

# *EXCELSIOR SPRINGS, MO*

CLG Annual Report  
Oct. 2009 - Sept. 2010



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

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### on the cover

Saint Innocent Orthodox Church, 552 S. Kansas City Ave., was one of the first applicants under the COA process in the newly established Elms Historic District and included replacement of the church steeple.

All photos by Kevin Morgan unless otherwise stated



The City of Excelsior Springs 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). 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. 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 appearing 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



In September 2010, the ESHPC applied for funding through the Missouri CLG program that would continue historic property surveys of the mineral water well sites and homes of ten Excelsior Springs doctors. This house was the home of Dr. A.S. McCleary, who operated the McCleary Institute in Excelsior Springs. Today it is the Inn on Crescent Lake Bed and Breakfast.

bottling mineral water.

Even though operations of the springs ceased as a health industry, the City moved quickly to recognize its historic resources, focusing on those associated with the resort era. The City established the Historic Preservation Commission in 1978. The City's first preservation ordinance established a program for identifying and protecting historic resources and placed the Historic Preservation Commission at the forefront of administering the ordinance. (The ordinance was recently updated in 2005.) The City then designated the heart of downtown and its associated properties related to healing waters as the "Hall of Waters Historic District" in 2007 under its local ordinance.

The City of Excelsior Springs, Missouri was designated a Certified Local Government (CLG) by the U.S. Department of the Interior, National Park Service, on February 14, 1991. Today, an ongoing interest in preserving historic resources appears in the activities of the City's Historic

Preservation Commission along with several organizations that promote understanding and appreciation of historic resources.

In June 2010, the ESHPC approved a city-wide Historic Preservation and Revitalization Plan, developed by Winter and Company, in conjunction with the Missouri Certified Local Government program.

The historic resources of the resort era now offer opportunities for economic development, housing and heritage tourism in the 21st century. More recently, a new business, involving bottling and distribution of the waters from Excelsior Springs has begun operations, demonstrating that the mineral waters themselves may take a new form in the City's economy. It is on this history of an evolving community that the Excelsior Springs preservation plan relies.

For more information on the City's history and historic resources please visit the City of Excelsior Springs Historic Preservation Commission's web site at [www.eshpc.org](http://www.eshpc.org).

## Historic Preservation Commission Membership

<u>Member</u>	<u>Position</u>	<u>Appointed</u>	<u>Term Expires</u>
Betty Bissell	Member	05/01/08	09/30/11
Jim Bowman	Secretary/Treasurer	05/01/08	09/30/12
Nile Brown	Chairman	05/01/08	09/30/12
Darryl Coutts	Vice-Chairman	05/01/08	09/30/11
Patrick Grass*	Member	09/30/10	09/30/13
Earl McElwee	Member	04/01/08	09/30/13
Sonya Morgan	Member	04/01/08	09/30/13

\*Resume in Appendages

## Scheduled Meetings Held and Attendance

Note: No meeting was held in December of 2009.

### October 14, 2009

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

Absent: Jim Bowman, Kevin King

### November 4, 2009

Present: Jim Bowman, Nile Brown, Darryl Coutts, Earl McElwee, Sonya Morgan

Absent: Betty Bissell

### January 12, 2010

Present: Betty Bissell, Nile Brown, Earl McElwee, Sonya Morgan

Absent: Jim Bowman, Darryl Coutts

### January 27, 2010

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

Absent: Darryl Coutts, Earl McElwee

### February 10, 2010

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

Absent: Jim Bowman

### February 24, 2010

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

Absent: Darryl Coutts, Earl McElwee

### March 10, 2010

Present: Jim Bowman, Nile Brown, Darryl Coutts, Earl McElwee, Sonya Morgan

Absent: Betty Bissell

**March 24, 2010**

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

Absent: Jim Bowman

**April 14, 2010**

Present: Betty Bissell, Jim Bowman, Nile Brown, Earl McElwee, Sonya Morgan

Absent: Darryl Coutts

**May 12, 2010**

Present: Betty Bissell, Jim Bowman, Nile Brown, Earl McElwee, Sonya Morgan

Absent: Darryl Coutts

**June 9, 2010**

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

Absent: Jim Bowman, Earl McElwee

**July 14, 2010**

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

Absent: Jim Bowman, Earl McElwee

**July 28, 2010**

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

**August 11, 2010**

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

Absent: Jim Bowman

**September 22, 2010**

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

Absent: Jim Bowman

## **Subcommittees and Study Groups**

**Elms Historic District and Boarding House Historic District Committees**

Boundaries for a proposed Elms Historic District and Boarding House Historic District were developed by the ESHPC utilizing surveys and recommendations of Deon Wolfenbarger, compiled in 1993 and 1994. Members of the ESHPC divided into two committees to develop statement of significance and update property surveys, including photos, before hosting public forums for residents of the proposed districts.

**Downtown Excelsior Partnership Design Guidelines**

Chairman Nile Brown serves as liaison to the DEP Design Guidelines Committee. The committee works with property owners of commercial and residential buildings in the historic districts to provide resources for improvements to buildings that are compatible with historic preservation goals as determined in the City's Master Plan, the HPC's Design Guidelines, and DEP's Downtown Strategic Plan.

## Commission Activities

### Landmark Designations

None

### District Designations

Elms Historic District

Boarding House Historic District

### National Register Nominations Reviewed

None



The former Methodist/Marietta St. Baptist Church at 114 Marietta was placed on the National Register of Historic Places without the prior review of the ESHPC. The Downtown Excelsior Partnership (DEP) purchased the building in early 2008 and made improvements to the property. It has since been resold to the Excelsior Springs Community Theatre with the intent of renovating to a theatre.

### Cases Reviewed and Decisions

<u>Date</u>	<u>Property Address</u>	<u>Recommendation/Decisions</u>
10-14-09	107 W. Excelsior St.	COA request for replacement roof, two new windows and a white front door with clear glass. Commissioner Morgan moved to approve the application; Commissioner Coutts seconded. The motion carried.
11-04-09	102 & 104 Broadway	COA request for approval of paint color to stucco addition to meet federal tax credit guidelines. Commissioner Coutts moved to approve the application; Commissioner Bowman seconded. The motion carried.
01-12-10	216 S. Marietta	COA request for sign approval. Commissioner Morgan motioned to table the COA until more information could be provided on the sign request; Commissioner Bissell seconded. The motion carried.
03-10-10	105 E. Broadway	COA request for sign approval. Commissioner Coutts motioned to approve the application; Commissioner Morgan seconded. The motion carried.

## Cases Reviewed and Decisions continued

<u>Date</u>	<u>Property Address</u>	<u>Recommendation/Decisions</u>
03-24-10	114 E. Boadway	COA request for sign approval. Commissioner Morgan motioned to approve the application; Commissioner Bissell seconded. The motion carried.
03-24-10	259 E. Broadway	COA request for exterior alterations and sign. Proposed alterations: east end of building would cut out brick wall to restore three windows to match the style of windows already in place on the facade; add new brick veneer under new windows and existing windows; install wall cap along top of existing wall; install lighting. Commissioner Coutts motioned to approve the COA; Commissioner Morgan seconded. The motion carried. The sign design was not completed at the time request and will be brought back to the Commission.
04-14-10	201 E. Broadway	COA request for Hall of Waters Terrace project. Nick Pappas presented plans for renovating the Hall of Waters terrace, prepared by Susan Richards Johnson. Commissioners conducted an on-site review of proposed changes before continuing meeting. Commissioner Morgan motioned to approve the design of the handrail on the west elevation; Commissioner Bissell seconded. The motion carried. Commissioner Morgan motioned to approve the design for interior elevation; Commissioner Bissell seconded. The motion carried. Commissioner McElwee motioned to approve the design for the construction on the exterior with a recommendation that the city council reconsider putting in the ADA ramp; Commissioner Bowman seconded. The motion carried.
05-12-10	120 E. Broadway	COA request to recover glass windows with wood and paint the same color as the rest of the building, continue to remove fake brick from front and east side of building to reveal windows beneath on upper level. Commissioners had additional questions and, as the property owner was not in attendance, Commissioner Morgan motioned to table the COA request; Commissioner Bissell seconded. The motion carried.

## Cases Reviewed and Decisions continued

<u>Date</u>	<u>Property Address</u>	<u>Recommendation/Decisions</u>
05-12-10	115 E. Broadway	Review of Special Use Permit for renovating a vacant second-story floor above a commercial business for apartment. Commissioners were in favor of the Special Use Permit being allowed.
07-14-10	259 E. Broadway	COA request for sign approval and paint color change for exterior trim. Commissioner Morgan motioned to approve the sign application; Commissioner Bissell seconded. The motion carried. Commissioner Bissell motioned to approve the paint color change; Commissioner Morgan seconded. The motion carried.
07-14-10		Review of light pole banners.
07-14-10	Broadway & Marietta	Review of pocket park landscape plan.
07-28-10	552 S. Kansas Ctiy Ave.	COA request to repair church steeple and replace steeple roofing. Commissioner Morgan moved to approve the application; Commissioner McElwee seconded. The motion carried.
08-11-10	110, 112, 114 E. Broadway	COA request to replace front and back upstairs windows, repair and paint mortar on back of building, and install balcony on 114 E. Broadway. (An AC unit will be installed on roof out of sight.) Request included painting above main floor windows on the facades of 110 and 112 E. Broadway to match the paint on 114 E. Broadway. Commissioner Morgan motioned to approve the request; Commissioner Coutts seconded. The motion carried.
09-22-10	512 E. Excelsior	COA request for addition of a deck on the front elevation. Due to the topography of the area, the primary entrance for the property is off the back alley and the deck will replace concrete steps that are non-conforming to city ordinance. Commissioner Coutts motioned to approve the request; Commissioner Bissell seconded. The motion carried.
09-22-10	255 E. Broadway	COA request for a fire escape, two decks, and paint color change on the rear elevation. Commissioner motioned to approve the request; Commissioner Bissell seconded. The motion carried.

## Training and Conferences

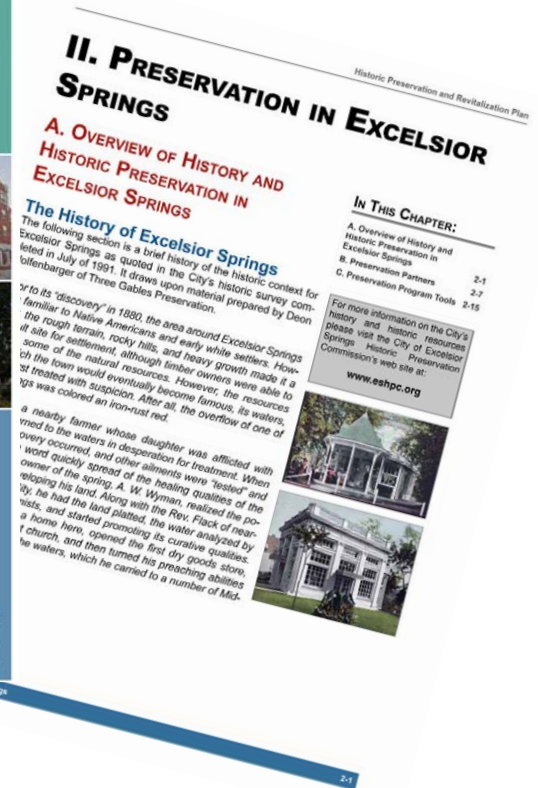
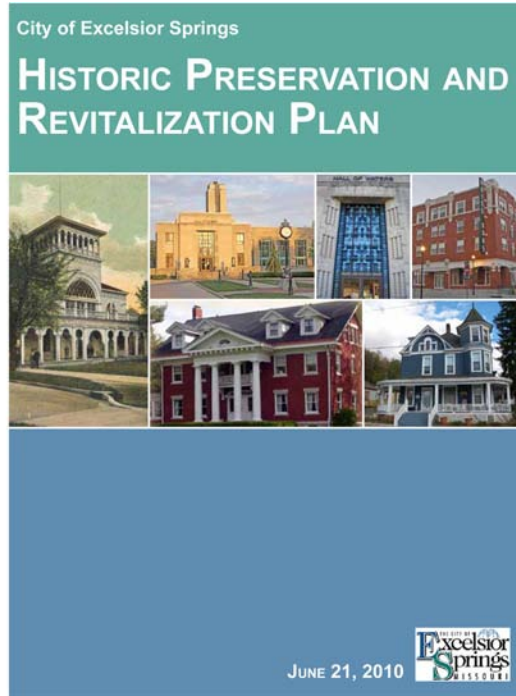
<u>Date</u>	<u>Location</u>	<u>Description of Event/Commissioners Attending</u>
11-5-09 and 11-6-09	Independence	2010 Missouri Preservation Conference -- Commissioners attending included Betty Bissell, Nile Brown, Jim Bowman, Darryl Coutts, Earl McElwee, Sonya Morgan
02-06-10	Jefferson City	2010 Missouri CLG Forum -- Commissioners attending included Betty Bissell, Nile Brown, Darryl Coutts, Sonya Morgan. City Planning Director Nick Pappas also attended.

## Public Education and Outreach

<u>Date</u>	<u>Description of Event</u>
10-14-09	Superior Well Resolution was approved by the ESHPC to send to the City Council and Parks and Rec Board to encourage regular maintenance of the last remaining original water pagoda.
12-14-09	Public meeting with Winter & Company, Excelsior Springs Hospital Community Room, 6 p.m., to begin development of the Preservation and Revitalization Plan.
01-12-10	An educational program on the history of Excelsior Springs called "History Mystery" will be initiated through the Excelsior Springs Standard, Excelsior Springs Museum & Archives, ESHPC and DEP. Chairman Brown will act as liaison.
01-27-10	Preserve America Grant Resolution was approved by the ESHPC to support the application being prepared by DEP.
02-16-10	Joint DREAM Initiative meeting was attended by members of the ESHPC, DEP, Excelsior Springs Parks and Rec Department, and Excelsior Springs Planning and Zoning Board.
03-24-10	A Historic Preservation program was presented to the Excelsior Springs Optimist Club by Nick Pappas.
03-17-10	Public meeting with Winter & Company, Hall of Waters, 6 p.m., to discuss the 50% rough draft of the Preservation and Revitalization Plan.
04-28-10	Public meeting for residents of the proposed Elms Historic District and Boarding House Historic District. Bill Hart with Missouri Preservation was guest speaker.
05-2010	Application was made by the City of Excelsior Springs for a Save America's Treasures grant to fund a comprehensive structural engineer's report and feasibility study for the Hall of Waters.
06-21-10	Historic Preservation & Revitalization Plan was adopted by the City of Excelsior Springs.

## Comprehensive Historic Preservation Plan

Completed in June 2010, the *Historic Preservation and Revitalization Plan* provides a strategy for using heritage properties in the City of Excelsior Springs to enhance the quality of life for the community and promote revitalization of its downtown and older residential neighborhoods. These resources can be important components of community development. However, there are challenges that must be addressed for the potential benefits to be fully realized. This document sets forth a plan of action that will help place historic resources in the forefront of the health and well-being of the City.



For complete plan go to <http://www.eshpc.com>

## Historic Properties Inventory Status

Historic Property Inventory sheets for buildings within the Elms Historic District boundaries and the Boarding House Historic District boundaries were updated by Commissioners while preparing the local historic district nominations. New photos of each property were also taken at this time. The updated inventories will be added to the online resource directory on an ongoing basis. It was noted that several buildings were not inventoried that were either non-contributing historic buildings or buildings that did not meet the criteria of being considered a historic property when the area was originally surveyed by Deon Wolfenbarger of Three Gables Preservation. An agreement with the Excelsior Springs Museum & Archives to use their facilities and resources will allow Commissioners to do continued research.

At this time, the Commission is awaiting news of a 2011 CLG Grant Application that would assist in funding an inventory of the Mineral Water Well sites within the historic districts and 10 homes that are not within the historic district boundaries that were relevant to the Excelsior Springs doctors and their association to the mineral water context.



Bill Hart, Field Representative for Missouri Preservation was guest speaker at a public meeting held for residents of the proposed Elms Historic District and Boarding House Historic District in April.

# minutes

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

**October 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, Darryl Coutts and Sonya Morgan. Earl McElwee arrived at 4:05.

**OTHERS PRESENT:** Councilman Jim Nelson, Larry Murry, Building Official and Kathy Twitchell, secretary to the Commission

**ABSENT:** Kevin King and Jim Bowman

**VISITORS:** Eric Copeland, Excelsior Springs Standard

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

**Item 2. Amendment of Agenda**

No amendment to the agenda.

**Item 3. Approval of Minutes-August 12, 2009 and August 27, 2009**

Commissioner Bissell asked for clarification on Item 3. Approval of Minutes-July 8, 2009. The correction should read: 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).

Commissioner Sonya Morgan motioned to approve the August 12, 2009 minutes as corrected. Commissioner Nile Brown seconded. The motion carried.

Commissioner Nile Brown motioned to approve the August 27, 2009 minutes. Commissioner Darryl Coutts seconded. The motion carried.

**Item 4. Public Comments**

There were no public comments.

## **Item 5. Certificates of Appropriateness Applications**

107 W. Excelsior Street-Laura Kingery-roof/windows/doors

Lora Kingery and Bob Whitacre were present and provided pictures of the two (2) west and North windows to be replaced. The windows will fit the openings and be white in color. The door will be white with clear glass. The roof will be tan and samples were provided.

Commissioner Coutts asked if the chimney needed repaired. Laura Kingery stated the roof repair was a future project. Commissioner Bissell stated that if a storm door is installed to be sure and replace it with preferably a wood storm door and not shiny aluminum. Commissioner Coutts stated he was glad to see work being done on this home and Jim Nelson commended them for taking on the project. Commissioner Morgan inquired if they would be painting the house. Laura Kingery stated this was also a future project and at this point they will paint the house white. Commissioner Bissell explained the painting and chimney repair can be added to their COA application in the future.

Commissioner Morgan motioned to approve the COA application for 107 W. Excelsior for a replacement roof, two new windows and a white front door with clear glass. Commissioner Coutts seconded. The motion carried.

## **Item 6. Old Business**

COA Committee report

Commissioner Morgan provided copies of the new COA application and noted two changes: number of days required for COA to be turned in and the check off boxes on the front of the application above the place for a picture. It was also suggested to add that a hard copy is available at the Hall of Waters.

Commissioner Coutts approved the new COA application with the noted changes. Commissioner McElwee seconded. The motion carried.

Design Guidelines Application Process, page 89

Commissioner Morgan stated that with the new COA application that page 89 in the Design Guidelines will need to be changed to fifteen (15) working days required for processing. Commissioner Morgan also stated the code books would need to be changed when the Planning and Zoning Director position is filled.

Commissioner Coutts motioned to change the Design Guidelines. Commissioner Morgan seconded. The motion carried.

## **Item 7. New Business**

Commissioner Bissell brought to the board's attention that a picture had been provided to her by Codes Enforcer, Cory Wartner for work being done to property on Broadway. A railing was added to the back of the property. The owner has been to HPC meetings and submitted COA's previously but not for this work. Building Official Larry Murry advised a notice of violation would be issued for not having a valid COA or obtaining a building permit for work being done.

### **Election of Officers**

Commissioner Bissell thanked the commissioners for being a great team to work with during her time as chair.

Commissioner Morgan nominated Nile Brown as chairperson. Commissioner Bissell nominated Darryl Coutts as vice-chair. Commissioner Bissell nominated Jim Bowman as secretary/treasurer. The nominations carried.

### **Superior Well Resolution**

Commissioner Morgan read the Superior Well Resolution and advised the commission the resolutions needs signed and presented to the City Council and Park and Rec Board.

Larry Murry will research who owns the property on which the well is located.

Commissioner Morgan motioned to approve the resolution as read. Commissioner McElwee seconded. The motion carried. Commissioner Morgan will provide a copy to the City Managers office.

## **Item 8. Other Business**

### **Missouri Preservation Conference registration forms due**

Registration Forms were turned in for the Missouri Preservation Conference. Kathy Twitchell will follow up with Jim Bowman and mail all registrations.

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

No correspondence received.

#### **Item 9. Comments from Chairperson/Commissioners**

Commissioner Bissell said it was a pleasure working with everyone. Commissioner Morgan stated that a great job was done by Commissioner Bissell.

Commissioner Brown told the commissioners they would appreciate the Memorial Building where the Missouri Preservation Conference was being held. President Truman made a speech in this building. Commissioner Coutts thanked Larry Murry for stepping in with the absence of a Planning & Zoning Director.

#### **Item 10. Adjourn**

Commissioner Nile Brown motioned to adjourn the meeting. Commissioner Sonya Morgan seconded. The motion passed. Chairman Bissell announced the meeting was adjourned at 4:52 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, December 9, 2009, 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**

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

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

**PRESENT:** Nile Brown, Darryl Coutts, Sonya Morgan, Earl McElwee and Jim Bowman

**OTHERS PRESENT:** Councilman Jim Nelson, Kathy Twitchell secretary to the Commission

**ABSENT:** Betty Bissell

**VISITORS:** Amanda Mook owner of 102 & 104 Broadway.

Chairman Nile Brown called the meeting to order at 4:05 p.m. A quorum was present.

**Item 2. Public Comments**

No public comments.

**Item 3. New Business**

**(a) Certificate of Appropriateness-102 & 104 Broadway-paint-Ben and Amanda Mook**

Amanda Mook was present to submit the COA application for approval of a new paint color to the stucco on the entrance to the Mook & Mook Law Firm. Amanda explained that federal tax credits had been applied for and approval of the tax credits required the entrance to the Mook & Mook Law Firm be the same color as the rest of the building.

Commissioner Darryl Coutts motioned to approve the COA to paint the entrance the same color as the rest of the building. Commissioner Jim Bowman seconded. The motioned carried.

**Item 4. Comments from Commissioners/Chairperson**

Commissioner Sonya Morgan announced the next meeting for the Historic Preservation Commission would be November 25, 2009 due to the legal holiday that falls on the regularly scheduled meeting date and December 14, 2009 would be the public meeting with Winter & Company. The meeting time for the December 14, 2009 meeting was set at 6:00 pm.

Kathy Twitchell, secretary to the commission requested suggestions for promoting the December 14, 2009 public meeting. Ideas suggested were: city website, HPC website, Chamber of Commerce newsletter and Mediacom public announcements.

**Item 5. Adjourn**

Commissioner Darryl Coutts motioned to adjourn the meeting. Commissioner Jim Bowman seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:10 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, November 25, 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**

**January 13, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Nile Brown, Sonya Morgan, Betty Bissell and Earl McElwee

**OTHERS PRESENT:** Councilman Jim Nelson, Larry Murry; Building Official, Nick Pappas; Planning & Zoning Director and Kathy Twitchell; secretary to the Commission

**ABSENT:** Jim Bowman and Darryl Coutts

**VISITORS:** Rachel Peak, owner Tiger Cuts

Chairman Nile Brown called the meeting to order at 4:03 p.m. A quorum was present.

**Item 2. Amendment of Agenda**

Commissioner Morgan requested to add two items under #7 Other Business. The items to be added were: #3 Downtown Excelsior Partnership Liaison and #4 History Mystery Contest.

Nick Pappas requested to amend the date on the minutes to November 25<sup>th</sup> 2009 and add under New Business #3 Strategic Work Plan.

Commissioner Morgan motioned to amend the agenda and add the above items. Commissioner Bissell seconded. The motion carried.

**Item 3. Approval of Minutes, November 25, 2009**

Commissioner Bissell motioned to approve the November 25, 2009 minutes. Commissioner Morgan seconded. 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**

### **i) COA –Sign Approval-Tiger Cuts, 216 S. Marietta**

Rachel Peak, owner of Tiger Cuts, was present to answer questions. The Commissioners requested the size of the sign, where and how it would be placed on the building and if the sign was to be illuminated.

Commissioner Morgan motioned to table the COA application until more information could be provided on the sign request.

Commissioner Bissell seconded. Motion carried.

### **ii) Preservation and Revitalization Plan-draft outline**

A copy of the draft outline of the Preservation and Revitalization Plan provided by Winter and Co. was given to each Commissioner. The Commissioners reviewed the outline and no comments or additions needed.

Commissioner McElwee motioned to approve the outline draft.  
Commissioner Bissell seconded. Motion carried.

### **iii) Strategic Work Plan**

The Commissioners reviewed the Strategic Work Plan provided by Winter and Co. Ideas presented included: zoning for single family in older district, condemned properties owned by the City could be offered for sale with stipulations instead of demolition, creating an education and public relations committee, update Boarding House District boundaries and survey, identify landmark properties within the city, establish additional districts and landmark properties, obtain approval of the Hall of Water Historic District Design Guidelines by City Council, explore possible tax abatement for new construction in blighted areas, and add D.E.P. as an existing resource. Comments and suggestions would be presented to Winter and Co. via a conference call scheduled for January 15<sup>th</sup>.

## **Item 7. Other Business**

### **Staff Comments-Nick**

Director of Planning and Zoning, Nick Pappas provided Commissioners with information on the upcoming 2010 Missouri CLG Forum. The Forum will be held February 6, 2010 at the Lewis and Clark State Office Building in Jefferson City. Commissioners need to turn in their registration by January 27, 2010 to attend. Carpooling was discussed.

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

Commissioner Morgan was asked to continue handling correspondence.

### **Downtown Excelsior Partnership Liaison**

This item was tabled.

### **History Mystery Contest**

D.E.P. and the museum are starting an educational program on the history of Excelsior Springs. Commissioner Morgan was asked to present this idea to the HPC to participate. Commissioner Morgan stated this program should draw people to the HPC website. Commissioner Brown will be the liaison for the History Mystery Contest.

Commissioner Bissell motioned to participate in the History Mystery Contest with D.E.P. and the museum.

Commissioner Morgan seconded. Motion carried.

Item 8. Comments from Commissioners/Chairperson

No comments.

### **Item 9. Adjourn**

Commissioner Bissell motioned to adjourn the meeting. Commissioner McElwee seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 5:05 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, January 27, 2010, 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**

**January 27, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

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

**OTHERS PRESENT:** Councilman Jim Nelson, Larry Murry; Building Official, Nick Pappas; Planning & Zoning Director and Kathy Twitchell; secretary to the Commission

**ABSENT:** Earl McElwee and Darryl Coutts

**VISITORS:** No visitors were present.

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

**Item 2. Amendment of Agenda**

Nick Pappas requested two changes. Fence Stile Vineyards will not be present for Public Comments and to add the Letter of Support for Preserve America to New Business.

Commissioner Morgan motioned to amend the agenda by removing Fence Stile Vineyards from the Public Comments and to add the Letter of Support for Preserve America to New Business.

Commissioner Bissell seconded. The motion carried.

**Item 3. Approval of Minutes, November 25, 2009**

Correction of minutes: Item 6 iii) the word identify was misspelled.

Commissioner Bissell motioned to approve the January 13, 2009 minutes with noted correction.

Commissioner Morgan seconded. The motion carried.

**Item 4. Public Comments**

There were no public comments.

**Item 5. Old Business**

## Arrangements for CLG Forum

Registrations were accepted for the CLG Forum. Kathy Twitchell would make contact with Earl McElwee to confirm his attendance and notify Commissioner Morgan. Nick Pappas would verify if the Independence Forum attended by the HPC Commissioners would count towards the 2010 Education Requirements.

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

#### **Resolution for DEP's Preserve America Grant**

Nick Pappas provided the Commissioners with copies of a letter of support for DEP's Preserve America Grant. Also noted was DEP has supported the Historic Preservation by providing letters of support for grant applications.

Commissioner Morgan motioned to accept the letter of support for DEP regarding the Preserve America Grant.

Commissioner Bissell seconded. Motion carried.

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

#### **Staff Comments-Nick Pappas**

Nick Pappas explained to the Commissioners that a grant for the Hall of Waters would be applied for in May. Per Jo Ann Radetic's recommendation the grant request would be stronger if separated into two requests. Preserve America Grant is a marketing grant that would best fit the needs of DEP and Save America's Treasures would be a better fit for the Hall of Waters structural engineer report.

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

Commissioner Morgan received notice from Jo Ann Radetic of an upcoming training. The Belvedere School For Hands-On Preservation in Hannibal, Missouri. Five different classes were being offered. The information would also be sent to Brian Rice of the DEP Design Guidelines committee.

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

Commissioner Bowman suggested that our HPC Committee offer workshops.

Commissioner Brown has been approached by several people about adding Historic Districts.

Nick Pappas advised the commissioners that a meeting for the Dream Initiative would be

held on February 16<sup>th</sup> at the Park and Rec. building. This will be a joint session with Planning and Zoning and Park and Rec. Board.

**Item 9. Adjourn**

Commissioner Morgan motioned to adjourn the meeting. Commissioner Bissell seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:18 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, February 10, 2010, 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, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Nile Brown, Sonya Morgan, Betty Bissell, Darryl Coutts and Earl McElwee

**OTHERS PRESENT:** Larry Murry; Building Official, Nick Pappas; Planning & Zoning Director and Kathy Twitchell; secretary to the Commission

**ABSENT:** Jim Bowman

**VISITORS:** Representatives from the Elms Neighborhood Association; Ben Mook, attorney; Keith Bowen, owner of Excelsior Bottling Company

Chairman Nile Brown called the meeting to order at 4:00 p.m. A quorum was present.

**Item 2. Amendment of Agenda**

Nick Pappas requested to amend agenda item 6. i) COA-sign approval-Tiger Cuts. A representative from Tiger Cuts could not be present.

Commissioner Morgan motioned to amend the agenda by removing the COA request for Tiger Cuts. Commissioner Bissell seconded. The motion carried.

**Item 3. Approval of Minutes, January 27, 2010**

Commissioner Bissell motioned to approve the January 27, 2009 minutes. Commissioner Morgan seconded. The motion carried.

**Item 4. Public Comments**

There were no public comments.

**Item 5. Old Business**

Highlights of the February 6, 2010 CLG Forum were discussed. Highlights included a presentation on a historic neighborhood in St. Louis, the roundtable discussions, meeting Bill Hart (Field Representative for Missouri Preservation) and the opportunity to have him visit Excelsior Springs to do workshops. Commissioner Coutts brought a statement made at

the forum: Historic Preservation is Economic Development. When visitors talk about the “character” of a town, the “character” is the town’s history.

## **Item 6. New Business**

### **COA-sign approval-Tiger Cuts, 216 S. Marietta**

Item removed from agenda.

### **Approval of Elm’s Historic District Boundaries**

Maps of the proposed Elm’s Historic District boundaries were provided for Commissioners and visitors to view. Commercial property within the district includes Mill Inn Restaurant, Wabash Bar-B-Q, Excelsior Springs Bottling Company and the Elms Hotel. After discussion, it was decided that the old depot located across from Lewis Elementary would not be added to the boundaries but would be considered for nomination as a landmark designation.

Commissioner Coutts motioned to approve the Elm’s Historic District Boundaries as presented. Commissioner Bissell seconded. The motion carried.

### **Approval of Boarding House District boundaries**

A map was provided for the proposed Boarding House District for commissioners to review.

Commissioner Coutts motioned to approve the Boarding House District boundaries as presented. Commissioner Morgan seconded. The motion carried.

### **Discussion on historic district designation process and timeline**

Nick Pappas recommended to the commissioners to move forward with both the Elms Historic District and the Boarding House District. He felt the commissioners could work on both districts by dividing into two groups. Since the commission is meeting twice a month the first meeting of each month would be designated for COA applications and the second monthly meeting would be for workshops. The public meetings for each district will be held separately and each homeowner in both districts will be notified of the public meeting.

## **Item 7. Other Business**

### **Staff Comments-Nick Pappas**

Nick Pappas explained to the Commissioners that two grants are currently being applied for. The Save America's Treasures grant, for the Hall of Waters, will be applied for in May by Nick Pappas. The Preserve America Grant, is a marketing grant, being applied for by DEP.

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

All commissioners should have received an invitation to attend the 2010 Preservation Honor Award scheduled for March 3<sup>rd</sup>.

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

Commissioner Coutts would like to see Bill Hart from Missouri Preservation come to Excelsior Springs and do some workshops.

### **Item 9. Adjourn**

Commissioner Morgan motioned to adjourn the meeting. Commissioner Coutts seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:55 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, February 24, 2010, 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 24, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

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

**OTHERS PRESENT:** Larry Murry; Building Official, Nick Pappas; Planning & Zoning Director and Kathy Twitchell; secretary to the Commission

**ABSENT:** Darryl Coutts and Earl McElwee

**VISITORS:** No visitors were present

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

**Item 2. Amendment of Agenda**

There were no amendments to the agenda.

Commissioner Morgan motioned to accept the agenda as presented. Commissioner Bissell seconded. The motion carried.

**Item 3. Approval of Minutes, February 10, 2010**

Commissioner Bissell motioned to approve the February 10, 2009 minutes. Commissioner Morgan seconded. Commissioner Bowman abstained. The motion carried.

**Item 4. Public Comments**

There were no public comments.

**Item 5. Old Business**

Commissioner Morgan asked if the city had heard anything from Winter & Company. Nick Pappas has not heard from Winter & Company. Commissioner Morgan also asked if information on the Dream Initiative could be sent to Winter & Company for reference. Nick Pappas will forward the information. The next meeting with Winter & Company is scheduled for the middle of March.

Commissioner Brown asked if a workshop with Bill Hart from Missouri Preservation

would meet the continuing education requirements. Commissioner Morgan said it would need approval from Jo Ann Radetic.

## **Item 6. New Business**

### **Designation of walking tour committee**

The commissioners decided to divide into two groups to complete the walking tour of the Elms District and the Boarding House District.

The Elms District representatives will be: Sonya Morgan, Nile Brown and Darryl Coutts.

The Boarding House District representatives will be: Betty Bissell, Jim Bowman, Earl McElwee and Jim Nelson. Nick Pappas will participate in both walking tours.

Commissioners may invite interested parties from each district to participate.

### **Approval of historic property update sheet**

Commissioner Morgan requested that Nick Pappas work on the legal descriptions.

Commissioner Morgan motioned to approve the use of the historic property update sheet.

Commissioner Bissell seconded. The motion carried.

## **Walking Tour**

The walking tour was postponed due to weather conditions. Each committee will set up a time to tour their district and notify Nick Pappas of the date and time.

## **Item 7. Other Business**

### **Staff Comments-Nick Pappas**

Nick Pappas informed the commissioners that the October conference held in Independence does count for the 2010 continuing education training. Nick has also been asked to speak at the Optimist Club meeting at the end of March about the Historic Preservation Committee. He thanked everyone for all their hard work.

### **Correspondence**

March 1<sup>st</sup> is the deadline for the Peter H. Brink award nominations. This is for individual achievements.

Jo Ann Radetic sent an email with an article she recommended: Futures of the Past.

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

Commissioner Brown attended a DEP meeting and they emphasized that if you are doing work on the outside of your building you must come before the Historic Preservation Committee.

Commissioner Morgan stated a Wells Committee has been formed and they are working to get the wells re-established. Commissioner Morgan felt this would be a good opportunity to search for archaeological remains.

### **Item 9. Adjourn**

Commissioner Morgan motioned to adjourn the meeting. Commissioner Coutts seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:55 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, March 10, 2010, 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**

**March 10, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Nile Brown, Sonya Morgan, Darryl Coutts, Earl McElwee and Jim Bowman

**OTHERS PRESENT:** Larry Murry, Building Official; Nick Pappas, Planning & Zoning Director and Kathy Twitchell; secretary to the Commission

**ABSENT:** Betty Bissell

**VISITORS:** Keith Wenge

Chairman Nile Brown called the meeting to order at 4:03 p.m. A quorum was present.

**Item 2. Amendment of Agenda**

There were no amendments to the agenda.

Commissioner Morgan motioned to accept the agenda as presented. Commissioner Coutts seconded. The motion carried.

**Item 3. Approval of Minutes, February 24, 2010**

Commissioner Morgan motioned to approve the February 24, 2009 minutes. Commissioner Bowman seconded. The motion carried.

**Item 4. Public Comments**

There were no public comments.

**Item 5. Old Business**

**Historic district walking tours**

Nick Pappas suggested setting dates and times for the walking tour of the Boarding House District and the Elms District. Those on the Boarding House District set Tuesday, March 16<sup>th</sup> at 8:30 a.m. to do their walking tour. They will meet at the church parking lot on Benton. Those on the Elms District will meet on Monday, March 15<sup>th</sup> at 10:00 a.m. at eh

Elms parking lot. Commissioner Brown will invite Diane Montague to participate in the Elms tour. Commissioner Morgan will notify the police department of the date of each tour. Kevin Morgan will take pictures. Commissioner Bowman suggested having a clip on identification so residents would know they were with the Historic Preservation Commission. Nick Pappas will provide the identification tags. Commissioner Morgan requested on the forms and in the pictures to make note of any streetscapes or historic detail in the neighborhoods.

## **Item 6. New Business**

### **COA-Mind, Body & Soap Co., 105 E. Broadway**

Keith Wenge was present to answer questions for the sign application for Mind, Body & Soap Company. A picture of the sign with sizes and placement was provided for the Commissioners. Commissioner Morgan commented the sign looked good and was appropriate with the other signs on Broadway.

Commissioner Coutts motioned to approve the COA application for a sign at 105 E. Broadway for Mind, Body & Soap Company. Commissioner Morgan seconded. The motion carried.

### **Review of Historic Preservation Plan 50% rough draft**

Commissioner Morgan has posted the rough draft on the Historic Preservation website. Nick Pappas told Commissioners if anyone needs a paper copy to contact the Planning & Zoning Office. All Commissioners were to review the rough draft and note any ideas or changes to be brought to the public meeting. The public meeting will be held at the Hall of Waters on March 17, 2010 6:00 p.m.

## **Item 7. Other Business**

### **Staff Comments-Nick Pappas**

Nick Pappas reminded the commissioners of the Historic Preservation Public Meeting being held at the Hall of Waters on March 17, 2010 at 6:00 p.m. Nick Pappas has registered and will be applying for a grant to Save America's Treasure. This grant is for structural improvements to the Hall of Waters.

## **Correspondence**

Nick Pappas presented three items of correspondence: Dream Seminar is being held on April 28, March 17-18 is the Missouri Main Street workshops and Missouri State Youth Corp has job opportunities available for youth.

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

No comments from Commissioners or Chairperson.

**Item 9. Adjourn**

Commissioner Coutts motioned to adjourn the meeting. Commissioner Bowman seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:32 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, March 24, 2010, 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**

**March 24, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Nile Brown, Darryl Coutts, Earl McElwee and Sonya Morgan (arrived at 4:02)

**OTHERS PRESENT:** Councilman Jim Nelson Larry Murry, Building Official; Nick Pappas, Planning & Zoning Director and Kathy Twitchell; secretary to the Commission

**ABSENT:** Jim Bowman

**VISITORS:** Brent McElwee owner of Nostalgic Etc., Cheryl Boos owner of Pyper's Prettys, Keith Winge of DEP, Shawn Mull owner of Ambassador Sign, Jack & Denise Reece

Chairman Nile Brown called the meeting to order at 4:00 p.m. A quorum was present.

**Item 2. Amendment of Agenda**

Nick Pappas requested to add two COA requests: Pyper's Prettys-114 E. Broadway-Sign Request and Nostalgic Etc.-259 E. Broadway-Exterior Alteration & Signage

Nick Pappas also requested to add to #6 v) Approval of a resident letter

Commissioner Bissell motioned to amend the agenda to add two COA requests and the request for approval of a resident letter. Commissioner Coutts seconded. The motion carried.

**Item 3. Approval of Minutes, March 10, 2010**

Councilman Jim Nelson requested the minutes reflect that he was present at the March 10, 2010 meeting.

Commissioner Morgan noted the following corrections: Keith Winge's name was misspelled.

Item 5 i.) Commissioner Morgan stated the police department should be notified of the date

of each walking tour.

Item 7 i.) Nick Pappas has registered and will be applying for a grant to Save America's Treasures.

Commissioner Morgan motioned to approve the March 10, 2010 minutes with noted changes. Commissioner Coutts seconded. The motion carried.

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

Shawna Mull of Ambassador Signs would like the Historic Preservation Committee to not charge a COA application fee.

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

##### **Historic district walking tours**

Nick Pappas asked for feedback from the commissioners on the historic district walking tour. Commissioner Bissell reported that approximately thirteen (13) homes have been lost in the boarding house district and eighteen (18) homes in the Elms District. Most of the homes in the Elms District were on Regent Street. Nick Pappas also reported that there are twenty (20) non-contributing properties in the boarding house district. Commissioner Morgan reported thirty (30) non-contributing properties in the Elms District.

##### **Historic Preservation & Revitalization Plan public meeting**

Nick Pappas stated approximately twenty five (25) were in attendance at the Historic Preservation & Revitalization public meeting. Commissioner Brown said the meeting went well and a good job was done reporting work accomplished and work to be done. Commissioner Morgan felt Winter & Co. did a good job of dovetailing with the Master Plan and the Historic Preservation Guidelines.

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

##### **COA-Pyper's Prettys-114 E. Broadway-Sign**

Cheryl Boos owner of Pyper's Prettys and Shawna Mull owner of Ambassador Sign were present to answer questions on the request for a sign at 114 E. Broadway.

Shawna Mull provided a color photo of the sign.

Commissioner Morgan motioned to approve the COA application for a sign at 114 E. Broadway for Pyper's Prettys. Commissioner Bissell seconded. The motion carried.

### **COA-Exterior Alteration & Sign for 259 E. Broadway**

Brent McElwee owner of Nostalgic Etc. was present to answer questions on COA application for exterior alteration and sign. Brent McElwee provided drawings of the current building and a drawing of the building after alterations.

Brent McElwee explained the alterations proposed are: On the east end of the building cut out brick wall for three (3) window units and install new windows. Windows had previously been in this location. Windows being added will match the style of windows already in place. Add new brick veneer under new windows and existing windows. Wall cap across top of existing wall (which is thirty four (34) feet and extend the middle of the building to a height of fifty four (54) feet. The wall cap will be a framed wall trimmed out in smart trim. On the west end cut out brick wall, where windows once were, and install two (2) new windows. Install a thirty four (34) inch cap on top of existing wall. The brick on the building will be painted a winter wheat color and the trim will be dairy cream-samples were provided. Outside lighting will be installed. No plans are in place to add awnings. Plans for the sign are not finalized at this point.

Commissioner Coutts motioned to approve the COA request for 259 E. Broadway. Commissioner Morgan seconded. Earl McElwee abstained. Motioned carried.

### **Approval of Historic Preservation & Revitalization Plan 50% Rough Draft**

Nick Pappas explained that the 50% rough draft needs to be submitted to the State Historic Preservation Office by March 31 for the grant milestone.

Commissioner Morgan inquired if changes can still be made because more public comments could come in. Nick Pappas explained this approval is just for the 50% draft and changes can still be made.

Commissioner Morgan motioned to approve the Historic Preservation & Revitalization Plan 50% Rough Draft. Commissioner Bissell seconded. Motion carried.

### **Approval of historic district resident address list**

Nick Pappas provided a map and list of property owners in the Boarding House District and the Elms District. The map and list were for all parcels within the district and forty (40) feet adjoining the district.

Commissioner Coutts motioned to approve the historic district resident address list. Commissioner Morgan seconded. Motion carried.

### **Approval of historic district boundary legal descriptions**

Nick Pappas provided a legal description for the Boarding House District and for the Elms District.

Commissioner McElwee motioned to approve the historic district boundary legal descriptions. Commissioner Coutts seconded. Motion carried.

### **Date of public meeting(s)**

Nick Pappas requested feedback from the commissioners on a date to hold a public meeting for the residents of both the Boarding House and Elms District before the request goes to Planning & Zoning.

Commissioner Morgan stated the residents of each district need to have good clarification on what makes each district unique and the differences between each district. Residents need to understand the significance of their own property.

Nick Pappas said this meeting will be an informational meeting and according to ordinance the formal meeting will be the Planning & Zoning meeting. He suggested the second Wednesday in April for the resident meeting. The date of the meeting will be April 28 at 6:00 p.m. at the Hall of Waters water bar.

### **Approval of District Neighborhood Letters**

Nick Pappas provided the commissioners with a proposed copy of the district neighborhood letter. Commissioner Morgan suggested adding where at the Hall of Waters the meeting would be held. Nick stated he would also post signs. No other comments on the district neighborhood letter.

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

#### **Staff Comments-Nick Pappas**

No staff comments.

#### **Correspondence**

No correspondence.

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

Commissioner Coutts informed the commissioners that Nick Pappas gave a very positive

presentation at the Optimist Club meeting about the Historic Preservation Commission.

Commissioner Coutts also commented on the possibility of tearing down some buildings on Saratoga Street to provide the entrance to the Historic Downtown. He stated it was very hard to support tearing down historic buildings to promote the historic district. Nick Pappas said according to the Master Plan only the buildings to the alley would be affected. Commissioner Morgan Sonya stated that realistically you have to realize you can't save everything.

Commissioner Morgan stated that she noticed in the council minutes there was a discussion on the Wyman School building and the developer had the property for sale.

### **Item 9. Adjourn**

Commissioner Coutts motioned to adjourn the meeting. Commissioner Bissell seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:47pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, April 14, 2010, 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**

**April 14, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Sonya Morgan, Jim Bowman, Nile Brown and Earl McElwee

**OTHERS PRESENT:** Councilman Jim Nelson Larry Murry, Building Official; Nick Pappas, Planning & Zoning Director and Kathy Twitchell; secretary to the Commission

**ABSENT:** Darryl Coutts

**VISITORS:** No visitors.

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

**Item 2. Amendment of Agenda**

Commissioner Morgan motioned to table Item 6. New Business ii. COA-606 S. Marietta. Commissioner Bissell seconded. The motion carried.

**Item 3. Approval of Minutes, March 24, 2010**

Commissioner Morgan requested the March 24, 2010 minutes be changed to reflect thirty (30) contributing properties within the Elms District NOT thirty (30) non-contributing.

Commissioner Bissell verified the public meeting would be the fourth Wednesday in April which would be April 28.

Commissioner Morgan motioned to approve the March 24, 2010 minutes with noted change. Commissioner McElwee seconded. The motion carried.

**Item 4. Public Comments**

No public comments.

**Item 5. Old Business**

**Historic Preservation informational public meeting**

Nick Pappas reminded the Commissioners that the Historic Preservation public meeting would be held on April 28<sup>th</sup> at the Hall of Waters water bar. Bill Hart with Missouri Preservation in Jefferson City will be the guest speaker. Mr. Hart will cover The Benefits of Becoming a Historic District. Nick Pappas is working on an informational packet for residents of both the Boarding House and Elms District.

## **Item 6. New Business**

### **COA-Hall of Waters Terrace Project**

Nick Pappas provided copies of the plans for renovating the Hall of Waters Terrace. Susan Richards Johnson sent the plans to the State Historic Preservation Office for review. On the west Terrace an ADA accessible ramp would be added. Pictures of the handrails that will be added were provided also. The Commissioners requested to go outside and view the plans from in front of the building.

The Commissioners viewed the handrail to be replaced and the location of the ADA ramp. The preserve monument markers would be kept in place. Commissioner McElwee requested the corner cap that would be removed be placed on the east side wall, on Broadway, where the corner cap needs repaired. Landscaping would be removed and replaced once construction is complete.

Several of the Commissioners inquired if the ramp was a requirement for the grant and if it was necessary. The Commissioners felt the current ramp was sufficient. Nick Pappas left the meeting to make a call to the office of Susan Richards Johnson. When he returned he informed the Commissioners the ramp was not required but was requested by City Manager, Dave Haugland and the previous Planning & Zoning Director, Frank Davis. The Commissioners discussed other options such as a ADA entrance ramp on the sidewalk on Broadway. Concerns were expressed as to the expense of the proposed ramp. Nick Pappas stated the timeframe for approval of the plans, acceptance of bids and start of work were in a very tight and short timeframe. The grant could be in jeopardy with any delays. Commissioner Morgan suggested voting separately on the following: design for interior elevation, design of handrail on west elevation and the design.

Commissioner Morgan motioned to approve the design of the handrail on the west elevation. Commissioner Bissell seconded. The motion carried.

Commissioner Morgan motioned to approve the design for interior elevation. Commissioner Bissell seconded. The motion carried.

Commissioner McElwee motioned to approve the design for the construction on the

exterior with a recommendation that council reconsider putting in the ADA ramp. Commissioner Bowman seconded. The motion carried.

**ii) COA-606 S. Marietta**

Agenda amended to table item.

**Item 7. Other Business**

**Staff Comments-Nick Pappas**

No staff comments.

**Correspondence**

Commissioner Morgan stated Jo Ann Radetic sent an email today with a link for sources for assistance the state is making available from each department. The document is one hundred and eight pages and is a very valuable tool. There was also a development with a senate bill and house bill that is threatening the Historic Preservation Tax Credit Program for the state. Information was sent via email.

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

Commissioner McElwee stated he did not want to sidetrack our work and his intent is not to hold up any project.

Commissioner Bowman stated he wants to see the walls fixed and the building used to its potential.

Commissioner Brown requested that information on the agenda be delivered in a more timely manner.

**Item 9. Adjourn**

Commissioner Morgan motioned to adjourn the meeting. Commissioner Bissell seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 5:00 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, May 12, 2010, 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 12, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Sonya Morgan, Jim Bowman, Nile Brown and Earl McElwee

**OTHERS PRESENT:** Councilman Jim Nelson; Larry Murry, Building Official; Nick Pappas, Planning & Zoning Director and Kathy Twitchell; secretary to the Commission

**ABSENT:** Darryl Coutts

**VISITORS:** David Haugland, City Manager; Don Miller, owner Cabinets, Vanities & More

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

**Item 2. Amendment of Agenda**

No amendment to agenda.

**Item 3. Approval of Minutes, April 14, 2010**

Commissioner McElwee requested the April 14, 2010 minutes be changed to reflect Item 6. New Business i) COA-Hall of Waters Terrace Project that Jim Nelson requested the corner cap that would be removed be placed on the east side wall instead of Commissioner McElwee.

Commissioner Bissell motioned to approve the April 14, 2010 minutes with noted change. Commissioner Morgan seconded. The motion carried.

**Item 4. Public Comments**

David Haugland, 709 Sagamore requested the commission to review the COA application for a picket fence on Excelsior Street. He felt the fence that was being installed was not the same as the one requested on the COA application. Several of the commissioners had seen the fence and agreed. Commissioner Morgan asked what the next step would be. Larry Murry stated he would meet with them and see if he could resolve the problem.

## **Item 5. Old Business**

### **Historic Preservation informational public meeting**

Nick Pappas requested feedback from the commissioners on the informational public meeting. Commissioner Morgan stated she thought the presentation could have more of our own historic features and be made more of our own. She also thought it would be good for an educational tool and for future public meetings. Commissioner Bissell felt the meeting went too far off the path.

## **Item 6. New Business**

### **COA-120 E. Broadway**

David Lodwick submitted a COA request to cover the glass with wood and paint of the same color as the rest of his building at 120 E. Broadway. The wood panel would have the same design as that of the Mook & Mook Law Firm building. Remove the fake brick from front and side of building to reveal windows beneath on upper level. Mr. Lodwick was unable to attend the meeting and requested Nick Pappas to submit his request.

Nick Pappas stated that although this alteration does not fully restore the building to its former design, it does improve the building substantially. The removal of the fake rock will expose the windows that have been covered for more than 40 years, and the design of the proposed wood will tie the building in with other buildings in the district. Staff recommends approval of the COA application.

After discussion, the Commissioners requested Nick Pappas to request Mr. Lodwick to attend the next meeting to answer their questions.

Commissioner Morgan motioned to table the COA request for 120 E. Broadway. Commissioner Bissell seconded. The motion carried.

### **ii) Comments on Special Use request at 115 E. Broadway**

Ginger Nelson was present to answer questions on the Special Use request for an apartment above their business at 115 E. Broadway.

Nick Pappas presented the staff report. Jim and Ginger Nelson have submitted an application for a Special Use Permit to have an apartment above their business. The Planning & Zoning Commission will consider this issue on Tuesday, May 18, 2010. The request is for a mixed residential and non-residential use at the above referenced property. The proposed special use is consistent with City Code, the Comprehensive Plan, and the Downtown Strategic Plan. Therefore, staff recommends that the Commission

recommend this application to the Planning & Zoning Commission.

Commissioner Morgan stated this is the way we want to go and Commissioner Bissell stated she was pleased with the request.

### **iii) Consideration of Historic Preservation & Revitalization Plan**

Corrections were submitted to Nick Pappas on the Historic Preservation & Revitalization Plan.

Commissioner Morgan motioned to approve the Historic Preservation & Revitalization Plan with corrections supplied by the Commissioners. Commissioner McElwee seconded. The motion carried.

### **Comments on Historic District Guidebooks**

Comments presented by the Commissioners included: when new historic districts are approved what guidelines will be used, adding a frequently asked questions section, adding to the website that hard copies are available upon request, break down the guidelines by chapters for the website and have a notation that the guidebook is a work in progress. Nick Pappas also added that Jo Ann Radetic, CLG Coordinator for the State Historic Preservation Office, reviewed the Historic District Guidebook and stated a very good job was done on explaining why the district should be designated but a couple of paragraphs should be added as to what should be saved within the districts. Commissioner Bissell volunteered to write up the Historic District and Commissioner Morgan volunteered to write up the Elms District.

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

#### **Staff Comments-Nick Pappas**

Nick Pappas notified Commissioners that work on the Hall of Waters terrace would begin on Monday and the circle drive would be closed for most of the summer.

The Elms Historic District and the Boarding House District will be presented to the Planning and Zoning Commission next and then presented to the council the first part of June.

### **Correspondence**

No correspondence.

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

Commissioner Bowman stated that COA applicants be made aware of the importance of attending the meetings to answer questions and the plans/drawings need to be very specific.

**Item 9. Adjourn**

Commissioner Bissell motioned to adjourn the meeting. Commissioner Morgan seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 5:10 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, May 26, 2010, 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**

**June 9, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

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

**OTHERS PRESENT:** Councilman Jim Nelson; Larry Murry, Building Official and Nick Pappas, Planning & Zoning Director

**ABSENT:** Jim Bowman and Earl McElwee

**VISITORS:** David Lodwick, applicant 120 E. Broadway; Don Miller, owner Cabinets, Vanities & More and Keith Winge, DEP

Chairman Nile Brown called the meeting to order at 4:00 p.m. A quorum was present.

**Item 2. Amendment of Agenda**

No amendment to agenda.

**Item 3. Public Comments**

No public comments.

**Item 4. Old Business**

**Historic Preservation & Revitalization Plan**

Nick Pappas notified the Commissioners the Historic Preservation & Revitalization Plan has been completed by Winter & Company. Commissioner Morgan stated the plan is currently on the website.

**Historic District Guidebooks**

Nick Pappas stated the Historic District Guidebooks are still being worked on and will be presented to the Planning & Zoning Commission next Tuesday. He requested for the Commissioners to be present at the Planning & Zoning meeting.

**Historic Districts**

Nick Pappas requested again that the Commissioners plan on attending the Planning & Zoning meeting next Wednesday as they consider the Elms Historic District and the Boarding House District.

#### **Item 5. New Business**

##### **COA-120 E. Broadway**

David Lodwick was present to answer questions and submitted a drawing of the proposed plans. The COA request was presented and tabled at the May 12, 2010 meeting until Mr. Lodwick could be present to answer questions.

Nick Pappas stated that although this alteration does not fully restore the building to its former design, it does improve the building substantially. The removal of the fake rock will expose the windows that have been covered for more than 40 years, and the design of the proposed wood will tie the building in with other buildings in the district. Staff recommends approval of the COA application.

After discussion, the Commissioners requested Nick Pappas to request Mr. Lodwick to attend the next meeting to answer their questions.

Commissioner Coutts motioned to approve the COA application for 120 E. Broadway. Commissioner Morgan seconded. Commissioner Bissell opposed the motion. The motion carried.

#### **Item 6. Other Business**

##### **Staff Comments-Nick Pappas**

Nick Pappas notified the Commissioners that work is continuing on the terrace at the Hall but the Hall would not be accessible during the Waterfest event.

##### **Correspondence**

Commissioner Morgan reported that an invitation was received to go online and take a survey for the National Park Service.

A conference is being held on June 21<sup>st</sup> at the Lodge of the Four Seasons.

Registrations for the National Commission Forum that will be held on July 28 thru August 1 in Grand Rapids, Michigan are being accepted.

### **Item 7. Comments from Commissioners/Chairperson**

Commissioner Coutts notified the Commissioners that the museum received the fireplace and two half moon stained glass windows from the Job Corp. The museum also received a table from the first Elms Hotel from William Morris.

Commissioner Morgan mentioned that the museum has incurred some damage. There is leakage near one of the sky lights. Commissioner Coutts stated the museum is looking at ways to obtain funding to fix. Commissioner Morgan encouraged Commissioner Coutts to notify the Historic Preservation Commission if there is anything they can do to help.

Commissioner Morgan stated she had received a call that someone is interested in purchasing the Albany Hotel on South Street from the Community Theater. He was inquiring on what it would take to restore the building. Commissioner Morgan gave him Nick Pappas name and number.

### **Item 8. Adjourn**

Commissioner Bissell motioned to adjourn the meeting. Commissioner Morgan seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:37 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, June 23, 2010, 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**

**July 14, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Sonya Morgan, Nile Brown and Earl McElwee

**OTHERS PRESENT:** Larry Murry, Building Official; Nick Pappas, Planning & Zoning Director and Kathy Twitchell, Secretary to the Commission

**ABSENT:** Jim Bowman and Darryl Coutts

**VISITORS:** Brent & Lisa McElwee, applicant 259 E. Broadway; and Keith Winge, DEP

Chairman Nile Brown called the meeting to order at 4:06 p.m. A quorum was present.

**Item 2. Approval of Minutes**

May 12, 2010

Commissioner Bissell requested the minutes to reflect Don Collins owner of Cabinets, Vanities & More was a visitor not Don Miller.

Commissioner Bissell requested the minutes to reflect Item 6. iv) Comments on Historic District Guidebooks--Commissioner Bissell volunteered to write up the Boarding House District not the Historic District.

June 9, 2010

Commissioner Morgan requested the minutes to reflect Item 5. New Business i) David Lodwick was present at the meeting and the COA was not tabled.

Commissioner Bissell requested the minutes to reflect Don Collins owner of Cabinets, Vanities & More was a visitor not Don Miller.

Commissioner Morgan motioned to approve the May 12, 2010 and the June 9, 2010 minutes with noted changes.

Commissioner McElwee seconded. The motion carried.

### **Item 3. Amendment of Agenda**

No amendment to the agenda.

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

No public comments.

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

#### **COA-259 E. Broadway**

Brent & Lisa McElwee was present to answer questions on their COA for a sign at 259 E. Broadway. Specifications and a drawing for the sign were provided to the Commissioners. The request was presented with two options: one for a double sided internally illuminated vertical sign and one for the exact sign non-illuminated.

Nick Pappas gave the staff report. He researched the design guidelines and found restrictions only on neon signs. Nick Pappas recommended approval for the approval of the internally illuminated vertical sign.

Commissioner Morgan motioned to approve the COA application for the double sided internally illuminated sign for 259 E. Broadway. Commissioner Bissell seconded. Commissioner McElwee abstained. The motion carried.

Brent & Lisa McElwee also requested approval for a different paint color than previously approved on their COA. The new paint color is pomegranate on trim accents.

The Commissioners commented on how nice the building looked and that a good job was done.

Commissioner Bissell motioned to approve the paint color change for 259 E. Broadway. Commissioner Morgan seconded. Commissioner McElwee abstained. The motion carried.

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

#### **Review of light pole banners**

Nick Pappas provided the Commissioners with a flyer that DEP would be distributing for purchase of banners to be displayed on the light poles in the downtown area. Keith Winge was present to answer questions.

Commissioner Brown asked how many banners had been sold. Keith Winge stated to date

16 had been sold. Nick Pappas stated the City of Excelsior will be sponsoring two banners: one for the City and one for Historic Preservation Committee.

Commissioner Bissell noticed that the Elms and the Hall of Water Banners have historic buildings that are on the national register and are within the appropriate districts. She suggested the banner for the Boarding House district might be changed to have the Colonial Hotel (which is also on the national register and within the Boarding house district) on the Boarding House banner. Keith Winge stated the banners were designed by a branding consultant with DEP input.

### **Review of pocket park landscape plan**

Nick Pappas provided the Commissioners with a drawing of a proposed pocket park to be located on the empty lot between the Ventana Restaurant and Bross & Spidle Funeral Home. The park will be in art deco style, have a raised stage with power outlets, benches that match the one in front of the Hall of Waters, landscaping and a fountain in the center. David Rhodus has agreed to donate the trees for the park.

Discussion followed on the design and material to be used for the benches. The Commissioners agreed this would be good for the downtown area.

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

#### **Staff Comments-Nick Pappas**

Nick Pappas advised the Commissioners that the Historic Districts have been designated and he notified Jo Ann Radetic. Jo Ann Radetic sent word that she is thrilled with the Commission and wanted to thank the Commissioners for all their hard work.

#### **Correspondence**

Commissioner Morgan requested Nick Pappas to send her the digital format for the packets for the Elms and Boarding House Districts. Nick Pappas said he would send the packets, the COA and the final plan from Winter & Company.

Commissioner Morgan asked Nick Pappas if he had completed the park service report. Nick Pappas stated it had been completed.

Commissioner Morgan asked if the Commission wanted to look at submitting a grant request from the National Trust. The request is due February 1, 2011.

Commissioner Morgan the 2010 Annual Main Street Conference will be held in St. Louis

on August 10 thru 12. Early registration is due July 21<sup>st</sup>. Keith Winge advised he would be attending. Nick Pappas stated he would not be able to attend.

Commissioner Morgan advised the Commission that there is 40 million in HUD grants and 35 million in Department of Transportation grants available. The application is due August 23<sup>rd</sup>. Commissioner Morgan suggested the new entry ways to downtown might qualify for the Department of Transportation grants.

Commission Morgan notified the Commissioners that the annual Statewide Preservation Conference is being held in Washington, Missouri on October 19<sup>th</sup> thru 21<sup>st</sup>.

An email from Diane Montague (Elms Historic District) was received by Commissioner Morgan asking what the next step for the Elms District would be. The Elms District would like information about pursuing National Registration. Commissioner Morgan and Nick Pappas will work with Diane Montague.

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

Commissioner Bissell stated she had been notified that Healthy Life Choices wants to start stuccoing the back of their building. Nick Pappas will make contact.

Commissioner Bissell stated that some surveys were missing in the Elms District. Commissioner Morgan and Commissioner Bissell will work on the missing survey sheets.

Commissioner Brown stated that he was very proud of what has been done by the Commissioner, everyone on the board has been very helpful and it is evident that each of them cares about Excelsior Springs.

Commissioner Bissell thanked Nick Pappas for his help and Commissioner Morgan mentioned the state has been very helpful also.

Commissioner Morgan suggested the Commission take the agenda from Winter & Company, at a future meeting and see what the next planning steps are.

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

Commissioner Bissell motioned to adjourn the meeting. Commissioner Morgan seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:37 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, July 28, 2010, 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**

**July 28, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Sonya Morgan, Nile Brown, Earl McElwee, Jim Bowman, and Darryl Coutts

**OTHERS PRESENT:** Larry Murry, Building Official; Nick Pappas, Planning & Zoning Director; Kathy Twitchell, Secretary to the Commission and Councilman Jim Nelson

**ABSENT:** No one was absent.

**VISITORS:** Rev. David Jones, Saint Innocent Orthodox Church at 552 S. Kansas City Avenue  
Chairman Nile Brown called the meeting to order at 4:00 p.m. A quorum was present.

**Item 2. Approval of July 28, 2010 Minutes**

Commissioner Bissell requested the minutes to reflect on page 2 Item 5. i) COA 259 E. Broadway that Brent & Lisa McElwee were present to answer questions on their COA. On page 3 item ii. Correspondence Commissioner Morgan notified the Commissioners that the annual Statewide Preservation Conference is being held in Washington, Missouri on October 19th thru 21st - not Commission Morgan. On page 4 Item 8. Comments from Commissioners/Chairperson surveys were missing in both the Elms and the Boarding House Districts not just the Elms District.

Commissioner Coutts requested the minutes to reflect on page 4 Item 8. Comments from Commissioners/Chairperson that Commissioner Brown stated that he was very proud of what has been done by the Commission not Commissioners.

Commissioner Bissell motioned to approve the July 14, 2010 minutes with noted changes. Commissioner Morgan seconded. The motion carried.

**Item 3. Amendment of Agenda**

No amendment to the agenda.

**Item 4. Public Comments**

No public comments.

**Item 5. Old Business**

Commissioner Morgan asked if letters have gone out to the homeowners in the new districts. Nick Pappas replied they have not gone out because he is waiting for the Commissioners to approve the letters.

## **Item 6. New Business**

### **COA-552 S. Kansas City Avenue**

Reverend David Jones was present to answer questions on the COA request to repair the steeple and replace the steeple roofing at 552 S. Kansas City Avenue. Pictures of the current condition of the church's steeple was provided and also a picture of the dark bronze metal roofing material.

Nick Pappas provided a staff report that according to the Commission's Design Guidelines it is recommended that owners shall "maintain original shape, materials and features of roofs to maintain integrity of the structure." However, "New materials are not required to match original materials" so long as new materials that are not appropriate to the building style are not installed (p. 59). Nick Pappas provided the historic survey for the property along with the associated Sanborn Map for June 1900. The property was listed as having the potential to contribute to only a local district. The property is, indeed, considered a contributing component in The Elms Local Historic District as determined during the 2010 field update. Also provided was Preservation Brief 4 from the National Park Service that discusses treatment of roofs on historic structures.

Reverend Jones replied to questions from the Commissioners as follows: the steeple is leaking, the current roof is composition, the cross on top of the steeple is believed to be metal and will be left on the steeple.

Commissioner Morgan motioned to approve the COA request to repair the steeple and replace the steeple roofing at 552 S. Kansas City Avenue with dark bronze metal roofing material. Commissioner McElwee seconded. The motion carried.

### **ii.) Confirmation letter to historic district residents**

Nick Pappas provided the Commissioners with a copy of the proposed Consideration of Local Historic District Reminder Letter for comments and approval.

Comments from Commissioners included: to update the Officers on the back page; to add "for more information refer to the website;" to list only the first monthly meeting date since the second Wednesday is as necessary only; to add that no COA is needed for interior work; to mention that the COA should be submitted 15 days prior to the meeting date; and to include what happens if you fail to obtain a COA but make sure it is not too harsh. Nick Pappas asked if the Commissioners wanted to review the letter after he made the changes. The Commissioners requested he mail as soon as possible and just send them a copy of the new letter.

## **Item 7. Other Business**

### **Staff Comments-Nick Pappas**

Nick Pappas updated the Commission that he and Larry Murry made a visit to Healthy Life Choices and deemed that the repairs, started without a COA, were maintenance issues due to the significant water damage to the building. The top windows in the building will be left and the bottom window is not a true window so it will

be covered.

Commissioner Morgan requested Nick Pappas to put together information on economic hardship.

### **Correspondence**

Commissioner Morgan noted that correspondence from Jo Ann Radetic received today stated the bids are due for the 2011 Grant. Preliminary Grant requests are due by August 2nd. Since the next HPC meeting is after August 2nd a decision will need to be made at today's meeting. Commissioner Morgan suggested that the new plan from Winter & Co. under identification goals #4 Survey and Designation of Spring & Wells and #7 Develop Historic Context of the Mineral Water Era are scheduled for 2011. Funds for property needing survey work, but not currently included in a Historic District, such as The Inn at Crescent Lake, could be included in the grant. Nick Pappas agreed and will work on the grant request.

Commissioner Morgan motioned to look at expanding the existing survey program under H.) Identification Roles for the survey proposal to the State for 2011.

Commissioner Bissell seconded. The motion carried.

Information was received from the National Trust that the House of Representatives has included the Preserve America Grants and the Save America's Treasures in the budget.

Nick Pappas informed the Commissioners that an additional \$20,000 was received from the state for the Hall of Waters terrace grant.

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

Commissioner Bowman asked if the Hall of Waters pavilion has been approved for public use. Nick Pappas said at this point it has not been approved for use.

Commissioner Coutts asked if any additional information has been received on the Historic Preservation meeting to be held in Washington, Missouri. Commissioner Morgan had not received any additional information. Several Commissioners are interested in attending.

Commissioner Morgan asked Nick Pappas if Historic Preservation Committee members are required to be a resident of the city. Nick Pappas was unsure but would research.

Commissioner Brown asked Commissioners to include H.A. Dickey and his family in their thoughts and prayers.

### **Item 9. Adjourn**

Commissioner Bissell motioned to adjourn the meeting. Commissioner Bowman seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:35 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, September 8, 2010, 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**

**August 11, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Sonya Morgan, Nile Brown and Darryl Coutts . Earl McElwee arrived after vote on COA for 110, 112, 114 E. Broadway.

**OTHERS PRESENT:** Larry Murry, Building Official; Nick Pappas, Planning & Zoning Director and Kathy Twitchell, Secretary to the Commission.

**ABSENT:** Jim Bowman

**VISITORS:** Dave Fuller owner of 110, 112 and 114 East Broadway.

Chairman Nile Brown called the meeting to order at 4:00 p.m. A quorum was present.

**Item 2. Approval of July 28, 2010 Minutes**

Commissioner Bissell motioned to approve the July 28, 2010 minutes. Commissioner Coutts seconded. The motion carried.

**Item 3. Amendment of Agenda**

No amendment to the agenda.

**Item 4. Public Comments**

No public comments.

**Item 5. Old Business**

Nick Pappas advised the Commissioners that letters had been sent to the residents in the Boarding House and Elms Historic Districts advising them the districts were approved.

**Item 6. New Business**

**COA-110, 112, 114 East Broadway**

Dave Fuller was present to answer questions on the COA application for 110, 112, and

114 East Broadway.

Upstairs windows would be replaced on both the front and back at 114 E. Broadway. The windows would be white, exact fit and would be similar to the ones on Old English Garden Shop at 115 Broadway. The mortar on the back of 114 E. Broadway would be repaired and painted. Commissioner Morgan inquired if he would be painting the brick. None of the brick would be painted. A balcony would be installed on the rear of the building.

Mr. Fuller was also requesting approval to paint above the main floor windows on 110 & 112 E. Broadway. The color will be the same color as above the windows at 114 E. Broadway.

Commissioner Morgan motioned to delete the address of 309/311 Thompson Avenue from the COA request and to approve the COA request for 110, 112, 114 E. Broadway as stated on the application..

Commissioner Coutts seconded. The motion carried.

## **Item 7. Other Business**

### **Staff Comments-Nick Pappas**

Nick Pappas provided a draft of the economic hardship application to the Commissioners and requested they review and bring comments to the next meeting. A copy has also been submitted to the city attorney.

The Historic Preservation Conference being held in Washington, Missouri does count towards the 2011 training requirements. Nick Pappas will advise, by email, this next week if budget money is available for the training.

Nick Pappas stated he had not received everyone's vote on the meeting dates/times. He asked that everyone reply so a determination can be made as to the best dates/time for everyone to attend the meetings.

The preliminary grant was submitted and comments should be received in a couple of weeks.

Commissioner Morgan advised the Commissioners that the grant included survey of mineral water wells and pagoda sites, a survey of ten historically significant properties, and the creation of a historic context based on the mineral water era.

## **Correspondence**

Commissioner Morgan received an email that was forwarded from Jo Ann Radetic. The email was on the new 2010 This Place Matters Community Challenge. The cash reward is

for \$25,000. Commissioner Morgan asked for this challenge to be passed along to the Excelsior Springs Historic Museum for consideration for work on the roof of their current building. Nick Pappas had also sent the information to Molly McGovern.

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

Commissioner Morgan stated that Pat Grass had submitted his application for the Historic Preservation Commission to the city office. The Mayor makes appointments to the Boards in September.

Nick Pappas supplied copies of the letter to residents of the Elms and Boarding House Districts to the Commissioners.

Commissioner Morgan stated changes to the website are in progress.

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

Commissioner Bissell motioned to adjourn the meeting. Commissioner Morgan seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:35 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, October 13, 2010, 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**

**September 22, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council  
Chambers**

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

**PRESENT:** Betty Bissell, Sonya Morgan, Nile Brown, Darryl Coutts and Earl McElwee

**OTHERS PRESENT:** Larry Murry, Building Official; Nick Pappas, Planning &  
Zoning Director; Councilman Jim Nelson and Kathy Twitchell, Secretary to the  
Commission

**ABSENT:** Jim Bowman

**VISITORS:** Keith Winge, DEP; Sheryle Bailey applicant 512 E. Excelsior Street

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

**Item 2. Approval of Minutes**

August 11, 2010

Commissioner Bissell requested the minutes to reflect that COA-110,112,114 East  
Broadway requested and was approved to place an air conditioner unit on the roof.

Commissioner Morgan motioned to approve the minutes with noted change. Commissioner  
Coutts seconded. The motion carried.

**Item 3. Amendment of Agenda**

Commissioner Morgan motioned to hear the COA for 512 E. Excelsior first.  
Commissioner Coutts seconded. The motion carried.

**Item 4. Public Comments**

No public comments.

**Item 5. Old Business**

**Historic Preservation Fund Resolution**

A copy of the resolution for the Historic Preservation Commission endorsing the city to submit application for the fiscal year 2011 Historic Preservation Fund was provided for each Commissioner. Commissioner Bissell motioned to approve the resolution. Commissioner Morgan seconded. The motion carried.

## **Item 6. New Business**

### **COA-512 E. Excelsior Street**

Nick Pappas gave the staff report for HPC-10-010. Applicant, Sheryle Bailey, was present to answer questions. The Certificate of Appropriateness was for a deck on the front elevation of 512 E. Excelsior Street. Plans were provided for a 8'x8' deck that will replace the non-conforming concrete stairs leading up to the front door of the home. The deck will have access from Excelsior Street, although the primary entrance to her property is off the back alley due to the topography of the area. The cedar wood will be treated. A Sanborn map nor a completed survey are available for this property. The property is not considered nationally significant, although it is a contributing structure to the overall Boarding House District. Building official, Larry Murry has reviewed the plans for code approval.

Commissioner Bissell stated that a survey needs done on the property as soon as possible. Commissioner Bowman asked Commissioner Bissell to notify the commission that he had driven by the property and approved the request.

Commissioner Coutts motioned to approve the COA for 512 E. Broadway. Commissioner Bissell seconded. The motion carried.

### **ii.) COA-255 E. Broadway**

Nick Pappas gave the staff report for HPC-10-009. Brent McElwee, tenant of 255 E. Broadway, is requesting approval of a Certificate of Appropriateness for a fire escape and eventual sign (to be submitted at a later date). He would like to install a fire escape for both levels on the rear elevation of the building, as detailed in the attached plan. The two decks and the landing will be constructed out of wood. The upper floor ladder will be constructed in a store away position. A picture of the paint request (cream color with black trim) was provided. The historic resource survey for the property along with its associated Sanborn Map for June 1900 was provided. The property is within a National Register district and is considered and is considered to be a contributing structure.

Specs of the fire escape, drawings of the proposed deck and picture of paint colors were provided.

Commissioner Morgan asked if the plans meet City Code. Building official, Larry Murry stated the plans do meet the City Code.

Commissioner Morgan motioned to approve the COA request. Commissioner Bissell seconded. Commissioner McElwee abstained. The motion carried.

## **Item 7. Other Business**

### **Staff Comments-Nick Pappas**

Nick Pappas updated the Commissioners on the final draft of the FY2 Grant. The due date is September 30 and is almost completed. He will have Commissioner Morgan approve before mailing.

He also wanted to advise the Commissioners that a fence had been built on property on Benton without approval. He has spoken with the owner and they will be coming in for a COA application.

Pat Grass has been appointed as a Commissioner.

The city budget has been approved. The amount approved for Commissioner training is \$100 per Commissioner per fiscal year. A city vehicle will be provided for trainings in the metro area.

### **Correspondence**

The following correspondence was received.

2010 Missouri Statewide Historic Preservation Conference brochure was received from Jo Ann Radetic, CLG Coordinator.

New organization for Country Schools formed through the Missouri Extension Education Department promoting the preservation of one-room schools. The website link was received on September 15, 2010 from Jo Ann Radetic, CLG Coordinator.

Architectural Review Board PR input request from Doug Currier II, City Planner/Secretary of City of Newberry Architectural Review Board was received September 13, 2010 from Jo Ann Radetic, CLG Coordinator.

Regina Brewer, Preservation Planner with the City of Decatur contributed several good points:

Encourage property owners to work with the city staff at the beginning of their design process and prior to their application, producing an application that is nearly guaranteed approval with minimal conditions when it arrives before the Commissioner.

They hold homeowners night every quarter where homeowners come in and meet the building code official and planning director to discuss projects and permitting. They have people who attend now that are not even in historic districts, but are interested in best practices in preservation, tax incentive programs and hiring good contractors.

The Commission itself is comprised of professional, courteous members who give thoughtful, constructive feedback to the applicants and work with them to create great projects that enhance their historic neighborhoods and commercial districts. This is really critical to the success of any review board.

Act Now to Protect the Missouri Historic Tax Credit was received on September 13, 2010. The information was received from the National Trust for Historic Preservation concerning the Missouri Historic Tax Credit, which is under review. They provided information on two meetings, one was Monday, September 20 at the John and Betty Glenn Convocation Center in Cape Girardeau. The other was Tuesday, September 21 at the Missouri Court of Appeals, Eastern District, St. Louis, Mo. You can send an email to encourage the continuation of the Missouri Historic Tax Credit at: HYPERLINK "https://secure2.convio.net/nthp/site/Advocacy?cmd=display&page=UserAction&id=603" <https://secure2.convio.net/nthp/site/Advocacy?cmd=display&page=UserAction&id=603>.

Notice on a workshop invitation was received on September 2 from Jo Ann Radetic, CLG Coordinator. The FY2010 Annual CLG Report will be due November 30, 2010. Also attached this year is the National Park Service's FY2009 GPRA Annual Products Reports for CLGs. Jo Ann is asking that we submit both by the November deadline and she will then submit the National Park Service Report. Commissioner Morgan will submit the CLG report and Nick Pappas will submit the park report.

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

Commissioner Brown reminded the Commissioners that the fiscal year ends October 30 and the following Commissioners need training for 2010: Commissioner McElwee, Commissioner Brown and Commissioner Bowman.

Commissioner Morgan reminded the Commissioners that the next training was October 21 in Leavenworth, Kansas. This training meets the guidelines for Commissioner training. Commissioner's Morgan, Bissell, Brown, McElwee and Coutts expressed interest on attending. Keith Winge would like to attend if space is available.

Commissioner Morgan requested that Nick Pappas look at the sign placed on the photography studio on Marrietta Street.

Commissioner Coutts advised the Commissioners that a leak still exists between the museum and Pipers Pretty's building. Building Official, Larry Murry advised he would look into the issue.

## **Item 9. Adjourn**

Commissioner Morgan motioned to adjourn the meeting. Commissioner Coutts seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:35 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, October 13, 2010, Hall of Waters, 201 East Broadway, Excelsior  
Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

PAGE

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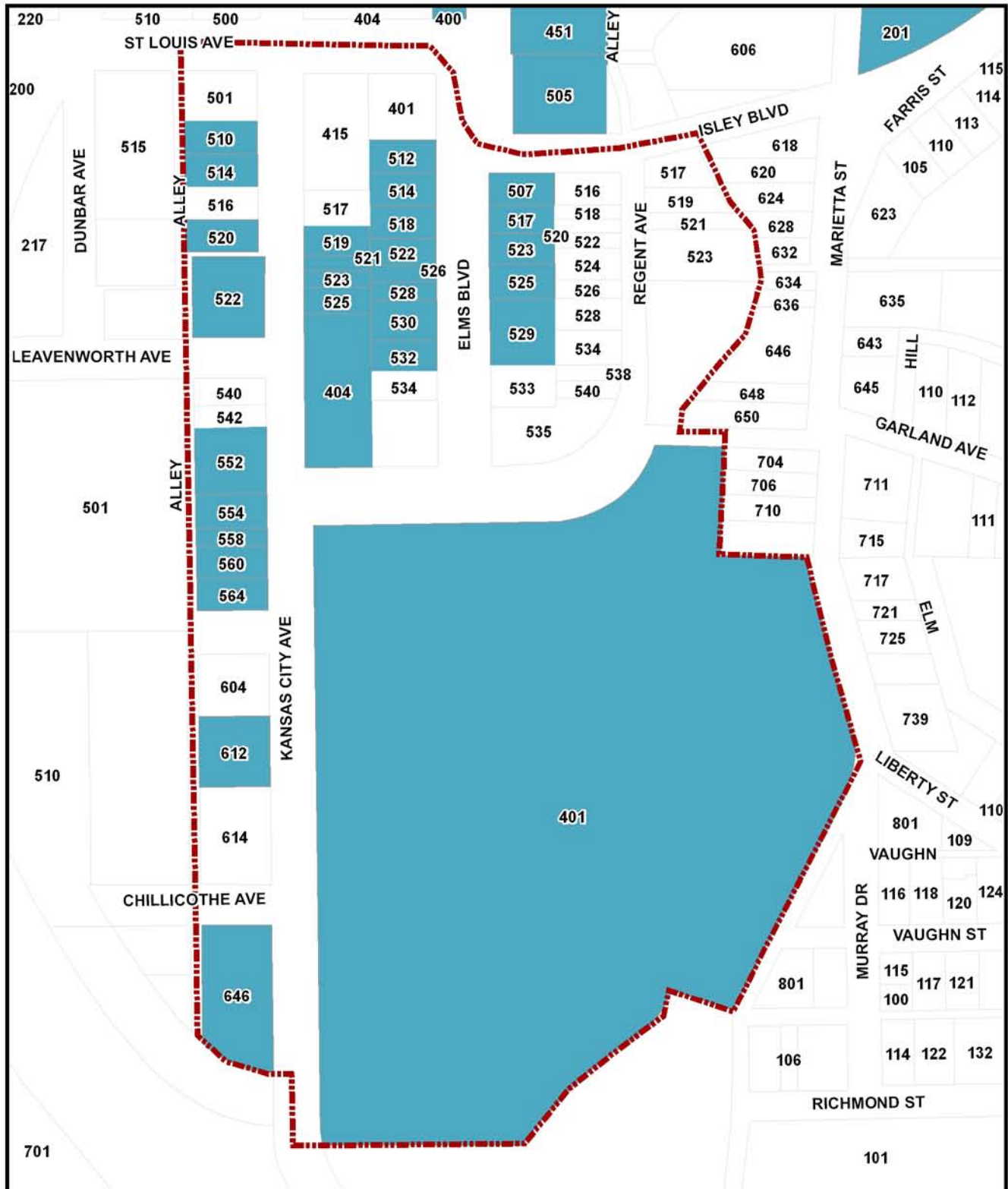


The ESHPC joined other community organizations and businesses in purchasing banners for light poles in the established historic districts, promoted through the Downtown Excelsior Partnership. (Photo by Brian Rice)

## appendices

# The Elms Historic District

## City of Excelsior Springs, Missouri



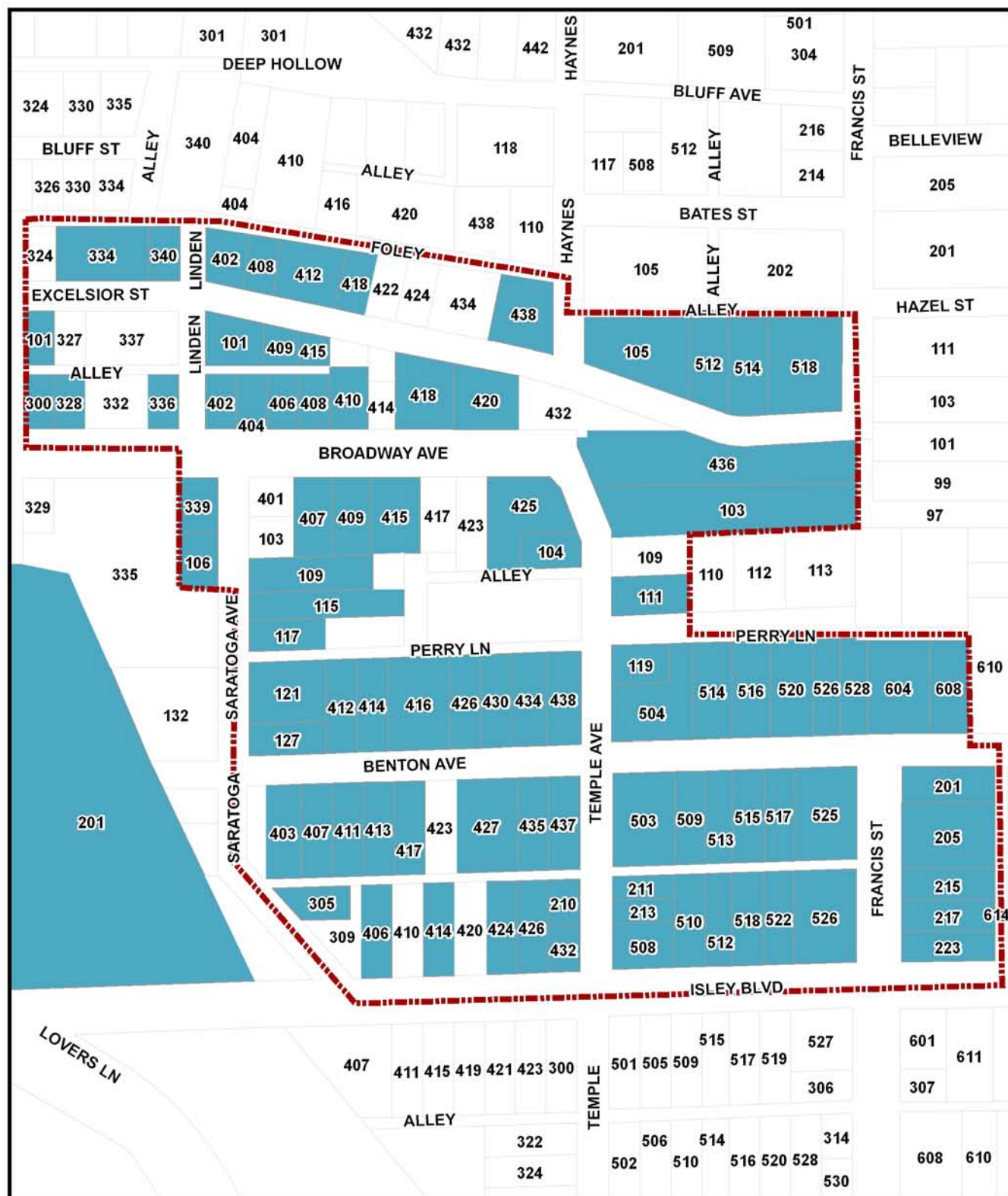
- Non-Contributing Property
- Contributing Property
- Historic District Boundary




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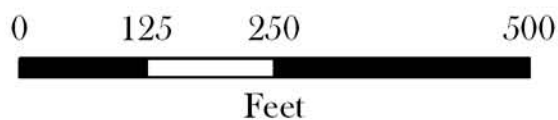


# Boarding House Historic District

## City of Excelsior Springs, Missouri



 Non-Contributing Property  
 Contributing Property  
 Historic District Boundary



## Sample of COA Before and After Photos

259 East Broadway



120 E. Broadway



Marietta Street Bridge



Preserve America Grants  
National Park Service  
Attn: Hampton Tucker, Chief  
Historic Preservation Grants Division  
1201 "Eye" Street, NW  
6<sup>th</sup> Floor (ORG. 2256)  
Washington, D.C. 20005

January 27, 2010

Mr. Hampton Tucker:

The City of Excelsior Springs Historic Preservation Commission supports the Downtown Excelsior Springs Partnership (DEP) in its efforts to encourage heritage tourism in our downtown area. Being a Certified Local Government and having both a D.R.E.A.M. (Downtown Revitalization and Economic Assistance for Missouri) designation as well as a Preserve America designation makes Excelsior Springs an ideal candidate for the FY 2010 Preserve America Historic Preservation Fund Grants.

Traditionally, Downtown Excelsior Springs has been an important destination for people the world over, and its significance has been addressed in a variety of ways. Recently, the Hall of Waters Historic District was created and its associated design guidelines are currently being submitted for approval to our City Council. In addition, the City is installing new wayfinding signage throughout the community to aid tourists in their travels. Further, a historic preservation plan is currently being drafted for the City as a whole.

Efforts in encouraging heritage tourism continue to be a focus for the community. There is interest in designating additional historic districts within the downtown area to preserve the integrity of our historically significant structures. Also, prominent gateways into the downtown area will be created along with other suggestions from our newly drafted citywide master plan.

The City of Excelsior Springs Historic Preservation Commission is thankful for the efforts DEP has made—and continues to make—in encouraging heritage tourism. These efforts align perfectly with the goals of the City. We encourage you to take a look at our community and invest in our vision for a better Excelsior Springs.

Sincerely,

Nile Brown  
Chair, City of Excelsior Springs Historic Preservation Commission

# **Superior Well Pagoda Resolution**

WHEREAS, in 1901, developments were occurring in the east portion of the river valley, which would later become a part of the Fishing River Parkway system and today is known as East Valley Park and Isley Woods; and

WHEREAS, a wooden plank pagoda was built by the J. C. Isley family for the Superior Spring No. 1, considered a saline water, but being a sulphurated bicarbonate water, it is different from the other saline waters, and which would later become the property of the City of Excelsior Springs; and

WHEREAS, the City of Excelsior Springs is celebrating its 100 year anniversary of the parks, which began in 1906 with the designs of George E. Kessler recognizing our unique heritage of mineral water wells and natural beauty of Fishing River in a park system that included the Superior Well and Pagoda; and

WHEREAS, in 1912, the wooden framed pagoda was replaced by a stone pagoda, last altered in the early 1950s, and on May 10, 1982, the Superior Well and Pagoda was placed on the local landmarks register, it being the last remaining original spring pagoda in town; and

WHEREAS, in July of 2009, members of the Excelsior Springs Historic Preservation Commission and Downtown Excelsior Partnership prepared a walking tour brochure featuring the Superior Well and Pagoda; and toured the Superior Well and Pagoda finding it in need of some repair; and

WHEREAS, the new Excelsior Springs Bottling Company has the potential of rebottling the Superior Well saline water; and

WHEREAS, an adequately maintained Superior Well and Pagoda will not be available to the citizens and visitors of this area without adequate funds to pay for repair and maintenance; and

WHEREAS, our children and future generations deserve to experience the natural beauty and historical and cultural significance of Superior Well and Pagoda and the adjacent East Valley Park;

NOW THEREFORE, the Excelsior Springs Historic Preservation Commission supports a resolution for continued funding for repair and maintenance be instated by the City of Excelsior Springs and the Excelsior Springs Parks Board and further resolves to assist in any clean-up efforts or fundraising efforts that might be needed to preserve and protect our mineral water heritage.

Excelsior Springs Historic Preservation Commissioners:

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

## **Commissioner Resume**

### **Patrick Grass**

P.O. Box 497  
417 Leslie Lane  
Excelsior Springs, MO 64024  
Phone 816-591-3156

#### **Builder/General Contractor**

I have been a carpenter for 33 years and a builder for 25 years. I worked in Texas during the building boom there ... Houston to Austin to Fort Worth. Upon returning home to Excelsior Springs, Missouri, I built the first four homes in the Cherry Hills Addition. Since then I have built homes in King's Addition and Westwood, as well as homes in subdivisions in Kearney and North Kansas City.

#### **Historical Renovator**

I've worked on several historic hotels. I did renovation work on the National Register Elms Hotel, and the remodeling of the Oaks Hotel for senior apartments, which won several awards, as well as a hotel in St. Joseph and another in Kirksville. I've also done renovation work on historic homes. In Texas, I worked on renovation of antique stores in Fort Worth.

#### **Examples of Work**

For more information on my custom home work, visit my website at [www.patrickgrass.com](http://www.patrickgrass.com).

#### **Other Interests**

I have an extensive Indian artifact collection that I have acquired as an amateur archaeologist and am a collector of antiques.

### Join us in ES parks celebration

Opinion, Excelsior Springs Standard, October 9, 2009

Those of us who have been in Excelsior Springs for years, decades or even generations often forget what great features we have right here in our community.

Among the crown jewels of Excelsior Springs are its parks. Originally conceived in part by famed landscape artist George Kessler, the parks system in our community has served residents and visitors alike for many, many years.

In fact, it's been 100 years since the parks system here first debuted, and this Sunday, the community is invited to mark the milestone by celebrating our existing parks and helping to dedicate Century Park, the first "west side" park in Excelsior Springs.

We put "west side" in quotes because we're certain that when Sunnyside Park was opened, it was on the west side of what was then Excelsior Springs. The same most likely went for Kibler Park. But in the decades since, the boundary of Excelsior Springs has been marching westward, and no new parks have debuted ...until this Sunday.

The day's festivities start with a run/walk through some of the community's oldest parks, and continues with a celebrity baseball game, inflatables and other fun for kids and adults, a ribbon-cutting, live music by Walt Wiegand and a free picnic.

More information, as well as a specific timetable of events, is included in an article on the front page of today's *Standard*.

We hope to see you there as we celebrate our heritage and future.

### Couple gets go-ahead for rehabilitation

By Eric Copeland, Managing Editor, October 16, 2010

At first glance, the house at 107 W. Excelsior St. looks like a quaint residence that's too far gone to worry about. But Lora Kingery and Bob Whitacre see something more. They see promise, and sought the approval of the Excelsior Springs Historic Preservation Commission this week to begin some exterior repairs.

The couple asked for, and received, a Certificate of Appropriateness from the commission, after they showed in a catalog the windows they intend to use to replace two broken windows on the upper floor, the roofing material they plan to use after they strip the old shingles and resheet the roof, and the door they'll use in place of the hollow-core front door now in place.

Whenever work is done to the exterior of a residential or commercial building located within an historic district, a Certificate of Appropriateness must be issued by the HPC. Councilman Jim Nelson, who serves as the HPC's council liaison, commended Whitacre and Kingery for taking "a house in dire need of... TLC is probably an understatement ... but taking it on and bringing it back to be a useful part of the community." The replacement windows will have white frames and colorless glass.

The vote to approve the Certificate of Appropriateness was 5-0. In other business, the HPC also voted unanimously to approve a resolution endorsing the Superior well pagoda for repairs and maintenance.

Sonya Morgan, the outgoing vice chairman of the commission, presented the resolution, noting that the Superior Spring itself was established by the Isley family as the east Fishing River valley was being developed in 1901. In 1912, the pagoda was replaced by a stone structure, and later it was placed on the local landmarks register because it was the last original mineral water spring well still standing in Excelsior Springs.

That's still true today. Morgan's resolution also noted that the newly-established Excelsior Springs Bottling Company has the potential to bottle the water that traditionally flowed to the Superior well, which is located south of Roosevelt Avenue and along the north edge of East Valley Park.

The HPC's resolution specifically states the commission's support for any funding, clean-up, maintenance and fundraising connected to preservation of the Superior well pagoda. The pagoda itself has become a somewhat

iconic representation of the city. Most recently, it was featured on medallions the Excelsior Springs Parks & Recreation Board created for the recent 100th anniversary of the parks system in Excelsior Springs.

Also during Wednesday's meeting, a new slate of officers was unanimously elected. Nile Brown is the new chairman, and Darryl Coutts will be vice chairman. Jim Bowman, who was not present Wednesday, will be the secretary/treasurer for the commission over the next year.

## **City gets \$100,000 grant for historic preservation effort**

By Eric Copeland, Managing Editor, Excelsior Springs Standard, December 18, 2009

Gov. Jay Nixon announced Thursday that the city of Excelsior Springs will receive a \$100,000 grant through the federal Historic Preservation Fund.

The city will use the grant for rehabilitation of the west and north elevation terraces of the Hall of Waters. The building serves as City Hall for the Excelsior Springs local government and these open air terraces are the main entryways, providing public access on a daily basis.

"We are excited to get the official notice that we have been approved for this grant," said City Manager David Haugland. He said the work on the terraces will take place in 2010.

"Along with that work, we are also looking to probably redo the steps out front on the circle drive and put an additional handicapped-accessible ramp on that side of the building for those people who park on the circle drive."

He expressed appreciation for the state's assistance in doing this work.

This restoration fits into a larger picture that the city is addressing at this time.

Over the past few months, headway has been made toward establishing an Historic Preservation Plan for the city of Excelsior Springs. Spearheaded by the Historic Preservation Commission with the assistance of Winter & Associates, a Colorado-based consulting group, the plan was discussed during a public input meeting Monday evening at Excelsior Springs Hospital.

About 25 people, including the members of the HPC, attended the meeting. HPC President Nile Brown pointed to successes such as the rehabilitation of the Oaks Hotel and the Mook & Mook building, but said a lot more needs to be done.

"We're getting the guidelines in place and figuring out what direction we need to go," Brown said.

Nore Winter of Winter & Associates explained that most people recognize that historic buildings like the Hall of Waters are a resource, and his task in helping to develop an Historic Preservation Plan is showing the city how to take their historic preservation program to a new level, integrate it with other community planning and anticipate trends.

Monday's meeting gathered public input regarding keys to historic preservation, benefits and some of the issues that could affect historic preservation efforts.

The grant for the Hall of Waters was made under a program authorized by the National Historic Preservation Act of 1966. This Historic Preservation Fund assists the various states in carrying out historic preservation activities. The program is sponsored by the U.S. Department of the Interior, National Park Service, and in Missouri, is administered through the Missouri Department of Natural Resources' State Historic Preservation Office.

Under changes made to the act in 1980, each state is required to earmark a minimum of 10 percent of its Historic Preservation Fund monies for exclusive use by Certified Local Governments. CLGs are communities that have established, under their local government, a historic preservation program that meets certain standards set by the state and the NPS. Local governments that maintain CLG status are considered to be partners with the SHPO and the NPS in the nation's historic preservation program. Missouri currently has 48 local governments, including Excelsior Springs, that have attained CLG status.

Grant applications were solicited from CLGs for development projects supporting Missouri's historic resources that have been certified as being of national significance. The grants were awarded based on a competitive scoring process and the direct relation of the projects to the identification, evaluation or protection of historical, architectural or archaeological resources.

## **Church added to National Register of Historic Places**

By Eric Copeland, Managing Editor, Excelsior Springs Standard, December 24, 2009

A church that has been a landmark in Excelsior Springs for more than 100 years has been listed on the National Register of Historic Places.

The Downtown Excelsior Partnership, which has owned the former First Methodist Church, 114 N. Marietta, since early 2008, received word of the designation earlier this week.

The building, designed by Kansas City architect Robin Walker, was rebuilt in 1948 using the outer walls of the original 1903 building, which had been partially destroyed by fire in 1947.

The significant architectural features which qualified the building for the designation include the cross gable roof, Gothic arched stained glass windows, corner pavilions topped with towers accented by buttresses and a floral design and a cupola reminiscent of a Spanish Colonial bell tower. The interior of the building was noted for its use of the Akron plan, a design feature often used in Methodist churches to provide extra space for Sunday school classes by using partial walls and movable partitions.

During the past year, DEP, a 501(c)3 non-profit corporation devoted to improving the downtown area of Excelsior Springs, has made significant improvements including a new roof, exterior stucco repair, electrical repair and a new HVAC system. The organization is currently discussing possible options for the building's re-use. DEP, which has more than 30 members, also operates a visitors center in the Hall of Waters and Gallery 105, a joint venture with artists and the Excelsior Springs Museum & Archives.

## **Looking forward to celebrating Excelsior's past**

Opinion, Excelsior Springs Standard, December 29, 2009

If, like us, you treasure Excelsior Springs' rich past, you've got a lot to celebrate as we step into 2010.

Recently, the city received a \$100,000 grant for historic preservation. This money will be used to rehabilitate the terraces on the north and west sides of the Hall of Waters, one of just a few buildings in town that's on the National Register of Historic Places.

Right on the heels of that announcement, word came from Jefferson City that the list of local buildings that are on that register had grown by one, after the old First United Methodist Church, located at the corner of Marietta and Excelsior streets, was named to the list.

Those are remarkable announcements by themselves, but accompanied by the beginnings of an historic preservation plan, the Missouri Alliance for Historic Preservation's recognition of local historic buildings two years in a row and the city being named one of only 26 Preserve America communities (the only one, in fact, in Missouri, Kansas or Iowa), they send a very clear signal that Excelsior Springs is ready to embrace its past and use it as a building block for its future.

There are plenty of reasons to be optimistic about what lies ahead for Excelsior Springs, but we feel that in addition to new development, we should also work to strengthen our community's core -- and that means building on the history that brought us to where we are today.

## **HPC to meet on Wednesday**

News Briefs, Excelsior Springs Standard, January 12, 2010

The Excelsior Springs Historic Preservation Commission will have its regular meeting (the first with the participation of newly-hired Planning Director Nick Pappas) at 4 p.m. this Wednesday, Jan. 13.

Among the agenda items are the approval of a certificate of appropriateness for a sign at Tiger Cuts, which recently opened at 216 S. Marietta St., and a review of the draft outline of the city's Preservation and Revitalization Plan, which is currently being assembled.

The meeting will be held in the council chambers at the Hall of Waters, 201 E. Broadway.

The public is invited.

## **Design guidelines approved**

By Eric Copeland, Managing Editor, January 22, 2010

The city of Excelsior Springs got another tool in its quest for historic preservation Tuesday, as the Excelsior Springs Planning & Zoning Commission voted 5-0 to accept design guidelines for the hall of Waters Historic District.

Sam Hargrove and Mayor Pro Tem Ambrose Buckman, the commission's council liaison, were absent from the meeting, but the Excelsior Springs City Council was meeting simultaneously elsewhere at the Hall of Waters.

Historic Preservation Commission Chairman Nile Brown, who presented the guidelines for approval, noted that it had taken two years to finalize the document. "We really took this seriously," he said, "because it gets to the heart of what's going on."

He said there had been long discussions within the HPC, mostly about whether the guidelines were too strict or too lenient. In the end, for the most part the document outlines a plan that would keep the historic flavor of the Hall of Waters Historic District, but would also be understandable for all those affected.

Brown also said that the guidelines provide a basis from which to work in the future. "We believe there will be five to six districts coming over the next several years, and each of them will have its own set of standards," he explained. "This gives us a firm base of what they can do and what they can't do."

He said the next district to be established would probably be the Elms neighborhood.

The guidelines address primarily what happens to the outside of a building during any rehabilitation. Property owners have more control over what they do inside the building.

Some members of the P&Z Commission wondered if there was any flexibility built in, and Brown assured them there was. "Each property will be looked at individually," he said. "Each decision will be based on where the building is and how it contributes to the historic district."

But HPC member Betty Bissell pointed out that Susan Richards Johnson, the consultant that assisted the HPC in developing the guidelines, said from the beginning that because Excelsior Springs has a Certified Local Government designation, there were certain requirements. "To maintain CLG designation, we can't just make up our own guidelines," Bissell said.

The commission also reviewed a draft of the comprehensive master plan and heard a presentation on Fence Stile Vineyards. Watch next week for more on those agenda items.

## **P&R, P&Z, HPC to consider plan**

News Briefs, Excelsior Springs Standard, February 12, 2010

Members of the Excelsior Springs Parks & Recreation Board, the Excelsior Springs Planning & Zoning Commission and the Excelsior Springs Historic Preservation Commission will gather at 5 p.m. next Tuesday, Feb. 16, to see a presentation on a new downtown strategic plan being prepared by PGAV Urban Consulting.

The meeting will be held at the Parks & Recreation Building, 112 S. Thompson Ave. The public is invited to attend.

## **Several meetings planned tonight**

News Briefs, Excelsior Springs Standard, February 16, 2010

The Excelsior Springs City Council, the Excelsior Springs Parks & Recreation Board and a joint session between the Parks & Rec Board, the Excelsior Springs Historical Preservation Commission and the Excelsior Springs Planning & Zoning Commission are all scheduled for tonight.

The first meeting is the joint session, which starts at 5 p.m. at the Parks & Rec Department, 112 S. Thompson Ave.

The meeting includes the presentation of a downtown strategic plan drafted by PGAV Urban Consulting.

The council meets at 6 p.m. (a day late due to Presidents' Day on Monday) in the council chambers at the Hall of Waters, 201 E. Broadway. Agenda items include an audit presentation, the second reading of the Hall of Waters

Historic District Design Guidelines and a resolution related to the MARC Solid Waste Management Council.

The Parks & Rec Board has a work session on job descriptions at 6:30 p.m., followed by the regular meeting at 7 p.m. In addition to regular agenda items, Adam Cannon of MINK Baseball League will be a visitor. Both meetings are at the Parks & Rec Department.

## **Council okays design guidelines**

Excelsior Springs Standard, February 23, 2010

Two weeks was apparently long enough for the members of the Excelsior Springs City Council to review the Hall of Waters Historic District Design Guidelines.

Approximately two weeks after having tabled the guidelines because they hadn't had a chance to read them thoroughly, the council voted 4-0 last Tuesday to formally adopt them. Councilman Jim Nelson was absent.

At the Feb. 1 meeting, members of the council had said that they felt they needed time to review the 103-page document. In addition, the only member of the Excelsior Springs Historic Preservation Commission present at that meeting, Betty Bissell, admitted that while she supported the commission's recommendation, she herself had actually cast the lone vote against adopting the guidelines. She said she felt the guidelines were too wordy, especially in the introduction, and didn't lend themselves well to adaptation for other local historic districts.

Last week, other commission members noted that the State Historic Preservation Office had reviewed and approved the guidelines, and that they had been shared with other communities as they drafted their own design guidelines.

The council praised the commission members for their hard work, but Carolyn Schutte noted that "now the real work begins..."the guidelines' implementation and enforcement phase.

## **DEP is "going to the wells" for funds**

By Eric Copeland, Managing Editor, March 5, 2010

The Downtown Excelsior Partnership knows that much of the history that built this community is tied to the many mineral waters that flowed for decades. They suspect that the waters will play a part in Excelsior Springs' future, as well.

It only makes sense that the waters figure into the group's present efforts to rejuvenate the city.

The DEP recently unveiled a new project designed to raise funds to renovate the pagodas and other structures that marked the locations of the mineral water springs and wells from Excelsior Springs' past.

DEP Executive Director Keith Winge said the project was largely the idea of history buff Dennis Hartman.

Hartman, a lifelong Excelsior Springs resident, had dozens of photographs and postcards depicting the pagodas, and he assembled them into a single poster. Thirty-four small photos provide the detail in the poster, while a larger picture of the Hall of Waters -- toward which, starting in the 1930s, many of the mineral waters were directed -- serving as the centerpiece.

Three versions of the poster are available for sale in the Hall of Waters Visitor Center. The plain unframed poster can be purchased for just \$10. A simple framed version is priced at \$25, and a version with a more decorative frame, shown in the photo at left, is available for \$50. Proceeds from the sales will go into a fund to identify, mark and recreate the mineral water wells and springs for tourism and historical purposes. Several of the sites have already been targeted as starting points for the project.



Sulpho Salt Spring ruins on Excelsior Street.

## HPC plans public workshop

News Briefs, Excelsior Springs Standard, March 12, 2010 (reran March 16)

The Excelsior Springs Historic Preservation Commission will host a community workshop to review the first draft of the city of Excelsior Springs' Historic Preservation Plan.

The workshop will be held at 6 p.m. Wednesday, March 17, in the council chambers at the Hall of Waters, 201 E. Broadway.

During the session, the draft document will be presented and members of the public will have an opportunity to make comments and ask questions. The plan is designed to build on the strengths of the city's current historic preservation program and provide a foundation for strategies to help shape historic preservation in the future.

## First draft of preservation plan presented

By Kristin Rulon, Community Reporter, Excelsior Springs Standard, March 19, 2010

The first draft of the Excelsior Springs' Historic Preservation and Revitalization plan is finished and Winter and Company presented critiques, suggestions and clarifications to the community at the Historic Preservation Commission's community workshop Wednesday night.

Nore Winter of Winter and Company out of Boulder, Colo. gave a presentation showing the plans projected timeline for completion and implementation into Excelsior and also

wanted feedback on some of the company's suggestions.

He first discussed on how the plan fits into the downtown revitalization plans and city's DREAM plan and stated that a final draft of the historic preservation plan would be delivered to the ESHPC Commission by April 30 with a final draft being submitted May 31.

The projected schedule continued with an ESHPC meeting to recommend adoption of the plan in June with the plan being adopted by the Excelsior Springs City Council by July.

The plan was then broken down into components where Winter asked questions about uncertain areas expressed by the community and his suggestions on what to be done.

A trend Winter is noticing in other cities as part of their preservation plans are heritage tours, which some considered to be an important goal on the Implementation Matrix, which timelines by years when certain goals would try to be accomplished by the commission, discussed later in the meeting.

Winter then mentioned that he city has plenty of materials to work with for heritage tours but would need to start small showcasing the best pieces and work their way up.

"You're not quite ready for the big leagues," Winter admitted. "You have the raw resources and you are perfectly positioned to do it."

He then called the city "geographically blessed," due to the fact that Excelsior is close to a metropolitan area and airport.

In the administration component, Winter stated that the specific roles people throughout the city play in



preserving was unclear and that goals between the different city departments were not discussed and should be. He then suggested a set meeting between the departments be made to discuss goals.

A key critique to the historic preservation plan was that there wasn't an introduction to city's overall historic theme and that it wouldn't take long to create since it is usually the first step in the plan.

"It would benefit when working with the state," Winter commented.

The Implementation Matrix condensed the plans goals and then projected a year of when they would be completed or worked on. Some of the items listed as actions to complete a goal have already begun.

Those mentioned that would be already finished for this year were the survey completion of boarding houses, completion of the Elms Blvd. survey, surveying and designating the network of springs and wells in Excelsior and the completion of a digital walk tour guide of the city's springs and wells.

A suggestion that sparked comments is the possibility of a program where the city would buy historic properties and sell for a extremely low price to be purchased with the purchaser following historic preservation guidelines as revolving loan program similar to what the Downtown Excelsior Partnership does with commercial properties.

Businesses take a loan with DEP and are required to pay the loan plus interest in 18 months time with the payments going back into the fund to assist another business.

And even though the workshop is over, Winter stresses the importance of informing the commission of positive and negative feedbacks of the plan in the next few weeks.

To see how the historic preservation plan might affect you, attend the next Historic Preservation Commission meeting scheduled for 4 p.m. on April 14 at the Hall of Waters.

To voice your opinion of the plan, it can be found on the commission's Web site [www.eshpc.org](http://www.eshpc.org).

## **HPC to meet at 4 Wednesday**

News Briefs, Excelsior Springs Standard, March 23, 2010

The Excelsior Springs Historic Preservation Commission will meet at 4 p.m. Wednesday, March 24, in the council chambers at the Hall of Waters, 201 E. Broadway.

Agenda items include updates on the historic district walking tours and the Historic Preservation & Revitalization Plan, approval of the historic district resident address list and approval of the historic district boundary legal description.

The public is invited to attend.

## **Council adopts downtown plan**

By Eric Copeland, Managing Editor, Excelsior Springs Standard, April 6, 2010

The city of Excelsior Springs' three-year DREAM Initiative process culminated Monday night in the Excelsior Springs City Council's adoption of a Downtown Strategic Plan prepared by PGAV Urban Consulting.

The plan itself has been nearly a year in the making, though Mike Hurlbert of PGAV says the DREAM (Downtown Revitalization and Economic Assistance for Missouri) Initiative distinction will stay with Excelsior Springs even after the three-year active period for the program has ended.

Excelsior Springs was one of the first 10 communities in the state to be designated a DREAM city by the administration of former Gov. Matt Blunt. The program offered extra help and streamlined assistance as the city tackled projects to breathe new life into its downtown area.

Last June, Hurlbert said, the Downtown Strategic Plan process started with a kick-off meeting at Excelsior Springs Hospital. Since then, the plan has developed into a plan with 10 main goals and 51 separate strategies.

According to Mayor Carolyn Schutte, city leaders are already well into the process of utilizing the plan, with as many as eight of the 10 primary goals already underway to some extent.

The plan identifies the tools Excelsior Springs already has at its disposal, and also outlines some of the accomplishments realized in the community since the DREAM Initiative announcement in 2006.

The main goals are as follows:

- Establish a Community Improvement District (CID) in downtown Excelsior Springs. This move, which establishes the downtown area as its own political division supported by a property tax and sales tax, is one of the most effective ways to fund improvements, Hurlbert said. It must be established by a majority vote of property owners downtown, but does not require approval from the entire community.
- Expand retail development downtown. The Downtown Excelsior Partnership, which was vital in formulating the Downtown Strategic Plan, has already begun this, Hurlbert said. But a Downtown Excelsior Springs Business and Economic Development Committee would help as well.
- Increase residential population in downtown. This would be done through renovations, in-fill construction, mixed-use development and changes to zoning laws.
- Establish a Downtown Tax Increment Financing (TIF) District. This would support large development projects and should be done before the city attempts to attract developers.
- Increase downtown marketing. This process is already underway, with the Downtown Excelsior Partnership having already brought in a consultant to assist in branding and marketing the downtown area.
- Improve the visitor experience. New way-finding signs are part of this effort, but Hurlbert said information kiosks and more public restrooms play a role as well.
- Restore springs and expand parks. Hurlbert said Excelsior Springs has unique features in its mineral water heritage and the downtown location of some park land. These spaces should be developed and utilized to their fullest extent, he said.
- Develop gateways and establish signage for way-finding within downtown. Again, way-finding is already being addressed, but Hurlbert said additional signs are needed to establish downtown as a distinct space.
- Address land use concerns. This not only applies to the physical appearance and curb appeal of the area, but also to find a new, better location for the alcohol and drug rehab center now located downtown.
- Enhance farmer's market. A permanent space that complements retail stores and activities fit into that effort. Watch in future issues of the *Standard* for more on the plan and its strategies.

## **Wells should remain pristine**

Opinion, Excelsior Springs Standard, March 16, 2010

One of our readers was rubbed the wrong way by a photograph illustrating the history behind one of our recent History Mystery contests.

The scene of the Soda Saline, or Lithiated Soda Spring, at 302 W. Excelsior Street was cropped to leave out a sign prohibiting the use of skateboards, bicycles, in-line skates or scooters at the site. We cropped it that way because the eye was drawn more to people on the left side of the photo and less to the right side, which had the sign as its focal point.

We understand the city's purpose in posting this sign. The pedestal which still stands there, with the water spigot for the former well intact, would be an enticing spot for young people to practice their jumps and other moves.

But like the reader who contacted us, we also wonder whether there wasn't a better place for the sign, which is bolted directly onto the concrete pedestal for the well.

Currently, an effort is underway to identify and mark the sites of the wells and springs that made our community famous, and where possible to restore the pagodas and pavilions that once stood there.

We hope that as those efforts progress, we can find a way to prevent damage by bicycles and skateboards -- but not detract from the historical aspects of these sites and their surroundings.

## **Meeting set for historic districts**

News Briefs, Excelsior Springs Standard, March 27, 2010

The Excelsior Springs Historic Preservation Commission will host a public meeting at 6 p.m. next Wednesday, April 28, to provide information about two proposed historic districts.

The Elms Historic District would encompass the Elms Resort & Spa property, as well as Kansas City Avenue

from Wabash BBQ to St. Louis Avenue. Also included would be Elms Boulevard and the land along Regent Avenue.

The Boarding House Historic District would be east and southeast of downtown, including the residential neighborhoods east of Penn Street and Saratoga Avenue, as far north as Foley Street, eastward to Francis Street and southward to Isley Boulevard.

All residents inside and adjacent to either district are invited, as are others who are interested in the community's heritage. No formal agenda is set, and the HPC will not vote on any business items.

The meeting, which includes a presentation by Bill Hart of Missouri Preservation, will be held at the water bar inside the Hall of Waters, 201 E. Broadway.

## HPC meeting is Wednesday

News Briefs, Excelsior Springs Standard, April 13, 2010

The Excelsior Springs Historic Preservation Commission will have its regular meeting at 4 p.m. this Wednesday, April 14, in the council chambers at the Hall of Waters, 201 E. Broadway.

Agenda items include two certificates of appropriateness -- one for the Hall of Waters terrace project and the other for window replacements at 606 S. Marietta St.

In addition, the HPC has scheduled a public meeting for April 28 during which residents of the proposed Elms Historic District and the proposed Boarding House Historic District may learn more about historic preservation. Bill Hart of Missouri Preservation will be the guest speaker.

Watch in upcoming issues of the *Standard* for more details on the April 28 meeting.

## Two new historic districts proposed

By Eric Copeland, Managing Editor, Excelsior Springs Standard, April 30, 2010

The residents of two proposed new historic districts have mixed feelings about the benefits -- and disadvantages -- of living in such a designated neighborhood.

A few of them voiced their concerns during a public meeting Wednesday evening. While most of the comments made during the meeting, which explained the historic district process and what it means to those living in what would be called the Elms Historic District and the Board House Historic District, were critical, there were also several supporters in the audience.

One resident of the proposed Board House District, which is generally east and southeast of the downtown business district, expressed dissatisfaction with several aspects of the neighborhood, and wondered whether the historic district designation would do anything to address drug use and other crime in the area. He also asked how many of the members of the Excelsior Springs Historic Preservation Commission, which would oversee the districts' administration, actually live in the proposed historic districts.

Commission members, joined by Bill Hart, a field representative for Missouri Preservation, answered his questions as well as they could. Two commission members live in the proposed Boarding House District, he was told, but they added that there are only so many commissioners -- and they can't all live in every neighborhood.

With regard to crime, commission members said that would be a police matter, but they noted that since historic district designations often lead to the rehabilitation of the buildings therein, the general environment would improve over time as more conscientious residents moved into the area.

Another person in attendance, who owns property in the proposed Elms District, noted that grant money associated with a historic district could dry up, and tax credits are not



always of much use to the people who would be doing the renovations.

Hart, during the meeting's opening, explained that there are more than 81,000 listings on the National Register of Historic Places, and more than 1.5 million historic resources in all. But that register only places restrictions when government incentives are used to make improvements.

A local historic district, on the other hand, would require the HPC's approval for any changes made to a building's exterior. There would be an exception made for some maintenance work.

Still, even with the critical comments, the commission members generally felt the meeting went well.

"The commission members are not strangers to these neighborhoods," said Sonya Morgan. "Several of us also live in the proposed district area. We are not asking our neighbors and friends to be subject to any ordinance that we ourselves are not willing to submit to. It will not solve all of the problems that we have in our historic neighborhoods, but it is a start in preserving and protecting properties and the quality of life that historic neighborhoods can provide."

She added that the commission tries not to be too intrusive into people's plans for their buildings.

"The HPC has review of exterior changes only in buildings," she said. "We do not review interior alterations. Most maintenance to homes is allowed without review. Examples of changes that would need review include roof replacement, window replacement, or replacing a porch -- or any alteration that would require a building permit. We do this in order to maintain the original historic character that defines the home and contributes to the district."

## **Keep open mind about historic districts**

Opinion, Excelsior Springs Standard, May 4, 2010

Some residents were understandably hesitant about being included in two new proposed historic districts in Excelsior Springs.

On the other hand, some of their neighbors were quite enthusiastic about the idea during a public hearing last week -- and their response is understandable as well.

After all, no one likes to be told what to do with his or her own property. And the establishment of historic districts would mean that limits would be placed on exterior improvements done to houses or other buildings in the neighborhoods in question.

But all in all, we think the new districts would be an overall benefit. After all, usually people who take the initiative to make improvements on the outsides of their houses are looking to enhance their property values and those of their neighbors. Getting the approval of the Excelsior Springs Historic Preservation Commission would be just one more step. And at the same time, the HPC's intervention may keep some from making changes that would lower property values.

There may be a few instances in which the HPC would prevent a conscientious homeowner from making a change, but we suspect those occasions would be few and far between.

Most people, in fact, won't really be inconvenienced by the historic district designation, until and unless they decide to improve their property.

## **Work on Hall of Waters terrace is set to begin**

By Eric Copeland, Managing Editor, Excelsior Springs Standard, May 11, 2010

The long-awaited repairs to the stairs and terrace on the west side of the Hall of Waters could begin as early as next Monday.

On Monday afternoon, the Excelsior Springs Capital Improvements Authority recommended accepting the lowest of five bids to complete the work.

Planning Director Nick Pappas told the authority that five bidders had returned proposals. The costs ranged from \$406,000 at the low end to more than \$550,000. He asked the authority to allocate \$306,000 plus a 10 percent contingency fund, for a total of \$336,600, for the project. That money will be supplemented by a \$100,000 grant the city received to complete the work.

The Excelsior Springs City Council was having a special meeting to move the project forward this morning as the Standard went to press.

Assuming the funds are approved by the council as well, work will start as early as next week.

City Manager David Haugland said that the grant requires that \$184,000 must be expended by the end of July, and he expected that the project would be substantially complete by the end of August. During most of that time, the circle drive on the west side of the Hall of Waters will be closed to traffic, making the building primarily accessible through the sidewalk leading up from Broadway on the north.

The steps on the west side of the Hall of Waters have been partially blocked for months, after crumbling concrete made them unsafe to use.

The new terrace and steps will look much the same as the structures they're replacing, with one major difference -- a handicapped ramp will be added to the west side of the building. Currently, handicapped individuals using the west entrance must go to the Broadway access point to get onto the terrace.

City officials have said they are looking for grant funds to do a needs assessment at the Hall of Waters. The building, which was constructed in the 1930s, has certain areas that are deteriorating, and city leaders would like to identify and fix the worst problems, as well as establish a maintenance program for the building.

Mayor Carolyn Schutte, who chairs the Capital Improvements Authority, said it may be time to put together a Friends of the Hall of Waters group to help direct efforts to preserve and save the building. She has proposed such a group in the past.

## **HPC to meet on Wednesday**

News Briefs, Excelsior Springs Standard, May 11, 2010

The Excelsior Springs Historic Preservation Commission will have its regular monthly meeting at 4 p.m. this Wednesday, May 12, in the council chambers upstairs at the Hall of Waters, 201 E. Broadway.

Agenda items include a certificate of appropriateness for exterior work at David Lodwick's law office, 120 E. Broadway; a discussion of a mixed-use plan at 115 E. Broadway; consideration of the Historic Preservation & Revitalization Plan and comments on historic district guidebooks.

## **P & Z to meet next Tuesday**

News Briefs, Excelsior Springs Standard, June 8, 2010

The Planning and Zoning Commission will be meeting at 6 p.m. on Tuesday, June 15, at the Hall of Waters, 201 E. Broadway.

The agenda includes a rezoning request by The Elms Historic Overlay District and Boarding House Historic Overlay District along with a presentation by Rebuilding Together Clay County on temporary ramps.

## **P & Z meet this Tuesday**

News Briefs, Excelsior Springs Standard, June 11, 2010

The Planning and Zoning Commission will be meeting at 6 p.m. on Tuesday, June 15, at the Hall of Waters, 201 E. Broadway.

The agenda includes a rezoning request by The Elms Historic Overlay District and Boarding House Historic Overlay District along with a presentation by Rebuilding Together Clay County on temporary ramps.

## **P&Z approves district boundaries**

By Eric Copeland, Managing Editor, Excelsior Springs Standard, June 18, 2010

After tabling the matter last month, the Excelsior Springs Planning & Zoning Commission -- with barely a quorum present -- voted 4-0 Tuesday night to approve the borders of the proposed Elms Historic District and Boarding House Historic District.

During May's meeting, several audience members spoke against the establishment of one or both districts, which would require property owners to get permission before making alterations to the exteriors of their buildings.

At least one commission member also was less than convinced.

But Tuesday night, after Planning Director Nick Pappas showed a presentation about the value of historic districts, the mood was much less adversarial. The presentation, which was an updated version of the presentation shown to the Optimist Club in March, gave examples of what historic districts can achieve using before and after photos from both Excelsior Springs and elsewhere.

One historic district, the Hall of Waters Historic District, already exists in Excelsior Springs. It consists primarily of the downtown business district from Kansas City Avenue to Penn Street, and from St. Louis Avenue to Excelsior Street.

The proposed Elms district would encompass the Elms Resort & Spa property and neighboring residential areas along the west on Kansas City Avenue, to the north on Elms Boulevard and to the east approximately to Marietta Street.

The boundary of the proposed Boarding House district is much more complex, but generally includes the residential areas to the east and southeast of the downtown business district.

During a brief public hearing on the Elms district, three individuals, Diane Montague, Teresa Henson and Keith Montague, spoke in favor of it. Keith Montague pointed out that of the Elms Neighborhood Association members, a few were on the fence but most were in favor.

No members of the public spoke during the public hearing for the Boarding House district, but Bruce Collins -- the one commission member who had been absent during the May meeting -- had a few questions.

He noted that sometimes, historic features are not in accordance with modern building codes. As an example, he said, a railing might have supports that are too far apart. He wondered what would happen if the Historic Preservation Commission, which issues certificates of appropriateness (COAs) for renovations in an historic district, approved a project that went against building codes.

Members of the HPC who were at Tuesday's meeting pointed to Building Official Larry Murry, who serves as their resource to resolve such matters.

Murry said he or another staff member is present at every meeting, and when building codes clash with historic values, the building codes always supersede.

Commission member Gene Deckard said he got three calls about the historic districts and referred them all to Pappas for information. Pappas, in turn, said no one had contacted his office since the May meeting.

The districts still must be approved by the Excelsior Springs City Council. The proposed historic district maps are available on the ESHPC website, [www.eshpc.org](http://www.eshpc.org).

## **HPC will meet on Wednesday**

News Briefs, Excelsior Springs Standard, July 13, 2010

The Excelsior Springs Historic Preservation Commission will have its regular meeting at 4 p.m. Wednesday in the council chambers at the Hall of Waters, 201 E. Broadway.

Agenda items include a certificate of appropriateness for facade work underway at 259 E. Broadway, as well as a review of proposed light pole banners for the Hall of Waters Historic District and a landscape plan for a pocket park at Broadway and Marietta Street.

## **Authority grudgingly OKs cost overruns**

Excelsior Springs Standard, July 16, 2010

The Excelsior Springs Capital Improvements Authority approved change orders for the rehabilitation of the north and west terraces at the Hall of Waters -- but they weren't particularly happy about it.

The changes, the cost of which comes nearly 20 percent of the \$400,000 price tag for the project as a whole, was due to a variety of unforeseen circumstances, according to Planning Director Nick Pappas and Public Works

Director Chad Birdsong.

Pappas said concrete slabs to be removed turned out to be more than twice as deep as expected, for example, and pier holes have been as deep as 14 feet, instead of the six to 10 feet anticipated. The extra work involves more materials and more man-hours, and Pappas said he had reviewed the work and felt the extra costs were warranted.

However, authority member Bob Ingle said he may be cynical, but he wondered whether the lowest bid submitted by the contractors would be offset by change orders that drive the price back up.

Birdsong noted it appeared that the price increases were due to real concerns, especially in the areas where the concrete meets with the Hall of Waters' walls. However, he also pointed out that this isn't likely to be the last change order requested.

Ingle said while the city obviously was going to finish the job, he still felt foolish approving the change order after the city spent thousands of dollars on engineering studies to get an ostensibly accurate idea of what the project would cost.

"I think with our consultant, it was a huge miss," Ingle said.

Authority member Mike Edwards agreed. "Fortunately, we can pay it (out of capital improvements funds), unlike a lot of other communities," he said. "But it seems odd that we spent that much on engineering and didn't get a good estimate."



Most members agreed, however, that the age and size of the Hall of Waters meant that maintenance and upkeep was going to be expensive, and that when major projects were underway there could be unforeseen circumstances.

Pappas said some of the issues currently under consideration stem from the fact that the details about the building's construction are not necessarily available.

"Anytime you have an older building, you're going to have more cost," said authority member Bob Gerdes. "I wish we could get better estimates, but I think the building is worth it."

However, Ingle added that while it's a good thing the city can afford to pay the overruns, he felt the authority has a fiduciary responsibility to spend the taxpayers' money wisely.

Mayor Carolyn Schutte, who chairs the authority agreed that there should be some accountability when an engineer's estimates are superseded by a cost overrun that now is above 18 percent, and could go higher if more change orders follow.

With regard to the Hall of Waters as a whole, the current terrace project may be just a drop in the bucket. The work, originally estimated at \$400,000, doesn't even replace the entire terrace, and engineers still warn that, for example, a subterranean room lies beneath much of the courtyard on the north side of the Hall of Waters, and it might not structurally support crowds or large heavy items like stages or inflatables.

Pappas has applied for a grant through the Saving America's Treasures program that would pay for a study to gauge the cost to repair the entire Hall of Waters.

## **Development program made difference for new business**

By Eric Copeland, Managing Editor, Excelsior Springs Standard, August 3, 2010

With a touch of the eclectic and a retro vibe, Broadway & Penn is one of the new shops bringing a buzz to downtown Excelsior Springs.

But the store's opening this summer was assisted by the successful use of one of Missouri's programs for downtown development.

The Downtown Excelsior Partnership used the state's Neighborhood Assistance Program (NAP) to start the ball rolling on the redevelopment of 259 E. Broadway -- and that led, eventually, to the store's opening day.

The program required that a blighted building be donated to the DEP in exchange for Missouri tax credits. Lawson Bank, which is based in Lawson but operates a branch in Excelsior Springs, acquired the property at 259 E. Broadway late last year. At the time, the building was considered blighted, and when a developer whose plan met the overall vision for downtown Excelsior Springs was identified, DEP approached the bank with the idea for a donation to take place.

Brick Porter, the president of Lawson Bank, agreed to endorse the program and the related revitalization efforts in downtown Excelsior Springs.

"Lawson Bank was happy to be involved," Porter said. "It was a win-win situation for all parties involved and we were glad to see this project become a reality."

The "reality" was the plan local residents Brent and Lisa McElwee had to start a funky retro shop in downtown Excelsior Springs. The two, acting as developers, acquired the property from the DEP to create the new retail space on the east end of Broadway -- not just to add another attraction for the downtown area, but to extend the redevelopment already prevalent elsewhere on the street to locations further east.

The McElwees' and Lawson Bank's efforts were instrumental in the completion of the project, according to DEP Executive Director Keith Winge. Brent McElwee performed or oversaw much of the renovation work himself. He said he enjoyed working on the historic building and watching it come back to life.

The McElwees opened the doors at Broadway & Penn for the first time in late June and have already earned a following thanks to a wide variety of merchandise -- from clothing to jewelry to kitchen supplies to decor, and much more that doesn't neatly fit into any category. They even recently added a coffee bar, and are always looking for new merchandise to add to their inventory.

The DEP is extremely pleased with the way things turned out.

"It's fun to see this development downtown," said DEP President Ginger Nelson. "This is absolutely great and we're so tickled for Brent and Lisa and for what they've done here today. It's a wonderful addition. The partnership really appreciates Lawson Bank's participation."

Investment representative Pete Hall says he can see big things ahead.

"Broadway & Penn is the catalyst and the anchor for this end of Broadway," he explained. "Lawson Bank is going to be here for a long time and they want to be a part of this growth. I can't tell you how excited I am to be a part of this."

Lisa McElwee says the seeds are already being sown.

"I've had a couple of potential business owners and investors come in already and said 'now that you've done this, we see that it's all starting to come together and we might do something as well,'" she said.

The Downtown Excelsior Partnership is a 501(c)3 non-profit corporation working to create a vibrant and successful downtown Excelsior Springs. They are currently working to match possible business owners and investors with available buildings and store fronts. For more information, call (816) 522-4362 or visit [www.visitesprings.com](http://www.visitesprings.com).

## **DEP begins installing new banners**

By Eric Copeland, Managing Editor, Excelsior Springs Standard, August 10, 2010

In a continuing effort to "brand" historic downtown Excelsior Springs, the Downtown Excelsior Partnership began placing banners on light poles throughout the area on Monday morning.

So far, 14 of the banners are in place. The DEP is close to being able to order another 10 banners, and are seeking sponsors to help pay to eventually place more than 50 of the colored and themed banners throughout downtown.

With assistance from city employee Tut McAfee, who helped operate a lift that was also provided by the city, DEP representatives put the first banners in primarily three areas -- Broadway, Thompson and Regent avenues. As more banners go up, some might go on the side streets in the downtown area as well.

There are five banner designs and three colors. The colors represent the three downtown historic districts, while the designs promote themes and events. Some advertise the Missouri Wine Festival, while others promote the Art Crawls, Farmers Market or Chocolate Tour. A fifth design promotes the downtown area in general.

Banners are available to sponsors for \$150. That pays for three years of sponsorship, including the banner and support arm, and each banner has up to three lines available for the name of the sponsor and, if desired, the address.

Various locations and themes are still available, but will be sold on a first-come, first-served basis. For more information or an order form, go to [www.visitesprings.com](http://www.visitesprings.com) and click on the "DEP" tab.

## **Facade rehabilitation grant helps woman turn her dream into reality**

By Eric Copeland, Managing Editor, Excelsior Springs Standard, September 3, 2010



She started with a Victorian home with blue "fish scale" on Francis Street, then moved on to a shell of a home on Bell Street. Then she tackled another house on Francis, distinctive because of its copper roof.

But as Patricia Ford was rehabbing these older, promising homes for resale, she always felt drawn to another house -- at 104 Temple Ave.

"Whenever I drove by, I'd always slow down," she said. "There was something about it. And now I can't believe we're here."

Earlier this year, Ford learned that the house was available for sale. The men who had been working on it had been living in a small area while they redid the rest of it, but the job was too much for them to continue with it.

In late March, Ford acquired the home and, while there's still work to be done on the inside, the outside shows a world of improvement.

Where the exterior walls were peeling and decaying, now sharp gray siding is in place. And after Excelsior Springs Planning Director Nick Pappas provided her with a photograph of the house during earlier days, she realized that shutters would be a perfect addition. She chose maroon as the color.

The exterior work was made possible through Ford's participation in a special facade grant available through the Downtown Excelsior Partnership. Grants are available for businesses or homeowners to add a fresh coat of paint -- or to do more extensive exterior work.

Obviously, Ford chose the more extensive work.

She spends her days working in the benefits department at a trucking company in Overland Park, Kan., but

she and her sons, 29-year-old Shane and 16-year-old Keanu, work on the house in the evenings and on weekends.

“We love doing this kind of work,” she said. “Painting, chatting. There’s no deadline. We’re just having fun with it.”

She says the renovations provide her and her sons with some family time, when they can work together on something they enjoy.

The siding, the shingles and a few windows that hadn’t already been replaced by the former owners were done professionally, and Ford said she also had pros redo the hardwood floors throughout the house. She found some of the details in the wood floor to be fascinating, but said there are some things she feels are best left to an experienced professional.

But much of the other work is done by the family, and they have learned a lot about rehabbing old houses along the way.

The family has recently been working on a house in Gladstone for her older son, Shane.

Keanu is a junior in high school and doesn’t want to move until he graduates, and by that time Ford expects this house to be complete and ready for them to move in. Still, while she is renovating the home on Temple to be their own residence, she doesn’t expect that it will be the end of her mission to spot old houses with potential and turn them into something nice.

She’s not even done with this one. In addition to finishing the rooms that are currently being redone, she also would like to expand the deck on the west side of the house and add a white picket fence. The house doesn’t have much of a yard with it, she said, but she’d like to do work to maximize the yard that it does have.

“Those are still ‘wish list’ items,” she said. “There are so many things I want to do -- we’re really happy and really excited to be able to take on a project like this.”

And she encourages others to take advantage of the tools offered to them. She’s noticed some of her neighbors already taking steps with their own properties, either maintaining them or undertaking improvements of their own.

“I hope we’ve inspired some other people,” she said. “There are so many things you can do that don’t really cost much at all, like keeping your lawn, trees and bushes trimmed.”

Ford’s house qualified for the grant in part because it lies within the boundaries of the Boarding House Historic District, one of three historic districts in Excelsior Springs.

For more information about the Downtown Excelsior Partnership’s facade grant, who is eligible and how it can help you, contact DEP Executive Director Keith Winge at (816) 522-4362.

## **Gardner turns eye to Excelsior Street**

By ERIC COPELAND, Managing Editor, Excelsior Springs Standard, September 10, 2010

Throughout the lengthy process of writing a comprehensive master plan for Excelsior Springs, many people liked the ideas that came from RDG Planning & Design.

However, the Omaha, Neb., firm that helped formulate the plan provided only a framework. Local residents wondered how the community would accomplish the various parts of the plan.

Now, a Springfield development firm is ready to tackle one of the biggest, and arguably one of the most important, aspects of the plan.

Gardner Capital Incorporated has taken a concept in which RDG re-imagined E. Excelsior Street as a residential neighborhood reminiscent of what might be found in Colonial Williamsburg, and would like to make it a reality.

Many in the community may find Gardner Capital vaguely familiar. That’s because they were formerly known as Carlson Gardner, and only a few years ago they turned the vacant and charred Oaks Hotel into the award-winning Oaks Apartments.

Tammi Creason, who represented Gardner during a special presentation for the Downtown Excelsior Partnership and others Thursday morning, says the project is different from the Oaks, but Gardner is just as interested in getting it done.

“People kept saying, ‘Do the Royal! Do the Royal!’” said Creason, referring to the Royal Hotel, which is a

neighbor of the Oaks and still in dire need of redevelopment. “We couldn’t do those projects back to back, but we wanted to do something else in downtown.”

The Excelsior Street concept was a natural fit.

“I fell in love with this project,” Creason, whose husband, Ryan, grew up in Excelsior Springs and whose mother-in-law still lives here. “We have worked with a lot of cities on historic preservation and neighborhood stabilization.”

This would be a mixture of the two, she noted -- it would stabilize the residential area near the downtown business district by rehabilitating some structures and adding new construction that recreates the idea of a historic neighborhood.

“We don’t want to replicate the Oaks,” she said. “We wanted to expand the market and broaden the market.”

The gist of the plan is that Gardner would identify and rehabilitate properties of historic significance, and raze the structures that have less significance. Thirty homes, each with three bedrooms, two baths and a two-vehicle carport, would be built as infill construction, and an additional 10 apartments would be located in the structures the Gardner preserves. The company would also make improvements to Excelsior Street, Foley Street and the alley between them.

Unlike the Oaks, which is restricted to residents age 55 and older, these homes would be open to all ages. Some income restrictions would apply -- single residents could earn up to nearly \$30,000 per year and still qualify; families could earn nearly \$50,000 -- and each resident would have to go through criminal background checks, pass a credit check and rental history check and be able to show a source of income.

Rent for the units would be set in the \$450-\$550 range, and while they may be eligible for Section 8 vouchers, Gardner would not subsidize any rent.

The development would be owned by Gardner for at least 15 years, and the company would hire a local manager to oversee the rental properties.

There are some caveats. The plan would rely on the company being chosen for tax credits by the Missouri Housing Development Commission; that competitive process has a November deadline, with selections made in January. If that goes as planned, Gardner said, construction should begin in the spring and take about a year.

The MHDC will consider whether the project has sufficient local support. That’s why Gardner representatives have already spoken to a number of property owners in the area; so far, two have said they aren’t interested in selling, and Creason said the company can work around them. Gardner also hadn’t spoken to the Northland Community Center as of Thursday morning; that drug and alcohol rehab facility would need to be relocated for the project to work.

That’s also why Creason spoke to the Downtown Excelsior Partnership, the Historic Preservation Commission and others on Thursday morning. In general, the plan was met with enthusiasm, though some members of the DEP wanted to know details about construction, as well as about the anticipated overall effect on the downtown area.

Answering questions from DEP member David Rhodus, Creason said the general contractor for the project would be from Gardner’s home base of Springfield, but that local contractors could participate in the competitive bidding process.

And DEP President Ginger Nelson and others were concerned about more rental properties, as well as residents who potentially couldn’t afford to patronize downtown businesses.

Creason said having local management should make a big difference, and that most of the residents would be able to afford to shop and dine downtown.

Watch for more in Tuesday’s *Standard*.

## **Proposal for E. Excelsior Street looks like win/win**

Opinion, Excelsior Springs Standard, September 17, 2010

Who will pay for it? That was the question when, among other things, the comprehensive master plan envisioned a revitalized E. Excelsior Street.

Now, we might have our answer. Last week, the same company that turned a burned-out hulk of a former

hotel into an award-winning apartment building proposed buying what properties it could along Excelsior Street, rehabilitating what is worth saving and razing the rest, then building 30 houses and 10 apartments under an affordable housing program administered through the Missouri Housing Development Commission.

While there have been concerns about more rental housing near downtown and the income level of those who would live there, we believe the project, if approved for tax credits by the MHDC, would be a win/win for downtown.

In fact, residents could make up to nearly \$30,000 for an individual and nearly \$50,000 for a family. Coupled with affordable rent, this housing opportunity will be available both to potential customers and employees of the downtown businesses.

In addition, new housing -- even if it is rental property -- will improve downtown's overall picture, and with it the perception of those who shop downtown.

The project may not be perfect, but it would certainly be an improvement.

## **HPC to meet on Wednesday**

News Briefs, Excelsior Springs Standard, September 21, 2010

The Excelsior Springs Historic Preservation Commission has two certificates of appropriateness on their agenda this Wednesday.

One is for a fire escape on the back of 255 E. Broadway; the other is for a wooden deck on the front of 512 E. Excelsior St.

The meeting will be held at 4 p.m. in the council chambers upstairs at the Hall of Waters, 201 E. Broadway. The public is invited to attend.