from John Milner Associates. The committee and staff unanimously agreed on Winter & Company and their recommendation for entering into a contract were approved by the City Council on Monday, August 17.



## Commission Activities

### Landmark Designations

None

### District Designations

None

### National Registration Nominations Reviewed

None

However the Wyman School building was placed on the National Register by the property owner without consultation of the ESHPC, listed July 24, 2008, and unknown at the time the FY08 CLG Annual Report was filed.

The ESHPC would have corrected the name of the founder, Anthony Wyman, and emphasized that the building of Wyman High School led to the adoption of a junior high / high school form of education in Excelsior Springs ... the first such system in the state of Missouri.



Wyman School

### Cases Reviewed and Decisions

<u>Date</u>	<u>Property/Address</u>	<u>Recommendation/Decisions</u>
November 12, 2008	102 E. Broadway	Window Replacement and Repair of Bay Window - A motion to approve the COA for replacement of second floor windows and repair of the bay windows was made by Commissioner Sonya Morgan; Commissioner Nile Brown seconded. The motion passed. A request for approval of paint was delayed until spring.
November 12, 2008	246 E. Broadway	Installation of Double-sided Neon Sign - Commissioner Jim Bowman motioned to approve the request for COA; Commissioner Nile Brown seconded. The motion was denied.

## Cases Reviewed and Decisions continued

<u>Date</u>	<u>Property/Address</u>	<u>Recommendation/Decisions</u>
November 12, 2008	244, 246, 248 E. Broadway	Paint color approval for building facades - Commissioner Sonya Morgan motioned to approve the request; Commissioner Nile Brown seconded. The motion passed.
January 14, 2009	253 E. Broadway	New awning, signage and tuck pointing of facade - Commissioner Nile Brown motioned to approve the COA; Commissioner Sonya Morgan seconded. The motion passed.
January 14, 2009	244-246-248 E. Broadway	Replacement of 24 windows for second floor - Commissioner Jim Bowman motioned to approve; Commissioner Sonya Morgan seconded. The motion passed.
January 14, 2009	244 E. Broadway	Trim and painting of store front - Commissioner Sonya Morgan motioned to approve the COA; Commissioner Jim Bowman seconded. The motion passed.
January 14, 2009	248 E. Broadway	Restoration of store front - Commissioner Earl McElwee motioned to approve; Commissioner Jim Bowman seconded. The motion passed.
April 8, 2009	111 N. Main	Paint color for back wall - Commissioner Darryl Coutts motioned to approve the COA; Commissioner Nile Brown seconded. The motion passed.
April 8, 2009	454 Thompson Ave.	Flat panel non-illuminated sign - Commissioner Nile Brown motioned to approve; Commissioner Kevin King seconded. The motion passed.
July 8, 2009	116 East Broadway	Approval of paint - Commissioner Nile Brown motioned to approve; Commissioner Sonya Morgan seconded. The motion passed.

## Training and Conferences

<u>Date</u>	<u>Location</u>	<u>Description of Event/Commissioners Attending</u>
February 7, 2009	Jefferson City	2009 CLG Annual Forum Attending were Commissioners Betty Bissell and Sonya Morgan.

## Public Education and Outreach

<u>Date</u>	<u>Description of Event</u>
March 5, 2009	Ben and Amanda Mook received a Preserve Missouri Award at the 2009 Annual Awards Ceremony in Jefferson City. The ESHPC recommended the Mooks' building renovation for the award. The project has since then been highlighted on the ESHPC web site to help raise awareness of the historic tax credit program and its benefits in local preservation efforts.
April 8, 2009	Public Meeting on 100% completion of Historic District Design Guidelines
May 13, 2009	ESHPC approved a Resolution to support the application of Round 2, 2009 Historic Preservation Fund Grant to provide needed repairs to the Hall of Waters.
May 2009	The City of Excelsior Springs and members of the ESHPC worked to bring awareness of proposed changes to the State Historic Preservation Tax Credit program. In addition to a resolution adopted by the Excelsior Springs City Council, City Manager David Haugland, City Planner Frank Davis and Keith Winge, acting President of the Downtown Excelsior Partnership, visited with Representative Bob Nance and Senator Bill Stouffer at the Capitol building. Commissioner Sonya Morgan wrote a letter to the editor of the local newspaper and emailed several state representatives in favor of the tax program. All contact and correspondence represented the desire for no changes to the tax credit program.
May-June 2009	ESHPC members Betty Bissell and Sonya Morgan worked on a committee with Downtown Excelsior Partnership members to research and prepare a free Mineral Water Well Site self-guided walking tour, which is now available at the Hall of Waters water bar, Elms Hotel and downtown shops.
Ongoing	Since it was launched in November 2008, the ESHPC web site has continued to grow, adding new features and resources including the Design Guidelines document. A joint effort of the City and Chamber of Commerce led to the creation of a City Prospectus that featured historic preservation and the revitalization efforts of downtown. It is available as a downloadable document from the City and Chamber web sites and is viewable online as an .html document on the Chamber web site.

<http://www.eshpc.org>

<http://www.cityofesmo.com>

<http://www.exspgschamber.com>

## Comprehensive Historic Preservation Plan



Nore' Winter of Winter & Company met with ESHPC members and interested residents for a "meet and greet" to begin the initial assessment for the City Wide Preservation Plan on August 27, 2009.

FY09 funding through the State of Missouri, Department of Natural Resources, Historic Preservation Program will be used by ESHPC in conjunction with city staff and the City Council to conduct a comprehensive city wide preservation and revitalization plan in three distinct phases. Winter & Company of Boulder, Colo., one of the leading preservation planning and consulting firms in the country, was selected to develop the preservation plan.

The City Wide Preservation Plan will be the third of three major planning efforts currently under way in Excelsior Springs that will carry the city into the future for the next ten to twenty years. The city is nearing completion of a new master plan that is scheduled to be completed and presented to the City Council for adoption in October of this year. The City is also nearing the completion of a three year project in conjunction with the State of Missouri known as the DREAM (Downtown Revitalization and Economic Assistance for Missouri) Initiative, a downtown revitalization program developed for smaller communities.

Our goal with the City Wide Preservation Plan is to produce a planning product of the highest quality possible, ensure that it dovetails with the other major planning efforts under way, and enhances those efforts in the area of historic preservation in all of its forms.

### **Proposed Approach**

The work plan will be organized in three phases.

Phase I has been completed and focused on creating a base of information and identified key players to create a base set of goals and objectives that will guide preservation.

Phase II will include two public workshops to further refine the assessment and preservation goals and objectives for Excelsior Springs. Winter & Company will develop the plan outline and Draft #1 of the plan. It will integrate Phase I findings and further refine preservation goals and objectives.

Phase III will refine the preservation plan based on comments from the public, staff, ESHPC and SHPO and present to the City Council in a web conference for adoption.

## Historic Properties Inventory Status

The last endeavor to conduct historic property surveys was the Excelsior Springs Historic Resources Survey Plan, conducted by Three Gables Preservation from 1991 to 1994, partially funded by the Missouri Department of Natural Resources, Historic Preservation Program. The amount of time that has passed since that effort, coupled with the changes that have occurred in the historic landscape of the city since that project (see below), presents a void of current information. None the less, the historic property inventory sheets are being digitized with current photos to help guide the ESHPC in making informed decisions concerning COA applications and have aided in the HERO program application process. These will be made available to the public in a reference library on the ESHPC web site. Currently the Hall of Waters and Central Place Districts are being cataloged online.

The historic property surveys also helped to provide information to establish the Hall of Waters Historic District. Most recently, they have been utilized to create proposed district boundaries for an Elms Hotel Historic District and Boarding House Historic District on East Broadway.

The home at 417 East Broadway, pictured at right, succumbed to a deliberately set fire this past year. Historically known as the Kendall Boarding House, it was built c. 1920 and rented rooms for \$10 - \$12 per week. This is now a vacant lot.



Photos at left and below show an unsympathetic renovation of 408 East Broadway. The porch had become unstable and the owner, instead of making repairs to restore it, simply tore it off. The three bay Neoclassical apartment building was known as the Shelton Apartments and built c. 1909. Historic postcard, below, provided by Betty Bissell.





**The Crystal Lithium Springhouse and Pavilion stood on the corner of Benton and Saratoga Streets. This past summer, volunteers from the neighborhood rebuilt a Pavilion similar to historic photos.**

# MINUTES

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

**November 12, 2008 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Nile Brown, Jim Bowman, Kevin King, Sonya Morgan

**OTHERS PRESENT:** Frank Davis, Director of Planning & Zoning; Kathy Twitchell,  
Secretary to the Commission

**ABSENT:** Earl McElwee, Darryl Coutts

**VISITORS:** Shawna Mull, Ambassador Sign Co.; Kevin Morgan, Morgansites.com;  
Richard Preator, owner 246 E. Broadway

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

**Item 2. Amendment to Agenda**

**Amended Item: Add the approval of paint color for trim to COA request for 246 E. Broadway. Commissioner Brown motioned to add the request for approval of paint color for 246 E. Broadway. Commissioner Morgan seconded. The motion passed.**

**Item 3. Approval of Minutes – September 10, 2008**

**REVIEW OF MINUTES:** Commissioner Brown motioned to approve the minutes of the September 10, 2008 meeting. Commissioner Morgan seconded. The motion passed.

**Item 4. Public Comments**

There were no public comments.

**Item 5. Old Business**

There was no old business.

## **Item 6. New Business**

### **A. Certificate of Appropriateness-Window Replacement & Repair of Bay Window - David Lodwick-120 E. Broadway**

The request was presented by David Lodwick for window replacement and bay window repair for 120 E. Broadway.

Frank Davis gave the staff report and stated the request was for second floor window replacements on both the Broadway Avenue frontage and east sides of building. The windows will be tan in color to match current window color and they will have wood trim to match as closely as possible wood trim that was on the building when it was first constructed. A brochure showing the style of windows that will replace the current ones was shown to the commissioners. Mr. Davis recommended approval of the request for replacement of the bay windows and window replacement.

The request for approval of paint will be delayed until spring.

Mr. Davis also stated that he had met with Mr. Lodwick and gave him approval to begin maintenance work on the bay windows located on the second floor of the building due to weather conditions. One bay window will be replaced exactly as originally constructed. The other will be repaired and match all existing architectural features.

Commissioner Morgan made the motion to approve the Certificate of Appropriateness for replacement of second floor windows and repair of the bay windows for 120 E. Broadway. Commissioner Brown seconded. The motion passed unanimously.

### **B. Certificate of Appropriateness-Double-Sided Neon Sign-246 E. Broadway**

The application for Certificate of Appropriateness for a double-sided neon sign for 246 E. Broadway was presented by the property owner, Richard Preator and Shawna Mull of Ambassador Sign.

Frank Davis gave the staff report. This building is estimated to have been built between 1905 and 1909. Neon signs, according to Preservation Briefs published by the Technical Preservation Services of the National Park Service, were not introduced until the 1920's. Since the sign is not pre-existing, is not viable to the

building in a historic context and because it sets a precedent that is not appropriate for the historic district, staff is not recommending approval of the neon part of the sign.

Commissioner Morgan also researched the history of neon signs and referred to guidelines in place in Wichita and Independence. Neither allow neon signs in their historic districts. Shawna Mull requested guidelines for lighted signs. For business purposes she wants to know what is allowed in the historic district for signs and how they can be lighted. Mr. Davis gave Mrs. Mull a copy of the research he presented. Commissioner Brown stated he is leaning towards approval of the application and would like to see the whole downtown lit up. He feels it would draw more business. The applicant stated he had the original sign that was removed for safety issues. He inquired about restoring and placing the original sign back on the building. Commissioner King stated the lantern next to the proposed sign could be lighted and Mr. Davis agreed. Commissioner Brown stated he would like to see the whole downtown area lit up every night. Commissioner Bissell stated it is not about what we like or our personal opinions. Commissioner Bissell stated that she would prefer that signs be appropriate for the age of the building.

Commissioner Bowman motioned to approve the request for Certificate of Appropriateness for a double-sided neon sign at 246 E. Broadway. Commissioner Brown seconded. A roll call vote was taken. Commissioners Bowman and Brown voted Aye and Commissioners Bissell, King and Morgan voted Nay. The motion was denied.

**C. Amended Agenda Item-Certificate of Appropriateness-Paint for 246 E. Broadway-Richard Preator, owner-Ambassador Sign Co.**

Mr. Preator provided samples of three different browns in paint color samples that he was requesting for the building at 246 E. Broadway.

Frank Davis asked if all three buildings would be painted the same color and what timeframe for the project to be completed. Mr. Preator stated he was hoping by spring. Mr. Davis advised Mr. Preator that if he changed his mind he would be obligated to come before the commission again and pay an additional COA fee. Mr. Preator stated the base color would be white and the trim would be the color called chocolate cheesecake. The building at 246 E. Broadway would be done first.

Commissioner Morgan motioned to approve the request for Certificate of Appropriateness for paint color for 244, 246 and 248 E. Broadway. Commissioner Brown seconded. The motion passed unanimously.

**D. Web Site**

Kevin Morgan gave a presentation on the Historic Preservation website. A suggestion was made to have a project of the quarter including before and after pictures.

Commissioner Bowman motioned to approve taking the website live and continue to update as needed. Commissioner Brown seconded. The motion passed unanimously with Commissioner Morgan abstaining from the vote.

## **Agenda Item 7. Other Business**

### **A. Staff Comments-Frank Davis**

Frank Davis advised that the City's 2009 grant application for the city-wide preservation plan goes before the Missouri Advisory Council this Friday and a decision concerning the grant application's approval or denial should be received within a couple of weeks.

### **B. Correspondence-Vice Chair Report**

Commissioner Morgan reported the following correspondence. Confirmation of FY08 Annual CLG Report by Jo Ann Radetic, CLG Coordinator, received at the State Historic Preservation Office on September 29. A sample COA form from Planning & Zoning Director Frank Davis was received on October 2 for review by the HPC. The SHPO 40<sup>th</sup> Anniversary invitation to a reception on November 14, 1:30 p.m., Lewis and Clark State Office Bldg., was received October 17. On October 22 an announcement of Bill Hart, new Field Service Representative, his contact numbers are: 573-443-5946 and 314-691-1941. The honor awards deadline reminder was received October 29 from Jo Ann Radetic, CLG Coordinator, State Historic Preservation Office. Commissioner Morgan submitted the nomination for Ben and Amanda Mook. The Mooks' do not know they have been nominated. The Missouri Advisory Council on Historic Preservation sent information on creating opportunities with schools at [servicelearning.org/instant\\_info/historic\\_preservatin/index.php](http://servicelearning.org/instant_info/historic_preservatin/index.php) on October 30. Mr. Davis added the state is always impressed with our annual CLG report and complimented Commissioner Morgan on her exemplary work on the annual report. The Commission echoed Mr. Davis' remarks about the work of Vice Chairwoman Morgan.

## **Agenda Item 8. Comments from Commissioners/Chairperson**

Mr. Davis e-mailed a suggested Certificate of Appropriateness for review. He advised the

council that before changes can be made an ordinance needs to be approved by the City Council. Mr. Davis suggested having a committee to review changes needed. Commissioner Bissell suggested having a work session. Mr. Davis explained the Preservation Commission has a chapter in the planning section of the city code book. If changes are made the original ordinances have to be appealed, re-written, put in ordinance form and approved by the City Council. Mr. Davis suggested that for a start each commissioner could look over the current COA application and bring notes of what they think needs changed on the COA application form.

### **Agenda Item 9. Adjourn**

Commissioner Morgan motioned to adjourn the meeting. Commissioner Brown seconded. The motion passed. Chairwoman Bissell announced the meeting was adjourned.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, December 10, 2008, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission

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

**January 14, 2009 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Nile Brown, Jim Bowman, Kevin King, Sonya Morgan, Darryl Coutts, Earl McElwee (arrived at 6:04 after vote on approval of minutes)

**OTHERS PRESENT:** Frank Davis, Director of Planning & Zoning; Kathy Twitchell, Secretary to the Commission; Councilman Jim Nelson; Larry Murry, Building Official

**ABSENT:**

**VISITORS:** Shawna Mull, Ambassador Sign Co.

Chairman Betty Bissell called the meeting to order at 4:03 pm. A quorum was present.

**Item 2. Amendment to Agenda**

Commissioner Bissell advised the commissioner's that item 6 (a) Roof replacement for 300-302 E. Broadway was removed from the agenda.

Commissioner Morgan motioned to approve the removal of item 6 (a) and Commissioner Coutts seconded. The motion passed.

**Item 3. Approval of Minutes – December 10, 2008**

**Review of Minutes**

Commissioner Brown motioned to approve the minutes of the December 10, 2008 meeting and Commissioner Morgan seconded. The motion passed.

**Item 4. Public Comments**

There were no public comments.

**Item 5. Old Business**

There was no old business.

**Item 6. New Business**

There was no new business.

**Item 7. Other Business**

**Report on Missouri Historic Preservation Conference, St. Charles**

Commissioner's King, Coutts and Bowman presented highlights of the workshops they attended at the St. Charles conference for the Commission.

**B. Commissioner Work Session**

**1) Design Guidelines**

The Commissioner's agreed they like the layout/format of the design guidelines.

A review was done on each section. Commissioner comments and requests for changes or emphasis included: establishment of a formal period of interpretation with a consensus of the period 1881 to 1937; emphasize decisions are considered on a case by case basis, verification of information in the four (4) square architectural styles, add verbiage; add emphasis to the design guidelines text that rehabilitation of building exteriors should be done in accordance with the period in which they were constructed; each commissioner is to review and be ready to discuss color schemes, brick (painted or unpainted), vinyl siding and windows and the portion of the design guidelines still to be covered.

**Item 8. Comments from Commissioners/Chairperson**

Frank Davis notified the Commissioners that a portion of the north terrace wall of the courtyard at the Hall of Waters has collapsed and the repair process has begun.

A workshop has been scheduled for February 7, 2009, in Jefferson City, Missouri. The registration deadline is January 29, 2009. This workshop counts toward the education requirement for Commissioners. Commissioners Bissell and Morgan expressed interest in attending.

Commissioner Morgan stated the National Park Service Annual Report is complete and provided copies to each Commissioner.

Commissioner Morgan will not be mailing agenda/minutes starting in February. All agendas/minutes will be emailed and Kathy Twitchell, secretary to the Commission will call if no meeting is scheduled. It is very important to update your email address and contact information.

**Agenda Item 9. Adjourn**

Commissioner Morgan motioned to adjourn the meeting. Commissioner Bowman seconded. The motion passed. Chairwoman Bissell announced the meeting was adjourned at 5:38 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, February 11, 2008, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission

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

**February 11, 2009 3 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

**Item 1. Commissioner Work Session**

Work Session carried into two meetings. Both work sessions covered under Section 9 (C) Other Business.

**Item 2. Recess Between Work Session and Open Meeting**

**Item 3. Call to Order/Roll Call**

**PRESENT:** Betty Bissell, Nile Brown, Sonya Morgan, Kevin King, Jim Bowman, Earl McElwee, Darryl Coutts arrived at 4:35 during second work session.

**OTHERS PRESENT:** Frank Davis, Director of Planning & Zoning; Kathy Twitchell, Secretary to the Commission; Councilman Jim Nelson

**ABSENT:**

**VISITORS:** Shawna Mull, Ambassador Sign Co.; Nanci Kincaid, Healthy Life Choices; Richard Preator

Chairman Betty Bissell called the meeting to order at 3:00 pm. A quorum was present.

**Item 4. Amendment to Agenda**

Commissioner Bissell advised the commissioner's that two (2) items were added to the agenda for Richard Preator. A COA was submitted on one form for 244, 246, 248 E. Broadway. The COA request included twenty four (24) replacement windows for second floors on 244, 246, 248 E. Broadway and paint trim on windows, add a front door replacement and storefront remodel for 248 E. Broadway.

Also a request to add a work session on the design guidelines for the commissioners was presented by Commissioner Bissell.

Commissioner Morgan motioned to approve the addition of two items to the COA request for Richard Preator and to add the request as item 8 (C) to the agenda. Commissioner Brown seconded.

Commissioner Morgan motioned to add a work session under 9 (C) Other Business. Commissioner McElwee seconded. The motion passed.

## **Item 5. Approval of Minutes – January 14, 2009**

### **Review of Minutes**

Commissioner Morgan noted the arrival time for Earl McElwee should be 4:06 instead of 6:04 and the next meeting date should be February 11, 2009 instead of February 11, 2008.

Commissioner Morgan motioned to approve the minutes of the January 14, 2009 meeting with the noted changes and Commissioner Brown seconded. The motion passed.

### **Item 6. Public Comments**

Shawna Mull of Ambassador Signs addressed the Commissioners with a question on work to be done on 111 N. Main. In order to do some tuck point work a historical sign will need to be removed permanently from the building. Commissioner Bissell stated the stability of the building was more important and inquired as to the start time for the tuck point work. Shawna Mull stated the work would most likely start this spring.

Shawna Mull also commented that she would like to see the \$25 dollar fee for COA application to stop. Richard Preator agreed.

### **Item 7. Old Business**

There was no old business.

### **Item 8. New Business**

#### **Certificate of Appropriateness- Healthy Life Choices, 253 E. Broadway**

The application for certificate of Appropriateness for new awning, signage and tuck pointing of facade at 253 E. Broadway was presented by property owner, Nanci Kincaid and Shawna Mull owner of Ambassador Sign Company.

Frank Davis gave the staff report. The request is to change the style of framing on the awning and to replace a pre-existing sign on the front of the building. Staff recommends approval for the COA request.

Nanci Kincaid added that she wanted to change the color of the awning to a more historical color scheme and passed to the Commissioners samples of the colors. Work is to begin this spring.

Commissioner Brown motioned to approve the COA request for the new awning, signage and tuck pointing of facade at 253 E. Broadway. Commissioner Morgan seconded. The motion passed.

**Certificate of Appropriateness-244-246-248 E. Broadway, Replacement windows for second floor.**

Commissioner Bissell stated the application was for 24 second floor replacement windows using the original opening, beige in color and the framing would not be vinyl clad. A brochure on the windows was presented.

Commissioner Bowman motioned to approve the COA application for window replacement for 244-246-248 Broadway. Commissioner Morgan seconded. The motion passed.

**Certificate of Appropriateness-244 E. Broadway-Trim & Painting of Store Front**

Commissioner Morgan motioned to approve the COA request for trim & painting of store front at 244 E. Broadway. Commissioner Bowman seconded. The motion passed.

**Certificate of Appropriateness-248 E. Broadway, Restoration of Store Front**

Commissioner McElwee motioned to approve the COA application for restoration of the store front at 248 E. Broadway. Commissioner Bowman seconded. The motion passed.

**Item 9. Other Business**

**A. Staff Comments**

Frank Davis updated the commissioners on the collapse of the front wall of the Hall of Waters and the status of repair work to be done.

**B. Correspondence-Vice Chair Report      1**

Commissioner Morgan reported that several documents had been received from Jo Ann Radetic, State CLG Coordinator, that were presented during the 2009 CLG Forum in Jefferson City. The topics covered are Sustainable Technology, Property Maintenance & Code Enforcement, Summary of Work Session Reports and Sources of Assistance. Commissioner Morgan has posted all documents to the HPC web site.

**C. Commissioner Work Session**

Excelsior Springs Comments/ Corrections to Design Guidelines: from the 90% Document.

While the design guidelines apply to all properties in the district, each application is considered on a case-by-case basis and principle may be more strictly applied to some structures based on location, historical significance or architectural features.

Testing can be performed to determine the original colors if the property owner wants to perform that process and the Commission will review the results of such testing on a case-by-case basis.

Choose a point scheme appropriate for the time period in which the house was constructed and the architectural style. Design assistance can be provided by contacting the Planning & Zoning Department.

Do not use highly reflective contemporary storm windows and/or storm door units.

MECHANICAL UNITS: Portable window air conditioners are considered temporary, and will be allowed on the front façade of a building during warm weather. They should be removed when not in use.

SIGNS: Neon will be considered as a material when appropriate to the age and architecture of the structure on a case-by-case basis. Neon signs that have gained historical significance may be rehabilitated for use in their original location.

#### **Item 10. Comments from Commissioners/Chairperson**

#### **Item 11. Adjourn**

Commissioner Morgan motioned to adjourn the meeting. Commissioner McElwee seconded. The motion passed. Chairwoman Bissell announced the meeting was adjourned at 5:30 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, March 11, 2009, Hall of Waters, 201 East Broadway, Excelsior  
Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission

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

**April 8, 2009 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Nile Brown, Sonya Morgan, Kevin King, Darryl Coutts

**OTHERS PRESENT:** Frank Davis, Director of Planning & Zoning; Kathy Twitchell, Secretary to the Commission; Councilman Jim Nelson arrived at 5 p.m.

**ABSENT:** Earl McElwee, Jim Bowman

**VISITORS:** Shawna Mull, Ambassador Sign Co.; Susan Richards Johnson and Dana Cloud Gould, Susan Richards Johnson & Associates, Inc.

Chairman Betty Bissell called the meeting to order at 4:08 p.m. A quorum was present.

**Item 2. Amendment of Agenda**

Commissioner Bissell requested the commissioner's to consider moving New Business items 6a and 6b to number 4. Public Comments so that the Commission can consider these two items prior to the item concerning the Historic District Guidelines.

Commissioner Brown motioned to move New Business items 6a and 6b to 4. Public Comments. Commissioner Coutts seconded. The motion passed.

**Item 3. Approval of Minutes-February 11, 2009**

Commissioner Bissell noted that under item C.) Commissioner Work Session number six (#6) should be removed from the list of requested changes.

Commissioner Morgan motioned to approve the minutes with the removal of number six (#6) under item C.) Commissioner Work Session. Commissioner Brown seconded. The motion passed.

**Item 4. Public Comments**

Shawna Mull commented that she would like to see the \$25 dollar fee for COA application to stop and neon signs allowed.

## **Item 5. Old Business-Public Meeting on 100% completion of Historic District Design Guidelines**

Susan Richards Johnson and Dana Cloud Gould presented the 100% Historic District Design Guidelines. Chairwoman Bissell thanked Ms. Richards Johnson office for the early delivery of the draft copies so the Commissioners could review them prior to the meeting. Commissioners reviewed page by page the final document for any corrections needed.

## **Item 6. New Business**

### **Certificate of Appropriateness-Paint Color For Back Wall, Shawna Mull, Ambassador Signs, 111 N. Main**

The application for Certificate of Appropriateness for paint color of the back wall for 111 N. Main was presented by owner, Shawna Mull. A sample of the paint color was presented to the commissioners for the stucco on the back wall.

Commissioner Coutts motioned to approve the COA request for paint for 111 N. Main. Commissioner Brown seconded. The motion passed.

### **B. Certificate of Appropriateness-Sign-Ganzer Brothers Baseball Academy-454 Thompson Avenue**

The application for Certificate of Appropriateness for a sign for Ganzer Brothers Baseball Academy at 454 Thompson Avenue was presented by Shawna Mull of Ambassador Signs. The sign will be a flat panel non illuminated sign and a picture was provided.

Commissioner Brown motioned to approve the COA request for a sign at 454 Thompson for Ganzer Brothers Baseball Academy. Commissioner King seconded. The motion passed.

## **Item 7. Other Business**

### **Staff Comments-Frank Davis**

Frank Davis thanked Susan Richards Johnson, her staff and the commissioners for all the hard work and their time working on the Historic District Design Guidelines. The final draft will go to the state and then to the City Council for approval and, if adopted by the Council, will be a formal working document for many years to come.

Mr. Davis stated he has not received word on the final bill of \$1310 (one thousand three hundred ten) from the museum. Commissioner Coutts suggested he call Earl Humphries at the Museum on the bill.

### **Correspondence-Vice Chair Report**

Commissioner Morgan presented the following correspondence; an invitation and calendar of events was received from the City of Independence celebrating National Preservation month.

Commissioner Morgan reminded the board of three meetings for the Downtown Design Master Plan: April 14 11am to 1pm and 5pm to 7pm. A public presentation will be given on April 15 at 5pm.

### **Item 8. Comments from Commissioners/Chairperson**

Commissioner Brown stated he was on the museum board and was ashamed they are charging the City for pictures.

### **Item 9. Adjourn**

Commissioner Coutts motioned to adjourn the meeting. Commissioner Brown seconded. The motion passed. Chairwoman Bissell announced the meeting was adjourned at 5:40 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, May 13, 2009, Hall of Waters, 201 East Broadway, Excelsior  
Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission

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

**May 13, 2009 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Nile Brown, Sonya Morgan, Darryl Coutts.

**OTHERS PRESENT:** Councilman Jim Nelson arrived at 5 p.m., Frank Davis, Director of Planning & Zoning

**ABSENT:** Earl McElwee, Jim Bowman, Kevin King

**VISITORS:** None.

Chairman Betty Bissell called the meeting to order at 4:08 p.m. A quorum was present.

**Item 2. Amendment of Agenda.**

No action required.

**Item 3. Approval of Minutes-February 11, 2009.**

Since some members of the Commission did not have copies of the minutes, a motion to table the meeting minutes of April 8, 2009, until the next regular meeting of the Commission was made by Commissioner Coutts. The motion was seconded by Commissioner Brown. The motion carried.

**Item 4. Public Comments.**

There were no public comments.

**Item 5. Old Business.**

There was no old business.

**Item 6. New Business**

**A. Resolution to Support Round 2, 2009 Historic Preservation Fund Grant.**

Chairperson Betty Bissell read the proposed Resolution. City Planner Frank Davis

informed the Commission that the resolution was required for the brick and mortar grant application that would provide needed repairs to the Hall of Waters. There is a cap of \$100,000 per grant application. Mr. Davis will be applying for the maximum amount. Matching funds will be sought from the Excelsior Springs Capital Improvements Authority.

Commissioner Morgan moved to approve the resolution for the 2009 Round Two CLG Historic Preservation Grant Application. Commissioner Coutts seconded the motion. The motion carried.

### **B. Downtown Design Components of City Comprehensive Master Plan.**

Commissioner Morgan presented a downtown design plan for the City's comprehensive plan prepared by RDG Planning & Design. All Commissioners present had been involved in the public work sessions held by RDG. Discussion included potential new residential development of Excelsior Street, a reconfiguration of Concourse Street that would provide a new residential development, enhanced entrances to the downtown historic district from St. Louis Ave. and Isley Blvd., and the impact on historic preservation activities within the district.

Commissioner Morgan, who represents the ESHPC on the comprehensive plan steering committee, was seeking input from Commissioners before the downtown planning was completed. She will be meeting with the steering committee again on Wednesday, May 20, 2009. The comprehensive plan is expected to be completed by Fall of 2009, according to City Planner Frank Davis, who is also a member of the steering committee.

### **Item 7. Other Business.**

#### **Staff Comments-Frank Davis**

Mr. Davis provided the Commission with a comprehensive slide presentation of repair work being conducted on the Hall of Waters northwest terrace facade. The presentation included deconstruction of the northwest terrace wall, damage that has occurred due to weather, water, chemical treatment and faulty patching of the supporting stone wall over the past few decades. The presentation also included photographic illustration of the reconstruction of the wall, new materials that matched the old materials which needed replacing and explained what work was left and expected the project to be completed within the next couple of weeks, weather permitting.

Commissioner Morgan stated that she was pleased with the presentation and expressed her approval of the photographic documentation since it was the first she had ever seen involving repairs to the Hall of Waters.

### **Correspondence-Vice Chair Report.**

Commissioner Morgan mentioned the e-mail updates that have been received on proposed House and Senate changes to the State Historic Preservation Tax Credit program. In addition to the Resolution adopted by the Excelsior Springs City Council, City Manager David Haugland, City Planner Frank Davis and Keith Winge, acting President of the Downtown Excelsior Partnership, visited with Representative Bob Nance and Senator Bill Stouffer at the Capitol building. Commissioner Morgan wrote a letter to the editor of the local newspaper in favor of the tax credit program.

### **Item 8. Comments from Commissioners/Chairperson.**

Commissioner Coutts would like to see a better means of contacting new business owners renting property within the historic district. Perhaps a notification when they apply for a city business license. The comment was in reference to a new businessman who was painting the facade of his store without a COA. He will be contacted by the Code Enforcement Department.

### **Item 9. Adjourn.**

Commissioner Coutts motioned to adjourn the meeting. Commissioner Brown seconded. The motion passed. Chairwoman Bissell announced the meeting was adjourned at 5:40 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, June 10, 2009, Hall of Waters, 201 East Broadway, Excelsior  
Springs, Missouri, in the Council Chambers.**

Minutes prepared by Sonya Morgan, Vice Chairwoman of the Commission.

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

**July 8, 2009, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Kevin King, Jim Bowman, Nile Brown, Sonya Morgan

**OTHERS PRESENT:** Councilman Jim Nelson, Kathy Twitchell secretary to the Commission; Frank Davis, Director of Planning & Zoning

**ABSENT:** Earl McElwee, Darryl Coutts

**VISITORS:** Ginger Nelson of Downtown Excelsior Partnership (DEP); Keith Winge Director of Downtown Excelsior Partnership (DEP); Don Collins owner of Cabinets Vanities & More.

Chairman Betty Bissell called the meeting to order at 4:02 p.m. A quorum was present.

**Item 2. Amendment of Agenda.**

No action required.

**Item 3. Approval of Minutes-April 8, 2009 and May 13, 2009.**

Commissioner Nile Brown motioned to approve the April 8, 2009 minutes. Commissioner Kevin King seconded. The motion carried.

Commissioner Nile Brown motioned to approve the May 13, 2009 minutes.  
Commissioner Sonya Morgan motioned to approve the May 13, 2009 minutes.  
The motion carried.

**Item 4. Public Comments.**

Ginger Nelson presented a request to consider making the area commonly known as the Boarding House District a locally designated historic district to the Historic Preservation Commission on behalf of the Downtown Excelsior Partnership (DEP). The DEP specifically would like to include Isley Boulevard, Saratoga Avenue and west Broadway Avenue.

The Commission briefly discussed the request including: what to name the new district, which streets to include in the new district, the appropriate time to make additions to the Historic District and the status of adding the Elms Boulevard area as an historic district since they have already requested this recognition.

The request and a potential walking tour of the Boarding House District will be added to the August agenda for discussion.

**Item 5. Certificate of Appropriateness-Paint-Don Collins-Cabinets, Vanities & More-116 East Broadway**

Don Collins, owner of Cabinets, Vanities & More was present to answer questions.  
Pictures were presented of paint already applied to 116 East Broadway. Mr. Collins explained to the commissioners he was unaware of the approval process in the Historic District. He further explained that he felt, as a renter, pamphlets should be handed out when the occupational permit is issued or when water is connected to the building.

Commissioner Morgan stated that once the design guidelines are complete they should be handed out with the occupational license request.

Keith Winge stated that DEP would like to include information in the form of a welcome packet.

The commissioners stated that although the COA request was presented after work had been completed, and perhaps the COA would not have been approved if presented beforehand, the buildings appearance (as noted in the before and after pictures presented) was much better.

Commissioner Nile Brown motioned to approve the COA request for paint at 116 E. Broadway. Commissioner Sonya Morgan seconded. The motion carried.

**Item 6. Old Business.**

**Adoption of Historic District Design Guidelines**

Commissioner Sonya Morgan asked if there was any additional comments from the state of the Historic District Guidelines. Frank Davis stated the state worked directly with Susan Richards Johnson of Susan Richards Johnson & Associates, Inc. and informed him of their comments, which have already been incorporated into the Design Guidelines.

Commissioner Betty Bissell asked if the commissioners felt "demolition by neglect" should be addressed in the guidelines. After discussion, the

commissioners felt the necessary steps had been addressed in the guidelines.

Commissioner Sonya Morgan motioned to adopt the Historic Design Guidelines. Commissioner Jim Bowman seconded. The motioned carried with Betty Bissell giving the only nay vote.

**Item 7. New Business**

**A. Committee appointment for updating the COA application**

Commissioner Betty Bissell presented a request for a committee to update the COA application. The commission decided a committee of three should be appointed. Commissioners Nile Brown, Sonya Morgan and Kevin King volunteered.

**Item 8. Other Business.**

**Staff Comments-Frank Davis**

No staff comments for this meeting.

**Correspondence-Vice Chair Report.**

Vice Chairwoman Morgan advised the commissioners the final public meeting for the city master plan was scheduled for Thursday, July 16<sup>th</sup>, 5:30 p.m. at Excelsior Springs Hospital Community Room.

Vice Chairwoman Morgan was notified the State Wide Preservation Meeting was scheduled for November 5& 6 at the Truman Memorial Building in Independence. Attendance at this meeting would meet the commissioner's yearly education requirements.

Vice Chairwoman Morgan also reminded the commissioners July 18 is the city's appreciation dinner for commissioners at the Excelsior Springs Golf Course.

**Item 8. Comments from Commissioners/Chairperson.**

Commissioner Bissell inquired about the status of the museum bill for photos requested for use in the design guidelines. Frank Davis stated a new invoice for \$30 (thirty) dollars for 3 (three) pictures had been requested from a member of the Museum Board.

Commissioner Jim Bowman inquired if he would need a COA application to replace plywood on the windows of 108 Broadway with windows and to take the awning off the building. The commissioners decided a COA should be presented before the Commission.

Councilman Jim Nelson stated that the commission should know that Don Collins was not aware that a meeting was being held and a process should be implemented to inform those requesting COA approval as to when the meeting would be held.

**Item 9. Adjourn.**

Commissioner Nile Brown motioned to adjourn the meeting. Commissioner Jim Bowman seconded. The motion passed. Chairwoman Bissell announced the meeting was adjourned at 4:50 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, August 12, 2009, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

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

**August 12, 2009, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Kevin King, Nile Brown, Darryl Coutts, Sonya Morgan

Betty Bissell and Jim Bowman arrived after Item 2. Amendment of agenda and Earl McElwee arrived after Item 3. Approval of minutes.

**OTHERS PRESENT:** Councilman Jim Nelson, Kathy Twitchell secretary to the Commission; Frank Davis, Director of Planning & Zoning

**ABSENT:** None.

**VISITORS:** Eric Copeland, Managing Editor of The Excelsior Springs Standard; Diane Montague, Secretary & Treasurer of the Elms Homeowners Association; Keith Montague and Kirby Taylor of the Elms Homeowners Association.

Vice-Chairman Sonya Morgan called the meeting to order at 4:02 p.m. A quorum was present.

**Item 2. Amendment of Agenda.**

No action required.

**Item 3. Approval of Minutes-July 8, 2009.**

Commissioner Sonya Morgan noted Item 3 should state Commissioner Sonya Morgan seconded the motion to approve the May 13, 2009 minutes.

Councilman Jim Nelson requested that Item 4 be changed as follows: Ginger Nelson presented a request to consider prioritizing the area commonly known as the Boarding House District a locally designated historic district to the Historic Preservation Commission on behalf of the Downtown Excelsior Partnership (DEP). The DEP specifically would like to include Isley Boulevard, Saratoga Avenue and East Broadway Street.

Commissioner Sonya Morgan motioned to approve the July 8, 2009 minutes with corrections. Commissioner Nile Brown seconded. The motion carried.

#### **Item 4. Public Comments.**

**There were no public comments.**

#### **Item 5. Old Business.**

##### **Certificate of Appropriateness Committee Recommendation**

Commissioner Sonya Morgan gave an overview of the new Certificate of Appropriateness (COA) application. The COA committee consisted of Sonya Morgan, Kevin King and Nile Brown. The committee met twice with Planning Director Frank Davis. The first meeting was reviewing other city's applications. The second meeting included formulating specific recommendations to present to the full commission. Generally, the committee added a place to put a related picture, instructions for completing the form, and requesting additional information upon which the Commission could review and make more informed decisions. The goal was to keep the application simple but supply the Commission with enough information to support the COA request. According to city code the commission can approve the changes and authorize the use of a new COA application.

Mr. Davis stated adjustments to Chapter 402 of the code book need to be made. Once those revisions are made the building official will only sign the COA if a building permit is needed.

Commissioner Betty Bissell inquired if the application stated when to submit the application and what was a realistic time frame to submit the application.

Mr. Davis stated other boards required thirty (30) days. Discussion followed on appropriate time frames due to the complexity of each project. Some may need more than thirty (30) and some could be submitted in as little time as a week. The committee is to have an additional meeting and bring suggestions to the next meeting. Councilman Jim Nelson stated the commission should be co-operative but not expected to jump through hoops.

##### **B. Discussion of Boarding House Historic District**

Commissioner Betty Bissell explained at the last meeting a request was made by the Downtown Excelsior Partnership (DEP) for the board to prioritize adding the Boarding House District to the Historic Preservation Commission. The Boarding House District involves the area generally including East Broadway, Benton, Frances Street, Isley Boulevard and Excelsior Street.

Councilman Jim Nelson pointed out that Isley and Saratoga have been identified by both the Master Plan and the Dream Commission as being the second entrance to the downtown area. This area is also has the biggest potential for loss of history and nothing is in place to

prevent this loss. Councilman Nelson stated he was not opposed to the Elms District being added but felt the Elms District was stabilized.

Mr. Davis advised the commission that at this point there is no knowledge of how many property owners in the area even want to be a part of a historic district. Further, he stated that to be fair, the Commission has already advised the homeowners association on Elms Boulevard that that area would be considered first as being the next formally designated historic district.

The Commissioner discussed the issue of Benton Avenue property owners holding neighborhood meetings in the past. The first meetings were well attended but attendance in subsequent meetings dwindled. The Commissioner felt most homeowners in the area would be interested in a potential historic district and perhaps landlords would not. A suggestion was made to have a public meeting to find out if there was enough interest.

Commissioner Sonya Morgan addressed the commission as a homeowner in the potential Boarding House District. She stated many good improvements and renovations are being done, by the end of the month the commission will be working with a professional consultant that will help with building a roadmap for preservation city wide. She also pointed out that the Elms Hotel, a national register building, is located in the Elms Blvd. District. In addition, the Elms homeowners association came forward over a year ago requesting the commission recommend that the area become a locally designated district and that a significant amount of the ground work has already been done for the Elms area by the residents. She also added that to consider one district over the other is premature and to recommend any area as a potential historic district without meeting with the property owners would be disrespectful. She summarized by saying that opportunities to discuss the concept with not only the Boarding House property owners but other neighborhood property owners within the city limits that are interested in historic preservation will be forthcoming with the public meetings planned for the city wide preservation plan.

Commissioner Darryl Coutts asked since design guidelines have been done how long of a timeline would it take to get a district completed. Commissioner Betty Bissell said surveys would need to be done and the Hall of Waters District took about a year to complete.

Discussion followed with the Commissioners as to the possibility of working with both districts simultaneously.

Commissioner Betty Bissell recommended moving to new business and discussion of the Elms Hotel Historic District.

## **Item 6. New Business.**

### **Discussion of Elms Hotel Historic District**

Diane Montague, secretary and treasurer of the Elms Homeowners Association provided a letter from Chairwoman Bissell written in August 2007 stating that it was the Commission's intent to move forward with designation of the Elms District once the Design Guidelines of the Hall of Waters was complete. Also provided was a short list of qualifications for the Elms Hotel to become a part of the historic district. This list included the Elms Hotel being on the national register; George Kessler, a famous architect, had originally designed Elms Boulevard; construction of homes on Elms Boulevard took place between 1909 and 1926; and public exposure from the highway and visitors to the Elms Hotel. Diane Montague also has a file available of research she has done on the Elms area and wants the commission to know the homeowners association is stepping forward and ready to proceed with the process necessary to become a historic district.

Commissioner Betty Bissell explained that the commission has worked for the past two years on getting the design guidelines completed before proceeding with potential historic district areas. The next step is getting a city master plan for historic preservation.

Keith Montague requested a copy of the current guidelines since two properties on Elms Boulevard are currently undergoing renovation.

Mr. Davis stated the Elms District is a prime candidate to be a potential National Register District which gives home owners access to historic preservation tax credits. Both the Boarding House District area and the Elms District area have the potential to be named National Register Districts with the Elms being closer to that point. A map of the potential Elms District was handed out.

The council will be reviewing the commission and staff recommendation on a preservation plan firm at their next meeting to start the City Wide Preservation Plan. If the contract for the firm recommended is approved they will be here August 27, 2009 and August 28. A special meeting of the HPC is tentatively scheduled for August 27 at 4:00 pm with the consultant. Initial work on both districts should be able to start in the next two (2) to three (3) months.

### **Missouri Historic Preservation Conference, Sept. 30, 2009**

Commissioner Sonya Morgan advised the commissioners the Missouri Historic Preservation Conference was being held November 4-6 in Independence, Missouri. Due to the end of the fiscal year budget ending September 30<sup>th</sup>, staff has requested that everyone wishing to attend pre-register before that date. The August 27 meeting was set as the date to confirm attendance. Commissioner Betty Bissell reminded the commissioners this conference counts toward the required education hours.

## **Item 7. Other Business.**

### **Staff Comments-Frank Davis**

Mr. Davis announced Excelsior Springs received the Preserve America Community Designation from first lady Michelle Obama. Excelsior Springs was the only city in Missouri to receive the recognition in this round. There are currently only fourteen (14) cities in Missouri which have received the recognition.

Four (4) firms were solicited to do the city wide preservation plan. Two (2) responses were received. One from Winter & Company and one from John Milner Associates. The COA committee (Sonya Morgan, Kevin King and Nile Brown) reviewed the proposals and, with staff concurrence, unanimously agreed on Winter & Company. The review and recommendation to contract with Winter & Company will go before the City Council on Monday.

### **Correspondence-Vice Chair Report**

Commissioner Sonya Morgan stated that Jo Ann Radetic, CLG Coordinator, had forwarded information on a program being held by the Missouri Museums Association to discuss funding for small heritage and cultural institutions on Saturday, August 15, 2009 in Columbia, MO. Commissioner Morgan forwarded the information to the Excelsior Springs Museum & Archives and had received back a thank you from Janis Kincaid, public relations director for the museum.

## **Item 8. Comments from Chairperson/Commissioners**

Commissioner Darrel Coutts notified the commissioners that the museum was taking bids to take down and replace the chimney and do some tuck point work.

## **Item 9. Adjourn (potential tour of Boarding House District area to follow).**

Commissioner Sonya Morgan motioned to adjourn the meeting. Commissioner Nile Brown seconded. The motion passed. Chairwoman Bissell announced the meeting was adjourned at 5:10 pm.

**A special meeting of the Historic Preservation Commission is tentatively scheduled for Thursday, August 27, 2009, at the Hall of Waters Council Chambers, 201 East Broadway, Excelsior Springs, Missouri.**

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, September 9, 2009, at the Hall of Waters Council Chambers, 201**

**East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

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

August 27, 2009, 4 p.m., Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1. Call to Order/Roll Call

PRESENT: Betty Bissell, Jim Bowman, Nile Brown, Darryl Coutts, Sonya Morgan

OTHERS PRESENT: Councilman Jim Nelson, Frank Davis, Director of Planning & Zoning

ABSENT: Kevin King, Earl McElwee

VISITORS: Nore' Winters, Winters & Company, Diane and Keith Montague, Elms Blvd. Neighborhood Association, Earl Humphreys, Excelsior Springs Museum

Item 2. Introduction and Initial Assessment for Preservation Plan

Frank Davis introduced Nore' Winter of Winter & Company for a "meet and greet" with commissioners and to hold an open forum for the purpose of exchanging information regarding the initial assessment for the City Wide Preservation Plan. It is Mr. Winter's first time in Excelsior Springs, although he has worked in the state of Missouri before. He spoke of current work that Winter & Company is doing in other communities.

Mr. Winter briefly outlined the project for Commissioners and visitors. The City of Excelsior Springs is evaluating its historic preservation program in the interest of developing an updated Preservation Plan that will chart actions for system improvements in the next five to ten years. This project includes considering the types of resources that exist in the city, the policies and tools that exist or need to be implemented to protect the city's historic resources and that promotes historic preservation, and the role that preservation plays in broader community development initiatives.

The first step in the project is to develop an overview of the existing preservation climate. Mr. Winter handed out a program assessment questionnaire to Commissions for an informal study session.

Sections of the questionnaire included:

Questions related to the preservation climate in general:

- The Resources
- The Players

Questions related to specific preservation program components:

- Policy Directives for Preservation
- Codes and Ordinances
- Operating Procedures
- Resource Surveys
- Design Guidelines
- Incentives & Benefits
- Education & Public Outreach
- Program Monitoring and Reporting
- System Maintenance

Item 3. Adjournment

Minutes prepared by Sonya Morgan, ESHPC Vice Chairwoman

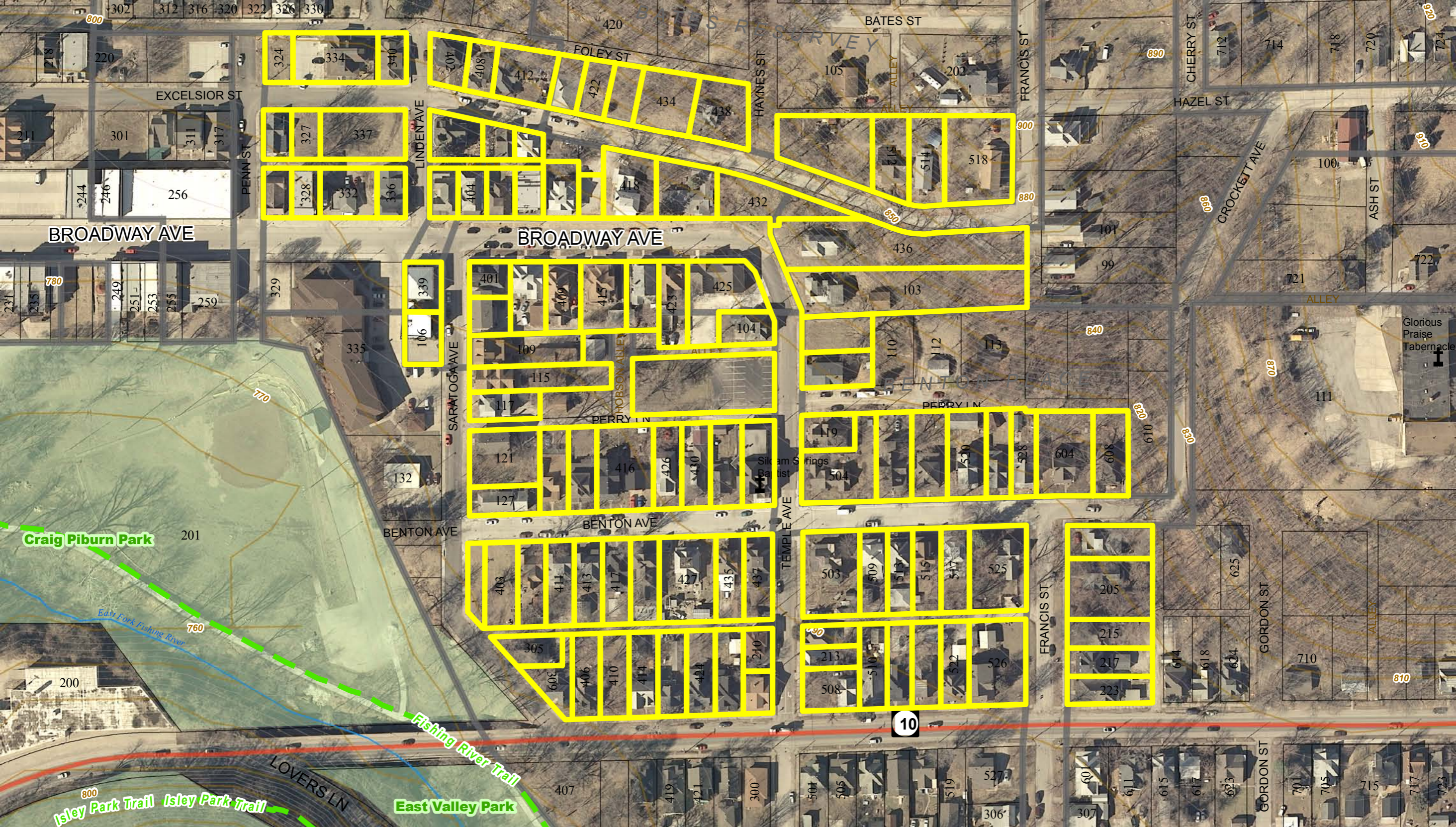


**“With the snip of a ribbon, the Hall of Waters officially began a new chapter Tuesday by celebrating the grand opening of a new visitor center in the building's historic water bar.”**

**- *The Excelsior Springs Standard*, October 2, 2009**

## **APPENDICES**





Craig Piburn Park

Isley Park Trail

East Valley Park

10

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF EXCELSIOR SPRINGS, STATING ITS DESIRE TO RETAIN THE STATE OF MISSOURI HISTORIC PRESERVATION TAX CREDIT PROGRAM IN ITS CURRENT FORM AND DISCOURAGE PROPOSED CHANGES TO THIS PROGRAM.**

**WHEREAS**, the current initiative introduced to the Missouri State Senate as a substitute bill to Senate Bill 45 proposes to change the Historic Preservation Tax Credits Program by capping the program, providing for annual appropriations and eliminating the program by Sunset in 2011 as outlined in information received from the Missouri Alliance for Historic Preservation; and,

**WHEREAS**, the City of Excelsior Springs is a Missouri DREAM city and a Certified Local Government that has utilized Historic Preservation Tax Credits to effectively stimulate economic benefits available to promote and protect its historic resources; and,

**WHEREAS**, the city of Excelsior Springs has implemented a progressive and comprehensive historic preservation program that is successfully raising awareness to the benefits of historic preservation in general and the use of Historic Preservation Tax Credits; and,

**WHEREAS**, the goals of the current initiative to eliminate the Historic Preservation Tax Credit Program would seriously debase local efforts to encourage revitalization of the historic community of Excelsior Springs; and,

**WHEREAS**, the current initiative to cap, provide for annual allocation of funds and eliminate the Historic Preservation Tax Credit Program by Sunset would seriously impede the City's ability to share knowledge about our local, state and national past, strengthen regional identities and local pride through our historic environment; and,

**WHEREAS**, this current initiative would create irreparable financial hardship in local efforts to strengthen the economic vitality of the community.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the City of Excelsior Springs, Missouri, desires to protect and celebrate our heritage, use our historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and heritage tourism programs.

**THEREFORE, BE IT RESOLVED**, that the City of Excelsior Springs, Missouri, strongly opposes the current initiative to cap, provide annual allocation of funds, and eliminate the Missouri Historic Preservation Tax Credits Program by Sunset and that the Mayor of Excelsior Springs, Missouri, is hereby authorized to sign and submit this Resolution to all appropriate parties in an effort to prevent the proposed changes to the aforementioned historic preservation tax credit program.

**INTRODUCED IN WRITING**, read by title, passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Carolyn Schutte, Mayor

ATTEST:

\_\_\_\_\_  
Frances Smith, City Clerk

REVIEWED BY:

\_\_\_\_\_  
David Haugland, City Manager

## Council awards mineral water bid

By ERIC COPELAND, Managing Editor  
Excelsior Springs Standard, October 7, 2008

Excelsior Springs is known for its water, and finally, bottles of water bearing the Excelsior Springs name will once again find their way onto shelves for retail sale.

Monday night, the Excelsior Springs City Council voted 5-0 to approve a contract for local residents Keith and Jeri Bowen to be able to bottle and sell the mineral waters that made Excelsior Springs famous.

The Bowens, who are teachers by profession, have started a water bottling business as well. Using a new purification method, the Bowens initially planned to focus their efforts on bottling tap water for long-term storage and for everyday bottled water usage. Now, they'll have the additional advantage of having access to the mineral waters, which should open up entirely new markets in a world that increasingly looks to bottled water for drinking purposes.

The Bowens' water bottling plant is currently located on the northwest corner of Kansas City and Leav

## Public meeting set for guidelines

Excelsior Springs Standard, December 5, 2008

The third of four public meetings regarding the design guidelines being developed for the Hall of Waters Historic District will be held next week.

The meeting will take place during the regular meeting of the Historic Preservation Commission, scheduled for 4 p.m. Wednesday, Dec. 10, in the council chambers upstairs at the Hall of Waters, 201 E. Broadway.

The guidelines consultant will be at the meeting to answer any questions. The public is invited.

## Marietta bridge to close Monday

Excelsior Springs Standard, January 23, 2009

It's been discussed and planned for months, and next week the reconstruction of the Marietta Street bridge over the Fishing River will begin.

The bridge will be closed to traffic starting Monday, Jan. 26.

Alternate routes include Thompson Avenue, a block to the west, or Broadway/Saratoga Avenue, which cuts a wide berth to the east.

The project will preserve the historic structure of the bridge, while replacing the deck and other decaying portions of the structure.

## Locals honored for preservation work

By ERIC COPELAND, Managing Editor  
Excelsior Springs Standard, March 13, 2009

Last week, two local attorneys were recognized for their work in preserving Excelsior Springs history.

It was the second time in as many years that a restoration project in Excelsior Springs was honored with a Preserve Missouri Award from the Missouri Alliance for Historic Preservation.

Ben and Amanda Mook traveled to Jefferson City to receive the honor.

Relative newcomers to Excelsior Springs -- they moved here in 2004 -- the couple took on the task of renovating late Victorian commercial buildings at 100-102 and 104-106 E. Broadway. Today, the buildings provide leasable space for three new businesses, as well as serving as the Mooks' own law offices.

Second floor residential apartments are also included in the Mooks' plans. The award, presented by Rep. Bob Nance and Sen. Bill Stouffer, came as a surprise for the Mooks.

"We just wanted a nice office space," Ben said this week. "We didn't expect any recognition; we just enjoyed doing the project."

He did note that the renovation wasn't easy, and it's still not completely done. Work is still underway in the proposed apartment space, but Ben said he hoped that scheduling an open house would help them to wrap up the project.

Only seven projects were recognized with Preserve Missouri Awards.

Four other awards were also given by the Alliance.

Last year, the Oaks Apartments project was similarly recognized among a handful of Preserve Missouri Award winners throughout the state.

Ben said he was especially flattered when he saw some of the other projects selected for the honor.

"I was amazed at the different projects we were compared to," he said.

They ranged from the Cave Springs School in Jasper County, which was done on a shoestring budget with mostly volunteer work, to the East Armour Apartments in Kansas City, which cost \$45 million.

Ben also said they were lucky to have good people to work with. On the financing side, he recognized Hawthorn Bank, and especially Meredith Novak, and on the production side he mentioned his half-brother, Joel Hopwood, who did a lot of the work.

He also said he and his wife were grateful to Excelsior Springs Historic Preservation Commission member Sonya Morgan, who nominated their project for the honor.



Amanda and Benjamin Mook, far right, were recognized with a Preserve Missouri Award. Accompanying them to Jefferson City for the honor were, from left, Excelsior Springs City Councilman Jim Nelson, Excelsior Springs Historic Preservation Commission member Sonya Morgan, who nominated the Mooks for the award, Meredith Novak of Hawthorn Bank (which financed the project) and Joel Hopwood, Ben Mook's half-brother and go-to guy for much of the work. (Photo by Kevin Morgan)

# Council OKs brick repair at Hall of Waters

By ERIC COPELAND, Managing Editor  
Excelsior Springs Standard, March 24, 2009

Meeting in a special session Friday morning, the Excelsior Springs City Council voted 4-0 to move forward on repairs to the northern side of the west terrace wall at the Hall of Waters.

Councilman Sonny Parker was absent from the meeting.

The council's vote endorsed a 4-1 recommendation from the Excelsior Springs Capital Improvements Authority, which allocated nearly \$60,000 for the repairs during their own special session Thursday afternoon.

Mayor Carolyn Schutte said the council's discussion wasn't nearly as contentious as that that occurred at the authority meeting, when building superintendent T.R. Kennedy pointed out that the fix wouldn't repair the underlying problem of water inside the wall.

The council agreed with the plan proposed by Huffman Cortes Restoration, the firm hired to complete the work, as well as the specifications and scope of work outlined by the architectural firm of Susan Richards Johnson & Associates.

POS and Newhouse have decades of experience conducting polling and analysis for political campaigns, news organizations and major companies.

However, the council expressed some of the same concerns that came up during the authority meeting.

"They just wanted to make sure we weren't doing a 'Band Aid,' " Schutte explained. "There was some more discussion about what we need to do at the Hall of Waters, and we also talked about doing a full study on those needs. We know there's no big pot of money, but we can set priorities."

It will take a big pot of money. Planning Director Frank Davis said the entire terrace should be replaced, but he estimated the cost of that to be in the neighborhood of \$350,000.

The current part of the project will cost \$57,947, and work could start almost immediately. City officials hoped to have it underway -- perhaps even completed -- before Gatsby Days begins in late April.

In a related item of business, the council voted 4-0 to pass a resolution calling for the retention of the Missouri Historic Preservation Tax Credit Program in its current format.

A bill in the Missouri Senate would cap the program, set appropriations using the political process and eliminate the program entirely by 2011.

Davis pointed out to the council that projects like the Oaks Hotel and the Mook & Mook building, which have received widespread recognition, would never have happened without such tax credits and several other potential projects could use the program as well.

Schutte said it was vital that Excelsior Springs and similar communities fight to keep the program. Without it, she noted, the community's efforts at redevelopment will be severely hampered.



The crumbling blocks between the lintel of a filled-in doorway and a balustrade above are the most obvious problems in the northern side of the west terrace wall at the Hall of Waters, but extensive work must be done on the wall to the left of the photo. (Photo by Eric Copeland)

# Plan pushes housing, vehicle and foot traffic

By ERIC COPELAND, Managing Editor  
Excelsior Springs Standard, April 21, 2009

Old-timers remember downtown Excelsior Springs as a bustling place, with merchants and shoppers filling the streets and tony neighborhoods just adjacent to the business district.

That may never happen again. But those who helped RDG Planning & Design take a look at the downtown area's future last week got a peek at some ideas that could bring about an entirely new era of prosperity.

RDG, the Omaha-based firm hired to help the city of Excelsior Springs put together a comprehensive master plan to guide the community for the next 25-30 years, held two workshops last week to welcome the public's feedback, then gave a presentation last Wednesday to show the direction the plan was going.

On Friday, the Standard explained how RDG's Marty Shukert and Amy Haase envisioned enhanced entrances to the downtown area off Isley Boulevard at Saratoga Avenue, and off St. Louis Avenue at Elms Boulevard and Thompson Avenue.

But Shukert, using a pen to outline a future vision on sketch paper laid over satellite images of downtown today had ideas that dealt more with the heart of the downtown area.

He suggested that the entrances may be among the more important components of the downtown portion of the master plan, which will be completed later this year.

But he also noted that the Hall of Waters is an invaluable resource that can play a much bigger role in pulling the downtown area together.

After the entrances, Shukert pointed to the area just to the north of the Hall of Waters. Currently, Elizabeth Street -- a short two-lane road -- goes north past a parking lot and a drug and alcohol rehabilitation center before stopping between what could be a pleasant and scenic gazebo and the future site of a wine tasting room.

Shukert suggested that the rehab center could be moved (city leaders have discussed relocating the center numerous times over the past decade), and Elizabeth could be widened into a divided boulevard that opens up the view from and to the Hall of Waters.

Similarly, he suggested rehabilitating Excelsior Street, promoting row houses that either use actual historic properties or that echo historic architecture. That street, he said, could be a two-way residential development with up to 28 single-family houses, but street traffic would be kept slow through the addition of narrowing features at the corners. At the east end of Excelsior Street, Linden Avenue would also become a divided boulevard headed south to Broadway, opening up nearly across from an improved Saratoga Avenue.

Further to the west on Excelsior Street, Shukert imagined that townhouses would be good additions to the housing market in Excelsior Springs.

The Hall of Waters could also be a hub for foot traffic, Shukert suggested.

There are already several walktrails in the downtown area, and with only a little effort that system could be integrated and improved.

For more on the walktrail proposals, watch in this Friday's Standard.

## HPC meets this Wednesday at 4

Excelsior Springs Standard, May 17, 2009

The Excelsior Springs Historic Preservation Commission will be holding a final public meeting for the Hall of Waters Historic District Design Guidelines at 4 p.m. this Wednesday, April 8, in the council chambers at the Hall of Waters, 201 E. Broadway.

The public is invited to attend.

# Last week to be a HeRO recipient

Excelsior Springs Standard, June 2, 2009

The deadline to apply for a Home Repair Opportunities grant is this Friday, June 5.

The grant program is available for eligible households in and near the downtown area to make home repairs, add features to improve energy efficiency, improve accessibility and remove hazards such as lead.

Bringing houses up to code is the number one priority of the grant.

Only owner-occupied households with an income at or below 80 percent of the area's mean income are eligible. Repayment is required only if the home is transferred, sold or rented within three years of the date the grant is awarded.

Call United Services Community Action Agency at 630-0037 for additional information about eligibility or to get an application.



## Excelsior a Preserve America city

By ERIC COPELAND, Managing Editor

Excelsior Springs Standard, August 14, 2009

In recent years, Excelsior Springs has earned recognition at almost every turn—two years in a row community projects were honored by the Missouri Housing Development Commission, the city is now in its third year as a DREAM Initiative participant and the Elms Resort & Spa was even mentioned on a major network morning show last week.

But now the accolades are coming from the White House. On Monday, Mayor Carolyn Schutte received a thick envelope from Washington, D.C.

Inside was the official announcement that Excelsior Springs had been named one of only 26 Preserve America communities for 2009.

No other communities in Missouri, Kansas or Iowa earned the designation this year. And Schutte said Excelsior Springs would not have been chosen were it not for the efforts of two local residents who refused to listen to others' discouraging words.

"I believe this was mostly done by Kevin and Sonya Morgan," Schutte said. "People told them not to bother because we probably wouldn't get it, but they went ahead—and we were chosen."

Sonya Morgan serves on the Excelsior Springs Historic Preservation Commission, and so has a keen interest in maintaining the historic character of the community. Wednesday afternoon, HPC president Betty Bissell read aloud a letter from First Lady Michelle Obama that came in the envelope delivered to Schutte Monday. Also enclosed was a glossy photograph of Mrs. Obama.

According to a press release, the 26 designations announced this week are the first since President Barack

Obama's March 30 signing of the Omnibus Public Land Management Act of 2009, which incorporated significant aspects of the Preserve America program into the national historic preservation infrastructure.

In all, 762 cities have been designated Preserve America communities since the program was started in 2003.

The designation makes Excelsior Springs eligible for Preserve America matching grants ranging in size from \$20,000 to \$250,000. These grants are intended to complement brick-and-mortar grants available under the Save America's Treasures program, as well as fund research and documentation, interpretation and education, planning, marketing and training.

Interestingly, when the Excelsior Springs Capital Improvements Authority met Monday (see story on page 1), there was discussion about applying for a Saving America's Treasures grant to do restoration work at the Hall of Waters. That grant, however, would first require a feasibility study to make sure funds would be put to good use, and Schutte said it was her understanding that a Preserve America grant could be used to fund just such a study.

The other communities chosen in this round of Preserve America designations are: Seward, Alaska; Benton, Pocahontas and Texarkana, Ark.; Koreatown (Los Angeles) and Santa Paula, Calif.; Old Lyme and Southbury, Conn.; Cobb County and Darien, Ga.; Pierce, Idaho; Riverside, Ill.; DeRidder and Ferriday, La.; Sanford, Maine; Falmouth, Mass.; Tupelo, Miss.; Missoula County, Mont.; Canandaigua and Hunter, N.Y.; West Salem Historic District (Winston-Salem), N.C.; Hudson, Ohio; Scottdale, Pa.; Seguin, Texas; and Green Bay, Wisc.

Two other recipients, Bateaux Below Inc. in New York and the Historic Preservation Commission of South Bend and St. Joseph County in Indiana, were chosen for the Preserve America Stewards program.

Schutte said she hoped the Morgans' enthusiasm for Excelsior Springs would spur more progress for the community. "Belief and persistence are contagious in this community, and it is working," she said.

The Preserve America grant is only a portion of the city's efforts at historic preservation. On Wednesday, the HPC recommended that the city hire Winter & Company of Boulder, Colo., to help develop a city-wide historic preservation plan; that recommendation goes to the Excelsior Springs City Council Monday night.

Read Tuesday's Standard for more on the council and HPC.



ESHP Commissioner Earl McElwee, far right, and Commissioner Sonya Morgan, fourth from right, visit with residents during a final public presentation of the new city comprehensive master plan, held July 16. (Photo by Kevin Morgan)

# ES to seek planning for preservation

Excelsior Springs Standard, August 18, 2009

From recommendation last week to phase one completion at the end of September, a proposal to establish a city-wide comprehensive plan for historic preservation may be one of the quickest-moving plans of its kind in Excelsior Springs' recent history.

Just last week, the Excelsior Springs Historic Preservation Commission recommended that the city enter into a contract with Winter & Company, of Boulder, Colo., to formulate a historic preservation plan for the community.

Monday night, the Excelsior Springs City Council endorsed that recommendation on a 5-0 vote, and the first phase starts almost immediately. In fact, Councilman Sonny Parker asked whether the accelerated timeline was realistic. Originally a three-phase program to unfold over two years, it's now been condensed to a single year to utilize some fiscal year 2008 funds that are only available through the end of September.

The city's 2009 fiscal year begins Oct. 1.

City Planning Director Frank Davis said the HPC sent requests for proposals to four different firms. PGAV and Clarion did not respond, while John Milner Associates responded but did not have a proposed budget. Winter & Company outlined a budget of \$39,990, just less than the \$40,000 allotted for the work.

The choice of Winter & Company wasn't based solely on the amount being within the budget, though. Members of the HPC, present Monday night for the city council's vote, said they felt Winter had done a lot more research and was ideally suited to provide the best service specifically focused on Excelsior Springs' needs.

The first phase will be a start-up session and the development of an initial assessment for Excelsior Springs. Once finished, the plan will help the city to determine the best use of historic districts and other designations.

The council also acted on a recommendation from the Excelsior Springs Capital Improvements Authority to extend a contract with architect Susan Richards Johnson & Associates and contractor Structural Engineering Associates to survey the north and west terrace walkways at the Hall of Waters for structural integrity. At Councilman Jim Nelson's questioning, Davis assured the council that a grant could be forthcoming to analyze the entire Hall of Waters building.

Watch in Friday's edition of the Standard for more on the council's actions.

## Marietta bridge finish pushed back

By ERIC COPELAND, Managing Editor

Excelsior Springs Standard, August 31, 2009

August officially ended at midnight yesterday, meaning that the replacement of the Marietta Street bridge over the Fishing River didn't meet its original deadline.

But Public Works Director Chad Birdsong explained that the bridge is expected to be done later this month, and city officials gave Boone Construction of Columbia an additional 20 days to complete the job.

"The weather and a change order on the bridge's abutment delayed their work quite a bit," Birdsong explained on Monday afternoon. "So we gave them a 20-day extension."

Even a cursory look, though, demonstrates that the bridge is nearing the finish line.

The deck, rail and sidewalks are all in place. On Monday, workers were installing street lights similar to those found throughout downtown and in some newer residential neighborhoods. And the crew was also working on storm drains and the road-approaches from the north and south.

"There's still some hand-work they have to do underneath," Birdsong said, including some detailed work on the arch supports beneath the historic bridge.

He was hesitant to guess an official finish date, though, since weather throughout the construction season this year has not been particularly cooperative when it came to deadlines.

"It should be done in September," Birdsong said. "That's assuming the rain doesn't slow them down any

more—a lot depends on that.”

He also said that now that the main portion of the bridge is done, much of the rest of the work should go pretty quickly.

City Manager David Haugland said he was pleased with the way the project was turning out.

“Chad’s been down there nearly every day, and it all looks really good,” he said.

Haugland said as soon as a firm completion date can be pinpointed, he would like to start scheduling an official opening. He said in particular, he and other city leaders wanted to invite Congressman Sam Graves for the opening, since Graves helped secure a good

portion of the funds for the project. In fact, when the funds were originally allocated, then-Mayor Jim Nelson named the bridge in honor of Graves.

The bridge, which has been closed for construction for much of this year, had been identified as a risk because of deterioration. Its weight limit had been downgraded in recent years, and city officials weren’t sure the structure would pass another inspection before the funds to rebuild it became available.



The now completed Marietta Street bridge. (Photo by Kevin Morgan)

## ES water is finally on shelves

By ERIC COPELAND, Managing Editor  
Excelsior Springs Standard, September 18, 2009

At long last, consumers on Thursday were finally able to purchase bottles of Excelsior Springs water.

The new Excelsior Springs Bottling Company, located at 526 S. Kansas City Ave., has been on the verge of putting their product on the market for months, and their dream of putting the water that made

Excelsior Springs famous back on store shelves is a dream that stretches back much further than that.

Keith and Jeri Bowen purchased the building that now houses the water bottling plant last year. The couple, who were both teachers in the Excelsior Springs School District, received a grant last October that helped them buy better equipment to get the plant up and running.

At the end of the 2008-09 school year, Keith retired from teaching to take on the bottling business full-time. He had hoped to have bottles available by the time of Waterfest in late June, but various requirements delayed the first sales until this week.

The bottles first appeared in the cooler in the Excelsior Springs Visitors Center, located in the water bar area at the Hall of Waters in the heart of downtown. And no one was happier to see the new product than Keith Winge.

“We’re so excited,” said Winge, the executive director of the Downtown Excelsior Partnership, which operates the Visitors Center. “This is the first retail place in Excelsior Springs—and in the country—to sell this water.”

Winge said the Visitors Center has been operating since Aug. 1, and the addition of local mineral water alongside various mineral waters from around the world is a huge leap forward. “I can honestly say that about 98 percent of the people who come in here ask about Excelsior Springs mineral water,” Winge said. “It’s great to be able to finally sell it.”

Keith Bowen said a new shipment of labels is due at the bottling plant today, and immediately afterward he

will have a new batch of bottles coming off the line to put in the Visitors Center cooler.

The water being bottled currently contains what Bowen calls a “perfect” natural blend of calcium, magnesium and potassium. “If you were going to build the perfect drinking water, you’d look for about 100 parts per million of calcium, about 25 magnesium and six or seven potassium,” he explained. “Excelsior Springs water naturally has an average of 96 parts per million of calcium, 23 of magnesium and six of potassium.”

For now, Bowen is directing thirsty customers eager for a taste of the new water to the Visitors Center, which he intends to support as a way of adding strength to the downtown business district.

“Everyone wants to know where to get it,” he said. “It’s at the Hall of Waters, and we’re also talking to some other stores to find out who else wants to offer it for sale.” Already, several local and area businesses have inquired about adding the water to their inventory.

“We’re open to any venue that would like to sell it,” Bowen added.

Winge said a grand opening at the Visitors Center, scheduled from 5-6 p.m. Tuesday, Sept. 29, will prominently feature the locally bottled water. Bowen added that he hoped to pair closely with DEP and the Visitors Center for that event, and also said he hopes to join the Excelsior Springs Area Chamber of Commerce soon. He also plans to have an open house and ribbon-cutting for the bottling plant.

The Excelsior Springs Bottling Company has a Web site already, [www.esbottling.com](http://www.esbottling.com).

## Water bar, visitor center have grand opening

By ERIC COPELAND, Managing Editor  
Excelsior Springs Standard, October 2, 2009

With the snip of a ribbon, the Hall of Waters officially began a new chapter Tuesday by celebrating the grand opening of a new visitor center in the building's historic water bar.

The visitor center quietly opened this summer as an operation of the Downtown Excelsior Partnership. But with the introduction recently of a new line of bottled water from the Excelsior Springs Bottling Company, dozens turned out Tuesday to help welcome the new addition.

Keith Winge, the executive director of DEP, said the opening was long-awaited and much-needed. Not only will it serve as a central location for visitors to learn more about the downtown area, it also puts water in the water bar for the first time in several years. And the new bottled water from ESBC adds another aspect, putting locally-produced water in the hands of visitors and residents alike for the first time in recent memory.

Ginger Nelson also spoke on behalf of DEP.

Keith Bowen, flanked by his wife, Jerri, and son, Hyrum, talked about their multi-year effort to get the Excelsior Springs Bottling Company up and running. The Bowens have spent most of the summer putting the finishing touches on their business, and now are looking ahead to different challenges as they seek to expand the market for the bottled water.

Both father and son said that now ESBC will be turning to each of the historic mineral water springs, seeking to get as many of them producing again as they possibly can.

The visitor center, located at 201 E. Broadway, is open seven days a week. In addition to water from Excelsior Springs and elsewhere in the world, the site also offers a number of small souvenir-type items, as well as information about Excelsior Springs and the downtown area in particular.

