



Excelsior Springs, Mo.

CLG Annual Report

October 2010 - September 2011

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

Contents

Introduction

ESHPC Membership, Scheduled Meetings and Attendance

Subcommittees and Study Groups

Commission Activities

- Landmark Designations
- District Designations
- National Register Nominations Reviewed
- Cases Reviewed and Decisions
- Training and Conferences
- Public Education and Outreach

Comprehensive Historic Preservation Plan

Historic Properties Inventory Status

Meeting Minutes

Appendices

Cover design

The sunsets behind the Hall of Waters tower. Photo courtesy of Kevin Morgan.

Contents copyright the ESHPC 2011, all rights reserved



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.

A spring discovered in 1880 was found to have healing qualities and other springs were discovered throughout the valley. 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. A mineral water system was built that included piping of the waters to bottling facilities within the Hall of Waters.

Even though operations of the springs ceased as a health industry, the City moved quickly to recognize the community's historic resources, focusing on those associated with the resort era. The City established the Historic Preservation Commission in 1978. In 1991, Excelsior Springs was designated a Certified Local Government (CLG). Nine properties and three districts have been added to the local Landmarks Register. In addition, there are six individual properties and two districts listed on the National Register.

The Hall of Waters remains open today. A Visitor Center is located in the water bar area where Excelsior Springs mineral water is available for tasting and purchase. A self-guided tour provides a glimpse into the town's rich history. For those seeking to learn more, the Excelsior Springs Museum & Archives, located in a Louis S. Curtiss designed bank building, is steps away from the Hall of Waters.

Restoration continues throughout the historic downtown commercial district, with new shops and restaurants. The National Register Elms Resort & Hotel is undergoing a restoration and will open in April of 2012 to provide an atmosphere more befitting a landmark where Missouri's Harry S. Truman became president of our country.

For more information on the City's history and historic resources, visit the ESHPC website at www.eshpc.org, the Museum website at www.exsmo.com/museum, or the Chamber of Commerce website, www.exspgchamber.com.



ESHPC Chairman Nile Brown, center, accepts the City of Excelsior Springs' 20-year Certified Local Government Certificate during the 2011 Missouri Certified Local Government Forum in Jefferson City, June 4 2011. Pictured at left is Bill Bryan, Missouri State Parks Director. Pictured at right is Mark Miles, State Historic Preservation Office Director.

Historic Preservation Commission Membership

| <u>Member</u> | <u>Position</u> | <u>Appointed</u> | <u>Term Expires</u> |
|---------------|---------------------|------------------|---------------------|
| Betty Bissell | Member | 05/01/08 | 09/30/14 |
| 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 | 09/30/14 |
| 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 |

Scheduled Meetings Held and Attendance

October 27, 2010

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

November 10, 2010

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

December 8, 2010

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

Scheduled Meetings Held and Attendance *continued*

January 12, 2011

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

Absent: Earl McElwee

February 24, 2011

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

Absent: Jim Bowman

March 9, 2011

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

April 13, 2011

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

Absent: Earl McElwee, Pat Grass

May 11, 2011

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

Absent: Jim Bowman, Darryl Coutts

July 13, 2011

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

Absent: Jim Bowman

July 27, 2011

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

Absent: Jim Bowman, Earl McElwee

August 10, 2011

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

August 24, 2011

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

Subcommittees and Study Groups

Promotions Committee

Chairman Nile Brown appointed Pat Grass and Sonya Morgan to the Promotions Committee. Other committee members include Nick Pappas, Planning and Zoning Director, Katie Noyd, Parks & Recreation Director, and Kevin Morgan, Museum board member. The committee began meeting in August. The committee will focus on establishing minimum maintenance requirements for landmark properties and needed maintenance of the Superior Well. The committee will begin working toward the establishment of a local revolving loan program. The committee will also help in the facilitation of a planning/outreach project grant if awarded to the City of Excelsior Springs. Archaeological Survey Training and Site Recordation for Missouri: A Continuing Outreach Program would take place in the fall of 2012, if approved.

Subcommittees and Study Groups *continued*

Education Committee

Chairman Nile Brown appointed Darryl Coutts to the education committee.

Design Guidelines Committee

Chairman Nile Brown appointed Betty Bissell to form a Design Guidelines Committee. Expansion on the Hall of Waters Design Guidelines to better serve the new Elms Historic District and Boarding House Historic District will be the focus.

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

None

National Register Nominations Reviewed

None

The ESHPC has submitted a grant application to the SHPO to prepare and submit a National Register Nomination for the Elms Historic District.

Cases Reviewed and Decisions

| <u>Date</u> | <u>Property Address</u> | <u>Recommendations/Decisions</u> |
|------------------|-------------------------|--|
| October 27, 2010 | 532 Elms Blvd. | A COA for proposed replacement of a 12'x30' porch roof was tabled. The owner was not present to answer questions. Commissioners showed concern that the proposed alterations would include cutting back the porch rafters, which were rotted, by approximately 10 inches. Commissioners requested Pat Grass to to an on-site inspection and provide input. |
| | 564 S. Kansas City Ave. | A COA was approved for replacement of a front door and broken windows, new landscaping to include the creation of two parking places of concrete strips with a grass median, and replacement of a privacy fence. |

Cases Reviewed and Decisions

| <u>Date</u> | <u>Property Address</u> | <u>Recommendations/Decisions</u> |
|------------------|-------------------------|--|
| October 27, 2010 | 416 Benton Ave. | A COA for a new privacy fence was tabled as the owner was not present and the filing fee had not been received. |
| December 8, 2010 | 532 Elms Blvd. | A COA for proposed replacement of a 12'x30' porch roof was tabled. The owner was present to answer questions and a property visit had been completed by Commissioner Pat Grass and Building Official Larry Murry. Commissioner Grass stated that the roof needs to be replaced, as well as the two main beams and 4 or 5 other beams. Commissioners requested the homeowners get bids and plan drawings. |
| | 426 E. Broadway | A COA for roof replacement was approved. The roof will be 30 year Timberline shingles in a weather wood color. |
| January 12, 2011 | 532 Elms Blvd. | A COA for proposed replacement of a 12'x30' porch roof was tabled until applicant submits requested materials and a new application. Applicant was not available. |
| January 12, 2011 | 255 E. Broadway | A COA for a pedestrian scale sign was approved. |
| | 237 E. Broadway | A COA for repairing a faux stone facade and painting light gray, the installation of an awning and repairs to the roof was approved pending the applicants purchase of the property. (Note: the applicant did not purchase the property and these changes were not made.) |
| | 237 E. Broadway | A request for a Special Use permit to allow an apartment below the business was approved. The current ordinance allows apartments above a business, not below. |
| | 401 St. Louis Ave. | A COA for replacement of an existing sign was approved. |
| | 504 Benton | A COA to replace a porch railing was approved. |

Cases Reviewed and Decisions

| <u>Date</u> | <u>Property Address</u> | <u>Recommendations/Decisions</u> |
|-------------------|-------------------------|---|
| February 24, 2011 | 455/457 S. Thompson | A COA to install a flat sign on the face of the building was approved with Nick Pappas to approved the final paint color. |
| | 412 E. Excelsior St. | A COA to repaint the house white was approved. |
| | 505 Elms Blvd. | A COA to enclose an unused loading dock was approved. The dock is located on a rear elevation not visible from the road and would allow a handicap door to be added for access to the church, as well as correcting a problem with water leakage. |
| March 9, 2011 | 405 S. Thompson | A COA for installation of an awning using existing framework and replacement of an existing sign was approved. |
| April 13, 2011 | 114 Marietta | A COA for removal of a pedestrian scale sign from the building was approved. In addition, a neon sign for the theatre was approved since applicant was present and had the sign drawings with him. |
| April 13, 2011 | 108 E. Broadway | A COA for a new canvas awning to replace an existing tin awning, a new sign and paint changes was approved, with a final approval on the sign to be made by Nick Pappas. |
| May 11, 2011 | 127 Saratoga | A COA for paint changes was approved with the house to be stone, white for trim, and red pepper for doors and awnings. |
| | 409/413 S. Thompson | A COA for exterior alterations and paint change was tabled. The applicant was not present to answer questions. |
| July 13, 2011 | 109 E. Broadway | A COA for installation of a wooden deck/ balcony on the rear of the building was approved with recommendations by the commission to use wrought iron spindles instead of wood. Final plans are to be presented to Nick Pappas for final approval. |

Cases Reviewed and Decisions

| <u>Date</u> | <u>Property Address</u> | <u>Recommendations/Decisions</u> |
|-----------------|-------------------------|---|
| July 13, 2011 | 103 Temple | A COA for replacement of windows and screen doors with vinyl was tabled. The owner was present and explained that she had not yet chosen to exact products that would be used and that she also needs new siding, roof and retaining wall. The commission asked that she come back to them with product examples and colors preferred. |
| | Excelsior St. | Downtown Villas Project. A COA was broken into the following requests: property to be demolished, property to be renovated, new construction, Community Building and the Summer Pavilion. Tammy Creason, representing Gardner Development, was present. The application for demolition of 334 E. Excelsior, 340 E. Excelsior, 300 E. Broadway, 336 E. Broadway and 309 E. Broadway was approved. Property renovation of 211 E. Excelsior, 218 E. Excelsior, 311 E. Excelsior and the exclusion of 101 Penn from the project was approved. Plans for new construction were approved. Plans for a new Community Building were approved. Propsed changes to the Summer Pavilion were tabled. |
| July 27, 2011 | 517 Benton | A COA for a chain link fence was tabled. The applicant was not present. |
| | 109 E. Broadway | A Special Use Permit request an apartment located above a business was approved. |
| August 10, 2011 | 517 Benton | A COA to install a chain link fenced was approved. The fence is not visible from the front or side streets. |
| August 24, 2011 | 438 E. Excelsior | A COA to istall vinyl siding was approved. The siding had already been installed without a permit and was issued a stop work order. The view of the house is hidden from the street. The siding was installed over asbestos. The property owner was required to keep the window scale, porch brackets and rail original to the house. |

Training and Conferences

- October 21, 2010 Donovan Rypkema Presentation in Leavenworth, KS, was attended by Commissioners Nile Brown, Betty Bissell, Sonya Morgan, Darryl Coutts, Jim Bowman, and Earl McElwee, staff members Nick Pappas, Planning & Zoning Dept. Director, and Larry Murray, Inspections Dept. Director, and Keith Winge, Downtown Excelsior Partnership Director.
- June 4, 2010 Missouri CLG Forum in Jefferson City was attended by Commissioners Nile Brown, Sonya Morgan, Betty Bissell and staff members, Nick Pappas, Planning & Zoning Dept. Director, and Larry Murry, Inspections Dept. Director.

Public Education and Outreach

- October 27, 2010 A letter of support for the Excelsior Springs Museum & Archives was approved. The museum is applying for grants to complete the second floor and awnings for the building.
- May 11, 2011 Review of Superior Pagoda Rehabilitation Presentation by Steve Sellers, Excelsior Springs Parks and Recreation Director was made. The ESHPC will be working in conjunction with the Parks Department for restoration of the pagoda.
- August 10, 2011 Nick Pappas will work with Joanne Radetic on a grant to host workshops on archeological sites, as Commissioners approved of the project.

Comprehensive Historic Preservation Plan

The Excelsior Springs Preservation Plan was finalized in 2010 and implementation has begun for overall program goals. Chairman Nile Brown has begun committee appointments, as mentioned previously, to conduct work in accordance with the plan. An assessment and feasibility study and an energy efficiency audit for the Hall of Waters building will be conducted by Susan Richards Johnson & Associates. A new section of the website, www.eshpc.org, has been added to promote the re-sale of historic properties. Two new "Spot Light on Historic Excelsior Springs" features were added to the website for renovation of 259 E. Broadway and 116-120 E. Broadway. The Commission will partner with DEP in 2012 on a program to highlight historic properties with plaques.

Historic Properties Inventory Status

A two-part research and survey process is being conducted by Deon Wolfenbarger of Three Gables Preservation. The work being conducted through the HP Fund Grant FY 2011 will identify mineral water wells and springs in Excelsior Springs as well as provide a Multiple Property Documentation form that will assist the commission with future applications to the National Register of Historic Places.

Previously completed historic property inventories will continue to be added to the ESHPC website on an on-going basis.

Meeting Minutes



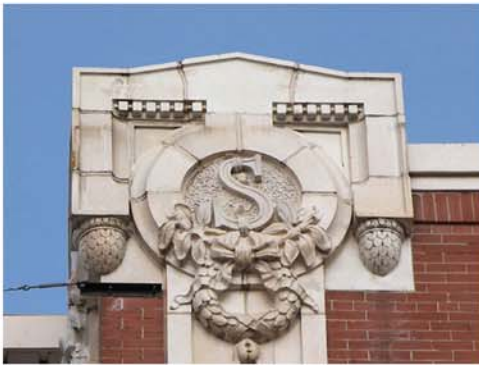
Column at the Church of Christ
(original Post Office)
Elms Boulevard



Decorative panel with "MW" logo
for Montgomery Ward, currently
Montgomery Venue - Thompson Ave



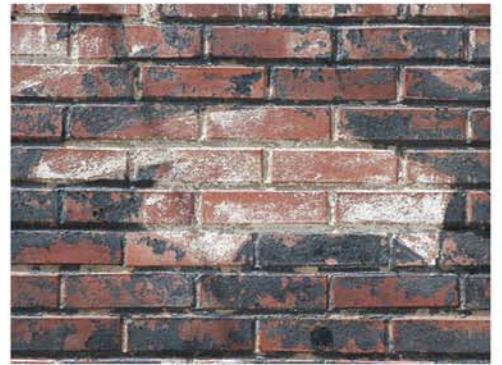
Keystone at St. Innocent Orthodox
Church (original Catholic church)
Kansas City Avenue



Decorative panel with "S" logo
for Snapps Hotel, currently
Oaks Apartments - South Street



Foot bridge at Lake Maurer
Kansas City Avenue



Pointing hand at Bennet's
Garage/Maurer Bakery
Marietta Street



Light Fixture at Museum &
Archives (original Clay County
State Bank) - Broadway Street



Brass footprint in sidewalk
outside the old Masonic building
Main Street



Shield at Elms Hotel & Resort
Regent Street

Photos above used during the History Mystery Contest,
hosted by the ESHPC, Excelsior Springs Standard, and the
Excelsior Springs Museum & Archives,
photos by Kevin Morgan

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

October 27, 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 Darryl Coutts

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

ABSENT: Earl McElwee and Pat Grass

VISITORS: Keith Winge, DEP; Danielle Bryan applicant for 564 S. Kansas City Avenue

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

Item 2. Approval of Minutes

September 22, 2010

Commissioner Morgan requested the minutes to reflect the correct spelling of business: Pyper's Pretty's.

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

Item 3. Amendment of Agenda

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

Item 4. Public Comments

No public comments.

Item 5. Old Business

Hardship application

Nick Pappas requested comments on the hardship application that had previously been given to Commissioners for review. The Commissioners requested that Nick Pappas send the application again by email and the item was tabled.

Item 6. New Business

COA-532 Elms Blvd.

Nick Pappas gave the staff report for HPC-10-011. Applicant, Erica Bigham, was not present. The Certificate of Appropriateness was for an alteration of the front porch. They are requesting to replace the 12' x 30' porch roof, including substrate. The actual alteration is in relation to the rafters, which are proposed to be cut approximately 10 inches due to the rotted ends and capped with a fascia. In reviewing the Commission's Design Guidelines, there are no suggestions related to the alteration of rafters, with the exception that existing fascias remain (page 60). A sanborn map was supplied with a copy of the property's historic resource survey.

The Commissioners decided that it would be best for them to all drive by the home to see exactly what was being requested. Several of the rafters have previously been removed. Commissioner Morgan would also like for Commissioner Grass to drive by the home and give input on the Craftsman style home and cost for repairs.

Commissioner Morgan motioned to table the COA for 532 Elms Blvd. Commissioner Bowman seconded. The motion carried.

ii.) COA-564 S. Kansas City Ave.

Nick Pappas gave the staff report for HPC-10-012. The COA is for an alteration of her existing front door as well as front landscape. She would like to replace the existing front door that is broken with a new lead glass door. The COA is also to replace broken windows with the same style that is present on the front elevation. In addition, she would like to create two off-street parking spaces on the south side of the house by laying two concrete strips (with a grass median). The request is also to replace a broken and rotted privacy fence in the back yard with a fiberglass privacy fence.

In reviewing the Commissioner's Design Guidelines, the only issue that is raised is with regard to the privacy fence. It is recommended that privacy fences are painted or stained an opaque finish (page 57).

Danielle Bryan was present to answer questions. Ms. Bryan explained she would like to replace the windows with solid glass windows the same as the current ones on the home. A picture of the front door was provided. She would also like to replace the fence with a

white fiberglass fence and install two concrete strips for off street parking.

The Commissioners asked if a picture of the requested fence was available. Ms. Bryan stated she had not picked it out yet. The Commissioners stated that before installation Ms. Bryan needs to get Nick Pappas approval.

Commissioner Bissell motioned to approve the COA request as stated with Nick Pappas approval on the fence. Commissioner Coutts seconded. The motion carried.

COA-416 Benton Ave.

Nick Pappas gave the staff report for HPC-10-013. The COA is for a privacy fence that was constructed without the Commissioners approval. The current fence is 6 feet in height and encloses the back and side yards of the property.

In reviewing the Commission's Design Guidelines, privacy fences are allowed so long as they are painted or stained an opaque finish (page 75). Although it is generally regarded as good practice to refrain from constructing objects that restrict views, this fence is located in the back of the property and does not have an immediate impact on the neighborhood when seen from the front elevation.

The applicants were not present to answer questions.

The Commissioners discussed whether the fence would be required to be painted based on the fact that the fences on both sides of the property were not painted. They decided that the fence would not be required to be painted. The Commissioners decided to table the COA since payment had not been made to process the request and the applicant was not present.

Commissioner Bowman asked Building Official Larry Murry if the fence met city codes. Mr. Murry stated the fence did meet the city codes.

Commissioner Morgan motioned to table the COA request for 416 Benton Avenue. Commissioner Coutts seconded. The motion carried.

Letter of Support for the Excelsior Springs Museum & Archives

A copy of the letter of support for the Excelsior Springs Museum & Archives was provided for the comments from the Commissioners.

Commissioner Coutts stated the museum is applying for grants to complete the second floor and awnings for the building.

Commissioner Bowman stated the museum is actually a partner to the Historic Preservation Commission and felt the letter showed the Commissions support.

Commissioner Bowman motioned to approve the letter of support. Commissioner Bissell seconded. Commissioner Coutts abstained. The motion carried.

Establishment of Education Committee

Commissioner Brown requested the Commission to consider establishing an Education Committee. Commissioner Morgan stated establishing an education committee was part of the master plan. She also stated that the Gatsby Day Committee would like to have a self guided tour available for hand out.

Keith Winge stated that perhaps the DEP group could partner with the Historic Preservation Commission.

Commissioner Brown asked for each Commissioner to consider going forward with the Education Committee.

Item 7. Other Business

Staff Comments-Nick Pappas

No comments.

Correspondence

The following correspondence was received and presented by Commissioner Morgan.

Commission Assistance & Mentoring Program (CAMP) is scheduled for November 5 & 6, 2010 in Ste. Genevieve. The program is hosted by City of Genevieve by October 28th.

A copy of Preserving Independence Fall 2010 Newsletter was sent via email from Jo Ann Radetic.

American Battlefield Protection Program (ABPP) has Battlefield Preservation Grants available. They normally close the application process in January. Project funding ranges from \$5,000 to \$32,000. Information can be found at: hps.gov/history/hps/abpp/funding.htm.

CLG partners provided information on vacant historic building policies. Commissioner Morgan recommended to print out the policies in case we should ever need to change ordinances.

Item 8. Comments from Commissioners/Chairperson

Commissioner Bissell asked if anything could be done about work being done in the historic district over the weekends. A home in the 400 block of East Excelsior re-roofed their property with no color change over a weekend. They also tore out windows and replaced with a smaller window. Nick Pappas stated that he and Larry Murry had went and spoke with the homeowner. The homeowner stated they took out the window, fixed the rotten wood and replaced.

Keith Winge said that Bennett's Garage was getting ready to paint and be sure and watch for color change.

Commissioner Morgan stated she enjoyed the forum last Thursday and felt the information was beneficial. The other Commissioners agreed.

Item 9. Adjourn

Commissioner Coutts motioned to adjourn the meeting. Commissioner Morgan seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:45 p.m.

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

December 8, 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, Darryl Coutts, Earl McElwee and Pat Grass

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

ABSENT: No one was absent

VISITORS:

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

Item 2. Approval of Minutes

November 10, 2010

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

Item 3. Amendment of Agenda

Nick Pappas requested the Commission to consider a COA request for 426 E. Broadway for a roof replacement.

Commissioner Morgan motioned to amend the agenda to include the COA request for 426 E. Broadway. The request would be added as Old Business- Item ii. Commissioner Coutts seconded. The motion carried.

Item 4. Public Comments

No public comments.

Item 5. Old Business

COA-532 Elms Blvd.

Erica Weiss Bigham was present to answer questions and if necessary, Mr. Bigham was available by phone. Commissioner Grass and Building Official Larry Murry had previously visited the property. The homeowner was not present during the visit. Commissioner Grass noted that the roof needs to be replaced, as well as the two main beams and 4 or 5 other beams. Commissioner Grass, Commissioner McElwee and Building Official Larry Murry agreed to meet at the property with Mr. and Mrs. Bigham present. Commissioner Bissell recommended the homeowner bring copies of bids and plan drawings to the next meeting.

Commissioner Morgan motioned to table the COA application for 532 Elms Blvd. until after the meeting between the homeowner, Building Official Larry Murry, Commissioner Grass and Commissioner McElwee. Commissioner Bissell seconded. The motion carried.

COA-426 E. Broadway

Jim Lindsey, Property Manager was present to answer questions. Mr. Lindsey provided photos of the current condition of the roof and samples of the replacement roof. Commissioner Bowman asked if the property was currently occupied. Mr. Lindsey said the property had been vacant for approximately six months. Commissioner Grass asked the age of the property. Mr. Lindsey stated he thought the property was built in the 1940's. Mr. Lindsey stated the roof would be replaced with 30 year Timberline shingles in a weather wood color.

Commissioner Bissell motioned to approve the COA application for a replacement roof at 426 E. Broadway with 30 year Timberline shingles in the weather wood color. Commissioner McElwee seconded. The motion carried.

Item 6. New Business

Elections

Commissioner Morgan motioned to retain the same officers. Commissioner Bissell seconded. The motion carried.

Item 7. Other Business

Staff Comments-Nick Pappas

Nick Pappas thanked Commissioner Morgan for completing the annual CLG report.

Nick Pappas updated the Commissioners regarding the replacement porch on Ryan

Schmidt's property on Broadway. Mr. Schmidt was issued a property maintenance which included repairs to the porch. Nick Papas stated the repairs were considered maintenance and a COA was not required. Commissioner Bowman stated he would have liked to see the porch be more historically appropriate. Nick Pappas gave Mr. Schmidt a copy of the design guidelines.

Nick Pappas said no word has been received for the Save America's Treasures Grant or the Survey Grant.

Commissioner Morgan said Carolyn Schutte has contact information for descendants of her property.

Correspondence

The following correspondence was received and presented by Commissioner Morgan.

On November 29, 2010 Jo Ann Radetic emailed the information and deadline for the national Trust for Historic Preservation Grant. The next grant deadline is February 1, 2011.

On November 24, 2010 Jo Ann Radetic emailed the link to "Save The Windows" video. This information was added to the Excelsior Springs Historic Preservation Commission resources.

Item 8. Comments from Commissioners/Chairperson

Commissioner Brown thanked the Commissioners for all their work this year and wished each of them a Merry Christmas.

Item 9. Adjourn

Commissioner Morgan motioned to adjourn the meeting. Commissioner McElwee seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:31 p.m.

The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, January 12, 2011, 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 12, 2011 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 Pat Grass.
Darryl Coutts arrived at 4:20 p.m.

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

ABSENT: Earl McElwee

VISITORS: Stacy Cahalan, Sandy Soper and Daniel Hostetler

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

Item 2. Approval of Minutes

December 8, 2010

Commissioner Bissell motioned to approve the minutes. Commissioner Morgan seconded.
The motion carried.

Item 3. Amendment of Agenda

Nick Pappas requested the Commission to consider a COA request for 504 Benton Avenue and to add the annual forum in Jefferson City.

Commissioner Morgan motioned to amend the agenda to include the COA request for 504 Benton Avenue as item 6) IV New Business and to add the annual forum in Jefferson City as item 6) V New Business. Commissioner Bissell seconded. The motion carried.

Item 4. Public Comments

No public comments.

Item 5. Old Business

COA-532 Elms Blvd.

Applicant was not present to answer questions.

Commissioner Morgan motioned to table the COA application for 532 Elms Blvd. until the

applicant submits another application. Commissioner Grass seconded. The motion to table the request carried.

Item 6. New Business

COA-255 E. Broadway Pedestrian Scale Sign

Applicant was not present to answer questions.

Nick Pappas gave the staff report as follows: Brent McElwee, owner of 255 E. Broadway Ave., is requesting approval of a Certificate of Appropriateness to place a pedestrian scale sign on his building. Photos were provided. This is a contributing property in the Hall of Waters Historic District. As such, this request should be given more scrutiny than a request for a non-contributing building.

Commissioner Brown expressed concern that the applicant was not present to answer questions.

Commissioner Bissell motioned to approve the request for the COA at 255 E. Broadway. Commissioner Grass seconded. The motion carried.

COA/Special Use-237 E. Broadway

Applicant, Stacy Cahalan was present to answer questions.

Nick Pappas gave the staff report as follows: Stacy Cahalan, potential future owner of 237 E. Broadway Avenue is requesting approval of a COA that would allow her to make a variety of alterations. The project description and sketch was given to the Commissioners. The most visible alteration would be the addition of an awning on the front facade.

The project description included repairing the existing stone façade, painting the exterior a light gray, installing a new door and four new windows in the front, updating the trim and paint in white, adding an awning to the front of the building, and repairing the roof. The exact color of the awning has not been decided.

Commissioner Morgan motioned to approve the COA application pending the purchase of the property by the applicant. The awning color will need approval from Nick Pappas. Commissioner Bowman seconded. The motion carried.

A request was also submitted for a special use at 237 E. Broadway to have an apartment below the business. Nick Pappas explained that the current ordinance allowed apartments above the business, not below. He also explained this request will be submitted to the Planning & Zoning Commission for approval. Nick Pappas will submit any concerns the

Historic Preservation Commission has to the Planning & Zoning Commission regarding this special use request. The Commissioners did not have any concerns.

COA-401 St. Louis Ave.

Applicant, Sandy Soper was present to answer questions.

Nick Pappas gave the staff report as follows: Mark Soper, owner of 401 St. Louis Avenue is requesting approval of a COA to paint a sign on the front façade of his building. Nick Pappas provided the Commissioners with the recommendations and what is not recommended for signs from the Design Guidelines (page 68). The building at 401 St. Louis Avenue is listed as a non-contributing building within the Elms Historic District. The nature of this business is (and has been) geared toward automobiles, not pedestrians. Staff recommends the Commission provide some leeway in the final decision, while also ensuring that the sign not further detract from the overall District.

Commissioner Morgan asked the size of the sign. Sandy Soper stated the sign would be replacing an existing sign on the front of the building. The sign would have the name and number of the business and a 1950's truck would be painted on the sign. The sign would be a total of twenty square feet. The sign would have a blue background with white lettering. The owners would also be replacing a lighted sign by the street, which will also be blue and white.

Commissioner Bowman motioned to approve the COA request for 401 St. Louis Avenue. Commissioner Morgan seconded. The motion carried.

COA-504 Benton

Applicant Daniel Hostetler was present to answer questions.

A staff report was not prepared since the COA request was just submitted.

Mr. Hostetler stated the home currently did not have a porch railing and he would like to add one. He said the railing would be 2x2 treated spindles, a 3" gap on the bottom and the spacing would be 3 ½ inches.

Commissioner Morgan asked if the home was occupied and if it is not what his intentions would be. Mr. Hostetler replied the home was vacant and he would like to either rent or sell the property.

Mr. Hostetler also stated he would like to add a 12x16 deck on the back of the house, repair or replace the current chain link fence, dig out the sidewalk and add a carport. After discussing the projects, Mr. Hostetler was told to bring in a drawing of the deck,

submit the required information to staff for the carport, and, if the fence was replaced, it could not be chain link. Repair of the fence and digging out the sidewalk would both be considered maintenance.

Commissioner Morgan motioned to approve the COA request to replace the porch railing and work with Code Enforcement on the height of the porch rail. Commissioner Coutts seconded. The motion carried.

CLG Annual Forum in Jefferson City

Nick Pappas provided the Commissioners with the registration form for the Jefferson City CLG forum. He reminded the Commissioners the deadline to turn in the registration would be Friday, January 14th to his office. Larry Murry and Nick Pappas would be driving city cars for anyone that wants to attend. Commissioner Morgan reminded the Commissioners that Excelsior Springs would be recognized for 20 years as a CLG.

Item 7. Other Business

Staff Comments-Nick Pappas

Nick Pappas announced that the grant was approved for the identification for the wells and springs.

Correspondence

No correspondence.

Item 8. Comments from Commissioners/Chairperson

Commissioner Bissell asked if all the Commissioners could have a copy of the design guidelines. She also suggested that Nick Pappas check with Susan Richards Johnson's office since 25 copies were to be provided once the guidelines were completed.

Item 9. Adjourn

Commissioner Bissell motioned to adjourn the meeting. Commissioner Morgan seconded. The motion carried. Chairman Brown announced the meeting was adjourned at 4:48 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,
Wednesday, February 9, 2011, 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**

February 24, 2011 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, Earl McElwee and Pat Grass.

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

ABSENT: Jim Bowman

VISITORS: Andy Houseworth-COA 505 Elms Blvd.; Keith Winge-DEP; Steve Wicker-COA 412 S. Thompson Ave.

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

Item 2. Approval of Minutes

January 12, 2011

Commissioner Bissell motioned to approve the minutes. 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-HPC-11-002 Alteration/sign for 237 E. Broadway Ave.

Nick Pappas updated the Commission on the COA request for 237 E. Broadway Avenue. The applicant has cancelled her request.

Item 6. New Business

COA-HPC-11-005 Sign for 455/457 S. Thompson Ave.

Steve Wicker was present to answer questions.

Nick Pappas gave the staff report as follows: Steve Wicker, owner of 455/457 Thompson Avenue, is requesting approval of a Certificate of Appropriateness to replace his current car-oriented sign with a sign of similar design and material. A design photo was presented to the Commission.

Mr. Wicker explained that the sign would be dark blue background and white lettering. The sign would be a flat sign on the face of the building.

Commissioner Bissell asked what the timeframe for installation would be. Mr. Wicker stated approximately two weeks.

Commissioner Coutts motioned to approve the request for the COA at 455/457 S. Thompson Avenue with the final paint color being approved by Nick Pappas. Commissioner Morgan seconded. The motion carried.

COA-HPC-11-006 Color change for 412 E. Excelsior St.

Applicant was not present to answer questions.

Nick Pappas gave the staff report as follows: Barbara Vermillion, owner of 412 E. Excelsior St., is requesting approval of a Certificate of Appropriateness to paint her house white. This is in response to a Code Enforcement Plan of Action that she received in early February that also includes the demolition of a historically non-contributing enclosed porch that she had constructed (without the appropriate permits) prior to the District being established.

Commissioner Bissell asked if the request included the porch. Larry Murry explained the porch was being handled by Code Enforcement and the enclosed part of the porch had been requested to be removed. The permit was issued for the porch but did not include being enclosed. The roof will remain over the porch.

Commissioner Morgan stated the paint is the only issue on the COA. She also asked Larry Murry if he felt the homeowner understood what needed to be done for both the paint color and the porch. Larry Murry felt she would do what was right.

Commissioner Morgan motioned to approve the COA application for 412 E. Excelsior Street. Commissioner McElwee seconded. The motion carried.

COA-HPC-11-007 Alteration for 505 Elms Blvd.

Applicant, Andy Houseworth was present to answer questions.

Nick Pappas gave the staff report as follows: Andy Houseworth, representative of Church of Christ at 505 Elms Blvd., is requesting approval of a Certificate of Appropriateness for an alteration of the rear elevation of the building-the loading dock. The church would like to enclose the unused loading dock for a number of reasons identified in their letter. The Commissioners were given a copy of the letter. The alteration would include wood materials, as opposed to masonry seen throughout the rest of the building.

Andy Houseworth explained they would be adding a handicap door, a couple of windows, enclosed the dock to make another entrance for the church. Water is currently leaking into the building and this would correct the problem. This area of the building is not visible from the road.

Commissioner Grass asked if they would be using hardy board. Mr. Houseworth stated they would be using this product. Commissioner Grass said it was a very good product but the seams would need covered.

Commissioner Brown stated this was a beautiful building and Commissioner Bissell stated they do a good job of maintaining the building.

Commissioner McElwee motioned to approve the COA request for 505 Elms Boulevard. Commissioner Bissell seconded. The motion carried.

Discussion of Historic Preservation Fund Grant 2011-12

Michelle Deidrich and Tiffany Patterson from the State historic Preservation Office were present to provide information and answer questions regarding the grant for Survey of Mineral Water Springs and Wells in downtown Excelsior Springs. They provided handouts and examples for the Commissioners to explain the benefits of National Register of Historic Places Multiple Property Documentation Form.

After the presentation Commissioner Morgan summarized the needs of the Commission as follows: re-identify where the wells/springs are located, mark the wells and make available to visitors and the community.

Commissioner Bissell provided a listing of the wells and springs located in Excelsior Springs with details such as: the name of the well or spring, the address, if the site was marked, if the site is easily accessible, if it is city owned or on private property, and if

photos exist.

Item 7. Other Business

Staff Comments-Nick Pappas

Nick Pappas announced Excelsior Street Project has been approved. Commissioner Morgan asked if any word had been received on the Saving America's Treasures grant. Nick Pappas stated we had not been approved for this grant.

Correspondence

Commissioner Morgan shared the following information received from Jo Ann Radetic office.

New architectural survey information is online at dnr.mo.gov/shop.archisurvey.htm with general and specialized survey forms, contact information for the SHPO and lists of survey professionals.

Example of preservation outreach shared by the City of Liberty, MO, which is an email newsletter produced through Constant Contact.

Free PDF copies of Preserving Wisconsin's Civic Legacy: A Guide to Rehabilitating and Reusing Local Government Properties was made available.

The CLG Forum that was supposed to take place Saturday, February 5 has been rescheduled for Saturday, June 4 in the Lewis and Clark State Office Building Blocks. Letters of interest deadline was February 23, 2011.

We had one online sign-up to be added to our email contact list from Garry Lafferty. The information was shared with Kathy.

A documentary film, "Missouri Cave with Prehistoric Footprints & Artwork" will premier on March 1 at the Missouri History Museum in St. Louis, 7 p.m., for any interested in attending.

State Historic Tax Credit update from Deb Sheals was forwarded to commissioners. On February 15, 2011, Sens. Purgason, Lager and Richard filed Senate Bill 280. The bill is based upon recommendations of the Governor's Tax Credit Review Commission and proposes several impacts on the Tax Credit Program, which include: Drop the newly imposed annual cap from \$140 million to \$75 million. Eliminate the "small deal exemption" that helps level the playing field for smaller projects. Add a per project cap of \$50,000 in credits for owner-occupied residential projects. Eliminates ability for developers to "stack" historic credits with Low Income or Neighborhood Preservation credits. Sunsets all historic tax credit authorizations after 2017. This would have a particularly negative impact on smaller communities and modest projects, as they will now have to compete with large projects for a smaller pool of incentives. Workshop presented by the Belvedere School for Hands-On Preservation in Hannibal for Making Wooden Storm Windows, March 11-13, 8 a.m. to 5 p.m., 9 student limit for each session-tuition \$375. For information or to register contact Bob Yapp, 217-474-6052 or email him at [HYPERLINK](#)

"mailto:yapperman@msn.com" yapperman@msn.com.

Our CLG partners in Boonville are having problems with repair of glazed white brick buildings. The white glaze has come off the brick. They are looking for suggestions on how to fix the problem, short of replacing the old brick with new. Contact Kate, Special Project Assistant, City of Boonville, 660-882-4003 or email kate.fjell@boonville-mo.org.

Item 8. Comments from Commissioners/Chairperson

Commissioner Morgan advised the Commissioners that the Excelsior Community Theater has sold the Albany Hotel.

Item 9. Adjourn

Commissioner Morgan motioned to adjourn the meeting. Commissioner Coutts seconded. The motion carried. 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, March 9, 2011, Hall of Waters, 201 East Broadway, Excelsior
Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

PAGE

PAGE 5

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

March 9, 2011 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, Darryl Coutts, Earl McElwee and Pat Grass.

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

ABSENT:

VISITORS: Eric Copeland, Editor of The Standard; Rusti Michael, owner 405 S. Thompson; Steve Dennis, new owner of The Albany Hotel

Chairman Nile Brown called the meeting to order at 4:01 p.m. A quorum was present.

Item 2. Approval of Minutes

February 24, 2011

Commissioner Morgan noted content of minutes was correct but there were two grammatical errors.

Commissioner Bissell motioned to approve the minutes with noted grammatical errors being fixed. 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

No old business.

Item 6. New Business

COA-HPC-11-008 Signage and awning for 405 S. Thompson Ave.

Rusti Michael was present to answer questions.

Nick Pappas gave the staff report as follows: Rusti Michael, owner of 405 S. Thompson Avenue, is requesting approval of a Certificate of Appropriateness to replace the current automobile-oriented sign and install an awning. Both the sign and the awning will be colored black and white.

Rusti Michael provided a picture of the requested sign. The sign would be black and white with the name THE EVENT PARLOR. The sign will be placed above the awning on the building using existing framework. An overlay will be placed on the exiting sign. The current blue awning will be replaced with a black fabric awning using the existing framework.

Commissioner Bissell requested current pictures of the buildings be on future COA requests.

Commissioner Bowman motioned to approve the request for the COA at 405 S. Thompson Avenue. Commissioner Morgan seconded. The motion carried.

ii) Recommendation of approval for Historic Preservation Fund Grant 2011-12

Nick Pappas explained that he needed to know if the Commission had questions or wanted to change anything on the documentation for the grant.

Commissioner Morgan wanted to verify that the ten (10) doctors homes would be included in the national multiple property documentation. Nick Pappas explained that the doctors homes would now be included in the national multiple property documentation.

Commissioner Bissell stated that most visitors to the water bar expect to see an actual spring. Nick Pappas stated the grant doesn't need to change any wording but he would work with the consultant to document the word "spring" or promote wells.

Commissioner Morgan motioned to approve the Recommendation of Approval HPC Grant 2011-12. Commissioner Coutts seconded. The motion carried.

Item 7. Other Business

Staff Comments-Nick Pappas

Nick Pappas introduced Steve Dennis, the new owner of the Albany Hotel. Mr. Dennis plans to open an arcade this summer and he also plans on living upstairs.

Correspondence

Commissioner Morgan thanked Nick Pappas for the copies of the design guidelines.

Item 8. Comments from Commissioners/Chairperson

Commissioner Bowman has four (4) copies of the Sears catalog dating back as far as 1920. The catalog has pictures of porches and rails to scale.

Item 9. Adjourn

Commissioner Morgan motioned to adjourn the meeting. Commissioner Bissell seconded. The motion carried. Chairman Brown announced the meeting was adjourned at 4:17 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,
Wednesday, April 13, 2011, Hall of Waters, 201 East Broadway, Excelsior
Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

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

April 13, 2011 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, Darryl Coutts and Jim Nelson

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

ABSENT: Earl McElwee and Pat Grass

VISITORS: Eric Copeland, Editor of The Standard; Keith Winge, Executive Director Downtown Excelsior Partnership; Greg Martin, applicant for COA 11-009.

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

Item 2. Approval of Minutes

March 9, 2011

Commissioner Bissell motioned to approve the minutes. Commissioner Coutts seconded. The motion carried.

Item 3. Amendment of Agenda

Commissioner Morgan motioned to amend the agenda and place Item #6 i) Presentation by Steve Sellers to Item #6 iii under new business. Commissioner Coutts seconded. The motion carried.

Item 4. Public Comments

No public comments.

Item 5. Old Business

No old business.

Item 6. New Business

COA: HPC 11-009 Removal of sign at 114 Marietta

Greg Martin was present to answer questions.

Nick Pappas gave the following staff report: Greg Martin, president of the Excelsior Springs Community Theatre, is requesting approval of a Certificate of Appropriateness to remove a pedestrian scale sign that has already been removed (without approval) from his building. Although the sign-which was located on the southeast corner of the building-appeared historic and may have actually been a part of the building at the passage of the Hall of Waters Historic District, historic photos indicate that this sign is not historic and is not integral to the historic value of the building. There are no guidelines that discuss the removal of signage. So long as the Excelsior Springs Community Theatre eventually replaces the sign with a similar, non-obtrusive sign of pedestrian scale, the Commission may want to grant approval of this COA given the facts provided.

Greg Martin apologized to the Commission for removing the sign prior to approval. He stated he read the guidelines and couldn't find anything about removing the sign. Nick Pappas showed Mr. Martin the section in the guidelines that applied.

Commissioner Bissell requested that this COA request cover the future request for a new sign at no additional cost. She also asked if they would be painting. Mr. Martin said they would be painting using the same color. Mr. Martin also explained the sign will be placed above the front door and they prefer neon. He stated that, historically, theatres had neon signs.

Commissioner Bissell said she is ok with neon as long as it is not on Broadway.

Commissioner Brown said he likes neon and would like to see more. Mr. Martin had a couple of drawings of the signs they were considering. The Commission decided to vote on the sign request.

Commissioner Morgan motioned to approve the sign request for 114 Marietta.

Commissioner Bissell seconded. The motion carried.

ii) COA: HPC 11-010 Signage, awning and other changes at 108 E. Broadway

Keith Winge was present to answer questions for Stacy Cahalan.

Nick Pappas gave the following staff report: Stacy Cahalan, potential future owner of 108 E. Broadway Ave., is requesting approval of a Certificate of Appropriateness that would allow her to make a variety of alterations. A project description and sketch was provided. The most visible alteration would be the addition of an awning and a separate pedestrian-scale sign on the front façade.

Keith Winge stated the tin awning would be removed and replaced with a blue canvas

awning. A photo of the awning and sign was provided. Commissioner Coutts asked what kind of business this would be. Keith Winge replied this would be an artist studio co-op. Commissioner Bissell asked what size the sign would be. Keith Winge explained the location of the sign was changed when she decided to add the awning. The sign would be black and white in color.

Commissioner Coutts motioned to approve the COA for an awning and sign at 108 E. Broadway with the final choice on the sign being approved by Nick Pappas. Commissioner Morgan seconded. The motion carried. Commissioner Bowman abstained.

iii) Presentation by Steve Sellers-Review of Pagoda Rehabilitation

Steve Sellers was not present for presentation.

Item 7. Other Business

Staff Comments-Nick Pappas

Nick Pappas updated the Commission that he is waiting for the grant contract to be returned.

Correspondence

No new correspondence. Commissioner Morgan stated all Commissioners should be receiving email updates.

Item 8. Comments from Commissioners/Chairperson

Commissioner Morgan congratulated Jim & Daphne Bowman on receiving the small business of the year award from the Chamber.

Commissioner Bissell requested the Historic Preservation Conference be included on the June agenda for discussion.

Item 9. Adjourn

Commissioner Coutts motioned to adjourn the meeting. Commissioner Bowman seconded. The motion carried. Chairman Brown announced the meeting was adjourned at 4:20 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,
Wednesday, May 11, 2011, 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 11, 2011 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 and Pat Grass

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

ABSENT: Jim Bowman, Darryl Coutts and Jim Nelson

VISITORS: Kevin Morgan and Nikki Evans-COA 11-011

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

Item 2. Approval of Minutes

April 13, 2011

Commissioner Bissell motioned to approve the minutes. 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

Missouri CLG Forum in Jefferson City

Transportation to the forum on June 4th will be provided by the City.

Item 6. New Business

COA: HPC-11-011 Paint Change for 127 Saratoga

Nikki Evans, property manager for 127 Saratoga was present to answer questions. Nick Pappas gave the following staff report: Nikki Evans, property manager of 127 Saratoga, is requesting approval of a Certificate of Appropriateness to change the paint color of the house from white to a group of historic colors that include dark brown, dark red, and white for the trim.

Nikki Evans provided color samples and explained they would be adding new vinyl windows and porch railings in the future. Commissioner Bissell requested the windows and railing be added to this COA request for future consideration. The colors presented were stone walls for the exterior, white for the trim and doors & awnings will be red pepper.

Commissioner Morgan motioned to approve the paint colors presented for COA 11-011 at 127 Saratoga. Commissioner Bissell seconded. The motion carried.

ii) COA: HPC 11-012 Exterior alteration and paint change for 409/413 S. Thompson

The applicant was not present.

Commissioner Bissell motioned to table the COA: HPC 11-012 Exterior alteration and paint change for 409/413 S. Thompson. Commissioner Morgan seconded. The motion to table the request carried.

iii) Presentation by Steve Sellers-Review of Pagoda Rehabilitation

Steve Sellers was present for the Pagoda Rehabilitation presentation. Nick Pappas provided pictures of the current condition of the pagoda and the retaining wall. Steve Sellers said after he was given a tour of the pagoda by Larry Murry they determined the pagoda needed to be fixed within the next three years or it may not be able to be repaired. Commissioner Morgan stated at one point the city had a grant to do repairs. She thought the timeframe was in the 1960's and felt this would verify what work has been done on the pagoda. Nick Pappas said he would look through the city files and see if he could find any information.

Steve Sellers said he has worked with Commissioner Pat Grass to obtain an estimate of repair costs. The most expensive item is an engineered concrete wall. The Commissioners requested Larry Murry to obtain information on the house next door to the pagoda to see if it is vacant and if there is a possibility for the City to purchase. Commissioner Morgan told Steve Sellers that the Commission is on board and will support the efforts in any way they can.

Item 7. Other Business

Staff Comments-Nick Pappas

An RFQ has been issued for the FY 2011 Historic Preservation Fund Grant and responses are expected within the next couple of weeks.

Correspondence

No new correspondence. Commissioner Morgan stated all Commissioners should be receiving email updates. Commissioner Morgan did request that all the Commissioners look at the email received today regarding the Missouri Historic Tax Credit. We are being asked to contact our Senators and Representatives about saying no to SSHSB 116. There is a link to click and you can also add comments.

Commissioner Morgan motioned to have Nick Pappas submit a no vote representing the Historic Preservation Commission. Commissioner Grass seconded. The motion carried.

Item 8. Comments from Commissioners/Chairperson

No comments from Commissioners.

Item 9. Adjourn

Commissioner Morgan motioned to adjourn the meeting. Commissioner Bissell seconded. The motion carried. Chairman Brown announced the meeting was adjourned at 4:32 p.m.

The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, June 8, 2011, 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**

July 13, 2011 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, Earl McElwee and Pat Grass

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

ABSENT: Jim Bowman

VISITORS: Eric Copeland, Keith Winge, Cheryl Boos-COA 11-014, Michelle Miller-COA 11-015

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

Item 2. Approval of Minutes

May 11, 2011

Commissioner Bissell motioned to approve the May 11, 2011 minutes. Commissioner Morgan seconded. The motion carried.

May 25, 2011

Commissioner Bissell noted the minutes reflected that for COA: HPC 11-012

Commissioner Eales seconded the motion. The minutes should read Commissioner McElwee seconded the motion.

Commissioner Morgan motioned to approve the minutes with corrections. 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

Commissioner Morgan requested an update on the HPC grant application. Nick Pappas stated he is currently writing the application and the resolution will be on the next meeting's agenda.

Item 6. New Business

COA: HPC-11-014 Exterior alteration for 109 E. Broadway

Cheryl Boos, property owner of 109 E. Broadway was present to answer questions.

Nick Pappas gave the following staff report: Cheryl Boos, property owner of 109 E. Broadway, is requesting approval of a Certificate of Appropriateness to install a wooden deck/balcony on the rear of her building. The Commission's Design Guidelines suggest wood products or cast iron as the material of choice. However, given the proximity of this business to the Hall of Waters, care should be exercised in approving elements that do not uphold the design of the 1930s when the Hall of Waters was constructed. Cast iron would be preferable to wood, given the prominence of this location (as seen at The Mercantile, for example). The Commission may want to consider the rear façade of this building to be just as important as its front given the high visibility from the Hall of Waters.

The Commissioners discussed the contemporary design and suggested painting instead of stain and the possibility of using wrought iron spindles instead of wood. The property owner would look for the wrought iron and Nick Pappas would make the final approval.

Commissioner Morgan motioned to approve the COA-HPC-11-014 at 109 E. Broadway for the addition of a wood deck balcony with a recommendation for the property owner to consider the Commission's suggestions and final plans be submitted to Nick Pappas for approval. Commissioner Coutts seconded. The motion carried.

ii) COA: HPC 11-015 Exterior alteration for 103 Temple

Michelle Miller, property owner of 103 Temple, was present to answer questions.

Nick Pappas gave the following staff report: The property was incorrectly listed on the agenda as 301 Temple and the correct address is 103 Temple. Michelle Miller, property owner of 103 Temple, is requesting approval of a Certificate of Appropriateness to replace windows and screen doors with vinyl products. Although the Commission's Design Guidelines suggest wood products-or the repairing of existing features-the Commission may want to consider the location of this house to the street. The house is placed nearly thirty feet from the road on a steep incline, which may render any non-historic attributes unnoticeable from public view.

The property owner has already made significant upgrades to the property, which include the repairing of the retaining walls and work on the house's foundation. While the replacement of broken windows and screen doors will complement the work already done, more information may be needed at the meeting to confirm the replacements will not detract from the District in general.

Michelle Miller explained that she would like to replace her windows and screen doors with vinyl. She has not picked out the windows and doors at this point. She will be adding to her COA to include siding, roof and retaining wall. The Commissioners asked her to come back before the Commission and present the exact products that she will be using and colors preferred.

Commissioner Morgan motioned to table COA: HPC 11-015. Commissioner Bissell seconded. The motion to table the request carried.

iii) COA: HPC-11-016 Downtown Villas Project

Tammy Creason representing Gardner Development was present to answer questions.

The Commission requested the COA be broken into the following requests: property to be demolished, property to be renovated, new construction, Community Building and the Summer Pavilion.

Commissioner Bissell read a prepared statement that she would be participating in the discussion of the COA but she would not be voting on the requests due to the location of her personal home next to the project.

Tammy Creason advised the Commission that Gardner Capital has been working closely with the State Historic Preservation office and Deb Shields is their historic consultant.

Tammy Creason provided a handout that explained which properties would be demolished and the reason why. Commissioners were given the opportunity to ask questions. Commissioner Bissell stated a picture of 309 E. Excelsior Street was used in the Design Guidelines. She suggested when an update was done to the Design Guidelines to either replace the picture or make a notation that the home has since been demolished. Commissioner Morgan motioned to approve the demolition of 334 E. Excelsior, 340 E. Excelsior, 300 E. Broadway, 336 E. Broadway and 309 E. Broadway. Commissioner Coutts seconded. The motion carried with Commissioner Bissell abstaining.

Tammy Creason provided a handout that explained which properties would be saved and the renovations that would be completed on these properties. Commissioner Bissell requested the porch rail on 211 E. Excelsior Street be approved by the Codes Department.

Commissioner Bissell asked if the awning would be removed from 220 E. Excelsior and Tammy Creason stated it was not historic so it would be removed. Tammy Creason stated they would like to salvage or replicate the windows at 220 E. Excelsior and are also looking for one of the pews used in the church to be a part of the entry. SHPO would not support an individual nomination for this building for anything other than as a religious center. Eric Copeland stated he knew of information on the original windows and would email the information.

Tammy Creason presented 311 E. Excelsior Street next. She explained the inside of the structure was not in a historic state. The property will be a duplex instead of three units. The windows will be replaced since they were newer windows but the sashes would be retained.

Tammy Creason explained 101 Penn would be excluded from this project. The home is owner occupied and well maintained. The owner did not express an interest in leaving the downtown area or current residency.

Commissioner Morgan motioned to approve the renovation of: 211 E. Excelsior Street, 218 E. Excelsior Street, 311 E. Excelsior Street and the exclusion of 101 Penn. Commissioner McElwee seconded. The motion carried with Commissioner Bissell abstaining.

Tammy Creason provided a handout that showed floor plans/drawings of new construction. View A would have a side garage with the others having the garage located in the back. There would be three roof lines, and a minimum of three colors in the brick, roof and trim. The exact color schemes have not been chosen and they are open to suggestions. Commissioner Morgan motioned to accept the plans presented for new construction. Commissioner Coutts seconded. The motion carried with Commissioner Bissell abstaining.

Tammy Creason provided a handout on the proposed Community Building. The Community Building will be designed for two offices, a full kitchen and open community space that residents can use for meetings or birthday parties. Commissioner Morgan motioned to approve the proposed Community Building. Commissioner Grass seconded. The motion carried with Commissioner Bissell abstaining.

Tammy Creason provided a handout on the proposed Summer Pavilion. The Commissioners discussed the survey that will be done on well properties. It was suggested the pavilion have a marker. Tammy Creason answered the following questions: The work is scheduled to start the end of September. The work will start on Linden Avenue. HPC can be on site looking for artifacts as long as it doesn't hold up construction. If artifacts are found there is a possibility they can be turned over to the museum or HPC. Commissioner Grass asked if there is a possibility to pipe into the water wells. After discussion it was decided to inquire with Deon Wolfenbarger at the next meeting. Commissioner Morgan motioned to table the approval of the Summer Pavilion. Commissioner Grass seconded. The motion carried with Commissioner Bissell abstaining.

Item 7. Other Business

Staff Comments-Nick Pappas

There were no staff comments.

Correspondence

No new correspondence.

Item 8. Comments from Commissioners/Chairperson

No comments from Commissioners.

Item 9. Adjourn

Commissioner Morgan motioned to adjourn the meeting. Commissioner Bissell seconded. The motion carried. Chairman Brown announced the meeting was adjourned at 5:02 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,
Wednesday, June 8, 2011, Hall of Waters, 201 East Broadway, Excelsior Springs,
Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

PAGE

PAGE 4

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

July 27, 2011 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1. Call to Order/Roll Call.

PRESENT: Betty Bissell, Sonya Morgan (4:05), Nile Brown, Darryl Coutts and Pat Grass.

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

ABSENT: Jim Bowman and Earl McElwee

VISITORS: Eric Copeland, Editor of The Standard; Keith Winge, Executive Director Downtown Excelsior Partnership and Kevin Morgan

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

Item 2. Approval of Minutes

July 13, 2011

Commissioner Bissell noted: Commissioner Morgan made the motion to approve the renovation of: 211 E. Excelsior St., 218 E. Excelsior St., 311 E. Excelsior St. and the exclusion of 101 Penn on page 4.

Commissioner Bissell motioned to approve the July 13, 2011 minutes with noted change. 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

No old business.

Item 6. New Business

COA-HPC-11-017 COA: HPC-11-017 Exterior alteration for 517 Benton

The applicant was not present to answer questions.

Nick Pappas gave the staff report as follows: Kimberly Cooksey, occupant of 517 Benton Ave., is requesting approval of a Certificate of Appropriateness for chain link fence extending across her back yard. The four foot tall fence is proposed to be constructed within her yard, having a setback of approximately 10 feet from the alley.

In reviewing the Commission's Design Guidelines, chain link fences are generally discouraged. Although it is recommended that fences of this type not be constructed, the location of this fence will make it difficult to view from the front of the house.

Photos of the property and of the fence were provided.

Commissioner Coutts motioned to table the request for the COA at 517 Benton until the applicant could be present to answer questions. Commissioner Grass seconded. Commissioner Bissell voted nay and Commissioner Morgan abstained. All others voted in favor. The motion to table the request carried.

ii) Special Use: SU-11-004 Review of special use request for 109 E. Broadway

Nick Pappas gave the staff report as follows: Section 402.080, Subsection 13 of the Excelsior Springs Zoning Code allows for the Historic Preservation Commission "to review proposed zoning amendments, applications for special use permits or application for zoning variances that affect designated Landmarks and Historic Districts. The Zoning Administrator shall send applications for special use permits or application for zoning variances that affect designated Landmarks and historic Districts. The Zoning Administrator shall send applications for special use or zoning variances to the ESHPC for comment prior to the date of the hearing by the Planning and Zoning Commission, or Board of Zoning Adjustment."

To this end, Cheryl Boos has submitted an application for a Special Use Permit to the Planning & Zoning Commission that will consider this issue on Tuesday, August 9, 2011. The request is for a mixed residential and non-residential use at the above referenced property. The storefront will remain retail and the upper level will be used as an apartment. The proposed special use is consistent with the City Code, the Comprehensive Plan, and the Downtown Strategic Plan.

The applicant was not present.

Commissioner Coutts commented the apartment was gorgeous. Commissioner Bissell questioned why this needed the approval of the Commission and not the Gardner Capital Project. Nick Pappas explained the HPC Commission is not given the authority to review rezoning applications according to Code.

Commissioner Coutts motioned to approve the Special Use request for 109 E. Broadway. Commissioner Morgan seconded. The motion carried.

iii) Resolution for HP Fund Grant FY 2012: The Elms Historic District on the National Register

A copy of the resolution was provided to each Commissioner.

Commissioner Morgan asked if the council will also need to approve the resolution. Nick Pappas stated they would not.

Commissioner Morgan motioned to approve the resolution. Commissioner Bissell seconded. The motion carried.

iv) Research Design for HP Fund Grant FY 2011: Public hearing with Deon Wolfenbarger

Deon Wolfenbarger gave an overview of the two-part research and survey process and also explained the benefits of the Multiple Property Documentation form. She explained that initially the survey was to identify not just the mineral water wells and springs in Excelsior Springs but also to document several homes that were occupied by doctors. The survey changed slightly and the doctor's houses won't be covered at this time. Having a Multiple Property Documentation form in place will also save time as well as expenses for future applications to the National Register of Historic Places. A guide was provided by Deon Wolfenbarger to each Commissioner.

v.) Committee Appointments

Item 7. Other Business

Staff Comments-Nick Pappas

No staff comments.

Correspondence

No correspondence.

Item 8. Comments from Commissioners/Chairperson

Commissioner Morgan welcomed Deon Wolfenbarger. Commissioner Bissell stated the information that Deon provided at her last visit to Excelsior Springs has been used numerous times and has been very valuable.

Commissioner Morgan requested copies of any of the previous minutes that had corrections.

Commissioner Brown discussed the importance of the Commissioners being present at each meeting.

Item 9. Adjourn

Commissioner Morgan motioned to adjourn the meeting. Commissioner Coutts seconded. The motion carried. Chairman Brown announced the meeting was adjourned at 4:30 p.m.

The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, August 10, 2011, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

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

August 10, 2011 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, Darryl Coutts Jim Nelson and Pat Grass. Earl McElwee arrived at 4:07

OTHERS PRESENT: Larry Murry, Building Official; Nick Pappas, Planning & Zoning Director; Katie Noyd, Director of Park & Rec; and Kathy Twitchell, Secretary to the Commission

ABSENT:

VISITORS: Eric Copeland, Editor of The Standard; Kimberly Cooksey-tenant 517 Benton Avenue and Kevin Morgan

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

Item 2. Approval of Minutes

i.) July 27, 2011

Commissioner Bissell motioned to approve the minutes. Commissioner Morgan seconded. Jim Nelson requested to show he was present at the July 27, 2011 meeting.

Item 3. Amendment of Agenda

No amendment to the agenda.

Item 4. Public Comments

No public comments.

Item 5. Old Business

No old business.

Item 6. New Business

i.) **COA-HPC-11-017 COA: HPC-11-017 Exterior alteration for 517 Benton**

Kimberly Cooksey tenant at 517 Benton was present to answer questions.

Nick Pappas gave the staff report as follows: Kimberly Cooksey, occupant of 517 Benton Ave., is requesting approval of a Certificate of Appropriateness for chain link fence extending across her back yard. The four foot tall fence is proposed to be constructed within her yard, having a setback of approximately 10 feet from the alley.

In reviewing the Commission's Design Guidelines, chain link fences are generally discouraged. Although it is recommended that fences of this type not be constructed, the location of this fence will make it difficult to view from the front of the house.

Photos of the property and of the fence were provided.

The Commissioners were advised the fence will be located in the back facing an alley and it will not be visible from the streetscape of Isley and Benton. Ms. Cooksey told the Commissioners she had rented the property for twenty years from Gary Roof. At some point she would like to put up a privacy fence.

Commissioner Morgan motioned to approve the COA application. Commissioner Coutts seconded. The motion carried.

ii) Committee Appointments

Nick Pappas recommended the Commission move forward with appointing the following Committees: promotions, education and design guidelines. The Commission decided no more than two commissioners be on each committee and that they could recruit additional members to the committee. Commissioner Brown reminded the Commissioners that since attendance has been lacking at the regular meetings to make sure you have the commitment before volunteering.

Commissioner Morgan and Commissioner Grass would like to be on the promotions committee.

Commissioner Bissell would like to be on the design guideline committee.

Commissioner Coutts would like to be on the education committee.

Nick Pappas advised the education committee that Joanne Radetic had proposed Excelsior Springs Historic Preservation give workshops on archeological sites and there was grant money available to help with this. Commissioner Morgan stated she would like to work on this as well as Kevin Morgan. Nick Pappas would request Joanne Radetic to apply for the grant.

Item 7. Other Business

i. Staff Comments-Nick Pappas

The grant pre-application was submitted to the state and comments are expected by the

end of the month.

ii. Correspondence

No correspondence.

Item 8. Comments from Commissioners/Chairperson

Commissioner McElwee wanted verification if Siloem Springs Chapel needs approval for the temporary signs they use. After discussion the commissioners stated temporary signs do not need approval.

Item 9. Adjourn

Commissioner Coutts motioned to adjourn the meeting. Commissioner Bissell seconded. The motion carried. Chairman Brown announced the meeting was adjourned at 4:25 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,
Wednesday, September 14, 2011, Hall of Waters, 201 East Broadway, Excelsior
Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

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

August 24, 2011 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, Darryl Coutts, Pat Grass and Earl McElwee

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

ABSENT:

VISITORS: Eric Copeland, Editor of The Standard; Saul Farrel applicant; Keith Winge, Downtown Excelsior Partnership

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 the agenda.

Item 3. Public Comments

No public comments.

Item 4. Old Business

No old business.

Item 5. New Business

- i.) COA-HPC-11-018 COA: HPC-11-017 Exterior alteration for 438 E. Exceksior**

Saul Farrel was present to answer questions.

Nick Pappas gave the staff report as follows: Saul Farrel, owner of 438 E. Excelsior Street, is requesting approval of a Certificate of Appropriateness for vinyl siding that has already been installed without a permit issued by the City. Siding of the entire house has nearly been completed; City Code Enforcement placed a Stop Work Order on the project as it was nearing completion. The owner is requesting approval due to the assumed

energy efficiency the siding will bring as well as the “hidden” location of the house with respect to Excelsior Street. Nonetheless, this is considered to be a “contributing” house to the Boarding House Historic District.

Mr. Farrel stated he purchased the siding about 18 months ago and just got around to having it installed. He did not get a permit because the installer told him he didn’t need one for siding.

Commissioner Coutts asked when his property became part of the historic district. Nick Pappas stated last summer. Commissioner Bissell asked Mr. Farrel if he received the notice in the mail about being part of the historic district. Mr. Farrel said he received a notice with a map but thought the map didn’t include his house. Commissioner Morgan explained there were two public hearings and showed Mr. Farrel the map that was attached to the letter with his house being included. The Commissioner’s inquired what was under the siding and if it was asbestos. Mr. Farrel did not know. In reviewing the photo of the property from 1994 it was determined to have asbestos siding at the time. Discussion followed on the window scale, porch brackets and rails being retained as is.

Commissioner Coutts motioned to approve the COA application with the stipulation that the porch brackets and rails be left as original and that there be no alteration of the window scale. Commissioner Grass seconded. The motion carried.

ii) Committee Appointments

There was nothing to report from the Committee appointments.

Item 6. Other Business

i. Staff Comments-Nick Pappas

The grant application was received and considered a strong application. They did request a few more photos which Nick Pappas would submit. The Commissioners were informed that Dave Rhodus would be doing work on his property and it had been approved.

ii. Correspondence

No correspondence.

Item 7. Comments from Commissioners/Chairperson

Commissioner Morgan noted a new awards program had been received from Joanne Radetic and she recommends nominating Broadway and Penn or the Blue Moon projects. Commissioner Bissell requested follow up on COA’s that have been issued. Pipers Pretty’s still needs to paint their porch and has any work been done on the COA for the porch on Elms Blvd.

Item 8. Adjourn

Commissioner Coutts motioned to adjourn the meeting. Commissioner Bissell seconded. The motion carried. Chairman Brown announced the meeting was adjourned at 4:25 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,
Wednesday, September 14, 2011, Hall of Waters, 201 East Broadway, Excelsior
Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

Around the Districts



Relief of Mayan water god located outside the Hall of Waters on the west terrace off Main Street



Marble tablet inside the Museum & Archives, originally located at the razed Siloam Springs pavilion



Classical pediment of copper at the Odd Fellows hall entrance, Spring Street



Red tile roof and windows at old Wabash Passenger Station, now Wabash BBQ, Kansas City Avenue



Ruins of the Sulfo Salt Spring on Excelsior Street to be restored with new housing project in 2012



Crystal Lithia pagoda rebuilt on original site, corner of Saratoga Street and Benton Avenue



Commemorative rock and plaque of the Battle of Fredericksburg, located at the Golf Course



Stained glass window in St. Luke's Episcopal Church, "the little stone church", Regent Boulevard



Classical relief at Roosevelt School, now privately owned, Richmond Street and South Marietta

Photos above used during the History Mystery Contest, hosted by the ESHPC, Excelsior Springs Standard, and the Excelsior Springs Museum & Archives, photos by Kevin Morgan

Around the Districts

Flood plain receding, and with it—flood risk

By ERIC COPELAND, Managing Editor
Excelsior Springs Standard, March 25, 2011

Starting next summer, the 100-year flood plain in Excelsior Springs will get significantly smaller.

And that's good news for the city and some of its residents, who currently have to maintain insurance coverage to guard against the threat of flooding.

Some neighboring communities are seeing their flood plain increase due to development, but Excelsior Springs Planning Director Nick Pappas says that's not the case here.

"Some areas have had the flood plain receding, and I don't think there are any areas where the flood plain has expanded," Pappas said.

The news is of particular interest to many in the downtown area. The Hall of Waters itself will change from the 100-year flood plain to the 500-year flood plain, as well most of East Broadway. A significant portion of the Elms area will make a similar shift, map-wise.

Kevin Street is another area that will be affected. Many of the properties along the south-east leg of that street are currently completely in the 100-year flood plain. Starting next summer, only the very back edges of those properties—if any at all—will remain under that classification, while the rest of the land will instead fall inside the 500-year flood plain.

City transfers Colonial to DEP's roster

By ERIC COPELAND, Managing Editor
Excelsior Springs Standard, April 19, 2011

The Downtown Excelsior Partnership now owns an empty apartment building—as was intended for several months.

Monday night, the council voted 5-0 to transfer the former Colonial Apartments, 328 E. Broadway, to the Land Clearance for Redevelopment Authority (the city's real estate arm), then to sell the property and part of an adjoining lot to DEP.

The property is one of two former apartment buildings that had once been suggested for redevelopment through DEP. The other building is expected to be part of a housing addition project that gets underway this summer.

The purchase price of 328 E. Broadway and the western half of 332 E. Broadway is \$23,000. Eventual plans are to renovate the building, which was placed on the National Register of Historic Places last year, for mixed-use residential and non-residential, with the residential portion targeted toward market-rate renters. The city's sale agreement, approved by the LCRA in a separate session Monday night, requires DEP to sell the property within five years to a developer/owner which must own it for seven years.

The council also had several other items of business Monday night, including a public hearing that began condemnation procedures against a drug and alcohol rehabilitation facility to make way for new development.



Photo by Eric Copeland

Blight finding determined for Excelsior Street

By ERIC COPELAND, Managing Editor
Excelsior Springs Standard, April 22, 2011

After a public hearing Monday night, the Excelsior Springs City Council determined that E. Excelsior Street is a blighted area—laying the groundwork for condemnation and the exercise of eminent domain for a new housing project.

But Tammi Creason hopes it doesn't come to that. As a representative of Gardner Capital, the developer building about 40 houses on Excelsior and Foley streets, she says her company is still working to come to a private agreement with the Kansas City Community Center, which operates a drug and alcohol rehabilitation facility in the neighborhood.

All the other property owners in the neighborhood have accepted settlements that include incentives such as monetary reimbursement, relocation assistance and other offers. KCCC and Gardner have so far not been able to reach an agreement, though Creason and KCCC's Myrna Trickey spoke before Monday night's meeting in a further effort to come to mutually agreeable terms.

Terms weren't reached yet, however, when the hearing began during Monday night's city council meeting. Planning Director Nick Pappas kicked things off by explaining that he and others on the redevelopment team walked the neighborhood recently and took numerous photos that demonstrated that the area was blighted.

Some of the features they documented were primarily cosmetic in nature, such as peeling paint and broken windows. Some pointed out structural deficiencies in existing properties, erosion that makes some properties practically unusable, dangerous conditions that put children and pets at risk and outdated infrastructure that keeps stormwater runoff at the surface and provides less-than-ideal situations for motorists and pedestrians.

Since the rehab facility at 106 Elizabeth St. is the one property that has not been addressed, Pappas also said there were reasons to find that it was blighted as well. In particular, he noted that police and firefighters make frequent visits and that it suffers from many of the same shortcomings as the rest of the neighborhood.

Creason, instead of dwelling on the features demonstrating blight, explained what Gardner planned to do with the area. The neighborhood, bounded roughly by Main Street on the west, Linden Avenue on the east, Bluff Street on the north and Broadway on the south, would see the construction of about 40 single-family homes, each about 1,400 square feet with a two-car garage. Access to the garages would be through renovated alleyways between Broadway and Excelsior Springs and between Foley Street and Bluff.

After 3 years Widewaters Group purchases The Elms

By ERIC COPELAND, Managing Editor
Excelsior Springs Standard, July 5, 2011

Nearly three years after their first meeting with Excelsior Springs officials, the Widewaters Group, Inc., has announced the purchase of the Elms Resort & Spa.

Widewaters, a real estate development and management company based in Syracuse, N.Y., currently owns and operates 18 hotel properties.

Extensive renovations are planned for the Elms property, with a focus on restoring the historic hotel to its prominent social status.

"We look forward to working with the Excelsior Springs community to ensure the renovations to this historic property are successful," said Robert Arigo, chief operating officer of Widewaters Hotels, in a press release. "This purchase was made possible because of the hard work of city council members, past and present, as well as the support of their staff and their consultants, and we are grateful for their commitment and contributions."

Arigo added that he believed Widewaters' plans and the needs of the Elms and Excelsior Springs are a good fit. "We share the same vision and passion for the Elms, and we are excited to create a new history together."

Speaking of history, the news of the purchase comes 123 years—almost to the day—after the first Elms Hotel opened to the public. The hotel made its debut on July 4, 1888, and has had a long history of ups and downs, colorful characters and various owners.

Currently, the Elms Resort & Spa is comprised of 153 guest rooms, 10,000 square feet of spa space, 11,000 square feet of meeting space, a restaurant, two lounges and about 16 acres of property. Initial renovations call for a major transformation of the property's spa and restaurant.

"The staff at this property understands the historical significance of this change," said Elms General Manager Eric Busick. "It is gratifying to be a part of something that will transcend our time here, and we are confident in Widewaters and their ability to be good custodians of this historic property."



Photo by Kevin Morgan

HPC approves demolition, preservation on Excelsior Street

By ERIC COPELAND, Managing Editor
Excelsior Springs Standard, July 15, 2011

The Excelsior Springs Historic Preservation Commission voted Wednesday afternoon to issue a series of certificates of appropriateness related to the proposed housing project on E. Excelsior Street.

Five buildings will be demolished, four will be saved and renovated and an additional building — currently a private residence — will be left untouched while the project goes on around it.

Tammi Creason of Gardner Capital, the development firm spearheading the project, answered numerous questions about the buildings that will be razed, those that will be saved and the 31 new buildings — which also received a certificate of appropriateness.

The votes on the COAs were all unanimous, with one caveat: Commissioner Betty Bissell, a vocal opponent of the project from its inception, abstained from all the votes due to the fact that her house is located immediately adjacent to the boundaries of the proposed construction area.

Bissell still participated in the discussion, however.

The five buildings that will be demolished to make way for new construction are located at 334, 340 and 309 E. Excelsior St., and at 300 and 33 E. Broadway Ave.

In each case, the reason for demolition was a combination of lack of historic significance, expense related to rehabilitation and general disrepair.

Creason explained that the properties had been reviewed by the State Historic Preservation Office and several area Native American tribes to try to ascertain any historic significance.

Demolition and construction are scheduled to begin in August, with the first opportunities for openings and leases coming next summer. Gardner's plan is to build homes for rent to lower-income individuals and families. Rent levels are expected to be in the \$450-\$550 range, with no HUD or Section 8 subsidies. After a period of years, longtime renters would have the option to purchase their homes at a price discounted according to the length of their residency.

Sites of historic mineral water wells to be identified, recorded, surveyed

By ERIC COPELAND, Managing Editor
Excelsior Springs Standard, July 29, 2011



Ruins of the Sulpho-Saline well on Excelsior Street is pictured at left. Renovation of the well site is included in work to be done by Carlson-Garner in conjunction with the new housing development that will be complete in 2012,

Photo by
Kevin Morgan

An historic preservation consultant offered information to the Excelsior Springs Historic Preservation Commission about an upcoming survey of the community's mineral water wells Wednesday afternoon—and explained how the documentation that will allow the survey, will also streamline the process of filing future applications to the National Register of Historic Places.

Deon Wolfenbarger submitted an eight-page guide that explained the two-part research and survey process, and also said that the "multiple property documentation form," or MPDF, would provide a framework for National Register applications for other properties like the Elms Resort & Spa.

Those who have been tracking historic preservation in Excelsior Springs for a long time may find Wolfenbarger's name familiar. Nearly two decades ago, she helped the city's historians to survey most of the downtown area, compiling photographs and information about various homes and businesses. Now, she's moved out of state, but says she's happy to return and see the progress that's been made.

"I'm excited to be back here again," she said. "There have been some losses, but there have been some good things here also."

Initially, the survey—for which the city has received a grant—was designed to identify not just the dozens of mineral water wells and springs in Excelsior Springs, but also to document several homes that were occupied by doctors during the community's heyday as a healthy-living destination.

However, things have changed slightly. The doctor's houses won't be covered this time around, Wolfenbarger explained, though the MPDF would set the community up to do that in the future.

She said that the wells survey would be different from most jobs she has done in the past. Surveying is usually a task that consists mostly of identifying and recording historic sites as they exist today; in most cases, an empty lot—no matter how important it was before it was empty—would not be surveyed.

But because most of the well sites are no longer as they once were, this survey will break from that tradition. "We'll at least record each site and what it looks like now," Wolfenbarger said. "it's unusual to look at where things were, not just what's left."

Main Street awards are confirmation of progress

By ERIC COPELAND, Managing Editor
Excelsior Springs Standard, August 16, 2011

When Excelsior Springs welcomed more than five dozen visitors with the Missouri Main Street group for a hosted visit, it was only the beginning of the community's recognition.

Keith Winge, the executive director of the Downtown Excelsior Partnership, said the visitors had a great time and even stayed past the scheduled time because they were still shopping and sightseeing.

"Everything went over very well," Winge said. "We had a lot to show them."

But Excelsior Springs would have an additional showing on Thursday night, when the organization had its awards dinner on the Plaza in Kansas City.

Three local residents, representing two businesses, were nominated for awards—and they all came away victorious. Brent McElwee and Jim and Ginger Nelson all took home special honors from the dinner.

The Nelsons were nominated for the "Stick Out Your Neck Award." The Nelsons were among the first local residents to open a new business in the heart of the downtown commercial district back in 1998, at a time when many considered downtown to be a lost cause at best, or dying at worst.

McElwee won the award for "Top Façade Rehabilitation, under \$10,000." His work on the front of Broadway & Penn, located at 259 E. Broadway, provided a fitting entrance for a shop that's earned a devoted following.

Renovations recommended for finance office, long-term future of Hall of Waters questioned

By ERIC COPELAND, Managing Editor
Excelsior Springs Standard, August 23, 2011

The Excelsior Springs Capital Improvements Authority on Monday afternoon recommended allocating a little more than \$58,000 to upgrade security and remodel the finance office at the Hall of Waters, but some questioned how much longer the city could put money into the aging building.

When the project was first brought before the authority in June, Bob Ingle wondered how it fit in with the long-term plans for the building. Director of Administrative Services Steve Marriott did his best to answer that question Monday, but his response raised new questions.

Marriott said that not only was the remodeling job part of a plan for the Hall of Waters, but also Planning Director Nick Pappas has been working with historic preservation specialist Susan Richards Johnson to put together a two-part review of the Hall of Waters—one part to look at the needs for the building as a whole, and the other an energy audit to see if there are areas where there could be more efficient energy policies put in place.

That plan could be presented to the authority in September or October.

"I believe we're making every attempt we can to have an integrated product," Marriott said.

The total cost of the project is currently estimated at more than \$65,000, though bids have not yet been sought. More than \$7,000 is due to come back into the city coffers, however, as an allocation from Midwest Public Risk Safety because at least part of the project is intended to improve security and safety.

In addition to the security features, the remodeling job would also improve efficiency and aesthetics in the finance department by streamlining the office, adding features to break up the open space and soften the noise and reducing traffic in the area.

Ingle's concerns went to the heart of the matter. He guessed that the proposed study for the Hall of Waters, while costing less than \$100,000, would probably reveal that the building needed far more work than the city could afford—somewhere in the seven- to eight-figure range, he felt, was more likely.

Renovations recommended *continued*

"The problem is many times the gross revenues for the city," Ingle said. "It's unreasonable to believe that we can fix this financially."

Whether the project is part of a plan or not doesn't matter, he explained, when the cost is that big. "Where is the logic of spending 100 grand to learn about problems we can't solve?"

He said he loved the Hall of Waters, but felt that the authority—and other city leaders—owed it to the local taxpayers to look realistically at that kind of use of public funds. He pointed out that with some of the building's problems, it was likely that it wouldn't even pass an inspection.

Historic Preservation breaks from norm, allows vinyl siding

By ERIC COPELAND, Managing Editor
Excelsior Springs Standard, August 26, 2011

The Excelsior Springs Historic Preservation Commission voted unanimously Wednesday afternoon to issue a certificate of appropriateness for vinyl siding—even though their guidelines specifically recommend against it.

The siding is already mostly installed at 438 E. Excelsior St. Applicant Saul Farrel said when he had a contractor begin the installation process, he was unaware that his home was within a historic district. When he began to research, he found there was more than one map, and his home was only in a historic district on some of the maps.

In fact, there are three maps, each outlining one of three local historic districts. The oldest, in place for a number of years, is the Hall of Waters Historic District that encompasses most of the downtown business neighborhood. Last year, two other districts—the Elms Historic District at and around the Elms, and the Boarding House Historic District, generally east and north of the downtown business district—were added to the roster.

The map Farrel brought to the HPC meeting on Wednesday outlined the Hall of Waters Historic District, which doesn't include his home. He is located within the Boarding House Historic District, however.

City officials stopped the installation after code enforcement noticed it was going on without a certificate of appropriateness from the HPC. Commission members had mixed feelings about the project's start and situation.

Farrel explained that he purchased the siding about 18 months ago at a great price from Habitat for Humanity. However, the season wasn't right for installation at that time, and he kept putting off the project.

Commission member Darryl Coutts said the materials were purchased before the historic district even existed, so in his mind it was a moot issue. However, Commissioner Betty Bissell pointed out that while that might apply in this case, it's not universal. A landlord could have a stockpile of materials that would last several years after the establishment of a district, she noted.

Study will help prioritize Hall of Waters' needs

By ERIC COPELAND, Managing Editor
Excelsior Springs Standard, September 16, 2011

While they balked a little at the price tag, the Excelsior Springs Capital Improvements Authority voted 5-0 Monday afternoon to recommend funding for an assessment and feasibility study and an energy efficiency audit for the Hall of Waters building.

Susan Richards Johnson & Associates will conduct the extensive review of the building, having quoted a price of \$90,050 for the job. City staff asked for, and received, an additional five percent of the cost for potential overruns, bringing the total to \$94,552.50. least lay out a game plan.

Authority members began by wondering how much good a study will do, but soon their conversation shifted to whether any good would happen without it.

Bob Ingle began asking questions about the Hall of Waters last month. While he said he loves the building and can't imagine Excelsior Springs without it, he feels a fiduciary responsibility to the taxpayers to not spend money unnecessarily.

He continued that line of questioning Monday.

"If we spend \$90,000 to find out it takes \$10 million to fix it, what have we accomplished?" Ingle asked.

Planning Director Nick Pappas said that while that was certainly a possible outcome, a study would at least lay out a game plan.

"It will prioritize our needs, versus our wants," he explained. As an example, he pointed out that several years ago, city leaders had considered fixing the glass blocks in the column that sits atop the building. However, that job was estimated at the time to be well into the six-figure range, and would be a mostly-cosmetic improvement. There may be other places in the building where money would be better spent, he added. In addition, a study would help to prioritize needs as funding becomes available.

Pappas and City Manager David Haugland added that the simple existence of a study might make funds available that wouldn't otherwise be accessible.



Glass blocks in the Hall of Waters tower are broken and missing in many places. A study to help prioritize repairs is being conducted by Susan Richards Johnson & Associates so that a improvements to the building can be prioritized. Photo by Kevin Morgan