Historic Preservation Commission Activities
October 1, 2011 through September 30, 2012

Prepared by
Excelsior Springs
Historic Preservation Commission
201 E. Broadway, Excelsior Springs, MO 64024

For submission to
Missouri Department of Natural Resources
State Historic Preservation Office
P.O. Box 176, Jefferson City, MO 65102
The City of Excelsior Springs was incorporated in 1881 and owes its unique nature to one historic context, “Excelsior Springs - Missouri’s National Health Resort: 1880-1963.”

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. A third district nomination, the Elms Historic District, will soon be prepared for National Register listing, funded through a FY2012 CLG grant.

The Elms Hotel reopened after closing in 2012 for complete restoration. The hotel is renowned for the famous people who stayed there while visiting Excelsior Springs. The most famous was Harry S. Truman, who was at the hotel during his election to the presidency in 1948.

The Elms Historic District is home to other delights besides the hotel and many architecturally intact residences including the Elms Boulevard which landscape architect George Kessler had a hand in, the Wabash depot that still delights as an award-winning barbeque venue, the present day mineral water bottling facilities, two historic churches and several mineral water sites.

To learn more about Excelsior Springs and its history, visit our community websites:

- ESHPC - eshpc.org
- City of Excelsior Springs - cityofesmo.com
- Chamber of Commerce - exspgschamber.com
- The Elms Hotel & Spa - elmshotel.com
- Visitor Center - visitesprings.com
- Museum & Archives - exsmo.com/museum
Historic Preservation Commission Membership

<table>
<thead>
<tr>
<th>Member</th>
<th>Position</th>
<th>Appointed</th>
<th>Term Expires</th>
</tr>
</thead>
<tbody>
<tr>
<td>Betty Bissell</td>
<td>Member</td>
<td>05/01/08</td>
<td>09/30/14</td>
</tr>
<tr>
<td>Jim Bowman</td>
<td>Secretary/Treasurer</td>
<td>05/01/08</td>
<td>09/30/12</td>
</tr>
<tr>
<td>Nile Brown</td>
<td>Chairman</td>
<td>05/01/08</td>
<td>09/30/12</td>
</tr>
<tr>
<td>Darryl Couts</td>
<td>Vice-Chairman</td>
<td>05/01/08</td>
<td>09/30/14</td>
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<tr>
<td>Patrick Grass</td>
<td>Member</td>
<td>09/30/10</td>
<td>09/30/13</td>
</tr>
<tr>
<td>Lance Lamb</td>
<td>Member</td>
<td>07/02/12</td>
<td>09/30/13</td>
</tr>
<tr>
<td>Earl McElwee</td>
<td>Member</td>
<td>04/01/08</td>
<td>09/30/13</td>
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Scheduled Meetings Held and Attendance

**October 11, 2011**
Present: Betty Bissell, Jim Bowman, Nile Brown, Darryl Couts, and Sonya Morgan
Absent: Earl McElwee and Pat Grass

**November 9, 2011**
Present: Betty Bissell, Jim Bowman, Nile Brown, Darryl Couts, Pat Grass, Earl McElwee, and Sonya Morgan

**February 8, 2012**
Present: Betty Bissell, Jim Bowman, Nile Brown, Darryl Couts, and Sonya Morgan
Absent: Pat Grass and Earl McElwee

**April 11, 2012**
Present: Betty Bissell, Jim Bowman, Nile Brown, Darryl Couts, Pat Grass, Earl McElwee, and Sonya Morgan

**May 9, 2012**
Present: Betty Bissell, Jim Bowman, Nile Brown, Pat Grass, Earl McElwee, and Sonya Morgan
Absent: Darryl Couts

**June 27, 2012**
Present: Betty Bissell, Nile Brown, Earl McElwee, Pat Grass, and Sonya Morgan, Council Liaison
Absent: Jim Bowman and Darryl Couts

**September 12, 2012**
Present: Betty Bissell, Nile Brown, Darryl Couts, Lance Lamb, Jim Bowman, and Sonya Morgan, Council Liaison
Absent: Earl McElwee and Pat Grass

Subcommittees and Study Groups

**Promotions Committee**
Members continued work on their first projects: the maintenance of the Superior Well Pagoda and the Archaeological Survey Training and Site Recordation for Missouri: A Continuing Outreach
David Haugland, City Manager, began a discussion for funding for the Superior Well Pagoda at the August 13, 2012 meeting of the Capital Improvements Authority. The project is supported by the Historic Preservation Commission and the Parks and Recreation Department. Susan Richards Johnson & Associates prepared a proposal regarding architectural coordination and structural engineering services for the Superior Well retaining wall and overlay preservation. Angie Gabler, representative of Susan Richards Johnson & Associates was in attendance to answer questions. Councilwoman Sonya Morgan referenced a study completed on all 40 wells. The study showed that Superior is the last original well and a vital piece of our history. Funds requested did not include complete project costs from start to finish. The CIA asked that a total project plan and all expenses be presented for funding and tabled the issue for a future meeting.

The Archaeological Survey Training and Site Recordation program took place at Lake Maurer from August 6 through 10. Program results have not been received from Lisa Haney, Missouri Parks Service, as of this publication deadline.

**Education Committee**

The committee will be working with Downtown Excelsior Partnership (DEP) on historic plaques for the downtown area and neighboring homes. DEP representative Brian Rice attended the November 9, 2011 meeting and passed around a sample of the product.

**Design Guidelines Committee**

No changes were made to the design guidelines.

**Downtown Excelsior Partnership Design Guidelines**

Chairman Nile Brown serves as liaison to the DEP 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 Commission was approved for grant funding through the SHPO to prepare and submit a National Register Nomination for the Elms Historic District. Proposals have been received and Deon Wolfenbarger of Three Gables Preservation will be preparing the nomination.
<table>
<thead>
<tr>
<th>Date</th>
<th>Property Address</th>
<th>Recommendations/Decisions</th>
</tr>
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<tbody>
<tr>
<td>November 9, 2011 109 E. Broadway (HOW)</td>
<td>Application for pedestrian scale sign. The COA was approved.</td>
<td></td>
</tr>
<tr>
<td>November 9, 2011 414 Isley Bvd. (BHD)</td>
<td>Application was for a tin roof, replace current wood siding on the outside stairwell to match vinyl and replace glass windows on detached garage with Plexiglas. Commissioners preferred a composition roof instead of the tin and the COA was approved with the roof material change.</td>
<td></td>
</tr>
<tr>
<td>November 9, 2011 425 Thompson Ave. (HOW)</td>
<td>Application for a pedestrian scale sign and to paint signage on the side of the building. The COA was approved.</td>
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<tr>
<td>November 9, 2011 100 E. Broadway (HOW)</td>
<td>Application for a pedestrian scale sign. The COA was approved.</td>
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</tr>
<tr>
<td>October 11, 2011 510 Isley Blvd. (BHD)</td>
<td>Application was made by Meet the Need to help a neighbor with new paint color and replacement of roof with sheeting and asphalt shingles. House color is tan with teal trim, roof will be wood-colored shingles. The COA was approved.</td>
<td></td>
</tr>
<tr>
<td>February 8, 2012 Case No. HPC-11-016 (HOW)</td>
<td>Request for the use of “hardie board” as alternative type of siding than of an all-brick residential building. This is a change to a previously applied for COA by Gardner Capital to new residential in the Excelsior Villas project. The requested change was approved. In addition, the commission approved the plans for a new roof, restoring pillars and landscaping for the Link’s Soda and Sulfo-Salt gazebo.</td>
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</tr>
<tr>
<td>April 11, 2012 451 S. Thompson (HOW)</td>
<td>Application for sign at new Artisan Gallery. The COA was approved.</td>
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<tr>
<td>April 11, 2012 203 S. Kansas City (HOW)</td>
<td>Application for demolition of house. COA was tabled for on-site inspection by HPC members.</td>
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<tr>
<td>April 11, 2012 401 Regent Ave. (EHD)</td>
<td>Application for approval of the entrance</td>
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</table>
canopy at the Elms Hotel. The new canopy is to be a permanent structure with columns faced with stone to match the style and color of hotel facade. The canvas canopy would be replaced with a standing-seam metal roof. The COA was approved with the additional approval of a screened veranda.

<table>
<thead>
<tr>
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<tr>
<td>April 11, 2012</td>
<td>420 Isley Blvd. (BHD)</td>
<td>Application for repair and replacement of rotted wood on the garage, repair of broken glass, replacement of shingles, garage doors and gutters, and to repaint the house and garage in white. The COA was approved.</td>
</tr>
<tr>
<td>May 9, 2012</td>
<td>203 S. Kansas City (HOW)</td>
<td>Application for demolition was brought back for consideration after being tabled at April 20 meeting so commissioners could do an on-site review of the property. The COA was approved.</td>
</tr>
<tr>
<td>May 24, 2012</td>
<td>201 S. Francis St. (BHD)</td>
<td>Application for replacing/repairing steps and sections of front porch and adding lattice to replace lattice that had been removed. The COA was approved by HPC administration with concurrence of the HPC chair.</td>
</tr>
<tr>
<td>June 27, 2012</td>
<td>259 E. Broadway (HOW)</td>
<td>Application was made to replace and enlarge deck on back of commercial building. The deck will be 43'x20'. It will be CCA treated lumber with a colored sealant. The COA was approved.</td>
</tr>
<tr>
<td>September 12, 2012</td>
<td>259 E. Broadway (HOW)</td>
<td>Proposed new business sign, 4'x5' double-sided projecting, painted white lettering on a dark background. Lighting will be early-exposed neon. Commissioners liked the sign, but not the use of neon. The COA was denied.</td>
</tr>
<tr>
<td>September 12, 2012</td>
<td>105 E. Broadway (HOW)</td>
<td>Proposed replacement of windows. The Excelsior Springs Museum &amp; Archives requested guidance and approval. The new windows are on the second story and would be vinyl with the same historic 15-over-1 sashes. The museum plans to remove screens. The COA was approved.</td>
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Training and Conferences

2012 Missouri CLG Forum held April 21 in Jefferson City, MO

Public Education and Outreach

On January 17, 2012, HPC member Sonya Morgan gave a brief overview of the commission’s activities to the City Council at a regularly scheduled meeting.

On September 12, 2012, the ESHPC approved a letter of endorsement for the Royal Hotel and Washington Hotel development, proposed by Sunflower Development, for renovation into apartments for ages 55 and better.

Comprehensive Historic Preservation Plan

The Excelsior Springs Preservation Plan was finalized in 2010. An assessment and feasibility study and an energy efficiency audit has been conducted for the Hall of Waters building by Susan Richards Johnson & Associates.

Goals of the Historic Preservation Plan for 2012 where activity occured:

• Survey and designate the network of springs and wells in the City. (Survey complete)
• Identify individually significant properties which are not located within a potential historic district. (Several homes associated with the mineral water clinic doctors were identified.)
• Develop a historic context for the mineral water era. (Historic Mineral Water Resources)
• Publish more of the existing survey information on the historic preservation website. (ongoing)
• Facilitate use of the existing tax incentives programs. (Royal Hotel and Washington Hotel letter of support)

Historic Properties Inventory Status

Historic Mineral Water Resources

Prepared by Deon Wolfenbarger, Three Gables Preservation, completed June 17, 2012
Partially funded by a grant from the Missouri Department of Natural Resources, State Historic Preservation Office and the National Park Service, U.S. Department of Interior.

The primary goal of the Excelsior Springs Historic Mineral Water Resources historic and architectural survey was to identify and record the locations of historic mineral wells, springs, and pavilions in their current condition. Although these resources were the reason the community was originally founded, many of the locations have been lost to memory after the associated resources were demolished. Since the vast majority of these resources were mineral water wells, however, the possibility for below-ground features still exists; therefore, this survey was conducted in the event that future development should occur at historic well locations.

The extant historic resources were evaluated for their eligibility for listing on the National Register of Historic Places. Recommendations for local landmark designation were also included in this
project. Local landmark designation is part of the “protection” stage of preservation planning, and may help protect the few remaining mineral water resources in Excelsior Springs.

The Link’s Soda and Sulfo-Salt pavilion in ruins, left, was restored as part of the Excelsior Street housing development project during 2012, right.

The survey also provided information that will be helpful in planning for historic resources, including the development of educational programs and heritage tourism projects. The historic information gathered during the survey phase was utilized in the development of the historic contexts and property types in the National Register Multiple Property Documentation Form for Excelsior Springs. It was presented to the Missouri Advisory Council of Historic Preservation and approved on August 16, 2012.

Archaeology Survey Training and Site Recordation for Missouri

Third Season, Session 2 held at Lake Maurer, Excelsior Springs, MO, August 6-10, 2012. A partnership of the Missouri Department of Natural Resources, State Historic Preservation Office, the City of Excelsior Springs, and Missouri State Parks.

The program involved the training of avocational archaeologists and other members of the general public. Mark Raab, an archaeologist and instructor at UMKC in the Department of Geo-Physics, was the primary facilitator. The first day was spent in the classroom learning the role of field surveys in advancing the goals of archaeology and the preservation of archaeological resources. We talked about how the laws in Missouri are written as they apply to artifacts, the handling of the artifacts and how to address if human remains are found.

Day two we began work in the field. We spent the next few days laboring in oppressive heat at several different sites. Some of the sites were places that were already surveyed in the 1950s -- with those we revisited and updated the data. For other places we actually began to do new surveys.

The main project was shovel testing -- a very preliminary look at the ground and what it might hold. These shovel tests were dug about the depth of a shovel blade, and about as big as the shovel’s curve, 10 meters apart. At one of the sites, the archaeology team located pottery and the debris known as debitage -- the flakes of flint or chert left over from the forming or a weapon or tool. They also found some carbonized material that may indicate the presence of a fire, which is a valuable clue that the site may have been used as a settlement, with food preparation and everything that goes with it.
For the two sites that really caught the Missouri Archaeological Society’s eye, next year a second stage of work will take place. They’ll return and place grids to track exactly where the artifacts are recovered, and there will actually be some limited excavation.

Along with exploring the identified sites of interest next year’s work will probably also involve exploration at some other sites, as well as preliminary work at some historic sites such as the old mineral water wells. A third step, if we are invited to continue, would possibly result in a full-scale excavation, perhaps with participation from college and university students from around the state.

The identification of sites is important for the record. A good example of an archaeologically important location that was identified decades ago, but is not the site of the Vintage commercial development. This is to be expected. Part of the process is recognizing that you can’t stop progress. That stuff is going to happen. But part of the surveying process is to identify those sites so that if, someday, they are developed there will be a record of what was there.
Meanwhile ... happening concurrent with the Mineral Water Well Survey, the Excelsior Street housing project was under development. The project caused demolition to several non-contributing historic houses, while providing restoration to four contributing historic structures in the Hall of Waters Historic District, as well as providing restoration to one of our important mineral water pagodas.
October 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, Jim Bowman, Nile Brown, Darryl Couts

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

ABSENT: Earl McElwee and Pat Grass

VISITORS: None

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

Case No. HPC-11-019 Exterior alteration for 510 Iseley Blvd

Kris Peoples, owner of Meet the Need in Excelsior Springs, is requesting approval of a Certificate of Appropriateness for a paint color change of 510 Iseley Blvd. In addition, she would like to replace the current roof with sheeting and asphalt shingles.
Commissioner Bowman motioned to approve tan body color, blue trim and the roof to be all matching wood color shingles.

Commissioner Morgan seconded motion

Motion carried with a vote of 5-0.

Item 6. Chairperson Election

Commissioner Bissell made the motion to retain the same officers.

Commissioner Bowman seconded.

Motion carried

Item 7. Other Business

Nick Pappas stated that both grants have been submitted

Commissioner Morgan told of the Community Meetings

1) Priorities and Well Maintenance:

Minimum maintenance required for historic properties

2) Revolving loan program

3) Archeological site program @ lake Maurer

Preservation Honor Nominates: Brent & Lisa McElwee for Broadway Building

Annual report due: We need August 10 and Aug 24 minutes. The board request Commissioner Morgan to do annual report

Item 8. Comments from Commissioners/Chairperson

Commissioner Bowman commented that we should recycle some of the demo materials from the Excelsior Project

Commissioner Bissell believes that the committee should be allowed to look at the plans for the outside remodel of the Elms.

Commissioner Brown wants to create a sticker that states COA approved for projects.
Item 9. Adjourn

Commissioner Bissell motioned to adjourn the meeting. Commissioner Morgan seconded. The motion carried. Chairman Brown announced the meeting was adjourned at 4:28 p.m.

The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, November 9, 2011, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Cheryl Walters, Secretary to the Commission.
Item 1. Call to Order/Roll Call.


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

ABSENT: None

VISITORS: Eric Copeland, Editor of The Standard; Brent McElwee, Shawna Mull, Tim White, Molly Roberts, Brian Rice

Chairman Nile Brown called the meeting to order at 3:59 p.m. A quorum was present.

Item 2. Approval of Minutes

i.) August 10, 2011

Commissioner Morgan noted: incorrect spelling of Siloam.

Commissioner Bissell motioned to approve the August 10, minutes with noted change. Commissioner Morgan seconded. The motion carried.

ii) August 24, 2011

Commissioner Morgan motioned to approve the August 24, minutes. Commissioner Bissell seconded. The motion carried.

iii) October 11, 2011

Commissioner Morgan noted: the word lake was not capitalized

Commissioner Bissell motioned to approve the October 11, minutes with noted
change.
Commissioner Morgan seconded. The motion carried

Item 3. Amendment of Agenda

Commissioner Morgan motioned to amend the minutes to include HPC-023 (425 Thompson) and HPC-024 (100 E Broadway) Commissioner Grass seconded the motion
The motion carried.

Item 4. Public Comments

No public comments.

Item 5. Old Business

No old business.

Item 6. New Business

i.) COA-HPC-11-020 Appropriateness to place a pedestrian scale sign on the building at 109 E Broadway

The applicant was not present but Shawna Mull was able to answer questions.

Nick Pappas gave the staff report as follows: Use signs that are appropriate in size, scale and color to historic buildings. Attach signs to windows or sign friezes above storefronts. The signage should be attached to the building causing the least damage to the building as possible.

Photos of the property and of the sign were provided.

Commissioner Bissell motioned to approve COA-HPC-11-020. Morgan seconded. All others voted in favor. The motion carried.

ii) COA-HPC-11-020 Appropriateness to paint an existing pedestrian scale sign on her building as well as to repaint portions of the front elevation on the building at 215 E Broadway

The applicant was present for questions. Brent McElwee the owner stated the colors on the sign will be ivory to match the building as much as possible—metallic copper, and black. The existing green color on the building will be
repainted black.

Commissioner Bowman motioned to approve the COA-HPC-11-020. Commissioner Grass seconded. Commissioner McElwee abstained. All others voted in favor. The motion carried.

iii) COA-HPC-11-022 Appropriateness for a tin roof, replace current wood siding on the outside stairwell to vinyl, and replaces glass windows on detached garage with Plexiglas

Tim White was present for questions.

Commissioner Bissell and Commissioner Morgan disagree with the materials to be used on the roof. They believe that metal materials would be inappropriate and that the needs to be composition.

Commissioner Morgan motioned to approve 414 Isley Blvd. for siding, Plexiglas on the garage windows and a composition roof.
Commissioner Bowman seconded the motion. Motion carried.

iv) COA-HPC-11-023 Appropriateness to place a pedestrian scale sign at the front and to paint signage on the side of the building at 425 Thompson.

Brent McElwee was present for questions.

Commissioner Bowman motioned to approve COA-HPC-11-023. Commissioner Bissell seconded. Commissioner McElwee abstained. Motion carried

v.) COA-HPC-11-024 Appropriateness to place a pedestrian scale sign at 100 E Broadway.

Applicant was present for questions. She stated that the sign would be black and white.
Commissioner Bissell motioned to approve COA-HPC-11-024. Commissioner Grass seconded. Commissioner Morgan abstained. Motion carried.

Item 7. Other Business

i) Mr. Brian Rice (DEP) was present to present his ideas on Historic Plaques for the downtown area and neighboring homes if wanted. He passed around a plaque similar to the one proposed and stated there were no cost differences if we were to order a 6 X 8 or an 8 X 10. Brian believes that this would help preserve history and historic values.
Commissioner Bissell suggested that he check into a coating to be placed over
plaque in case of vandalism. Commissioner Morgan said she would send him historic information on the buildings needed. Commissioner Brown stated he prefers the 8 X 10 size.

Commissioner Bowman motioned to go forward with the plaques. Commissioner Morgan seconded. Motion carried.

Item 8. Comments from Commissioners/Chairperson

Commissioner Morgan asked Nick Pappas if he had heard anything on the grants. Nick stated he had heard nothing but would check on them.

Commissioner Grass stated that Superior should be pushed to go ahead.

Item 9. Adjourn

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

The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, December 15, 2011, Hall of Waters, 201 East Broadway, Excel-sior Springs, Missouri, in the Council Chambers.

Minutes prepared by Cheryl Walters, Secretary to the Commission.
CITY OF EXCELSIOR SPRINGS
HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING

Feb 08, 2012 4p.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; Bill Ahrens, Planning & Zoning Director; Nick Pappas; Mappin; and Cheryl Walters; Secretary to the Commission

ABSENT: Earl McElwee and Pat Grass

VISITORS: Eric Copeland; Editor of The Standard and Tammy; Gardner Capitol

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

Item 2. Approval of Minutes

i.) November 9, 2011
Commissioner Morgan motioned to approve the November 9th minutes. Commissioner Bissell seconded. The motion carried.

Item 3. Amendment of Agenda

No amendments needed

Item 4. Public Comments

No public comments.

Item 5. Old Business

i.) Case No. HPC-11-016 Request for the use of “hardie board” as alternative type of siding than of an all-brick residential building.

Tammy Creason was present for Gardner Capital to answer all questions. Photos and samples were provided for the commission to view.

Gardner Capital is requesting that the Commission approve the use of “hard board” which is a newer alternative to other types of siding that mimics regular wood in design but which is made out of fiber cement which makes it more durable. The material is comparable to that of brick with a life expectancy of up to 50 years. The “fiber board” in which they are proposing has the color made into the product so
that the color doesn’t fade easily. The three colors of choice were Olive green, Slate earth and Gold with a contrasting color of shingles being used.

Commissioner Bowman asked if the board could be repainted at a later date if the owners chose a different color scheme.

Ms. Creason stated that once the board was up that it was just the same as wood and could be repainted.

Commissioner Bissell brought up the fact that she had discussed the change of materials with an appraiser and they stated that this product would depreciate the homes by $16,000.00.

Commissioner Morgan asked if there was going to be anything else brought to the commission that had been disfigured and needing changed.

Ms. Creason explained that the changes were not because of disfiguring on their part but due to prevailing wages coming in so much higher on the brick layers and materials. We “Gardner Capital” have to lease these homes for 15 years so we need the overall product to work not to cut anywhere else to keep an outside product.

Commissioner Bowman asked if these plans were set in stone? He would like to see the garages on the Foley homes be moved to the back.

Due to the depth of the lots on Foley, Ms. Creason stated that the garages would have to be kept in the front.

Commissioner Bissell brought up her concerns that see noted that there were several homes that have a shared driveway.

Ms. Creason said the properties would have a driveway easement and would be able to park two cars side by side on the driveway.

Commissioner Morgan motioned to accept the exterior changes to Villas. Commissioner Couts seconded the motion. Commissioner abstained. The motion carried

**Item 6. Other Business**

Nick Pappas brought up that they had tabled the discussion of the well and wanted to know if they wanted to do that now.

Ms. Creason said that they were going to build a roof on the Pagoda, restoring the pillars and landscaping.

Commissioner Bissell if they would be able to salvage the original brick from the road and use it on another project.
Ms. Creason stated that the public works was to take the brick and store it until the project came about. She also wanted to show the commission the material in which they are using in the homes for cabinetry and flooring. The finishes will be walnut and oak with the laminate having a 25 year guarantee.

**Item 7: New Business**

i. Annual CLG Forum

Commissioner Brown wants the commission to vote they do what they had done the previous year.

Commissioner Morgan brought up that there was a 2 part class with the morning session focusing on quest for durability and the afternoon on public outreach and greenest building which would aid in good networking. The deadline for registering is April 12th with the cost being $25.00 per person. The class is going to be on April 21st which is a Sat., and will be in Jeff City.

Commissioner Brown said we need a good attendance and need to be accountable.

ii. Code of Ethics

Commissioner Bissell brought up the fact that some of the commission does not have email and that the information on the Code of Ethics had only been received by a few. She then said that she thought that they should table this until the next meeting for that reason.

Commissioner Morgan stressed that they adopt the Code of Ethics to show fairness to all.

Commissioner Bowman asked if it was something that the city as a whole need to adopt which would encompass the commission.

Commissioner Morgan motioned that the table the Code of Ethics. Commissioner Bissell seconded. The motion carried.

**Item 8: Comments from Commissioner/Chairperson**

Commissioner Morgan urges all to contact your senators for redevelopment monies for the city. Carrie Davis was in town trying to locate all the well sights in town but cannot find the Regent. If any of us know or knows someone who has the locations of these wells to have them contact her.

**Item 9: Adjourn**

Commissioner Morgan motioned that we adjourn the meeting. Commissioner seconded the motion. The motion carried
CITY OF EXCELSIOR SPRINGS
HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
April 11, 2012 3:59 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 Couts, Earl McElwee, Pat Grass

OTHERS PRESENT: Larry Murry, Building Official; Bill Ahrens, Planning & Zoning Director; and Cheryl Walters; Secretary to the Commission

ABSENT: NONE

VISITORS: Eric Copeland; Editor of the Standard, Katie Noyd, Shawna, Keith Winge, Susan Jefferson, and Cory Wartner

Chairman Nile Brown called the meeting to order at 3:59p.m. A quorum was present.

Item 2. Approval of Minutes

i.) March 9, 2012
Commissioner Couts motioned to approve the April 11th minutes. Commissioner Bissell seconded. The motion carried.

Item 3. Amendment of Agenda

No amendments needed

Item 4. Public Comments

No public comments.

Item 5. Old Business

Bill Ahrens took the floor and explained that the City of Excelsior Springs had been awarded a FY2012 Round 2 Historic Preservation Fund grant in the amount of $7,200.00 to complete a National Register of Historic Places nomination for The Elms Historic District and another grant in the amount of $35,408.00 for the training program for a vocational archaeologists and their members of the general public in partnership with the Missouri Archaeological Society.

Item 7. New Business

i). Case No. HPC-12-001 for the Artisan Gallery sign at 451 S Thompson

Commissioner Bissell asked if we knew of the colors and size of the sign being installed. Shawna Mull spoke and said that it was to be a flat panel sign made to look like a striped awning with the colors of taupe and green.
Commissioner Bissell motioned that the sign be approved. Commissioner Grass seconded the motion with Sonya Morgan abstaining. The motion carried with Sonya Morgan abstaining. The motion carried.

ii). Case No. HPC-12-002 for demolition of house at 203 S. Kansas City Rd.

Mr. Larry Murry spoke of the City's intention of demo on the property due to the properties bad repair. The City had purchased the property at a low price in the hopes to help the neighborhood along with helping with the parking issues on the street.

The discussion went on to include commissioner Couts and commissioner Bowman stating that they were not happy with the way the project was brought to the HPC after the demo was decided and that they wanted a comparison on which would be more cost effective, either keeping the house and renovating or paying to have the demolition. Commissioner Bissell spoke up and said that they had torn down better homes in the Villa Project and didn’t understand the issue, and then she suggested that the commission tour the home and then make their decision.

Commissioner Bissell motioned that the case be tabled until after the tour. Commissioner Couts seconded the motion. The motion carried.

iii). Case No. HPC-12-003 for modifications to the entrance canopy to the Elms Hotel.

Susan Richards Johnson spoke for the Elms stating the existing canvas canopy hadn’t been part of the original plan but it had faded and deteriorated to the point the owners wanted to replace it. The new canopy will be a permanent canopy structure with columns faced with stone to match the style and color other hotel facade. The canvas canopy would be replaced with a standing-seam metal roof in a color to compliment the hotel colors.

Commissioner Bissell stated that the Elms hotel had been changed without a COA.

Susan also mentioned the Elms Hotel desires to have an outdoor dining on NE veranda which would be screened.

Commissioner Bissell motioned to approve the COA with the addition of the screened veranda. Commissioner Grass seconded the motion. The motion carried.

iv). Case No. HPC-12-04 for exterior alteration involving renovations and repairs to a house and garage at 420 Isley.

Bill Ahrens spoke of the repair and replacement of rotted wood on the garage, repair of broken glass, replacement of shingles, garage door and gutters, and to repaint the house and garage in white color. He also stated that the property had been in such bad repair that the Codes department had been dealing with these issues for the past two years to no avail until now.

Commissioner Couts wants to have a timeline set on the property so that there would be a finish date. Commissioner Bowman asked why the garage was being done before the house. Mr. Ahrens answered that the garage was in much worse condition and was in need of repair first. Commissioner Bissell wanted to be sure all shingles on the reroofing would match and be correct color.
Commissioner Bissell motioned to except the COA. Commissioner McElwee seconded the motion. The motion carried.

Item 8. Comments from Commissioner/Chairperson

Commissioner Brown wanted to remind all the commission that they were all to be accountable and attend the 2012 Missouri CLG Forum in Jefferson City. Mr. Ahrens stated that he needed the paperwork completed ASAP because he would need to mail sometime this week.

Commissioner Bowman wanted to say that the HPC feels very passionate about the historic homes and businesses and would like the City and others to take them serious.

Commissioner Brown would like to either lower or do away with the COA fee because he feels it makes people sneaky to get around doing one.

Item 9. Adjourn

Commissioner Bissell motioned that they adjourn the meeting at 4:47. Commissioner Bowman seconded the motion. The motion carried.
May 9, 2012 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1. Call to Order/Roll Call.

- **Members Present:** Betty Bissell, Sonya Morgan, Jim Bowman, Nile Brown, Earl McElwee, Pat Grass
- **Members Absent:** Darryl Couts
- **Staff Present:** Larry Murry, Building Official; Bill Ahrens, Planning & Zoning Director; Cheryl Walters, Secretary to the Commission
- **Visitors:** Daphne Bowman, Eric Copeland.

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

Item 2. Approval of Minutes

Commissioner Bissell motioned to approve the minutes of the April 11, 2012 meeting. Commissioner McElwee seconded. The motion carried.

Item 3. COA: HPC 12-002 Demolition of house at 203 S. Kansas City Road

Bill Ahrens presented information on the COA application. This item was tabled at the April 11th meeting and is being brought back for consideration. The city acquired the house at 203 S. Kansas City Rd. with the intention of demolishing it due to its poor condition; exterior and interior photos are in your packets, plus the HPC toured the house on Apr. 20th. In addition to the structural problems, the house has no off-street parking and on-street parking is on a narrow, crowded street. The house is within the Hall of Waters District, but is not a contributing property. Staff recommendation is to approve the COA.

Commissioners discussed the pros and cons of attempting to preserve the building vs. demolishing it. Commissioners McElwee and Grass stated that it has no architectural significance or associated history. Commissioner Bowman stated that he felt it was a good example of a 1920’s Craftsman-style and should be restored. Commissioner Bissell mentioned that the location is poor, a vacant building is a liability, and that we have torn down much more deserving buildings.

Visitor Daphne Bowman asked if perhaps Job Corps could be contacted re: using this as a “project house” to restore. Job corps, and the city need to come together to fix houses to provide quality structures and a source of revenue for the city. A rehabilitation program would help revitalize downtown, have a positive economic impact, and reuse resources. City should look into creating a program to renovate properties and help property owners.

Commissioner Bissell motioned to approve the COA, second by McElwee. Motion passed 4-1.

Bill Ahrens stated that while Daphne’s idea has merit, the sticking point has always been funding. State and federal grant programs are primarily for historic district plans & studies, etc., but there are few capital-type funding programs. This type of program would likely be a revolving loan
program requiring substantial start-up funding or participation from a private company, association, or foundation.

Item 4. Adjourn

Commissioner Bissell motioned to adjourn the meeting. Commissioner McElwee seconded. The motion carried. Chairman Brown announced the meeting was adjourned at 4:27 p.m.

Minutes prepared by Bill Ahrens, Planning & Zoning Administrator
CITY OF EXCELSIOR SPRINGS  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF MEETING  

June 27, 2012 4 p.m., Hall of Waters Building, City Council Chambers

Item 1. Call to Order/Roll Call.

- **Members Present:** Betty Bissell, Nile Brown, Earl McElwee, Pat Grass, and Sonya Morgan, Council Liaison.

- **Members Absent:** Jim Bowman and Darryl Couts

- **Staff Present:** Larry Murry, Building Official; Bill Ahrens, Zoning Administrator; Shannon Stroud, Interim Secretary to the Commission

- **Visitors:** Lance Lamb and Eric Copeland.

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

Item 2. Approval of Minutes:
Councilwoman Sonya Morgan noted that her name should appear as Council Liaison and not as a Board member. Commissioner Bissell motioned to approve the minutes of the May 9, 2012 meeting with correction. Commissioner Grass seconded. The motion carried.

Item 3. COA APPLICATION: Replace & Enlarge Deck at 259 E. Broadway (HOW):
Bill Ahrens presented information on the COA application. Cheryl Boos, owner of Broadway and Penn, 259 E. Broadway was in attendance to present and answer questions regarding the construction and completion of the new deck. Replacement of the steel poles and chain link fencing with a CCA treated lumber will enhance the look of the property in addition to giving her a patio, dining/smoking area for her customers. Staff recommendation is to approve the COA.

Commissioners questioned the final outcome of the deck since all plans have not been submitted; will it be painted or stained? Boos is requesting the approval before proceeding in paying an engineer to install the 43’ x 20’ deck. It will be completed with a sealant, no paint. Commissioner Bissell motioned to approve the deck. Commissioner Grass asked about the color. After discussion, Boos will finish the deck with a colored sealant but has not chosen the color. Commissioner Bissell amended her motion to approve the addition of the deck contingent on color of the sealant; second by Grass. Motion carried.

Amend Agenda: Commissioner Bissell motioned to Amend the Agenda to move Item #8, Comments of Visitors for discussion before Item #4, Update on Excelsior Street Villas Project; second by Grass. Motion carried. Ken Fousek, 406 E.
Broadway Street, approached with a question. Fousek agrees with the commissioners to let the construction of the Villa’s be vinyl sided on the gables but was that what was originally approved. Commissioner Bissell stated that the Design Guidelines apply to rehab of historic properties, not new construction. New construction can use vinyl siding but others can’t and this causes some confusion. Commissioners thought they did not approve vinyl on the Villas project. Bissell strongly suggests that this board and the public receive education on this matter.

**Item 4. Update on Excelsior Street Villas project (tentative):** Tammi Creason with Gardner Capital was unable to attend, but provided a new update on the project via email, included in the packet. Commissioners would like to meet with Tammi or a representative from Gardner Capital, in the near future, to discuss changes in the products and the concern that changes are made without the consent of the Historic Preservation Commission. Larry Murry informed commissioners that pictures of the buildings are architect’s renderings. Commissioners feel this is the problem; they feel that they should be able to review design plans. Larry Murry stated that his department has the all plans for the project and they’re available to be viewed at any time.

**Item 5. Update on Elms Hotel Entrance Canopy:** Bill Ahrens reported that Susan Richards Johnson had finally gotten an approval from the US Department of Interior on the canopy design. The architect at Interior approved the metal roof that HPC had previously approved, but would not agree to the stone facing on the columns. The columns will instead be painted brown to match the color on the hotel.

**Item 6. Update on MDR Grants:** Bill Ahrens reported that he and MO Archeological Society (MAS) have drafted an agreement for the Archeological Survey Grant. It was approved by the City Attorney and has been executed. MAS is currently working on details for the project, i.e. syllabus, locations, supplies, etc. Commissioner Morgan stated that the Daily Standard is doing an article on it to be placed in the paper and posted on the Historic Preservation website. There are two springs being looked at to be used for the research.

Ahrens reported that an RFP is being drafted for the Elms Historic District grant. It will be sent to MDNR for review then released to interested consultants.

The draft report for the 2011 grant has been received and also sent to MDNR. MDNR documents were proof read by Sonya Morgan and Betty Bissell and will go out to the public for comments. The Superior Well site is in the hands of David Haugland, City Manager with the assistance of Katie Noyd, Parks and Recreation Director, and will be brought to the Capital Improvements Authority.

**Item 7. Discussion of COA Fees:** Currently the fee for a COA is $25.00. Some communities do not charge a fee and this board would like to drop the $25.00. This community district struggles economically and commissioners do not want to put a hardship on them. Commissioners would like Bill Ahrens to check into a Certificate of Hardship for the COA's. Bill Ahrens stated that he feels there should
be a fee to be consistent with all other city applications, but possibly only charging $10.00. He also mentioned that a study has been started to review all city fees to see if Excelsior Springs is consistent with other jurisdictions or should adjust its fees for various services and permits. COAs will be part of this fee study, so no action should be taken now.

**Item 8. Comments of Visitors:** Amended, moved and discussed before Item #4.

**Item 9. Comments of Commissioners:** Sonya Morgan received notice of a training session on October 24 – 26, 2012 at City of University City. Morgan also heard from JoAnn Radetic regarding the Annual CLG report to the National Park Service. A statewide report available but not all communities has responded, including Excelsior. Morgan requested that Bill Ahrens get with Nick Pappas to determine the city’s submission of the report. Lance Lamb will be appointed and begin his term at next month’s meeting. Commissioners requested that Bill Ahrens obtain or create a packet for new members to the board. Chairman Brown appreciates the comments of board members and the work that they do.

**Item 10. Adjourn:** Commissioner McElwee motioned to adjourn the meeting at 4:50 pm. Commissioner Bissell seconded. The motion carried. The Meeting was adjourned.

Minutes prepared by Shannon Stroud, Interim Secretary
1. Call to Order/Roll Call.

- **Members Present:** Betty Bissell, Nile Brown, Darryl Couts, Lance Lamb, Jim Bowman, and Sonya Morgan, Council Liaison.
- **Members Absent:** Earl McElwee and Pat Grass
- **Staff Present:** Larry Murry, Building Official; Bill Ahrens, Zoning Administrator; Jaime Blackburn and Shannon Stroud, Secretary to the Commission
- **Visitors:** Kevin Morgan.

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

2. Approval of Minutes:
Commissioner Bissell motioned to approve the minutes of the June 27, 2012 meeting. Commissioner Lamb seconded. The motion carried.

3. COA APPLICATION: Replace sign, at 259 E. Broadway (HOW): Bill Ahrens presented information on the COA application for removal and replacement of their sign. The new sign will reflect the name of the business and is designed to provide a historic design element to the streetscape. The proposed sign will be 4’x5’ double-sided projecting, painted white lettering on a dark background. Lighting will be early-exposed neon. Staff is recommending approval of the COA. Shawna Mull with Ambassador Sign Co. was in attendance to answer questions regarding the new sign. She stated the new sign will reflect the new name of the business and is designed to provide a historic design.

Commissioner Bissell had a problem with the sign being neon. Shawna Mull stated the sign is designed to look historic with exposed neon. Commissioner Couts did not like the idea of a neon sign also. Commissioner Bowman agreed with Shawna Mull that the sign was designed with a historic look and the neon lighting. Commissioner Bowman mentioned the roof on the building was not original and saw no reason to not allow the neon sign. Commissioner Bissell motioned to deny a certificate of appropriateness for the neon sign; Commissioner Couts seconded. Motion did not carry. Commissioners felt there was too much confusion with the motion, so the motion was resend. Then Commissioner Bowman made a motion to approve the neon sign and Commissioner Couts seconded. Motion was denied with 1 aye and 4 nayes.

4. COA APPLICATION: Replace windows, 105 E Broadway (HOW): Bill Ahrens presented information on the COA application for replacement of windows. The
Museum has obtained bids from several vendors and windows are of various materials. Applicant is requesting guidance from the Commission and approval of the COA.

Denise Siegal was there on the behalf of the museum. She stated the museum board had reviewed several options and had found that a vinyl model would be more cost effective. They also found a way to have the appearance of the historic 15-over-1 sashes from the outside. The windows are currently covered with screens and the plan was to replace the screens also. The Commissioners questioned whether the screens where needed or not.

Commissioner Bissell motioned to approve 5 over 1 look vinyl windows; seconded by Commissioner Couts. Motion carried.

5. Update on MDNR Grants: Bill Ahrens updated the Commission on MDNR grants. 2011-2012 Mineral Waters Resources Survey: Consultant presented the report to MO Advisory Council on Historic Preservation on 08/17/12. Final report was received on 08/24/2012. We received a letter from MDNR on 08/27/12 stating that the Advisory council recommended approval of the National Register nomination and forwarded it to the federal government. 2012-2013 Elms District National Register Nomination: RFP was revised per comments from MDNR and sent out to 5 consultants on 08/27/12. Closing date for proposals is 09/17/12. Two proposals have been received so far. After the 17th, proposals will be reviewed and city council will be asked to approve a contract with the selected firm. 2012-2012 Archeological Survey Training: The first Excelsior Springs session was held the week of 08/06-8/10. This is a two-year grant with a second session to take place next summer. Kevin Morgan is here to give a brief overview of the training.

6. Public comment opportunity: On the Mineral Waters Resources Survey Commissioner Bissell asked what to do if someone found an error in the report, would there be corrections made. Sonya said if anyone found things needing correction to get them to Deon, the consultant. Sonya said she posted the report on the HPC's website.

7. COMMENTS OF VISITORS: Kevin Morgan discussed the outcome from the archeologist's findings in August. They had a great turnout. There were 20 people that came to Excelsior Springs to participate. A 5-day workshop focused on pre-historic sites. They traveled to Lake Mauer and did some shovel testing. Kevin mentioned a follow up session planned for next August.

8: COMMENTS OF COMMISSIONERS: Sonya Morgan, council liaison, updated on the proposed development at the Royal Hotel and Washington Hotel renovations. Plans include apartments for ages 55 and older. Sonya mentioned there were not any age restricted apartments or any 2-bdrm apartments in any of the new developments downtown. The Royal would have 36 two bedroom units and 10 one bedroom units. There are also plans to renovate the Washington Hotel to possibly include a rooftop garden for the public to host events such as weddings. As of now, the project does not include any commercial space. Councilwoman Morgan recommended that the Historical Preservation Committee write a letter to (Sunflower Development??) endorsing the Washington and Royal hotels would greatly help the project to move forward.

Commissioner Bissell motioned to send a letter to endorse the Royal Project; seconded by Commissioner Lamb.
9. **ADJOURN:** Commissioner Couts motioned to adjourn the meeting at 4:55 pm. Commissioner Bowman seconded. The motion carried. The Meeting was adjourned.

Minutes prepared by Jaime Blackburn, Secretary
City planners unearthed a historic map of downtown during the Mineral Water Well Survey showing the location of many popular wells.

AROUND THE DISTRICTS
The Benefits of Historic District Living

Many advantages are to be found in owning a home in a locally designated Historic District that are not to be enjoyed in other older neighborhoods. There is a very real sense of security in knowing that, after you complete a thoughtful restoration of your home, the property next door will not be allowed to suffer from inappropriate alterations or a hideous color scheme. It has been proven over time that property values in local historic districts are higher than in other older neighborhoods. Assurance that the property owner next door will not be permitted to tear off or enclose a lovely historic front porch, or be allowed to close up or alter window and door openings is comforting. There is real value in being assured of the prevention of such happenings. Knowledge of this protection will also be appealing to future potential buyers.

This layer of protection is afforded to homeowners through the Historic Preservation Commission (HPC). Any alteration to the exterior of a home in a local historic district requires a “Certificate of Appropriateness” that is obtained from the HPC. This requires completing an application form that is available at the Community Development Office in the Hall of Waters. The applicant is then placed on the agenda of the next HPC meeting. The HPC meets the second Wednesday of each month and the fourth Wednesday, if needed. All homeowners are welcome and encouraged to attend any meeting. They may ask questions or discuss an upcoming improvement to their property.

The “Design Guidelines” are the tool that is used to protect historic districts from inappropriate alterations to buildings that can potentially affect real estate values for the entire district. These guidelines are imperative to the success of any historic district and are not as restrictive as most Home Owners Association Covenants in newer subdivisions. There is greater flexibility in choice of paint color and fencing materials for example. Most home owners associations require that a house color selection be made from a limited choice of only a few neutral colors. Fencing is usually permitted in only one homogenous style that can be very expensive. The “Design Guidelines” are much less restrictive in these areas and many others as well. There is a monthly fee required for home owner association membership. Historic Districts have no fees. A full copy of the “Design Guidelines” is available on line at ESHPC.org for the homeowner’s convenience. The HPC is responsible for determining that all proposed projects are in compliance with the “Design Guidelines” for the district. The HPC has no authority and places no restrictions on property interiors.

There is a quality of materials and workmanship in old homes that is not to be matched in new construction. Historic districts offer a unique style of living. There is a sense of neighborhood that is not to be found in other areas of town. Restoring an old home in a local historic district is an excellent investment in time and money.
Council OKs funds for Hall of Waters study
Eric Copeland, Excelsior Springs Standard, October 7, 2011

The Excelsior Springs City Council voted 3-0 Monday night to endorse a plan to do a study on the Hall of Waters.

Councilman Jim Nelson was out of town, and Councilwoman Carolyn Schutte was absent due to medical reasons.

The Excelsior Springs Capital Improvements Authority recommended spending up to $90,050 on the project, which includes both an assessment and feasibility study and an energy efficiency audit. The firm of Susan Richards Johnson & Associates will conduct both parts of the study.

The condition at the Hall of Waters has been on city leaders’ minds in recent years. Last year, a half-million-dollar project to replace the terraces on the west and north sides of the building took place, and this year when Director of Administrative Services Steve Marriott asked for funds to update the finance office, some authority members questioned whether there was any overall plan to maintain and improve the 70-plus-year-old building.

Planning Director Nick Pappas said the structural report and energy efficiency audit by the Susan Richards Johnson firm will be a major step toward figuring out what needs to be done at the Hall of Waters, what can wait and how much these projects might cost.

“It’s no secret that the Hall of Waters needs some work, and that this work will not come cheap. “This study is an important step in determining the order in which these solutions should occur,” Pappas said.

In a memo to the council, he noted that the study would protect the Hall of Waters, “one of the most important components of the city’s heritage.”

He also pointed out during Monday night’s meeting that a study such as this one was identified as a recommendation by three recently-completed plans—the city’s comprehensive master plan, the downtown strategic plan and the historic preservation and revitalization plan.

The funds, which will come from the capital improvements budget, were approved with very little discussion Monday.

“It’s long overdue,” said Mayor Ambrose Buckman. “It’s something we really needed.”
Commission OKs exterior colors, materials for Villas Downtown


With the early stages of construction now underway in the Villas Downtown, the Excelsior Springs Historic Preservation Commission voted almost unanimously Wednesday afternoon to approve the color schemes and materials for the 30-plus houses which will be built just northeast of downtown.

Betty Bissell, who lives right next to the project, abstained from the vote.

Tammi Creason, director of acquisitions and underwriting for Gardner Capital, Inc., the Springfield developer behind the project, brought the commission members samples of the materials to give them an idea of what they would see.

At first, there was some resistance because unforeseen costs caused Gardner Capital to switch from all-brick construction to other materials with brick accents, but in the end the commission agreed that the new materials would fit in with the historic character of the neighborhood.

Creason showed four different basic designs for the homes, plus two additional variations on one of those designs. The arts-and-crafts bungalows will, in addition to the design differences, have several color schemes to make the residential development more visually appealing.

But some commission members weren’t too excited by one of the designs—the “A” design that also has two variations. The street view in the renderings shows an L-shaped home with two garage spaces to the right, set back past a driveway, and a living area that extends up to the street. A few porch styles offer a variety of brick and rail options.

Commission members said that design did not appear to be very historic in nature, and Creason agreed.

“Those plans are only on Foley Street,” she explained. “We had narrow lots there and had to build line to line. The other plans aren’t like that.”

House types “B,” “C” and “D” reflect more closely the historic nature of the neighborhood, with garage spaces not visible from the street. These designs still utilize brick and railing porches. But some commission members were also concerned that financial considerations had caused Gardner Capital to scale back the brick portions of the structures.

Creason said that the exteriors now would primarily be a fiber cement product called “Hardie Board.” She passed around samples of the hard material, which visually resembles in some ways old-fashioned asbestos shingles—except, of course, that Hardie Board doesn’t contain any asbestos.

The exterior surface of Hardie Board, as outgoing planning director Nick Pappas stated in a memorandum, resembles wood more than the smooth surface of vinyl siding. It’s also more durable and offers better protection and efficiency than traditional siding, according to Creason and Pappas.

In addition, the particular type of Hardie Board that Gardner Capital plans to use has the color mixed in with the cement itself, rather than painted onto the surface. That makes the color more long-lasting, though at a future time the resident could theoretically paint the surface a different color.

But commission member Betty Bissell said she was worried about what the change would do
to property values. She had consulted with an appraiser who said that he would guess a difference in value of $12 per square foot when comparing brick and Hardie Board.

However, Creason explained that brick was no longer an option for the general exterior—brick would only be used for the porches, now. The difference in the rest of the exterior would be a choice between wood and Hardie Board.

Council OKs two history preservation fund grants
Eric Copeland, Excelsior Springs Standard, April 6, 2012

The Excelsior Springs City Council voted 3-0 Monday night to accept two grants totaling more than $42,000, and agreed to provide a local match to implement the grants.

“Last fall we applied for several grants,” said Planning & Zoning Administrator Bill Ahrens. “We were awarded two.”

The smaller of the grants, in the amount of $7,200, will be used to complete an application to place the Elms Historic District on the National Register of Historic Places.

The historic preservation fund grant, which is federal money administered through the Missouri State Historic Preservation Office, is the larger portion of a 60/40 match; the city’s portion will consist of $4,800. Taken together, the $12,000 project, spent over a one-year period, is intended to help the city focus on tourism and rehabilitation strategies.

A much bigger grant, also administered through Missouri SHPO, will be used to support archaeological survey training and site recordation.

That grant, consisting of $35,408 in federal money, will require a $23,605 match from the city. The $59,013 project, spread out over two years, will bring archaeological experts such as college professors to town to train and certify local individuals to continue the effort begun last year to identify the mineral water well and spring sites around the community, and to assist with site surveys.

The grants and surveys aren’t the only major project that will be happening in Excelsior Springs this year, however. The council also approved a study to determine the best plan of action to repair the retaining wall along the east side of North Kansas City Avenue.

Amateur archaeologists ready to delve into Excelsior’s past

As of last week, 15 people had signed up to participate in an archaeological survey at Lake Maurer next month.

The survey, offered through the Missouri Archaeological Society at Missouri State University and partially funded by a grant from the Department of Natural Resources, the Missouri State Historic Preservation Office and the National Park Service/U.S. Department of the Interior, will include archaeological field surveys at Lake Maurer, which for nearly a century has been a kind of resort area but actually has a history of occupation by native peoples stretching back thousands of years.

Since most of the survey’s participants are simply involved in archaeology as an avocation, the program includes training that covers responsible artifact collection and site recordation, archaeological field surveys and certification of participants in the program.

The survey training program is scheduled for Aug. 6-10. Bill Ahrens, director of planning and zoning for the city of Excelsior Springs, says that Lisa Haney, program manager at the Missouri Archaeological Society, has passed on some pointers for those participating in the program. The first day starts at 8 a.m., Monday, Aug. 6, in the auditorium at Lake Maurer. That entire day will be spent in the classroom, so participants need not wear field clothes.

However, fieldwork begins on Tuesday; long pants and boots are recommended, but shorts are allowed providing there’s not too much brush cover in the area to be surveyed. Participants should also bring a notebook, gloves, sunhat, sunscreen and other personal items. All tools will be
Fieldwork will continue throughout the week. Haney said surveying usually wraps up each day by 4:30 p.m., but if the weather is too hot they may break earlier.

For participants who are not familiar with Lake Maurer, it is located on the south edge of Excelsior Springs off Lake Maurer Road. For those unfamiliar with the area, the easiest access is from Missouri 10; turn south from Missouri 10 onto S. Kansas City Avenue, which turns into Lake Maurer Road as it heads toward the south edge of town. Lake Maurer is on the left side of the road. Several spaces remain available in the program. For more information, call the Hall of Waters at 816-630-0750.

Mark Raab - an archaeologist and instructor at UMKC in the Department of Geo-Physics - was the primary facilitator during the weekend long excavation. Raab, far left, speaks to a group who are along the Fishing River as they prepare to hike into the site. (Photo by Kevin Morgan)

**Survey lays groundwork for look at ES’s ancient past**

*Eric Copeland, Excelsior Springs Standard, August 14, 2012*

Neither heat, nor sun, nor dust, nor hardened earth were enough to keep a group of archaeology enthusiasts from taking part last week in a survey of several local sites that could give local residents a real picture of what came before Excelsior Springs.

Kevin Morgan, who with his wife, Sonya was part of that group, said that the week was a great experience that will result in much more research next year and further into the future.

“Initially, we spent a day going over how surveys work,” Morgan explained. “We talked about how the laws in Missouri are written as they apply to artifacts, the handling of the artifacts and how to address if human remains are found. We also talked about the history of the archaeology in this area.”

But the classroom work last Monday was just an intro to what most people think of when they hear the word archaeology. That part of the experience came on Tuesday, when the group went out into the field.

They spent most of the day Tuesday laboring in oppressive heat and searing sunshine, tackling the first step of a site of particular interests.

“There were two different kinds of sites we used,” Morgan said. “Some of the sites were places
that were already surveyed in the 1950s -- with those we revisited them and updated the data. For other places we actually began to do new surveys.”

The look at past sites is important for the record, Morgan explained. A good example is an archaeologically important location that was identified decades ago, but is now the site of the Vintage commercial development.

“They expect this,” Morgan admitted. “Part of this process is recognizing that you can’t stop progress. That stuff is going to happen. But part of the surveying process is to identify those sites so that if, someday, they are developed there will still be a record of what was there.”

But a new site that was explored on Tuesday was a field on the property of Lake Maurer, currently a church camp but at one time an amusement park. Before people of European descent arrived here, though, the natives used the area as a base.

But the work they did wasn’t exciting in the traditional sense. There was no Indiana Jones-style action, gleaming gold artifacts or tricky puzzles.

That doesn’t mean there wasn’t any excitement, though -- for someone who’s interested in what we can learn about the past, there was plenty to keep them intrigued.

At the Maurer site, Morgan said the main project was “shovel testing” -- a very preliminary look at the ground and what it might hold. Surface hunters had turned up artifacts at this location in the past, so the Missouri Archaeological Society, which spearheaded the activities last week, was definitely interested.

“These shovel tests were dug about the depth of a shovel blade, and about as big as the shovel’s curve, 10 meters apart. First we did it in a north-and-south line the length of the site, then we did the same thing from east to west,” Morgan said. “If one of the tests yielded any materials, then we cut that in half and did a shovel test every five meters.”

In other words, it was like an archaeological version of the board game Battleship -- with the players testing to see where the best targets lay.

A few items of note did turn up during the shovel testing, and the survey group may return next year for a more complete excavation. They plan to do so for at least two of the three new sites that were explored last week, as well.

Morgan wouldn’t say exactly where these sites are, due to the risk of an amateur visiting those spots and doing what amounts to “looting.”

Most of these people wouldn’t do so out of any malice, but Morgan said the damage would be very real.

“There are a lot of surface hunters, but they don’t do anything for archaeology -- in fact, they work against archaeology by removing important evidence,” Morgan explained. "It would be a little bit like if you had just one copy of a book, and people kept tearing pages out of it.”

But at one of these sites, the archaeology team located pottery and the debris known as “debitage” -- the flakes of flint or chert left over from the forming of a weapon or tool. They also found some carbonized material that may indicate the presence of a fire.

“That’s a valuable clue,” Morgan said, “because it means that the site may have been used as a settlement, with food preparation and everything that goes with it.”

For the two sites that really caught the MAS’s eye, next year a second stage of work will take place. They’ll return and place grids to track exactly where the artifacts are recovered, and there will actually be some limited excavation.

“It’s too hard to do excavation with shovel tests,” Morgan said. “Those are mostly to identify the sites and find concentrations of material. Even so, we spent five days out there and did a lot of strong arm work.”

He said the dry and hard ground didn’t help. He used a pickaxe for part of the week, and often could only get the point to penetrate the ground only an inch or so.

However, he said the MAS, the Department of Natural Resources and the local participants were very intrigued by the promise they saw at some of the local sites.

“They were really excited about what they found,” Morgan said. “They were impressed with
Excelsior Springs’ enthusiasm for archaeology and the area’s history. A lot of people who weren’t involved this year said they wanted to get on board next year.”

Along with exploring the identified sites of interest, Morgan said next year’s work would probably also involve exploration at some other sites, as well as preliminary work at some historic sites such as the old mineral water wells. A third step, if city officials opt to continue, would possibly result in a full-scale excavation, perhaps with participation from college and university students from around the state.

“We’re also talking about starting a local chapter of the Missouri Archaeological Society,” Morgan said. “With enough enthusiasm, even 10 people can get a lot done ... Before they left, they had put together a list of other sites that they just didn’t have time to get to. There are plenty of exciting possibilities.”

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The historic first-class Royal Hotel and, far right, historic second-class Washington Hotel. Photo by Kevin Morgan.

**Developer streamlines plans for Royal, Washington**

*Eric Copeland, Excelsior Springs Standard, August 31, 2012*

Just about three weeks before they’re set to apply for tax credits, the potential developers for the south side of the 200 block of South Street have clarified their plans.

“I recently spoke with Jason Sword, of Sunflower Development, and they’ve changed what they intended to do,” explained City Manager David Haugland on Thursday morning.

A few weeks ago, the announced plan was for 18 two-bedroom apartments and 13 one-bedroom apartments, plus retail and restaurant space at the street level.

But not anymore.

“They’ve made a few changes,” Haugland said. “Now they’re talking about 45 units—36 two-bedroom apartments and nine one-bedroom apartments. They’ve also decided that there won’t be any retail or restaurant on the lower levels, because apparently that wasn’t fitting well with their
application. Instead, they'll have some office space and common areas, much as Carlson-Gardner did with the Oaks."

Carlson-Gardner, now called Gardner Capital, renovated the Oaks Hotel just across the street from the Royal a few years ago.

Sunflower is proposing renovations to both the Royal Hotel, which is on the southwest corner of South and Marietta streets, and to the building just to the Royal’s west, which was once the Hotel Washington or Washington Hotel.

According to Sanborn fire insurance maps from the early decades of the 20th century, the spot now known as the Royal was the original site of Snapp’s Hotel, which was later moved east across Marietta Street and eventually was renamed the Oaks.

The Washington was built sometime between 1900 and 1905, according to those early maps, and received the Washington name sometime prior to 1909.

Haugland said the change in plans was partly to better match the details of the tax credit application that Sunflower will be filing in September, and partly due to concerns expressed by Nancy Nolker, director of the Excelsior Springs Housing Authority. Nolker, who manages several apartment buildings and complexes in town, recently pointed out that she already has one-bedroom units ready for renters to move in, and her understanding regarding Sunflower’s development was that there would be fewer one-bedroom units than the 13 recently announced.

“I think Nancy is okay with the new numbers from Sunflower,” Haugland said.